

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

Date: August 29, 2019

Meeting #23

Project: Collective at Canton - Greystar

Phase: Continued Schematic

Location: 1200 S. Haven St.

CONTEXT/BACKGROUND:

Jon Maisto from BKV Group introduced the Development team and began the discussion with a review of the overall site plan. The presentation was focused around the previous UDAAP comments. Jon and Willy Bermudez, also from BKV Group presented the design changes. Additional breaks and lobby/entrances were added to the Haven Street side. The south elevation was reviewed the begin to show the editing of the facades that have occurred since the previous meeting. The entry hinge point was strengthened and the façade motifs have been simplified with a projecting plane to the left of the entrance, simplifying the corner geometries, relocated the parking garage entrance to Haven Street, and a projected glass canopy at the main lobby. The added lobby on S. Haven Street with further refinement of the elevations and a clearer break in the massing begin to break down the length of the façade along the street. The north building façade was modified to eliminate the transition between the base and the upper level and to allow the new penthouse expression to engage with the dormers. On the trail elevation side, ground level spaces for art/graffiti were added to activate that ground level. The corner element at the north end of Haven Street was modified to incorporate more graphic building signage with the building language more similar to the entrances. Perspective views were reviewed to show the update in context.

Scott Scarfone with Kimley Horn reviewed the updates to the site design. Sidewalk widths were increased along Haven Street. On Toone St., the garage entrance was eliminated and the streetscape design further incorporates the treatment that exists to the west. The plaza paving crosses the street to connect to the entrance of the apartment building. A small pocket park is being developed to the north adjacent to the O'Donnell Street overpass and Haven Street. The space would include the entrance to the Rails to Trails path as well as a small dog park area.

DISCUSSION:

The Panel asked questions relating to pedestrian connection from the building to the Rails to Trails, the plaza design and its relationship to the office building, articulation and detailing of the arches along the Haven Street elevation, opportunities for the lantern element to engage with the landscape at the north end of the site, opportunities for the plaza and pocket park to

include some vertical design landscape pieces to help direct pedestrians in the desired circulation patterns, and Rails to Trails experience and ability for the trail/ landscape design to engage with building's design to create a sense of place along the linear path.

Site:

- Every effort that the team has and will continue to make in advancing the urbanity of this site is appreciated and is the continued power in the redevelopment.
- Continue the development of the northeast corner element as the connections to rails to trails and the project overall and in a similar way, allow the southwest corner of the building to address the connection to the trail and provide the building the opportunity to program that corner space. These are the critical moments to invite public into that corridor. The further development of the dynamic fins/art will be welcome to activate the corridor. Develop the corner landscape environment with the inclusion of the landscape strip adjacent to the building as it leads into the corridor.
- Refine the intersection of the main plaza space and the main entrance to the building. Consider raising the carpet connection to the plaza as the main crossing point and eliminate one of the corner crosswalks.
- Allow the space in front of the art/mural to be occupied and valuable by eliminating the foundation plantings and allow the pedestrians to engage with the art.
- Continue refining the clarity organization of the main plaza space to the south to define the paths of travel and the pockets of pause.

Building:

- Refine the programmatic elements at the corners of the building in order to strengthen its relationship to the adjacent trail. Consider the base/corner materials in coordination with the associated landscape in this investigation.
- Continue refining the entrance on the south elevation to bring back some of the hierarchy of the main entrance. Consider a different glazing element within the entrance pieces (Haven Street as well as Toone Street) to arrive at a resolution somewhere between the previous vault and the current canopy.
- On the south elevation, consider dropping the masonry plane down one level and tie the top level with the hinge and dormer elements to refine the proportions.
- On the Haven Street elevation, continue investigating the way the arched base is being executed. Currently they appear applied to the overall elevation. Consider their interpretation in a more contemporary way through proportions and grounding to pursue the geometry.
- Bring the clarity of the architectural language to the northwest massing and elevations facing the train and courtyards consistent with the remaining building language.

Next Steps:

Continue the design development of the project addressing the comments above.

Attending:

John Maisto, Fabiola Sansaloni, Willy Bermudez – BKV Group

Melanie DeFazio, Scott Scarfone – Kimley Horn

John Clarkson – Greystar

Alex Mandel – 28 Walker

Klaus Philipsen - ArchPlan

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Anthony Cataldo*, Laurie Feinberg, Matt DeSantis, Ren Southard, Jeff LaNoue – Planning