

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

**Date:** December 13, 2018

**Meeting #11**

**Project:** Stadium Square Block 2 Apartment Building

**Phase:** Schematic

**Location:** 150 West Ostend Street

**PRESENTATION:**

Adam Harbin from the Hanover Company provided an overview of the Stadium Square development, followed by Scott Geizi and Anna Dennis from Design Collection with a presentation of the building and landscape designs. Highlight's of their presentation are as follows:

Project Design

- The apartment building will be a 5-story building consisting of 315 rental units.
- The intent of the urban and architectural design is to integrate the building with the larger Stadium Square development and neighboring context, which is a mix of older industrial buildings, a new multifamily building and existing townhouses;
- The building is laid out in a conventional urban block with an internal parking garage and several courtyards. There will be one primary entry to the building, located opposite the new office buildings and on axis with the mews street between them;
- Three-dimensional massing diagrams were presented that described the A and B strategy for the building facades;
- Three distinct façade languages were developed including a Bauhaus-inspired modernist language, a red brick façade intended to relate to the existing townhouses, and an industrial, gridded façade that operates as a “gasket” to unite the two.

Landscape Design

- A presentation of the landscape design was made, including all of the streetscapes surrounding the building.

**Comments from the Panel:**

In general, the panel supported the development of the project and felt that the initial strategies for the facades, including the three very distinct languages, has great potential. They felt that the scheme overall would benefit from additional editing and a more restrained, and straightforward application of the two languages. They had the following specific recommendations for further refinement:

- The existing façade diagrams should be placed in the surrounding context. This will allow for further refinement and more specific relationships between the façade distribution and the character of surrounding streets.
- In addition to the three façade languages, there is also a strategy of wall versus “pavilion-ized” expressions of the language. The panel felt the use of the pavilions should be reserved for the street abutting the existing townhouses, where a breakdown in scale of the larger multifamily building is necessary and that a wall-like expression, such as exists on the primary entry façade, is more appropriate for the other streets.

- Every corner of the building has a different articulation with a different language. A consistent attitude towards the corner would be helpful. Some panel members felt the Bauhaus-inspired language was the least successful on the corner and all felt additional study was warranted.
- The use of the industrial language as a gasket was most successful on the entry façade, and less successful on others and should be studied further.
- The red brick façade relates most closely to the townhouses in its use of brick but in other elements not derived from that language. Refinement of the façade as an entity in itself, without reference to the townhouses, would strengthen it. Panel members questioned the dark brick surrounds around the piers and windows and felt they were both extraneous, and increased the scale readings of the façade, in contrast to the intent to have it relate to the smaller scale townhouses.
- Street level entries at ground level units would be helpful to animate the perimeter streets, especially for the street with the existing townhouses. If security and other concerns permit them, they would be very beneficial to the integration of the building with the surrounding context, especially given the full block dimension of the building.

**Panel Action:**

Continue into Design Development addressing the comments above.

**Attending:**

Mr. Anthony, Ms. Ilieva, O'Neill,\* - UDAAP Panel

Anthony Cataldo, Christina Hartsfield, Laurie Feinberg, Matthew DeSantis, Brent Flickinger - Planning