

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

Date: July 29, 2021

Meeting #49

Project: Cross Keys Multifamily Building

Phase: Schematic II

Location: 5102 Falls Road

CONTEXT/BACKGROUND:

Scott Scarfone from Kimley Horn and Phil Casey from CBT Architects presented the alterations with an overview of how the team addressed the Panel's comments on the site design and architecture, specifically:

- Provided context to show how pedestrians move across and along Hamill. The team will be maintaining the northern crosswalk and shifting the southern crosswalk.
- Provide five street trees along the east side of Hamill.
- Provided angle to pedestrian path around parking and reduced the size of the head in parking spaces from 18' to 20'.
- Reduced pavement at entry from 20' to 16' and provided bike parking.
- Enlarged planting beds at forecourt adjacent to "jewel box".
- Looked at materiality of retaining wall along northeast corner, will use accent brick in an alternative color to the brick of the building massing.
- Moved steps at townhouse entries.
- Explored several options to address the horizontality at the north and west elevations. At the north façade extended the metal panels to the center of the fifth floor and added balconies to the sixth floor.
- Maintained a constant brick horizontal line, rather than an alternating pattern at the west elevation.
- The proposal included a similar material palette to previously proposed with darker metal panel at the upper floor, accent material of wood like material, and variety of brick that create a unified look in color but visual interest in texture.

DISCUSSION:

The Panel thanked the team for the presentation. They continued clarifications, questions and discussion together.

Clarification:

- *What do you mean by wood-like material?* A metal panel with warmth and depth of wood to complement the masonry. It will be used at the two-story amenity space and at the townhouses – where pedestrians interact with the base of the building.
- *What is the sunshade at the corner of the north massing?* Placed to act as a sunshade and to create distinction between the north building mass and the courtyard massing. They are also located at the southeast corner of the building

Site:

- Appreciate the addition of street trees along Hamill.
- Agree that the bike parking should be relocated, perhaps the adjacent seating area can be minimized to maintain the amount of landscape material.
- The parking at the front of the building is still unfortunate, consider a larger plant buffer or art screen between the parking and forecourt area.
- In general, the moves made to increase landscape material address the pedestrian experience around the parking is better. What is the drop off experience like, does this block the crosswalk, is there opportunity to address this need?
- How does a pedestrian get to the shopping center? The map showing pedestrian moves failed to show how pedestrians travel north and what moves can be made on this parcel to support that movement.

Building:

- Disappointed that larger moves to address previous comments by the panel regarding the horizontality of the north volume weren't made.
- The removal of the brick in the middle of the fifth floor of the north elevation does not adequately address the issues of scale and proportion for the north volume that were raised previously. The project would benefit from further study of that area to improve the contextual relationship of the project to the rest of the site.
- The materials show on the palette slides are more successful than the lighter, more saturated brick show on most of the images.

- The ground level at the townhouses and south elevation expressed a playfulness that works well in relation to the smaller scale building across the street.

Next Steps:

Continue design addressing the comments above and complete Design Review with Department of Planning staff.

Attending:

Zach Gorn, Stephen Gorn, Ruthie Schuchalter – Questar Developers

Scott Scarhone – Kimly Horn

Phil Casey – CBT Architects

Caroline Hecker – Rosenberg Martin Greenberg, LLP

Mr. Anthony, Mses. O’Neill, Bradley, and Ilieva – UDAAP Panel

Ed Gunts, Bill Kauffman, Henry Celli, Melody Simmons, Anthony LaRocca, Jake Bolen, Marc Moura, Melanie Monaco – Attending

Eric Tiso, Matt Desantis, Tamara Woods, Ren Southard, Caitlin Audette – Planning