

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

**Date:** October 04, 2018

**Meeting #8**

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**Project:** University Lofts

**Phase:** Design Development

**Location:** 418 W. Fayette St.

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**PRESENTATION:**

Team members from Moseley Architects, Javelin 19 Investments, and Focus Development LLC presented an updated design for the University Lofts building. Since their last presentation, the building's program has been enlarged to include both a Hotel and a multifamily apartment building targeted to students. The additional program has increased the building's height to eleven stories. Major design adjustments, made both in response to previous panel comments, and to the changes in program and building mass include:

- The use of the historic bank building as the primary entry to the Hotel;
- The development of a unique façade vocabulary for the Hotel facades, derived from elements from the apartment building façade but unique in their composition;
- Revisions to the corner of N. Paca and W. Fayette to create a more transparent element, and the introduction of a transparent “hyphen” along W. Fayette between the historic building and the apartment building to define the apartment entry.

**Comments from the Panel:**

The panel appreciated the presentation of the updated design, and to see the project moving forward. The building is a more aggressive urban intervention, presenting additional challenges. In general, the panel supported the updated design, but had the following specific suggestions for its improvement:

- The building facades are currently overly articulated, with too many façade motifs, and need editing. Specific recommendations were:
  - The motif at the corner of N. Paca and W. Fayette is currently repeated several times, undermining its significance and weakening the urban gesture. It should be reserved for the significant intersection.
  - The vertical stripe is repeated on both the N. Paca and W. Fayette facades, again diluting its effect and it should be reserved for the more primary Fayette façade, with the building logo.
  - Evaluate the number of design moves in the new hotel massing in relation to the entire composition and the historic building component.
- The apartment building north-facing courtyard should be simplified with a single façade composition, potentially using the EIFs façade on all three sides. This will reinforce the courtyard's spatial identity and seems more appropriate for this alley façade;
- Transparency at the ground level of the north facing courtyard will be important to enliven the space and engage it with the interior of the building, especially at the amenity spaces. Elements from the street facades could be incorporated to reinforce and articulate the link between the courtyard and these important public rooms;

- The projecting brick façade on N. Paca Street should be lowered to relate to the historic building and not the garage across the street. It's current articulation in a gravity based more classical composition made sense when it was a free-standing element, however now that it is applied on to the taller 11 story modernist façade there is a conflict. The classical features of the façade, such as the band that establishes an attic story, should be reconsidered, and replaced a modernist vocabulary derived from the rest of the building;
- The hotel sign seems over-scaled;
- Additional elements should be considered on the historic building to make the hotel entrance more pronounced, and the student entrance likewise could use additional elements to make it more pronounced.

**Next Steps:**

The project will continue Design Development addressing the comments above.

**Attending:**

Jill Homan – Javelin 19 Investments

Aaron Zephir, Tom Liebel, Jamie Wallace – Mosley Architects

Chuck Nale – Focus Development

Jon Constable – Seawall Development

Micah Floyd, Dejanae Wright, Brian Helfr Jr. – Morgan State University

Melody Simmons - BBJ

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

Anthony Cataldo, Christina Hartsfield, Acting Director Laurie Feinberg - Planning