

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

Date: April 24, 2014

Meeting No.: 183

Project: Mary Harvin Transformation Center

Phase: Final

Location: 1609 N. Castle Street

PRESENTATION:

Ms. Faith Nevins from the architectural firm Marks Thomas presented the revised architectural and site plan of the proposed senior residential project to the panel. Lynette Pinhey, the landscape architect with Human & Rohde described the specific features of the new landscape plan.

The revised design includes the following design components:

- The building facade along Federal Street has been pulled back to allow for a green treatment buffer area. The main entrance has been redesigned with a small canopy. A brick seat wall from the door entrance edged along both sides surrounding the entrance is replacing the proposed benches. The business entrance has been softened with lower shrubbery plantings. Darker color banding has been added to several areas of the facade including the rear and side elevation.
- The landscape plan has been redesigned since the last meeting. The major changes are: the garden planters in the community garden have been flipped to the edge of the open space adding more usable space for garden planting. The large open space at the NW corner of the property has been redesign as a bio-retention area. The bio-retention area will be planted with native and other suitable plants. The design includes a retaining wall as well as a 42” black metal picket fencing around the area. One tree has been added to the parking area. A strip of grasses will be planted as a buffer between the bio-retention area and the parking lot.

COMMENTS FROM THE PANEL:

Overall there was consensus that the entrance treatment on Federal Street is improved and the bio-retention area is a major addition to the landscape plan. The panel had the following specific comments:

- On the Federal St. façade; the building and landscape site plan need to be sure that the property edge is well defined from the public space either through landscaping or a potential fence that informs the residential entrance to the building. The fencing should relate to the community but provide privacy.
- The residential entrance at Federal St. should have a stronger presence on the street, with a more defined canopy contributing architectural impact.
- The brick accent banding continues to appear arbitrary. The panel asks that the architect provide detailing of the banding element as this element is architecturally important and needs to be properly detailed and installed.
- The building front facade should include a plane change in order to be successful. The window patterning is confusing given that all the rooms are the same size. The smaller

windows appear quite narrow. Continued refinement and clarity to the façade would be beneficial

PANEL ACTION:

Recommend Final approval with the above comments.

Attending:

Faith Nevins, Matthew Ormsby, Keith Sullivan, Matt Flament – Marks Thomas Arch.

Lynette Pinhey – Human & Rohde, Inc.

Fred Thompson – Gower Thompson Inc.

Kevin Bell – Woda Group

UDARP Panel Members- Ms. Meany*, Messrs. Gary Bowden, Rich Burns and David Haresign

Tom Stosur, Anthony Cataldo, Kate Edwards, Christina Gaymon, Tamara Woods – Planning Dept.