

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

**Date:** August 8, 2019

**Meeting #22**

**Project:** 1000 Eastern Avenue – The Loft

**Phase:** Design Development

**Location:** 1000 Eastern Ave.

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**CONTEXT/BACKGROUND:**

Ray Izahi with Arcon Design reviewed the site location and then presented the previous and current proposed design. The proposed designs also showed options for colors within the material palette. A mixture of masonry brick (option 3) or precast (option 2) and siding are proposed. The concrete of the second floor projects out to create the canopy on the elevations. The upper level banding is made of the same siding materials of the bump outs.

Detailed sections were reviewed to show the 2-foot projection over Eastern Ave. The design team prefers the lighter material selections shown in Option 2.

**DISCUSSION:**

The Panel asked questions regarding the proposed materials and identifying them on the mass, and the outline and extents of the canopy projections.

**Site:**

- Continue developing the streetscape with street trees.

**Building:**

- The simplifications of massing moves and the elevations is successful.
- The ground floor - is there an opportunity to align the entrance with the architecture above. Investigate the architectural expression of the 2 residential units in favor of reflecting more of the rhythm of the rest of the base.
- Continue studying the canopy band area within the ground floor. Reduce the 4-foot canopy projection along Eastern back to the 2-feet and continue it all across Exeter with no break.
- Continue studying the awning over the front door for a better alignment and connection to the horizontal banding in the rest of the building.

**Next Steps:**

Continue design development of the project addressing the comments above with Planning Staff.

**Attending:**

Ray Izabi, Jamshid Sepehri – Arcon Design

Sean Shah – HAS

Mamo Assefa - MADG

Mr. Anthony, Mses. O'Neill – UDAAP Panel

Anthony Cataldo\*, Laurie Feinberg, Matt DeSantis, Marshella Wallace, Ren Southard – Planning