

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

Date: June 21, 2007

Meeting No. 62

Project: Mercy Hospital Inpatient Tower

Phase: Continued Final

Location: St. Paul and Pleasant Streets

PRESENTATION:

Following a brief introduction by Paul Zugates of Ellerbe Becket, Jim Curran, of the same firm, responded to the Panel's previous comments and identified the various materials proposed for the project. Steve Kelly of Mahan Rykiel Associates described the final landscape design for the rooftop gardens and Lark Pfleeger, of RTKL, identified the type and areas for signage. Jim Curran completed this final presentation with an overview of lighting details.

RECOMMENDATIONS OF THE PANE:

The Panel was unanimous in its praise of the project and the responses to all its previous comments that contributed to an effective review process. Recommendations were limited to the following:

1. To question the width of the bridge to the parking garage. Elevations/details of any bridges proposed should be forwarded to the Planning Department for review and distribution to the Panel.
2. To suggest a clarification of the detailing of the northwest corner. (The junction of the west façade and the vertical circulation tower).
3. To again question the lower portion of brick on the south and east elevations.
4. To suggest that the plant material for the roof top gardens might in part be selected on the basis of being significant to particular health issues.

In summation, as previously stated, the Panel expressed admiration for the quality of this design and commended the architects for the LEED Point Analysis provided.

PANEL ACTION:

Final Presentation – Approved with comments

Attending:

Judy Weiland – Mercy Medical Center

Paul Zugates, Jim Curran – Ellerbe-Becket

Mitchell Alguadich – MKA-Associates

Ryan Potter – Gallagher-Evelius

Steve Kelly – MRA

Lark Pfleegor - RTKL

Mitchell Alguadich – MKA-Associates

Al Barry – AB Associates

Jay Brodie, Paul Dombrowski, Colin Tarbert – BDC

Messrs. Bowden, Schack, Britt and Cameron – Panel

Doug McCoach, Wolde Ararsa, Bob Quilter - Planning