

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

Date: March 15, 2007

Meeting No.: 55

Project: 1200 South Conkling Street

Phase: Final

Location: Brewers Hill PUD Area 6

PRESENTATION:

Scott Vieth and Matt D'Amico of The Design Collective presented further development of the landscape and schematic designs for the project in accordance with the approved schematic phase.

RECOMMENDATIONS OF THE PANEL:

The Panel commented positively on the responsiveness of the team and generally thought the design would benefit from more study and further development to diminish the monolithic nature of the current proposal. The following specific comments were offered to “lighten-up” the buildings image:

1. Consider detailing the balcony rails in ways that would encourage the use of planter boxes to allow for added interest through the introduction of color, greenery and personalization of those spaces;
2. Consider strengthening the presence and impact of the secondary entrance;
3. Study reintroducing the pre-cast concrete material at the bay centered on the pedestrian connection to the main project across Conkling Street. Consider also changing material at balcony recesses;
4. Look again at the glazed corner expression at Toone and Conkling and try bringing it more into alignment with the color and materials of other typical window elements;
5. Continue to study the sidewalk/planter relationship to make sure that other streetscape elements are complementary.

PANEL ACTION:

Final Design approved with comments. Submit revised final design set to Planning staff.

Attending:

Adam Harbin – Hanover Co.

Scott Vieth, Matt D’Amico, Emily Krick, Mayra Cruzado, Buffy Schnaebel, Michael

Goodwin – Design Collective

Susan Williams – STV

Jay Brodie and Shubroto Bose – BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron - Panel

Doug McCoach, Gary Cole, Bob Quilter - Planning