

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

Date: December 3, 2015

Meeting: 217

Project: 410-22 W. Mulberry Street

Phase: Schematic

Location: Downtown Neighborhood

PRESENTATION:

Scott Phillips, representing the development team opened the discussion by explaining that the site, currently being used as parking lots, is owned by the City and being made available through BDC. The developers are interested in creating a 6-story market rate residential building of 60 units, 2 grade level retail tenants and 23 on-grade parking spaces on two parcels along Mulberry Street between Eutaw and Paca Streets, separated by Jasper Street. Architect Donald Kann of Kann Partners, reviewed the current context of the site as well as provided details of the proposed project's design.

Comments from the Panel:

The Panel voiced concern regarding the urban design implications of creating permanent on-grade parking and suggested that the Developer explore alternative approaches that would accommodate the project's parking partially below grade with residential units above the westerly parcel beyond Jasper Street. Although this preceding issue is of primary concern, the following comments were offered in respect to other aspects of the presentation.

1. **Lost opportunity for a consistent street wall** – Concern was voiced that the current proposal did not sufficiently address the issue of a desirably strong continuous street wall/edge along the north side of Mulberry Street. The Panel's suggestions ranged from denser landscape treatments to significant walls and fences, pergolas and trellises to lessen the visual focus on the automobile and create a stronger architectural "edge". Additionally, the resulting isolation of the remaining parcel at the corner of Paca and Mulberry appears problematic.
2. **Absence of a strong physical relationship between the two parcels** – There was a suggestion that the western end of the building be studied, both in plan and elevation, to seek a stronger visual connection between the two parcels. Perhaps, similar building materials and forms could be utilized on both parcels to contribute to a more unified and complimentary expression. Additionally, there was concern that the lack of street trees on the easternmost parcel further separated the two sites.
3. **Treatment of ground level along Mulberry Street** - It was suggested that modest setbacks at the ground level be studied along Mulberry on the easternmost parcel to provide a less pinched pedestrian sidewalk condition. This may involve relocating the entrance lobby to the corner, for example. Transparent or translucent walls were also suggested to enliven the pedestrian experience.
4. **Elevations –Architectural treatment** - It was suggested that the building materials and fenestration patterns continue to be studied and begin to establish a dialogue and complimentary relationship with other similarly scaled buildings in the local context.

Panel Action: The Panel recommended continued Schematic study addressing the above comments.

Attending:

N. Scott Phillips, Amsale Geletu, Gina Merritt - GMP
Donald Kann, Jon Fisher - Kann Partners
Carla Ryon – CMR

Joe Corson – The Blue Book
Brian Greenan – BDC

Bowden*, Burns, Haresign, Illeva, Rubin - UDARP Panel

Tom Stosur, Christina Hartsfield, Kate Edwards, Wolde Ararsa –Planning Dept