

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

Date: November 7, 2019

Meeting #26

Project: Woodberry Station

Phase: Continued Schematic

Location: 3511 Clipper Road

CONTEXT/BACKGROUND:

Eric Tiso with the Planning Department summarized the comments that the Planning Department received from community members prior to the meeting.

John Hutch with JP2 Architects introduced the project with a review of the previous building design. The stone has been repurposed within the design and used now as a landscape wall (similar to what exists across the street) and is still being used in the lobby area. The lobby area has been expanded with glazing along the elevation and additional landscape is being proposed along the street edge. The composition of the glazing at the upper levels of the building has been modified with the window mullion patterning and the differentiation of the lighter façade design and the darker façade design along the rail tracks. The dual color palette on the front façade has been simplified in favor of a stronger, consistent base with a lighter field above. A striated fiber cement panel is proposed for the upper facades, a dark brick is proposed for the base with the reclaimed stone as the landscape wall along Clipper Road, a masonry block unit along the base of the rail track, leaning towards darker colors but with warmth.

DISCUSSION:

The Panel thanked the team for responding to the previous comments and asked questions related to the depth of the proposed planters, details of the outdoor amenity space, opportunities to open the lobby wall up into the outdoor terrace space, dimensions of the utility space in favor of more landscape area, and the materials selected.

Site:

- Continue to refine the plan to allow for additional landscape planting area with the reclaimed stone.
- Investigate shifting the building slightly closer to the rail property line in favor of any additional space for landscape along the front.
- Revisit the concept of keeping the height of the stone wall consistent across. Conversely, if it gets too tall, then step the wall with the steps in the architecture so that it's integrated within the architectural design. If you can gain the height and volume

near the utility area, then you can investigate taller shrubs/small trees that can be more massive and include lighting to animate the blank wall.

- Consider a different fence material than the board on board fence – something that relates more to the architectural approach than a residential application.
- In the lobby, consider eliminating the niche in the glazed exterior wall behind the elevator in favor of aligning all ground floor glazing in the same plane. This provides a more generous planter along the building front that creates continuity at the ground floor and helps to unify the street experience.
- Consider the opportunity for the stone wall to cross the front entrance and connect to the outside wall on the north side.

Building:

- On the corner moment, consider adjusting the proportions of the glazing to spandrel relationship in favor of slightly taller windows to really emphasize the overall move. This should also consider a more balanced proportion between the bottom spandrel and the top parapet to improve the overall composition.
- The extension of the colored panel into the lobby is positive, but refine how that terminated in the lobby.
- Continue to refine the wall detail at the base within the courtyard area and find potential opportunity to add glazing into that zone.
- Consider raising the base datum of the building just slightly (perhaps it aligns with the bottom of the balconies?) to help add definition to the ground plane and base of the building.

Next Steps:

Continue developing the design addressing the comments above with Staff.

Attending:

Ruth Cronheim – Millrace

John Hutch, Alan Gomberg – JP2

Kathy Jennings - Developer

Mr. Anthony and Ms. Bradley – UDAAP Panel

Anthony Cataldo*, Eric Tiso, Martin French, Eric Holcomb – Planning