

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

Date: July 8, 2015

Meeting # 208

Project: Stadium Square – Phase I

Phase: Continued Final

Location: Federal Hill/South Baltimore/ Leadenhall Neighborhoods

PRESENTATION:

Design Collective Principal, Mike Goodwin, introduced the project and this presentation which focuses on Phase One of a Three-Phase endeavor. He introduced Project Manager, Ryan Kantz who presented the building architecture. Mr. Matt Dominico followed Mr. Kantz with site-related project matters.

Mr. Kantz summarized the efforts for the project since the last presentation. His firm focused on comments from the Panel in six areas:

- The relationship between the façade treatments
- Entrances and Steps
- Corner Tower Elements
- Entry Canopies
- The West Street Parking Garage Entrance
- Materials and Treatments

Mr. Kantz clarified the relationship between architectural planes and the depths associated with the facades. Each building face was described in tones to define the common plane (0”), -5”, -16”, -24”, and >100” in an effort to describe the relief of the various facades. Subsequently, Mr. Kantz described the previous conditions and the present solutions for the items listed above, most notably, the reduction of the canopy element at the “Loggia” entry, the garage entry reduction and articulation (infill panel), as well as the material selections (3 colors of brick, hardy board facia, cast concrete, etc). New to the presentation were the introduction of signage (with limited description) and exterior lighting proposals, including the illumination of tower canopies and piers and other architectural articulations.

Mr. Matt D’Amico described the modifications to the site, including a reduction in the extent of the assorted entry stairs into the public right-of-way, as well as an alternative approach to the paving elements: a removal of red brick piping along the curblin in exchange for two-tones of grey precast concrete pavers. Mr. D’Amico also described the nature of the plantings to be positioned along the streetscape and against the building facades.

Comments from the Panel:

The Panel was genuinely pleased with the thorough and articulate presentation, and the representation of both previous conditions and current conditions in response to comments from the Panel at the last Stadium Square Cross Street UDARP meeting.

There is genuine concern about defining the signage and presenting the actual information to be utilized. There should be no “box” signs. In the band where signage occurs, limit the letters to the height of the band; don’t allow them to be larger. Similarly, signage associated with the canopy also needs to be limited in scale. The Hanover signage team should work with Planning Staff to provide greater detail for all of the signage information.

The Panel requests that the design team review the vertical banding and brick color selections along the Race Street façade penthouse level (and other locations if needed) such that there is a cohesive expression.

The canopy at the Cross Street residential entry should respond more completely to the location of the stairs and the prospect of coverage for those entering in inclement weather. Perhaps the canopy turns the corner, reinforcing the placement of the stairs and the access ramp. And the silver paneling which sits at the same level of the canopy should be brought to the ground, so that the tower element is grounded, rather than “floating.”

Panel Action: Recommend final approval with the above comments.

Attending:

Mike Goodwin, Ryan Kautz, Matt D’Amico – Design Collective
Joe Woolman – JR Woolman, LLC
Adam Harbin – Hanover
Arsh Mirmiran – CVP
Emily Bregel – BBJ
Adam Bednar – The Daily Record
Sally Costello, Patrick Terranova - BDC

Messrs. Burns, Haresign and Rubin * - UDARP Panel

Anthony Cataldo, Wolde Ararsa, Alex Hoffman –Planning Dept