

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

Date: October 10, 2019

Meeting #25

Project: 3825 Bank Street Redevelopment

Phase: Design Development

Location: 3825 Bank St.

CONTEXT/BACKGROUND:

Chris Mfume with CLD introduced the project team and revisited the project goals. One programmatic change is the incorporation of the previous program space from Eastern Ave. into the main project mass along Bank Street. The Eastern Ave. parcel will be programmed for a temporary use and serve as a future redevelopment site.

Pavlina Ilieva from PI.KL Studio then reviewed the project goals, location of the project, and context. The new goal for the Eastern Ave. lot is to work to activate and generate energy within the community commercial corridor. Massing diagrams were reviewed to show the progression of the program on the site and the previous UDAAP comments were reviewed. The new massing/program concept was then reviewed. The project still maintains the concept of the pavilion language in front of the main building block. The Co-living program maintains their independent mass along Bank St. with a unique building entry. The parking access is shifted to the rear and the ground floor access units continue all the way down the drive street. Typical floor plans and details of the ground level were reviewed in plan. The architectural concept remains the same; the external architecture is a reflection of the interior program. There is an active ground level and the two types of living uses beyond with the rear 'building' introducing a new language to contrast the 'pavilions'. The proposed materials are intended to bring texture to the project. Masonry and contrasting cementitious panels are being used with wood highlights. Elevations were presented to reflect the continued development of the project. The masonry base language wraps up to give identity to the Co-Living units with the addition of individual balconies for those living units. The main pavilion structures remain intact, albeit slightly larger, with the white masonry. Wood accents are used in the angled recesses of the ground plane and the recessed areas in the upper levels between the masses. Colorful moments are being developed within the overall building. Currently the proposal is the use the downspout and within the parking screen. Brick details are being introduced throughout the elevations for added texture.

Nick with Unknown Studio reviewed the process and current proposed landscape. A simple streetscape has been developed along Bank Street with street trees and scored concrete with the major focus on the internal courtyard/entrance sequence. A slight concrete detail is being

incorporated within the tree zone in front of the courtyard entrance area to offer subtle texture and interest. The residential courtyard facing the street remains unchanged with the introduction of a large colorful mural that draws attention further into the space.

DISCUSSION:

The Panel asked questions regarding parking count and access and the ground floor corner unit use.

Site:

- Continue to refine and simplify the interior courtyard in relation to the north facing nature and the variety of the architecture within that space. But also find a balance of using the landscape to soften the architecture.
- The proposal for the streetscape is very welcomed and encouraged. Continue to work in any additional subterranean engineering to allow these trees to thrive.

Building:

- There is a loss of the Eastern Ave. building and the program/massing opportunities that it afforded. Are there ways to push the individuality of the co-living portion of the building a bit further? Allow the hyphen to be further expressed to separate the buildings will be helpful.
- Investigate the details of the corner balcony on the east edge to differentiate it from the hyphen of the Co-Living space.
- Continue to refine and simplify the interior courtyard architecture to articulate the space in contrast to articulating all of the volumes individually.
- The base is nicely articulated and sophisticated.
- Refine the color selection of the masonry above to reduce the 'speckle' within the mass in favor of a more homogenous palette that will focus on the textural quality.
- The east elevation is very successful – fine additional ways that this sophistication can infuse into the Bank Street elevation.

Next Steps:

Continue the development of the design addressing the comments above.

Attending:

Dick Manekin, Doug Schmidt – WorkShop Dev.

Nick – Unknown Studio

Pavlina Ilivea, Kuo Pao Lian, Brian Baksa – PI.KL Studio

Chris Mfume - CLD

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

Anthony Cataldo*, Matt DeSantis – Planning