

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

**Date:** April 16, 2015

**Meeting No.:** 202

**Project:** Lexington Gateway

**Phase:** Schematic

**Location:** Clay Street between Park Ave and Liberty Street

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**PRESENTATION:**

Wallace Scruggs of HTA Development introduced the 5 level project which is planned for 70 residential units with 16 on-grade parking spaces. The existing site is mostly covered by an on grade parking lot with its primary façade on Clay Street and additional secondary faces on Park Avenue and Liberty Street. Architect Peter Fillat described the surrounding context and alternative studies leading up to the current proposal, which he also outlined in detail as follows:

- The project is sited primarily along property lines on all adjoining streets with stoops and planters projecting into the sidewalks along Clay street; Service and parking access from Park Avenue; Major pedestrian entrance at corner of Liberty Street;
- Office, lobby and community spaces utilize full height glazing at corner of Clay and Liberty Streets;
- Building is proposed as minimum LEED Silver. A partially covered roof top terrace is proposed as well as a green roof covering most of the roof area with two clusters of individual rooftop HVAC units.
- Three level brick “townhouse” expression along Clay street with same expression turning the corners at Liberty Street and at Park Ave;
- Base building material proposed as special masonry, stacked bond, 12”x 24” units employing pixilated historic photograph for random pattern; windows have somewhat similar random patterning;

**Comments from the Panel:**

The Panel complimented architect Peter Fillat on his clear, thoughtful and complete presentation. Subsequent conversation centered primarily on details, with the following questions/comments being raised:

1. **Clay Street Sidewalk** – The Panel voiced concern about the tightness of the sidewalk along Clay Street and suggested pushing the building back to allow more space for landscaping rather than depending on additional trees on the other side of the street;
2. **Façade Relief and Detail Needed** – the Panel looks forward to more development of potential “relief” in the brick and specialty masonry façade elements as well as details of window conditions and where materials meet;
3. **Random Masonry Patterning** – Although the special masonry patterning based on an historic photo is provocative, one panelist questioned whether it was lost in the pixilated translation and whether it would even appear arbitrary or accidental.
4. **Parking and Service Access** – some concern was voiced about the amount of parking and the emergency vehicle access to the small Park Avenue service area.

**Panel Action:** The Panel recommended approval of schematic design with the above comments.

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**Attending:**

Wallace Scruggs – HTA Development  
Peter Fillat – Peter Fillat Architects  
Messrs. Bowden\*, Burns, and Haresign - UDARP Panel  
Director Tom Stosur, Christina Gaymon –Planning Dept