

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

(Amended Attendance - 5/31/07)

Date: May 24, 2007

Meeting No.: 60

Project: HarborView Development Area A

Phase: Revised Master Plan

Location: Key Highway Urban Renewal Area

PRESENTATION:

Frank Wise presented the modifications made to address the Panel's comments from the May 10, 2007 Discussion meeting. Generally, these include:

- Continue tower forms to meet the ground as much as possible
- Open the project more to Key Highway; include retail at Lot 6
- Reposition the Lot 6 Tower to address Key Highway
- Pursue a more pedestrian-friendly scaled environment

RECOMMENDATIONS OF THE PANEL

Relative to the proposed Urban Renewal Amendment, the Panel had no concerns. However, in general, the Panel expressed the following concerns about the proposed development:

1. The towers as proposed still do not effectively meet the ground.
2. There are too few pedestrian connections between these development sites, Key Highway and the promenade.
3. More information needs to be presented relative to Lot 7 to effectively assess the proposed development of Lot 6.

Therefore, the following recommendations were offered:

1. The second Pinnacle Tower should share similarities with the Pinnacle I Tower in form and design
2. Proposed towers should have at least 50% of their exterior walls meet the ground.
3. A portion of the second Pinnacle Tower should be lower to echo the slender proportions that are featured on the Pinnacle I Tower.
4. Continue to improve direct public access and view corridors to the water.
5. Conceptually include Lot 7 when planning the development of Lot 6.

PANEL ACTION:

Master Plan Revisions approved subject to aforementioned recommendations.

Attending:

Frank Wise – HarborView

Paul Robinson – Federal Hill Neighborhood Association

Lane Berk – Resident

Al Barry – AB Associates

Andrew Farrell – The Shapiro Company

S. Butler - Harborview

Jay Brodie, Shubroto Bose – BDC

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