

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

Date: January 25, 2018

Meeting #251

Project: Stadium Square – Phase III Garage

Phase: Final

Location: Leadenhall Street, Baltimore MD

PRESENTATION:

Arsh Mirmiran, Partner at Caves Valley Partnership, introduced the Phase III Parking Garage design team and key updates to the proposal per previous UDARP comments.

Nick Mansberger, Architect with Design Collective, gave an overview of the previous project schematic design development. In the Final design proposal overall site layout and parking structure organization remained relatively unchanged while exterior cladding underwent significant revisions including:

- Introduction of a continuous white frame element along the top edge of the building mass along the entire periphery with some interruptions at stair volumes and at select corners of the building
- Introduction of white perforated metal panels as a primary cladding treatment
- Introduction of terracotta-color perforated metal panels, installed in a two-story pattern with greater density towards the southwest and lower density towards the neighborhood and office building sides
- Enlargement of the glass volume at the southwest stair of the garage
- Elimination of green wall at the south façade
- Elimination of solar panels as a design option

The proposed lighting scheme for the building offered accent lights at a staggered pattern along the south and west facades and additional lighting that highlights the garage entries and key vertical elements.

Michael Casey, Landscape Architect at Kimley-Horn and Associates, reviewed the streetscape treatment with main revision involving the planting along the south edge in substitution to the previously proposed green wall.

Comments from the Panel:

The Panel welcomed the evolution of the design beyond the diagonal grid pattern, large scale mural and solar panels in favor of a more rational and contextual approach to the design, offering the following recommendations for further study:

- **Perforated Panel Treatment** – the Panel expressed several concerns related to the proposed perforated panels including 1) mesh density with respect to amount of light the garage lets out to adjacent offices and neighborhood as well as the south and west facades where a particular exterior lighting scheme is in place and 2) scale of panel perforations relative to the overall mass

of the building resulting in an overall sheer effect and possible limited screening effectiveness. The Panel recommended further study of specific strategies towards achieving adequate degrees of transparency with respect to exterior lighting and exposure to surrounding context with greater transparency oriented towards the west and south facades instead of the adjacent neighborhood and office buildings.

- **Exterior Articulation** – the Panel found the white frame around the building periphery to be heavy-handed and overly emphatic creating several unresolved design conditions and recommended removing it in favor of a more carefully composed and articulated primary screen treatment. Expressing the sharp corners of the building without a functional or formal hierarchy found confusing to the overall design intent. The Panel also questioned the proposed randomized and gradient patterns and terracotta color of the accent panels in tandem with the two-story grid articulation, which appears to add several levels of complexity over the existing pattern of the garage structure. The Panel urged the design team to simplify and refine the design approach, much like the presented precedents, remove all superfluous design elements and refocus the resources and attention of the project towards a single design concept for the screen with strong proportions and material articulation relative to the garage structure and the context discussed previously.

Panel Action:

The Panel recommended Continued Final Design development with comments above.

Attending: Arsh Mirmiran - Caves Valley Partnership
Nick Mansberger, Melissa Rodriguez - Design Collective
Michael Casey, Nick Leffler - Kimley-Horn and Associates
Joe Woolman – J.R. Woolman, LLC
Adam Bednar – The Daily Record

Messrs. Bowden and Burns, Mses. O’Neill and Ilieva* - UDARP Panel

Anthony Cataldo - Planning