

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

Date: January 31, 2008

Meeting No.: 74

Project: UMB BioPark Research Bldg #3

Phase: Revised Schematic

Location: SE corner W. Baltimore and Poppleton Street

PRESENTATION:

William Gaudreau, of Gaudreau Associates, began the presentation with an overview of the project for those Panel members who had not been at the previous presentation, as well as an update on their collaboration with the master plan design team. Jim Bartlett (Gaudreau Associates) then presented the revised designs for the building and discussed the changes in relation to the Panel's previous comments. The changes include a more asymmetrical composition, a reduction in the amount of brick, strip windows along Baltimore Street rather than warehouse style windows, a setback of the building on the ground floor on Baltimore Street, the reduction of the two-story base, and the elimination of the setback at the top of the building.

RECOMMENDATIONS OF THE PANEL:

On the whole the Panel was encouraged by the changes to the massing, elevations, materials, and ground floor, and felt that the building would create a more dynamic identity while respecting its context and the existing BioPark buildings. Additionally, the Panel had the following comments:

1. While the majority of Panel members commend the new direction, they feel that there could be more discipline in the composition of the building facades and the use of materials. Further simplification and repetition of forms / materials would help the building composition better hang together. Several Panel members thought that this could be done by replicating the metal panel bay on the east facing façade along Baltimore Street, however, other Panel members thought that the strip windows were a better approach. All agreed that the Poppleton Street elevation needed more study – the treatment at the top is heavy and the vertical metal panel bay is not needed, this could simply be brick. The setback at the top of the last bay was agreed to be a good approach to breaking down the mass of the building.
2. Several Panel members thought that the building needed more of a silhouette at the top. While they are not recommending a return to the previous top treatment, additional study should be made as to setback, the shape and form of the cornice fin, and materials.
3. More information is needed regarding the entrance. Some Panel members thought that the curving façade along the ground floor needed to be more dramatic and setback further, others cautioned not to make this a dark, awkward space. Also, additional information regarding the canopy is requested.

4. Sections through the building faces are needed. The depth of the overhangs and setbacks are encouraging, and the setback widths along the sidewalk are welcome, but these need to be better understood in relationship to the sidewalks and curbs as well as the recommendations for sidewalk widths being explored by the master plan team.
5. The Panel understands the difficulty in illustrating accurate color in computer generated drawings. The white panels are too much of a contrast; the architect's desire for a more cream color panel should be explored and presented with actual material samples.

PANEL ACTION:

Schematic approval with comments.

Attending:

Jane Shaab, Julie Evans – UMB/UMB Biopark
Stephen Hanssen – Wexford
Susan Williams – STV
Charles Wilson, Dana Perzynski - Ayers Saint Gross
Bill Gaudreau, Jim Bartlett, Chris Taylor, Stephen Leonhardt – Gaudreau, Inc.
Ted Naos – 907 West Baltimore Street Owner
Betsey Waters, Jane Buccheri – Hollins Roundhouse
Cecil Clarke – New Columbia Construction
Caroline Hecker - RMG
Molly Buckheit - GBC
Jay Brodie - BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Brent Flickinger, Bob Quilter - Planning