

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

<b>Date:</b>	December 13, 2018	<b>Meeting #011</b>
<b>Project:</b>	Four Ten Lofts	<b>Phase:</b> Design Development
<b>Location:</b>	410 W. Mulberry Street, Baltimore MD	

---

**CONTEXT/BACKGROUND:**

Jim French of French Development Company, introduced the project. The project fronts West Mulberry and North Eutaw Streets. The proposal is for two new buildings to house artist apartments/lofts as well as gallery, amenity space, and parking with a mix of market rate and low-income housing units.

Nancy Liebrecht with Marks Thomas Architects, walked through the site, and building layouts. Building A is a larger “L” shaped building. It is proposed to be 5 levels with 4 residential levels above a ground level podium of parking and amenity space. The garage was shifted down a half story to mask the parking with loft units at the perimeter. The entrance to the building was shifted further away from the corner mass and delineated by a red volume above.

Building B is a “bar” building, proposed to be 3 levels. The ground level is gallery space with surface parking behind the building and apartments above.

The material palettes of the facades are different for each side of the building. The multi-colored panels shown in the schematic elevations were removed. There was a focus on custom, permanently installed and artist designed panels to be placed around the building with additional consideration to designing a system that would allow temporary art to be installed along the loft units at street level.

The streetscape has trees with grates and planters for the loft units that are entered from street level. A green wall is proposed for the raised courtyard of Building A to screen it from Jasper Street.

**DISCUSSION:**

The following recommendations were offered:

- The language should be simplified on the facades. There are too many things happening. The expressed volumes should work together with a more consistent palette and language.
- The Mulberry Street façade, for both building A and B, was more successful in the schematic elevations. The simple industrial aesthetic with the brick frames and pilasters was preferred. The cornice should be simple versus the traditional cornice in the current elevations. A similar aesthetic would allow building A and B to relate to each other. It was also suggested that the canopies above the loft units on Building A could also be expressed above the gallery space on Building B to further tie the languages together.
- The articulation of the entrance to Building A on Eutaw St. still competes with corner

volume. The panel wondered if the entrance could be treated in a different way. It was suggested that the custom panels could be used to articulate the entrance or the volume above the entrance could stop below the cornice.

- Further study of the corner volume was encouraged. There were questions about the expression of the glass and if there should be more transparency at the corner creating a frame to relate back to the language potentially being developed on Mulberry Street. Alternately, the emphasis on the corner was questioned. The corner volume competes with the entrance and it was suggested that further study be given to hierarchy of the two.
- The loft entrances feel compressed. The lofts will ideally be used for live/work. It was suggested that a more generous stoop be provided.

**Next Steps:**

Continue Design Development addressing the comments above.

**Attending:**

Ryan Rattanni - BDC

Magda Westerhout, Nancy Liebrecht - Moseley Architects

Daniel McCarthy - Episcopal Housing

Craig Richmond - CRLA

Jim French - French Dev. Co.

Mr. Anthony, Mses. Wagner\*, O'Neill and Ilieva - UDAAP Panel

Anthony Cataldo, Laurie Feinberg, Christina Hartsfield, Marshella Wallace, Ren Southard - Planning