

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

Date: June 18, 2009

Meeting No: 97

Project: Saint Agnes – Revised Master Plan

Phase: Revised Master Plan

Location: Saint Agnes Hospital PUD

PRESENTATION:

Tom Forde, architect for RTKL and Brian Cornell, landscape architect, described proposed revisions to the approved PUD of 2007 for this project. In order to reduce costs the proposed parking garage, medical office building and a portion of the Cancer Center are to be postponed. A developer has been interested in a combination MOB/Cancer Center at the Wilkins Avenue edge of Campus.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To see that the revisions shown cause a serious loss of landscape organization. A scheme of phased improvement is needed at the least. Attention is also directed to the continuous reinforcement of the boulevard with regular street tree plantings.
2. To express regret for the loss of the central green space.
3. To recommend that the footprint of the new parking lot (directly across from the new hospital entrance) not encroach on the entrance (or the boulevard) any more than the original parking garage did.
4. To question the definition and access to the new circular entrance plaza proposed at the MOB.
5. To recommend some greater attention to the idea of a central green space shown in the original PUD.
6. To recommend greater symbolic attention to the revised Cancer Center entry.
7. To express regret that the DePaul building is not demolished at this time. Its' continuing at the center of the plan compromises much of the improvement effort being made.
8. To approve moving the MOB to Wilkins Avenue. This seems an improvement.
9. To recommend that the parking lots be furnished with as many trees as possible to keep the greening idea intact.
10. To recommend landscape/street edge reinforcement of the entrance from Wilkins Avenue.
11. To recommend a clear phasing plan for presently proposed improvements and those to be delayed.

PANEL ACTION:

The Panel approves the relocation of the MOB, but wishes to see a more convincing landscaping, Wilkins and MOB entry sequence and parking lot enhancement strategy.

Attending:

Thomas Forde, Kenneth Webb, Brian Cornell – RTKL

Stephen Staie, Greg Weigle - KLMK

John d'Epagnier - RK&K

Jay Brodie – BDC

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

Kyle Leggs, Bob Quilter - Planning