**BALTIMORE CITY DEPARTMENT OF PLANNING**

**URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL**

**MEETING MINUTES**

**Date:** March 20, 2020 **Meeting** #31

**Project:** 10 N Freemont Parking Garage **Phase:** Schematic

**Location:** 10 North Freemont Ave.

**CONTEXT/BACKGROUND:**

Gregory Herlong briefly introduced the project, a parking garage to support the development of Phase 2 BioPark Building on MLK. Will Robertson began the presentation of the garage. The site is adjacent to residential buildings on the north and surrounded on other sides by BioPark development. The public facing sides of the building are north and east.

Project priorities:

* Stair and elevator tower to create a signature corner and identifiable piece
* Wall with mural to activate street level
* Contrasting colors to create a rhythm of structural bays and sloping levels
* Step down height to the smaller neighborhood scale

**DISCUSSION:**

The Panel thanked the project team for their succinct presentation and then asked clarifying questions related to the sidewalk width on the south side, stair enclosure, brick inset in sidewalk, street trees (will follow UM BioPark guidelines), ground floor uses across the street, and the mid-block crosswalk.

**Site:**

* Consider extending the base up to establish a relationship with the building to the south or east –will help with the proportions of the volume and relate the building more to its context
* Adding greenery along the north edge will help to soften the experience on the street
* Consider the elements that meet the ground – integrate these elements more deliberately into the neighborhood context to help ground the building
* Continuation of the brick sidewalk band around the project is very important to overall continuity

**Building:**

* Consider headlights and how the light will project out of the garage. Study the application of exterior screening for the headlights and for appearance at the lower levels of the garage
* Study aligning screening to height of the houses to help mediate the overall scale of the garage building
* Black painted structure is problematic (can feel oppressive or dominant)
* Stair has the opportunity to add a sculptural element to the building; currently does not have enough identity – feels suppressed
* High contrast is working against the expression of the pattern and rhythm in the facades

**Next Steps:**

Continue design addressing comments above.

**Attending:**

Will Robertson – ZGF

Gregory Herlong, Susan Williams – STV

Jane Shaab, Caroline Moore, John Judge, Linda Cassard – Project Team

Leyla Layman, Nora Finn– Attendees

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

Laurie Feinberg\*, Ren Southard, Chris Ryer, Tamara Woods, Jeff La Noue – Planning