

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

Date: February 27, 2020

Meeting #30

Project: Multi-family Apartment

Phase: Schematic Design

Location: 906-10 Trinity

CONTEXT/BACKGROUND:

Ms. Ilieva introduced the project team and gave an overview of the project; although it's a smaller project, it is unique in the fact that the site has recently been re-zoned for higher density. 40-unit / 4+ story project on a vacant building (to be demolished) in Little Italy. Intent is to bring fresh energetic approach to the project while respecting the urban context, opportunity to diversify housing type of "affordable market" to attract a wide variety of residents. Intent to use the neighborhood as an amenity, rather than including extras in the building program.

Setbacks of 10' on sides and 20' to give the existing houses some room and allow for patio spaces for ground floor units. Transformer and utilities at southwest corner (existing location). Mix of studio, 1BR, 1BR + Den, and 2BR units with loft. Front (south) façade with inset balconies, rear (north) façade with full balconies.

Little Italy has a variety of materials; this project will have modern take on traditional Italian materials – stucco with reveal, Corten steel, and light colored masonry block. Contemporary Italian architectural language.

DISCUSSION:

The Panel thanked the team for the presentation, and asked clarifying questions regarding the compositional strategy for the facades masonry base is very solid, while the steel allows a lighter feeling. The rear of the building uses a tamer language to address the lower residential adjacent.

Site:

- Location of the transformer is a challenge
- Ground plane on north and east reserved for storm water management

Building:

- Opportunity to reference Italian architecture through craftsmanship
- While there are limited opportunities for roof access for landscaping, explore where feasible in setbacks exclusive to units
- Explore how a system of planters and series of downspouts could soften the façade (use technology to deal with storm water management while making maintenance easier)
- Front façade can be playful, but needs some scaffold or unifying datum on which to place and organize the playful items
- Base: consider flipping materials; explore entrance on opposite side to respond to urban changes to the east and provide enough intent for the entrance to register separate from the utility space
- Front façade: window configuration could use editing – pattern or module would be helpful; missing a horizontal element to balance and settle the more playful elements and perhaps create a moment for added interest
- Consider adding shutter or kinetic element that allow residents to modify the building

Next Steps: Design Development review with staff

Attending:

Walid Hodge – Developer

Donna Ryu – PI.KL

Pavlina Illeva – PI.KL

Melody Simmons – BBJ

Mr. Anthony, Mses. O'Neill and Bradley – UDAAP Panel

Laurie Feinberg*, Ren Southard – Planning