

9BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL
MEETING MINUTES

Date: October 27, 2022

Meeting #69

Project: ASHLAND-MADISON APARTMENTS

Phase: Schematic Design

Location: 1928 E. Madison Street,

CONTEXT/BACKGROUND:

Architect Marty Maren introduced the project and development team. The developer is Junica Development LLC; Architect is Marren Architects and the Civil Engineer is Colbert Matz Rosenfelt. The building is zoned Bio-Science, which allows for the proposed mixed-use. The site is quite narrow and extends from E. Madison to Ashland. Because of the tight site, the project completed Site Plan Review Committee (SPRC) prior to today's presentation to UDAAP.

There is significant grade change between Ashland Avenue and Madison Street, so the building reads as 5-stories on Madison Street and 7-stories on Ashland Ave.

DISCUSSION:

The Panel thanked the team for the very succinct presentation and asked clarifying questions. Following the questions, the Panel continued with

Clarifications:

- *Can you please clarify if there are fences behind the rowhouses that the site abuts? Yes, there are fences. For clarity, the garage access on this side is located in what is now the truck turn around lane.*
- *How wide is Chapel Street? It was formerly a public street but is now part of the neighboring (hotel) property. It is now an easement of about 30'.*
- *What is the materiality of the building? The base is brick and the upper portion is fiber cement (proposed).*
- *Can you describe what the space is between the building and the rear of the townhouses? The current use is a typical Baltimore alley. The property is 66' wide; the team is proposing to leave this as-is and not improve it.*

- *What are the plans for streetscape?* There will be street trees, lighting, and bicycle parking. There is not a lot of room for streetscape, but the team will follow the established rhythm.

Site

- Some improvement of the alley can send the message that it is cared for and claimed. Having deliberately designed, pedestrian friendly will help to guard against illicit behavior.
- Any outdoor space that can be carved out to support the retail would benefit the project.
- This site is a sliver of land thus it is a lot-line building. The site is unique in the way that the topography drops away; but the building has yet to respond to the site.
- This site has opportunities to celebrate its linear nature; the fenestration doesn't yet respond. Use the brick as a datum line – would not step the line. Celebrate the linear bar with the material. Needs a very clear architectural response to the challenges of the site.

Building:

- There are two sides to this building that will never be seen together. The building has an opportunity to respond differently to the four different frontages. The street-facing sides have different heights, contexts. Then there is the side that fronts on to the back of the rowhouses, which is highly visible.
- There is a lot of opportunity to have a more horizontal approach on the shorter 5-story street side – use the line of the balconies as a regulating line. This will have the positive result of integrating the balconies more into the building and also giving the windows a more horizontal read.
- On the taller side, differentiate the façade and emphasize the height with a taller window read. This can be accomplished easily by changing the muntins / mullions in the glazing.
- On the highly visible longitudinal façade, bring elevator all the way down to the base. Use this element (the elevator shaft) to transition from horizontal to vertical languages. Don't try to "break up" the façade; instead, organize it in such a way that it starts to respond to the horizontal or vertical languages.
- Entry at the corner doesn't make sense – move the door onto Ashland and replace storefront with glazed window.
- Lobby space is 2-stories but it is not reading as such. There is an opportunity to think about where the mullion should sit; if the mullion can be adjusted to follow the 7' header height, it will be expressed better and respond more to the unique site.
- If the building is expressed as two volumes as discussed, the building should start to resolve itself.

Next Steps:

Address the panels comments above and work with Planning staff prior to returning to UDAAP.

Attending:

Martin Marren – Marren Architects

Carla Ryon – CMR

Larry Jennings, Ric Cavencia – Junica Project Team

B. Brookes, Bria Burke, Darius White, Kern Johnson, Peter Smith, Ronal Libscomb, Ted Ludvigsen - Attendees

Mr. Anthony, Mses. Illeva and Bradley – UDAAP Panel

Tamara Woods, Ren Southard, Caitlin Audette – Planning