

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

Date: July 29, 2021

Meeting #49

Project: Perkins Masterplan

Phase: Master Plan

Location: East Baltimore

CONTEXT/BACKGROUND:

Matthew Fitzsimmons reintroduced the project and gave an overview of changes to the master plan, which is the redevelopment of Perkins Homes, located between Little Italy and Upper Fells Point. The boiler located in the community center is driving the phasing strategy – starting in the northwest corner of the site and working counter-clockwise around the site.

Key Changes:

- Increased density to address requirements of tax incentives and HUD funding.
- Square off the buildings in parcels H and D and use those blocks to frame the park space
- Addition of corner residential units to help the buildings turn the corner
- Reposition alleys to reduce curb cuts
- Eliminated and reduced gaps between buildings to create some open/semi-private space to help break up the massing.
- Placed family-oriented buildings (townhouses and stacked townhouses) facing public streets and integrated them with multi-family along street edge.
- Reassessed Bethel Street to be a service-oriented alley, to include a landscape buffer.
- Where possible located larger bedroom units to have direct access to street
- Applying Complete Street requirements at Caroline Street, specifically the Urban Village Mainstreet typology, which removes street parking along one side of the street.

DISCUSSION:

The panel thanked the team for the presentation and stated that the goal is to identify very specific goals for next group of buildings slated for development.

Clarifications

- *What is the edge of the bike lanes along Caroline Street?* They will have rolled edges to create a softer border.
- *What will happen at bus stops along Caroline Street?* There will be bus islands that extend the pedestrian realm to the street edge.

- *What is happening along the rear of Bethel? Are the buildings in E, F, G grounded in the landscape?* The parking is tucked under the buildings at E, F, and G with a green edge along Bethel.
- *Appears to be a tremendous amount of residential. Are there opportunities for retail?* Minimal retail would be provided at parcel D which is a podium building and existing retail exists in areas around the site.

Master Plan/ Perkins Site:

- The proposed complete street at Caroline Street is exciting and a great move for the development.
- The new bus islands should include trees and tighten the bike lane to indicate the need for bikes to slow to accommodate pedestrians. Investigate the use of pass through shelters for bus stops.
- The design needs to maintain the integrity of Bethel Street while still allowing it to handle parking and services. Bethel should not be relegated to a service alley which isn't consistent with the rest of the development and urban context. Human behavior is affected by the quality of the space, people will respond to the design of the rear of E, F, & G.
- Retain existing mature trees along Bethel.
- Study how Claremont ends between G & F with two options;
 1. Extend the townhouses to Bethel and deliberately create a true mews or,
 2. Remove the mews and replace with a narrower footprint extending to the rear that creates recessed area with forecourt as the desirable semi-public space. Allowing more space for additional landscape at the rear.
- Concern with lack of entry along Caroline Street off of Block D which will create an uncomfortable pedestrian experience.
- Have the development strengthen and turn the corner at Bank and Bethel.
- Reduce the two curb cuts at the parking lots at G & F to one
- Integrate the stormwater management areas into the landscaping adjacent to the buildings at E, F, G and consolidate parking to create landscape buffer next to units rather than between cars.
- The change in height throughout the plan from three to five stories creates hierarchy and works well.
- Investigate widening or gating the narrow entry at the north side of parcel C.

Next Steps:

Continue addressing the comments above as each phase develops. Slides regarding the masterplan should be included in each of the UDAAP presentations for the individual buildings.

Attending:

Tim Pula -Beatty Development

Matthew Fitzsimmons, Keval Thakkar – HCM

Matthew Thomasson – RK&K

Kevin Gallaher, Jaye Matthews, Lembit Jogi – HABC

Melody Simmons – BBJ

Messrs. Anthony, Bradley and Ilieva - UDAAP Panel

Ren Southard, Tamara Woods, Caitlin Audette, Matt Desantis, Eric Tiso, Chris Ryer – Planning

Jaye Matthews, Santosh Chandane, David Ferguson, Precious Washington, Trace Shaughnessy, Matt Flement, Arlisa Anderson, John Smith, Cynthia Newman-Lynch, Steven Stern, Amruta Mozarkar, Brian Blodnikar, Emma Weber, Stacy Freed, Pam Askew, Allyson Carpenter - Attendees