

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

Date: October 10, 2019

Meeting #25

Project: 1401 Woodall Street

Phase: Continued Schematic

Location: 1401 Woodall St.

CONTEXT/BACKGROUND:

Keith Sullivan with Moseley Architects introduced the project team and reviewed the site location, context along Key Highway, and building program. A review of the previous design and the UDAAP comments was then presented.

- Glazing was returned up Woodall Street and the base building is reorganized with masonry piers and glazing having a consistent order.
- The secondary fin was removed within the buildings main glass element
- The frame of the primary fin was reduced and simplified to allow for the separation of the massing but not be over emphasized.
- The secondary volume along Stevenson was brought down to the ground at the 1st parking entry point and to provide a clean break from the masonry mass along Key Highway. The balance of the masonry mass moving up Stevenson is now a consistent module until the second parking entrance.
- Additional masonry was added to further separate the second parking entrance from the adjacent rowhome.
- Working with DOT, the team is converting the lower portion of Stevenson into a 2-way street to allow parking to exit back onto Key Highway rather than forcing cars up Stevenson when they exit.
- Streetscape has been changed to eliminate planting along Key Highway and Stevenson due to underground utilities. Moveable raised planters are proposed along Key Highway wrapping onto Stevenson and built-in planters along the balance of Stevenson.

DISCUSSION:

The Panel asked questions related to details of the proposed planters, soil volumes, and irrigation, the 2-way proposal along Stevenson, window mullion proposal, Stevenson elevation massing details, and materials.

Site:

- The brick paving is welcomed considering the elimination of trees. Continue to find alternate ways that the streetscape can improve the condition. Additional detail at the building entry may be helpful and additional attention to the corner paving to create meaningful nodes would be helpful.
- Continue developing the idea of the planters, they seem foreign at the moment. Should they sit on a brick band to relate to the building? How does their size and placement add interest? Should they be more deliberately concentrated within the elevation/streetscape? Should some be built-in in key locations?
- Irrigation should be highly considered within the planters for long term viability since they are playing an important role in the absence of street trees.

Building:

- The second garage entry along Stevenson is still unfortunate within the program.
- The secondary volume coming to the ground and interrupting the masonry base along Stevenson is problematic. Investigate that mass resolving itself above the masonry base similar to the other mass.
- The zipper between the masses on Stevenson needs additional detail – it currently terminates in an odd condition/relationship.
- The proposed glazing within the frame element is still questioned – why is this glazing is different if the interior program is the same?
- Investigate the darker material along Stevenson also being used in the recess between the upper massings so that there is some relationship.
- There is a tension between the upper glass mass and the smaller glass mass with the frame at the corner. Investigate the frame coming down at the corner so that it can hold the corner of the glass tower above.

Next Steps:

Continue into design development addressing the comments above.

Attending:

Keith Sullivan, Kendal Schrader, David Dlent – Moseley Architects

Nicole Reedy – MRA

Dan Goodier, Jon Selfridge – Goodier Properties

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Anthony Cataldo*, Laurie Feinberg – Planning