

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

**Date:** August 28, 2014 **Meeting No.:** 191

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**Project:** Point Street Apartments **Phase:** Schematic

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**Location:** Harbor Point P.U.D. - Point and Wills Street

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**PRESENTATION:**

Mr. Kevin Johnson, representing ASG Architects; reviewed refinements to the design since the previous U.D.A.R.P. presentation. Notable refinements included:

- A clearer distinction in massing and façade treatment between the “midrise” component along Point Street and the “tower” component which fronts onto Will Street and the park to the west
- Further development, detail and integration of ground level uses.
- Continued development of materials, colors and textures.

Mr. Richard Jones, representing Mahan/Rykiel Landscape Architects, presented the landscape design for the project. Design features included:

- Streetscape standards (in accordance with the overall master plan)
- A formal urban plaza to the south of the building transitioning to a green lawn that cascades down to the waterfront promenade.
- A green wall along the west side of the lawn to screen the parking garage, and;
- A zig-zag pedestrian ramp that allows pedestrians to negotiate the approximately eighteen foot grade difference between the upper plaza and waterfront promenade.

**COMMENTS OF THE PANEL:**

**ARCHITECTURE:**

In general, the Panel was pleased with the refinements to the Schematic design. There were a few comments expressed by the Panel. They were as follows:

- Study the thickness and “visual weight” of the belt line separating the ground level store fronts and the second floor residential,

- Recognizing that the project will incorporate operable windows, refine the façade using the placement, pattern and shape of the operable windows to signify a residential use
- Continue to study and improve opportunities for ground level uses to engage and energize the south plaza
- Continue to clarify the different fenestration strategies between the mid-rise component, with vertical masonry piers and windows; and the high-rise component which is predominantly concrete frame and window wall. The distinction is most clear and strongest along the north (Point Street) façade elevation and less clear on the south elevation below the amenity level,
- Restudy the “corner tower” so that it is less heroic and more integrated into the scale and grid of the other facades, more residential and less commercial. Increasing the number and size of balconies on the west elevation and accentuating more of the frame may help to “root” the corner tower into the overall building composition, and
- Restudy the top of the “corner tower” with respect to the window wall system serving to screen the mechanical penthouse.

#### LANDSCAPE ARCHITECTURE:

The Panel was pleased with the proposed streetscape design along Point and Wills Streets. In general, the Panel viewed favorably the design concept of the south park but raised concerns about the relationship of the park to adjacent buildings and ground level uses. The Panel offered the following comments:

- Restudy the relationship of the cascading/sloped park to the ground floor of the adjacent office building forming the eastern edge. The proposed eighteen foot high narrow “open corridor” separating the office building from the cascading park was problematic and suggests the design should be less about a strong geometric expression and more responsive and sensitive to adjacent buildings and uses;
- Study additional opportunities to energize the upper plaza and make more intimate and less formal. Incorporating the placement of seating and social groupings and relying less on a rigorous paving pattern and more on defining urban rooms and place making would be desirable
- Continue to study and develop the west garage wall facing the park so that it is an effective screen for the garage and a viable green wall. The approximate 120 foot length of this wall dictates that it is a significant player in the overall open space composition.
- Consider the streetscape along the western edge and the incorporation of the main garage entrance at a critical connection point of the promenade and public access to the site.

#### **PANEL ACTION:**

Recommendation for approval with comments.

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**Attending:**

Adam Bednar – The Daily Record

Lauren Moloney – Waterfront Partnership

Kevin Litten – BBJ

Todd Harvey – BHC Architects

Jonathan Flesher, Chris Mfume – Beatty Development

Beresford Pratt, Kevin Johnson – ASG

Richard Jones – Mahan Rykiel Associates

Daniel Henson – Henson Development

UDARP Panel Members – Dr. Meany, Messrs. Burns\*, Bowden and Haresign

Planning Department- Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Tamara Woods