

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

Date: October 24, 2013

Meeting No.: 174

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 Emily Fagan of Site Resources presented an updated site plan, Ambulatory Care Center building, connecting bridge and added floors to the existing parking garage final design. Mr. Goodman re-oriented the panel to the site. 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. Site Plan

- a. MLK Blvd. and N. Eutaw St. streetscape improvements will be installed by the City's Department of Transportation along with street widening and lane adjustments.
- b. Baltimore brick crosswalks mark the entrance to Linden Ave. from MLK Blvd., and provide a connection from the existing hospital to the midpoint of the parking garage on the south side of the intersection with Armory Place.
- c. Linden Avenue drive lanes are paved with asphalt
- d. A planted bio-swale is located on the Northeast corner of the proposed Ambulatory Care Center.
- e. A median with plantings runs in the middle of Linden Ave., allowing for left turns from northbound traffic into the drop-off area for the Ambulatory Care Center.
- f. The drop-off for the Ambulatory Care Center
 - i. Paved with stamped concrete and accent strips keyed from the columns
 - ii. Bollards separating vehicular traffic from the sidewalk
- g. The sidewalk in front of the existing Armory Building is paved with concrete in anticipation that this will likely be modified in the foreseeable future.
- h. A striped end cap for the parking is located adjacent to the Armory Place intersection with Linden Ave.
- i. A final plant list is included.
- j. Signage
 - i. A 10' high x 5' wide painted metal Campus I.D. sign pylon, running parallel to MLK Blvd., is located in the bio-swale
 - ii. A 10' high x 6' wide metal painted metal campus directory/wayfinding sign pylon, running parallel to N. Read St., is located in the median of Linden Ave.
 - iii. All signage is consistent with UMD Medical Center signage standards.

2. Building Architecture

- a. General
 - i. The architecture of all of the components has been modified to be more similar to the architecture of the existing hospital.
- b. Ambulatory Care Center - the facades show minor refinements including:
 - i. Changing metal panels to a cast stone large scale masonry
 - ii. Introducing a vertical pier at the top floor of the east façade to allow the curtainwall corner to read as a discreet design element
 - iii. Allowing the base of the building to read as masonry without a horizontal accent band, and introducing dark masonry horizontal banding similar to the existing hospital building
 - iv. 4 bands of accent masonry at the parapet
 - v. Transformer enclosure w/ screened metal gates
 - vi. Lighting is provided by contemporary sconces mounted to the 2nd Floor spandrel above masonry piers, and by downlights in the soffit of the drive through
 - vii. Building mounted signage for the main identification at MLK Blvd. and Linden Ave., MLK Blvd. and N. Eutaw St., and for the address and facility name are provided.
- c. Parking Garage
 - i. The horizontal precast spandrels and accents at the top of the existing garage and top of the addition are replaced with masonry, including a dark accent stripe to allow for transition from the weathered existing brick to the new brick.
- d. Enclosed Pedestrian Bridge
 - i. The bridge cladding has been “lightened” in color by shifting all cladding to the warmer precast material.

PANEL COMMENTS:

The panel offered the following comments:

0. General

- a. The modifications to the building generally show improvement to the prior submission.

1. Site Plan

- a. The panel’s comments related to creating a pedestrian friendly precinct stretching from the front of the Ambulatory Care Center to the existing Armory Building were predominantly ignored. The panel believes that this area need special attention as the gateway to the medical center complex.
 - i. The Client requests use of asphalt paving for the drive lanes.
 - 1. Enhance the pedestrian cross walks by making them more generous in width.
 - 2. Consider adding concrete edging and raising the crosswalks slightly to slow vehicular traffic.
 - ii. Provide a true end cap curbed island to separate the angled parking and Armory Place
 - iii. Provide brick paved crosswalks at Armory Place and across the entrance to the garage

- iv. Consider paving the angled parking to match the stamped paving at the Ambulatory Care Center drop off
- b. Mitigate the existing Armory Building wall by providing a planting strip and a greenscreen or similar device.
- c. Improve and increase tree planting at the gateway entrance from MLK Blvd. to Linden Ave.

2. Building Architecture

- a. Ambulatory Care Center
 - i. The facades are generally improved since the last presentation, and show more material relationship to the existing hospital.
 - ii. Consider expressing vertical masonry piers or pilasters between the windows at the two story base.
 - iii. At the MLK Ave. façade, the toothed masonry and cast stone treatment on the north edge should be eliminated. Provide a solid vertical cast stone pier similar to other elevations. If possible, create a notch or overlay.
- b. Parking Garage
 - i. The changes to the garage façade are a major improvement.
 - ii. Consider adding another dark tile brick band to the top of the garage.
- c. Enclosed Pedestrian Bridge
 - i. The suggested change to the bridge cladding has been misinterpreted. “Lightened” was meant to shift the architecture of the bridge to a lighter visual weight through either a structuralist expression, or more glass and less metal.
 - ii. The bridge is an iconic opportunity that can become a campus set piece – an opportunity not to be missed.

PANEL ACTION:

The panel recommends approval with comments of the Building Design for the Ambulatory Care Center and the Parking Garage. The panel requested that further design work should be undertaken for the Site Plan and Bridge design, and return to the UDARP for additional review of these critical components.

Attending:

Chuck Goodman, Jonathan Campbell – CRGA
 Emily Fagan, Michael Fisher – Site Resources
 Darryl Mealy – UMMS
 Brian Greenan – Mayor’s Office
 Sarah Guntz - BBJ

UDARP Panel Members - Messrs. Gary Bowden and David Haresign*

Planning Department- Mr. Tom Stosur, Anthony Cataldo, Theo Ngongang, Martin French, Alex Hoffman