

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

Date: December 10, 2009

Meeting No: 105

Project: JH Student Housing (lots R9/10)

Phase: Continued Schematic

Location: 900 Block North Wolfe Street; Northeast Corner at Ashland

PRESENTATION:

Dennis Miller of EBDI and Ed Hodges, architect, reviewed the background of this project with particular attention to the original 2008 presentation, and revisions made subsequently in response to panel reviews.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To question the extent of projections shown on the west façade. It was explained that some are 2', some 3' and some 4'.
2. To ask what is shown at the top of the building above metal and glass wall. The top level is to be a screen enclosing mechanical penthouses. It will be especially illuminated at night.
3. To see this presentation as more convincing than more recent versions. Improvements could be made at and above the entrance, with omission of the extended roof canopy horizontal band, at least in part, shown across the whole west façade. Projections shown would be more effective if more pronounced.
4. To recognize that the night elevation shown illuminated looks best as it shows more depth and contrast.
5. To recommend that the piers shown at ground level be centered on masonry wall above and be more substantial.
6. To express doubt about divisions vertical and horizontal between brick and metal fields that are currently shown half and half. The equal division seems uncomfortable; one material should dominate.
7. To recommend a darker, red brick in lieu of salmon shown.
8. To recommend as much relief and shadow at brick openings as possible.

PANEL ACTION:

Schematic approval recommended.

Attending:

Dennis Miller – EBDI

Scott Levitan, John Lecker - Forest City

Dawn L. Taylor - Otis Warren and Company

Ed Hodges - DiMella Shaffer

Magda Westerhout, Michael Blake, Sam Culpepper, Tim Offut – Mark Thomas
Architects

Paul Dombrowski – BDC

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

Tom Stosur, Gary Cole, Natasha Becker, Anthony Cataldo, Bob Quilter- Planning