

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

Date: May 16, 2019

Meeting #18

Project: Lexington Market

Phase: Design Development

Location: Lexington and Eutaw Street

CONTEXT/BACKGROUND:

Jon Constable with Seawall Development introduced the project and the project team by reviewing the project goals.

Zolna Russel with Floura Teeter LA reviewed the site goals for the project. The previous site plan was referenced with the review of the new proposed site. The bar height seating was removed and the glazing was brought lower for transparency, the landscape area was revised to address the previous comments regarding spatial relationships, the kiosk was moved from the upper level to the lower level, seating planters were removed in favor of a broader event space and the additional trees, public art plinths are reserved in the plan but are not designed at the moment. The plaza level details were then reviewed with the modifications which included illustrative renderings and plant materials.

Paul Evenston and Nicole Pandolfo with BCT architects reviewed the building goals and the previous comments from the Panel. A building section was presented to reintroduce the proposed market structure and highlight the significant grade change.

- Eutaw St. entry is centered to maintain the formality of the architecture with a single entry to the lower plaza – the overall elevations mainly remains the consistent.
- Paca St. entry remains centered on the upper plaza but an addition entry point was added to the elevation for a total of 3 main passages.
- The team worked to allow for maximum porosity but allows for some solid areas for individual tenants. The solid areas will have utilities available on the outside for potential tenanting on the exterior or the panels could include artwork.
- The roof well form/internal structural element was adjusted to hide the smaller mechanical items on the roof but allow for the main condensers to be exposed as an urban market expression.
- The canopy and signage technique was adjusted on the western elevation to read more as blade sign and act as a marquee to be seen as a pedestrian down the street.
- The loading zone has been recessed to the max. extent possible and a screen wall materiality was changed from masonry to a dark grey to recede from the main mass.

- The lighting plan was presented which includes up/down sconces on the columns and down lighting at the roof line to wash over the zinc panel.
- The brick piers are framed with metal and now the frame, the glazing system, and the railings are working as an integrated system within the masonry openings.
- The overhang of the roof has also been extended to provide some shelter and shading for the access doors and tenant spaces. Material samples were reviewed with the elevations.

DISCUSSION:

Site:

- The Panel appreciates the modifications to expand the amount of overall event space but still provides for a relaxed intimacy for the overall project.

Building:

- Consider a recess at the connection of the pavilion to the main market with vegetation so that it visually seems disconnected while allowing for all of the physical connection needs of a tenant.
- The evolution of the design is very successful. The clarification of the architecture and the plaza with the right sizing of the porch are all working very well together. Addressing the mechanical items is very successful in both hiding the mechanical but also in creating a comfortable outdoor/public environment.
- Revisit the extension of the roof/soffit on the east and west elevations.
- Placement of the kiosk in the lower plaza was questioned – does it interrupt the approach to the upper plaza too much? How does the back side of the kiosk meet the sloping grade? Investigate placement and/or alignment to address concerns with unwanted use in that back/forgotten space.
- Simplification and re-design of the entry canopies is very successful. Investigate the continuation of the fascia along the street edge to finish the continuity of the signage band.
- The metal frames around the piers are very successful and transform them into a contemporary market building.

Next Steps:

Continue development of the project addressing the comments above with Dept. staff.

Attending:

Jon Constable – Seawall Development

Paul Evenston, Nicole Pandolfo, Christian Jeusschen, Jonathan Cartwright, Chris Holler - BCT architects

Zolna Russel, Matt Ellingson - Floura Teeter

Carley Milligan – BBJ

Mrsrs. Anthony, Mses. Wagner, Ilieva – UDAAP Panel

Anthony Cataldo*, Christina Hartsfield - Planning