

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

**Date:** May 9, 2013

**Meeting No.:** 166

**Project:** UMMC Midtown Campus Ambulatory Care Center

**Phase:** Schematic

**Location:** Howard Street and MLK Boulevard

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**PRESENTATION:**

Architect Chuck Goodman of CR Goodman Associates reviewed the general parameters of the project as well as the interim programmatic master plan for this first phase of the new Midtown Campus composed of the proposed new Ambulatory Care Center and the expansion of the adjacent parking garage. The revisions to the plans since the last meeting include:

- a. The creation of more of a gateway plaza at the corner of Linden Avenue and MLK Blvd with added landscaping and changes to the parking and drop-off layout;
- b. The introduction of support columns to avoid the previous 19 ft cantilever on the Linden Avenue façade. The 3ft cantilever remains on the MLK facade;
- c. The relocated main lobby and lobby entrance has been shifted to a more central location on the Linden façade;
- d. The potential future bridge connection (considered an alternate action at this time) to the older hospital remains at the 2<sup>nd</sup> level;
- e. The new building relates its design more directly to the most recent addition in terms of massing and materials and seeks more vertical focus in the façade treatment;
- f. The garage expansion suggests a horizontal band of light colored masonry between the existing and proposed new floors;

**COMMENTS FROM THE PANEL:**

Overall the Panel felt that the design team had responded very positively to its comments from the earlier introductory discussion. There were a few items that the Panel felt needed continued development. Specifically, the areas suggested were as follows:

- a. **The Building** – Although the simpler massing is an improvement, consider further eliminating the bottom most horizontal band along the MLK and Linden facades;
- b. **The Garage**– Reconsider the horizontal bands (at top and at midpoint) on the proposed garage expansion;
- c. **The Gateway Plaza** – Consider utilizing more landscaping (trees) and gateway elements (monumental gateposts) as well as a change of paving texture in this “plaza” area to amplify its role as a place of entrance, reception and arrival;
- d. **The Bridge** – Although it may not ultimately be included in this phase, consider making the future bridge more integrated into the garage structure, lighter in overall feeling, and more of an important element in defining the plaza by placing its freestanding structural elements symmetrically at the Linden Avenue crossing.

**PANEL ACTION:**

Recommend approval of Schematic Phase with comments.

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**Attending:** Chuck Goodman- CR Goodman Associates  
Jonathan Campbell- CR Goodman Associates  
Kay Morin – Site Resources, Inc  
Anand Bhandari  
Arthur Hilsenrad- UMMS  
Sarah Gantz- Baltimore Biz Journal  
Josh Cooper- Daily Record  
Mark Wasserman– UMMS  
Darryl Mealy– UMMS

UDARP Panel Members- Ms. Eig, Messrs. Bowden\*and Burns  
Planning Department- Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Arasa, Eric  
Tiso, Martin French, Alex Hoffman, John Thompson (BDC)