

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

Date: March 15, 2007

Meeting No.: 55

Project: Saint Agnes Hospital PUD

Phase: Master Plan

Location: Caton and Wilkens Avenues

PRESENTATION:

David Vollmer of KLMK provided a brief overview of the master plan and proposed Phase 1 buildings. Kenneth Webb and Michael Thurston, architects, and Ann Kemble, landscape architect, all from RTKL, presented in more detail the master plan, proposed buildings, and landscape plan.

RECOMMENDATIONS OF THE PANEL:

The Panel found the presentation to be very confusing; two master plans were presented (short-term and long-term) and it was difficult to understand which was to be reviewed for comments, too much detail was given about the initial proposed building; and various heights and massing were not fully represented. The Panel recommends that the client and design team work with the Planning staff to clarify the material being presented and to identify what needs to be presented regarding the master plan and PUD, which should focus on 1) site layout, 2) building heights and massing, and 3) landscape plan. Additionally, given the master plan material presented, the Panel has the following recommendations:

- The central roadway appears to be a major organizing element; however, additional consideration should be given to this element and the relationship of various buildings, parking lots, and open space. As it stands now, the central road is fragmented in relation to its definition of trees (especially near Wilkens Avenue). Buildings and parking lots have awkward relationships to the road and, in their configuration, do little to define space or places. Also, the open space, other than near the new entrance, is treated in a residual manner.
- Greater attention needs to be given to how the edges of the site (Caton and Wilkens Avenues) are treated regarding landscape and buildings.
- The pedestrian circulation on the site is unclear or awkward, in particular how people get from the parking garage to the new entrance and from the main hospital building to other buildings on the site (in particular the new residence building).
- Initial thoughts about the entrance plaza are good but Panel members question the ability of creating a contemplative space in the location shown. Additionally, when the master plan is built out the location of the contemplative space is lost – if this is

an important feature then a different location should be explored in order to retain it through future developments.

- The Hospital should give serious consideration to retaining and renovating the historic barn as a functioning space. It has a scale and character that is unique to the campus and could provide relief from some of the more institutional buildings.
- Given the site topography a simple massing model (or campus perspective) is recommended to fully understand the building heights and massing.

PANEL ACTION:

Approval withheld

Attending:

David Vollmer – KLMK

Michael Thurston, Ken Webb, Ann Kemble – RTKL

John d'Epagnier – RK&K

Jay Brodie, Shubroto Bose – BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

Gary Cole, Natasha Poole, Bob Quilter - Planning