

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

**Date:** July 26, 2018

**Meeting #5**

**Project:** Southern Streams Health and Wellness Core + Shell

**Phase:** Schematic

**Location:** 1501 N. Chester

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**PRESENTATION:**

Team members from Ayers, Saint Gross (ASG), lead by Joel Fidler, provided an overview of the project and Josh Neiman, a representative of the Owner's team provided additional comments. The presentation included a summary of the Broadway East master plan and the building and streetscape designs. Highlights include:

**Master Plan:**

- The master plan for Broadway East, developed by ASG, will focus investment and new development on the Gay and Chester Street corridors;
- The triangular Community Park is a key focal point of the revitalized neighborhood and will be surrounded by a variety of new development, including the Wellness Center and new housing;
- Links between the Community Park and existing parks north and south of the neighborhood will establish a green system and are key to connecting the neighborhood to the rest of the city. Streetscape improvements along Gay and Chester Streets, together with new development, will be essential to realizing this concept.

**Building Design:**

- The Wellness Center is on the site of the former Bugle Laundry factory with prominent frontage on N. Chester Street and the Community Park;
- The Wellness Center will bring important new programs to the neighborhood, including Daycare and Fitness Centers, a Health Clinic, offices for the CDC and parking. The new building is significant as a symbol of the revitalization and renewed vigor of the neighborhood;
- Precedent investigations into buildings with colorful material palettes and playful design compositions provided ideas about ways to convey the symbolic importance of the building as well as to scale it's mass and bulk to that of the neighborhood;
- An overview of the internal building design identified the prominent entry and lobby on N. Chester Street, the Daycare and Fitness Center on the ground floor, intermediate parking levels, and the Health Clinic and CDC offices on the upper levels. A Green roof and patio will be located on the uppermost level.
- The façade design includes a grid of repetitive punched windows enlivened by eccentric yellow panels; a curved curtain wall and sculptural yellow element at the building entrance; and a palette of grey panels with yellow accents.

**Landscape Design:**

- Streetscape improvements will include street trees with tree boxes along N. Chester;

- Investigations for additional funding may augment these with a unique streetscape design, including a striped panel at the back of curb below the tree line;
- Improvements to the Community Park are currently being developed by Parks and Recreation.

**Comments from the Panel:**

The panel applauded the efforts to identify the importance of the building with playful façade elements but thought they should be pushed further - overall the building still reads more like a commercial office building than a symbol of community wellness. They had the following specific suggestions:

- The repetitive façade components currently dominate the unique, playful ones. The relationship should be reverted, and the playful elements should be strengthened and enlarged, allowing the building to be more figural and less of a background building;
- Expand the yellow element at the building entry to become an integral part of the ground floor, extending across and incorporated within the ground floor uses. It could also connect to and incorporate the Daycare play area fence, which currently seems an additive element;
- Look at ways to incorporate unique elements in the ground floor storefront. Playful elements at the ground floor will be particularly important to the experience of the building and could engage with the activity in the Daycare and Fitness centers;
- Additional playful elements could strengthen and help rationalize the asymmetrical façade composition, Consider adding exterior spaces from each of the levels within the subtracted volume over the entrance;
- The panel applauded the building color palette with its simple composition of monochrome grey panels with bold yellow/orange accents. They suggested playing more with the distribution of the colors - for instance, the short façade right of the entry could revert the relationship and have a field of yellow panels with white/grey accents;
- The idea of the building as a beacon of hope and renewal could be incorporated in additional building elements such as lighting, banners, flags or others.

**Landscape:**

- The panel emphasized the importance of the streetscape as a key to communicate the linkages along Gay and Chester Streets, arguing they will be more powerful than new building. A unique streetscape will also give a more powerful identity to the neighborhood, and they encouraged the pursuit of additional design and funding to realize it on adjacent blocks.

**Next Steps:**

Return to continue Schematic review addressing the comments above.

**Attending:**

Josh Neiman - Hybrid Development (via Phone)

Donte Hickman - Southern Baptist

Joel Fidler, Joe Burkhardt, Connor Price, Amber Wendland, Sumayyah Raji, Danielle Bersch-ASG

Mses. Wagner, O'Neill,\* and Ilieva - UDAAP Panel

Anthony Cataldo, Christina Hatfield, Director Tom Stosur, Marshella Wallace, Matthew DeSantis - Planning