

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

MEETING MINUTES

Date: January 27, 2011

Meeting No.: 121

Project: MD Public Health Lab Project

Phase: Final

Location: North Side Ashland Avenue - NEBC

PRESENTATION:

Dan Rew of HDR Architects and Betsey Boykin of Core Studio Design presented revisions to this project in response to Continued Schematic comments of October 28, 2010.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To suggest a fence only to the three foot height along Ashland rather than four feet as shown.
2. To express appreciation of the simplification shown. Less seems to be more.
3. To express disappointment that MICA's contribution is not yet shown. Perhaps when it is in hand the Panel might see it. The granite seat wall might well be left undecorated.
4. To see the canopy as still understated, possibly a little weak.
5. To express admiration of the project as a whole.
6. To approve the omission of the pergola by some members and not by others. It did add desirable relief and light and shadow to the penthouse wall.
7. To express some doubt about the desirability of the long run of uniform hedge. Some variety of planting might be desirable.
8. To express the view that the building envelope would benefit from more relief. It seems a bit too flat, with joints of differing materials inadequately expressed.
9. To see the brick as poorly related to the louvers on the north wall.
10. To express concern about the monotony of the uneventful 300+ foot long sidewalk along Ashland Avenue. MICA involvement may help out this area.

PANEL ACTION:

The Panel approves this final presentation. Any attention to the Panel comments would be appreciated.

Attending:

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

Josh Neiman - MEDCO

Dan Rew, Michael Vinkler – HDR CUH2A

Betsey Boykin – CORE Studio Design

Jay Brodie – BDC

Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Tom Stosur, Wolde Ararsa, Bob Quilter - Planning