

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

**Date:** March 27, 2008

**Meeting No.:** 78

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**Project:** UMB BioPark Research Bldg #3

**Phase:** Continued Final

**Location:** SE corner W. Baltimore and Poppleton Streets

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**PRESENTATION:**

Jim Bartlett of Gaudreau Associates, project architect, presented the revised designs for the building and discussed the changes in relation to the Panel's previous comments. Mr. Bartlett showed the five schemes presented to the Panel at the last presentation, and reminded the Panel it had recommended choosing a combination of previous Scheme A and Scheme C. He presented the elevations showing the refinements made in response to the previous comments, including revisions to the main entry, landscape and hardscape, canopies, signage, window details, penthouse screening, and materials.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was very pleased with the architect's response to previous comments and the final scheme as shown, which should result in an interesting building that recognizes its corner location. The following recommendations were made:

1. Push the penthouse back away from the edge of the east elevation so that it does not draw attention to itself or read as a design element of the east elevation.
2. Continue the shade trellis/canopy at the top floor around the east elevation, to achieve continuity along the elevation at the cornice line.
3. Include additional trees, to the best extent possible, on all sides of the building
4. Increase the difference in the level of relief at the window details as well as the reveals where the windows and masonry meet.
5. Articulate the center vertical spandrels.
6. Study the relationship of the coloration of the proposed building brick with that of the hardscape to ensure compatibility. The proposed red brick (which is a strong choice as a compatible color for the historic context) is complemented by the buff color of the mortar and painted metal, which themselves are well-matched. However, the brick color palette includes a brownish tone that may not be compatible with the gray tones of the hardscape.
7. Reconsider the light colored sidewalk pavers that align with the building piers on Baltimore and Poppleton Streets. They may be better as a darker shade, more similar to what appeared in the rendering.

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**PANEL ACTION:**

Approval with comments.

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**Attending:**

Jane Shaab – UMB/UMB Biopark

Stephen Hanssen – Wexford

Bill Gaudreau, Jim Bartlett, Stephen Leonhardt, Chris Taylor – Gaudreau, Inc.

Jane Buccheri – Hollins Roundhouse

Ms. Eig; Messrs. Bowden and Schack – Panel

Gary Cole, Bob Quilter - Planning