

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

Date: August 15, 2013

Meeting No.: 170

Project: Jefferson Square at Washington Hill Phase II

Phase: Final Review

Location: E. Baltimore Street, N. Washington Street, Fairmont Avenue, and N. Wolfe Street

PRESENTATION:

Architect Edsel Arnold of Preston Partnership, and Landscape Architect Brent Martin of LandDesign presented the development team's design evolution that resulted from the UDARP Schematic Design Approval with comments on July 18, 2013. The project program presented in the prior meetings remains unchanged. The team presented the following adjustments:

1. There are no major changes to site plan.
2. Landscape and architectural plans are coordinated.
3. Building elevations now include buildings across streets to give context and scale relationships.
4. Massing and Elevations
 - a. North Wolfe Street
 - i. Left Building – adjacent to Fairmont Park
 1. Adjusted window groupings to differentiate commercial and residential uses
 2. Stringer course scale is reduced and differentiated from other building
 3. Commercial canopies are removed from above residential windows
 - ii. Right building – corner of N. Wolfe and E. Baltimore
 1. Garage entry with single opening and strong relationship to windows above
 2. Bays are squared and more contemporary
 - b. East Baltimore Street
 - i. Center building
 1. Stairs are changed to stoops
 2. Entry is centered
 - ii. Right building – corner of E. Baltimore and N. Washington
 1. Center entry canopy is improved
 2. Cornice is adjusted to differentiate it from other building masses
 3. Planting at the corner is further refined
 - c. North Washington Street
 - i. Left building – corner of N. Washington and E. Baltimore
 1. Cornice is adjusted to differentiate it from other building masses

2. Terraces are adjusted to step down to grade
- d. Fairmont Park
 - i. Middle building
 1. Offset is eliminated
 2. A contemporary trellis has been added to the lower level building entrance adjacent to mitigate the effect of the retaining wall
 3. Additional space exists between entrance and retaining wall
 4. The lower level walkway system and small plaza connect more directly to the middle building entry
 - e. Landscaping
 - i. Species and spacing of street trees relate to existing street trees on the opposite side of the street. Final coordination with utilities is pending.
 - ii. Sections through building, planting areas, retaining walls, sidewalks and streets illustrate relationships
 - iii. Benches are shown at the building entrance on N. Washington Street

PANEL COMMENTS:

1. The panel appreciated the development team’s responsiveness to prior comments and clarity of presentation both graphically and verbally. The method showing the project evolution from original presentation, work session, and current design is particularly helpful.
2. The panel provided generally favorable comments about the continued development of the design, and offered the following specific comments:
 - a. Streetscape
 - i. E. Baltimore and Wolfe Street corner - reconsider how the terraces meet the façade. A curb or knee-wall and railing treatment may benefit the design.
 - ii. E. Baltimore and Washington Street – reconsider the relationship between the apartment windows and the pedestrian along the street. Consider a wider planter, perhaps with a low wall and/or recessing the window panel within the façade to allow for a wider planter. Also consider more substantial or taller planting along corner.
 - iii. Benches adjacent to the building entry on N. Washington Street
 1. If a seating area is provide, make it more substantial like a mini-plaza, create a clear break in the street trees to frame the entrance, and using paving to signify a passenger drop off zone.
 2. Or eliminate the seating area, reduce the scale, and maintain the street tree pattern.
 - iv. Review street tree spacing along Washington and Baltimore Streets to see if trees can be planted closer to the corner.
 - v. The projecting trellis over the entrance to the courtyard from Fairmont mews/park is beneficial; however, it does not need to be as grand as shown. It could be shorter and perhaps free-standing from the upper park retaining wall.
 - b. Massing and Elevations

- i. North Wolfe Street
 1. The awning more appropriately accent the areas that are more public (retail) like the lobby amenity area
 2. Remove awning from over the pedestrian parking entrance; use a canopy at pedestrian entrances to create clear hierarchy of entrances.
 3. Continue to refine mass and depth of intermediate masonry pier to garage opening
 4. Further refine pedestrian entrance adjacent to the garage entry
 5. Consider using a flat arch vs. the semi-circular arches on the right corner building.
- ii. Baltimore Street
 1. Consider recessing ground and second floor openings to create additional space and façade depth.
- c. Materials
 - i. The panel was concerned that the buff and tan brick combination for the center buildings does not provide enough contrast.
 - ii. The panel was comfortable with the color pallet for the Fairmount/Wolfe and Fairmount/Washington materials.
 - iii. The panel was generally comfortable with the brown pallet for the Baltimore and Wolfe building, and concurred with Preston Architects that review of panels in the field is warranted.
 - iv. The panel suggested that the brick and off-white accent was a bit too traditional for this more industrial building. The panel suggested considering the Camden (Baltimore) brick for this building.

PANEL ACTION:

The panel recommended Final Design Approval with comments.

Attending:

Drew Chapman, Duncan Jones – Jefferson Apartment Group
 Imran Kifayat, Edsel Arnold – The Preston Partnership
 Brent Martin – LandDesign
 Caroline Hecker, Eric Kunimoto – RMG
 Susan Williams - STV
 Dave Holmes – Capital Development
 Erik Zygmunt – Baltimore Guide

UDARP Panel Members- Ms. Diane Jones Allen, Messrs. Gary Bowden, Rich Burns and David Haresign*

Anthony Cataldo, Christina Gaymon, Theo Ngongang, Wolde Ararsa, Natasha Becker, Tamara Woods - Planning