

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

Date: January 25, 2007

Meeting No.: 52

Project: Stadium Place Condominiums

Phase: Final

Location: Stadium Place PUD

PRESENTATION:

Mitch Posner, Executive Director of GEDCO, began the presentation with an overview of the Stadium Place goals – to create a mixed-income retirement community that served primarily low and moderate income seniors in the area – and the issues of most concern, including safety/security of the residents and limiting access through the site (item #2 from the previous minutes).

Lee Driskill, of HCM2, provided an overview of the project for the benefit of Panel members not in attendance previously. His presentation focused on condominium unit #1, which will be the first unit built of the northern complex, and addressed the various comments from the previous meeting, including the Tudor treatment of the facades and the south elevation (item #1 from the previous minutes). He also presented building / wall sections and material samples.

Lydia Kimball of Mahan Rykiel Associates reviewed changes to the site plan and landscaping plan (item #3 from the previous minutes), focusing on the area around unit #1., and creating a private community.

After the Panel's comments were expressed, representatives of GEDCO and the builder again voiced concern for increasing site access (the Ednor Gardens community not wanting access, only view corridors, from 36th St) and issues of ownership regarding the parcels to the south of the condo site.

RECOMMENDATIONS OF THE PANEL:

The Panel appreciated the changes made regarding the building facades and site plan around unit #1 in respect to the comments made at the last meeting. However, the Panel is still concerned with the lack of pedestrian access to the central community space (the Oval) from 36th Street and the neighborhoods to the northwest and northeast of the site – especially since the pedestrian access shown is through parking lots and along a narrow, 5 foot sidewalk. Other recommendations include:

1. The Panel understands the various ownership issues regarding the different parcels on the site, the limitations of working within a narrow site, and the concern for safety and clear private / public demarcation of spaces. Three suggestions were made for the design / development team to consider:
 - A. Consider stairs flanking the periphery of the two central buildings – this would allow the internal central space to remain enclosed and private. Because the front and rear entrances are handicap accessible from Ednor and Ellerslie, the stairs could be built without a ramp. They could also be designed so that, if problems with access were encountered, they could be gated after dusk.
 - B. Add a pedestrian access sidewalk along the southern edge of the parking lot defined with trees along the southern edge (which would need to be coordinated with the owner of the parcel to the south). Community pedestrian circulation could be directed to this walk. This would maintain the sidewalk along the edge of the building for residents and guests.
 - C. Consider shifting the buildings along 36th Street a few feet closer to the sidewalk (since this space is primarily a landscaped buffer with some lawn). This may allow Comment B to occur or allow the sidewalk along the southern edge of the building and parking lot to increase in width – making a better pedestrian realm and more generous width for the seniors.

2. The Panel generally liked the changes to the facades – suggestions included using a lighter color for the balconies rather than dark brown and advising caution relative to the materials – possibly using the same brick color for the base but changing the pattern/texture.

PANEL ACTION:

Final Approval with comments. Site plan and elevation revisions to be sent to staff for review and approval.

Attending:

Mitch Posner, Nicole Battle – GEDCO
Douglas Moore – TDMG, LLC
Lee Driskill, Keith Kobin, Jeff Hagan – Hord Coplan Macht
Lydia Kimball – Mahan Rykiel Associates
Susan Williams – STV
Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack and Cameron – Panel
Douglas McCoach, Jill Lemke, Bob Quilter - Planning