

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

**Date:** March 15, 2012

**Meeting No.:** 143

**Project:** Gateway at Washington Hill PUD – Parcel B

**Phase:** Final

**Location:** Orleans/Baltimore/Wolfe/Washington Streets \_\_\_\_\_

**PRESENTATION:**

Mr. Drew Chapman, developer with Jefferson Apartment Group, introduced the project's new architect, Preston Partnership. Mr. Edsel Arnold, architect with Preston, reviewed the Panel's comments related to the previously approved concept. No changes were proposed for the massing; however, the skin was refined to respond to UDARP. These changes include lighting the lantern at the entry tower, devising a hierarchy of cornices, creating recesses and changing the brick color at these areas, reinforcing vertical divisions with brick color and slight recesses, and introducing a strong horizontal, deep cornice to visually separate the town houses from the apartments above, adding color and detailing to the town houses' recessed entries, providing more variety in the windows, and adding exterior lighting.

Brent Martin, landscape architect with Land Design explained the new design for the public space that attempts to moderate the change in symmetry that occurs over the extent of this space.

**RECOMMENDATIONS OF THE PANEL:**

Overall, the Panel was pleased with the refinements. Members of the Panel commented as follows:

Architecture:

1. The architectural refinements are for the most part excellent and strengthen an already strong project.
2. The corner lantern overhang looks heavy as do the corner piers. The Panel would like to see it look lighter as it rises to the top. Consider changing the location of the belt course at the recesses where the material changes and introducing channels versus shadowed profiles to demarcate levels.
3. The new town house design is excellent and it should be used on all the townhouses. The two townhouses without the vertical material treatment look a little out of place. Investigate the omission of the internal balconies along the street frontages to allow for the same material treatment of the remaining townhomes and consider placing them along the elevation that faces the public space to help activate the space.

4. The use of the “projecting bay” over the corner and side elevations arcades may need to be reconsidered.

#### Landscape:

1. The stair at the center of the public space is unresolved. The question of whether the space is private or public needs to be decided first in order to allow for the design to monumental (public) or more utilitarian (private). This would lead to addressing how the residents will access the garden space, and whether this will be the same or different than public users.
2. The curve of the staircase at the public space was unsuccessful in moving pedestrians through the space and would prefer a linear design and the introduction of more of a mid-point.
3. The contrast between asymmetry and symmetry of the design across the length of the public space is problematic. The rigid organization of the trees does not provide a good juxtaposition with the curve of the staircase.
4. Additional trees need to be included at each end to continue the tree-line appropriately
5. The Panel suggests introducing an “overlook” that can better connect the upper and lower levels of the public space.
6. The treatment at the corner of Fayette is generally good; however, the change in design and material of the pavers to provide an entry “walk” or “runway” to the building is unsuccessful. The Panel recommends keeping the material the same in this area and questions why the circular pattern is being used. Additional trees should be investigated at that corner. Perhaps a pair of trees near the loading zone.
7. The design of the “autopark” is much improved and is now quite successful.

#### **PANEL ACTION:**

The Panel recommends Final Approval with comments. The Panel would like to see the applicant continue to work with Planning staff to resolve some of the areas that need resolution.

---

#### **Attending:**

Drew Chapman, Duncan Jones – Jefferson Apartment Group  
Edsel Arnold, Will Brownbalk, Imron Kifayat, Jvan Carlos Serrano - The Preston Partnership  
Brent Martin, Brett Manvilla - Land Design  
David Holmes – Capital Development  
Susan Williams - STV  
M J Brodie, Marianne Navarro – BDC  
Virgil Bartram – Resident  
Chris Ryer – SECDC  
Caroline Hecker - RMG

Ms. Eig\*; Messrs. Bowden, Burns, Cameron– Panel  
Tom Stosur, Anthony Cataldo, Natasha Becker - Planning