BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: October 20, 2016	**Meeting No.: 232**
Project: Boston Street Apartments	**Phase:** Schematics

Location: 3400 Boston Street, Canton Area

PRESENTATION:

Mr. Jonathan Wehri, Director of Design for L.S.C. Design Architects; introduced the project to the Panel. The program, as defined, consists of 241 residential units and a 235 space structured parking garage. The massing for the proposed eight story building is composed of a six story "c" shaped element resting on a two story base. As conceived, the design employs a two story masonry base to respond to the scale of neighboring townhomes, a steel frame and glass component to respond to the industrial context and a corrugated metal and punch window component recalling the imagery of shipping containers.

Ms. Peng Gu, Landscape Architect with Mahan Rykiel; presented the proposed schematic design for the open space along Boston Street and streetscape design along South Highland Avenue and Baylis Street. The open space, as conceived, consists of a hard-scaped entry plaza punctuated with trees, benches, and other street furniture. The plaza accommodates eight surface parking spaces which are screened from Boston Street by the use of a linear planting zone, a row of trees and a concrete wall. A linear planting zone is proposed along the building edge to buffer the ground floor residential units from the proposed parking area. The proposed section along South Highland Street consists of a five foot wide sidewalk and a six feet wide planting zone along the building's west façade. The proposed section along Baylis Street consists of a five foot wide zone for trees, a five foot sidewalk zone and a four foot planting zone along the edge of the proposed building.

PANEL COMMENTS:

In general, the Panel was pleased with the design parti advanced. The Panel reacted favorably to the utilization of three district architectural components: a two story masonry base, a frame and glass system at the southern "end caps", and corrugated metal skin with punched window openings at the mid-block sections of the building. The employment of these components help to reduce the scale of the project and respond to both contextual and site influences. The Panel did offer a note of caution in that the success of the

architectural expression will require a sophisticated level of detailing necessary to survive any value engineering challenges.

To specific points, the Panel offered the following comments:

South Elevation:

1. Consider eliminating the exposed frame structure which spans the amenity deck.
2. Consider street level entry access for the ground level units.
3. Reconsider the angled masonry panel element at the lobby entry as it is inconsistent with the architecture and the cadence of the masonry piers employed along the majority of the building base.
4. It appears the design intent for the south west wing or "end cap", is to bring the frame and glass system down to the ground plane; disrupting the continuity of the masonry base. Given this highly visible corner, the Panel urges the architect to clarify the design intent.

North Elevation:

1. Consider the use of the frame and glass skin component for the northwest projected wing in order to visually lighten the façade and allow more expansive view of the City skyline.

West Elevation:

1. Study the transition from the scale and cadence of the two story base to the wide vertical masonry element dividing the corrugated metal component from the frame and glass component.
2. Study incorporating more color or material variation in the mid-block corrugated and punched window component. Perhaps the solid balcony rail could be a different material or color.
3. Continue to study and refine how the corrugated metal skin can be panelized to add an additional layer of detail and scale.
4. Consider street level entry access to ground level units along South Highland Street.

East Elevation:

1. Items 1, 2 and 3 above apply.
2. Study ways to reduce the scale and importance of the garage entry as it disrupts the continuity in both scale and cadence of the masonry piers and bay openings located to the north of the garage entry point.

3. Study ways to break down the solid two story masonry base at the south end of the east elevation.

LANDSCAPE:

In general, the Panel was pleased with the materials and planting proposed for the project and appreciated references to the site's industrial heritage. The Panel offered the following comments for consideration:

SOUTH PLAZA:

1. Eliminate the surface parking spaces in order to make the open space more compelling and successful.
2. Allow for plaza level entry access to the ground level units and landscape a semi-private entry zone accordingly.
3. Consider adding more trees and a linear planting zone along the edge of Boston Street to provide additional separation between pedestrians and vehicular traffic.

SOUTH HIGHLAND STREET

1. Allow for street level access of ground floor units and landscape accordingly.
2. Provide a full rendered street scape plan from Boston Street to Toone Street.

BAYLIS STREET

1. See item 2 above.

PANEL ACTION:

Recommend Schematic Design approval with comments.

Attending:

Neil Tucker, Richard Manekin, Doug Schmidt, J Kemp Denney – Workshop Development
Aliza Hertzmark – Colbert Matz Rosenfelt, Inc
Jon Munshaw – BBJ
Ed Gunts

Bowden*, Burns, Haresign, Illeva –UDARP Panel
Anthony Cataldo, Christina Hartsfield, Kate Edwards – Planning Department