

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

Date: August 29, 2019

Meeting #23

Project: Clipper Mill PUD – Tractor Building

Phase: Schematic

Location:

CONTEXT/BACKGROUND:

Marty Marren introduced the project and the design team. The existing site was reviewed highlighting the current conditions and recent developments. The proposal for the Tractor building includes 5 levels of residential above 2 levels of parking. Structured parking is proposed to span the adjacent surface parking lot. Existing photos of the current structure were presented for further context along with precedent images of redeveloped mill buildings which have inserted new buildings within the existing masonry.

The proposal includes retaining 3 of the 4 existing walls and removing the rear walls and building additions. A new lobby is created on the east side of the building in the ground floor and will connect to the adjacent residential building. Parking occupies the ground and first level connected with the 2 story lobby space. A small retail shop is located on the west side of the ground level. The new apartment building is then constructed within the existing walls and set back +/- 8' from the north and west walls. Apartment balconies occupied the space between the existing walls and the new apartment building wall and function as occupy-able space as well as bracing from the masonry wall. A small remnant of the existing west wall is proposed to be retained and stand independently within the upper plaza. Extended elevations were presented to show the overall proposal. The overall approach to the building design is for it to be a background building to the existing masonry walls.

DISCUSSION:

The Panel asked questions relating to the opportunity to flip the floorplan and allow the upper courtyard to front the historic wall and allow the individual balconies to front the park.

Site:

- Continuing the design with a landscape architect is important and will be an important component within the overall design. The Panel looks forward to seeing this landscape develop.
- Investigate the opportunity for the curb cut in to the parking to slide to the west to allow the café/retail space to expand out into the sidewalk zone.

Building:

- Investigate mirroring the floor plan to allow the courtyard to open to the existing north wall to remain and allow the individual balconies to open to the park. This may allow some structural elements of the existing roof systems and trusses to remain exposed and expressed in the redevelopment.
- As presented, the solidity and massiveness of the proposed infill needs additional attention to be more light and dynamic; to continue the character of the space created between the structures below the existing roof line. Revisit the proposed top of the new building.
- The center element of the massing on the backside of the building needs additional attention as it's no longer just a background building. Explore ways for that center piece to be more dynamic in color or texture. Are there additional features to this side of the building that address its relationship to the park?
- Re-evaluate the free-standing arches on the rear side of the building. If the plan is flipped, there seems to be opportunity to retain more of the existing walls as they wrap the corners to the rear. Finding additional ways to experience the existing walls and interact with them will be welcomed. Avoid leaving the ends of the existing masonry walls freestanding and seek opportunities to wrap the corners and express the masonry 'box' throughout.
- Refine the approach of the balconies beyond the existing wall and be cautious of the alignments with the arched openings.

Next Steps:

Continue the schematic design of the project addressing the comments above.

Attending:

Marty Marren, Ricardo Cavenecia – Marren Architects

Adam Bednar – The Daily Record

Charlie Cronheim, Ruth Cronheim, Corinne Boehr – Clipper Mill

Ed Gunts – BF

Al Barry – AB Associates

Larry Jennings - Valstone

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

Anthony Cataldo*, Reni Lawal, Ren Southard, Ann Draddy, Matthew DeSantis – Planning