

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: October 11, 2007

Meeting No.: 69

Project: CRP Building (Phase I)

Phase: Introduction

Location: St. Agnes Hospital PUD

PRESENTATION:

The design team from RTKL introduced the project, starting with architect Michael Thurston who reviewed the master plan and phasing plan, architect Ken Webb who presented the designs of the various buildings in Phase 1 (the bed tower, parking garage, and cancer center), and landscape architect Brian Cornell who presented the landscape plan for Phase 1.

RECOMMENDATIONS OF THE PANEL:

Given the size of the project, and the number of buildings that constitute Phase 1, the Panel recommends that a model is needed to help transition from the master plan to the schematic building designs – as presented it was difficult to understand the massing and building heights in relationship to one another. Additionally, the graphics read very flat and did not project the depth that the building designs implied. The Panel also recommended that the design team present the master plan that was previously approved, as well as a simple graphic that illustrates the building / landscape phases.

Regarding the particular buildings and landscape, the Panel had the various comments / recommendations, primarily about the garage:

1. Given the location and prominence of the garage as part of the main entrance sequence from Caton Avenue, the Panel was very concerned with the building's orientation, massing, and external treatment. Recommendations included shifting the footprint of the garage to present a more oblique view from the entry drive, reconsider the dialogue of materials, elements, and opening between the garage and the bed tower, and consider the view of the ceiling at the garage levels and the lights on the top deck. In particular, the window frame treatment was not received well. Together, the bed tower and garage need to have a formal relationship that creates a sense of gateway – as currently presented they come across as two different buildings with little relationship to each other.
2. The gateway treatment of the central spine needs additional development. As it is presently shown, the road is simply edged with trees and has no sense of hierarchy or importance as it relates to other roads / drives on the campus. Additionally, the planting at the entrance seems diminutive in relation to the entrance sequence. The Panel recommends that the landscape be developed further as a park-like setting that could further help to screen the garage.

3. The re-thinking of the circular public space between the bed tower and cancer center to be a more park-like landscape is welcomed and the Panel encourages the design team to continue in this direction, especially as this can inform the rest of the landscape between the buildings and adjacent to the central drive.
4. Additional thought should be given to the main entrance canopy and the building entrance at the bed tower. Currently the canopy has an awkward relationship to the bed tower, while the entrance itself appears to be tight to the road.
5. The Panel would also like additional information regarding sustainable principles presented at the next session – whether there is any way that these principles can inform the design of the buildings and landscape – formally, technologically, and materially.

Given the number of buildings in Phase 1, and the amount of information that needs to be presented, the Panel feels that it is very important the next presentation be clear, concise, and particular to the schematic phase of the project - both in the models / graphics presented as well as the verbal presentation.

PANEL ACTION:

Introduction - No action needed

Attending:

Michael Thurston, Kenneth Webb, Brian Cornell, Molly Oliver – RTKL
John Judge, Ehab Abasaed – Desman
David Vollmer – KLMK Group
Jay Brodie, Molly Buckheit – BDC

Ms. Eig; Messrs. Bowden, Schack, Britt and Cameron – Panel
Doug McCoach, Natasha Poole, Kyle Leggs, Bob Quilter - Planning