

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

MEETING MINUTES

Date: September 17, 2009

Meeting No: 101

Project: Saint Agnes Hospital PUD

Phase: Revised Master Plan Continued

Location: Saint Agnes Hospital

PRESENTATION:

Kenneth Webb and Scott Rawlings of RTKL presented a revised PUD plan that represents a Master Plan for Saint Agnes Hospital for the next ten years. This is a realistic time frame for the Hospital that commits to three main goals, namely, a main spine-organizing road, a central green space with pedestrian connections, and improved edge conditions on Wilkens and Caton Avenues. The Architects then addressed each of the Panel's comments from the meeting on August 13, 2009. Key points included retaining the Barn, building only one garage, but further set back from the Hospital entry than previously shown, and some modifications to the configuration and location of the Hackerman-Patz House.

RECOMMENDATIONS OF THE PANEL:

Specific Panel comments included the following:

1. The central green space appears too broken up. Detailed design is suggested to develop a stronger central green space.
2. The configuration of the Hackerman-Patz House is questionable. Hopefully, the "Boulevard" spine space from the Barn to the future MOB and Cancer Center will be improved with detailed design.
3. The Parking Garage, opposite the main entry represents a generic footprint. It is suggested that a configuration responsive to the contextual conditions, particularly to the views from the entry on Caton Avenue be given consideration. Some Panel members believe that this site for the garage would be better utilized for a Medical Office Building.

While the Panel understands the Hospital's needs to focus on a ten year time frame, the Panel suggests that what was presented today is somewhat short-sighted and that the reluctance to develop a longer-range vision for Saint Agnes Hospital is regrettable.

In summary, however, the Panel understands the Architect's need to respond to the restrictions established by their clients and appreciates this latest effort to also respond the Panel's concerns.

PANEL ACTION:

Master Plan approved with comments.

Attending:

William Greskavitch, Thom Armstrong – Saint Agnes Hospital
Kenneth Webb, Tom Forde, Brian Cornell, Scott Rawlings – RTKL
Stephen Staie - KLMK
Jay Brodie, Paul Dombrowski – BDC

Ms. Eig; Messrs. Bowden, Schack, Britt and Cameron – Panel
Gary Cole, Natasha Becker, Anthony Cataldo, Kyle Leggs, Bob Quilter - Planning