

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

Date: March 31, 2011

Meeting No: 125

Project: Hopkins P-1 Parking Structure

Phase: Continued Schematic

Location: NW Corner Ashland Avenue/N. Washington Street

PRESENTATION:

John Lecker of Forest City returned to present a revised scope for the parking garage that was generated by a revised budget

Stan Britt, architect and principal of Sultan Campbell Britt, explained that the parking garage has been reduced in height from ten (10) stories to nine-and one-half (9-1/2), but the height of the parapet will remain at 95'

John Judge of Desman Associates, parking garage specialists, explained the changes in the exiting that were made in response to the Site Plan Review. This included 1) a change to the north exit (as a result of moving the interior loading docks) so that there would be only one curb cut on Washington Street and its width had been reduced to 24' from 60', and 2) the previously noted change in floors and the resulting reduction in the number of spaces. He explained that when the budget permitted the last half floor would be completed without a change to the exterior of the structure.

Ed Hodges, architect with DiMella Shaffer, presented the revised design. This new design was simpler in concept and relied on fewer materials. Perforated metal screens have been introduced in place of the louvers previously proposed, significant vertical masonry components, some with open brick coursing, have been added, the corner light box has been integrated into the masonry, and the sense of scale has been reduced with the fenestration more in keeping with the adjacent Graduate Student Housing building.

Stan Britt presented the revised landscaping scheme.

RECOMMENDATIONS OF THE PANEL:

Overall, the Panel was very pleased with the revised design and the response to their comments.

Architectural:

The Panel found the solution presented was very convincing and the design was a success, with a comfortable scale. The following recommendations were made:

- 1) There was some concern over the siting of the structure's footprint. It was suggested that the architect look carefully at shifting the footprint six (6) feet to the east to allow more mews space between the garage and the Graduate Student Housing on the west and to align the structure with the proposed new building, R-6, to the north. Not all members agreed with the suggestions and the Panel agreed to allow the architect to determine the best course of action on this point.
- 2) The corners of the garage, while improved, still needed work to ground them more successfully.
- 3) The problem with grounding is also apparent above the corner retail space where a single column is ended above the retail level rather than brought down to the ground. It is recommended that the column become part of the brick frame, making it part of the structural grid.
- 4) The stair tower is still not successfully integrated into the rest of the design. The masonry that expresses solidity at the other corners should be used here as well.
- 5) The Panel would like to see more detail on the screen design so they can understand how the various perforations would affect light.

Landscape:

- 1) The shrubbery to be planted on the east side (if the structure's footprint is not shifted) should be a mix of species to provide a more interesting appearance at the edge of the sidewalk.
- 2) The Panel likes the choice of columnar pin oaks for the west elevation. The trees should be planted closer together, however.

PANEL ACTION:

Approval of Schematics with comments.

Attending:

John Lecker, Brian Morris – Forest City-New East Baltimore Partnership

Stan Britt – Sultan Campbell and Britt Architects

Ed Hodges, Lee Braun, Chris Vlachos – DiMella Shaffer

John Judge – Desman

Leslie Harris – Harris-Kupfer

Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Ramberg and Cameron – Panel

Wolde Ararsa, Tamara Woods, Anthony Cataldo, Bob Quilter - Planning