

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

**Date:** December 11, 2014

**Meeting No.:** 197

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**Project:** 2001 Cold Spring Lane

**Phase:** Continued Schematic

**Location:** 2001 Cold Spring Lane

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**PRESENTATION:**

Mr. Donald Kann (Kann Partners Architects) acknowledged the value of several working sessions with Planning and UDARP members aided in the progress of the project to date. The general distribution of the building massing had been rationalized within the site boundaries and setbacks, resulting in a consolidated configuration. As a result, the circular drive has been relocated, and the site elements have moved 18' further north but also pulled back from Cold Spring Lane. This offered "greater clarity" in the partee with improved geometries and relationships.

Ms. Alice Jones (Floura Teeter) landscape architect for the project, was asked to describe the site goals for the project and the conceptual character for her work. Although the materiality of the site has yet to be explored, it was acknowledged that the character of the site would reflect the post-industrial mill references inferred by the building architecture. She has been working through pedestrian safety studies and bicycle movement, as well as car-parking scenarios. Through sectional studies, her work will explore the relationship of the site to Cold Spring Lane, as the project progresses.

**RECOMMENDATIONS OF THE PANEL:**

The panel was very appreciative of Mr. Kann's efforts and generally acknowledged the improvement to the overall composition. Panel comments are described below:

- There was general agreement about the characterization of the architecture as a post-industrial Mill reference. It was suggested that the residential component and the commercial component needed to have greater differentiation, perhaps making one structure appear as a Mill from an earlier era. Perhaps the residential component could be less monumental compared to the commercial property.
- The Panel acknowledged concern over the scale of the residential entry and the awkward physical connection of the residential structure to the adjacent commercial property. The resultant breezeway below (and the connector above) does not reinforce the composition. Perhaps those apartments could be re-situated within the residential building structure to eliminate the physical connection between the buildings.

- There was appreciation for the east/west pedestrian connector opposite the residential entry but it was noted that it will need to be designed as a purposeful space. One Panelist noted the need for a vehicular drop-off at the top of the stairs to reinforce the gesture.
- Where possible, the “Juliet” balconies expressed through the residential facades should be converted to occupiable balconies.
- The landscape architect should focus on the relationship of Cold Spring Lane to the public sidewalk and the elements of the site to reinforce a positive pedestrian condition where possible.

**PANEL ACTION:**

Recommend Schematic Approval with Comments.

**Attending:**

Bob Rosenfelt, Carla Ryon – CMR

Cass Gottlieb, Vipul Talwar, Donald Kann- Kann Partners

Alice Jones – Floura Teeter

Lisa Krick, Dan Galluzzo – Aquity, LLC

Kevin Litten – BBJ

Klaus Philipsen – ArchPlan

Natalie Sherman – Baltimore Sun

Dr. Meany; Messrs. Bowden, Burns and Rubin\* - UDARP Panel

Anthony Cataldo –Planning Dept.