

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: May 10, 2007

Meeting No.: 59

Project: HarborView Development Area A – Lots 3 and 6

Phase: Discussion

Location: Key Highway

PRESENTATION:

Doug McCoach, Director of the Planning Department, began the presentation with an overview of the project process and the time frame for approval. Thor Nelson, Planning Department staff member, followed with a review of the development history of the HarborView complex and proposed changes from the original master plan, which is resulting in an Urban Renewal Plan Amendment. He also reviewed the issues and goals set by the Planning Department for the master plan, which included:

- providing a consistent pedestrian frontage and ground floor uses that engage the sidewalk,
- creating a consistent 50' podium height, reducing parking levels and wrapping them with program,
- orienting towers to have their slender side face the street, and
- creating a composition of towers on Lot 3.

Frank Wise, representing the developer, described the most recent changes to the program and configuration of buildings on Lots 3 and 6 – for Lot 3: a new tower that will be approximately 22 stories over a 6 story base, an entrance from Key Highway, and possible retail along Key Highway. Lot 6 included a 290' tower with a 6 story podium, 6-8 stories of structured parking wrapped with housing, and possibly retail along Key Highway.

RECOMMENDATIONS OF THE PANEL:

The Panel felt that the master plan as presented was an improvement on the original master plan. However, Panel members still had a number of concerns regarding the current configuration:

- Although a goal established by the Planning Department suggested a 50' podium, several Panel members recommended that the towers meet the ground in some manner, while still creating a pedestrian-scaled frontage to Key Highway. In addition, where there is a tower and podium, the relationship between the two are critical.

- The Panel agrees that the slender portion of the towers should front Key Highway, and that the form and orientation of the tower on Lot 3 needs additional study to better achieve this.
- At the moment, the two new towers seem to have little relationship to each other or to the existing towers (including Pinnacle I). A common language of forms is recommended, especially between Pinnacle I and Pinnacle II.
- It is not clear as to how the new buildings relate to Key Highway and create a good pedestrian scale. The Panel asks that the development team present material that clearly identifies entrances, retail, and simple sections to show the relationship of the new buildings through to the street curb.
- The amount of parking for Lot 6 is a concern; the Panel asks the developers to look at how this can be reduced and/or relocated. The number of parking levels and its configuration is critical to how building massing is resolved with the tower and base.
- Given the somewhat piecemeal and detached nature of the project and of Lots 3 and 6, the Panel asks that the development team present a pedestrian realm plan that shows how the public / open spaces connect and organize the entire complex, including the location of major site and building entrances.

PANEL ACTION:

Discussion only.

Attending:

Richard Swirnow, Frank Wise, Andy Freeman – HarborView
Paul Quinn – Federal Hill Neighborhood Association
Paul Robinson – Friends of Federal Hill
Ed Gunts – Sunpapers
Jen DeGregorio – The Daily Record
Faith Deutschle – Downtown Partnership
Shubroto Bose – BDC

Ms. Dietsch; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Gary Cole, Thor Nelson, Bob Quilter - Planning