

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

MEETING MINUTES

Date: March 31, 2011

Meeting No: 125

Project: UMB Biopark Replacement PUD/Proton Center

Phase: Introduction

Location: West Baltimore

PRESENTATION:

Jane Shaab of UMBiopark and John Mishalanie (VP, Clinical Systems - Advance Particle Therapy) described a Proton Therapy Center (PTC) proposed to be added to the Biopark. Architect Charlie Wilson of Ayers Saint Gross described the changes to the Master Plan proposed to accommodate the addition of this facility. Architect Roland Udenze of Haskell Architects and Engineers presented the design for the new building.

The Proton Therapy Center is proposed to occupy Site E, just to the west of Building 1 and Parcel F.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel generally found the issues surrounding the proposal have to do with the adverse impact of proposed circulation on the adjacent open space, an overly large open parking garage and traffic. The Panel commented as follows:

1. To express appreciation at the prospect of the Proton Therapy Center (PTC).
2. The team should investigate alternative building concepts for the PTC/Hotel site and the Garage addition proposed for Parcel C.
3. As shown, the addition of the PTC drop-off/connection road compromises the park space to the west. The Panel suggests that the hotel component of the proposal could be reconfigured to face Baltimore Street and include a drop-off directly in front of/off the street as well, preferably recessed behind the building's front facade. (This change would eliminate the need to have the drive road connecting Baltimore to Fairmount Ave.) Fairmount Avenue could then connect north to Fayette Street along the western edge of Parcel E.
4. Alternatively, the team should consider combining parcels E and F and locating the hotel on F. The Panel sees challenges in making the hotel work with the current configuration, especially given its amount of roof-top views. Greater hotel height might well free up the plan and create a better facility.
5. To express much concern of the idea of extending the existing parking facility into Parcel C without incorporating any mix-use "wrap" to face Baltimore Street or the open space. The height of this expansion is also of concern, given that it will shadow the pocket park.

6. To express concern about the Fayette Street façade of the proposal.
7. To ask if sustainable strategies will affect the new building in fundamental ways or only superficially.
8. To ask if Parcel C could be lower if Parcel F were to be allowed increased height through modifications to the Master Plan.
9. To ask if the presently approved footprint/height for Parcel D could be reconfigured to add park space south of Baltimore Street opposite the approved open space across the street.

PANEL ACTION:

Introduction only. The Panel looks forward to alternative schemes and comment responses at the next presentation of this important proposal for the Biopark.

Attending:

Jane Shaab – UMB Biopark

John Mishalanie – VP, Clinical Systems - Advance Particle Therapy

Chris Martin – Headington Companies (Hotel Developer)

Steve Hanssen – Wexford

J. Jason Perry – Signet Development

Roland Udenze, AIA, Chris Holmes – Haskell Architects and Engineers

Charlie Wilson, Dana Perzynski – ASG

Susan Williams – STV

John Laria, Eben Hansel – Ballard Spahr

Jeff Cohen – Vine Street Ventures

Emily Mullin – Baltimore Business Journal

Caroline Peri – DPOB

Jay Brodie, Kathy Robertson – BDC

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

Tom Stosur, Gary Cole, Wolde Ararsa, Brent Flickinger, Jill Lemke, Anthony Cataldo,

Bob Quilter – Planning