

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

**MEETING MINUTES**

**Date:** July 20, 2017

**Meeting #243**

**Project:** Metro West Parking Structure

**Phase:** Final

**Location:** 300 North Greene Street, West Saratoga Street, Martin Luther King Boulevard, and West Mulberry Street with Route 40 inbound from the west immediately north

**PRESENTATION:**

Architect Ryan Kautz with The Design Collective began the presentation with a review of the revised building design and additional investigations, including the following:

- Presentation of a Scheme B with an alternate parking entry scheme that consolidates the office and retail entries on Saratoga Street, with commentary on difficulties of the scheme and the reasons for maintaining the Saratoga Street parking entry layout as shown at the last meeting.
- Presentation of design revisions on all of the building elevations noting the following:
  - Simplification of the number of motifs throughout the facades.
  - Two options for the screen panels on the South Elevation were presented. One option used the Maryland Flag design previously presented, and the other an abstract design in a grey/black color scheme. Mr. Kautz stated that if the office rentals were predominately Maryland firms, the state flag motif will be utilized, otherwise the more abstract design will be used. Both versions utilize horizontal panels with a wave-like three dimensional quality.
  - Simplification of the two stair towers which now both incorporate a linear red façade element that also extends along the ground floor retail on Saratoga Street.
  - Eliminating many of the floating elements of the previous scheme and bringing them to the ground along the east, west and north elevations.
  - Additional perspectives were provided of the building and the space of the arcade.
  - Lighting and signage schemes as well as major building materials were presented.

Landscape Architect Brian Reetz presented an overview of the revisions to the landscape design, primarily addressing the linkage between the garage and the office building along Saratoga and Mulberry Streets. The relationship between the Saratoga Street grades and the arcade were presented, and clarification provided on the need for stairs inside the arcade.

**COMMENTS FROM THE PANEL:**

**Building Design**

The panel expressed ongoing concern with the layout of the parking garage and its impact on the building design and relationship to the city. The separate retail and office parking entries

continue to undermine the quality of Saratoga Street, and the diagonal ramping along Mulberry Street has a negative impact on that façade. Some panel members continued to feel that this was not the optimal scheme for the building but simply the most convenient especially in light of seeing the presentation of Scheme B at the beginning of the review.

### Building Facades

- The panel felt the simplification of the façade motifs had improved the design.
- Screen panel design
  - The panel unanimously agreed that the Maryland flag motif was over-scaled, overly graphic and inappropriate for a garage. They also felt the design of the panel was an important architectural element and should not be determined by the tenancy of the office building.
  - The three dimensional wave concept appears bothersome and a flat design with clear detailing would be superior.
  - Some panel members questioned the durability of the screen material; Mr. Kautz stated that it has a 30 year warranty.
  - The west Mulberry Street façade should be improved with the addition of screens similar to those on Saratoga Street to hide the diagonals of the access ramps (if the ramps are to remain on the exterior bay)
- The red of the stair tower/retail façade element was questioned as perhaps too aggressive. A recommendation was made to extend the material to the underside of the canopy above the retail to make it a three dimensional, spatial element.
- Panel members disagreed on whether the articulation of the attic story helped the scale of the facades or was another motif that could be eliminated.

### Landscape

- Panel members felt it very unfortunate that there were stairs in the arcade, requiring people in wheelchairs or children in strollers to be forced into the sidewalk in inclement weather. The stairs should be re-evaluated in favor of a ramp.
- The small seating area along the MLK frontage was questioned as unlikely to be used and should be replaced with landscape.

### **PANEL ACTION:**

Recommend continued development addressing comments.

### **Attending:**

Ryan Potter - Gallagher  
Ryan Kauntz, Brian Reetz, – Design Collective  
Carley Mulligan - BBJ

Messrs. Bowden, Burns, Ms. O’Neill\* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Tom Stosur, Christina Hartsfield, Eric Tiso, Wolde Ararsa, Matthew DeSantis  
- Planning