

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

**Date:** November 2, 2017

**Meeting No.:** 248

**Project:** 1000 S Linwood Ave

**Phase:** Schematic

**Location:** 1000 S Linwood Ave, Baltimore MD

---

**PRESENTATION:**

Ross Taylor, General Manager of Taylor Property Group, LLC introduced the project team and scope for the proposed 5-story mixed use building located on 1000 S Linwood Ave in the Canton neighborhood of Baltimore.

Ryan Hochfelden, Associate Architect at Brown Craig Turner, presented site context and early massing sketches for 24 apartment units on 3 floors with a small communal roof deck over a floor of office lease space and ground level parking and lobby entrance. The design scheme involved a 2-story dark brick base in line with the adjacent two-story row houses and a 3-story volume clad in light-toned metal panel installed at various angles. Lobby entries and office space above feature floor to ceiling windows articulated as two-story storefront façade while the residential floors use a mix of smaller window sizes and balconies accented with dark spandrel and fascia. Garage entry is located on Dillon Street with residential and office entries as well as trash access facing Linwood Ave.

Scott Scarfone, Landscape Architect with Kimley Horn, presented the general landscape design strategy that involves a wide planted area adjacent to the building edge and paving pattern that accents the building entries.

**Comments from the Panel:**

The Panel reviewed a number of letters from community members who expressed concern over the newly permitted building height and general scale and scope of the project. Since proposed height and density development of the project is permitted by right under Transform Baltimore Zoning Code, the Panel focused on addressing issues that involve the quality of the proposed building and its impact on the surrounding urban environment as follows:

- **Space Layout** – the Panel found the building layout to be generally efficient and well conceived but recommended some improvements such as swapping the south egress stair with apartment units in order to take advantage of harbor views in the upper floors and to reduce hallway circulation in favor of living space. Other suggestions included combining trash and garage entry from Linwood and orienting the roof deck southwest towards the harbor/city views.
- **Mass and Materiality** – the Panel found the implied mass of the 3-story volume over the dark base too heavy and overpowering with respect to the scale and grain of the neighborhood context. Recommendations include breaking the mass visually into a few smaller volumes, minimizing the floating mass effect and introducing more well-placed balcony and residential window treatments throughout. The Panel encouraged the design team to explore a more sensitive approach to the urban context and consider further the materials, proportions, texture and coloration of the surrounding urban fabric that can be reinterpreted in the new building and applied in a

contemporary way. The use of the diagonal metal panel appeared heavy-handed and disconnected from the eminent qualities of the Canton neighborhood.

- **Building Opening** – the Panel expressed concern over the use of large storefront openings facing the residences across Linwood Ave and encouraged the design team to adopt a design strategy that is appropriate for the residential quality of the neighborhood and concentrate large openings more strategically at entries and common spaces while underplaying the presence of the office space with respect to protecting the privacy of neighboring properties.
- **Site Landscape** – the Panel considered the lack of street trees in the proposed landscape plan inadequate with respect to establishing the zones between building, pedestrians and vehicles. The design team was encouraged to explore a landscape scheme that restores the quality of the urban environment around the project site by introducing a strong cadence of street trees close to the street curb that would reinforce the boundary between the vehicular and pedestrian realm and provide shade and visual screening for the project. Additional vegetation is encouraged where possible in order to soften the building edge, particularly around the entries.

**Panel Action:**

The Panel recommended continued development of Schematic Design with comments above.

**Attending:** Ross Taylor, Taylor Property Group, LLC  
Ryan Hochfelden, Zack Vacosky, Scot Foster, Bob Gehrman -Brown Craig Turner  
Scott Scarfone, Jon Kraft - Kimley Horn  
Phillip Taylor  
Sean Flannagan, Doug Kaufman – Canton Community Association  
John Hutch – JP2 Architects  
Ed Gunts – Baltimore Brew

Messrs. Bowden and Burns and Ms. Ilieva\* - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Laurie Feinberg, Matthew DeSantis, Wolde Ararsa - Planning