

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

**Date:** August 2, 2007

**Meeting No.:** 65

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**Project:** Guilford Avenue Development  
Phase 1a and b – Parking Garage

**Phase:** Final

**Location:** 300 Block Guilford Avenue

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**PRESENTATION:**

Dan Isackson of Kann Partners began by giving a brief overview of the project; Ross Barney and Jason Shimp of Goettsch Partners followed with a presentation of changes to the design since the last meeting, material samples, lighting, and signage. Major changes involved the elimination of the arcade – replaced with a cantilevered portion on Guilford Avenue – and the replacement of the metal mesh with a translucent polycarbonate material.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was both favorable and enthusiastic about the changes made and complimented the architectural team on their continued exploration beyond simply responding to the Panel's previous comments. However, there were a few final recommendations:

- The Panel felt that the elimination of the arcade – replaced with a cantilevered element fronted with the polycarbonate material – was an improvement over the previous scheme. The use of the polycarbonate material was received well – the only suggestion was possibly lighting it from within to create a more consistent glow and reduce the amount of structure seen behind it. Also – consider how such a large field of this material will look during day light hours, without benefit of glowing illumination.
- Several Panel members recommended that a transition in scale was needed from the cantilevered element to the pedestrian and suggested some type of a canopy or trellis that further emphasized the datum line carried from the adjacent buildings. Additionally, how the underside of the cantilevered element is treated, and how the area below it and the storefronts are lit, need additional development. Finally, a couple of Panel members still felt that the columns on Guilford Avenue need to give the impression of connecting the building to the ground.
- The Panel complimented the architectural team on their thoughtfulness of materials and detailing – however, more attention needs to be given to the concrete side walls. As currently shown, they lack the same level of detailing and articulation given other materials; simply creating a scoring pattern is not enough. Attention to these walls is important given the expanse of wall visible from the north and south.

- The Davis Street roof terrace should be planted as well – considering how trees and other plantings might help to shade the building on this western face. Also, more attention is needed to the roof terrace plantings on Guilford Avenue – other tree species than ginkgos should be used.
- The sidewalk paving on Guilford Avenue should extend across the drive aisle to the parking garage to create a more unified pedestrian experience.

**PANEL ACTION:**

Final approval with comments. The Panel asks that the design team meet with Planning staff to review changes made in response to the above recommendations.

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**Attending:**

John Ginnever – RWN LLC Development Group  
Ross Barney, Jason Shimp – Goettsch Partners  
Donald Kann, Dan Isackson, Jon G. Fisher, Ryan Gerhardt – Kann & Associates, Architects  
Susan Williams – STV  
Bob Aydukovik – DPOB  
Jay Brodie, Michael Pokorny - BDC

Messrs. Bowden, Britt, Cameron, and Schack – Panel  
Doug McCoach, Kathleen Kotarba, Bob Quilter - Planning