

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

Date: May 16, 2019

Meeting #18

Project: Southern Streams Health and Wellness Center

Phase: Revised Schematic

Location: 1501 N. Chester St.

CONTEXT/BACKGROUND:

Gordon Godat with JP2 re-introduced the project to the Panel with the revision project team. The presentation reviewed the previously submitted site plan and the new proposals based on the owners public facing image of the building and current leasing ideas. The project also seeks to provide additional parking on site for a key tenant of the site.

Decorative scored concrete pattern to the streetscape. A pebbled 'stream' is incorporated into the streetscape, CORE Glow, to interpret the important concept into the physical development. The main entrance of the building was moved to the Oliver St corner rather than the mid-block entrance as previously proposed. A full continuous retail frontage is now along Chester Street. The service core remains in the same location but has been refined to accommodate for tenant loading/service needs.

Gordon spoke more in depth of the concept idea of 'stream' and the overall meaning for the owner and the broader community. A review of the proposed materials was presented with the inclusion of a screen material and the design idea for inspirational East Baltimoreans.

The proposed elevations were then presented with the previous elevations referenced. The blue color has taken a bolder application in the elevation. The top level recedes 12' from the front façade but overall the building height has been reduced approximately 7 feet. The overall goal is still to create a 'beacon on the hill'. Programming within the building must play a large role in this overall goal. Johns Hopkins is one of the leases for the top floor of office. Mary Harvin and some financial institutions are working on a plan for the four floor office space. Ground floor tenants are looking at a full service pharmacy with food options. Overall renderings were reviewed to show the project within the context.

DISCUSSION:

Site:

- The streetscape proposal was seen as an improvement to the overall design but it appears a bit overworked in its current form. Investigate refining the concept with the hierarchy of the building with the ground plane.
- Consider abstracting the stream motif in the ground plane in the same way it was done in the building elevations.

Building:

- The conceptual moves within the building are positive and engage in the urban edge more powerfully than the previous proposal.
- It's important in the overall mission of this project for the office type use of the building to not be the outwardly facing expression of the building and the building continues to engage its surroundings beyond office hours .
- The use of the blue color brings some vitality and boldness to the project and is balanced by the wood tones. Now that the palette is established, look for opportunities to edit and refine them. The wood color is used prominently at the entry as an important element. Using it at the penthouse begins to dilute the strength of it in the other areas. Investigate a treatment at the penthouse that is both special to the use but does not compete with the entrance feature in the composition. Using the blue panels around the building is commendable but investigate a more subtle application of the coloration on the more quiet/private areas adjacent to the existing rowhomes.
- The brick base seems a bit unresolved in the current proposal with its detailing and use. Continue refining the use of the brick base and study if the piers need to go so far up the façade; would a more horizontal read of the retail program here be warranted? The screening on the north end seem too monumental in scale and competes with the corner entry and warrants additional study in scale.
- Investigate setting back the penthouse volume on the south elevation in a similar way it is along the west elevation to offer relief to the blue panel volume as well.
- Should the wood color element be brought down beyond the canopy of the entry piece to wrap and encapsulate the entry point?
- The northern portion of the program with the exposed parking and the utility zones needs additional work for both screening and scaling of the program needs and address the proximity to the residential rowhomes.
- Consider designing the screen element on Chester to address the conflict between the little screen box and the larger screen mass and how they work together to avoid the conflict of the projecting screen/parking area to the north.

- The scale/size of the window openings seems unresolved. Investigate a module that ties together more horizontally or vertically. Currently they are reading too much like a punched opening that is neither nor.

Next Steps:

Continue into Design Development addressing the comments above.

Attending:

Josh Neiman – Hybrid Development

Gordon Godat, Becky Bass, John Hutch, Jordan Rhodes – JP2 Architects

Aliza Hertzmark – CMR

Israel Patterson

David Reubaum

Ficomena Giannattasin

Mrs. Anthony, Mrs. Wagner, Ilieva – UDAAP Panel

Anthony Cataldo*, Christina Hartsfield - Planning