

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

**Date:** September 21, 2017

**Meeting #246**

**Project:** Stadium Square – Phase III Garage

**Phase:** Schematic

**Location:** Leadenhall Street, Baltimore MD

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**PRESENTATION:**

Arsh Mirmiran, Partner at Caves Valley Partnership, introduced the scope for the proposed Phase III Parking Garage in context of the previously approved Stadium Square Master Plan and related ongoing development in the area.

Nick Mansberger, Architect with Design Collective, presented the proposed schematic design concept for the 831-space, 7.5-level parking structure located behind a newly constructed office building on Ostend Street to the north, with a main vehicular entry off Leadenhall Street to the west. The project site is bound by railroad tracks to the south and a private residential alley to the east. The design team established the primary facades to be on the south and west side due to direct visibility from I-95 with main pedestrian circulation oriented towards the middle of the block between the existing and forthcoming office buildings and the garage. Main design goals include:

- Establish a pedestrian north-south via that connect the parking garage elevator tower to the two office building entries on Ostend Street and the forthcoming projects across the street
- Organize all support circulation and utilities along the east-west corridor between the garage and the office buildings
- Use the southwest stair of the garage as a tall anchor alongside a dynamic skin treatment to the building's most visible side
- Incorporate a green wall at the first few levels of the south façade
- Introduce the use of solar panels in the skin treatment

The design team presented several initial façade studies and focused on two preferred – one that uses a diagonal grid pattern and another with vertical pay strips and a large mural.

Michael Casey, Landscape Architect at Kimley-Horn and Associates, reviewed the streetscape treatment and screening features throughout the project.

**Comments from the Panel:**

The Panel was supportive of the general site and building organization and applauded the iterative quality of the design process presented as well as the intent of using a green wall and solar panels for the building facades. The following comments address recommendations for further study:

- **Diagonal Grid Pattern Skin Treatment** – the Panel commended the design team on the dynamic approach to the patterned skin treatment. While generally in favor of this scheme, some

panelists expressed concerns that the proposed pattern and sharp angles appear overdone and encouraged the design team to seek a solution that ties the main approach to some of the formal features of the site and building configuration in order to contextualize the skin treatment and find a stronger integration with the project overall.

- **Mural + Solar Bays Skin Treatment** – the Panel found that the use of a large mural/billboard to be too generic and in competition with other visual noise from the highway and expressed concerns that the rest of this scheme relies on the use of solar panels and it needs a stronger sense of articulation overall.
- **Green Wall** – the Panel was encouraged by the introduction of a south-facing vegetated green wall but was concerned about its limited visibility and questioned its overall value to the project. It was also concerned, lacking local examples of successful living vine walls, about what the façade design is if the green wall were to fail.
- **Solar Panels** – the Panel recommended that the design team develop a design approach that does not rely on the use of solar panels should that element become no longer feasible during the course of the project.
- **Interior and Neighborhood Façades** – the Panel felt strongly that the two secondary façades facing the office buildings and the neighborhood should be more sedate and articulated at a scale that is appropriate to the close proximity from offices, pedestrians and surrounding residential community.
- **Pedestrian via** – the Panel was enthusiastic about the potential quality of the pedestrian via through the center of the block and as an organizing element for all surrounding buildings and encourage further development using deliberate urban place-making strategies.

**Panel Action:**

The Panel recommended approval of Schematic Design with comments above.

**Attending:** Arsh Mirmiran - Caves Valley Partnership  
Nick Mansberger, Melissa Rodriguez - Design Collective  
Michael Casey, Nick Keiffner - Kimley-Horn and Associates  
Mike Albers – Walker PKS Consultants  
Aaron Moore – Greater Baltimore Committee  
Adam Bednar – The Daily Record  
Ron Stubblettelz – South Baltimore Gateway partnership

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

Anthony Cataldo, Christina Hartsfield, Brent Flickinger, Wolde Ararsa, Jaleesa Tate - Planning