

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

Date: July 31, 2014
Project: Point Street Apartments

Meeting No.: 189
Phase: Schematic

Location: Harbor Point PUD- Point (formerly Block) and Wills Streets

PRESENTATION:

1. Anthony Cataldo from the City of Baltimore Office of Planning introduced the project and the project team. The team presenting to the panel was introduced – Jonathan Flesher of Beatty Development Group, and architects Adam Gross, FAIA and Kevin Johnson, AIA from Ayer Saint Gross.
2. Mr. Flesher introduced the project, noting that the project conforms to zoning requirements, slightly alters the approved master plan, and noted renaming of Point (formerly Block) Street. Mr. Flesher provided an overview of implementation of the master plan to date, noting that:
 - a. Thames Street Wharf is complete with a reorientation of its primary entrance to Thames Street.
 - b. Exelon Headquarters, including a parking garage and an urban park are under construction.
 - c. The Central Avenue Bridge implementation is in process, managed by the City of Baltimore – Department of Transportation.
3. Messrs. Gross and Johnson presented the project design noting the following key elements:
 - a. Program
 - i. 285 +/- Rental Residential Apartments
 - ii. Approximately 7,000 SF of Amenities
 - iii. Total conditioned area – approximately 290,000 Gross Square Feet
 - iv. Parking sits partially below grade creating a shared podium with Thames Street Wharf and a future building.
 - b. Site
 - i. There is an approximately 18’ drop from the public plaza and Point Street to the waterfront and marina to the east.
 - ii. The Harbor Point Master Plan permits a 180’ tall building plus a 20’ penthouse to the west that steps down to 100’ height to the east and adjacent to the site circulation and the entry to the Thames Wharf building.
 - iii. There are slot views in all directions except to the north. The best unobstructed views are to the east. ASG mapped the views on the south elevation.

c. Massing and Building Organization

- i. The building is stepped and sculpted along the south façade to take maximum advantage of the view to the east. It is narrower and steps down to create views toward Fells Point
- ii. Other massing ideas include a tower-like marker at the southwest corner, and a wrapper from the tower and along the Point Street façade.
- iii. The stepped south façade results in a narrow east end that also creates an opportunity for additional landscaping.
- iv. The north Point Street façade creates a series of challenges. After reviewing several alternative massing strategies, ASG selected a vertical tripartite division that places a tower-like gesture toward the urban park, the residential entrance centered on the midblock mass. The easternmost mass at approximately a 100' height includes the amenity deck.
- v. Construction will be either post tensioned or mild steel concrete with the following heights anticipated:
 1. 18' FF 1st Floor Retail
 2. 10' FF Typical Residential Floor
 3. 12' FF Amenity Floor
 4. 20' FF Loft Units
- vi. The architect shared concept drawings of the following:
 1. Plans and sections indicating the distribution of retail, residential access and services in the podium and first floor, and residential unit and amenities on the upper floors.
 2. Massing models
 3. Preliminary elevation studies with alternate approaches
 4. Character/precedent photos of materials

COMMENTS FROM THE PANEL:

1. The panel was very pleased with the development team's evolution of the master plan, and the initial concept studies for massing and elevations.
2. The panel suggested further study of the following:
 - a. Possibly grounding or rooting the tower
 - b. Clarify the two vs one story read of the floors. Lofts offer an expressive opportunity. Consider clarity of expression on the north and south facades that reinforce the "big idea" massing strategies
 - c. Study the façade of the parking garage as it faces the park captured between the three buildings in this block
 - d. Provide a more developed schematic design presentation, including initial landscape design concepts

PANEL ACTION:

The panel requested the development team to return for an additional Schematic Phase design review.

Attending:

Kevin Johnson, Beresford Pratt, Adam Gross – ASG

Jonathan Flesher, Marco Greenberg, Justin George, Chris Mfume – Beatty Development

Todd Harvey – BHC

Natalie Sherman – Baltimore Sun

Mackenzie Paull – Downtown Partnership

Ms. Judith Meany, Messr. Burns* and Haresign - UDARP Panel

Anthony Cataldo, Tom Stosur, Alex Hoffman, Jill Lemke – Planning Department