

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

Date: June 26, 2018

Meeting #5

Project: JH Federal Credit Union

Phase: Schematic

Location: 1923 Ashland Ave

CONTEXT/BACKGROUND:

The proposed 8-story Johns Hopkins Federal Credit Union Headquarters building is located on the corner of Ashland Ave and N Washington Street near the Johns Hopkins Hospital Campus. The schematic concept involves a main entry on Ashland with full basement, primary bank retail space on the ground level, 6 levels for bank operations workspace and an 8th-floor amenity space and terrace. The main entry incorporates stair and canopy elements while the Washington St building edge is treated with planters. An adjacent row house is removed to accommodate outdoor utilities and a green space visible from the ground level retail space.

Mr. Michael Mesta, President & CEO of JH FCU introduced the project goals and Mr. Adam Tawney, Project Architect and Senior Associate with SM+P Architects presented the urban context and proposed schematic design.

DISCUSSION:

The panel acknowledged the rational internal organization of the proposed building, the demonstrated commitment towards providing a high-quality workspace as well as the elegant vision for its architectural expression and offered the following additional comments:

Site:

- Service Area - The panel encouraged the design team to revise the configuration of the exterior space between the proposed building and existing row houses to distance and conceal the transformer and any other utility element away from the sidewalk and to take greater advantage of the open space as it interfaces with the bank interior space and the surrounding urban context.
- Main Entrance - The panel recommended that the design team studies the proximity of the proposed stair to the general circulation and ADA access of the adjacent sidewalk. Additional comments included exploring opportunities to activate the Washington St façade interface with the street in a way that enhances the urban experience on the street.

Building:

- Formal Organization - The panel suggested that the design team studies the plan of the building in diagram and seek alignments in the translation of the spatial concept between plan and elevation in support of the rational elegance that the project aspires to. Additional development is needed if the top floor amenity space as it integrates with the rest of the building massing.
- Exterior Articulation - The panel found the 8-story solid façade element on the Washington St side overly imposing on the remaining urban context and recommended repositioning it in a way that is consistent with the internal logic of the building and away from the existing 2-story row houses. Additional study is needed on the ability of the curtainwall portion of the building to maintain the desired transparency while integrating interior/exterior shading devices and the fritted glass panels that screen the adjacent workspaces. Other considerations involve the ground level treatment of openings and materiality on the alley side ground level as it relates to the overall massing of the building.

Next Steps:

Continue Schematic review addressing the comments above.

Attending:

Mike Mesta - JHFCU

Walter Schamu, Adam Tawney - SM+P

Abe Yoffe - HDC

Al Barry - AB Associates

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

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