

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

Date: March 16, 2017

Meeting #238

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

Phase: Revised Schematic

Location: Inner Harbor East/Little Italy

Presentation:

Martin Howle, VP of Avalon Realty, Mid-Atlantic Region, representing Avalon Bay Companies, the new development partner with Workshop Development, introduced his firm and their development background. Architect Baret Dickson of Hord Coplan Macht described the original design philosophy and the most recent updates since the prior schematic presentation. The major revisions include the following:

- Increased height – 6 additional floors added;
- Simplified building plan layout – single core rather than prior double cores;
- Relocation of main residential entrance/lobby from near corner of Fleet Street to more mid-block location along President Street;
- General façade reorganization, including framed and “shifted-grid” patterning;
- Relocation of garage entrance along Albermarle Street;
- Changes to landscaping along President Street.

Comments from the Panel:

The Panel generally felt that the project had advanced significantly since the last presentation and that the additional height added to the landmark potential of the building and its President Street presence. However, concerns were voiced regarding the resolution of certain elements of the design as follows:

1. **Main Lobby Accessibility** – The lack of any clear accommodation for a major automotive dropoff to the main lobby along President Street was voiced with the suggestion that this be studied further to attempt to create a fully functional entrance deserving of a major President Street landmark address or to reconsider the Eastern Avenue location as an alternative main lobby location;
2. **Landscape** – If the major residential lobby remains at mid-block on President Street, investigate the possibility of a recessed automotive drop-off, or a new curb cut leading to a partially covered entry court at the entrance lobby. Additionally, more design attention was warranted at the entry plaza to announce its location along President Street;
3. **Massing** – Restudy of the “end caps” massing was recommended along with a clearer articulation of the specific “bent” corner condition at President & Eastern Avenue. The current design of the opposite corner at Fleet Street would also benefit from continued study. In both cases, look for ways to strengthen the relationship with the massing of existing nearby buildings. It was also suggested that additional study be given to providing visual and structural continuity (to grade) for the currently proposed overhanging mass along President Street. Seek ways to more boldly treat the top levels and rooftop corners of the building. The overall massing approach should also be restudied as it relates to the President Street mass. The additional levels of height now lead to questions about the continuous massing block along the

long façade. Studies that offer alternatives to breaking that mass should be considered and presented.

4. **Façade** - Consider eliminating the currently proposed “shifted grid” in favor of a more ordered and simplified treatment. Study alternative ideas for treating the free-standing columns in ways that are more expressively integrated with the buildings overall structure and order;

Panel Action: Recommend Schematic approval, addressing the above Panel comments.

Attending:

Martin Howle, David Bookhout - Avalon Bay Companies

Richard Manekin - Workshop Development, Inc

Baret Dickson, Keith Kobin, Kenneth Baumgaitner, Matt Chiampi, Chris Schein, Ryan Maters,
Shawn Pula - Hord Coplan Macht

Susan Williams, Addison Palmer, Tony Cortea - STV

Aaron Moore – Greater Baltimore Committee

Ed Gunts - AN

Mr. Bowden,*Burns, Haresign, and Ms. Illeva - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Marshella Wallace, Matthew DeSantis –
Planning Department