

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

**Date:** December 1, 2016

**Meeting No.** 234

**Project:** University Lofts – 418 W. Fayette Street

**Phase:** Schematic

**Location:** Lexington Market Area - Downtown

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**Presentation:**

Project Managers, Jack Finney and Tom Lynn of Finney Lynn LLC representing the developer, Focus Development LLC, began by presenting background information on the project site, overall project team and other related parties involved in the development. The site represents much of the block bounded by N. Paca Street, W. Fayette Street, N. Eutaw Street and a widened Marion Street (alley) with the exception of three existing 2-3 story townhouse structures on Eutaw Street, owned by others. The developer will incorporate and renovate the existing multi-storied Drover Bank building at the corner of Eutaw and Fayette into the project. The resulting open areas of the site are used primarily as on-grade parking with the exception of an existing Fayette Street mid-block, 3-story brick building which will be demolished. Across the widened Marion Street (alley) is the site of the proposed 2-3 story proposed new Lexington Market main building. Aaron Zephir, of Marks Thomas Architects further described the proposed project as follows:

- An 8-storey residential building above street level retail shops with a 3 level (partly underground) parking garage utilizing the entire footprint of the site. Garage access and trash areas serviced from the widened Marion Street and the main residential entrance at mid-block along Fayette Street.
- Sidewalk treatments in accordance with applicable local standards;
- Massing and materials strategies for both buildings.

**Comments from the Panel:**

The Panel generally agreed that the project was clearly conceived and complimented the design team on its initial thoughtful massing and façade concepts, although some concern was voiced that this massing approach results in a dominance of views from the apartments toward the parking garage building across Fayette Street. During the ensuing discussion, several suggestions were offered for further consideration and development as follows:

- That further study be given to the differentiation and prioritization of the masses which might allow a “main” mass to be more dominant from its connecting rear masses;
- That, in addition to exploring the relocation of the main residential entrance, that the treatment of the currently proposed Fayette Street main entrance be enhanced and strengthened and that this particular corner of the tower be restudied to compliment the suggested enhanced entrance;
- That more attention be given to the rooftop treatment at the dominant building corner at Eutaw and Fayette to reflect its potential for high visibility and expanded views and to avoid the impression of an overly massive singular element on the skyline;

- That additional study be given to the service/delivery/trash aspects of the building including its retail components and particularly the discouragement of curbside service accommodations along the main pedestrian sidewalks.

**Panel Action:** Recommend approval of schematics addressing the above comments.

**Attending:**

Jack Finney, Tom Lynn – Finney Lynn LLC –Project Manager  
Aaron Zephir, Tom Liebel, Jamie Wallace - Marks Thomas Architects  
Brian Greenan – BDC  
Claudia Feeland Jolm – DPOB  
Kristen Mitchell – Market Center

Bowden\*, Burns, Haresign, Illeva, Rubin –UDARP Panel  
Anthony Cataldo, Christina Hartsfield, Stacey Montgomery, Matthew DeSantis–  
Planning Department