

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

**Date:** February 28, 2008

**Meeting No:** 76

**Project:** Levindale Expansion Phase I

**Phase:** Schematic

**Location:** Pimlico/Northern Parkway

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**PRESENTATION:**

Tim Barnhill of Hord Coplan Macht Architects, began his presentation by discussing the relatively new “Green House” concept for senior assisted/nursing care facilities. The concept embodies a “homelike” environment where the staff is more intimately involved with the residents through the organizational structure of “neighborhoods” of about 14 residents. Additionally the concept seeks to create a strong relationship between indoor and outdoor spaces. The current plan proposes an adaptation of this concept through vertical stacking of the neighborhoods. Barnhill outlined other elements of the plan including automobile and service paths, the location of the proposed parking structure and medical office building, as well as the open space intentions.

**RECOMMENDATIONS OF THE PANEL:**

The panel felt supportive of the adopted “Green House” concept of care. However, at this point, there seemed to be very little relationship between the current Levindale expansion plans/ its new building elements, and the proposed overall PUD Master plan for the combined properties. Beyond that major concern, the following recommendations were offered:

- A. Importance of Belvedere Avenue – concern was voiced that the Levindale Plan seemed to ignore the potentially new importance of Belvedere Avenue and that the proposed new entrance to the “Green House” expansion was totally hidden from Belvedere.
- B. The “Green House” Expansion – there was considerable discussion regarding the expression of the new concept and its adaptation to a multi level application. Concerns regarding scale of the pods, identity and exterior relationship with landscape elements, conflicts with service and parking elements, as well as an appropriate architectural language to reflect the “new” homelike concept were voiced.
- C. Office Building and Parking Garage – concerns about the integration of these elements into the master plan and, again, their relationship with the main entry road Belvedere Avenue.
- D. Amenities – the “porch” seems like a promising element for social interaction within the project and could be incorporated more strongly; the separation of open space and social spaces by automotive traffic appears inconsistent with the intended intimate conceptual relationship between indoor and outdoor.

- E. General – Alternate site organizational strategies should be addressed at the next meeting, including the intended relationship with the overarching master plan. See the comments on the Sinai/Levindale PUD Expansion of this date.

**PANEL ACTION:**

Schematic Discussions to continue.

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**Attending:**

Tim Barnhill, Tarek Saleh, John Harris, Josh Kilrain, Julie Higgins - Hord Coplan Macht Architects

Barbara Gilbert – Lifebridge

John D’Epagnier, Kevin Anderson – RK&K

Jay Brodie – BDC

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

Doug McCoach, Sara Paraniyam, Bob Quilter - Planning