

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

*(REVISED 10-7-08)*

**Date:** October 2, 2008 \_\_\_\_\_ **Meeting No:** 88 \_\_\_\_\_

**Project:** The Greenhouse at Stadium Place \_\_\_\_\_ **Phase:** Introduction

**Location:** Stadium Place PUD \_\_\_\_\_

**PRESENTATION:**

Mitchell Posner, of GEDCO, described this proposed project for a new type of assisted housing for the elderly at Stadium Place. Ms. Magda Westerhout of Marks Thomas Architects described current conditions and two concepts of how a multi-storied “Greenhouse Housing” might be arranged opposite the southeast edge of the Oval.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To question the intended realization of the approved master plan, particularly with regard to the proposed symmetrical pedestrian way to the east of Thanksgiving Place garden. How does this prospect affect the siting of the proposed Greenhouse Building?
2. To question the ability of a multi-story version to include the outdoor-indoor aspect of the greenhouse concept.
3. To see Option A as reinforcing the future pedestrian way and Option B as reinforcing the fronting of buildings to the Oval.
4. To question the uniformity of building expression proposed. Perhaps the Greenhouse should more express its unique organization.
5. To question the size of balcony shown. Larger seems better.
6. To see advantages in the four-sided enclosure of common space shown in Option A.
7. To question common room focus to a future large parking lot.
8. To see in Option A better possibility of a less institutional building.
9. To recommend enlargement of the west side common space shown at the bend of the building and in general vigorous expression of common spaces on the façade.
10. To express interest in development of exterior space at ground level. *It seems that one of the basic goals of the Greenhouse Concept is the interaction of the residents with usable open space.*

11. To recommend expression of fireplace in chimney form if it fits in with proposed massing.
12. To recommend bringing the master plan of this quadrant of Stadium Place up to date with regard not only to the pedestrian way, but the field of parking shown and future development.
13. To recommend consideration of view to the exterior from common spaces.
14. To request building/site sections at a future presentation which would clarify the relationship to the site and surrounding streets.

In sum, the Panel was pleased with this Introduction of a promising project and looks forward to seeing its continued development. *It strongly urges the team to consider the site/open space planning around this building as an integral part of the development program.*

**PANEL ACTION:**

None required.

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**Attending:**

Mitchell Posner, James Grande – GEDCO

Magda Westerhout, Timothy Duke, Brad Holder – Marks Thomas Architects

Susan Williams – STV

Bill Cunningham – Planning Commission

Jay Brodie, Paul Dombrowski – BDC

Ms. Eig; Mssrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

Gary Cole, Ken Hranicky, Bob Quilter - Planning