

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

**Date:** February 14, 2019

**Meeting #13**

**Project:** 160 W. Ostend Street Office Building

**Phase:** Design Development

Developer: Caves Valley Partners

**Location:** 160 W. Ostend Street, Baltimore, MD

---

**CONTEXT/BACKGROUND:**

The project being developed by Caves Valley, as a part of the Stadium Square Development, returned for a review under design development. Matt Herbert recapped the panel's comments from the previous review and discussed changes made to address the comments.

Comment #1: Make office entry more powerful and differentiate retail and office entries

Comment #2: Study North/South crosswalk and where it lands at intersection

Comment #3: Wrap retail entry stair around Ledenhall; provide a soft transition to street; provide more articulation at first floor retail

Comment #4: Provide more transparency in the building; better articulate brick mass in middle off south façade; incorporate more relief in west façade between vertical glazing area and masonry frame projection; study sun screen at the corner and is location in or out of plane with masonry plane; proposed lighting scheme; proposed signage locations

The design team also presented updates to the landscaping and hardscaping.

**DISCUSSION:**

**Street and Landscaping:**

Given the limited opportunities for landscaping, the application of strip planting organized with tree pits and unit pavers defines an edge at the curb and create a physical and visual buffer to separate the sidewalk and street. Adding foundation planting helps to frame the sidewalk along Ostend and Leadenhall Streets. At Leadenhall, along the curb edge consider extending strip planting to fill gap shown as paved. Also consider adding foundation planting in front of bay with transformer. This will create a buffer and safety cue to separate pedestrians from vehicular traffic accessing the garage adjacent development's garage.

Revisit/confirm the ability to add a bump out at the corner of Ostend Street in order to create a more suitable landing area at the base of the office building steps and the crosswalk. Work with Dept. of Planning and Dept. of Transportation staff on the final resolution of the bump out and crosswalk location which may have significant pedestrian traffic crossing from the large parking garage to the south of this site.

**Building:**

The panel accepted changes to the office entry. Adding a canopy that is light with articulation that pick up from the sun screen is good. Introducing the shaker style striated accent panels to frame the entry opening, makes the entry obvious and distinct.

The changes to the retail entry stair at the corner of Leadenhall to provide access only from Ostend but wrap a stepped planter around Leadenhall, was acceptable, given the constraint of flood plain and sidewalk. This is a softer and acceptable approach to mitigating the flood plain challenges. The retail façade detailing is more refined, uniform and successful articulated.

Detailing of sun screen to revise spacing of the horizontal fins creates more transparency. Reducing the brick mass size and adding horizontal banding improves transparency and adds visual consistency. The panel suggested reducing/eliminating the number of horizontal bands through the brick mass. Also glazed wall in the brick framed in the west façade should be maintained in the same plane as the glazed wall immediately adjacent and outside of the brick frame. Only the first floor glazing should be recessed.

Lighting at south façade needs more study to investigate opportunities for concealing lighting fixtures.

**Next Steps:**

This completes the UDAAP review process. Please address and respond to comments with Dept. of Planning Staff.

**Attending:**

Matt Herbert, Anna Dennis, Cody Snively - DCI

Messr. Anthony\*, Mses. O'Neill, and Ilieva - UDAAP Panel.

Anthony Cataldo, Renata Southard - Planning