

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

**Date:** July 18, 2019

**Meeting #21**

**Project:** Southern Streams Health and Wellness

**Phase:** Cont. Schematic

**Location:** 1501 N. Chester

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**CONTEXT/BACKGROUND:**

Gordon Godat with JP2 Architects updated the Panel on the modifications since the last meeting as they relate to the site design.

- Parking was added to the north portion of the site accessed off of N. Chester St.
- The Stream element in the paving has been updated
- Material palette remains consistent
- Window mullion patterning was modified to include a vertical component
- Vinyl fabric material now being used in the smaller openings within the garage use on the west elevation and the south elevation
- Wood material still being used on the top level and around entrances with some modifications
- East elevation was simplified in color and panel organization
- The walls in the garage were increased in height to shield headlights from the parked cars.

Renderings were then presented to show the entirety of the development within context. The vinyl pattern is intended to capture the Gay St. corridor street grid in graphic application to the screens. Concept ideas for signage and exterior lighting we also reviewed.

**DISCUSSION:**

The Panel asked clarifying questions on the security screen along the alley, program placement of those 2 secure spaces, the pedestrian refuge area, and the terminus of the patterned blue panels at the location selected on the north side.

**Site:**

- The garage entrances on N. Chester St. elevation are unfortunate in their location in the main façade facing a public park. The Panel strongly urged the team to consider the feasibility of the trucks backing into the alley and then into the secure area. Look to the

quality and character that was previously proposed as clues to re-integrate this area back to the overall building.

- Provide some additional clarity of the use of the blue 'stream' element within the streetscape as it may have been missed in this presentation.

**Building:**

- Consider refining the grids proposed in the windows to add clarity to the groupings of windows now created. Revisit the single window and its placement in the west elevation.
- Reconsider the single vinyl opening in the west façade and investigate it being more of an extension of the metal screen; keep the vinyl on the south façade openings.
- The brick moves at the entry area should be simplified and clarified.
- The garage entrances on N. Chester St. elevation (see comment under the Site section).
- Reconsider the panel-ization of the rear portions of the blue panels in favor of feathering out the color/patterns rather than changing the size and color of the panels.

**Next Steps:**

Continue design development of the project addressing the comments above.

**Attending:**

Jordan A. Rhodes, Gordon Godat, Becky Bass – JP2 Architects  
Craig Richmond – Craig Richmond Landscape Architect  
Joshua Neiman – Hybrid Development

Mr. Anthony, Mses. O'Neill, Ilieva – UDAAP Panel

Anthony Cataldo\*, Laurie Feinberg, Renata Southard – Planning