

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

Date: December 14, 2017

Meeting #250

Project: 1000 S Linwood Ave

Phase: Continued Schematic

Location: 1000 S Linwood Ave, Baltimore MD

PRESENTATION:

Ross Taylor, General Manager of Taylor Property Group, LLC reintroduced 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, gave an overview of site context and earlier design schemes. Updated design proposal involved the 5-story structure clad in red and dark grey brick, grey cementitious panel and wood-color decorative metal panel based on select contemporary style projects in the area and throughout Baltimore that strive for a strong material connection to the existing context. Overall massing articulation was broken up into smaller volumes with additional balcony recesses throughout. Layout edits include relocation of south stair inboard to take advantage of southwest corner views and reduce roof egress circulation. The design featured smaller window openings at the office levels that are facing row houses across Linwood Street while maintaining floor-to-ceiling glazing at the main entries and the main building corner volume.

Scott Scarfone, Landscape Architect with Kimley Horn, presented the updated landscape design that included new street trees along Linwood St, 2-foot wide building base planting strip and one street tree on Dillon St and scored pavement entry ‘matts’ at office and residential building entries.

Comments from the Panel:

The Panel applauded the project team on the thoughtful response to previous comments and the skillful reinterpretation of the building massing and materiality for the benefit of a robust urban project that introduces a mixed-use product, new to that part of the Canton neighborhood, while responding with sensitivity to the existing urban context and community concerns.

The panel offered the following comments for consideration in further project development:

- **Mass and Materiality** – the Panel commended the design team on the successful arrangement of building massing and openings using the new material palette that is more closely related to the remaining neighborhood. Suggestions for further considerations included keeping juliet balconies from overlapping the decorative metal panel for greater continuity and clarity of both design features, refining the southeast corner material articulation and possibly introducing more of the dark grey brick on the east façade of the building in line with other contemporary examples throughout Baltimore.
- **Garage Opening** – the Panel encouraged the design team to lower the height of the garage entry to its functional minimum in order to reduce its visual impact along Dillon St.
- **Building Signage** – the Panel suggested that signage favors the building branding rather than individual office tenants with additional signage integrated in the office Lobby and Entry.

- **Site Landscape** – the Panel acknowledged the successful introduction of street trees and building entry pavement on the site and recommended positioning an additional tree on Dillon St, widening the planting strip to 3 feet and keeping it from overlapping the full height glass at the corner in order to support the clarity of the architectural intent and ease pedestrian corner circulation. The Panel requested that the design team studies and presents the integration of landscape interventions and key building elements.

Panel Action:

The Panel recommended approval of Schematic Design with comments above.

Attending: Ross Taylor, Taylor Property Group, LLC
Ryan Hochfelden, Scot Foster, Zack Vacovsky, Bob Gehrman, Brown Craig Turner
Scott Scarfone, Jon Kraft, Kimley Horn
Doug Kaufman – CCA
Adam Bednar – The Daily Record

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

Anthony Cataldo, Marshella Wallace, Wolde Ararsa - Planning