

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

Date: April 12, 2018

Meeting #1

Project: JHU School of Nursing - Pinkard Building Addition

Phase: Design Development

Location: 525 N Wolfe St, Baltimore MD 21205

CONTEXT/BACKGROUND:

The proposal is a 27,500 SF renovation and 36,500 SF addition to the existing 5-story Pinkard Building at the School of Nursing on Johns Hopkins University, East Baltimore Campus. It includes demolition of an adjacent 3-story structure and interior reconfiguration of spaces to accommodate new entry, ground level program and collaborative learning spaces at the north end of the existing building and the new addition. The proposed design replaces portions of the existing façade for a continuous glass treatment with the addition resulting in a 5-story volume that contrasts the precast exterior of the existing building and establishes a new prominent entry on Wolfe Street with café and clear signage and a ‘Study Cube’ two-story collaborative space above highly visible from all main view corridors. Other design features include greater transparency deeper into the ground level of the building and a clear connection to the existing courtyard on the east side of the building.

The team reviewed the updates to the project following the Schematic Level review. This included modifications to the entrance plaza and continued development of the exterior skin of the building.

DISCUSSION:

Site:

- The design team presented alternative ramp options to access the entry plaza. They noted that ramp access off Wolfe did not provide the best configuration for an accessible entry. Because grades drop off towards the south along Wolfe, ramp length increased to chase the sloping sidewalk grades. The team returned to the initial scheme with ramp entry off Mc Elderry, which provides a shorter ramp and direct access to the entry door.
- The panel suggested that the design team consider slightly modifying sidewalk grades along McElderry to help shorten ADA ramp; or consider providing a longer ramp of a lesser slope that functions as a sloped walkway with the potential to accommodate seating.
- While the high rail seating along Wolfe works, there was consensus across the panel that the table and chair furniture-style seating in the middle of the entry circulation was not working well with the plaza layout. More attention should be given to improving the handrail positioning relative to seating and circulation.
- The panel generally believed the plaza needed some further study.

Building:

- The panel noted that aside from the main canopy with building title, the entry doors were lost in the prominent façade and not readily obvious amid an array of plaza furniture. The panel offered for consideration, relocating the entry door one bay north to provide more direct access into the building off the corner, while creating a larger more functional, yet intimate, seating area in the south corner of the plaza. It was suggested as well, that by improving the plaza seating layout and circulation, it may allow the plaza function mostly as transition space between the corner and the courtyard. This consideration seemed to reinforce the team's project and urban design goals of strengthening connections within the building and community; and acknowledging the value of the courtyard evident by the planning afforded to the progression of spaces from the entry to courtyard.
- Transition from old to new building was done with care, by refining the window fenestration, simplifying alignment of horizontal joints for glass, precast and sills, and using subtle vertical reveals in the facade to separate the old building from the new. Similarly finishes were complementary between the old and new as well as between the exterior and interior; using wood at ceiling soffit and as accent seating which created spaces that are warm and inviting.

NEXT STEPS:

This meeting completes the UDAAP review process. The team must address the comments above and complete design review with Department of Planning staff.

Attending:

Kelley Robinson, Jim Peach - JHU
Hilary Zoretic, Om Khurjekar, Paul Lund - HCM

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

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