

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

Date: October 29, 2009

Meeting No: # 103

Project: Shock Trauma Expansion

Phase: Final

Location: NE Corner Lombard and Penn Streets

PRESENTATION:

Planning Director Tom Stosur introduced the project, indicating that timing was critical and that the project team had been informed that this would be the final UDARP session. Eric Swanson, lead architect, of Ballinger Architects outlined the major changes made to the project in response to previous comments:

- (1) Manipulation of the Lombard Street façade to better integrate with the existing Weinberg Center façade;
- (2) Continuity of windows around the Penn and Lombard corner to lighten the effect of its cantilever;
- (3) Expressing the structural column grid on the Penn Street façade and the ambulance bays, as well as expressing the columns more strongly on the setback at the topmost floor;
- (4) Discontinuation of the Penn Street façade treatment around the northern facade of the building;
- (5) Creating a small planter, granite plinth and stainless steel “stockade” fence composition as the dominant landscape element at the corner of Lombard and Penn Streets;
- (6) Discussion of material proposals, including lighter colored glass; terra cotta blend for transitional eastern façade; grey metals including a zinc colored soffit at the helicopter landing roof platform; light colored terra cotta as the primary building material with matching blades or “bagettes”.

COMMENTS OF THE PANEL:

The Panel was unanimously supportive of the major façade redirection (particularly items #1, 2 and 3 above) as well as the material choices except as noted below. Additional comments were offered:

- A. *Northwestern Corner of Penn Street* – most of the panel disagreed with the proposed treatment of that corner and favored a treatment more like the Lombard corner, if only for a bay or two;
- B. *Color of “floating” Helicopter Soffit* – a lighter material, (than the zinc proposed), was felt to be more effective for the intended lighting effect.

- Continuation of the up-lighting of the soffit along Penn Street was also recommended;
- C. ***Expression of Top floor Spandrel***– Panelists agreed that the spandrel glass treatment was preferred over the metal option to unify the façade treatment along Penn Street.
 - D. ***Diversity of Blended Strip Pattern of Terra Cotta on Eastern Facade*** – it was suggested that less contrast (or diversity) be explored in the blended colors of the terra cotta strips on this façade;
 - E. ***Height of Main Canopy*** – The Panel was unanimous in its concern about the height and effectiveness of the Lombard Street main canopy. It was strongly suggested that it be lowered;
 - F. ***Landscape Element at Corner*** – the Panel very strongly advised further study of the proposed corner treatment. A more substantial element was recommended, perhaps even including a sculpture or public art. It was also felt that the “stockade” fence was weak and did not effectively screen the parked ambulances from view and should seek a stronger relationship with the ground level lines of the building.

PANEL ACTION:

Final approval of the building design was recommended subject to above comments. Continued study of the corner landscape design element was requested, with the design team’s final approach to be shared with Panelists via email for their final comments.

Attending:

Art Hilsenrad, Rick Dunning -UMMS
Leonard Taylor - UMMC
Eric Swanson, Marcus Acheson – Ballinger Architects
Anand Bhandari - UMMS Consultant
Kay Morin - Site Resources, Inc.
Jay Brodie – BDC

Ms Eig; Messrs. Bowden, Britt, Cameron, Ramberg, Schack – Panel
Tom Stosur, Gary Cole, Wolde Ararsa, Alex Hoffman, Anthony Cataldo, Bob Quilter -
Planning