

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: August 8, 2011

Meeting No.: 133

Project: UM BioPark Proton Center

Phase: Working Session

Location: Near W. Baltimore St. and Fremont Ave.

PRESENTATION:

Roland Udenze of Haskell Development presented the most current elevations of the proposed Proton Therapy Center at the UM BioPark in West Baltimore. The main body of the building is of red brick panels to match the color of the existing BioPark buildings with the base level facing the park of a grey brick panel. The first 3 levels remain as the Proton Therapy Center and the upper 4 levels are the hotel component. The upper windows of the Proton Therapy portion on the west elevation are grouped in pairs with a vertical fin dividing them. The first 3 levels of the Hotel component are grouped in a slight recess from the extended brick pilaster. The recess is composed of the window glazing and grey brick panel to match the base of the Proton building. The upper-most level has individual windows grouped in pairs of two to help define more of a top to the entire structure.

The south elevation along West Baltimore Street carries similar proportions of windows and articulation as the west elevation. The stair tower at the east corner of the south elevation was presented as a tan brick color to match the precast horizontal elements that are at the top of the individual building masses acting as cornice pieces. Variations on the size of the entrance structure were also presented.

COMMENTS FROM THE WORKING SESSION:

Base Building:

There is still concern about the use of precast brick panels to skin the building. There needs to be specific detail paid to the location of panel joints to be designed where there would be natural joints if this were a traditional brick clad building. There was consensus that the hotel windows should be expressed as individual windows within a recessed panel and not appear as one storefront piece of glazing. Brick was the preferred grey material in the recessed window panels but that the proportions of the vertical and horizontal bands in that panel should match in size and that there should be two material setbacks to that grey brick panel.

Vertical Stair Tower on West Baltimore Street:

There was consensus that the tan material called too much attention to the stair tower and that the team should explore using the grey brick to match other parts of the building or, perhaps, that

vertical expression relates to the entrance feature or the concrete nature of the Proton Center machinery just beyond it in color or material.

Entrance Feature:

The Panel is still not convinced of the design of the entrance feature. All agreed that it should only occupy 3 bays of the south façade and then stop. There is a strong desire for this feature to be sculptural, bolder, or express some of the cutting edge function of the Proton Therapy process. It was agreed that this feature needs to be a beacon and capture the essence of the technology. The current massing/scale of the structure is uncomfortable because it generally occupies one half of the façade. The development team should explore ways to make it appear taller or shorter so it does not divide the building in half.

Paving:

There was some confusion on what the paving material was going to be - stamped asphalt or asphalt pavers. Pavers are preferred and there is desire for the pattern to relate to the entrance feature.

It was suggested that the development team investigate all four elevations of the building to see if there is a continuum around the building in terms of design and materials. All material selections should be brought to the next UDARP meeting for review.

PANEL ACTION:

Working Session – no decision needed.

Attending:

Susan Williams - STV

Elizabeth Lentz, Roland Udenze - Haskell

J. Jason Perry, John Mishalanie - Signat/APT

Jane Shaab – UMB/UMB BioPark

Charlie Wilson – ASG

Jay Brodie - BDC

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

Tom Stosur, Gary Cole, Anthony Cataldo, Brent Flickinger - Planning