

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

Date: October 12, 2017

Meeting # 247

Project: Walbrook Mill Apartment

Phase: Continued Schematic

Location: Coppin Heights Community

Presentation:

James Riggs of Osprey Properties Companies reviewed changes to the design in direct response to previous Panel comments and suggestions including improving the main auto access to the overall site from North Avenue and service/trash handling from Braddish Avenue. North Avenue. Additionally, he described the proposed future phases of the development on the deeper portions of the site.

Architect MJ Wojewodzki of Cho Benn Holback + Associates further described changes to the project resulting in larger landscape spaces within three clearly defined entrance terraces along North Avenue and more appealing landscape treatments along Braddish Avenue.

Comments from the Panel:

The Panel complimented the design team on its responsiveness to earlier comments and felt that major improvements had been achieved in both siting and building design elements. A few additional comments and areas for further study were suggested as follows:

Site

- Study the possibility of creating a more intimate, shaded and semi-private area within the main North Avenue residential terrace area. Consider introducing wood trellises in this area to further relate to the previous lumber yard/industrial aesthetic aspect of the site and its history.

Building Design

- Consider introducing more wood and steel industrial influences, perhaps as lintels and other details at the pedestrian level to further highlight the history of the site and its relationship to the adjacent railroad tracks.
- Consider lowering the retail shops signage below the proposed horizontal neutral band to more strongly respect the primary residential use of the building. Eliminate the yellow color panels from the retail expressions.
- Consider a stronger canopy projecting expression at the residential entrance.

Panel Action: Recommend approval of Schematics addressing the above comments.

Attending:

James Riggs - Osprey Properties Companies
MJ Wojewodzki, Brandon Schultz - Cho Benn Holback + Associates

Selisa Jefferson – Councilman Pinkett’s Office

Adam Bednar – The Daily Record

Jericka Robinson – Senator Barbara Robinson’s Office

Bowden*, Burns, Ilieva, O’Neill - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Matthew DeSantis, Chad Hayes, Wolde

Ararsa – Planning Department