

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

**MEETING MINUTES**

**Date:** June 9, 2011

**Meeting No:** 130

**Project:** UMB Biopark Proton Center

**Phase:** Continued Schematic

**Location:** UM BioPark PUD - West Baltimore

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**PRESENTATION:**

Architect Roland Udenze of Haskell Architects and Engineers presented a revised schematic design for this project including surrounding context images and a model of the PUD site.

**RECOMMENDATIONS OF THE PANEL:**

The Panel commented as follows:

1. To defer comment on the adjacent open space park until its design is in the hands of its intended designer.
2. To express an interest in the detailed design of the space between the building and Baltimore Street and to the west of the building towards the park space.
3. To express skepticism regarding proposed “greening” between the building and Fayette Street as well as along the alley running north/south. Vines on the wall seem unpromising.
4. To express doubt about the building expression at corners, particularly at the SW corner and at stair towers. The Fayette Street elevation seems unresolved.
5. To express skepticism about the appearance of “modular” construction; known precedents of panelized buildings are not encouraging.
6. To express appreciation for the thoroughness of the presentation. It does make it clear that the building is very large.
7. To see the number of changes in form and color shown as leading to a disjointed effect. Obviously this building cannot look like its neighbors because it has such a unique program, but it could be less disjointed.
8. To express doubt about the appearance of brick tile over time. See Baltimore Community College at the Inner Harbor after forty years as an example.
9. To express discomfort with the choices made in the expression of so many different parts. A calmer expression would be more convincing.
10. To see the building as shown as too much like a motel sitting on top of a concrete laboratory building. To recommend a more integrated building proposal, less chaotic in form and less fractured.
11. To see the stair towers as overly monumental. They are, after all, only emergency exits.

12. To ask where are sustainable goals?
13. To suggest that expression of the Proton Center might well lead to a convincing form for the building.
14. To recommend that the Fayette Street façade of the development be detailed to respond to the scale of existing Fayette Street houses,

**PANEL ACTION:**

The Panel wishes to see continued schematic development of this unique and important project.

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**Attending:**

Jane Shaab – UMB Biopark

John Mishalanie – APT

J. Jason Perry – APT/Signet

Roland Udenze, AIA – Haskell Architects and Engineers

Charlie Wilson – ASG

Susan Williams – STV

Tom Dimitroff – UB

Jane Buccheri – Hollins Roundhouse

Audrey Robinson – Poppleton

Gregory Countess – Legal Aid – Poppleton

Ed Gunts – Sun

Kathy Robertson - BDC

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

Tom Stosur, Gary Cole, Wolde Ararsa, Brent Flickinger, Bob Quilter – Planning