

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

**Date:** April 16, 2015

**Meeting:** 202

**Project:** Barclay Phase 3

**Phase:** Schematic

**Location:** Greenmount Avenue – Barclay Neighborhood

---

**PRESENTATION:**

Catharine Stokes of Telesis Development oriented the Panel to the larger project and its relationship to this current Phase 3, as it meets Greenmount Avenue. Architects Magda Westerhout and Aaron Zephir of Marks Thomas described the design for the proposed end units along Greenmount Avenue which accommodates community spaces, a small retail space and 214 multi-family residential units centered on East 20<sup>th</sup> Street between Heaver and 21<sup>st</sup> Streets.

Identifying elements of the current design are as follows:

- Iconic tower corner elements at the 20<sup>th</sup> street intersection;
- Major grade change on the northern corner at 20<sup>th</sup> Street, as yet unresolved;
- Storefronts and awning at semi-public retail and community uses along Greenmount;
- Unifying compositional façade elements include a masonry rusticated street level expression, with two to three levels of brick façade above utilizing punched windows/French balconies, and the top floor expressed with a differing and lighter colored material;
- A contrasting mid-block façade expression along the longest Greenmount Avenue face between 20<sup>th</sup> and 21<sup>st</sup> Streets.

**Comments from the Panel:**

Although the Panel agreed with many of the elements of the current design, attention was drawn to four major areas for which continuing study was recommended:

1. **Primary Residential Entrances** – The Panel voiced concern about the lack of focus and clarity regarding all of the residential entrances of the project with particular concern for the entrance at the 20<sup>th</sup> Street grade change.
2. **Need for a comprehensive street and landscape design** – This important aspect appears not to have been adequately studied at this presentation and may provide critical guidance to the entire Greenmount Avenue exposure.
3. **The architectural expression of the mid-block Greemount Ave element** – Although Panel members agree that the mid-block element requires special attention, members expressed concern that the current proposal appears out of character with the project as well as its existing surroundings.
4. **Pyramidal Tower elements** – To a lesser degree, the Panel expressed concern about the appropriate expression of the corner tower elements, questioning whether they might have a stronger relationship with the adjoining units along 20<sup>th</sup> Street.

**Panel Action:** The Panel recommended continued schematic design addressing the above issues.

---

**Attending:**

Catharine Stokes – Telesis Development  
Magda Westerhout, Aaron Zephir – Marks Thomas Architects  
Messrs. Bowden\*, Burns, and Haresign - UDARP Panel  
Director Tom Stosur, Christina Gaymon, Heather Martin, Kate Edwards, Wolde Ararsa –  
Planning Department