

**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-7

Phase: Design Development

Location: Cromwell and Rye Street, Baltimore MD

CONTEXT/BACKGROUND:

Jeff Baker with Weller Development introduced the team and the development for E-7, the Rye Street Market.

Morris Adjmi with Morris Adjmi Architects then presented the revisions to the proposed building in context of the previous UDAAP comments. The revised proposal unified the market building with the bridge and archway pulled towards the Cromwell St. frontage. The notch has been eliminated in the hyphen between the market and the adjacent office building C by expanding the market building massing. Materials for the building include:

Market Building - the overall color scheme is grey with metal and glazing.

Building C - textured dark brick at the base with corrugated metal in charcoal above. Patinated copper used as an accent around the glazing and cornice cap.

Building D - Red brick used for the masonry with a dark bronze metal finish for the windows. Penthouse in anodized aluminum to recede.

Jeff Baker then reviewed the storefront integration concept. Weller intends to control the approach within the retail zone to not detract from the overall architecture for all buildings in this block. All retailing will occur within the framework established. There would be more flexibility within Building C to allow the retailer to control more of the expression at the ground level.

Nick Fobes with Hoerr Schaudt then reviewed the landscape proposal for the internal plaza. The intersection of the angles in the interior main corridor and Cromwell Street is a primary point that is highlighted in both architecture and landscape. Scale/precedent studies were presented and the proposed dimensional qualities of the space were discussed. An interior space is designed as a flush condition with the center seating area designed beneath the Sycamore tree canopy. The connection corridors into the space are designed with zones of activity to include a main pathway and outdoor seating areas. The overall intent is to have a sense of historical design within the alleyways with a high use of paving materials. The team is investigating the use of natural blue stone and granite in combination with reclaimed cobble stone accents and decomposed granite within the central seating space. Planters will be used to accents the courtyard with seasonal interest. A vintage-style free-standing clock is planned within the courtyard in combination with lighting and moveable furniture and bollards.

Following the formal presentation, there was a general discussion clarifying some of the landscape/streetscape details in relationship to the building design.

DISCUSSION:

Site:

- The articulation of the new streetscape approach along Cromwell Street was seen as a positive addition to the plan. It provides a way for the site to highlight the market in the same way the architecture is trying to. The streetscape design of the frontage of the market building frontage on Cromwell and Rye Street plays an important role in the overall design of the phase.
- Investigate the crosspath encompassing the seating area in the ROW and then carry into the market square corridor rather than cut through; creating the forecourt.
- Continue to pursue ways in which urban connectivity can be reinforced, visually or physically, throughout the various parts of this phase.

Building:

- The refinements to the architecture and the material selection are welcomed. The additional abstractions are improvements.
- There are still some reservations to the use of the oversized arches. The bridge connection pulling towards the street with the addition of the signage is positive.
- Building D - The drop off port cochere seems in conflict with the overall concept. Is there enough separation/distinction between this element and the bottom of the bridge connection beyond?
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Next Steps:

Continue the development of the design addressing the comments above.

Attending:

To be completed by Anthony

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

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