

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

**Date:** April 4, 2019

**Meeting #15**

**Project:** Rye Street Market

**Phase:** Continued Schematic

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**Location:** Port Covington, Block E-7

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**CONTEXT/BACKGROUND:**

Jeff Baker of Weller Development introduced the team.

Morris Adjmi of Morris Adjmi Architects, walked through precedents from NY and his analysis of the market site with focus on specific references for the various parts of the proposed architecture and spaces. A series of massing diagrams and renderings were used to reintroduce the existing scheme.

**DISCUSSION:**

**Site:**

- The Panel appreciated the higher resolution of the architecture in this presentation that show the abstraction of the traditional elements in a contemporary way.
- The previous meeting seemed to show too many moves within the buildings collection of architecture. The proposed arches still seem questionable and seem applied and need to be integrated within the overall design. The current geometry and the form have not yet been abstracted enough to be refined within the overall architecture or do away with them all together.
- Discussion then focused around the bridge condition/massing that was presented in the concept studies. This idea/massing works to create one larger market building and the bridge could be eroded to show the structure beyond the Cromwell Street wall. This approach was identified as stronger than the separating arch concept and works to better address the comments and concerns from the previous meeting. The 'breezeway area wants to be an inviting promenade but not fragment the market massing and architecture which the shift of the bridge towards Cromwell Street provides for.
- Internal Courtyard- the discussion was focused on the nature of the edge within that space. The building edge condition cannot rely simply on café tables and umbrellas. Consider relocating the service/BOH in market Building A closer to the elevator core to allow the market vendor and the lobby for upper level tenants to be next to one another within the court space.
- The angle of the market promenade is still questioned. It makes most sense when Cromwell is closed for events and not for the day to day occupation of the street.
- The connection piece between B and C is still unresolved. The connection piece may want to belong more to the market building architecture than the office but as it's currently envisioned, it seems undefined and should be investigated further.

**Next Steps:**

The project can move into the Design Development phase specifically addressing the comments above.

**Attending:**

Alex Laurens, Jack, Kelly, Jeff Baker, Steve Seigel, Adam Genn- Weller Development  
Morris Adjmi, CJ Anderson - Morris Adjmi Architects  
Wil McBeath - MGMA

Messrs. Anthony, Mses. Wagner, O'Neill, and Ilieva - UDAAP Panel

Anthony Cataldo\*, Christina Hartsfield, Tamara Woods, Laurie Feinberg - Planning