

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

**Date:** November 7, 2019

**Meeting #26**

**Project:** JHU CMSC + North Tower Addition + Renovation

**Phase:** Schematic

**Location:** Monument Street

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**CONTEXT/BACKGROUND:**

Sally MacConnell 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.

Angelo Pirali with ASG lead the presentation with an introduction of the existing overall context including JHU locations within the City, circulation around the campus, existing land uses, and zoning. Existing site photos were reviewed to show the current public interface of the site. The proposed massing and use of the addition and renovation project were reviewed as the team began the presentation of the proposed building. One of the main goals is to create an impactful public entrance along Monument Street to connect into the main hospital use. The team proposes to use terra cotta, metal panel, and glazing as three primary materials to break down the overall mass and identify the proposed interior use. A review of the main loop in the current and proposed conditions was discussed. Perspective views were presented along Monument Street to identify the program elements and use of materials. An elevation study of Monument St. was review to elaborate on the proposed elevation design and the cues being taken from the existing context. Detailed review of the service sequencing, loading, and access was discussed. Although the campus standard streetscape is not feasible along this section on Monument St, the team proposes including a planter along the glazing at the entrance and using hardscape materials to carry the standard intention across the new construction. An apron of granite is proposed at the main entrance doors to highlight the access and relate to the weaving proposed within the building design. Proposed floor plan/programs were reviewed for context.

**DISCUSSION:**

The Panel asked questions related to the mass and positioning of the exterior walls of the new addition, program design/layout, the cantilever over the tunnels/electrical room against

Blalock, discussion of the projecting glass bay above the entry on Monument St., and the use of the proposed green roof above the entrance volume.

**Site:**

- Continue to design the green roof to provide any bit of additional depth and planting to be a more inspirational art piece to benefit all those whom are looking out onto it.
- Investigate bringing the hardscape patterning across the entire Monument St. façade to slightly reduce the impact of the service zone and allow the impact.
- Investigate opportunities to bring additional lighting/sculpture to the public realm at the entry/glass plane along Monument St.

**Building:**

- The team is commended for taking the next level of development to bring the campus out to the public, at grade, and make meaningful improvements to the public/private interactions for all those that come and go.
- Continue to consider the long term development of the overall campus. What happens if Blalock changes/is renovated/is removed? Does that impact what this current project proposed in terms of organization and massing. A discussion of the longevity of the research use in this and Blalock was reviewed in this broader context.
- Investigate the opportunity for the lower volume to push back in to the site for a slight relief to allow the main tower to read more prominent. If not physically pushing back, then investigate the materiality of the façade to differentiate it volumetrically from the rest. Continue to clarify whether the tower is floating or is it trying to be grounded. The Panel would prefer for the tower to float and allow the design to soar. If it is to remain part of the 'Z', then it needs to be more deliberate in completing the erosion and integrating all openings, just as the other end does.
- Clarify the step in the metal panel at the projecting glass bay above the entry.
- Investigate additional opportunities for the renovation portion of the building to include some of the dynamic design elements from the new construction portion to allow them to read as they belong to the new building and slightly less industrial/institutional.

**Next Steps:**

Continue into design development addressing the comments above.

**Attending:**

Tunia Burnette, Sally MacConnell, Roger Zack – JHMS

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

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Anthony Cataldo\*, Ren Southard, Laurie Feinberg – Planning