

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

**Date:** May 24, 2007

**Meeting No:** 60

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**Project:** Guilford Avenue Development Garage

**Phase:** Schematic

**Location:** Guilford Avenue

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**PRESENTATION:**

Ross Barney of Goettsch Partners and Dan Isackson of Kann Associates presented a schematic design for this 635 space garage with first floor retail space.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To question the benefit to the public of the twenty foot setbacks proposed at the ground floor on Guilford Avenue and Davis Street.
2. To question the design for interior lighting of the garage and its visibility from outside. This is often a matter of concern with garages.
3. To question the detailing of the screen wall proposed which seems completely out of scale with the adjacent buildings to the north and south and seems unpromising as a first step of the tower ultimately proposed.
4. To express appreciation for the difficulty of designing this garage without reference to the tower structure ultimately proposed above, or for the possible retail uses of the ground floor level.
5. To express appreciation for the alternative façade studies shown, although no one seems entirely convincing. The two story base seems a good idea. The “green wall” is intriguing but may not work in Baltimore’s growing conditions, and may not be properly maintained.
6. To recommend a more hierarchical grid for a screen wall, similar to the grid pattern of the adjacent building to the south.
7. To see the columns shown as “spindly”. They should be more substantial so as to read as piers capable of supporting the mass above.
8. To recommend thinking of the building as a solid, rather than made up of façade planes. Attention is directed to the treatment of corners visible above adjacent buildings.
9. To express the view that it is impossible to develop a convincing design for this garage base and “future” entry without reference to the tower planned above and to recommend that this tower be shown in a future presentation.

**PANEL ACTION:**

Schematic Approval Withheld – The Panel does not feel it can approve this design without attention to the aforementioned comments.

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**Attending:**

John Ginnever – RWN LLC Development Group

Ross Barney – Goettsch Partners

Dan Isackson, Jon G. Fisher – Kann & Associates, Architects

Susan Williams – STV

Ms. Dietsch, Messrs. Bowden, Britt, Cameron, Ramberg and Schack – Panel

Gary Cole, Bob Quilter - Planning