

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

Date: January 24, 2019

Meeting #12

Project: Woodberry Apartments

Phase: Design Development

Developer: Woodberry Station

Location: 3523 Clipper Road – Woodberry Station, Baltimore, MD

CONTEXT/BACKGROUND:

Chris Mfume from CLD Partners provided an update of the project and noted a change in the mix of units that now include 49% 1-Bedrooms and 40% studios. The design team expanded to include Core Studio Design for landscape architecture, and Post Typography a for branding.

Pavlina Ilieva from PL.LK Studio gave a brief site recap and update on the refinements to the building including responding to changes in the program. She highlighted a design effort to stitch the site, its context and the existing building together with materials. Refinements included changes to balcony articulation at building corner and over the main entry, introducing perforated metal in balcony guardrail panels; and removing balconies from the central area of the street façade.

It was noted that setbacks at ground level provided added relief to the narrow sidewalk and street. Other changes included lightening the color of the exterior wall panels and enlarging some windows including windows in the existing stone structures to remain. Because sidewalks and streets were narrow, the building is never seen in its entirety up close, but visible from the train tracks and the highway. This informed the façade treatment.

Betsy Boykin discussed hardscape improvements to compliment the building materials. Landscaping is minimal with selective addition of: planters to contrast the hardscaping at entries and sidewalk. Hardscaping will be a mix of a concrete aggregate and a broom finish. Raised planters near entry are wrapped in “corten-steel” panels. Drought tolerant plants that require little irrigation are also planned.

Bruce Willen discussed ideas for branding driven by the suggested mobile lifestyle of TOD residents and introducing the circle in the brand as shape that implies motion. A wall mounted globe marker is planned adjacent to the main entry and architectural fins arranged along the west façade in a simple geometric form is planned to be visible from the train track and highway.

DISCUSSION:

Site:

While a setback at street level widened the sidewalk along segments of the building frontage, there was some belief that it created an irregular frontage and in contrast, an argument could be made to maintain a narrow sidewalk that is consistent with the surrounding context and seen as a welcomed feature of the neighborhood. The paving extent suggested at the main entrance need not be an extension of the sidewalk

into the entry porch, but can be distinct and separate. There was some discussion surrounding the entry area to the small café space and if the scale of the opening was too large or located in the correct spot.

Landscaping although minimal, compliments the architecture by providing low plantings along building line to define its edge; and along the back edge of the open entry porch. The panel believed the suggested tree at the entry corner distracted and did not contribute to framing or announcing the main entrance. Lower planting to balance the larger volumes in corten-steel panels is more appropriate.

Building:

The panel was complimentary to lightening the façade color, its texture and the arrangement of panels. Selective placement of balconies set in an eroded corner creates interest, emphasizes shadow lines and balances the north corner with the south corner containing the building entry.

The panel reviewed branding introduced to reflect the core market and echo the design principles and goals for TOD. The panel suggested that the design team contemplate a balance between the value of and extents of branding, noting that a unique architectural expression has been achieved that codes elements of the past to inform a contemporary building in a setting of historical significance. By virtue of its simple geometry, materiality and program, the building is its own brand and any additional moves should be very selective, measured and conducted with much restraint.

Next Steps:

This meeting completes the UDAAP process for this project. The team should work to address the comments above and submit the final design to Planning Staff.

Attending:

Chris Mfume – CLD Partners

Bruce Willen – Post Typography

Luo Pao Lian, Pavlina Ilieva – PI.KL Studio

Betsy Boykin – Core Studio Design

Corinne Boehm, Ruth Cronheim, Charlie Cronheim – Clipper Mill

Messr. Anthony*, Mses. Wagner, O’Neil - UDAAP Panel

Anthony Cataldo, Christina Hatfield, Reni Lawal, Lauren Schiszik- Planning