

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

Date: December 13, 2018

Meeting #11

Project: 900 E. Fleet Street

Phase: Continued Schematic

Developer: Monument Realty

Location: 900 East Fleet Street, Baltimore, MD

CONTEXT/BACKGROUND:

The project team presented updates to the design based on comments from the panel provided at the schematic review stage. Stephanie Alexander and Sherief Elfar from the design firm of Torti Gallas + Partners, presented the design updates with support from AJ Luce and Ken Meile from Monument Realty.

Ms. Alexander presented a site map of the immediate neighborhood that showed entries to key buildings with residential uses, whether existing or planned. This observation documented most entries being located on building frontages closest to and facing the water. Many commercial and retail spaces immediately adjacent to the site on Fleet Street are east of Exeter Street and along Exeter. Ms. Alexander noted that because most building entries were positioned to shorten connections to the waterfront, and due to the commercial/retail feel of the Fleet - Exeter intersection, she believed the residential entry is best suited for the intersection at Albemarle and Fleet. Her case was strengthened by the fact that Exeter is one-way northbound so drop-offs are on the wrong side of the curb and not easily accommodated.

She then discussed updates to the design that included:

- Removal of column from entrance and introduced a slight rotation to the vertical plane of glazed corner tower and residential entry.
- Rotation of the retail entry plane similar to the move at the main residential entry
- Expanding glazing and metal cladding at ground level from the Fleet Street retail around and through the residential entry to the Albemarle façade.
- Revision to the material palette to use two brick types: a light and reflective Grey and a darker Endicott Ironspot. Glazing trims, frames and mullions are a light grey metal finish.
- Using a darker brick in the podium massing for the two-story framed openings and the lighter brick for infill spandrels and pilasters. This language is reversed in the upper mass with darker infills set in lighter two-story frames.

DISCUSSION:

Comments from the Panel

Site and Building:

The panel praised the refinements made to the design noting that a single unified composition was achieved in a new building set between two section of the city built at different times. While its design is in a contemporary fashion, the interplay of a light and dark brick palette with a generous use of glazing set in oversized light metal frames and trims, creates a lacey appearance that is delicate and engaging. The

proportions of solid to void are developed from a two-story module that frames a composition of darker infill bricks, metal mullions and trims, and glazed panels. This expands to create a façade that expresses a balanced use of color, materials and amenity elements that is simple yet sophisticated.

The move of cranking the glazed plane that defines the tower and entrance was welcomed by the panel. This subtle gesture, while providing a more generous frontage for drop off area, validates the Albemarle – Fleet corner as the main residential entry. The entry forecourt serves as a companion to the plaza planned for the new development at the west side of Albemarle Street. The panel noted that cranking the entry plane of the retail off Exeter and Fleet was less successful. It should be limited to the ground level and configured as a rectilinear recess akin to the other retail entrances in lieu of a subtle rotation.

The panel asked that the location of retail entries be coordinated with sidewalk design features such as plantings and trees, lighting and furniture to maximize areas for pedestrian movement along an otherwise narrow sidewalk on Fleet and Exeter Streets.

Next Steps:

The project will continue into Design Development review addressing the comments above.

Attending:

Messr. Anthony*, Mses. Wagner, and Ilieva - UDAAP Panel

Anthony Cataldo, Christina Hatfield - Planning