

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: May 18, 2017

Meeting No.: 240

Project: 801 Eastern Avenue

Phase: Final

Location: Inner Harbor East/Little Italy Area

PRESENTATION:

ARCHITECTURE:

Architect Beret Dickson, representing Hord, Coplan, Macht Architects; described the design refinements initiated based upon previous Panel comments. Those changes included:

1. Relocation and reorientation of the residential lobby entrance toward the President and Eastern Avenue intersection.
2. Introduction of a strong horizontal canopy which runs along the President Street façade and terminates at the residential lobby entrance.
3. Modification of the north façade in order to accentuate the difference in height between the vertical mass defined by glass skin and the adjacent mass defined by a masonry skin; and
4. Simplification of the south façade to create a strong vertical glass expression offset by the adjacent masonry garage base.

LANDSCAPE:

Landscape Architect, Chris Schein, also representing Hord, Coplan, Macht Architects, presented changes to the landscape and hardscape plan. Those changes included:

1. Incorporating a new residential entry plaza.
2. Providing a clear entry and terrace for the retail at the Fleet and President Street intersection, and
3. Refinements to the raised plaza along Eastern Avenue in concert with modifications to the building footprint.

COMMENTS FROM THE PANEL:

In general, the Panel was pleased with the design refinements made by the Design Team. Changes made to both the north and south facades reinforced the massing concept and strong vertical expression. The relocation and reorientation of the main residential lobby

entry toward the President and Eastern Avenue intersection was well received. Landscape and hardscape refinements proposed reinforced both public and semi-private realms and was complementary to the aesthetics of the building.

The Panel offered the following comments for careful consideration:

1. Eliminate the entry portal under the canopy to reinforce the strong relationship of the horizontal canopy and the expansion glass storefront defining the residential lobby.
2. Further study and adjust the height of the canopy in order to provide effective protection from inclement weather.
3. Provide additional clarity and identity for the retail entry at the corner of Fleet and President Streets.
4. Continue to study the placement, size and detail of the project identification sign currently positioned on the canopy by the residential lobby.

Panel Action: Recommend final design approval with comments.

Attendees: Beret Dickson, Kenneth Baumgartner, Chris Harvey, Chris Shein, Keith Kobin, Taejun James Kim - HCM
Susan Williams – STV
Ed Gunts – Architect’s Newspaper & BAF
Valorie LaCour - DOT

Bowden*, Burns, Haresign, Ilieva, and O’Neill - UDARP Panel

Christina Hartsfield, Tom Stosur, Jaleesa Tate – Planning