

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

Date: April 26, 2007

Meeting No.: 58

Project: Saint Agnes Hospital PUD

Phase: Master Plan

Location: Caton and Wilkens Avenues

PRESENTATION:

Michael Thurston and Kenneth Webb, architects, and Ann Kemble, landscape architect, all from RTKL, presented revisions to the master plan, proposed building locations, and landscape plan. Michael Thurston explained that the master plan was projecting for the next ten years (through 2016) and addressed the following goals: 1) simplify the site circulation and wayfinding on the campus, 2) make the hospital competitive by utilizing an all private room model and enhancing their cancer treatment, 3) creating a framework for future development, and 4) updating the infrastructure of the hospital campus.

RECOMMENDATIONS OF THE PANEL:

The Panel commended the design team on the clarification of the master plan goals and timeframe, and felt that the material presented (other than lacking a site model) was simpler and more appropriate to reviewing the project as a hospital master plan rather than building proposal. However, the Panel has the following recommendations:

- The definition of the central roadway has improved from the previous design (although one Panel member felt that it still had too many gaps regarding trees along the edges). The Panel is still concerned that away from the main hospital complex the relationship of buildings, parking lots, and open space to the central roadway is still residual, especially the location and configuration of the proposed medical office building.
- More information is needed regarding the perimeter landscaping along Caton and Wilkens Avenues. Although this was identified as not part of the master plan, the Panel feels that this is an important part of how the hospital presents itself to its neighbors and visitors, especially since the master plan is setting a framework through 2016.
- The concept of a central open space that helps to connect and relate the central area of the campus is good, although its current location and configuration was questioned by various Panel members. The Panel recommends that the open space be extended to encompass the Hackerman House and possibly the medical office building. In this regard, a couple of Panel members also questioned the amount of parking and whether this could be reduced to create more, and better, open space.

- While the vehicular circulation has been better organized and clarified, the Panel recommends that a simple pedestrian circulation plan be presented to show how people move around the campus and its various buildings, parking lots, and open spaces.
- As recommended at the previous meeting, given the site topography a simple massing model is recommended to fully understand the building heights and massing.

PANEL ACTION:

Approval withheld

Attending:

William C. Greskovich – Vice President of Operations, Saint Agnes Hospital
Michael Thurston, Kenneth Webb, Ann Kemble – RTKL
Jay Brodie, Shubroto Bose, Paul Dombrowski – BDC

Ms. Dietsch; Messrs Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Natasha Poole, Thor Nelson - Planning