

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

Date: December 17, 2015

Meeting 218

Project: 3232 Eastern Ave

Phase: Continued Schematic

Location: Haussners Redevelopment - Highlandtown Neighborhood

PRESENTATION:

Architect Charles Alexander of Alexander Design Studio, introduced the revised proposal for 3232 Eastern Ave on the site previously occupied by the two storied Haussner’s Restaurant in the Highlandtown area. The presentation included site documentation of the building stock in the surrounding area and an updated site plan showing sidewalk improvements and new vegetation on Eastern Ave and Clinton Street.

The design team proposed the following changes in response to comments from the October 22 UDARP review:

1. Contextual Reference – Provide terraced, multi-volume massing that acknowledges the eclectic nature of the urban fabric and references typical East Baltimore building form and bays with townhouse proportions;
2. Materiality – Introduce the use of textured metal panel set within stucco walls that define the main volumes for the apartment levels and masonry for the ground level as a unified base;
3. Incubator Retail Expression – Introduce rhythm and proportions to Eastern Ave retail similar to that in the area and extend Main Lobby towards Clinton St.

Comments from the Panel:

The Panel applauded the transformation from the previous proposal of the schematic design and discussed the following areas for further study:

1. **Exterior facades** – the panel encouraged further study of the textured facades in order to ensure the desired pattern and effect. Further study is needed for the storefront area, particularly as how it organizes signage, awnings, etc. The panel also expressed the need to revise the East Elevation for the benefit of introducing more glass in the Lobby to potentially eliminate the punched openings on the ground level and to simplify the articulation at the prominent corner of the apartment tower.
2. **Contextual Reference** – the panel suggested that a more prominent homage is paid to the Haussner’s Restaurant on the exterior of the building where it would be visible and accessible to the community rather than just the residents of the building.

Panel Action:

The Panel recommended approval of Schematic Design.

Attending:

Peter Garver – Garver Development Group
Charles Alexander, Eric Lewis – Alexander Design Studio
Joe Corson – The Blue Book
Scott Huot – RedSketch LA
Dennis Richter – Spardata
Amanda Smit-Peters – Southeast CDC/Highlandtown Main Street
Bob Rosenfelt – CMR
Caroline Hecker, Justin Williams - RMG

Messrs. Bowden, Rubin, Haresign, Burns, and Ms. Ilieva* - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield - Planning