

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

Date: June 7, 2007

Meeting No: 61

Project: Pratt Street Competition

Phase: Discussion

Location: Pratt Street

PRESENTATION:

A brief summary of the background of the competition was provided by Paul Dombrowski, BDC. Six of the twelve firms that responded to the RFQ were interviewed and the following four firms, Ayers Saint Gross + Olin Partnership; EDSA Design Team; Ehrenkrantz, Eckstut & Kuhn + Mahan Rykel; and Hargreaves Associates + Design Collective; were then identified to develop proposals, each receiving a \$25,000 honorarium. The team of Ayers Saint Gross + Olin Partnership was then selected to further develop their ideas for Pratt Street.

Following the above, Matthew Poe and Betsy Boykin of ASG presented a comparative analysis of the four finalists' proposals. This included, Traffic Patterns, Open Space, Sustainability, Gateways, The Inner Harbor, and Infill Development. The characteristics of each proposal, relative to the above, were described.

RECOMMENDATIONS OF THE PANEL:

The Panel was most appreciative for the opportunity to become familiar with all four proposals and commented as follows

1. To express full support for methods to slow vehicular traffic on Pratt Street and establish a much needed priority for pedestrians.
2. To encourage means to develop a diversity of activities on the sidewalk and support the intent to develop additional retail functions, even if primarily located on the north side of Pratt Street.
3. To suggest that the intent of Gateways at the two ends of Pratt Street, as proposed by some of the proposals, is worth-while to consider.

4. To recommend additional tree plantings to fill in gaps and suggest the elimination of trees on the medium.
5. To suggest that the Convention Center frontage be considered for an infill of retail or other activities.
6. To support the diagonal thrust of a reconfigured Pratt and Light Street intersection. However, an additional building element might also be considered at the north end of the Light Street Pavilion.
7. To acknowledge the value of the research of reviewing notable urban streets around the globe, but to stress that a final proposal represent a solution unique to Baltimore's needs.
8. To also suggest that a final proposal consider "testing" various ideas, to determine suitability prior to more permanent implementation.

Given the extensive material presented, the Panel's comments might best be considered as initial reactions. A more in-depth review of the ASG/Olin Partnership proposal is anticipated at the next meeting.

PANEL ACTION:

No formal action – Discussion session.

Attending:

Adam Gross, Matthew Poe, Betsy Boykin, Chi Yan – Ayers Saint Gross
Kirby Fowler, Nan Rohrer, Jon Pollak – Downtown Partnership
Jamie McDonald – Baltimore City DOT
Ed Gunts – Sunpapers
Will Skowranski – Baltimore Business Journal
Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Thor Nelson, Brent Flickinger, Natasha Poole, Bob Quilter - Planning