

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

Date: January 29, 2009

Meeting No: 93

Project: The Greenhouse at Stadium Place

Phase: Continued Schematic

Location: Stadium Place PUD

PRESENTATION:

Mitchell Posner, of GEDCO, Magda Westerhout of Marks Thomas and Lydia Kimball of Mahan Rykiel presented a revised proposal for this project. Robert Jenkins of NCB Capital Impact described intentions and methods of his organization's interests in improved nursing home facilities.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To question the shallow roof pitch shown. It appears to be flatter than other Stadium Place roofs. Is that not a disadvantage?
2. To question making the screen porch and entrance elements so similar. The joining of the screen porch and glazed elevator lobby seems problematic.
3. To notice that other Greenhouse Project plans have less corridor space.
4. To approve the gesture made by the large screen porch element towards the Oval. Is the vertical brick element necessary?
5. To question the entrance from the parking area rather from the Oval Drive, which would seem more urban and therefore appropriate.
6. To question the lack of exterior expression of principal common living space. Perhaps the expression should be an extension of the screen porch.
7. To question plan dimensions and shape of the larger screen porch that faces the Oval. Does its narrowness reduce its utility?
8. To ask if it possible to have a secondary entrance to the Green House from the Oval. Green House rules apparently prohibit this.
9. To recommend careful development of the principal living room proposed. The openings to corridors, kitchen, porches et cetera should make a family of form and legible part of the room's definition.
10. To question if either brick tower is essential or desirable. The porch expression might well be more eloquent and inviting without being stuck to a brick "tower".

PANEL ACTION:

The Panel approves this project's continuing development with careful attention to the Panel comments above. A subsequent review with Planning Staff is recommended.

Attending:

Mitchell Posner, James Grande – GEDCO

Robert Jenkins, Melissa Honig – NCB Capital Impact

Magda Westerhout, Brad Holder, Nancy Liebrecht – Marks Thomas Architects

Susan Williams – STV

Lydia Kimball, Alice Jones – Mahan Rykiel

Thibault Manekin – Seawall

Paul Dombrowski – BDC

Messrs. Bowden, Ramberg, Schack and Britt – Panel (Cameron recused)

Will Doane, Anthony Cataldo, Bob Quilter - Planning