

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

**Date:** February 2, 2017

**Meeting No.:** 236

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**Project:** The Woodberry

**Phase:** Final

**Location:** 2001 West Cold Spring Lane

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**PRESENTATION:**

Brad Rupert of J Davis introduced the project for review and invited Alice Storm Jones of Floura Teeter Landscape Architects to orient the Panel to the extent of the site. The site is bounded by West Cold Spring Lane and Tamarind Road, and sits above the Jones Falls Expressway. The presentation focused on Phase One, titled The Woodberry, a mixed use, though largely residential development wrapping a parking structure.

The project incorporates the Jones Falls Trail which, in collaboration with the City and utilizing the City standards for bicycle trails, runs along the western edge of Phase One along the main access drive. The bike lane is 10' wide and is identified in asphalt and painted signage, and is separated from the other elements of the project by precast concrete pavers. Ms. Jones reviewed the street furnishings, including pots, benches, lights and other landscape elements. Ms. Jones also reviewed the plant palette with strategically placed tree species to assist in defining distinct areas throughout the proposed project.

Brad Rupert introduced the architectural elements of the project and the desire to establish a “kit-of-parts” to establish a modern proposal. The mix of materials includes black brick accents, fiber cement recesses, and corrugated panels. Mr. Rupert reinforced his vision for the project in systematic review of plans, elevations, and rendered perspectives. At the close of his presentation, Mr. Rupert identified signage for both the residential elements, and the retail components, as well as the pylon element at the entry to the proposed development.

A majority of the Panel’s questions focused upon the nature and character of proposed signage, as well as the scale of the retail space, clarification of the use of materials on the proposed structure, and the inclusion and engagement of the bicycle trail.

**RECOMMENDATIONS OF THE PANEL:**

In general, the Panel was appreciative of the proposed design, the use of materials on both the buildings and the landscape. The effort has clearly progressed from the first project presentation. It is “confident, elegant and resolved,” and in many perspectives “handsomely proportioned.”

Although the architect clarified that the developer aspires to have two or three smaller retail tenants in the ground floor commercial, the allocation of the 8,100 sq ft may, indeed, be one tenant. Therefore, a strategy for signage and canopy distribution (identifying commercial entry) should be considered. Perhaps, there is a need for a continuous awning or a strategy for a bay-by-bay signage condition. Of particular concern to the Panel is the signage associated with the front corner retail, likely to be the first to lease, and yet the most unresolved in its signage proposal. The team should consider engaging a graphic designer with significant retail experience.

Although the “Woodbury” roof sign (on page 39) is a dramatic addition, the prospect is likely expensive and does not necessarily meet signage regulations. Please be prepared with another alternative. The vertical “Woodbury” sign (represented on page 36) seems lost in the façade’s mix of materials, window openings, and terraces. It is lost in the complex figure ground. The sign is too discrete.

In addition to the concern for the use and distribution of retail signage, the Panel would appreciate additional study of the entry pylon at its position relative to the street. A demonstration of sight lines would be appreciated, in particular from a driver’s perspective.

The residence entry needs to be emphasized. Presently, the entry is not clearly identifiable.

The reduction of color in the architectural expression has made the proposal somber. Perhaps adding back some spot color will improve the impression. By example, the painted interiors of the balconies are represented as a blue/black and too dark, but might be a more “playful” coloration and “pop” with a lighter color. Perhaps add some color back to the façades that face the street.

The project team is committed to a successful use of balconies. Rendering those elements as waterproof so that water does not drip through decking, from one balcony down to the next, requires “solid” architecture and piped drainage. If they are not “solid,” the architects might consider a perforated fascia.

The façades without balconies read a very flat. Greater articulation and/or the addition of playful color may improve the composition.

The moments at the corners are slightly confused in their composition. On page 32, the composition of the corner would be clarified if the balconies protruded out only on the grey side, not the blue side. On the grey corner side, the composition, as cited above, has too many windows and a challenging figure ground.

On page 33, the outdoor terrace/loggia would better serve the residents if it were extended into the ground plane, prospectively making it a better space.

Please consider reducing the number of paving types distributed through the “public realm” of the project. There are, perhaps, two too many as presently described. Although it will be a complex investigation, please explore whether the streetscape plaza can be coordinated with the adjacent façade expression.

In addition, find opportunities to reduce the speed of cyclists on the trail. The trail as described in plan is not identified clearly enough for pedestrians. The Panel is concerned about the prospect of collision between pedestrians and cyclists. Consider using the national standard for cycling paths – green – to give greater awareness that pedestrians are crossing a path populated by a different mode of transportation.

PANEL ACTION: Recommend Approval with Comments

**Attending:**

Matt Ellingson, Emily Lewis, Alice Storm Jones – Floura Teeter Landscape Arch

Matthew Allen, Sam Neuburger – Klein Enterprises/Manekin

Brad Rupert, Shawn McAnally – Jdavis

Armstead Jones, Benjamin Hobbs, Sally Costello – BDC

Bob Rosenfelt, Carla Ryon - CMR

Ms. Ilieva and Messrs. Bowden, Burns, Rubin\* and Haresign - UDARP Panel

Thomas Stosur, Anthony Cataldo, Christina Hartsfield, Jeff LaNue, Reni Lawal, Wolde Ararsa - Planning