

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

Date: April 14, 2011

Meeting No.: 126

Project: Renaissance Gardens – Pimlico Road

Phase: Discussion

Location: Park Heights URA

PRESENTATION:

Lisa Stachura of CHAI and Julius Colon of Park Heights Renaissance described this proposed project for elderly housing with Federal HUD 202 funding. Mel Thompson, Grimm + Parker, described the building design and Joan Floura the site landscaping.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To express concern about the possible appearance of the roof top mechanical equipment.
2. To express concern about the rigid symmetry of the entrance canopy and plaza which do not promise a comfortable gathering space.
3. To suggest that the porch shown at the street front might be too narrow at 8'. An additional patio might be desirable. On this south side, gardening might also be possible.
4. To express disappointment that the building does not align with Pimlico Road. Perhaps the porch could do so.
5. To express some doubt about the desirability of the brick “chimneys” shown.
6. To approve street trees shown on Pimlico Road.
7. To see the canopy shown at the main entrance as unconvincing. It seems too heavy and foreign to the building material palette.
8. To generally express approval of the elevations including brick chimney forms.
9. To suggest an evergreen planting along the north side of the entry drive. Space might be gained by angle or parallel parking along this drive.
10. To suggest more of an entrance gateway – more brick piers and more of a proper portal.
11. To question joints shown at white hardi-plank. They would better be suppressed or minimized.

PANEL ACTION:

No action needed.

Attending:

Lisa Stachura, Ellen Jarrett – CHAI
Julius Colon, Cheo Hurley – Park Heights Renaissance
Mel Thompson, Logan Schutz – Grimm + Parker
Joan Floura, Scott Huot – Floura Teeter
Bob Rosenfelt - CMR
Stacy Freed – Baltimore Housing
Paul Dombrowski – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron
Tom Stosur, Gary Cole, Amy Gilder-Busatti, Anthony Cataldo, Bob Quilter - Planning