

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

**Date:** November 8, 2012

**Meeting No.:** 156

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**Project:** Sidney Kimmel Comprehensive Cancer Care Addition    **Phase:** Schematic

**Location:** Johns Hopkins Bayview Campus

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**PRESENTATION:**

Michael Iati of Johns Hopkins gave a brief introduction of the project. The proposed program calls for a 7,500 square foot renovation and 18,000 square foot one story addition to be located south of the existing four story structure. Saul Jabbawy of Ewing Cole Architects, presented the proposed design which consisted of a composition of masonry, metal panels and glass to break down the massing, particularly at the prominent corners. A key component of the design is a south facing feature wall with patterned white masonry block. David Locke, landscape architect with KCI, described the proposed landscaping which consists of perennial beds and informal clusters of trees along the south and east side of the addition with a more formal alignment of trees and landscape walls along the west side of the addition, adjacent to the main auto drop off court.

**RECOMMENDATIONS OF THE PANEL:**

The Panel expressed general agreement with the proposed design direction and felt the composition of building materials, articulation of building corners and focus on a feature wall was successful. The Panel raised the following concerns and recommendations:

**Site Planning and Landscape**

1. Concern was expressed about the close proximity of the eastern edge of the addition to Mason Lord Drive and the present auto drop off. Further study was suggested to either realign the road and drop off lane and or to shift the addition slightly to the west.
2. As the existing landscape and hardscape context was not fully presented, it was difficult for the Panel to comment on proposed landscape treatment in isolation. It was recommended that the existing and proposed landscape treatment along Mason Lord Drive, the main entry drive, and auto drop off court be presented in total to fully understand how the proposed treatment is part of a larger campus composition.

3. Concern was expressed about the lack of landscape treatment in front of the south feature wall and suggested further study to better frame the wall and integrate building to landscape.
4. Recognizing the need to keep the north courtyard open and the desire not to intersect the proposed program with cross circulation, the Panel expressed concern that a direct pedestrian route from the garage to the main building entrance to the west of the addition could not be accommodated.

**Architecture:**

1. Concern was expressed about the visually remote location of the main entry doors, tucked deep within the recessed area between the existing building and proposed addition. Further study is suggested to improve both visibility and accessibility.
2. The Panel questioned the design of the entry canopy and its relationship to both the proposed addition and existing building, particularly the employment of visually heavy support piers. Further study to make the canopy visually less heavy and serve as a mediating device between the existing and proposed buildings is warranted.

**ACTION:**

The Panel withheld recommendations for schematic review and looks forward to the next presentation.

**ATTENDEES:**

David Locke – KCI

Ramon Santos, Patrick Brunnan, Saul Jabbawy – Ewing Cole

Michael Iati – Johns Hopkins Hospital System

Messrs. Bowden, Burns\* - Panel

Tom Stosur, Anthony Cataldo, Wolde Ararsa, Natasha Becker - Planning