

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

Date: February 1, 2007

Meeting No.: 53

Project: Marketplace at Fells Point PUD

Phase: Master Plan

Location: 600 Block South Broadway

PRESENTATION:

Developers Dan Winner and David Holmes presented drawings, photographs and a model describing a proposed master plan to create a PUD for this development. The principal goals are historic preservation and promotion of retail development of this portion of Fells Point. The Broadway Market and adjacent public spaces are included in this proposal, with reconstruction of the original market building considered, as well as possible additional market buildings to the south. Preservation of front portions of historic buildings in the 600 block (both sides) is proposed with a significant new structure with parking and office/residential above proposed at the southeast corner of Fleet and Bethel Streets. This stepped structure has a height of 95 feet at its highest level.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To recognize the project as a good one, potentially beneficial to the City. The analysis of existing conditions was excellent.
2. To direct attention to the importance of developing a good management policy for the public open spaces provided.
3. To question the height of the major new structure proposed at Fleet and Bethel Streets. It seems exaggerated, possibly “chunky”.
4. To suggest that the height proposed might be reduced if parking proves feasible below grade. Other parking opportunities should be investigated.
5. To express regret that demolition of historic buildings on Register Street is proposed.
6. To commend the stepping back to the highest portion of the structure from Fleet Street as well as Broadway.
7. To recommend continuing attention to the potential use of the second floor proposed in the reconstructed Broadway Market.

Ellen von Karajan, Executive Director of The Preservation Society, spoke in favor of the project generally, but directed attention to concerns about the building height proposed as well as demolition permits being issued prior to building proposals being firmly established. It is hoped that CHAP will review specific building proposals.

PANEL ACTION:

The Panel approves the Master Plan for this proposed PUD with the exception of the 95' height proposed for the Fleet and Bethel parcel. A maximum height of eighty (80) feet is recommended for this portion.

Attending:

Dan Winner, Dave Holmes – South Broadway Properties LLC

Jamie Pett – JP2 Architects

Cara Frye – Rosenberg Martin

Susan Williams – STV

Ellen von Karajan, Denise Whitman, Jerome Bird – The Preservation Society

Carolyn Boitnott – Waterfront Coalition

Jay Brodie, Colin Talbert, Marianne Navarro – BDC

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack Britt and Cameron – Panel

Brigitte Fessenden, Seema Iyer, Laurie Feinberg, Thor Nelson, Bob Quilter - Planning