

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

Date: November 7, 2019

Meeting #26

Project: Clipper Mill PUD – Tractor Building

Phase: Continued Schematic

Location: Clipper Mill PUD

CONTEXT/BACKGROUND:

Marty Marren introduced the project team and began the review of the existing site context with the PUD area. The existing structure of the tractor building was reviewed along with precedent images for reference. The previous comments were reviewed and the revised plans were presented. The center of the floorplan was shifted to the south to allow the courtyard to open up to the existing wall (to remain) and the street side. The new construction has been redesigned with a larger mass at each corner with a lighter connection mass between them within the overall brick walls. The darker volumes have significant glazing at the corners and the lighter mass has a more rhythmic organization of windows and balconies. The café space has been expanded per the comments, and the rear elevation was modified to include balconies that overlook the Mill Race and the park beyond.

DISCUSSION:

The Panel thanked the team for fully investigating and addressing the previous comments to arrive at a successful concept that far exceeds the strength of the original idea. The Panel asked questions related to balcony placement within the courtyard space and the activation of the courtyard space.

Site:

- Continue some of the same elements of the upper courtyard landscape/detail into the streetscape at the café level.
- Consider a more robust landscape treatment at the base of the masonry building within the streetscape so that it's adequately proportioned to the wall and the dynamic nature of the courtyard.
- Pay specific attention to protecting the existing vegetation and trees on the south side of the Mill Race early on so that they truly survive long term.

Building:

- The new proportions of the mass are very successful. Continue the design of the corner units in the dark grey mass with a flair towards a more 'lacy' industrial window type to highlight the floor-to-ceiling glazing. Express the oversized nature of the windows here. Consider a corrugated square box metal (or other) for use on the end dark volumes (perhaps just the head-house elements) to highlight the overall mass and to help tie the projecting volumes to the steel/industrial elements attached to the existing brick facade.
- The new courtyard is seen as a wonderful improvement and a great addition to the overall community and streetscape. There is support from the Panel in keeping the balconies above the structure elements as presented. Continue to design and define the different zones within the courtyard space within the variety of uses (public/private unit/etc.).
- Investigate opportunities to provide a more direct connection between the street lobby and the courtyard space in a way that maintains a degree of privacy for the residents.

Next Steps:

Continue into Design Development addressing the comments above.

Attending:

Eric Lowe – Design Collective

Ricardo Cavencia, Martin Marren – Marren Arch.

Larry Jennings

Ruth Cronheim - Millrace

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

Anthony Cataldo*, Matt DeSantis, Tamara Woods, Ren Southard, Eric Tiso, Jeff Lanoue, Eric Holcomb – Planning