

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

**(Revised 7-10-07)**

**Date:** July 5, 2007

**Meeting No: 63**

**Project:** Chesapeake Paperboard PUD - Architecture

**Phase:** Schematic

**Location:** Woodall Street/Locust Point

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**PRESENTATION:**

Developer Mark Sapperstein reintroduced the project and described the program of uses. Drew Romanic of Martin Architects reviewed the latest design proposal in response to comments of the panel from the prior meeting/presentation. Major elements of the current design proposal include: simplification of project's overall form and roofline; simplification of façade treatment of garage components; introduction of corrugated metal for the topmost floor of the retail/residential buildings; oversized dark red/brown brick as the dominant masonry material; industrial metal channel lintels and suggestions for color of trim throughout the project. Addison Palmer of STV, Inc reviewed the updated site planning and landscape concepts for the project.

**COMMENTS OF THE PANEL:**

The Panel felt that the overall attitude of industrial simplification was moving in the right direction although most of the panel members had specific concerns about the extent of that simplification. The following additional comments were also offered:

1. General /Materials/Coloration – the panel felt that the overall coloration of the project was too dark and in too much contrast with the light masonry base; that all of the buildings (including the garages) should be designed such that they appear as one; suggested that the black trim alternative might better reflect the intended industrial aesthetic rather than green and that the dark/medium grey tops of the building might become lighter; The large scale brick was questioned as to its appropriateness for this project. Standard brick is recommended.
2. The Plaza – suggestions included more articulation of specifically programmed uses; incorporation of the water tower in the major space, and further landscape reinforcement of the main plaza spaces;
3. The Retail/Residential Buildings – study breaking up the long mass of the buildings with more articulation at the parking “pass thru” entrances as well as perhaps the incorporation of more projecting bays or planes (on both sides of the buildings);
4. The Office Building - restudy the fenestration and simplify. This building seems to reflect the busy façade treatment of the previous scheme. The location of the “tower” element and building entrances of the present scheme was questioned;
5. The Parking Garages – the façade along Key Highway in particular, with its exposed external ramped floors, received many comments of concern based on its resulting “stripped down” appearance...although the concern also applied to the second garage.

**PANEL ACTION:**

Schematic approval with held.

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**Attending:**

Mark Sapperstein – Developer;  
Drew Romanic – Martin Architects  
Addison Palmer, Sharon Huber-Plano – STV, Inc.  
Stanley Fine – Rosenberg Martin  
Ed Gunts – Sunpapers  
Will Showronshi – The Daily Record  
Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC  
  
Messrs. Bowden, Schack, Britt and Cameron – Panel  
Thor Nelson, Bob Quilter - Planning