

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

**Date:** March 1, 2007

**Meeting No.:** 54

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**Project:** Stadium Place Lot 2 Senior Housing

**Phase:** Schematic

**Location:** Stadium Place PUD

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**PRESENTATION:**

Magda Westerhout and Brad Holder of Marks Thomas Architects presented the plans for this phase of Stadium Place. Proposed is senior housing, similar to the three existing structures in nearby proximity. Lydia Kimball of Mahan Rykiel Associates presented the landscape plan for the parking lot and building grounds.

**RECOMMENDATIONS OF THE PANEL:**

The Panel offers the following comments:

1. Entrance – The proposed entrance off the parking lot is too hidden and does not connect the building to the existing fabric of the community. Many felt an entrance off Ednor is needed to make this neighborhood connection and activate the building. Furthermore, the Panel felt the Ednor-facing porch should align with the axis of 35<sup>th</sup> Street.
2. The proposed connection between this project and the existing building could be strengthened at the corner. Perhaps the breezeway could be broadened with a porch; perhaps the trash rooms, etc. could be moved. Several panel members expressed concern over that this corner has been weakened from the original intent of the site plan, which called for a continuous building wall on the corner.
3. Better integrate existing parking with the new parking. Re-orient spaces along the face of the building to be parallel rather than head-on. Introduce a sidewalk to the north of the parking to connect the neighborhood to the oval. Add more trees to the parking lots.
4. The panel requests that the architects vary the palette of architectural features to create a character distinct from the existing housing, thereby avoiding a “cookie-cutter” appearance. This should be approached as variation on a theme, not an entirely new architectural vocabulary.
5. Generally, there needs to be a better relationship to street and neighborhood, through entrances and architectural expression. Consider more porches for outdoor activities as in previous buildings.

**PANEL ACTION:**

Schematic approval withheld.

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**Attending:**

Mitchell Posner – GEDCO

Ron Wilson – Enterprise Homes

Magda Westerhout, Brad Holder – Marks Thomas

Lydia Kimball – Mahan Rykiel Associates

Shubroto Bose – BDC

Ms. Dietsch, Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Douglas McCoach, Jill Lemke, Bob Quilter - Planning