

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

**Date:** June 30, 2011

**Meeting No.:** 131

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**Project:** Parcel D-1 Parking Garage

**Phase:** Final

**Location:** Canton Crossing PUD

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**PRESENTATION:**

Max Ryan of COPT provided a brief overview of the project – a 7 level, 1243 car garage that will primarily serve the existing Canton Crossing office tower. Ryan Kautz, architect with Design Collective, reviewed the design changes, including:

- wider curb cut and entrance on Danville Street
- lowered base articulation from 2 stories to one story
- creation of a horizontal datum that relates to the garage stair tower and the office tower
- location of the dumpsters from outside the building to inside
- various changes to the proportion of brick panels and openings.

Mr. Kautz also presented material samples, information on the lighting on the top level of the parking garage, and discussed the various sustainability features of the building.

Randy Hughes, with WBCM, presented the site plan and landscape plan, with particular emphasis on the relation of the garage site plan to the plaza surrounding the office tower.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was very complementary of the design of the parking garage. A few final comments, primarily regarding the site plan and landscape, included:

Parking Garage -

1. Concern was still expressed regarding the lights on the roof level of the garage and the possible glare seen from surrounding neighborhoods. Additional information regarding the type of lights and cut-offs was requested. Another suggestion was to locate the lights along the edge of the roof directed inward.
2. Eliminate the second pedestrian entrance to the garage (nearest the office tower) by opening the stair. This would clarify the pedestrian access from the plaza to the garage.
3. Conceal the joints in the brick panels so as to strengthen the reading of the mortar between the bricks.
4. Consider brick across the top of the entrance on Highland Street

Site Plan / Landscaping -

1. Extend the sidewalk north along Highland Avenue, include more street trees, and screen the service area.
2. Use canopy trees to edge the plaza rather than smaller, flowering trees. The flowering trees can be relocated closer to the garage to provide screening and seasonal color.
3. Reconsider where benches are located. This would include eliminating benches along the streets and next to the parking garage pedestrian entrance and creating more inviting seating areas along the edge of the plaza.
4. Integrate the geometry of the plaza with the pedestrian entrance paving and landscaping; as shown the relationship of this walkway is awkward and instead should relate to the radial pattern of the plaza.
5. Screen and “dress up” the Verizon utility box adjacent to the garage.

Additionally, since the information presented for the lighting and signage was not adequate for a final presentation, the Panel recommends that the Planning Department review these items with the developer before final sign-off is made.

**PANEL ACTION:**

Final Approval with comments.

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**Attending:**

Max Ryan – COPT

Ryan Kautz, Richard Marietta, , Kyle Murphy – Design Collective I.

Randy Hughes, Doug Suess – WBCM

Stanley Fine, Caroline Hecker – RMG

Tom Dimitroff – UB

Jay Brodie, Terrance Hancock – BDC

Messrs Bowden, Ramberg, Britt and Cameron – Panel

Tom Stosur, Gary Cole, Bob Quilter - Planning