

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

**Date:** October 22, 2015

**Meeting #215**

**Project:** 3232 Eastern Avenue

**Phase:** Schematic

**Location:** Haussners Redevelopment - Highlandtown Neighborhood

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**PRESENTATION:**

Architect Charles Alexander of Alexander Design Studio, introduced the project proposed by the Garver Development Group for the site previously occupied by the two storied Haussner's Restaurant in the Highlandtown area at the southwest corner of Eastern Avenue and Clinton Streets. Two adjacent retail row-house properties, south of the main Haussner's site are also included. The project is described as a mixed use project composed of two levels of parking garage, partially underground, accommodating 65 cars, 3 small incubator retail units along Eastern Avenue in addition to the residential lobby, and 5 floors of residential use above which provide 65 rental units with common space at the rooftop level and organized around a small courtyard space. Scott Huot of Red Sketch Landscape Architecture described the landscape design proposal along Eastern Avenue as well as streetscape treatment on both sides of Clinton Street utilizing special corner elements to achieve stronger pedestrian movement across the intersection. The exterior skin of the majority of the building was described as a "stucco type" material with a more substantial masonry material being employed at the base of the building along with plate glass retail and lobby storefronts.

**Comments from the Panel:**

The Panel generally found no issue with the project's proposed height (it would be the tallest building along Eastern Avenue in this area) nor did the Panel challenge its general massing and organization. The issues raised by the Panel pertain primarily to the building's lack of contextual reference as a new landmark in the Highlandtown neighborhood. The specific areas where additional study and resolution were recommended are as follows:

1. **Contextual Reference** – Concern was voiced that the project might be "anywhere" as currently designed and that more of an attempt to create a design narrative growing out of the existing neighborhood's character, its role as a major "corner" building and its previous history was suggested. Perhaps the Haussner's plaster medallions from the existing Clinton Street façade could be relocated lower on the building's unarticulated solid walls.
2. **Materiality** – There was concern that the dominant exterior stucco material would appear too flat and unarticulated, particularly at the Clinton Street corner and along the Clinton Street face where there are no balconies and very little relief. It was not clear what actual material was proposed for the base of the building beneath the stucco residential component. Please clarify. Perhaps the "Highlandtown Character" narrative suggested above can address materiality, as well.
3. **Incubator Retail Expression** - It was suggested that the retail base could be made stronger and more dynamic. Although the incubator retail appears to be a great idea, there is concern that the current design does not go far enough to permanently articulate these spaces (signing, lighting, awnings by the landlord) and will always appear temporary and incomplete and reflect poorly on the overall address. It was also suggested that consideration be given to adding additional retail incubator spaces on the Clinton Street blank façade. There was also a desire to see additional vertical rhythm incorporated at the retail base.

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

**Attending:**

Peter Garver – Garver Development Group  
Charles Alexander, Erik Lewis, Jessica Damseaux – Alexander Design Studio  
Scott Huot – Red Sketch Landscape Architecture  
Sarah Meehan – BBJ  
Caroline Hecker – RMG  
Carla Ryon – Colbert Matz Rosenfelt  
Amanda Smit-Paters – Highlandtown Main St./ Southeast CDC  
Ed Gunts - Brew

Bowden\*, Haresign, Illeva - UDARP Panel  
Tom Stosur, Christina Hartsfield, Anthony Cataldo, Wolde Ararsa –Planning Dept