

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

**Date:** September 15, 2011

**Meeting No.:** 135

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**Project:** Proton Therapy Center

**Phase:** Final

**Location:** UMBioPark PUD

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**PRESENTATION:**

Roland Udenze of Haskell Architects and Engineers presented revisions to the project based on comments from the August 18, 2011 UDARP meeting. In a review of the comments from August 18<sup>th</sup>, Mr. Udenze presented a summary of the applicant's response to the five issues: Body of the Building, Corner Element, Signage, Site, and Building Materials. The response to the Panel's request for more directed presentation was appreciated. The discussion focused on the corner element of the building.

**RECOMMENDATIONS OF THE PANEL:**

The overall project has reached a design completion point and the Panel's comments are as follows:

**Body of the Building/Building Materials:**

The Panel is satisfied with the changes made to the body of the building including the use of a warmer gray tone for the contrast brick, articulation of the concrete at the east facing wall, the changes to the stair tower, and the details provided for the canopies at the retail façade.

The Panel suggests that the brick used for the soldier course detailing be of a slightly deeper color than the base brick to give the detail more prominence.

**Corner Element:**

The corner element continues to need refinement. It can be strengthened as a component of the design by allowing it to present its own logic rather than relating to some of the adjacent elements. The Panel suggests that the fenestration emphasize horizontality

within the frame, thereby playing down the vertical components that compete with the frames and the columns. The effect of floating frames (invoked by the vertical glass flanges) on a field of glass is unsuccessful. The frames should butt directly against the columns. This will improve the appearance of the frames and of the columns, especially at the primary corner. The horizontal components within the frames should be evenly spaced. The Panel encourages the applicant to work out these final details with staff.

**Signage:**

The retail signage on the canopy directly adjacent to the hotel seems crowded. As the signage for this project is developed it should be brought back to UDARP as appropriate.

**Site:**

The use of hexagonal pavers for the vehicular drive at the building entry was not received well. The Panel believes this is an opportunity for public art and encourages the applicant to follow through on its proposal to seek input on public art for the building as the project proceeds and to look to the drive as a place for such art.

**PANEL ACTION:**

Final Approval with above comments.

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**Attending:**

Roland Udenze, Chris Holmes, Jeff Blount – Haskell Architects and Engineers  
Jane Shaab – UMd/UMBioPark  
Sam Adams – Varian Medical  
Jason Perry – APT/Signet  
Susan Williams, Anthony Cortea – STV  
John Mishalanie – Advance Proton Therapy  
Charles Wilson – ASG  
Kathy Robertson - BDC

Ms. Eig, Messrs. Britt, Cameron and Ramberg - Panel  
Tom Stosur, Wolde Ararsa, Brent Flickinger, Anthony Cataldo and Bob Quilter –  
Planning