

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

Date: August 27, 2015

Project: Merritt Site - Phase I- Garage/Gym Building

Phase: Final

Location: Canton Crossing PUD – Canton/Brewers Hill Neighborhoods

PRESENTATION:

Architect Mike Burton of the Urban Design Group, reviewed a model and drawings illustrating the development of the design since the last UDARP schematic design presentation. In general, the changes clearly addressed all of the individual issues previously raised by the Panel in its comments following the schematic review.

Comments from the Panel:

The Panel felt that the Architectural team had conscientiously responded to the input given and that the project had progressed significantly during the course of the review process. The study model and detailed drawings were very informative, as was the material samples and product analysis. There were modifications to several items that were strongly suggested by the Panel as follows:

1. **Top of Building** – that the top rail at the poolside cabana along Highland Street be glass rather than solid metal panel;
2. **Glass on side of Ramp** -that the glass curtainwall treatment along the parking ramp at Cardiff Avenue be eliminated all together and that the opposite wall be treated with colorful graphics/tiles and dramatic lighting;
3. **Corner Stair** at S. Highland and Cardiff - that the projecting canopy (as in the other glass storefronts) be re-introduced in this location;
4. **Entrance Canopy** –that the actual entrance canopy be lowered to be in line with the other projecting canopies and extend out further in order to emphasize its importance.
5. **Bicycle Parking at front entrance**- The Panel suggests moving/removing the bike parking located immediately in front of the main entrance doors.

Panel Action: The Panel recommended Final Approval with comments.

Attending:

Mike Burton, Nariman ElSaid, Erik Baiamonte – Urban Design Group
Michael Pieranunzi– Century Engineering
Emily Bregel – Baltimore Business Journal
Adam Bednar – The Daily Record
Justin Williams – RMG
Gary Swatko, Bridgette Miller – Merritt
Ed Gunts – Architects Newspaper/ Brew
Joe Corson – The Blue Book

Bowden*, Burns, Haresign - UDARP Panel

Tom Stosur, Christina Hartsfield, Anthony Cataldo, Kate Edwards –Planning Dept