

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

MEETING MINUTES

Date: 24 February 2011

Meeting No: 123

Project: Saint Agnes Master Plan & Medical Office Bldg **Phase:** Revisions/ Schematic

Location: St. Agnes Hospital PUD

PRESENTATION:

Mr. Tom Forde, RTKL informed the Panel as to why the Master Plan was being revised. Several existing buildings previously scheduled for demolition are now being saved. The existing Cancer Center will remain and the new Medical Office Building (MOB) will now house some of the cancer treatment services that were previously programmed for a new Cancer Center. To accommodate these functions the new MOB first floor elevation must align with the floor of the existing Cancer Center. He then turned the presentation over to Mr. Cornell to present the design.

Maintaining the existing Cancer building eliminates the circular auto drop off in the Master Plan and reconfigures the parking lot. The new parking layout has a central entrance aisle with trees on either side which turns south next to a curb drop off at the west elevation of the new MOB.

The first floor of the new 65,000 square feet MOB is five to seven feet above the existing grades. The area below that first floor will be fill. The three story building has a ground face block base from grade up to the first floor window sill, two floors of brick and topped with one story of stucco. The building has punched window openings with an entrance at the southwest corner of the building, a half level below the first floor. A canopy wraps around the corner at the entrance.

COMMENTS OF THE PANEL:

Panel members expressed their concern about the following:

- The number of materials used in a relatively small three story building. Consider simplifying the palette.
- The tall base and full floor of stucco unnecessarily accentuate the horizontal definition of the building.
- The building corners can dress up the plain box with more detailed attention.
- The need for a clearer path from Wilkens Ave into the site and to the entrance.
- The plaza between the two buildings at the entrance – it should be a park like destination place.

- The solid base - consider adding retail into the lower level under the first floor facing the path from the street to the entrance.
- The canopy should acknowledge the fact that one is entering the multi-story lobby.
- The surface parking lot - requires screening from Wilkens Avenue. Additional landscaping should be explored along this edge, marking the stair entrance and the path into the site.
- The roof - consider what the surface treatment/mechanical screening will look like.

PANEL ACTION:

Approval of the Master Plan modification; withheld approval of the Schematic design

Attending:

Tom Forde, Brian Cornell – RTKL
William C. Greskovich – Saint Agnes Hospital
John Lasell – Nexcore Group
Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Tom Stosur, Gary Cole, Kyle Leggs, Anthony Cataldo - Planning