

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

Date: April 10, 2014

Meeting No.: 182

Project: Poppleton PUD- Phase IA

Phase: Final

Location: Poppleton neighborhood of West Baltimore

PRESENTATION:

Developer Dan Bythewood of La Cite' Development gave introduction.

- Stated that the team will present how they have improved the design and responded to panel comments.
- Thanked the community for support and coming to the review.

Peter Stub and David Diamond of Gensler presented the agenda and Architecture.

Program Strategies:

- Retail facing on Schroeder and Lexington and Fayette
- Poe Park becoming central a piece of the design.

Envelope Strategy Refined:

- Inner skin urban edge- Fiber cement 1
- Outer skin – courtyard – Fiber cement 2
- The material is the same but now used differently

Building Design Schematic:

- Palette has been tweaked-Gray Tones with white and orange (inner skin)
- Composition now better stitches itself across block

Retail Schematic Plan Block E/F:

- Lobby with street presence
- Corners have been changed
- Parking ratio: 0.5 spaced: 1 unit

Courtyard Plan:

- Active courtyard on the south
- Passive courtyard on the north
- Activity in courtyard focused toward the street.
- Amenities on second level with connection to Poe Park and Courtyard

Design/elevational updates for Blocks, H, G and E/F

EF West Elevation (N. Schroeder Street):

- Resolved fussy transition of horizontal band above retail and residential
- Incorporated piers with skin to create ground the structure
- Corners are opportunities for mix of color to pop through
- Wood placed on underside of residential balconies and at entry lobby (ceiling plane and at ground level to pull you in
- '6 deep setback at Schroeder Street

EF South Elevation (W. Fayette Street):

- Balconies with wood underside
- Interplay of how the corners work

EF East Elevation (N. Amity Street):

- Refined orange box to now be more true to the Inner/Outer skin concept
- Small modules with small windows disrupt the pattern
- Green roof along building edge.

EF North Elevation (W. Lexington Street):

- Retail corner with signage

Southwest View Block H (N. Schroeder):

- Set back inner skin turns corner
- Dropped down solid zones to connect upper level and ground the building
- Changed inner skin material and horizontal banding color

Poe Park Area:

- Zone for planters with tables and chairs
- Loggia with quotes from Poe on the wall beneath

H East Elevation (N. Amity Street):

- Storefront glass experience repeated at courtyard level
- Reworked location of balconies over Poe Park
- Retail pulls down solid material to the ground - Stucco chosen for cost and to compete less with skin 1

Entrance Along Schroeder at EF:

- Gray fascia to tie to skin 2
- Wood planes to draw you into building
- +/-6 inch vertical fins added to western facade
- 101 N. Schroeder- Louvers and horizontal shelf
- Louvers anon retail for restaurant exhaust

Amity:

Trellis on courtyard

Offset of 2 levels

H. Entry at Schroeder:

Wood and Concrete columns

Streetscape and Landscape updates

Signage strategy:

- Building signage needs further design
- Retail signage- horizontal layout with 3 layers/levels of signage

Lighting:

- Street lights remain constant from previous presentation – City standard fixture
- Wall mounted lights used in a limited fashion along base of building
- Concealed linear accent lights to draw attention to key features – where the 2 skins meet and inner balcony
- Tree up-lighting added within Poe Park
- Lights incorporated into façade - located at building entries
- Horizontal lighting in lobby area to draw you in visually
- Modern light standards in Poe park

Tree planting:

- Even spacing to street trees - provided strong axis
- Retain as many existing trees as possible and propose to infill empty pits on opposite sides of the streets
- Design has been simplified and is now more clearly a ‘place’
- Root path conductors used in trees pits to protect trees and infrastructure

Amity:

- Narrower condition- pots and columnar trees proposed

Schroeder:

- Open canopy trees are proposed with pots amongst the concrete sidewalks and concrete pavers (used for the transition zones)

Parking:

- Screened with a 4’ masonry wall with planting on both sides

Poe Park:

- Area for tables provided
- Direct connection along Poe Park wall
- Benches provided with tables
- More usable green space provided
- Straight connection to Lexington and Schroeder Street provided
- Active and passive area provided

- Tow bioretention facilities-look liked planters with curbed edge and graded down toward center
- Lots of trees provided
- 6' high fences covering the bio area with rolling gated to close park from dawn to dusk proposed

Dog Park:

- More Play area for dogs
- Privacy fence and picket fence- standard steel (not aluminum)

PANEL COMMENTS:

General:

- Presentation was easier to follow, much clearer

Building EF:

- Building has seen significant improvement.
- Signage not clear-residential and retail signage should be differentiated.
- Signage is small- should be rethought
- Arbitrary issue of concrete column and concrete occur a critical points. Look for material that is more graffiti resistance and can be cleaned off
- Free standing columns might want to be round rather than square in shape
- Retail is much improved. The connection to the base is stronger

Building H

- Continues to present discontinuous inactivated street front- ¾ of the block parking
- The proposed metal screening/grate material along the parking is not successful. Investigate strategies to treat Schroeder façade much like the retail façade by activating it with glazing/window/display/lighting within the retail language of the building.
- This is an important block that turns the corner into the Poe Homes. Investigate putting Poe story/history of the neighborhood on Schroeder Street along the garage face within window lit areas and community boards.
- Continue refining the architectural detailing to provide articulation and massing relief.
- Investigate the patterning/size of the color panels – appears chaotic and too random
- Stucco does not feel robust or substantial – investigate additional materials that may solve this and be less maintenance

Poe Park

- Significant improvements
- Should celebrate the connection of the building to the park
- Designed to lead you directly to Schroeder Street
- The fence cuts people off from the park and should be eliminated

COMMUNITY COMMENTS

- Mix of comments on the specific colors for the panels with a preference for something slightly muted
- One person feared that it looked like low income housing
- One comment was made that the design takes away from other buildings in the neighborhood
- Someone questioned if the Postmodern flourish will age well
- Many like development overall

PANEL ACTION:

Recommend approval with comments of the Landscape Plan and recommend approval with comments of the architecture. The Panel looks forward to seeing the above comments addressed and a presentation on the resolution of the Schroeder Street garage screening and patterning/color of the panels.

Attending:

Dan Bythwood, Brie Bythwood, Justin Linnehan – LaCite Development
 Susan Williams – STV
 Stephan Gibson – J Davis Architects
 Ryan Johnson, Stephan Kelly – Mayhan Rykiel
 Maria Wolf, Logan Mahaffey, Natasha Valldejuly, David Dymond, Peter Stubb – Gensler
 Jane Bucceri* – Hollins Roundhouse
 Robert Meyer* – Hollins Market
 Rev. Albert J. Merritt – D.I.S.C.C.C.
 Faith E. Gastin*, Mary Griffen – Terrace Garden Coop
 Klaus Phillipsen – Arch Plan
 Lorraine Ledbetter
 Dorothy J. Page* – Poppleton PPV/SW Partnership
 Reverend Ernest King – Poe Terrace/ Christian Warriors
 Edith Ford – Poe Homes
 Vernell Lewis – Poppleton Community/Hollins Roundhouse
 Yvonne B. Gunn* - Poppleton

Lembit Jogi – Housing
 Patrick Terranova – BDC
 Kate Dailey - DPOB

Ms. Jones Allen*, Ms. Judith Meany, Messr. Bowden and Haresign - UDARP Panel
 Tom Stosur, Anthony Cataldo, Christina Gaymon, Eric Tiso, Wolde Arasa, Martin French –Planning Department