

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

Date: September 14, 2023

Meeting #82

Project: 810 Leadenhall

Phase: Design Development

Location: Sharp Leadenhall

CONTEXT/BACKGROUND:

Pavlina Ilieva with PI.KL Architects introduced the project which includes 172 apartment units with 163 structured parking spaces in a 4-6 story building, that includes an active ground use and is seen as transit oriented development due to its location near the Camden Yards MARC and Lightrail stop. Ms. Ilieva then reviewed the previous design and comments that received at the previous UDAAP meeting.

The design team attended a community meeting held in April 2023 with a focus on the garage entries, specifically regarding the garage entry along Leadenhall street which is separated by a 10' alley from residential rowhouses. It was important to the design team that the garage floors to remain flat, to allow for the building to change based on changing vehicular use. After extensive review the location of the garage entry at this location was the best option available.

Brian Baksa with PI.KL then shared the current design. Alterations include the centralization of service spaces at the first floor, the reference to rowhomes at the walk-up units with recessed entries and connected vertical windows. The materials were chosen to work well with the existing historic building that will be retained, including warmer tones strategically placed to highlight entries and balconies. Both entries and the garage entrance have been recessed to minimize its impact to the adjacent rowhouses.

Alice Storm Jones with Floura Teeter Landscape Architects then shared the landscape proposal which include new street tree plants and bike parking, the third-floor courtyard, dog run at the fifth floor, and roof top amenity space at the 6th floor.

DISCUSSION:

The Panel thanked the team for the clear and thorough presentation. The Panel then moved into clarifying questions and comments.

Clarification:

- *On Leadenhall there's a planter near the entry, is there an opportunity for another planter near the black wall adjacent to the garage entry? This could act as a cue to the entry throughout the site. Yes, we could add a planter at this location, great point.*
- *What are the dimensions of the dog run? Roughly 60'x15', enough to hold a large quantity of dogs.*

- *Do the planters at the edge of the roof deck create an issue for safety?* The drawing is misleading, the planters are set back from the building edge.
- *At the amenity deck are there any concerns that noise could impact the neighbors?* We imagine that any activity could have some noise concerns, and some rules or policies to use the space may be necessary. The space is not perceived as an event space, and will be limited to use by the residents.
- *What is the general walking path if you come from the lightrail? Do you walk down Henrietta or Leadenhall?* When coming from Sharp Street you can either round from Henrietta or Leadenhall.

COMMENTS:

Site:

- Appreciate the sensitivity you've shown to the immediate neighbors, including the shadow impact studies and intensive vehicular access studies.
- Peach Street is still limited in what it can be, allows it to continue to be a quiet space where play and other spontaneous activities can take place.
- Appreciate the streetscape continuity – consider using flexipave around the large tree that is impacting the sidewalk.
- Consider making the bike racks diagonal to make sure that the sidewalk remains open. With an angle the colorful bike racks can feel almost sculptural.
- Perhaps reconsider the use of the Willow Oak, and use a tree that is more columnal that can work with the space available and location.

Building:

- Appreciate the care to the design and progression of the design – can see the deliberate actions that have been taken throughout the design.
- As your walking to the building could use materials or landscaping to frame the entries to clearly identify them to those that approach the building. The recessed entry starts to create this, but can be pushed slightly further.
- The use of the historic architecture is working well with the building.
- Initially concerned with the deep entries at the walkout units, as they could be problematic however the design including the oversized windows that indicate that there is some supervision, and the lighter colors within these deep entries make them feel less concerning and safe.
- Appreciate the warm tones and materiality, don't push it much further, pops of color can be in the street furniture.
- At the upper levels I appreciate the contrast with the light tones, almost night and day.
- The horizontality along the Peach Street elevation is very well expressed and brings the scale of the building down. In contrast along Leadenhall, the design appears too busy. Need to be more careful with the fenestration, is there a way to articulate the upper two stories of windows to create moments of pause and allow it to be more compatible with the rest of the building.
- At the roof top amenity space, the trellis element is foreign within the building. See if there's a way to soften it. Can the columns be recessed so the trellis floats?

Next Steps:

Continue working with Planning staff to address the panel's comments.

Attending:

Doug Schmidt – Workshop Development

Pavlina Illieva, Brian Baksa – Mahan Rykiel

Alice Storm Jones, Matt Ellingson – Floura Teeter Landscape Architects

Betty Bland Thomas, BZ, Heidi Thomas, JP, Kevin Lynch, Kuo Pao Lian, Peter Smith, Ryan Couto, Todd Tilson, Neil Tucker, Josh, Ramble - Attendees

Anthony Osbourne* and Sharon Bradley - UDAAP Panel

Ren Southard, Caitlin Audette**, Jazmin Kimble - Planning

* UDAAP Chairperson

** Assigned Planning Staff