

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

Date: January 31, 2008

Meeting No: 74

Project: UMB Biopark Master Plan/PUD Expansion

Phase: Master Plan

Location: UMB Biopark, West Baltimore Street

PRESENTATION:

Charlie Wilson, architect with Ayers Saint Gross, reviewed the master plan boundaries and basic overall design proposals. Mr. Wilson pointed out the parcels within the master plan boundaries that were not controlled by UMB or presently under negotiation for purchase and indicated that no new buildings were proposed on such parcels.

RECOMMENDATIONS OF THE PANEL:

Overall, the Panel felt that the proposed master plan was very limited and lacked a compelling vision for the project. Optional design studies were encouraged which would seek a stronger sense of place in the public spaces and a clearer hierarchy among its proposed newer building components. Additionally, the following comments were offered:

1. Speculation – some design speculation regarding the potential integration of sites not presently controlled by UMB, particularly the centrally located dialysis property, was encouraged with the thought that it might lead to a more dynamic and complete master plan;
2. Building Massing – that insufficient differences in the heights and bulk and alignment of the building components result in monotonous massing for the overall project;
3. Public Spaces – members questioned the effectiveness of the modest sidewalk setbacks and corner treatments proposed and wondered whether a more major open space was possible, perhaps combined with the adjacent Lithuanian park.
4. Parking Garages – there were concerns about placing a new parking garage directly adjacent to the existing garage and the dominance of these components on the north side of Baltimore Street. Suggestions ranged from distributing the parking throughout the plan to incorporating parking into laboratory buildings.
5. North/South Connections – more consistent, and frequent, connections should be pursued;
6. Identity - some type of gateway elements should be studied and incorporated for stronger project identity at both ends of the project;
7. Service and loading strategies for all new buildings should be clarified.

PANEL ACTION:

Master Plan discussions continue

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