

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

**Date:** July 26, 2018

**Meeting #5**

**Project:** Greenmount + Chase

**Phase:** Design Development

**Location:** 700 E. Chase Street/1102 Greenmount Ave.

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**PRESENTATION:**

Kristen Gedeon of STV presented changes and further refinements to the landscape design. The streetscape along Greenmount and Chase were revised to include street trees (where feasible) along Greenmount, a new entrance landscape feature at the corner which mimics the parklet to the north of the site, and widened planting areas along Chase street to include ornamental trees at the individual entrances with perennial landscape.

James Haley and Bryon Yoder of Haley Donovan presented an overview of the refinements to the project design. Those refinements include simplifying the window/fenestration on the building, eliminating the fin feature and using a massing recess and horizontal entrance canopy to mark the entrance, vertical signage at the recess, removal of the fin details at the projecting bays, refinements/simplification to the 4 unit building along Greenmount, and a review of the proposed materials.

The materials include a dark brick masonry for the base of the Chase Street building, metal panels at the corner feature, and then a cementitious or laminated panel system for the projecting bays and balance of the building's elevations with the upper level anticipated to use a cementitious lap siding. The color pallet includes the dark grey base with the other materials being tones of light grey. Pops of yellow are used as an accent where the wall rain screen system returns to some of the window opening.

The 4 unit building on Greenmount presents a masonry mass to match the dark grey, with two slightly projecting bays in the panel system to relate to the larger building.

**Comments from the Panel:**

The panel responded positively to the changes made to the site and building design in response to previous panel comments, congratulated the team on the overall project, and had the following minor comments:

- Simplify the secondary elevations - let the bays be one material rather than two as proposed. Consider the top, white panel wrapping down the bay.
- Consider eliminating the vertical signage at the entrance and making the awning larger/more artful. The current signage fin is competing with the projecting bays of the elevation. Another opportunity to accentuate the entrance is to use the yellow accent within the 'zipper' recess and 'fold' it into the entrance canopy.
- Investigate a slightly heavier cornice on the 4 unit Greenmount building, perhaps just on the bays, to further tie it to the context of the block.
- Consider further refinement to allow the corner window to read as a two story mass.

**Next Steps:**

This meeting completes Design Review with UDAAP. The team will respond to the comments above and submit to Dept. of Planning staff prior to permits.

**Attending:**

Thomson Kao - ReBuild Metro  
Susan Williams, Kristen Gedeon - STV  
Bryon Yoder, James Haley - Haley Donovan

Messrs. Anthony, Ostovar, Mses. Walker, O'Neill,\* and Ilieva - UDAAP Panel

Anthony Cataldo, Christina Hartsfield, Director Tom Stosur, Marshella Wallace - Planning