

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

Date: December 19, 2019

Meeting #27

Project: 420 Aisquith St.

Phase: Cont. Design Development

Location: 420 Aisquith St.

CONTEXT/BACKGROUND:

Dana Henson with Henson Development introduced the project team and reviewed the project in the context of the existing site and the overall updated POS Redevelopment Plan.

James Sink with Mahan Rykiel presented the landscape design for the project in relation to the larger streetscape development plan for the broader POS plan area. The streetscape has been divided into multiple zones and the proposed landscape responds to each of those context conditions.

Megan Keil with Grimm+Parker continued the presentation with a focus on the architectural design. Ground level perspectives were presented to show the building within the context of the redevelopment and streetscape. Each of the previous UDAAP comments were reviewed with the previous proposal and the current. Along Aisquith St. the base is now one masonry color, the team added back additional vertical bays within the grey field of elevations and slight modifications to the multi-colored panels were incorporated within the corner feature. Along the south elevation the garage opening are continuing to be addressed and modified to meet the comments with one brick color now proposed for the entire base. The entrance canopy has been more clearly depicted within the presentation as well.

DISCUSSION:

The Panel asked questions related to the proposed street parking conditions, the use of the transom windows, depths of the projections and returns within the elevations, and mesh infill at the garage openings.

Site:

- The plant selection is excellent for this project.
- Extend the tree pit planting at the curve of McElderry to discourage pedestrian crossing at the bend and force it to the corner.
- Refine the landscape zones and transitions to relate to the architecture/massing above.
- Refine the details at the entrance to scale them to the adjacent corners.

- Continue to explore the use of structural soils for the street trees in order to promote the healthiest tree growth within the district overall.

Building:

- Eliminate the lower transom in the units that have the plantings immediately in front of them along the elevations.
- Consider simplifying the placement of the glazing within the grey panel to match the motif around the building within the multi-colored panels- disconnect the glazing from the corner of the multi-panel.
- Consider bringing the multi-color panel angle to a horizontal terminus at the corner element to more clearly relate it to the architecture overall.
- Continue refining the garage openings so that there is more continuity at the base. Find an approach that modifies the scale so they do not compete with the glazing pattern you have above. Having them centered on the windows above is helpful but there appear to be too many of them within the elevation. Layering in the secondary frame for the screening will also help in the design and scale of the openings.
- Refine the bay window so that the lower portion of the bay does not project down into the masonry base. Lower the brick detail and bring the corner grey element down to match the multi-color element.
- Refine the canopy detail so that it is within the panel and has rational termination points within the elevation.
- Refine the entrance sequence for clear zones of circulation and partner those with the landscape design moves on the exterior.

Next Steps:

Continue design development addressing the comments above with Staff.

Attending:

James Sink – Mahan Rykiel

Susan Williams – STV

Dana Henson – THC, Inc.

Megan Kiel, Mel Thompson – G+P

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

Anthony Cataldo*, Renata Southard, Tamara Woods – Planning