

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

**Date:** January 12, 2017

**Meeting #235**

**Project:** The National

**Phase:** Final

**Location:** Brewers Hill, greater Canton neighborhood

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**Presentation:**

Debra Seitz and Marty Lin of J. Davis Architects, presented revised plans showing further development of the project and responding to previous comments and suggestions from the panelists. The latest revisions included the following:

- General façade simplification and adjustments, including corner refinements;
- Relocation of the main entrance and other design changes to the front auto court;
- More consistency in the window types;
- Fewer balcony elements;
- Elimination of yellow/orange color “recall” panels on the brick portions of the façade;
- More consistency in grounding the masonry piers at the building’s base;
- Clearer individual expression of the walk-up type units along South Eaton Street;
- Detailed design of the north park area along O’Donnell Street;
- Introduction of trees along east property line for clearer auto court definition.

**Comments from the Panel:**

The Panel generally felt that the design team had been very responsive to earlier comments and that the scheme had advanced considerably. Continued concern was voiced regarding the resolution of certain elements of the design as follows:

**1. Building**

- The need to create a more sociable and softer edge to the pool deck area, employing potentially some kind of shade and landscape device (like a continuous trellis) to avoid the current stark “Titanic bow” effect at this iconic corner;
- Consider eliminating the currently proposed “cantilevered” corner overhang at the above iconic “point” and replacing it with a more direct grounding triangular column;
- Eliminate the small, awkward mass where the pool deck meets the triangular building corner to allow the actual acute corner to be more fully expressed;
- Study the possibility of reintroducing some kind of recall of the yellow/orange color panels at the top levels of the building where the lighter fiber cement panels are employed.

**2. Landscape**

- At the entry court, create a stronger relationship between the relocated entry and the court itself. Suggestions include shifting the entrance closer to the court, creating more paved/sitting area, and/or connecting or extending the entry canopy to the actual drop off area;
- Consider extending a narrow landscaped strip against the building’s edge for one or two bays at the O’Donnell Street corner to make a softer corner and a stronger

connection with the North Park landscaping and recall the condition across the street;

- Study the need for a stronger wall or landscaped edge against the O'Donnell Street bridge at the proposed North Park to more effectively shield against the bridge traffic and noise.

**Panel Action:** Recommend Final approval, addressing the above comments with Planning Department staff.

**Attending:**

Debra Seitz, Marty Lin, KaMan Skinner - J. Davis Architects  
Susan Williams, Tony Cortea - STV  
Martha O'Brien, Rick Diehl, Tommy Diehl - OCRE  
Greg Cavanaugh, Scott Zimmerly - Wood Partners  
Adam Bednar - The Daily Record

Bowden\*, Illeva - UDARP Panel  
Anthony Cataldo, Christina Hartsfield - Planning Department