

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

Date: January 23, 2020

Meeting #28

Project: Cross Street Market Addition/Roof Deck

Phase: Schematic

Location: Cross Street and S. Charles St.

CONTEXT/BACKGROUND:

Arsh Mirmiram with Caves Valley Development introduced the project with a review of the current status of the Cross Street leasing and the proposal for a new restaurant by Atlas Group.

Chris Holler and Paul Evenson with BCT Architects began the design presentation with a review of the context. The new user will occupy the former Nick's Seafood space at the west end of the market along Charles Street. A new exterior stair is proposed on the north side to access the new roof top deck. The main building doors along Charles will no longer serve as main access to the market and will now be used for the fish house while some access to the market may be permitted. A roof top shed structure is proposed to cover the new access stair and roughly ½ of the roof. The interior floor slab and the entire roof of this portion of the existing market will be removed and rebuilt for the new structure. The exterior stair uses graphic panels to hide some utility rooms, connections, and stair from the exterior. Branding for the Watershed Market and the Atlas Fish Market is proposed along the facades of the market building. Existing parking along the south side of this portion of the market building will be infilled with sidewalk in order to take pedestrians from the former main entrance to the side entrance of the market. Wood joist and decking are proposed for the roof structure and the organization and form are driven by the program of the restaurant, rather than the existing building/context. Renderings of the new roof space were reviewed with the Panel and highlights the gas lamps that will run around the exterior of the roof space. The restaurant and roof space, combine, offer approx. 300 seats.

DISCUSSION:

The Panel asked questions related to public access to the market given the change in use/organization of the interior along Charles Street, exterior graphics overall, organization of the roof top bar and shed roof structures, and proposed streetscape.

Site:

- The Panel would like to see this portion of the streetscape within the broader streetscape context so that there is some continuity of the design and to ensure strong visual connections from the various access points.
- The scale of the planters is questioned here; explore the opportunity to create a broader, more deliberate, architectural/landscape statement with landscape within the streetscape absent physical street trees.

Building:

- The potential for the roof top amenity is an exciting opportunity within this neighborhood.
- There is a need to refine the proposal in the context of ‘an addition to the market’ and not solely a form following the internal functions of the restaurant user.
- There is an opportunity for the central roof bar to reinforce the axial relationship of the market building overall and to adjust the rooftop components to elevate the market overall. The Panel would like to see the continued study of the physical component of the roof addition to architecturally integrate the various needs.
- The idea of a series of additive elements to the building footprint fall well within the historical evolution of market buildings. However, the roof structures as proposed are where there are significant questions on the approach and the team should refine the design to reflect the inherent qualities of the market typology and be more sympathetic to its scale and proportions.
- Consider the opportunity to extend the lacy vertical element on the north and fold it over as the roof, seeking a more sculptural approach and concentrating on one main element. By stripping back the branding elements and investigating the architectural and lighting approach, the new forms may find more relationships, solve some of the misconnections and inform an even better product at the end.
- The Panel wonders if there is opportunity to revisit the idea of the greenhouse, in terms of form/concept, that was raised as a previous idea by the design team, in order to find a stronger conceptual anchor for the project.
- The signage needs to respond to the overall idea of a ‘Market’ and not rely on a hostess/operator intervention to let the public know where to go. Unless the center door will always be available for Market patrons, then investigate moving the ‘Cross Street Market’ sign towards the corner to align with actual market entries.
- Investigate the opportunity to carry the roof wall line down visually along the south elevation of the market to identify the break between the two. Investigate making the wall more sculptural (maintaining some functionality) with some visibility through. The side entries may need additional improvement as they take on a greater role as main entry from S. Charles Street.

Next Steps:

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

Attending:

Chris Holler, Paul Evenson – BCT Architects

Ryan Potter – GEJ

Adam Bednar – Daily Record

Kevin Lynch – South BMore.com

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

Anthony Cataldo*, Renata Southard, Jeff LaNoue, Brent Flickinger – Planning