

BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE REVIEW PANEL MINUTES

Date: March 1, 2007

Meeting No.: 54

Project: Revised Four Seasons Legg Mason Project

Phase: Revised Schematic

Location: Inner Harbor East Parcel "D" PUD

PRESENTATION:

Larry White, of Struever Brothers, Developer, and Todd Harvey, Architect, presented a proposed revision to the existing approved PUD for Parcel D. The proposal now includes two taller towers, one hotel and condominiums, the other retail and office for Legg Mason. A five story underground garage over the full site is now included. The previous design of brick and glass for the towers has been modified to all-glass. A brick base housing hotel entry and retail space is to remain. The entrance court between the towers has changed shape but the basic site and promenade designs remain.

RECOMMENDATIONS OF THE PANEL:

1. To accept the additional building height proposed but to regret the apparent loss of slenderness. The Legg Mason tower in particular promises to be significantly more bulky than the previous residential tower proposed.
2. To express concern that the potential narrowing of the promenade indicated will be a loss to the public domain.
3. To question the fins shown as roof cornices.
4. To recommend that the circular entry court retain its shape, with its opening to the water view. The court might not be circular as previously shown but should be of strong geometrical character.
5. To suggest that insofar as the new towers will not be twins as previous towers were it might be a good idea to allow them to express their differences. The hotel/condo tower might do well to continue to have the character that it previously had. The office tower could easily be all-glass as indicated. Even there, the glass curtain wall might benefit from variations in detail, color and/or material in the interest of the appearance of difference and slenderness.
6. To express skepticism regarding the projection of the Legg Mason tower into the promenade space. Maintaining the base as previously shown seems a good idea, although bringing towers at least in part to the ground seems a good strategy.
7. To express the opinion that the open space where Victor's was continue in the public domain. It seems an important function of the promenade experience.

PANEL ACTION:

Revised schematic design approved, subject to comments.

Attending:

Larry White, Tonja Potter – SBER

Todd Harvey, Paul DeMillo – BHA

Jen DeGregorio – The Daily Record

Dan Sernovitz - Baltimore Business Journal

Jay Brodie, Shubroto Bose – BDC

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

Doug McCoach, Laurie Feinberg, Tara Penders, Natasha Poole, Bob Quilter - Planning