

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

**Date:** March 13, 2014

**Meeting No.:** 180

**Project:** 900 East Fort Avenue

**Phase:** Continued Final

**Location:** Corner Lawrence Street and Fort Ave – Locust Point

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**PRESENTATION:**

Vice President Jeff Kayce of Bozzuto Development reminded the Panel that Bozzuto and its partner Solstice Development is committed to creating an urban residential address of quality and distinction and introduced Architect Rohit Anand of KTG Group to describe the development of the design since the last presentation. Architect Anand reviewed the prevailing main aspects of the design as he also addressed the Panel's previous comments and recommendations. He commented on changes to the main corner, the originally proposed coloration, the layered articulated skin treatment and the "folding plane markers" which accentuate special moments and conditions of the building's form. Additionally, the new design of the Key Highway garage facade was shared along with changes to the project's two elevated courtyards.

The building is designed to meet Residential LEED standards. The proposed materials included three colors of brick masonry, light and medium toned cementitious panels, and a standing seam metal "shingle" employed on the marker elements.

**COMMENTS FROM THE PANEL:**

The Panel was particularly complimentary of the changes to the Key Highway garage facade and felt that the resulting design was greatly improved for that element. The Panel also felt that the building's new proposed coloration, and specifically, the deletion of the bright red color of certain feature "marker" elements was headed in a more positive direction. Although the building design has moved forward since the last presentation, there remain questions regarding overall design cohesion that require continued study and resolution:

1. **Façade Layering Principles and Consistency** – The Panel felt that the design team should continue to clarify the dominant "rules" of the current layered facade grid design along with clearly establishing the intended relationships of those facade components at critical places in the overall building form such as junctions, setbacks, corners, tops, etc. The aim being to create a more cohesive and restful design.
2. **Density and Strength of Second layer** – the projecting 18-inch deep, grey colored second layer of the facade design, which currently features a combination of 1 and 2 storey vertical expressions should be simplified to create more contrast with the base building patterns. A more consistent and denser grid, expressing single floors rather than double floors, was suggested for further study.
3. **Metal Panel Feature Markers**– the material proposed for the major corner, entrance and rooftop features of the building – metal, standing seam shingles (previously described as monolithic flush red metal panels with concealed joints) appears to explore a new direction since approved schematics and was questioned as to its suitability in its many and varied applications. Although the introduction of an industrial textured material rather than the reliance solely on color as the

distinguishing aspect might bring reasonable results, it was felt that the standing seam shingle, with its distracting texture and shadows, should be reconsidered.

4. **Corner Treatment** – The Panel agrees that the main corner of the building is an important opportunity for a special retail presence as well as its community identity, but feels it should have a more consistent relationship with its adjacent retail spaces through the use of awnings, planters, landscape, lighting and specialty signing. The current design should be revisited to create a more dynamic place at this important location. Retail Tenant Storefront Design Criteria and lighting design should be incorporated.
5. **Entrance Canopy** – The horizontal element that establishes the entrance treatment on Fort Avenue appears too high (20 feet) to provide the intended weather protection and intimacy of the building’s main residential portal. More study or lowering the plane to a pedestrian level was suggested.
6. **Key Highway Retaining Wall** – Consider lightening up on the retaining wall along Key Highway or allowing the suspended garage structure to continue all the way to the ground in order to marry the grid above with the wall.

**PANEL ACTION:**

Recommend approval of Final Design with above comments. Developer to work with Planning Department Staff in resolving remaining design issues, outlined above, with Panel member input as needed.

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**Attending:** Jeff Kayce - Bozzuto Development  
EJ Rumpke, Jeff Jacobson – Solstice Partners Inc  
Scott Plank – 900 E Fort Ave  
Joe Woolman – J.R. Woolman , LLC  
Rohit Anand, Federico Soifer – KTG Y Group, Inc Architecture + Planning  
Kevin Litten – BBJ  
Nakita Reed, Ward Bucher – Encore  
Natalie Sherman – Baltimore Sun  
Gabriel Kroiz, Christian Cueva, Christine Doherty, Oladele Aujonn – Morgan State Univ.

Patrick Terranova – BDC

Ms. Jones Allen, Ms. Judith Meany, Messr. Bowden\*, Burns (Mr. Haresign recused) - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Brent Flickinger –Planning Department