

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

**Date:** August 2, 2007

**Meeting No: 65**

**Project:** Chesapeake Paperboard Architecture

**Phase:** Final

**Location:** Woodall Street/Locust Point

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**PRESENTATION:**

Addison Palmer of STV began the presentation by reviewing previous comments and proposed changes involving landscape design, civil engineering and site plan issues, with emphasis on the plaza area near the office building. Drew Romanic of Martin Architects followed with specific architectural design changes since the last meeting.

**COMMENTS OF THE PANEL:**

Although the Panel felt that the design team had been generally responsive to previous comments there remained several issues that require additional attention:

1. The Plaza – the panel suggested that the trellis structure on the water tower was increasingly becoming “overkill” and suggested eliminating this element. Comment was also made that the current location of trees within the plaza tended to divide the area;
2. General /Materials/Coloration – the panel felt that the color decisions of window frames and backgrounds seemed uncoordinated. It was further suggested that the black/green window frame color be used when the background material is red brick and that the sandstone/silver frame color be employed at the top floor of the residential buildings and where the material of the background is the lighter color;
3. Garage Landscape Screen – re-enforce the nature of the landscaping along the Key Highway face of the garage to ensure a more consistent buffer to the bare garage structure. The panel also encouraged the initial use of more mature trees to provide the screening as early as possible;
4. Office Building – The asymmetrical entry element continues to need attention...it was felt that the canopy was too high to be effective and the amount of solid masonry wall should be replaced with more transparency;
5. Signage specifics/design criteria, lighting and the proposed grocery store will be presented at a future meeting.

**PANEL ACTION:**

Final approval with above comments.

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**Attending:**

Mark Sapperstein –Developer

Drew Romanic – Martin Architects

Addison Palmer, Jennifer Leonard – STV, Inc.

Messrs. Bowden, Cameron, Ramberg and Schack – Panel

Doug McCoach, Bob Quilter - Planning Department

