

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

Date: December 6, 2012

Meeting No.: 158

Project: St. Agnes-Gibbons Master Plan

Phase: Discussion

Location: St. Agnes Hospital; S. Caton Avenue

PRESENTATION:

Doug McCoach, architect with RTKL, presented preliminary analysis and studies in support of a Master Plan for the 28 Acre Cardinal Gibbons High School campus, intended to be an extension of the St. Agnes Hospital medical campus. Mr. McCoach indicated that St. Agnes intends to repurpose the major historic and culturally significant buildings on the high school campus for community services, residential and recreational uses. Other uses intended for the campus will include medical office buildings and possibly additional residential, all requiring new construction. As envisioned, a major feature of the Master Plan would be the reconstruction of the baseball field where Babe Ruth played.

RECOMMENDATION OF THE PANEL:

The Panel appreciated the opportunity to discuss the evolving Master Plan and the thoughtful analysis presented by Mr. McCoach. The Panel commended St. Agnes Hospital for their commitment to create a community focused residential/recreation component within the Master Plan and the preservation and repurposing of existing campus buildings for those intended uses.

In general, the Panel accepted the key drivers of the physical Master Plan: three vehicular entry points, the baseball field as the central open space and organizing component, and the preservation of most of the existing campus buildings concentrated on the north portion of the site.

As part of the ongoing discussions, the Panel offered the following comments:

OPEN SPACE AND CIRCULATION:

- To view the roads, sidewalks and pedestrian paths as part of a connected open space system and to see that system as a means to formally organize future

development in a more urbanistic approach in contrast to the scattered suburban development suggested.

- To reconsider the loop road, particularly along the north west corner of the site where such an intervention ignores the historic relationship and separates the existing campus buildings from the baseball field and open green.
- To reconsider the approach that surface parking lots can serve as meaningful open space between new proposed buildings and rethink how surface parking is addressed so as to minimize impact on the quality and connectivity of the open space system.
- To focus attention on the S. Canton Ave corridor so that future development and streetscape improvements along the St. Agnes and Cardinal Gibbon Campus edges are in harmony and reinforce a unified vision.

PROGRAM USES AND ORGANIZATION:

- To question the inclusion of a Phase I medical office building within the northern portion of the campus, an area designated as being community centric, providing community housing, service retail and recreation.
- To question the location of the Phase I medical office building in terms of its proximity to the sacred and low scaled chapel building and as an appropriate backdrop, given two lower levels of structured parking, for the playing field and open space.
- To consider locating all future medical office buildings within a defined campus south of the E. Canton Avenue vehicular entry point and to concentrate future residential to the north, creating a denser “residential neighborhood”.
- To consider the strategic placement of some of the medical office buildings so that they form a strong, defining southern edge for the open space green and baseball field.

PANEL ACTION:

Master Plan Discussion only, no formal recommendations provided.

ATTENDEES:

William Groskovich – St. Agnes Hospital
Doug McCoach, Kaushambi Sham – RTKL
Stanley Fine, Caroline Hecker – RMG
Steve Kilar – Baltimore Sun

Messrs. Bowden and Burns* - UDARP Panel
Anthony Cataldo, Natasha Becker, Laurie Feinberg – Dept. of Planning