

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

**Date:** January 10, 2008

**Meeting No:** 72

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**Project:** Saint Agnes – Bed Tower/Cancer Center/Landscape  
- Parking Garage

**Phase:** Final  
**Phase:** Continued Schematic

**Location:** Saint Agnes Hospital PUD

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**PRESENTATION:**

Michael Thurston, project leader from RTKL, reviewed the basic overall design strategies and recent history of the project. He indicated that final submission of landscape, signing and lighting design would be delayed until a future date. Brian Cornell reviewed recent changes to the site plan and landscaping design. Kenneth Webb introduced recent revisions to the parking garage design and reviewed the design of the bed tower and cancer center with emphasis on the material palette employed in the design.

**RECOMMENDATIONS OF THE PANEL:**

The Panel felt that the changes to the parking garage indicated a more promising direction although it continues to require more design exploration and refinement. On the bed tower, the Panel felt that the lack of large-scale details and sections hampered a full understanding of the design intent and that the design/materials philosophy remains elusive. Additionally, the following recommendations were offered:

**A. Site Plan/ Landscaping**

1. The issue of the hierarchy of the “main boulevard” in relation with the other automobile movement patterns was raised. Conditions within that boulevard experience including the nature of the two main entrances, comparative sections, landscaping, ground materials, intersections, signing, and lighting require a more comprehensive presentation of that element of the design.
2. The landscaping philosophy of the entire site plan requires clarification. What is the philosophy south of the boulevard? Could a more dominant spatial experience unify the various spaces between the boulevard and the main buildings? What are the attitudes and conditions at the edges of the site? Can landscaping effectively screen the new parking garage?

**B. The Bed Tower**

3. Again, materials, their hierarchy, and their applications require further clarification. On future presentations provide corner conditions and detailed relationship of differing materials.
4. The proportions of glass, masonry and metal panels need further study, more order.... perhaps there are too many materials as the images portray a building that feels too complex. Simplification in the number of glazing conditions was also encouraged.
5. The canopy and entrance design also requires further clarification. Members of the panel suggested that it could reflect the philosophy of “lightness” espoused in the overall approach. It was also suggested that the redundancy of both a canopy and a trellis might be reconsidered.

C. The Cancer Wing

6. The “early modernist” approach to the Cancer Center wing was very well received. Perhaps the Bed Tower could reflect more of this Wing’s simplicity.

D. The Parking Garage

7. Most of the comments regarding the revisions to the garage were positive, particularly the ordered façade toward the hospital. However, such a classical approach (top, bottom, middle) to this building was not uniformly received.
8. The automobile entrances to the garage should be subdued somewhat from the latest proposal.
9. The introduction of the decorative “window” railings and their locations were questioned, as were awkward conditions in the transition of materials, and false front along the Caton Ave façade.
10. Study the possibility of shifting the mass of the ramped floor portion of the garage from the flat floor portion in order to breakdown the overall mass and allow differing treatments to the two sections. Look also at creating a more meaningful landscape buffer along the long ramped floor façade.

**PANEL ACTION:**

Final Design approval of the Cancer Center only. Other elements require subsequent submissions.

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**Attending:**

Michael Thurston, Kenneth Webb, Brian Cornell – RTKL

David Vollmer - KLMK

Joseph Burt - Desman

Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Britt, Cameron and Schack – Panel

Doug McCoach, Bob Quilter - Planning