

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

Date: February 28, 2008

Meeting No: 76

Project: Saint Agnes – Bed Tower/Landscape/Garage/Signage

Phase: Final

Location: Saint Agnes Hospital PUD

PRESENTATION:

Michael Thurston and Kenneth Webb, project manager and architect for RTKL, reviewed the previous comments with the Panel and presented the Hospital's response. The design team was not prepared to present the Bed Tower's entrance canopy at this presentation. Kenneth Webb presented the material pallet for the Bed Tower and the Parking Structure. Brian Cornell presented the palette of plant material and Ferdinand Meyer presented the signage wayfinding design.

RECOMMENDATIONS OF THE PANEL:

Wayfinding

The Panel liked the overall signage program. It suggested that the walls at the entrances should use materials that make up the Tower Building with similar detailing. The Panel also recommended the large sign on the east elevation of the Parking Structure be incorporated into the architecture of the building with some sort of frame. Panel members questioned the need for both a banner and the big "P" at the garage entrance. It was suggested that the banner be located at the corner of the building and only the "P" at the entrance.

Site Plan / Landscape

The Panel expressed concern that the planting plan was focused in front on the Bed Tower building and main spine road. There was no planting plan or concept design for other portions of the site, particularly the Wilkins and Caton Avenue perimeter. The only consistent landscape element was the street trees planted along the street. The Panel strongly recommended that a design for the Wilkins and Caton Avenues perimeter be developed with a commitment to implementing it before the Tower Building is occupied. Members of the Panel questioned the need for the road around the Parking Garage nearest Caton Avenue. They believe it will add to confusion and that visitors may still access the surface parking from the Circle. Monies for that road could be spent on treating the perimeter. The sign at the Wilkins and Caton Avenue intersection, therefore, must be coordinated with the proposed landscaping.

Bed Tower Building

The Panel generally approved the material palette for the Bed Tower. It was strongly suggested that the gray metal panel be abandoned, using only the buff color. Some Panel members expressed concern that the number of colors and materials was overwhelming. Lastly, it was suggested that the entrance door could be made a little larger and incorporated into the storefront module.

Parking Garage

The Panel expressed concerns about the depth of the precast cap. It was suggested that the brick completely enclosed the openings and the cap start above the header. The Panel recommended the Garage materials and detailing be more like the Bed Tower building, specifically at the top. The proposed use of the metal panels as an accent above the entrances was not helping. It was suggested that brick accents similar to those used on the Tower building could help to tie the complex together.

PANEL ACTION:

Final Design approval with comments. The Panel requested the department staff review the modifications to the Parking Structure design and the final Canopy design. They may be shown to the Panel in an informal presentation.

Attending:

Michael Thurston, Kenneth Webb, Brian Cornell – RTKL

David Vollmer - KLMK

William C. Greskovich - Saint Agnes

Ferdinand Meyer - FMG

Jay Brodie – BDC

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

Doug McCoach, Bob Quilter - Planning