

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

Date: May 10, 2007

Meeting No: 59

Project: The Olmsted (Hopkins Collegetown)

Phase: Working Session

Location: North Charles Village PUD

PRESENTATION:

Josh Neiman and Emilie Baratta of SBER presented the case to reconfigure the Olmsted to smaller units, but increasing the total number of units and parking requirements, resulting in a substantially larger project. This change in marketing strategy will necessitate that the PUD be amended and the design be reconsidered. Following this introduction by SBER, William Skelsey of ASG, architects for the project, reviewed a series of alternative massing studies, all developed above a retail base and five levels of parking. The alternatives presented different height proposals on St. Paul and on 33rd Street.

RECOMMENDATIONS BY THE PANEL:

Input for this Working Session was provided not only by the Panel, but also by various interested Charles Village community members, Councilwoman, Mary Pat Clarke, and Mark Demshak and David McDonough of JHU.

Comments include the following:

1. All attendees agreed that the only viable solution required that the parking remain “wrapped”.
2. Relative to the increase in height, it appeared that the Panel favored additional height along 33rd Street, with a minimum increase along St. Paul Street.
3. As increased height facing Charles Street is not favored, the Panel supported further investigation of “H” Schemes.
4. As a reduction in the parking requirements would be welcomed, the developer is urged to investigate the possibility of achieving such a goal through “shared” parking.

In summary, it is critical that with the increased height and density now proposed by the developer, every effort be made to retain the articulations and design details proposed in the approved design. The increased size of this project clearly indicates that this mass requires careful design consideration.

PANEL ACTION:

None – Working Session

Attending:

Councilwoman Mary Pat Clarke

Sandy Sparks, Matthew Mosca, Fernando Zuniga-Pflocker, Charles Kelly, Peter Duvall – Charles Village Residents and Representatives

Mark Demshak, David McDonough – JHU

Josh Neiman, Emilie Barratta – SBER

William Skelsey - ASG

Ed Gunts – Sunpapers

Adam Bednas – Baltimore Messenger

Shubroto Bose, Paul Dombrowski - BDC

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

Doug McCoach, Gary Cole, Tamara Woods, Laurie Feinberg, Jill Lemke, Bob Quilter - Planning