

**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:

Brian O’Looney with Torti Gallas reviewed the proposed building elevations referencing the previous UDAAP comments. Park-side façade received window and spandrel design that carries through the 2 masses on the north in addition to continuous penthouse design in an attempt to unify more of the architectural expression.

On the parking garage, the precast concrete manufacturer restrictions are leading the design options for this structure. The team is investigating a blonde masonry unit akin to the downtown area parking garage. The team prefers to revisit the previous proposed red brick and dark precast to contrast the orange brick being proposed in the park side elevation.

Drop-off options were reviewed with the Panel along Rye Street along with material selections for the metal panel and masonry for the multiple elevations. No other changes were made to the design. The team did mention the idea of large, framed neon signage atop the garage to be seen from the highway as a future ‘idea’.

DISCUSSION:

Building:

- Investigate refinements to the proposed garage portion that is further unapologetic about its utilitarian use. Lighter tones away from beige and into the brown tones may work better than the current proposal. The color would quiet down the contrast between the volumes but the texture between them would increase. Spandrels a tone darker than the lighter masonry to add layering. Developer intends to retrofit the garage to screen headlights from the adjacent massing/users across the street.
- Consider including the screen and art in the elevation now as this entire elevation will be visible for the foreseeable future adjacent to the lower Baltimore Sun Plant. Developer looking to take advantage of the ‘blank slate’ for art or signage. May have to extend 10 feet over the sidewalk to accommodate the open garage requirement.
- The 7th level detail of the northern portion of the park front elevations is not substantial enough to warrant the change. Investigate adding this detail to the 6th level along with the 7th to visually break down some of the flat read or unify the middle portion of the building so that the 7th level detailing does not seem like an additional penthouse architecture.
- Continue to refine the tower architecture detailing and the angle/alignment of the tower face. It is still reading too recessed and compressed as presented.

- Refine the approach and tone of the stone at the base of the metal/masonry columns.

Next Steps:

Continue the development of the design addressing the comments above.

Attending:

Kevin Sadowski, John Kelly - Weller Development
Brian O'Looney, Peter Bartempo - Torti Gallas & Partners

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

Anthony Cataldo*, Tamara Woods - Planning