

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

**Date:** June 6, 2019

**Meeting #19**

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**Project:** Collective at Canton Crossing – Wheelhouse + Office Bld. **Phase:** Schematic

**Location:** 1200 S. Haven Street

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**CONTEXT/BACKGROUND:**

Keith Sullivan with Moseley Architects introduced the projects within the overall Collective at Canton Crossing redevelopment area and the existing neighborhood context.

**Wheelhouse II**

Precedent images were reviewed for reference to the concept design proposal for the Wheelhouse II building.

The architectural emphasis was places on the façade facing the Boston St/Conkling/ Dean St. intersection and the park space. The retail base has a consistent expression and the corner of the east end of the building has additional glazing and detail to highlight it as an architectural feature. Brick is used to identify the main building masses with the glazing highlighting the prominent facades and the corners. The east elevation is organized to allow the brick to be centered on the retail drive lane that approaches from the east. There is a recess in the south elevation where the metal panel wraps down the façade to create the gasket within the overall mass.

**Office Building**

Limited parking exists on the ground level building with office and the main entrance on the west elevation along the Village Green. This will be the first heavy timber building within Baltimore. The main entrance is centered in the west elevations and there is an expressive glass box designed above the main timber elements. The southwest corner of the building is highlighted with recessed outdoor balconies to allow for the views as well as acknowledge that this corner will be the first view of the building for many as they approach from the south. Glazing is limited on the north and south elevations adjacent to the future residential and the hotel. The rear of the building facing Haven Street proposes a similar industrial aesthetic at the west elevation with large areas of glazing within the overall Hardi panel frames. Materials include dark Hardi panel frame, infill corrugated metal, lighter hardi at the penthouse, and laminated timber panel within the recesses around the large glazing framed elements.

## **DISCUSSION:**

### **Wheelhouse II Building:**

- Consider the use of grey panel and orange brick within this building as it relates to the overall development's architecture.
- The west elevation needs additional study/refinement to allow for the façade to be different but not appear less than the others. The large brick base is overwhelming and the projecting bay is foreign in the overall building language. Investigate a darker base on this elevation as well to tie it to the other elevations. Consider using a rhythm with the window pattern similar to the one on the east façade.
- The overall mass and articulation is well received.
- Review the brick volume that appears to be floating on the north elevation – this is the only place it's not clearly grounded and should be reconsidered or, perhaps not brick.
- Consider additional ways to access the building/lobby from the eastern approach to the building.
- On south elevation, there is some conflict with the introduction of the doors at the base of the brick volume.

### **Office Building:**

- Some editing of the designed elevations will allow the building to read more strongly on all sides. The large framed element on the west may be oversized for what is across the small park space – consider suppressing this in favor of the corner emphasis. The SW corner element is competing with the large frame element.
- Further development of the ground floor dialogue and the retail across the park will be helpful.
- Be mindful of the use of grey in all the proposed buildings.
- The elegance of the building will be its transparency so simplification of the moves will be helpful. The contrast of the timber with the transparency should be pushed forward. Reconsider the review of the precedents shown for this project as a starting point to re-edit the proposal to its clear form.
- Consider consolidating the main glazing frame with the corner balcony idea and then simplify the balance of the elevations.
- Revisit how the elevations turn the corner (SE corner is more successful than NW corner transition) or wrap the overall frame from the west and east elevations onto the north and south elevations OR the N and S elevations have one overall frame as a lighter volume inside the darker box.

### **Next Steps:**

Continue into design development addressing the comments above.

### **Attending:**

Keith Sullivan, Joseph Amendolo, Gayatri Hegde, Faith Hawk – Moseley Architects

Mark Sapperstein, Scott Slosson, Alex Mandel, Jax Sapperstein – 28 Walker

Jon Kraft, Melanie DeFazio – Kimley-Horn

Carley Mulligan – BBJ

Jim Brown – Rails to Trails

Rick Diehl - OCRE

Mrs. Anthony, Mrs. Wagner, O'Neill, Ilieva – UDAAP Panel

Anthony Cataldo\*, Renata Southard, Jeff LaNoue- Planning