

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

Date: May 8, 2008

Meeting No: 81

Project: Levindale Phase 1

Phase: Continued Schematics

Location: Northern Parkway and Belvedere Avenue

PRESENTATION:

Tim Barnhill of Hord Coplan Macht Architects, updated the Panel on the Master Plan proposals and directed attention to the Levindale portion of that Master Plan highlighting a newly configured entry drive and including site plan elements which promote a more intimate relationship between the major open space and the proposed building. Additionally, the definition of a major figural space (equivalent to a campus quadrangle) was introduced. Julie Higgins presented complimentary landscape architectural concepts. Although major changes to the building's design included the elimination of brick masonry and "Hardiplank" (replaced by fieldstone and EFIS), no reconfiguration of the upper levels of the project (to introduce more outdoor space in keeping with the tenets of "the green house" concept and a clearer delineation of individual neighborhood cells) were introduced as previously requested.

RECOMMENDATIONS OF THE PANEL:

Overall, the Panel felt that the proposed design for the central "Entry/Reception" building failed to meet expectations and that there also remained major concern regarding the "Main Northern Parkway Entry's" redirection of Belvedere Avenue. The Panel felt that the existing relationship (i.e. a continuous Belvedere Avenue movement) was more acceptable than the one currently proposed. More study is required. Additionally, the following panel comments were offered:

- A. Site Plan – Most Panel members felt that the comprehensive Site Plan was schematically acceptable.
- B. Central Entry Building – It was suggested that the building be restudied and that the massing/scale and the relationship of its major elements be reconsidered (porte cochere, fireplace wall, actual entry element), to more adequately reflect the more formal, recently introduced, entry court configuration. In another comment, the proposed forms of the building's roofs were also challenged. Alternative approaches are welcomed.
- C. General Elevation Comments – Various members of the Panel suggested that the currently proposed elevation treatments continue to feel somewhat fractured.
- D. Phasing Plans – Considerable concern was voiced that the currently proposed phasing plan places the establishment of the major figural outdoor space too far into the future. The continuing location of the Children's daycare facility was specifically questioned.

PANEL ACTION:

Schematics approved with above comments. Additional study required of building facades and the Main Entry Building before proceeding to the final phase.

Attending:

Tim Barnhill, Julie Higgins, Josh Kilrain, Tarek Saleh – HCM

John D'Epagnier – RK&K

Peter Arn – Life Bridge Health

Katie Giordano - BDC

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

Sara Paranilam, Bob Quilter - Planning