

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

Date: November 13, 2008

Meeting No.: 91

Project: Gateway at Washington Hill Phase 1

Phase: Final

Location: Orleans/Baltimore/Wolfe/Washington Streets - PUD

PRESENTATION:

Jeff Davis and Darryl Carrington of J Davis Architects addressed the various comments made at the previous presentation, stressing that the design was simpler regarding the repetition of elements, the rhythm of the facades, and the use of materials. Additionally, there were a few new features, including:

- The creation of enclosed courtyards with the addition of townhouses and an entry portal on block "A" of N. Washington Street.
- Tower lanterns flanking the plaza at N. Wolfe and E. Fayette Streets
- Brick wrapping all of the corner elements in the project

RECOMMENDATIONS OF THE PANEL:

The Panel felt that the changes made regarding the complexity of the project helped to tie the entire project together visually while maintaining interest and articulation to the block-long sets of facades. However, the Panel did have several comments:

Materials. The Panel appreciated the thought given to the materials on the facades and the fact that materials were turning corners, which gave the project a more substantial quality. Several Panel members thought that the color choice was too somber and muted, especially the brick colors (in particular the red/ violet brick). The Panel would like additional thought given the color palette.

Lighting. While lighting was described, there were no examples of the types of lighting being proposed, which is expected at a final presentation. The Panel would like to see more information about the lighting – both along the facades, on the streets, and at the tops of the parking garages.

Fairmount Connector. The Panel still felt that more study was needed for this part of the project, which provides an important pedestrian connection through the project. As was done with the exterior facades, the Panel feels that continued simplification of the space and its treatment is needed. Questions included "Does the two-story amenity space need to project as far as it does or can it align with the facades to the east?" "Can the townhouse block on N. Wolfe Street become wider to align with the facades to the east?" Both questions respond to Panel members' recommendations that the "thru-ness" of the space be defined simply by a combination of the building enclosure, trees / plantings / skylight, and paving. At the moment the amenity room and the corner treatment at N. Wolfe and the Fairmount connector compromise the clarity of the space feeling like a public, pedestrian route.

Miscellaneous. The following are other comments and recommendations made by the Panel:

1. Eliminate the block at the base of the facades and simply have this brick with a water table.
2. The smaller windows under the larger windows look awkward. Also, the façade projections on the “B” block of N. Wolfe need work regarding their proportion and the size of the cornice / parapet, which should be larger and more consistent with other parts of the project. The number of window types was also questioned as being too many.
3. The townhouses with entry portals on the “A” block of N. Washington Street appear too horizontal and not in keeping with the general vertical rhythms created elsewhere.
4. Concern was expressed regarding the mansard roofs diminishing the strength of the block rhythms – additional thought should be given as to whether they are needed and, if so, their slope and cornice treatment.

PANEL ACTION:

The Panel gives final approval with comments with the following qualifications: that it would like to see a **revised color palette**, **additional information on lighting**, and **additional study of the Fairmount connector**. These items can be presented at a short meeting with the Panel and the staff.

Attending:

David Holmes – Capital Development

Brian Dusek, Gary Plichta – JLB

Jeff Davis, Daryl Carrington - JDA

Susan Williams – STV. Inc.

Mara Murdoch – Murdoch Architects

Kingi Scott - Citizens for Washington Hill

Nate Prell – AB Associates

Jay Brodie - BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

Gary Cole, Wolde Ararsa, Bob Quilter - Planning