

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

Date: January 22, 2015

Meeting No.: 198

Project: Research Building, 873 W. Baltimore Street
UMBioPark PUD

Phase: Final

Location: Site bounded on the north by W. Baltimore Street, to the west by S. Poppleton Street, on the south by Booth Street, and to the east by an alley and vacant lot slated for future development

PRESENTATION:

Anthony Cataldo introduced the project team. Mr. Jim Bartlett, Director of Design for Gaudreau, provided an overview of proposed program and planning modifications, site context and the updated design, specifically addressing comments from the prior Final Design review on November 13, 2015. Key modifications and presentation points from the prior review include:

1. Site Plan
 - a. Refinements to transformer ventilation grates along the east edge of the building
 - b. Special paving enlarged plans, including final West Baltimore Street entry steps and ramp
 - c. Ramp and Stair Railing and Misc. Site Design Details
 - d. Proposed Landscape Plan, including a BioWall
2. Elevation Studies
 - a. Final Proposed Elevations on all Façades
 - b. Five Streetscape and Façade Sections
 - c. Renderings
3. Exterior Lighting
 - a. Recessed downlights
 - b. Recessed step lights
 - c. Surface mounted accent lights at each exposed concrete column – 2nd and 3rd Floor spandrel height
 - d. LED strips in the main canopy
 - e. Railing lights
4. Building Signage
 - a. Upstanding box or channel address signage on the canopy, possibly internally illuminated
 - b. Tenant signage with solid box letters mounted to a continuous metal band and illuminated from above
5. Materials
 - a. Colors and Materials as previously presented, with modifications for:
 - i. A wood soffit for the colonnade and entry canopy in lieu of metallic wood

- ii. Light metal column covers, in lieu of exposed concrete
- iii. Dark metal curtainwall surround, in lieu of precast, and entrance canopy and arcade level vertical mullion caps
- iv. Non-reflected lightly tinted ground floor storefront glass

PANEL COMMENTS:

The panel appreciated the design and development team’s willingness to refine the Final Design as discussed throughout the entire review process, and for specific responsiveness to the November design review comments. The panel noted the following specific comments and suggestions related to the Final site and building design:

- 1. Site
 - a. The added accent paving that is perpendicular to the building and aligns the tree pits causes some irregular conditions at South Poppleton and the east alley. The panel suggested eliminating these accent bands.
 - b. Modify tree spacing along South Poppleton to add a third tree.
- 2. Building Design
 - a. The panel praised the architect for resolving massing
 - b. The panel suggested modifying the column cover coloration to match the curtainwall surround. (Note: The design team could propose the lighter metal for the canopy, though the dark metal is satisfactory.)
 - c. The wavy wood soffits under the colonnade is intriguing, however, usage and direction under the canopy may require additional study. Final refinements should be reviewed.

PANEL ACTION:

The panel felt that the design had progressed significantly and recommends Final Approval with Comments. The panel looks forward to the construction of the project.

Attending:

Jane Shaab – UMBioPark
Steve Hanssen – Wexford Science and Technology, LLC
Bill Gaudreau, Jim Bartlett - Gaudreau Inc.

UDARP Panel Members –Messrs. Gary Bowden, Rich Burns, David Haresign*, and David Rubin

Planning Department - Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Brent Flickinger