

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

Date: October 15, 2020

Meeting #38

Project: LifeBridge Center for Hope

Phase: Concept Review

Location: Park Heights, Baltimore MD

CONTEXT/BACKGROUND:

Scott Robinson of HGA gave a brief overview of the program and then moved into changes the team had made to the design based on the Panel's comments from the previous UDAAP session. Patrick Whealton continued the presentation with a description of the updated landscape plans.

Changes to the project:

- Landscape has been reconfigured to reinforce the separate entrances and the differing program.
- Create a buffer between the seating at the entrance and the parking area.
- Revise the proportion of the brick base and unify the entry block creating a loggia effect.
- Organized the window pattern and simplify the color and window patterns.

DISCUSSION:

The Panel thanked the team for the presentation and for specifically addressing the comments from the last UDAAP meeting and moved into questions and comments.

Discussion:

- The landscape plan makes more sense with the path on the west side of the building and more resolved landscape; there is a little more work needed on the landscape plan with regard to untangling the natural landscape from the more formal, rectilinear landscape. Simplifying the design will be helpful.
- Seating area is improved; one small edit is that the bench should be orientation of the benches so that patients are sitting with their backs to the building.
- Decorative planting can be signifiers; they make sense at the entry, but do not make as much sense at the end of the parking lot. Consider wrapping the lot with the trees on

the north and in the median of the lot; if not the same species, use trees that feel more cohesive and allow the ornamental / flowering trees remain more special announcing the entrance.

- Landscape needs to be more responsive to the building – curvilinear could be revised to be more rectilinear to be both more functional and respond to the form of the building.
- Revisions of the brick base make sense, but the height of the loggia might be stronger if the height aligns with the sill banding of the second floor; there could be a stronger distinction between the loggia piece and rest of the building.
- Screened outdoor area needs to be considered as part as the overall massing – give consideration to the height of the fence; make sure the alignment is purposeful.
- Entrance is designed to be a recognizable entry point and give a deeper recess for protection from the elements.
- At the rear of the building, the recessed panel area could be more vibrant, draw more attention to itself; great that there is a programming element (multi-purpose art room) to announce on the exterior of the façade. Adding an additional window on the upper level will enhance that corner and make it feel more intentional.
- Consider extending the canopy across the entire recessed piece.
- Use of color is much clearer with new hierarchical organization.
- Vertical joints should be used carefully to help organize the volume – the second story reading as horizontal is successful.

Next Steps:

Continue design addressing the comments above.

Attending:

Scott Robinson, Shary Adams, Maurice Spielman -
James Roberge, Adam Rosenberg - LifeBridge
Patrick Whealton, Julie Higgins – HCM Landscape

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Lembit Jogi – HABC

Laurie Feinberg*, Ren Southard, Chris Ryer, Tamara Woods – Planning