

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

**Date:** May 24, 2018

**Meeting #003**

**Project:** Gilchrist Center Baltimore at Stadium Place

**Phase:** Schematic

---

**Location:** East 33<sup>rd</sup> Street, Baltimore MD 21218

---

**CONTEXT/BACKGROUND:**

Ms. Nichole Battle representing GEDCO, the developer of Stadium Place, introduced the project to the Panel. As described, the current development consists of a housing development for residents that are 62 and older, serving mixed incomes, as well as a YMCA.

Mr. Tilghman Shamer representing Marks Thomas/Moseley Architects introduced the site and context for the proposed Gilchrist Center Baltimore, which is located on the north side of the Stadium Place development along 36<sup>th</sup> Street. The building will provide Hospice Care for both adults and children, with approximately 30 patient rooms and supporting functions. The site has particularly challenging topography. To address this challenge, the building transitions from one story on the north elevation to two stories on the south elevation. The u-shaped building will be developed in two phases. The west and south wings will be developed in Phase 1, while the east wing will be developed later in Phase 2.

**DISCUSSION:**

**Site:**

- The panel noted that more study should be given to how the building and the courtyard interact with the street. There are currently three zones: the sidewalk, an intermediate zone and the courtyard. It is unclear where the public/private zones are. This should be defined so that the connection to 36<sup>th</sup> street is clear.
- The panel encouraged the design team to focus on the design of the courtyard. Consider providing smaller gathering spaces outside of the buildings' community spaces and areas with shading devices.
- It was noted that the parking disconnects the building from the pedestrian site circulation in the rest of the Stadium Place development. The panel suggested creating a clear pedestrian pathway to the main entrance with wider sidewalks, a material change, and defined by trees to reduce the emphasis on parking.
- The panel also suggested that five parking spaces be removed to reinforce the axis of the development. The Gilchrist Center main entrance will be centered on the axis of the Memorial Stadium field.

### Building:

- The panel noted that the building sits below the crest of the hill of 36<sup>th</sup> street, which makes it feel depressed into the site. It was suggested that the finished floor of the second floor be raised to put the building more on street level. This additional height could also address some of the scale differences with the houses across 36<sup>th</sup> Street.
- It was noted that the rooms at the end of the gables facing 36<sup>th</sup> street are offices and gathering spaces, not patient rooms. The panel suggested that these windows could look less residential and open up to the street.
- The panel stated again that there is a visual emphasis on the main entrance on the south side of the building. Due to this fact, the design team should consider centering the entrance on the gable, rather than offsetting it. It was also suggested that the main entrance could be more engaging, possibly by adding a porch to activate the front of the building.
- The panel encouraged the design team to study the material of the roof because it will be a dominant element of the building.

### Next Steps:

Addressing the comments above, this project will move onto Design Development.

### Attending:

Faith Nevins, Gayatri Hedge, Tilghman Shamer - Marks Thomas/Mosley Arch.  
Nichole Battle - GEDCO  
Bill Henry - City Councilman

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

Anthony Cataldo, Christina Hartsfield, Matthew DeSantis - Planning