

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

Date: September 11, 2014

Meeting No.: 192

Project: 611 Charles Street

Phase: Final

Location: Banner Hill – Otterbein Neighborhood

PRESENTATION:

Architect Andy Czajkowski of Torti-Gallas and Partners Inc., after reviewing the base information of the project, informed the Panel of two new major site conditions which have affected the design. The two major changes grew out of FEMA floodplain issues causing the rethinking of underground parking areas as well as the parking and service entrances along Lee Street. Other changes included the grouping of amenity areas along the Lee Street frontage where townhouse-like conditions were previously located and the consolidation of entry elements to a single location on Charles Street.

Other small changes were noted for both the North and South sections with material choices and more of a mixture of balconies being introduced in both sections.

Representatives of Mahan Rykiel, project landscape Architects, presented revisions to the landscape design particularly in the hardscape design at the entry court, the planted areas along Lee Street, and in the rear plaza design which currently incorporates an existing labyrinth paving element.

Comments from the Panel:

The Panel, overall, felt that the project was advancing in a positive direction and that most of the changes improved the design, particularly the service and parking entry separation along Lee Street. However, several issues require additional study and resolution as follows:

1. **Main Entry /Motor Court** – The consolidation of entry elements and the main lobby was viewed as a good move however a clearer prioritization of pedestrian movement, both within the court and along the sidewalk continues to be suggested. Consistency and continuity of the sidewalk treatment was also suggested on Lee and Charles Streets.
2. **Rear Plaza** – The incorporation of the Church’s labyrinth paving was received positively but several comments regarding the lack of clarity of paths and movements into and from the Plaza, suggests continued study. The biggest and most consistent critique was the lack of real and visual connection between the internal courtyard and the rear plaza in order to make a stronger relationship between these two spaces.
3. **Façade Treatments** – Several comments were made regarding the design direction of the facades, most of them positive. However, the tops of both buildings, their spandrels, cornices, the balconies and window treatments reflected considerable concern and appeared to suggest little interest in expressing a “penthouse” value to the top floors. Additional study was recommended. Clarify the design intent of appearing like “two” buildings in the application of complementary building elements like window types, lighting fixtures, grills etc.

Panel Action: Recommended continued study, addressing the above comments.

Attending:

Andy Cretal - ZOM Holding Inc - Mid Atlantic

Andy Czajkowski, Michael Mabaquiao - Torti-Gallas and Partners Inc.

Peng Gu, Michael Humes - Mahan Rykiel Landscape Architects

Susan Williams – STV

Kevin Litten – BBJ
Peter Scumint – Towers at Harbor Court

Raven Thompson, Patrick Terranova – BDC
Liam Davis – Council President’s Office

Dr.Meany; Messrs. Bowden*, Burns and Haresign - UDARP Panel
Director Tom Stosur, Christina Gaymon, Anthony Cataldo, Wolde Ararsa –Planning Dept