

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

Date: June 12, 2014

Meeting No.: 186

Project: Bon Secours Gibbons Apartments

Phase: Discussion

Location: Caton Avenue, Wilkens and Desoto Streets.

PRESENTATION:

There was an introduction to the project by the developer. The vision is the same as presented before, but with action points:

- Keep existing buildings and renovate
- The development will be design to be a community
- Workforce housing will be included
- Grandparent housing will also be included
- A binding agreement to run the Cal Ripken/Babe Ruth field will be executed. Saint Agnes has funded the lacrosse/baseball field.
- The existing gym will be turned into a YMCA
- The development will included medical office buildings
- Revenue generation and timely development to be realized in 3 years

Architect Doug McCoach presented the master plan:

- St. Agness will anchor the Wilkens corridor
- The adjacent Gibbons campus site will be developed and a medical site and community facility.
- The existing buildings are in good shape. The site is now being used for satellite parking for hospital employees.
- The plan is to organize around the field with community uses and use three entrances and connectors.

Objectives of the overall plan:

1. Educate visitors
 - Inspire youth players
 - Make cohesive plan by connecting elements
2. Standards
 - Highlight unique qualities
 - Lighting
 - Landscaping
 - Signage/way finding
 - Materials
- 3 Special Areas
 - Entrance
 - Memorial grove-place of repose

- Babe Ruth field- celebrate Ruth's life. Use elements in design that reflect his history. Articulate field and see it in a neighborhood setting. Transfer allegorically Ruth's experience by the layout. Short porch, Memorial Park, Green Monster Score Board-referencing Yankee Stadium and Fenway Park, making it a meaningful place.

Phase One:

- Develop new entrance off Caton Avenue and new surface parking lot.
- Create first opportunity site for new work force housing.
 - Designed to pick up on existing campus buildings
 - Stone used at base with Hardy Panel
 - +/-80 units, 40 two bedrooms
 - Attractive to hospital workers
 - Entrance for parking and from future road
 - Trellis features at the 2 main entrances into the building
 - Landscape and street trees along Desoto and future entrance drive
 - Bio retention areas in parking lot.
- Enhance existing cross walk into St. Agnes.

Phase Two

- Common area and Cal Ripken/Babe Ruth field will connect buildings
- Potential YMCA with pool addition
- Track with fitness stations to surround the new multipurpose field
- Playground area
- Picnic slope/seating to view games
- Grandparent housings for seniors and grandchildren in the former Cardinal Gibbons H.S.
- Memorial Grove to be preserved
- Webber House and Chapel will have addition with medical offices and food service
- Future development will include medical office building- podium building with 1 story parking

Phase Three

- Commercial use on Wilkens and Desoto Streets.
- Future phases to add additional medical and office building.

Comments from the Panel:

- An Urbanistic approach to the master plan would be appropriate, the current edge treatment is problematic
- The MOB buildings should be used to define space, but are used in a suburban campus manner. Consider rotating the proposed MOB nearest to Caton Ave. 90 degrees to create a gateway with the adjacent proposed MOB.
- Create a strong pedestrian 'promenade' extending from the fields south connecting the parking areas.
- The resolution of the mixed use community, medical and residential, not fully resolved in plan layout.

- How is park used? Are there eyes continually on the park? Are there ways to add future residential units to front the park space? Is there potential for more housing?
- The sketches presented are wonderful and helpful in interpreting design.
- Use the medical building to illuminate the grade change.
- Show the edge condition and interface with the neighborhood on the plan
- Office buildings seem to be too close to park. Can their organization/architecture create more of a threshold to the southern part of the campus?
- The use of stone on Building 1 is good, but the building seems a little institutional. Consider ways to detail and pattern the windows to infuse some residential character into the elevations. Repeat residential scale of the façade in the corner element through the long elevations.
- More design of both architecture and landscape at the entrances is needed
- Concerns about closeness and size of parking lots, and the elimination of so much green and permeable space.
- Consider the connectivity of the green infrastructure, use these systems to soften and drain parking areas. Retain a green buffer along Caton Ave. and the new surface parking (future MOB) to align with the existing building setbacks and grade change.
- Landscaping and trees will play an important role in the overall campus design and identity.

Panel Action:

Discussion Only.

Attending:

Devid Leatcy – Human & Rohde
 Kaushambi Shah, Doug McCoach – RTKL
 Magda Westerhout – Marks Thomas Architects
 Kevin Anderson – KCW- ET
 Natasza Singleton – Violetville Community Association
 Ned Howe – Enterprise Homes
 George Kleb – Unity Properties/ Bon Secours

Ms. Jones Allen*, Messr. Bowden, Haresign, and Burns - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Kyle Leggs, Wolde Ararsa –
 Planning Department