

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

Date: August 23, 2007

Meeting No: 66

Project: State Forensic Building

Phase: Discussion

Location: NW Corner West Baltimore Street at Poppleton

PRESENTATION:

Don Wilhelm, the design architect for Gaudreau, presented the stages of design reviewed by the State Design Review Board along with their comments and the architects response. He then presented their approved design, a five story 120,000 square feet building with two elevation options. The slope of the site was a major consideration in determining the building's entrance. There is very little public access to the building and most of the ground floor is used for parking. The State was concerned about the cost of excavation to put the parking below grade. The future Office Building across the street and the existing Parking Structure east of the site helped to define the building's profile.

RECOMMENDATIONS OF THE PANEL:

Panel members were disappointed that the only active public space could not occur on the ground floor and lend some life to the Baltimore Street elevation. This site deserves a building with greater pedestrian interaction. It was suggested that this might be the wrong site for a building of this nature.

The building did not have to look like a six story building; the Panel suggested a break in the six-story façade on Baltimore Street might be more desirable. The HVAC equipment screen could be pushed back away from the front façade.

The Panel accepted the expression of exhaust hood shafts in the elevation as in the other lab building on Baltimore Street, but felt this building was over articulated.

The Panel stated that the glazed rear elevation may be better suited facing Baltimore Street.

The Panel agreed that both elevation options presented had merit, but needed to be simplified.

In sum, the Panel agreed with the comments made by the State Architectural Review Board and suggested they had not been adequately resolved by the design team.

PANEL ACTION:

Discussion only. If there is any amount of redesign possible, the Panel hopes the above concerns will be considered.

Attending:

Neb Sertsu, Howard Jones – State of Maryland

Jane Shaab - UMBBiopark

Susan Williams – STV

Bill Gaudreau, Jim Bartlett, Stephen Leonhardt, Donald Wilhelm – Gaudreau, Inc.

Ed Gunts – Sunpapers

Kate McGraw - DPOB

Sue Schultz – Baltimore Business Journal

Paul Dombrowski, Shubroto Bose – BDC

Messrs. Ramberg, Schack and Britt – Panel

Gary Cole, Brent Flickinger, Bob Quilter - Planning