

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

**Date:** July 30, 2015

**Meeting # 210**

**Project:** Merritt Site - Phase I- Garage/Gym Building

**Phase:** Continued Schematic

**Location:** Canton Crossing – Canton/Brewers Hill Neighborhoods

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**PRESENTATION:**

Architect Mike Burton of the Urban Design Group, shared changes to the building since the initial design presentation and the subsequent intermediate design work session. Aspects of the current design include: exposing the corner parking ramp at Highland and Cardiff; incorporating several function spaces beneath the existing pool terrace along Highland; additional horizontal fins at the glass corner element of Cardiff Avenue and Baylis Street; and the introduction of industrial screens and corrugated metal as the dominant building materials. Corrugated metal walls along S. Highland Avenue have been introduced to screen existing mechanical machinery and devices. A more regularized grouping of shade trees have also been added along S. Highland.

**Comments from the Panel:**

The Panel felt generally that the latest design was headed in a better direction although there was concern regarding the development in the application and selection of the final building materials in terms of detail, relief and screening effectiveness. It was felt that the images presented were overly simplistic and do not clearly reflect the intended probable actual appearance. Additionally, the following comments and suggestions were offered for continued study:

1. **Top of Building** – Of the top floor/poolside cabana expressions, the design along Cardiff Avenue was felt to be the most successful and was suggested to be similarly employed on the remaining two facades. Additionally, it was felt that the horizontal corrugated metal siding material was ineffective when employed as narrow fascias and vertical edges and that other options might be explored.
2. **Scrim/Grill walls** - There was considerable discussion challenging the effectiveness of the “screen” or grill on the Highland and Baylis sides of the building. From a larger massing point of view, it was suggested that the screen might be expressed as a single projected “panel” rather than as a sheet of building curtainwall and that more divisions or “sub-framing” might be considered. From a closer perspective, the actual material, pattern and density of the grill need more study.
3. **Sidewalk Screen Walls** along S. Highland Avenue require more study, perhaps employing a unified ground base and sliding panels for accessibility of HVAC equipment beyond.
4. **Corner Stair** at S. Highland and Cardiff was questioned regarding the need for ground floor storefront glazing along Cardiff Avenue.
5. **Entrance Canopies**, on the rendering appear to be very shallow. Clarify intent on the next presentation.

**Panel Action:** The Panel recommended approval of the Schematic Phase and looks forward to additional development for the Final Design Phase in response to comments.

**Attending:**

Mike Burton, Jessica Lewis, Ellen Hearle, Nariman El Said – Urban Design Group  
Caroline Hecker – RMG  
Josh Asbury, Bridgette Miller – Merritt  
Joe Carson - BlueBook

Ms. Iieva, Messrs. Bowden\*, Burns, Haresign and Rubin - UDARP Panel  
Anthony Cataldo –Planning Dept