

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

Date: December 11, 2013

Meeting No.: 176

Project: MD General Hospital – Ambulatory Care Center

Phase: Final

Location: Martin Luther King, Jr. Blvd. and Linden Avenue

PRESENTATION:

Architect Charles Goodman of CR Goodman Associates and Kay Morin of Site Resources presented modifications to the Ambulatory Care Center building, to the bridge and to the site plan based on comments received in Meeting No.174. The essential organization and composition remains substantially similar as last presented to the UDARP panel. Modifications and enhancements noted since the last presentation include:

1. Building architecture

- a. Ambulatory Care Center - the facades show refinements including:
 - i. Masonry piers or pilasters between the windows at the two story base are vertically expressed.
 - ii. The toothed masonry and cast stone on the upper floors of the MLK façade now have a vertical abutment in the same plane.
- b. Enclosed Pedestrian Bridge
 - i. The bridge cladding has been changed to a metal panel system.
 - ii. There is a step in the bottom of the bridge to allow for truck and bus passage; interior floors are sloped to accommodate.
 - iii. Glass areas are maximized in height with fritted or back painted glass spandrels to obscure the roof plenum and sloped floor.

2. Site plan

- a. A full curbed island replaces the previously painted end island at the intersection of Armory Place and Linden Avenue.
- b. Stamped concrete crosswalks are now provided at the Linden Avenue and Armory Place intersection, and across the garage entry.
- c. The stamped concrete crosswalk across the entrance to Linden Avenue is widened to approximately 15’.
- d. Planting beds flanking the crosswalks have been modified with additional trees.
- e. Major adjustments are made to the east side of Linden Avenue.
 - i. A row of street trees has been added in front of the angled parking.
 - ii. Additional trees are provided in islands and planting strips.
 - iii. Brick paving edges the Linden Avenue east parking bay in the new tree pit zone.
- f. MLK Avenue improvements are being coordinated with the City of Baltimore, and further adjustments are in progress.

PANEL COMMENTS:

0. General

- a. The modifications to the building, bridge and site generally show significant improvement to the prior submission.

1. Building architecture

- a. Ambulatory Care Center
 - i. The expressed vertical masonry piers or pilasters between the windows at the two-story base is a big improvement.
 - ii. The pier at the light and dark brick transition should match the other piers, aligning w/ the regular rhythm of the dark supporting piers.
 - iii. The masonry transition from light to dark should be adjusted to create a dominant face (dark) with a secondary light face. The vertical pier below this transition should match other piers.
 - iv. Simplify the banding at the top spandrel of the dark masonry by eliminating the light brick band.
 - v. Consider converting one dark band of masonry above the top floor windows to light brick.
 - vi. Eliminate the horizontal dark soldier courses on the west tower above the ground floor in order to emphasize verticality.
 - vii. Create a recessed slot between the tower and the parking garage.
- b. Enclosed Pedestrian Bridge
 - i. The bridge design is significantly improved.
 - ii. Consider adding a 4 – 8” channel detail to the lower spandrel on either side of the roadway.

2. Site plan

- a. The revised design has significantly improved the sense of a pedestrian friendly precinct stretching from the front of the Ambulatory Care Center to the existing Armory Building were predominantly ignored.
- b. Extend the stamped concrete paving south after an accent band at the edge of the arcade to the new crosswalk at the parking garage.
- c. The pedestrian cross walk crossing Linden Avenue at MLK can be reduced in scale to approximately 10 - 12’ by aligning with the northern edge of the bio retention swale.
- d. Adjust the northern edge of the planting beds that flank the 12’ crosswalk so that they also align w/ the northern wall of the bio swale.
- e. Simplify the brick paving by extending horizontally on both east and west walkways.
- f. Adjust tree spacing to move closer to the handicapped access at the armory building angled parking area.

PANEL ACTION:

Recommend approval with Comments

Attending:

Chuck Goodman, Johnathan Campbell – CRGA

Kay Morin – Site Resources

Darryl Mealy – UMMS

Alissa Gulin – The Daily Record

Brian Greenan – Mayor’s Office

UDARP Panel Members – Ms. Diane Jones Allen, Messrs. Gary Bowden, Rich Burns and David Haresign*

Planning Department- Mr. Tom Stosur, Anthony Cataldo, Christina Gaymon