

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

Date: March 31, 2011

Meeting No.: 125

Project: Social Security Administration Parking Garage

Phase: Continued Final

Location: Wabash Avenue and Mt. Hope Drive

PRESENTATION:

Robert Allen, of AECOM, presented revisions to the parking garage that is part of the proposed Social Security Administration campus. The revisions are based on recommendations made at the March 10, 2011 UDARP meeting and an interim review by Panel members Gary Bowden, Mark Cameron, and M.J. Brodie on March 23, 2011.

RECOMMENDATIONS OF THE PANEL:

While the Panel agreed that the design of the garage improved from the first presentation, they also agreed that the limited budget for the garage, the constraints of the pre-cast panel manufacturer and the constraints put upon the project by the GSA hindered this component. In particular, the garage bears little relationship to the quality and design of the rest of the proposal. Given that, the Panel had some final recommendations and comments regarding the garage:

Horizontal expression: The Panel liked the level horizontal datum at the top of the garage but was split regarding the horizontal treatment of the base. Consensus was to keep the sloping base treatment but to lower the base on the Mt. Hope Drive side similar to that on the garden side; the lower base on the garden side appeared more successful because it was less evident and allowed the vertical pieces to read as distinct from the slanting horizontals.

Additionally, it was recommended that the vertical columns not extend above the top horizontal band, which would help to strengthen the top datum.

Articulation of the reveals and joint patterns. A more regular pattern of scoring was recommended. Also, the difference between the joints and the reveals seemed too subtle and needed to be viewed as a single pattern. It was further recommended not to carry the vertical reveal on the column to the top in order to strengthen the horizontal emphasis.

Entrance from Mt. Hope. Greater emphasis was needed to differentiate the entrance tower from the end towers. One recommendation was to eliminate the central vertical bay of windows. The architect should look at other options for distinguishing the entrance element as well.

Materials. The color of the two pre-cast concrete elements seemed dull and too similar. The Panel thought that the pre-cast material for the main building was very successful and would like the architects to study the color of the garage elements further.

PANEL ACTION:

Final Approval with comments.

Attending:

Rich Jordan, Craig Ciekot - JBG

Robert Allen, David Bennett, Irena Savakova, Ying Zhang - AECOM

Stanley Fine, Caroline Hecker - RMG

Daniel Klein - Klein Enterprises

Jay Brodie - BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron - Panel

Wolde Ararsa, Sara Paraniyam, Anthony Cataldo, Bob Quilter - Planning