

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

**Date:** August 29, 2019

**Meeting #23**

**Project:** Alta Federal Hill

**Phase:** Design Dev.

**Location:** 1800 S. Hanover St.

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**CONTEXT/BACKGROUND:**

Greg Cavanaugh with Wood Partners introduced the project and project team and Nick Tomaszewski with Design Collective presented the revised proposal. The current site conditions and existing context images were reviewed for context. A review of the concept design and the previous UDAAP comments was presented. Ryan Cosgrove with Design Collective presented the revised site design. Street trees have been added along Hanover Street with paving detail added along the curb and additional landscape space at the base of the building along the southern bar of the building. The south elevation has been simplified and is intended to be a cream color brick. The main entrance has been revised to allow more porosity along the base of the building with the elimination of the scrim and the introduction of more glazing and a reduction of the grandness of the entrance portal. The porches along Barney Street have modified into thresholds into the residential units with the elimination of grade between the sidewalk and the first floor. The lighting plan was presented with its connection to the overall building design along with a review of the proposed signage.

**DISCUSSION:**

The Panel asked questions relating to refinements to the landscape plan at the corner of Barney and Hanover St., details related to the soil volumes associated with the proposed trees along the utility corridor along Hanover St., planting zones around the building in relation to the interior programs, and details related to maintenance and allowance for the plantings on the second level balcony and those below cantilevers.

**Site:**

- Continuing the design of the north corner planted area so that it discourages uses that are not desired. Investigate opportunity for the crossing/landing area can be expanded to allow better movement from the corner along both Hanover and Barney. Hierarchy of heights of plantings will allow for glimpse views into the space but afford some separation.

- Continue investigating the layering of plantings at the entrance in an attempt to scale the building within the site.
- There are questions regarding the viability of the second level planters above the entrance. Consider those carefully in terms of size, scale, and maintenance.
- The overall plant pallet is very well received.
- The Panel recommends moving the signage at the ground level to the north and incorporate into the landscape area along Hanover Street.

#### **Building:**

- The overall design intent and major moves continue to be successful.
- Future development to the south will need to respond to the site development of this phase. Consider expanding some of the hardscape along the private street from the corner to allow for the future expansion across the street.
- On the south elevation, investigate finessing the dimension of the spandrel within the lighter plan.
- Consider screening of the lower portion of the glazing into the gym area and the upper portion of the glazing which highlights the ceiling view. This screening can be done through a partnership between the landscape and the architecture.
- Consider bringing the canopy/projection language of the entry across the entire façade of the building to the corner, wrap down, and engage the planting/planter area.
- With the elimination of the roof trellis, consider the scale of the projecting bay at the corner of Hanover and Barney Street. If it remains, it may need to be two bays wide, or an alternate color palette, or partner with another bay. Alternatively, the single bay may be removed for a more subdued expression of that corner of the building.
- Investigate the opportunity to extend the walk up stop along Barney just past the entrance door for residents to use and personalize.
- Consider moving the upper level terrace railing to the other side of the planter area to provide greater definition and separation between the private space from the public space via the planted area.

#### **Next Steps:**

Continue the development of the project addressing the comments above.

#### **Attending:**

J. Eric Lowe, Ryan Cosgrove, Nicholas Tomaszewski, Pat Lundberg – Design Collective  
 Greg Cavanaugh, Jason Burrell, Scott Zimmerly – Wood Partners  
 Hallie Miller – Baltimore Sun

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel  
 Anthony Cataldo\*, Laurie Feinberg, Ren Southard – Planning