

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

Date: June 19, 2008

Meeting No: 83

Project: Orchard Ridge Apartments

Phase: Final

Location: Former Claremont Freedom Village (Northeast Baltimore)

PRESENTATION:

Ms. Jaqui Anderson of Wallace Roberts Todd Architects presented a revised design for this project reflecting responses to Panel concerns of June 5, 2008.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To recommend that the brick base be continuous in lieu of the green areas shown in places.
2. To re-iterate skepticism regarding the green color shown on the façade. The color is seen as “insipid” and “institutional”. Other greens or colors could be considered.
3. To express tentative approval of the revisions made. The design seems somewhat more consistent.
4. To question the slender columns shown under the rather solid balcony construction.
5. To see the previously shown schematic elevation with a simpler more neutral color scheme as more successful than that shown. It suggests “A quieter group home”.
6. To recommend a flat top for the tower in lieu of the pitched roof shown. The brick should wrap the tower as well.
7. To suggest that a single color of brick might be preferable to the two shown.
8. To recommend that the balcony expression be reconsidered, perhaps by a more delicate expression of construction.
9. To suggest that two stories of balcony construction above the entrance as suggested in the schematic elevation might make for a more effective emphasis than the “floating” balcony shown.

PANEL ACTION:

The Panel recommends that a successful staff review and subsequent submission of color and construction suggestions conforming to Panel recommendations would constitute approval of this project.

Attending:

Kyle Speece – Pennrose

Jaquelin Anderson – WRT

Jay Brodie – BDC

Messrs. Bowden, Ramberg, Schack and Britt – Panel

Doug McCoach, Jill Lemke, Will Doane, Bob Quilter - Planning