

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

**Date:** July 29, 2021

Meeting #49

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**Project:** UMMS – MSGCCC Addition

**Phase:** Design Development

**Location:** University of MD Medical Center – Greene and Baltimore Streets

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**CONTEXT/BACKGROUND:**

Linda Whitmore with UMMS reintroduced the project and expressed how comments from the Panel have impacted the design in a positive manner, specifically with regard to prioritizing pedestrians and managing vehicular traffic. Kent Bonner with HDR continued with a brief review. The proposal is for a 10-story building addition at +/- 125 feet which would front the intersection of Baltimore and Greene Street and the park space across the street.

Main changes to the project include the following:

- Prioritizing pedestrian experience and moving staff entrance to relieve congestion; this resulted in a shrinking of the vehicular drop off and a widening of the sidewalk in front of the building.
- Reorganization of the lobby sequence.
- More refinement of the materiality and removal of barriers to increase transparency.
- Change from a metal panel to fiberglass screen.
- Further development of the façade materials and organization.
- Detailed study of the placement and size of signage.

**DISCUSSION:**

- The Panel thanked the project team for addressing comments from previous meeting, followed by questions. Clarification about why staff entrance is separate from main public entrance.

### Clarifications:

- *Are there two sets of doors into the entrance vestibule?* Yes, doors are located on the north and the east of the entrance vestibule.
- *What is the purpose of changing the paving material and pattern?* A series of breaks was introduced to reflect what is happening above (in the vertical surface). For instance, a paving change lines up with changes in the landscape elements. A series of breaks in the paving is believed to make the journey seem shorter for pedestrians and create interest.
- *What is the material on the second story of the loggia?* It is channel glass – diffuse and back-lit.
- *The faceted screen – how does it meet the base? Is there a reveal there?* Yes, there is approximately 2' of reveal where the top meets the base (between the terra cotta and the screened element).
- *Variety of seating elements seem to be all at the elevation above the plaza; is there a way to provide more variety?* Yes, the team is studying other ways to create articulation of the space.
- *Pedestrian paths – is the curb cut without the crosswalk a graphical error?* Yes, possibly; the team will review for consistency throughout.

### Site:

- Short stretch of pavement in front of the building is already fragmented by entry drives; further breaking up of this segment doesn't necessarily produce a rhythm. More consistency and quietness on the ground plane is preferred here. Reexamine the stretch from Baltimore Street to the employee entrance – this needs to feel like a single element.
- Team is strongly encouraged to reconsider additional trees along Greene Street to tie the park to the plaza more purposefully. Additionally, trees will enhance the experience of transitioning from the hospital experience into the public realm and soften the building. Canopy trees will not interfere with sightlines and should be considered. At minimum, trees should be introduced along the building entries, south of the more intensive vehicular circulation and driveway.

- Add berms in the courtyard to create enclosed green spaces of different scales – vignettes for patients to allow for calm and respite.
- Plant selection for the employee entrance will be very important. Soft grasses and native leafy varieties will help to soften the hard edge along the sidewalk and make this feel less like a service entry.

### **Building:**

- Façade updates are well received – the current proposal seems a bit softer and fits better into the context of the existing urban fabric.
- Fiberglass screen is beginning to create a surface that feels more volumetric and registers the program behind it in an interesting way; this animates the façade while allowing it to remain homogenous, which is positive.
- Building reads clearly as a top and a base, which is successful.
- Introduction of 2-story loggia is a good move; ennobles the face of the building and unifies the ground floor, but the intrusion of the entrance is not necessary. Should be more of a pedestrian experience, rather than something to be experienced from afar. Consider revising so that the lintel isn't interrupted. See Palazzo Veronesi example.
- Scale of the terra cotta on the base may be too granular in contrast to the grand scale of the top of the building – joint organization can help relieve some of the discord between the two scales.
- Single panels of terra cotta could help improve the scale and resolve the “stitched” look created by the seam running down the center of the columns.
- Turning the terra cotta and running it under the loggia is successful; consider the transition to other materials carefully.
- The attic story needs more study. Attic, fiberglass, and “beacon” are in competition with each other and need resolution.
- Proportions of the openings relate to the oculus at the top; nice overall composition.
- If an additional 3-stories are added in the future, the 2-story mechanical levels (currently at the top of the building) will be retained. Proposal shows the band at the mech level (current top level) maintained to give the look of a header. However, with the 3-story addition, this reads as a strip instead of a header – a future item for consideration would be to continue the fiberglass up and eliminate the strip, removing the glass behind as needed to allow for air exchange.

- Signage: at the top, the logo clashes with the edge of the frame. Look carefully at the placement for all signage.
- Note that the building will have a fourth (west-facing) façade. This will be visible from the street – team needs to consider this façade as they move the design forward.

**Next Steps:**

Continue design addressing the comments above and complete Design Review with Department of Planning staff.

**Attending:**

Mohammed Ayoub, Shawn Xu, Ankur Deshpande – HDR  
Linda Whitmore, Jason Goodman, Andrew Jinks – UMMC  
Gordon Ingerson – KPN Architects

Ed Guntz – BBJ

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Tamara Woods\*, Renata Southard, Caitlin Audette – Planning