

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

MEETING MINUTES

Date: February 25, 2010

Meeting No: 108

Project: JH Student Housing (lots R9/10)

Phase: Final

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

PRESENTATION:

The project team made a final presentation of this project, addressing issues that were raised at the 10 December, 2009 Panel meeting. Material samples, lighting and signage were also shown.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To see this final presentation as “having come a long way”.
2. To express appreciation for the granite base proposed. Should it be more substantial?
3. To suggest that the three differing projecting bays might better be more the same.
4. To recommend that the band of dark paving material where the building meets the sidewalk run slightly outside the pier base as sometimes shown, possibly by 4-8 inches.
5. To recommend that the projecting bay above the entrance be different so as to strengthen the entry expression.
6. To see this as a very unusual building expression, possibly interesting in its provocative and unexpected surface treatment, possibly ultimately disturbing. One hopes for the former.
7. To question the expression as too flat. The brick might look like wallpaper. The punched windows with only a 2” recess may not read as hoped for. Perhaps their setback should be greater.
8. To recommend that the entrance be emphasized, possibly by being significantly recessed. The canopy might well be lower and more projecting.
9. To approve the slot shown at the piers. Should it run up higher?
10. To recommend starting with uniform signage except what is shown at awnings as indicated.

PANEL ACTION:

Final approval recommended.

Attending:

Dennis Miller – EBDI

Scott Levitan, John Lecker - Forest City

Dawn L. Taylor - Otis Warren and Company

Ed Hodges - DiMella Shaffer

Faith Nevins, Sam Culpepper, Tim Offut, Kristin Etzel – Mark Thomas Architects

Charles Harris - Allen & O'Hara

Jay Brodie, Paul Dombrowski – BDC

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

Gary Cole, Wolde Ararsa, Natasha Becker, Anthony Cataldo, Bob Quilter- Planning