

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

Date: December 11, 2008

Meeting No: 92

Project: The Greenhouse at Stadium Place

Phase: Schematic

Location: Stadium Place PUD

PRESENTATION:

Mitchell Posner, of GEDCO, updated the Panel on this new type of assisted housing for the elderly at Stadium Place. The Introduction of the project was made to the Panel on October 2, 2008.

Master Plan: Ms. Magda Westerhout of Marks Thomas Architects presented a modified PUD Master Plan as a possible site condition for their revised project plan. The new plan showed two buildings along 33rd Street with ground floor retail and offices above. There was a double row of parking between the building and 33rd Street and an open parking lot in the rear. The Green House building faces the parking. Between the Green House building and the proposed retail buildings there was a walk way to Thanksgiving Place Garden. The parking was open to the street with no landscaping in or around the parking.

Building: Ms. Westerhout reviewed the floor plan changes since the Introduction presentation. She presented the facade showing an under-emphasized entrance opening on to the parking lot. The building elevation palette was brick with cement top floor and shingled roof.

RECOMMENDATIONS OF THE PANEL:

Panel members questioned why the previous preferred option plan was abandoned for The Greenhouse. The previous plan related much better to the curve of the Oval and had a greater potential to distinguish itself from the other existing buildings on the site. Panel members suggest the unique organization of the building should be expressed in the architecture both in form and palette. Members agreed with the architect that the entrance was not working. In sum, the Panel felt the new scheme presented was too institutional.

Although revisions to the Master Plan were not officially presented, the Panel expressed its aversion to a parking lot fronting on 33rd Street and suggests consideration of a more grand entrance into the Stadium Place community and Oval.

PANEL ACTION:

Schematic Approval withheld.

Attending:

Mitchell Posner, James Grande – GEDCO

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

Tony Cortea, Susan Williams, Jennifer Leonard – STV

Lydia Kimball – Mahan Rykiel

Jay Brodie, Paul Dombrowski – BDC

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

Wolde Ararsa, Melvin Hicks, Bob Quilter - Planning