

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

Date: April 16, 2015

Meeting No.: 202

Project: Nelson Kohl Apartments

Phase: Schematic

Location: 20 East Lanvale Street

PRESENTATION:

Mr. Ernst Valery, President of E.V.I and representing SA&A Development, introduced the project to the Panel. As conceived, the project consists of 103 residential rental apartments contained within an eight story structure situated along East Lanvale Street, between Charles and St. Paul Streets. Connecting two separate parcels and utilizing air rights, the building is constructed over Love Grove Alley.

Mr. Jonathan Wehri, Director of Design for LSC Design, presented the schematic design. As described, it consists of a simple rectilinear eight story building mass clad in a random pattern of metal and glass panels meant to evoke the vitality and creativity of the Station North Arts and Entertainment District. The Lanvale Street façade is sculpted to incorporate a retail arcade on the ground floor (lower southwest corner) and a top floor community activity room and terrace (upper southwest corner). Mr. Wehri indicated that the “final” design of the building facades will be a result of community input.

COMMENTS OF THE PANEL:

In general, the Panel was pleased with the direction of the design but was concerned that given the dominant use of random patterned multi colored and textured metal panels, it would not stand the “test of time.” The Panel urged the Design Team to carefully consider the “timelessness” of each design decision. The Panel expressed concern that the “object like” intent of the design was, perhaps, too self-important given the non-civic nature of the programmed use and in the overall context of the Station North district.

To advance the design, the Panel recommended the following:

- 1.) Study ways in which the building design can be “both” an iconic object “and” contextually responsive. To that end, the Panel suggested that the Design Team might consider incorporating some masonry into the east and west facades.
- 2.) Study ways in which the dominant north and south facades impose an “ordered framework” in which the random pattern of metal and glass panels can be visually contained. To that end, the Panel suggested that the Design Team consider expressing the structural frame on the façade and look at S.O.M’s 101 Warren Street residential project as precedence.

- 3.) Consider extending the recessed ground level arcade to the east of Love Grove Alley to better define the building entry and shift the lobby so it is adjacent to Love Grove Alley.

PANEL RECOMMENDATION: Schematic Approval with Comment

Attendees:

Johnathan Wehri, Andrew Gobel, Randy Funk, and Robert Kinsley - LSC Design

Ernst Valery and Josh Neiman - SA+A Development

Natale Sherman, Baltimore Sun

Kevin Litten, Baltimore Business Journal

Christina Hartsfield, Tom Stosur, Aaron Bond, Reni Lawal, Heather Martin, Wolde

Ararsa – Planning

Brian Greenan, BDC