

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

Date: July 18, 2019

Meeting #21

Project: 1000 Eastern Avenue – The Loft

Phase: Cont. Schematic

Location: 1000 Eastern Ave.

CONTEXT/BACKGROUND:

Ray Izahi with Arcon Design reviewed the existing site conditions, proposed floor plans, proposed massing, and schematic elevations. The proposed materials are precast concrete and storefront for the base and a cement board/ rain screen system for the upper levels all in the beige tones. The metal railings are proposed to be vertical pickets in a brushed finished.

DISCUSSION:

The Panel asked clarifying questions regarding the building program and asked the team to elaborate on the precedent images and what features they should highlight from them. The Panel also asked the team to review the previous comments from the Panel and how they were being addressed.

Site:

- Continue developing/exploring the streetscape on both sides of this building. The Panel feels the street trees are important and should be incorporated within the concept as the streets relate to a larger network within the City.
- Provide a section through the Eastern Ave façade and sidewalk width to explain the relationship between protruding volume/balconies and the sidewalk.

Building:

- Elimination of the curved balconies is a very positive move and the changes within the overall building is seen as positive.
- There is still a question surrounding how the precedents and desires for the Beaux Arts is being interpreted in the new building. The punched windows have been eliminated in the current proposal. Consider opportunities to reference more of the industrial heritage rather than trying to pull inspiration from the Beaux Arts. Consider the loft conversions that have happened elsewhere (NYC/SoHo) to adapt loft units into a traditional building to help inform the current scheme.

- Consider advancing the base concept of the previous scheme into the current along Eastern Ave.
- Reconsider the materiality of the top/penthouse as it relates to the previous discussion and activating the green roof.
- The upper levels of the building have become significantly more rational in their organization which is positive. The base of the building now seems too foreign to the overall design. The arch seems out of place as do the porthole windows.
- The Panel still questions the amount of projection within each elevation into the Right-of-way. The projections are still not adding much value to the architecture of the building. Reconsider the amount of projections shown to be more simple and rational approach to fit within the revised architecture. Be more strategic with the move.
- Continue editing the concept and reducing the number of moves to simplify the building for the small number of units. Continue unifying the base expression and simplify the top volume OR unify the base, clean up the middle, and change the color/material of the top level.

Next Steps:

Continue design development of the project addressing the comments above.

Attending:

Ray Izabi, Jamshid Sepehri – Arcon Design
Sean Shah - HSA

Mr. Anthony, Mses. O’Neill, Ilieva – UDAAP Panel

Anthony Cataldo*, Laurie Feinberg, Matt DeSantis – Planning