

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

**Date:** June 16, 2016

**Meeting No.:** 227

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**Project:** Brewer's Hill P.U.D.- The National

**Phase:** Schematic

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**Location:** South Eaton and O'Donnell Streets

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**PRESENTATION:**

Mr. Neil Gray, representing J. Davis Architects, presented the schematic design for the National Project. As designed, the eight story building is layered vertically with five levels of multi-family apartments above a three story parking base. The main pedestrian entrance to the building is located at the south point of the site adjacent to the intersection of South Eaton Street and East Drive. Vehicular entrances to the garage occur at South Eaton Street and East Drive. Exterior materials proposed include masonry, cementitious siding, hardie panels, glass and metal balcony railings.

Mr. Marty Linn, Landscape Architect representing J. Davis Architects; presented streetscape and open space design. Sidewalks along South Eaton Street and East Drive will be constructed of cement with brick accent bands. Proposed material for the entrance plaza will be predominantly cement with brick accent bands, raised planters and benches.

**PANEL COMMENTS:**

**LANDSCAPE/SITE ISSUES:**

1. The Panel had concerns with the proposed vehicular drop off solution and its unresolved relationship to the small, highly articulated pedestrian entry plaza. The Panel suggested that the vehicular drop off and pedestrian plaza be conceived as one unifying element; similar to the European model of a "grand entry court."
2. Concern was expressed about the lack of connective tissue between what is proposed along the east side of South Eaton Street and what exists on the west side of the street. It was noted that the pedestrian connection from the Mews across South Eaton Street to the side entry seemed unresolved.
3. The Panel encouraged the Architect to study the solid 12 feet high masonry base along the north end of South Eaton Street as it appears to be pedestrian unfriendly. Work to reduce the impact of service/garage entrances in favor of more human scaled openings.

4. Concerns were raised about the nature of the north open space parallel to O'Donnell Street. This space appears linear as a route but not static as a place. The opportunity for social engagement while walking pets seems to be underserved.

#### ARCHITECTURE ISSUES:

1. In general, The Panel felt the proposed “warehouse” aesthetics was paper thin and lacked effective dimensional relief to visually break down the scale of the building mass. As a building on the edge of the Brewer's Hill District, The Panel questioned the need to promote such an aesthetic.
2. The Panel expressed the need to employ material, color and texture changes along with meaningful breaks in the façade plane to reduce the scale and visual impact of the facades along South Eaton Street and East Drive. These highly visible facades appears flat and visually heavy. Establishing a strong, regular cadence of recessed balconies and projected French balconies would reduce the relentless nature of these facades. If continued, consider the role of the columns in the design and the sharp angles within the form. Continue to develop the ‘kink’ in the east elevation and ground that within the architectural design.
3. In order to visually reduce the scale of the building, The Panel suggested that the Architect incorporate more windows on the top “penthouse” floor to create a more dynamic ‘perch’ expression.
4. The Panel expressed concern about the lack of visual porosity along the South façade facing the entry plaza and referenced the previous design presented for this site which promoted more glass and transparency, energizing the entry plaza.

#### FUTURE PRESENTATION REQUIREMENTS:

To better understand and evaluate the impact the proposed project may have on the surrounding open space network of streets and sidewalks, The Panel would like to see the following:

1. Identify P.U.D. streetscape regulations and how the proposed design complies with or modifies the P.U.D.
2. All sidewalk and street sections must be from building to building and fully dimensioned.
3. Provide a large scale plan of the grand entry plaza identifying grade changes, materials, street furniture and lighting.

#### PANEL ACTION:

The Panel recommended Continued Schematic Development addressing the comments discussed.

**Attending:**

Deborah Seitz, Brad Rupert, Marty Linn, Neil Gray – JDavis  
Scott Zimmerly, Greg Cavanaugh, John Dameron – Wood Partners  
Rick Diehl – OCRE  
Susan Williams - STV

Messrs. Bowden, Ruben, Haresign, Burns\* and Ms. Ilieva - UDARP Panel

Tom Stosur, Anthony Cataldo, Kate Edwards, Wolde Ararsa - Planning