

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date:	August 31, 2017	Meeting No.: 245
Project:	UMMS MIDTOWN: Outpatient Center	Phase: Final
Location:	Linden Avenue/N. Eutaw Street	

PRESENTATION:

ARCHITECTURE:

Principal Architect Chuck Goodman, representing CRGA Design; presented design revisions to the building based upon previous UDARP comments. Those revisions included:

1. Lowering the masonry base to respond to a pedestrian scale,
2. Simplifying and clarifying the building corners and their relationship to the base and ground plane.
3. Simplifying the pedestrian bridge connection to the proposed building; and,
4. Eliminating some of the roof top “billboard” signage.

PANEL COMMENTS:

In general, the Panel was pleased with the design revisions proposed. The lowering of the masonry base and extended verticality of the upper portion of the building was viewed favorably. The Panel offered the following specific comments for consideration:

PEDESTRIAN BRIDGE CONNECTION:

1. Eliminate or reduce the size of the signage on the bridge. It is a pedestrian connection and is reading as an oversized signage board.
2. Eliminate the free standing non-structural column. It impedes pedestrian movement.

3. Restudy the bridge connection to the glass stair tower so that it engages the tower. The Panel questioned the need or desirability of creating a “bump out” to accommodate a security kiosk. It appeared that the kiosk could be accommodated in the opposite corner where the bridge terminates at the bank of elevators. The elimination of the “bump out” would help to simplify the bridge connection.
4. The termination of the bridge at the bank of elevators should be clad in glass not spandrel panels.

ARTICULATION OF THE BASE:

1. Extend the horizontal precast band across the top of the decorative panels.
2. Extend a masonry base or water table across and below the decorative panels.

LIGHTING:

1. The Panel felt not enough attention/thought was given to lighting the building and the pedestrian environment. Continue to develop this aspect.

SIGNAGE:

1. The Panel continued to express concerns about the aggressiveness of proposed signage. The Panel questioned the number of times it is necessary to identify the proposed building and campus. Moderation is strongly recommended.

PANEL ACTION:

Approved with comment and follow-up review by the Planning Department staff.

Attending:

Chuck Goodman, Juan Cardenas, David Peabody – CRGA Design
Patrick Devereux – UMMS
Melody Simmons - press

Bowden, Burns*, O’Neill, Ilieva - UDARP Panel

Tom Stosur, Anthony Cataldo, Caitlin Audette, Matthew DeSantis, Wolde Ararsa – Planning Department