

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date:	December 14, 2017	Meeting No.: 250
Project:	Roland Park Place P.U.D.	Phase: Final
Location:	46 th Street and Roland Avenue	

PRESENTATION:

Mr. Glen Tipton, Principal Architect with Hord, Coplan, Macht presented design changes to the project in response to previous UDARP Panel comments. They included:

1. Modifications to the south entry façade, including changes to the top floor and rooftop fenestration,
2. Modifications to the north façade, including changes to the terrace and top floor and rooftop fenestration, and
3. Modifications to the south east corner of the masonry base and balcony articulation.

Mr. Tipton presented proposed exterior materials which included a dark masonry base and light shades of gray EIFS material on the upper floors. Long board aluminum accent panels are proposed for the base units facing the courtyard.

Mr. Joseph Kilrain, Landscape Architect with Hord, Coplan, Macht presented final design details for both hardscape and softscape components of the project, including the roof top terrace and overall site landscape plan. Plant materials/species proposed for the site and courtyard, bio retention areas and terrace are indigenous to the area and offer a variety of colors, textures, and seasonal expression.

PANEL COMMENTS:

Site Design/Landscape:

The Panel was pleased with the proposed landscape design and variety of selected plant materials. Both softscape and hardscape design and detailing at the rooftop terrace was viewed favorably. Recognizing the difficulty of providing landscape screening along the east property line, the Panel was pleased with the proposed solution. The Panel appreciated the efforts by the design team to work with the neighborhood community to provide acceptable landscape screening at the north east edge of the site.

Architecture:

The Panel questioned the proposed changes to the south and north facades at the top floor and roof line. The Panel felt the proposed changes to the south corner of the building diminished the strong rooftop overhang expression and overall need of a strong terminating “building cap.” The Panel expressed a strong preference for the previous design.

Of similar concern, the Panel questioned the proposed changes to the top of the north façade. The Panel felt the change in use on the top floor from a public use to a private apartment was not honestly reflected in the façade. The signature aspect of the top floor terrace and roof overhand was lost in the proposed changes. The Panel expressed a strong preference for the previous design.

The Panel expressed concern for the design and structural expression of the projected balconies. The highly visible elements seemed more “additive” and less integrated into the architecture expression of the building. Supporting columns, or posts, appeared tenuous and visually fragile in relation to the massing and façade fenestration. The Panel felt these elements needed further study and integration into the overall composition of the design.

PANEL ACTION:

The Panel recommends Final Approval with the above comments to be addressed.

Attending:

Josh Kilrain, Glen Tipton, Greg Malone, Rebecca Carle, Carol Macht – Hord Coplan Macht
Keith Spillane, Terry Snyder – Roland Park Place
Caroline Hecker – RMG
Tom Miner - WBCM

Messrs. Bowden, Burns*, Ms. O’Neill - UDARP Panel

Tom Stosur, Anthony Cataldo, Tamara Woods, Reni Lawal - Planning