

BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE REVIEW PANEL MINUTES

Date: March 29, 2007

Meeting No.: 56

Project: The Fitzgerald at Bolton Yards

Phase: Schematic

Location: Mount Royal Light Rail Area

PRESENTATION:

Robert Quilter, Department of Planning, presented the seven Urban Design Goals identified for this project. Toby Bozzuto, developer, and Omar Calderon, architect of Design Collective, presented a site plan, schematic building plans and a model for the project which is to include an 1100 space parking garage, 214 apartments and retail space. The site is directly adjacent to the Mount Royal Light Rail Stop, at the corner of Mount Royal and Oliver.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To express appreciation for the work done by the development team to date.
2. To see a single access to the 1100 space garage as problematic. Two points of access would be better.
3. To express appreciation for the flat plate garage and the mixed use aspect of the proposal.
4. To express general approval of the façade studies shown.
5. To suggest that ways of softening the exterior appearance of the garage be sought as the project develops. Perhaps vines might be planted to disguise its appearance. In any event, the garage should be developed to read as somewhat continuous with the housing facades.
6. To see the corner closest to Mount Royal as uncomfortably close and insufficiently developed as a focal point.
7. To suggest that a future presentation include façade detail sufficient to allow the Panel to be confident in its understanding of its appearance.
8. To suggest that courtyard elevations and plans be also presented.
9. To suggest that more building/site context information be presented next time.
10. To express some disappointment that the architects did not, as they have on other occasions, present alternative concepts that were considered for the project.
11. To direct attention to the consideration of fire separation between the garage and the apartments.
12. To express some disappointment at the lack of fluidity in the layout of the apartments. The whole project might seem to fit this specific site more comfortably.

13. To see the massing of the project as disappointing. It might be better if the garage were lower and the housing higher.
14. To point out that the goal to provide pedestrian circulation through the site as lacking in the scheme presented.
15. In general, to express appreciation for the otherwise completeness of this schematic presentation.

PANEL ACTION:

The comments raised and listed above need to be addressed prior to schematic approval.

Attending:

Toby Bozzuto, Jeff Kayce – Bozzuto Development
Robert Bogomolney, Steve Kitchen – U B
Joel Cherington, Lyssandra Barbieri – Gould Property Co.
Veronica Barber – RK&K
Al Barry, Alex Hoffman – AB Associates
Joan J. Millane – Millane Partners, LLC
Laurie McLain, Omar Calderon, Keith Peiffer – Design Collective
Nan Rohrer - DPOB
Jay Brodie, Paul Dombrowski, Molly Buckheit – BDC

Messrs. Bowden, Ramberg, Schack Britt and Cameron – Panel
Theo Ngongang, Bob Quilter - Planning