

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

**Date:** April 6, 2017

**Meeting #** 239

**Project:** 800 Fleet Street (aka – 801 Eastern Avenue)

**Phase:** Discussion

**Location:** Inner Harbor East/Little Italy

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**Presentation:**

Architect Beret Dickson of Hord Coplan Macht led the discussion by sharing massing alternative studies and reiterating the key issues supporting the current proposed design.

**General Discussion Points:**

The Panel generally felt that the studies presented were useful, particularly the various views adding insight to the building's relationship with its context, but regretted that they had not been introduced earlier in the process. As an open discussion, many opinions and viewpoints were shared, some leading to consensus and others remaining contentious. Panel Members reinforced the four major "Panel Comments" from the March 16th meeting, which also serves as the General Discussion Points outline below:

1. **Main Lobby/President Street Role** – No alternative studies were presented that indicated further consideration of a recessed or covered auto drop-off to the building's main entrance and lobby along its major President Street face. References were made by the Panel to similar scaled residential buildings, currently under construction, where more gracious and accommodating entrance courtyards or drop-offs (or an actual drive-thru) along their main streets were incorporated. If traffic congestion near the Fleet Street corner is problematic then consider a drop-off further up President Street, toward Eastern Avenue where the conditions are less onerous. It was suggested that the design team fully consider approaches other than the current proposal.
2. **Landscape** – See above.
3. **Massing** – Three alternative massing schemes were shared and discussed. The massing scheme, which during the course of the discussion was eliminated from further serious consideration, was the scheme that incorporated a significantly higher mass toward the Fleet Street corner - Alt. Massing 01. Elements of the existing Schematic and Alt. Massing\_02 schemes seemed to best suggest a future design direction. The Panel continues to encourage a more aggressive treatment of the top "end caps" with more subtle massing gestures such as setbacks, terraces, roof features and public space elements. Any further clarifying and prioritizing manipulation of the front and back "secondary-masses", both in height and in materiality would be welcomed. The end treatment at Eastern Avenue where these two secondary massing elements are the most successfully articulated could serve in similar fashion at the Fleet Street corner.

4. **Façade** – The quieting down of the “shifted grid” façade pattern was welcomed and has become more compatible with the more orderly endcap grid patterns. Consider further refinements for a more tailored and simplified appearance.

**Panel Action:** Discussion only – no actions recommended.

**Attending:**

Marguerite Ashbaugh- Avalon Bay Companies

Doug Schmidt, Richard Manekin - Workshop Development, Inc

Beret Dickson, Keith Kobin, Ken Baumgartner, Ryan Maters, Christine Mangum - Hord Coplan Macht

Tyler Grote, Shea Cashen – Univ. of Maryland

Melody Simmons – Baltimore Business Journal

Bowden\*, Burns, Haresign, and Ilieva - UDARP Panel

Anthony Cataldo, Christina Hartsfield – Planning Department