

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

Date: September 27, 2007

Meeting No: 68

Project: The Olmsted

Amendment to the North Charles Village PUD

Phase: Revised Master Plan

Location: Charles Village – Southwest Corner St Paul and 33rd Streets

PRESENTATION:

Tim Pula, representing the developer SBE&R, explained how market forces had proven the previous project to be infeasible and how those circumstances required a new look at the project if it was to move forward at this time. The new approach entails the following programmatic components: a parking structure (accommodating either 512 spaces or 468 spaces); 2 levels of retail (rather than one as previously proposed) with one level accessed from St. Paul and one from 33rd Street; apartments (rather than condominiums) that “wrap” the parking structure on both St. Paul and 33rd Street; 2 levels of commercial office space and additional levels of apartments located above the offices. This program would require the height to be increased to 340 feet (24 feet above the previously proposed height of 316 feet). ASG Architects Bill Skelsey, Steve Eastwood and Nicole Ostrander presented massing model studies exploring various schemes including the current proposal reflecting the new program.

RECOMMENDATIONS OF THE PANEL:

Generally, the Panel felt strongly that the third component of the Collegetown project should proceed and that some compromises should be considered in response to the changing market conditions. The following recommendations were advanced based on the discussion and the initial massing model presented:

1. Parking – that the lesser number of spaces be considered and proposed to the Parking Authority so that the lower bulk of the garage could be reduced;
2. Height – that the height, in itself, was acceptable but that it should be focused more to the corner of 33rd Street rather than be extended along the entire St. Paul Street frontage;
3. Massing and Setbacks – that more study of setbacks and stepping be considered both in terms of the building’s relationship with the adjacent (and lower)Jefferson Building and as a strategy to reduce its potentially overwhelming appearance along St. Paul Street;
4. Articulation – that more attention be given to the articulation of the long, flat façade along St. Paul Street;

A community leader, Sandy Sparks, spoke in support of the amendment, and a representative from Johns Hopkins University, Salem Reiner, spoke against allowing the proposed increase in height.

PANEL ACTION:

Master Plan amendment approved with above comments.

Attending:

Tim Pula, Ada Ma – SBE&R

Bill Skelsey, Steve Eastwood and Nicole Ostrander - ASG Architects

Al Barry – AB Associates

Sandy Sparks – NCVPUUD Committee

Salem Reiner - JHU

Jay Brodie, Michael Pokorny, Terrance Hancock, Shubroto Bose, Paul Dombrowski –
BDC

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

Gary Cole, Tamara Woods, Bob Quilter - Planning