

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

Date: November 29, 2012

Meeting No.: 157

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

Location: Johns Hopkins Bayview Campus

PRESENTATION:

Michael Iati of Johns Hopkins provided background on the project and how it has changed since the last UDARP presentation. He identified several areas where the design was responsive to UDARP comments. These included:

- 1) clarifying that the new construction was to be perceived as an addition and not a building in its own right;
- 2) expansion of the entry canopy to the road to allow it to signal its function as a drop-off point;
- 3) the rearrangement of the turn-around road to allow for more room for the new construction;
- 4) revision to the design of the columns supporting the canopy.

Saul Jabbawy of Ewing Cole Architects went into further detail on the changes. David Locke, landscape architect with KCI discussed some improvements based on UDARP comments that included more dense planting and the addition of a walk to connect the addition with the surrounding buildings. Questions remain over the way to handle the paving.

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased that the applicant responded to its previous suggestions. The specific building design and material selections are thoughtful and the Panel has confidence that this addition will fit well within the campus architectural context. Special paving should be considered within the drop off zone to differentiate between the higher traffic of the loop road and the pedestrian realm of the drop off road. Continued refinement of material connections is encouraged as you move towards final review. With that, the conversation turned towards the broader master plan vision for the overall campus and how this addition fits with or will influence future changes. The following comments are specific to the master plan vision process that will follow after this building's construction.

MASTER PLAN:

There still remains a fundamental question as to the new construction's location and its impact on the campus' Master Plan. Since the addition is ahead of the Master Plan, the Panel would like to know how these inconsistencies (particularly single story, relationship to the road, and landscaping) will be addressed and designed for within the future direction of the Master Plan.

Additional master planning comments are as follows:

- 1) New construction needs to fit more comfortably into its greater setting. Its current siting is awkward within the context of the existing buildings. The deep setbacks that exist along the entry road are violated by the siting of the addition, with the result that this construction seems as something either simply out of place or that there should be a change in attitude/design of this loop road. This inconsistency is further reinforced by the need to provide a drop-off so close to the entry road, making the need for a strong entry canopy paramount. Investigate whether this will be the new model for buildings along secondary routes or if they will only occur within special conditions.
- 2) The lack of connection to the existing campus Master Plan is also seen in the landscape plan. The master plan should address the landscape holistically so that it may be modified to read as part of the whole rather than specific to this construction.
- 3) The intention to denote specific pedestrian and vehicular movement by a variation in paving materials, size, textures, color is good and the Panel looks forward to reviewing this throughout the plan

PANEL ACTION:

Schematic Approval with comments is recommended for the Cancer Center Addition. The Panel asks that the master plan comments be considered as Bayview Hospital evaluates its current plan and anticipates a master plan update.

Attending:

Michael Iati – Johns Hopkins

Saul Jabbawy, Ramon Santos, Andres Permadhi – Ewing Cole

David Locke - KCI

Ms. Eig*, Messrs. Bowden, Burns- Panel

Tom Stosur, Anthony Cataldo – Planning