

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

**MEETING MINUTES**

**Date:** September 15, 2011

**Meeting No.:** 135

**Project:** Gateway at Washington Hill Phase 1 (Area B)

**Phase:** Revised Schematic

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

**PRESENTATION:**

Drew Chapman, VP of the Jefferson Apartment Group of McLean, Virginia introduced his company and the architect for the project – Gordon Godat of JP2 in Baltimore.

Mr. Godat oriented the Panel relative to Area B, the center block of this three block PUD. It is bounded by Fayette, north, Washington, east, Fairmount, south and Wolfe on the west. This first phase of the PUD will include 290 apartment units, 35,000 sf of retail space along Fayette Street and a parking core providing 1+ spaces per unit. It will be four levels above a concrete podium. He described the proposed changes to the previous design reviewed by the Panel in 2008, specifically noting the revisions as follows:

*PREVIOUS SCHEME: ENTRY AND EXIT POINT FOR RETAIL PARKING, RESIDENTIAL PARKING AND ALL RETAIL DELIVERIES, TRASH REMOVAL AS WELL AS RESIDENTIAL TRASH REMOVAL.	4. PROPOSED SCHEME: INTRODUCTION OF RESIDENTIAL PARKING ENTR and EXIT POINT, SEPARATE FROM RETAIL PARKING and LOADING.
*PROPOSED SCHEME: ENTRY AND EXIT POINT FOR RETAIL PARKING ONLY.	5. PROPOSED SCHEME: INTRODUCTION OF REQUIRED UTILITY SPACES THAT MUST HAVE DIRECT ACCESS FROM EXTERIOR. SPACES NOT SHOWN IN PREVIOUS SCHEME.
*PREVIOUS SCHEME: PEDESTRIAN STREET WITH INTERMITTENT AREAS OF PLANTING.	6. PREVIOUS SCHEME: (2) GROUND LEVEL RESIDENTIAL UNITS
*PROPOSED SCHEME: PEDESTRIAN STREET CONCEPT REMAINS. INTRODUCTION OF A RAISED, CONCRETE PAVED PLAZA FOR TEMPORARY PARKING FOR GUESTS WITH ACCESS FROM WOLFE STREET ONLY.	PROPOSED SCHEME: INTRODUCTION OF SERVICE CORE (LOADING and TRASH) SIZED PROPERLY TO ACCOMMODATE A GROCERY STORE AS WELL AS ADDITIONAL RETAIL AND A RESIDENTIAL MOVING VAN LOCATION.
*PREVIOUS SCHEME: (2) RECESSED, GATED COURTYARDS	
*PROPOSED SCHEME: ELIMINATION OF GATED COURTYARDS, MASSING WILL MAINTAIN URBAN STREET.	

Regarding the elevations, Mr. Godat pointed out the “rowhome” portion of the design on Wolfe Street, with traditional stoops facing the street, materials are cast stone at base, brick above and hardi-panels at the top floor.

Regarding the former Fairmount Street space, he described the upper level (nearest Washington Street) as “all pedestrian” while the lower level, nearest Wolfe Street, accommodates vehicular entrance and some short-term surface parking spaces.

The plaza at the Fayette and Wolfe Street corner, approximately 70’ square and leading to the retail uses, has been retained from the previous design. An amenity deck has been added to the roof of the parking garage component.

## **RECOMMENDATIONS OF THE PANEL:**

1. The revisions to the previous design were generally seen as improvements and favorably commented upon.
2. A more developed site plan was requested for the Fayette/Wolfe corner plaza.
3. The lower level of the former bed of Fairmount requires further study regarding possible pedestrian/vehicular conflicts and the design of the proposed fountain.
4. Regarding the elevations – further study should be given to the vertical relationships of the various elements and to the “rowhouse” treatment within the Wolfe Street façade (about which the Panel views were not unanimous).

## **PANEL ACTION:**

Revised Schematic approved subject to the Panel’s recommendations as noted above.

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### **Attending:**

Drew Chapman – Jefferson Apartment Group  
Gordon Godat, Dana Tharrett, Tenille Jordan, Cat Vanderlaan – JP2 Architects  
Susan Williams, Tony Cortea – STV. Inc.  
Caroline Hecker - RMG  
Carolyn Boitnott – Butchers Hill Resident  
Nate Prell – AB Associates  
Jay Brodie, Marianne Navarro - BDC

Ms. Eig; Messrs. Ramberg, Britt and Cameron – Panel\*  
Tom Stosur, Anthony Cataldo, Bob Quilter – Planning

(\* Note – Due to a Fire Drill evacuation during this presentation, not all panel members were able to attend the full review session.)