

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

**Date:** April 25, 2019

**Meeting #17**

**Project:** Port Covington - Rye Street Market E-5A

**Phase:** Design Development

**Location:** Cromwell and Peninsula Drive, Baltimore MD

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**CONTEXT/BACKGROUND:**

Shawn Batterton with Weller Development introduced the team and the development for E-5A Office Building.

Joaquin Diz with MGMA reviewed the precedent and development slides from the previous presentation along with the adjacent development projects. Wil McBeath with MGMA reviewed the previous comments from the UDAAP meeting. Joaquin then reviewed the updates to the building and pavilion which included:

- Increasing the pier height and added terrace/rail at the top of the pavilion,
- Changing the color of the penthouse to a metallic painted metal panel with darker brick at the base with additional detailing.
- Highlighting the dimensional quality of the brick detail around the glazing. The glass to front of column is 9" from the brick. Dark is brick recessed 3" from face brick and then another 3" from dark brick to the glazing.
- Discussing the red brick within the ground level is intended to be more rusticated than the upper level brick which will have a more polished finish.

The parklet area has remained mostly unchanged except for eliminating the metal screening at some of the openings. The utility area was modified to provide a 'feature wall' at the terminus of the east-west axis through all the Chapter 1 buildings.

Nick Fobes with Hoerr Shaudt then reviewed the landscape plan which remains largely the same as the previous presentation. The garden space is anchored by a depressed bosque of trees in the center with benches and seating areas around. Natural planting with seasonal accent plantings are envisioned for the area.

**DISCUSSION:**

**Site:**

- The garden concept is unique and has potential but continued refinements should be investigated. Flip the open framework areas and the open zones to correspond to the designed gathering spaces and preferred circulation areas. Continue to carve small intimate spaces into the garden areas that contrast the larger gathering zones.

- Midblock crosswalk to E-5b should be removed and the visual connections and outdoor space framing between this site and the outdoor area of E-5A should be further strengthened.

#### **Building:**

- Consider moving some of the service doors from access on Atlas Street to interior to the garage.
- One story building mass and garden walls - Consider changing the tone of the brick to a darker tone so that it relates to the large office building but does not seem a part of that.
- Retail storefronts - Reconsider the full range of expressions that were presented in the precedents for retail expressions and seek coordination of style and materiality.
- Bring the metal frame down along the piers within the open frames at the garden.

#### **Next Steps:**

Continue the development of the design addressing the comments above.

#### **Attending:**

Shawn Batterton, John Kelly - Weller Development  
 Nick Fobes, Kuo Guo - Hoerr Schaudt Landscape Architects  
 Wil McBeath, Joaquin Diz, Morgan Giek - MGMA  
 Nikky Davis - BDC  
 Alex Jackson - Maroon PR

Mr. Anthony, Mses. Wagner, and Ilieva - UDAAP Panel

Anthony Cataldo\*, Tamara Woods - Planning