

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

Date: May 28, 2015

Project: Stadium Square – Phase I

Phase: Final

Location: Federal Hill/South Baltimore/ Leadenhall Neighborhoods

Meeting # 205

PRESENTATION:

Principal Architect Mike Goodwin of Design Collective, after reviewing the overall project goals, influences, and changes pointed out that the six previously excluded town home sites at the corner of Cross and Leadenhall were now a part of the Caves Valley development area. Matt D’Amico followed with a description of the overall streetscape design of the project, informing the Panel also of the developer’s decision to relocate an existing underground gas line in order to accommodate continuous street trees and planting along Race Street. A portion of the site’s Leadenhall edge near West Street, however, continues to be unable to accommodate trees because of existing utilities. In this case additional landscaping is proposed in a widened planting area against the building. He also brought attention to recent changes required by the redefinition of the official flood plain that result in an elevated plinth condition at all corners and entrances. The various proposed street tree species were suggested to relate to existing trees across the surrounding streets.

Ryan Kautz, described the continuing design of the six storey buildings, emphasizing the layers of relief and calling attention to the fact that two variations are generally employed throughout:

Variation (A) - primarily employing dominant red brick panels extending to grade, imposed upon a recessed, grey colored, off-center layer extending to the roof and separated by vertical strips of stacked “Juliette” balconies. The overall effect, in the red brick panel, is that of “punched” windows. The base, except where the red brick piers come down, employ a darker colored brick and larger areas of glass storefront in the commercial areas. This variation is the dominant treatment, appearing on each of the four streets.

Variation (B) – primarily employing light colored brick on a “floating” plane beginning at the 2nd level and extending through the 5th level, with its windows organized vertically. The top level utilizes the grey panels and are organized with alternating double window elements. The base utilizes the darker colored brick, punched windows and continuous storefront, where applicable. This variation is the secondary treatment and extends a half block in each direction from the corner of Race and West Streets.

Corners of the buildings have special treatments identifying them differently from the internal facades. The ground level entrance to the retail corner, the main residential entrance and the loggia, employ large stepped terraces sometimes with projecting canopies.

Comments from the Panel:

The Panel felt that the project was developing in a positive direction and that good progress had been made. The Panel complimented the team on its streetscape approach and the developer on its decision to relocate the gas line on Race Street and felt that the inclusion of the townhouse sites would result in a better overall project. Although the presentation covered much new ground, for such a large project there remain some areas that require more study and resolution, particularly as they address the overall scale, the entrances, loggia and corner elements.

1. **Relationship between the two façade treatments** – The Panel voiced continued concern regarding the relentlessness of the facades and suggested that more attention be given to creating

a greater sense of separation (perhaps wider and deeper) between the two “building” façade types. This was particularly true at the loggia element, but could be applied to the West Street location where the two façade treatments also meet. It was also suggested that the proposed building find ways to relate to the historic facades of the adjacent buildings that are to remain within the redevelopment area.

2. **Entrances and Steps** – Although it was felt that the plinth approach to raising the buildings above the sidewalk could result in more interesting and identifiable entrances, the Panel agreed that the current grand stair proposal is underdeveloped and overly monumental for a primarily residential project in this neighborhood and recommends more study be given to these elements to break down the scale. There was also concern noted that the loggia treatment “grand stair” seemed particularly overstated.
3. **Corner Tower Elements** – It was suggested that the currently proposed corner façade treatments at Race/West and at Cross/Race appear somewhat detached from the ground in ways that felt uncomfortable and that some visual supporting elements might be introduced. Other areas of all glass storefronts, especially where there are residential units beyond, might be improved by intermediate masonry piers as well.
4. **Canopies** – The canopy at the main residential entrance felt awkward and unresolved. Perhaps the canopy could be lowered and separated from the corner massing above for more clarity regarding its preferred Race Street “address”. It was also suggested that the canopy at the loggia might be diminished in importance.
5. **West Street Parking garage entrance** –this opening seemed very large and undefined. Ways should be found to diminish its apparent height and width.
6. **Future Final Presentation Items** – In addition to resolution of the above items, please be reminded that the following items should be addressed as part of a “final” presentation: special paving selection, loggia separation panel, retail storefront signing criteria (as well as garage and other signing), building lighting, balcony/rail material, design and details, window and storefront materials and colors.

Panel Action: Recommend continuing Final Phase addressing the above comments.

Attending:

Mike Goodwin, Ryan Kautz, Matt D’Amico, Jennifer Jewell – Design Collective
Joe Woolman – JR Woolman, LLC
Adam Harbin – Hanover
Arsh Mirmiran – CVP
Jenn Ladd – BBJ
Kick Cummodari – SCLR
Alexis Jurgens, Ben Brisley, Steve Marker - BCT

Dr. Meany; Messrs. Bowden*, Burns, Haresign and Rubin - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Hartsfield, Alex Hoffman, Caitlin Audette –Planning Dept