

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

Date: April 9th, 2020

Meeting #32

Project: JHU CMSC + North Tower Addition + Renovation

Phase: Final

Location: Monument Street

CONTEXT/BACKGROUND:

Sally McConnell with JHU introduced the team and the project reviewing the background of the CMSC program and transition plans that have occurred in recent years. The current skin of the existing building is failing and needs to be completely removed and replaced while the existing program elements remain functional within the building. The addition will increase 200K GSF of laboratory space for medical research.

Adam Gross with ASG lead the presentation by reviewing the comments from the previous UDAAP meeting and then restated the project goals:

- Extend Main Loop to north side of the hospital block
- New major entry
- Visible connection between research and care - research labs will be incorporated into the clinical core
- Connections at the pedestrian level, rather than through bridges

Physical layout of the Hopkins Medical Campus situated on a hill to take advantage of breeze, which was thought to be healing when the original buildings were built. Previous design is a 1/3 glass - 2/3 solid (solid housed 2 loading docks) scheme at the Monument Street façade. New scheme is more 50/50 glass and solid; building canted to orient the entrance toward plaza to the north. There is a large amount of pedestrian flow from Rutland parking garage; team is working with DOT to add a diagonal signaled pedestrian crossing at mid-block. Plaza between garage and medical building will now be open to public. Circulation sequence is now plaza > mid-block crossing > entry into lobby and café area (now much bigger). Section shows how the public levels of the building connect the loop through campus while navigating the grade change.

Angelo Pirali with ASG took over the presentation and quickly reviewed the previous design and comments from the panel. These comments focused on resolving the base, addressing how the building turns the corner and use of terracotta material on the

façade. The team has moved the loading dock, changed the material on the façade and increased glazing on Monument St. façade. Note that some of the solids are necessary due to remaining service / utilities in the existing building to remain and that existing structure has weight limitations.

Green roof design incorporates Corten steel containing undulating mounds with planted material to soften and collect water. Design of the green roof was challenged by need to match floor heights of existing building and limited structural capacity to bear a lot of weight.

Façade materials were chosen to tie into existing campus, which is mostly brick on the older, more central buildings. The newer buildings on the outskirts are glassy, so the team carried that through on Monument (north) façade.

DISCUSSION:

The Panel commended the team on the radical transformation of the design and thanked them for addressing the comments so thoroughly.

What happens if the diagonal crosswalk does not become a reality? Team at RK&K has done a traffic study and taken a deep dive into the reality of this crossing. Team feels like this is a realistic proposal. Loading dock will be managed in such a way that all the deliveries will occur during off hours to minimize truck / pedestrian interactions.

The panel will focus mostly on the building and less on the site for this session.

Site:

- Ground plane is huge improvement of over last design, but the loading dock is still very sterile. Considering the green planned for the plaza across the street, there should be some continuation from the green space to carry the softness across and give some cohesion between the buildings.
- Opportunity to stitch the buildings together across Monument St. and reinforce the connection across the street with green, street furniture, canopy, etc.

Building:

- Simply minimizing the loading dock is a game-changer: entrance is now generously expressed and helps the project come together in such a way that sculptural lighting suggested at last meeting is no longer needed.
- Glassy portion of the tower is much more successful than previous design.
- Terracotta frame on the west façade is less successful - the frame with the ribbon windows is fine on the recessed façade, but the glassy nature of Monument (north) façade should read as a volume and turn the corner. The

ribbon window aligned with the spandrel materiality provide enough continuity without this additional in-between language.

- Project team indicated that the tower design is driven by program - the glazing was selected because there are conference rooms in that location. In addition, this piece was pulled down to weave the building toward the base and make the top feel less heavy. The Panel commented on the nice contrast between stainless steel panels and the spandrel glass, but the glass on the tower could terminate at the base to give more emphasis to the solid. Could be an opportunity to have an elegant floating glass box above a strong base.
- Project team described the knuckle piece is a cousin to the glassy piece above the loading docks. Program in this piece are seminar rooms, gather space and kitchenette areas which lends itself to the glassy front facing Monument. The Panel suggested that all can be part of the singular expression of the glass volume.
- Location of the canopy - feels shoved into the corner. Does this element want to be freer of the corner or more sculptural in character? This could be a celebrated element.
- Metal panel reads as if it stops at the lobby; opportunity for this to continue into the lobby and amplify entry sequence / give rationale to where the metal element ends.

Next Steps:

Address the comments above with staff as you go into permits. Return to Panel with plaza

Attending:

Tonia Burnette, Sally MacConnell, Roger Zook - JHMS

Angelo Pirali, Adam Gross, Daniel McKelvey, Cormac Phalen - ASG

Ed Gunts, Matt Doeller, Zolna Russell, Jessica Iannette, Joe Ignatius, Johnny Macon - Attendees

Mr. Anthony, Mses. Ilieva, O'Neil and Bradley - UDAAP Panel

Laurie Feinberg*, Ren Southard, Tamara Woods, Martin French - Planning