

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

**Date:** February 18, 2016

**Meeting No.:** 221

**Project:** 711 S. Central Avenue

**Phase:** Final

---

**Location:** 711 S. Central Avenue

---

**PRESENTATION:**

Mr. Devon Perkins, Design Architect with Hickok Cole Architects, identified proposed changes to the design based upon previous panel comments. Those changes included refinements:

- to the art wall tube lighting sculpture,
- to the Eden Street elevation around the service dock area,
- to the punched opening grid on the east garage façade, and;
- to the spacing of the horizontal wood grain aluminum tubing screen on the west garage façade

Mr. Richard Jones, landscape architect with Mahan Rykiel, identified proposed changes to the streetscape and landscape design. Those changes included:

- the introduction of above grade tree pots along Lancaster Street given the narrow 8' wide sidewalk,
- the extension of brick paving and planting on the south east corner of Eden Street,
- the introduction of above grade tree pots along Aliceanna Street given the restrictions imposed by underground utility lines, and;
- the improved clarity and cadence of planting along South Central Avenue

## **PANEL COMMENTS:**

In general, the Panel viewed the proposed design refinements as favorable, although they expressed continued frustration with the restricted narrow width of the Lancaster Street sidewalk and the severely compromised pedestrian environment along Eden Street. The Panel also continued to express concern about the negative impact the design may have on the adjacent existing residential development located on the east side of Eden Street. The Panel offered the following recommendations:

- Continue to improve the screening of the garage along Eden Street so it will not have a negative visual impact on the amenity terrace and residential units facing west in the adjacent development. The Panel felt the current proposed garage screening does not effectively block lighting or visibility of cars from the garage.
- Consider stronger landscape planting zones at both the north east and south east corners of Eden Street to restrict pedestrian movement and encourage such movement to be directed to and along the sidewalk on the east side of Eden Street.
- The Panel continues to express concern about the lack of three dimensional depth along the base of the S. Central Avenue façade and believes the “art wall” would be better presented on a “projected plane” which would properly frame the art installation and give additional relief to the flat wall.
- In recognition of the limited planting along the north side of Lancaster Street, the Panel encouraged the Developer, as a civic gesture, to improve planting along the south side of Lancaster Street by replacing the existing trees with a more appropriate variety.

## **PANEL ACTION:**

The Panel recommends approval with comments

### **Attendees:**

Caroline Hecker, Justin Williams – RMG

Jason Castillo, Richard Jones, Joonyon Kim – Mahan Rykiel

Jeff Kayce – Bozzuto

Jason Huss – HEMG

Yulia Beltikova, Devon Perkins, Jason Ovalle – Hickok Cole Architects

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

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Tamara Woods, Martin French,

Laurie Feinberg - Planning