BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL

MEETING MINUTES

Date: July 23, 2020   **Meeting** #35

Project: 10 N Freemont Parking Garage   **Phase:** Schematic 2

Location: 10 North Freemont Ave.

CONTEXT/BACKGROUND:

Will Robertson gave a brief overview of the project, a parking garage to support the development of Phase 2 BioPark Building at Martin Luther King Blvd between W. Baltimore Street and W. Fayette Street. The site is adjacent to residential on the north and surrounded on other sides by the BioPark development. The garage is 8 stories with 308 parking spots; north and east sides of the building are public facing.

Comments and response:

- Previous UDAAP comments focused on better integrating the building through materiality and regulating lines / picking up proportions from neighboring buildings.
- The Proton building was used as a basis for material and color choices, resulting in a more toned-down palette and less contrast.
- Adjacent building at 800 W. Baltimore was used as a basis for regulating lines, which were continued across the building horizontally.
- Regarding transparency at ground floor, the team added storefront on public facing sides in strategic locations.

DISCUSSION:

The Panel thanked the project team for their thoughtful response to the previous comments and moved into questions and comments.

Site:

- Brick paving would offset the utilitarian nature of building; since this does not seem to be an option, consider adding more street trees – there is an opportunity to mimic the trees across Fremont Street and make the two sides of the street more unified.

Building:

- Not every building in the BioPark development needs to be unique - making the garage blend more and recede into the background will allow the new office building to shine.
- Straightforward frame on public streets is fine but think about color on white horizontal concrete panels: white seem counterintuitive. Building is a bookend - other block-end buildings are brick. Doesn't necessarily need to be brick, but the white color seems stark in comparison.
- Ground floor is very solid; North Fremont Ave. side could be more transparent and active through revising programming around that edge – activities that get people coming and going to animate the corner.
- Blank wall is problematic – needs more transparency at the ground level.
- Brick applied to the building seems foreign – unnecessary
- Attempt to open ground floor with more transparency instead of solid brick (could be accomplished with metal mesh) – bike parking should be celebrated.
- Main entrance on Fremont should be reconfigured so it doesn't turn its back on the street – could better collect pedestrians coming from the south.
- Green wall – team should consider additional planter with ~~hardy~~ hearty materials and a vine that covers the first story only (so it doesn't have to work as hard).
- Consider revising slope of stair (mirror) so the first stair run up from each floor is along the N. Freemont façade and the second/return run is along the elevator tower so corner transition from ~~to be more~~ vertical tower ~~and~~ to garage floors and stairs is more fluid; consider opening the stair tower at the ground level and raise the frame slightly up to height of stair canopy, to mitigate awkward condition of how the frame engages with the top and bottom levels. This organizes main façade elements allowing sloping floors to float freely from vertical frames.
- White painted piers at ground level detract from the ribbon effect of the horizontal slabs; needs one more layer of clarification.

Next Steps:

Continue design addressing comments above.

Attending:
Will Robertson – ZGF
Gregory Herlong, Susan Williams – STV
Jane Shaab, Caroline Moore, John Judge, Linda Cassard – Project Team

Leyla Layman, Nora Finn– Attendees

Mr. Anthony, Mses. O'Neill, Ilieva, Bradley – UDAAP Panel
Laurie Feinberg*, Ren Southard, Chris Ryer, Tamara Woods, Jeff La Noue – Planning