

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

Date: May 21, 2009

Meeting No.: 96

Project: 1500 Greenmount Avenue – City Arts Building

Phase: Discussion

Location: Greenmount West URA

PRESENTATION:

Lee Driskill, Hord Coplan Macht, presented this project for artists' housing in the Station North Arts District. Proposed are 69 apartments in a four story industrial loft style building in an L-shape configuration. It will be Phase I; Phase II will be additional townhouses immediately to the west, along Oliver Street. A parking lot is located in the rear, accessed off Brentwood Avenue.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To express general appreciation for the design, but a wish for more windows, lightness at the top (possibly larger windows) and a generally more playful expression.
2. To express regret that brick veneer cannot be carried to the roofline.
3. To recommend more subdivision, possibly vertical – in any case a fine grain - be considered at the grey board top storey.
4. To recommend that all four columns show at the storefront corner, where the glass partly runs inside the columns.
5. To approve the irregularity of brick pier spacing and width.
6. To question the location of the trash dumpster, at Brentwood Avenue corner – further inside the parking lot would be preferable.
7. To recommend one way circulation in the parking lot so as to make possible more plantings.
8. To recommend that the canopy be at least partly roofed to provide weather protection.
9. To suggest planting more areas adjacent to concrete terrace at rear of building.
10. To question historical aspect of industrial building type. Could the industrial aspect be more 21st century – possibly with less brick and more hardi-board?
11. To question location of the art panel on the Greenmount Avenue wall. Could it be related to the entrance location, projecting from the wall or above the roof?

12. To recommend a less serious industrial expression, possibly more fun. Consider lighting.

PANEL ACTION:

No action needed.

Attending:

Polly Duke – Homes For America

Charlie Duff – Jubilee Baltimore

Bob Rosenthal – TRF

Lee Driskill, Tina Apps – Hord Coplan Macht

Kevin Riley – Site Resources

Jay Brodie – BDC

Ms. Eig; Messrs. Ramberg, Schack, Britt and Cameron

Tom Stosur, Alex Hoffman, Bob Quilter - Planning