

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

Date: February 28, 2008

Meeting No: 76

Project: JH Graduate Student Housing

Phase: Schematic

Location: 900 Block North Wolfe Street - New East Baltimore Community

PRESENTATION:

John Lecker of the Forest City/New East Baltimore Development team and Jim Doss of Allen and O'Hara introduced the project. Faith Nevins of Marks Thomas presented the plans for this 327 unit stepped building, with heights of 100 and 200 feet. Commercial spaces are proposed on the ground floor of the building. Various schemes have been studied and were presented by consultants DiMella and Shaffer. The scheme proposed is part brick and part glass façade.

COMMENTS OF THE PANEL:

1. To enquire regarding the LEED strategy proposed.
2. To express some appreciation for the varied massing and façade material proposed, but doubts about the varied window sizes and shapes shown.
3. To see the long interior hallway as an oppressive feature. It should be improved.
4. To express approval for the effort to do something out of the ordinary with the façade. A strong base expression seems to be missing.
5. To see the varied height of the building as a successful feature.
6. To express appreciation for the various schemes presented.
7. To suggest that a possible way to vary the facades might be to make larger openings to the hallway and common spaces, accepting more regularity in the expression of the more typical window openings.
8. To ask why brick facing was preferred to precast wall, as originally considered.
9. To recommend that the façade not be too flat.
10. To express interest in the collage approach, with some questions about how the glass fields are developed. It is disturbing to note two rather square pieces of glass shown.
11. To recommend pursuit of some logic in the collage expression. Any recognition of meaningfully larger or smaller openings could be welcomed. An entirely visual to the size, shape and character of the collage would be desirable.

PANEL ACTION:

The Panel would like to see more detail in a future Continued Schematic presentation.

Attending:

John Lecker, Cheo Hurley – Forest City

Peter Cheweshe – Otis Warren Companies
Leslie Harris – Harris Kupfer Architects
Jim Doss, Ed Hodges – Allen&O'Hara
Faith Nevins, Brad Holder – Marks Thomas Architects
Jay Brodie – BDC

Ms. Eig; Messrs. Cameron, Ramberg, Britt and Schack – Panel
Doug McCoach, Natasha Poole, Bob Quilter – Department of Planning