

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

**MEETING MINUTES**

**Date:** October 14, 2010

**Meeting No.:** 116

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**Project:** MD Public Health Lab Project

**Phase:** Schematic

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

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**PRESENTATION:**

Scott Levitan of Forest City - New East Baltimore Partnership, Dan Rew of HDR Architects and landscape architect Betsy Boykin presented a schematic design and landscape strategy for this project.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To question the pedestrian experience of the 270 foot long walkway along the south side of the building proposed. Should there be a more developed expression of what is seen but not entered and would a higher ceiling height for the first floor help?
2. To express approval of Option A at the west elevation.
3. To express doubt that the two stair screen wall expressions should be the same.
4. To express preference for the previous west elevation.
5. To recommend that the glass mullion pattern at the stair run all the way to ground/base.
6. To express general appreciation of the scheme as a whole.
7. To express the view that the entrance and façade at the adjacent southeast corner should be reinforced so as to count for more. The two stair expressions should not be equated as shown.
8. To recommend some variations or breaks in the hedge proposed, and possibly walkway material. More special material and/or expression might approve the entrance design.
9. To express interest in the three dimensional aspects intended where different materials meet. Perhaps future detail presentations might clarify design intentions.
10. To suggest the possible benefit of the expression of the structural frame outside the glass envelope at the sidewalk level, as at the loggia level.

**PANEL ACTION:**

Although the Panel is enthusiastic about the quality of design proposed to date, it recommends a continued schematic presentation with attention to the comments above.

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**Attending:**

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

Dennis Miller – EBDI

Josh Neiman - MEDCO

Tony Marshall – RAM Contracting

Michael Vinkler, Dan Rew, Simon Trumble – HDR CUH2A

Betsy Boykin – CORE Studio

Ed Gunts – Sunpapers

Paul Dombrowski – BDC

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

Tom Stosur, Natasha Becker, Anthony Cataldo, Bob Quilter - Planning