

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

Date: May 18, 2017

Meeting No.: 240

Project: 1100 Key Highway

Phase: Final

Location: Federal Hill, Baltimore MD

PRESENTATION:

Alex Barroso, Senior Vice President of Bainbridge Companies gave a brief updated on the development effort of the site followed by Beret Dickson, Architect and Senior Associate with Hord Coplan Macht who outlined the project site conditions and the updates to the building design per previous UDARP comments.

The revised design included a wider view angle towards the corner of Digital Harbor High School, distinct massing articulation with generous breaks and recesses between volumes and a revised material palette to include red brick, light, medium and dark grey brick, light, medium and dark grey fibercement panel, red fibercement accents, grey fibercement siding and metal mesh treatment at railings and garage openings.

Michael Casey, Landscape Architect with Kimley-Horn presented the landscape design for the site including streetscape, entry courts and peripheral vegetation. The design team emphasized the goal of creating a soft, vegetated environment along the edges of the building.

Comments from the Panel:

The Panel found the development of the project successful and offered the following comments as recommendations for further study:

- **Massing** – the panel found the West façade massing very successful but struggled with the lack of clarity on the East façade as follows: 1) need for a strong “bookend” treatment at the southeast corner in order to announce a stronger building presence and to establish a hierarchy between end and middle volume, 2) need for a stronger verticality to the central mass in order to break up the long building roofline, 3) need for stronger legibility and connection between building articulation, entry location and landscape treatment on the Key Highway side in order to anchor the building presence and better integrate access and views to the site. Panelists found the entry articulation at the East façade townhome successful though the three-story arcade appeared out of scale with the narrow sidewalk in contrast to the two-story piers at the adjacent volume.
- **Material Treatment** – the panel urged the design team to use restraint and edit the material treatment to a clear vocabulary consistent with the building concept and massing articulation.
- **Relationship to Digital Harbor High School** – panelists found the wider view angle towards the school an improvement though insufficient in acknowledging the institutional building and integrating the proposed building with the existing context.
- **Garage Expression Along Covington** – the panel found the proposed garage screen treatment successful and recommended more intensive lighting in the recessed areas for improved visibility and security at night.

- **Landscape Design** – the panel found the general development of landscape design successful and recommended areas of further study: 1) provide drop-off area, more generous planting and sense of arrival at the Key Highway entry by extending sidewalk and relocating street parking closer to garage entry, 2) provide stronger landscape treatment around Key Highway parking garage entry using planters or distinct paving to signal sidewalk break, 3) combine east amenity outdoor area and east building entry in order to provide a stronger sense of arrival, reciprocal to the one on the west side of the building, 4) visually incorporate the triangular corner site into the building approach sequence, 5) consider providing continuous access between the terraces at Cross Street and a plaza at Key Highway along the building edge, 6) reconsider the smallest planters at the narrow sidewalk areas in favor of larger areas with more generous vegetation at building entries.

Panel Action: Recommended Continued Final Design development with comments above.

Attending: Alex Barroso, Kelly Crunkilton - Bainbridge Companies
Beret Dickson, Valerie Kirkley, Mark W. - Hord Coplan Macht
Michael Casey - Kimley-Horn
Frank Wise – Harborview Properties
Ed Guntz – AN
Sarah Gantz – Sun
Melody Simmons - BBJ

Messrs. Bowden, Haresign, Burns, Ms. O’Neill and Ms. Ilieva* - UDARP Panel
Christina Hartsfield, Tom Stosur, Jaleesa Tate, Wolde Ararsa - Planning