

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

Date: January 12, 2017

Meeting #235

Project: Harbor Hills Apartments Expansion

Phase: Schematic

Location: 1000 Block of Riverside Avenue, Baltimore MD 21230

PRESENTATION:

Mr. Peter Fillat, Principal of Peter Fillat Architects introduced the existing context and site conditions for the addition of a 4-story, 78,000 SF addition that includes 69 new units and 128 underground parking spaces.

The Schematic Design proposal involves the use of the existing driveway on Riverside Avenue leading to underground parking entry, circular drop-off and surface parking internal to the site. The proposed addition is a U-shaped building with a small internal courtyard and a bridge connecting to the existing. The design also features a corner entry to the building at Riverside Ave and Hamburg St, harbor-facing roof terrace and a green roof. Mr. Fillat also presented a series of process studies addressing the exterior articulation of the proposed addition resulting in a brick and glass bay-window façade with street entries on Riverside and panelizes treatment toward the interior of the block.

Kristen Gedeon with STV discussed ‘front porch’ treatment for the main entry and proposed sidewalk materials and planting as well as general design strategies for the drop-off, internal courtyard and roof terrace.

Comments from the Panel:

The Panel complemented the design team’s overall investigation of the site context and building design articulation and offered the following recommendations:

1. **Circular Drop-off Entry** - the panel found the circular drop-off to be compressed between the existing building and proposed addition rendering the northwest corner of the addition vulnerable to vehicular circulation. Suggestions included considering a different geometry or configuration for the drop-off driveway or modifying the end portion of the building in order to improve vehicular circulation and alleviate the corner condition.
2. **Main Entry Building and Landscape** – the panel found the ‘front porch’ concept at the main entry of the building to be underdeveloped from a landscape design perspective and minimally recognized by the building articulation. The panel urged for a coordinated Landscape and Architecture approach to developing a unified treatment of the exterior space at the main corner and along the north side in relation to the corresponding building volume and programmatic features for a stronger differentiation from the treatment along Riverside Ave.

- 3. Building Articulation and Material Treatment** – some panelists questioned the use of bay windows and recessed entries as related to the context analysis presented by the design team and encouraged further study of the relationship between the proposed east façade and the buildings across the street. Other comments included suggestions for further study in articulation of the west side of the building in relation to the shared outdoor space.

Panel Action:

The Panel recommended approval of Schematic Design with comments.

Attending:

Peter Fillat, David Marcozzi – Fillat Architecture
Kristen Gideon, Susan Williams, Tony Cortea – STV
Adam Bednar – The Daily Record
Elizabeth Homer
David Karceski, Adam Rosenblat, Ilan Scharfstein – Applicant
Fran Landolf

Messrs. Bowden and Ms. Ilieva* - UDARP Panel
Anthony Cataldo, Christina Hartsfield, Jaleesa Tate - Planning Department