

BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL

MEETING MINUTES

Date: October 27, 2022

Meeting #69

Project: 3700 Boston Street

Phase: Design Development

Location: Canton

CONTEXT/BACKGROUND:

Ryan Scully with the development team introduced the team and shared the process the team has completed with Planning since the last UDAAP meeting. This included meeting with communities and attending SPRC.

Scot Foster reoriented the panel to the site including a new understanding from SPRC regarding the location of residential units at the first floor. The team has incorporated comments from UDAAP and has created podium parking on the first floor with residential units above at the east elevation. Residential units at Boston Street that are setback 15-35' setback from the trail. The vehicular drop off at the main entry has been refined to address concerns about vehicular circulation.

Paul Evenson then introduced the revised building massing and design which uses a five-story angled massing along Boston Street. The building has a strong red brick presence at the first five floors to connect to the Brewer's Hill neighborhood and used extended height massings to announce the building entrances and provide a location for signage.

Ryan Cosgrove continued the presentation with a discussion of the landscape including the shifting of the entrance drive to allow trees and other plantings that help connect to the entry plaza along Boston Street. Additionally, along Boston Street there will be a continuous planter adjacent to the street to provide a buffer for the trail. Adjacent to the building a wider planter will give the residential units privacy an

DISCUSSION:

The Panel thanked the project team for working to find a way to resolve many of the panels concerns. The panel proceeded with clarifications, questions and comments.

Clarifications: N/A

Comments:

Site

- Appreciate the solution for the arrival sequence which will have a large impact on the user experience. The plantings, specialty paving, and design feels appropriate for a lobby entrance.
- The scale of the landscaping along Boston Street now feels appropriate for Boston Street. The layered landscaping especially helps to achieve this.
- The stoop culture along Toone Street though tight, feels appropriate for the neighborhood in context.
- The circulation around the building feel much more intentional creating a big improvement.
- The attention paid to the western edge now feels much more like a place that is welcoming rather than left over.

Building

- Appreciate how the team brought the brick to Boston Street to tie the development to the Brewer's Hill community. Additionally, the change of the language at the entrance's brings a fresh idea and together create a unique approach appropriate for the location.
- Additionally, appreciate the effort to liven the garage entrance along Eaton Street which can feel very mundane. The intention and attitude which allow for pops of color throughout the development are refreshing.
- Though the height is currently a little overwhelming, it is forward looking and understands that the future development will meet this building.
- The efforts to remove fragmentation within the design have been successful and now the design feels more connected, this is especially obvious at the entry
- The residential units along Boston Street can work due to the topography and set back from the Street.
- One area of concern is the middle piece along Eaton Street which still feels a little awkward. Keep the material placement intentional, do the breaks align with egress cores? Or special programs?

Next Steps:

Continue to refine the design based on the comments from the panel and work with Planning Staff to complete design review.

Attending:

Paul Evenson, Scot Foster– BCT Design Group
Ryan Scully, Martin Howle, Alex Van Hollen – Avalon Bay
Melanie Monaco, Ryan Cosgrove – Kimley-Horn

Messrs. Anthony, Bradley and Ilieva - UDAAP Panel

Chris Ryer, Matt DeSantis, Ren Southard, Tamara Woods, Caitlin Audette – Planning

AC, Anthony LaRocca, Allison Mirrer, David Knipp, Deon Butler, Drew Tildon, Jacolby Washinton, Joanna Sullivan, SP, Ted Ludvigsen, Theresa Lucarelli, Tom Gleason, Chris Martin, Emily Gallagher, W. Obrecht - Attendees