

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

Date: June 5, 2008

Meeting No: 82

Project: Orchard Ridge Apartments

Phase: Final

Location: Former Claremont Freedom Village (Northeast Baltimore)

PRESENTATION:

Ms. Jaqui Anderson of Wallace Roberts Todd Architects explained that the building has changed from an elderly residential facility to a family residential building. She then presented their response to the previous UDARP comments, the building materials and colors.

RECOMMENDATIONS OF THE PANEL:

Panel members were most concerned about the revised entrance/location. The strong and striking brick base color made the entrance appear to be a basement entrance. The same brick was used on the stair tower, which went above the roofline creating a disjointed elevation. The balance of the façade was presented as brick and hardie-board, in a pale green color. Members of the Panel suggested the green was reminiscence of 1950s public housing.

Additionally, the following comments were offered:

1. The stair tower should not be expressed so boldly and not break the plane of the roof line if not required.
2. Strengthen the base by minimizing where its material rises above the base line. Consider another color for the base that is not so starkly different from the building body material.
3. Strengthen the entrance. Beef up the canopy supports.
4. Reconsider the chosen green color of the hardie-board as a stronger more vibrant green or another color.

PANEL ACTION:

Final Approval withheld, pending response to these comments.

Attending:

Kyle Speece – Pennrose

Charles Penny – Doracon Development

Jaquelin Anderson, John Mixon – WRT

Heather Buchman – STV

Amanda Heichelbech, Richard - SMC

Jay Brodie – BDC

Messrs. Ramberg, Schack, Britt and Cameron – Panel

Martin French, Bob Quilter - Planning