

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

Date: March 31, 2011

Meeting No.: 125

Project: Revised Parking Garage

Phase: Continued Schematic

Location: Saint Agnes Hospital PUD

PRESENTATION:

Bill Greskovich of Saint Agnes Hospital opened with an updated discussion of the originally planned 800 car parking garage project near the main entrance to the complex. He indicated that the complete garage had been delayed at this time based on the lackluster economy but that some available funding allows them to proceed with incremental phasing through a modular approach that was described by John Judge of Desman Associates. Five total modular bays, four and a half floors tall, would be provided in the ultimate build-out although only two of those bays containing 339 spaces are proposed at this time. No current plans were suggested for the timing of future phases.

Tim Barnhill of Hord/Coplan/ Macht presented four alternative design schemes for the first phase. The different schemes explored material/coloration options, the advisability of design references to nearby residential rowhouse scale, the nature of the “interim” façade, as well as the amount of stepping in portions of the longer east façade. Also discussed was the main façade facing the new hospital and its entry elements including a proposed glass sided elevator.

RECOMMENDATIONS OF THE PANEL:

The Panel acknowledged the logic of the modular component proposal and complimented HCM on its initial study of optional façade design approaches. In addition, the following suggestions and recommendations were offered:

1. That the architectural treatment of the garage be studied and presented in context with the newly built hospital wing and that the fully expanded garage elevations (together with any proposed landscaping), be presented for the different approaches.
2. There were general questions, and some concern, regarding the nature of the proposed panelized brick tile application (if pursued) and how it might relate to the actual brick of the new building, particularly at corners and throughout other detail conditions.
3. Concern that the “interim” façade look deliberate and finished even in early phases.
4. That perhaps fewer materials/gestures might be employed on the garage to avoid competing directly with the complexity of the main hospital building.

5. To encourage the design team to continue looking for other locations for the proposed helicopter pad than at the front entrance to the campus.

PANEL ACTION:

Schematic Approval of a modular garage with the above comments.

Attending:

Bill Greskovich – Saint Agnes Hospital
John Judge - Desman Associates
Tim Barnhill - Hord/Coplan/ Macht Architects
Jay Brodie – BDC

Ms. Eig, Messrs. Bowden, Ramberg, Britt and Cameron - Panel
Wolde Ararsa, Anthony Cataldo, Bob Quilter - Planning