

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

**Date:** April 12, 2012

**Meeting No.** 145

**Project:** Bayview Hospital Emergency Department Expansion      **Phase:** Schematic

**Location:** Johns Hopkins Bayview Campus – East Baltimore

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**PRESENTATION:**

Michael Iati, Senior Director of Architecture and Planning for the Johns Hopkins Health System, reviewed the Bayview Campus master plan and implementation sequence. As part of the Master Plan, the proposed three story Emergency Building expansion will be located on the current site of “Building B”, which is to be demolished. Its access and parking will be accommodated, through different phases, by the existing road systems and on grade parking lots until the future parking garage and entry roads are constructed.

Saul Jabbawy, architect with Ewing Cole Architects; presented the schematic design for the three story Emergency Department expansion building. Key points of the design described by the architect include:

- 1.) Emergency vehicle drop off entrance with extended canopy on the north façade.
- 2.) Public pedestrian entry located at the south/west corner of the building incorporating a projected canopy and raised exterior entry platform.
- 3.) A stair and elevator tower located near the public entry along the south facade, and

The architect described the building parti as having a masonry base with a two story articulated mass “floating” on top of the base. Much of the architect’s presentation focused on the permanently visible north and west facades, and particularly the night image of the public oriented west façade.

**RECOMMNDATIONS OF THE PANEL:**

The Panel complimented the presenters for their responsiveness to the Panel’s comments of the previous submission. The panel was pleased with refinements of brick selection, facade articulation and massing. The following comments and suggestions were offered:

### **SITE PLAN LANDSCAPING:**

- 1.) To consider additional development of the open space to the west of the public entry point to serve both as a directional pedestrian circulation spine and a more passive, reflective gathering space.
- 2.) To further develop the landscaping plan/palette to be consistent with the refinement of the building design, and
- 3.) To reconsider the placement of exterior benches so as to engage the open space and be protected by the entry canopy.

### **ARCHITECTURE:**

- 1.) Although the panel appreciated the effort to give each façade its own identity, it was recommended that the facades could be simplified in an effort to achieve a more coherent compositional whole.
- 2.) To consider refining the building envelope grid patterns to be more unifying from façade to façade.
- 3.) To consider simplifying the south façade by the public entry or extending the west façade articulation to the south façade.
- 4.) To study the north west corner of the building as it mediates the transition from the north and west facades.
- 5.) To study both the height and projection of the public entry canopy from a building composition, function and human scale viewpoint.

### **PANEL ACTION:**

The panel recommends to the Planning Department Schematic Design Approval.

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#### **Attending:**

Michael Iati – Johns Hopkins Health Systems  
Saul Jabbawy, A. Conrad Talley – Ewing Cole Architects  
Lorraine Mirabella – Baltimore Sun  
MacKenzie Garvin – Mayor’s Office- END  
M. J. Brodie - BDC

Ms. Eig, Messrs Bowden, Britt, Cameron and Burns\* - Panel

Gary Cole, Anthony Cataldo, Natasha Becker, Laurie Feinberg, Eric Tiso, Wolde Ararsa,  
Martin French - Planning