

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

Date: September 27, 2007

Meeting No: 68

Project: One North Charles Renovation

Phase: Schematic

Location: North Charles and Fayette Streets

PRESENTATION:

The design architect Robert Little, L2 Architects, presented their design for removing the existing canopy, upgrading the entrance plaza by removing the trees and replacing the fence at the top of the retaining wall and providing built-in benches at the bus stop. New accent lighting is added to building facade at the mezzanine level along Charles Street.

RECOMMENDATIONS OF THE PANEL:

Panel members agreed that the plaza and entrance have never worked well and were pleased to see the new owners were attempting to address the issue. Loitering at the bus stop has been a problem, but the Panel believes that benches built into the retaining wall would not be a complete solution. Members supported the plan to move a vestibule out from the building footprint making it more visible. However, as the vestibule design should be the same vernacular as the building or radically different, the current design is neither. The existing stair from the sidewalk to the plaza level was not addressed in the redesign. Currently it is hidden with no visible relationship to the entrance.

The Panel members recommended:

1. Both the Charles Street and Fayette Street entrances and façades should be treated equally.
2. The removed plaza trees must be replaced with substantial seasonal plantings and bike racks.
3. The LED lighting should be installed on both Charles and Fayette Streets.
4. Turning the stair 90 degrees and relocating it so the top of the stair is in front of the vestibule.
5. Incorporate the Fayette Street entrance into the design.

6. Seek assistance from the City to jointly develop a suitable bus stop shelter.

PANEL ACTION:

Schematic approval withheld

Attending:

Robert G. Little – L2 Architecture

Kevin Schreiber – BPG Real Estate

Jean Sitter – The Buccini Group

Holly Arnold - DPOB

Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC

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

Douglas McCoach, Bob Quilter - Planning