

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

**MEETING MINUTES**

**Date:** September 9, 2010

**Meeting No.:** 115

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**Project:** MD Public Health Lab Project

**Phase:** Introduction

**Location:** North Side Ashland Avenue - NEBC

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**PRESENTATION:**

Scott Levitan of Forest City - New East Baltimore Partnership gave an introduction for this project. Michael Vinkler and others of HDR Architects presented introductory design schemes.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To question the strategy indicated in the development of the south façade.
2. To express approval of the general direction taken in the development of building facades but to see inconsistencies and somewhat frantic gestures in the expressions shown.
3. To see a need for clarity in the landscape strategy.
4. To recognize the building design as one of a “kit of parts”. What seems missing is a strategy to unify the whole as expressed in its external form.
5. To recommend greater emphasis on the building entrance.
6. To approve the exhaust pipe expression and other aspects of the façade proposed, but not all. The “towers” seem out of place.
7. To express approval for the basic design strategy, but not the facades shown.
8. To question if office windows on the street is any substitute for retail or public activity on the street. Perhaps a well developed continuous landscape zone would be a better strategy at ground level.
9. To ask how much security concerns should govern this building’s design considering the social aspirations of the “new community” project in which it is to be built.

**PANEL ACTION:**

Introductory Discussion Only.

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**Attending:**

Scott Levitan, John Lecker, Peter Calkins, David Dill – Forest City – New East Baltimore Partnership

Dennis Miller – EBDI

Tony Marshall – RAM Contracting

Michael Vinkler, Dan Rew – HDR CUH2A

Betsy Boykin – CORE Studio

Ed Gunts – Sunpapers

Kumasi Vines – Mayor's Office

Jay Brodie, Paul Dombrowski – BDC

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

Tom Stosur, Kyle Leggs, Anthony Cataldo, Bob Quilter - Planning