

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

Date: August 18, 2011

Meeting No.: 134

Project: Proton Therapy Center

Phase: Final

Location: UMBioPark

PRESENTATION:

Roland Udenze, of Haskell Architects and Engineers, presented a revise designs based on the work session of August 4. These design presentation was grouped into two categories, 1) the body of the building (proton center and hotel), and 2) the glass and metal corner. Revisions to the body of the building included changing the skin of the stair tower along Baltimore Street to grey brick and adjusting the proportion of the top brick panel on the proton center. Brick samples were also shared. Mr. Udenze then shared several options for the exterior treatment of the corner piece, including a folded metal screen, exposed structure, and glass panels. Finally, a landscape plan and paving plan were included.

RECOMMENDATIONS OF THE PANEL:

The Panel agreed that the body of the building was more settled than the corner element. While members appreciated the direction that the designer's took based on the August 4 workshop, the particular design did not work with the rest of the building. Comments are grouped according to the body of the building, the corner, signage, and site.

Body of the building. The Panel did not think that the color difference between the red brick and grey brick (which was more of a brown) was enough of a contrast. The architects need to revisit the grey color. A scoring pattern on the east facing concrete wall should be considered; as shown the wall has too large of an area of unarticulated concrete. The stair tower also needs to be made less important; it competes with the Baltimore Street façade. Additionally, the canopies above the retail along Baltimore Street need further development – their material, how they are being supported, their profile, etc. Finally, the Panel would like to see a sample of the screen that is covering the mechanical units along Fayette Street.

Corner Element. While the Panel recognizes that it was recommending a “bold” design, the particular forms and elements shown did not work. The architect should revisit the simple orthogonal corner element and develop this further by emphasizing the frame more (horizontal as well as vertical) in a way that reflects the proportions of the body of the building and integrates the columns with the frame. The glass (clear and spandrel) should then be used as infill. By paying attention to the detail of this piece and creating an elegant element the corner can become a bold statement. Additionally, how the corner is lit in a way that minimizes the ribbon windows needs to be developed.

Signage. Given the importance of the Proton Center, there being a hotel above, and a destination restaurant at ground level, the architect needs to give greater consideration as to how the signage is being handled – its location, size, treatment, and lighting. Signage will happen and the architect needs to design for it.

Site. It is recommended that the special asphalt paving blocks be extended to the second crosswalk (running north and south) along Fairmount Street. This will provide a better relationship between the walkway and the future park. Also, the odd, wedge-shaped planting shown under the corner element should be eliminated.

Presentation material. The Panel recommends that, for the next presentation, the architect focus on the design changes and how they addressed the recommendations, rather than going through the entire set of context slides.

PANEL ACTION:

Final not approved.

Attending:

Julia Albrights – Varian Medical

Jason Perry – Signal Development

Susan Williams – STV

John Mishalanie – Advance Proton Therapy

Jeff Blount, Elizabeth Lentz, Roland Udenze – Haskell

Charles Wilson – ASG

Jane Shaab – UMB

Jay Brodie - BDC

Messrs. Bowden, Cameron and Ramberg – Panel

Gary Cole, Tom Stosur, Anthony Cataldo, Bob Quilter – Planning

Meg Howard – Office of Sustainability