

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

Date: June 21, 2007

Meeting No.: 62

Project: The Fitzgerald

Phase: Revised Schematic

Location: Mount Royal and Oliver

PRESENTATION:

Toby Bozzuto, of Bozzuto Development, introduced the project and described changes to the program, including an increase in residential units (214 to 280), the inclusion of some residential units under the plinth, an increase in height of the residential wrapper along the light rail face of the garage, and the replacing of ground floor residential on Oliver with retail. Omar Calderon, architect with Design Collective, described site and design changes in response to the Panel's previous comments as well as changes to the program. He also presented a context plan showing the current project within the University of Baltimore's master plan.

RECOMMENDATIONS OF THE PANEL:

The Panel complimented the design team for their presentation and thoughtfulness regarding the importance of this project and its location, and feels that it is moving in the right direction. In particular, the Panel considers the taller residential wrapper on the light rail side of the garage, the breaking up of the masses of the residential blocks, the inclusion of retail on Oliver Street, and the building's urban design response to its context and to light rail to be very positive. However, the Panel was still concerned with several items:

1. **The Garage:** Because of the height and size of the garage, the Panel feels that it continues to dominate the residential units. Increasing the height of the residential wrapper helped to mask the garage; the Panel would like the architect and developer to look at the continuing the residential wrapper around the corner and wrap the Oliver Street edge of the garage, as well as other measures to diminish the imposing nature of the garage. Additionally, although the Panel appreciates the straightforward approach of the exterior treatment of the garage it feels that a better integration and relationship of the garage façade to the residential façade is needed – as it stands now it looks like two separate projects. Additional thought on the garage elevations is needed given that it will be visible from I-83 as well as from Maryland Avenue and the Station North neighborhood.
2. **Elevations:** While the Panel likes the simplification of the elevations from the previous scheme, it feels that their treatment has become too simplistic. The Panel feels that the elevations need further development and more thought given to not only breaking up the building mass but utilizing bays, balconies, and other elements to

- introduce an additional level of depth, shadow, and articulation to help break down the scale of the long facades. Additionally, elevations of portions of the facades should be presented in a larger scale along with full length façade elevations.
3. Corner at Oliver and Mt. Royal: Panel members were most concerned with the treatment of the corner and felt that the cantilevered upper floors and façade treatment were not a good response to this corner. Additional development is needed to give the corner a better grounding to the site and integrate it with the vocabulary of the skin and column treatment used elsewhere. The entrance and entrance court also needs further study. Finally, given the importance of this corner, and the separate material and elevation treatment of the “bent” residential block, the Panel feels that this element needs to be a taller mass and height. Several Panel members questioned the pool location and suggested that it might be relocated to the roof, which could help in giving a greater height to this element.
 4. Miscellaneous Comments: The Panel felt that the presentation of UB’s master plan helped to better understand and discuss the design and siting of the Fitzgerald, and recommends that the massing model reflect the potential master plan buildings. Also, a site plan with landscape treatment is needed.

PANEL ACTION:

Approval withheld.

Attending:

Toby Bozzuto, Jeff Kayce – Bozzuto Development
Steve Kitchen, Steve Cassard, Stacey Lee – U B
Joel Cherington, Lyssandra Barbieri – Gould Property Co
Al Barry, Alex Hoffman – AB Associates
Joan J. Millane – Millane Partners, LLC
Laurie McLain, Omar Calderon, Dennis Jankiewicz, Keith Peiffer – Design Collective
Catherine Mahan – Mahan Rykiel
Ed Gunts - Sunpapers
Linda House - DPOB
Jay Brodie, Paul Dombrowski, Molly Buckheit – BDC

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