

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

Date: August 29, 2019

Meeting #23

Project: Collective at Canton – Office Building

Phase: Design Dev.

Location: 1200 S. Haven Street

CONTEXT/BACKGROUND:

Keith Sullivan with Moseley Architects introduced the team and began the review of the office building with an overall diagram that presented the buildings within the context. A review of the detailed site plan and building plans followed for the heavy timber construction building. Keith reviewed the previous UDAAP comments and presented the revised design. The west elevation was simplified by reducing the main frame element within the center of the elevation over the main entry, the upper level terrace was reduced and the overall frame of the building was brought to the corner with recessed balconies within the corner bay. The program of the base has been reduced to include only office use which eliminated the retail canopy/detailing needs within the base. The west elevation language wraps the corner to the north elevation to distinguish between the volumes with a 2' step in the massing. The parking access was shifted to the east and more program space is captured at the corner. A similar approach occurs on the south elevation with a 2' step in the building massing with refinements in the architectural expression of the volumes above. Fiber cement rain-screen is envisioned for the main exterior material with aluminum storefront. Corrugated metal is proposed for the lighter grey material.

DISCUSSION:

The Panel asked questions relating to the depth between the rain-screen and the storefront, clarification of the location and use of the storefront v. industrial window systems, placement of the timber system within the glazing systems, clarification of the design intent for the space on the second level above the main entrance, design intent for the green space along Haven St.

Site:

- Continue designing the intent of the green space along Haven Street. It is currently undefined and needs clear identity consideration. The design team is considering a dog park as potential program and the panel suggested a more richly vegetated area instead of lawn as another alternative.

Building:

- Refine the detailing of the west elevation with regards to the rain-screen system and the storefront glazing infill. The depth of transitions of this connection will be most important in the success of the design.
- Investigate opportunities to bring some of the heavy timber back into the building facades. Allow the monolithic quality of the timber to express itself in the elevations within the main frame over the entrance and the recessed balconies at the corner.
- Continue refining the location and/or size of the main glass frame in the west elevation in regards to the solid space above the main doors.
- The Panel recommends extending the west elevation one additional bay on the north and the south elevations that may improve the overall proportions and tie further the exterior to the internal organization of the building.
- Investigate the timber expression on the east elevation within the break of the building volumes.
- Refine how the glazing meets the ground at the base and weather it meets the sidewalk or is there landscape to soften it.

Next Steps:

Continue the development of the project addressing the comments above.

Attending:

Keith Sullivan, David Plent, Gayatami Hedge – Mosely Architects
Karen Li - Resident

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

Anthony Cataldo*, Laurie Feinberg, Matt DeSantis, Ren Southard – Planning