

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

Date: December 13, 2007

Meeting No: 71

Project: One North Charles Renovation

Phase: Final

Location: Southeast corner of North Charles and Fayette Streets

PRESENTATION:

Robert Little, design architect from L2 Architecture, presented their response to the Panel's previous comments from the October 11, 2007 meeting. An additional tree planter was added for a total of five Hawthorns in square pre-cast planters. The canopy face has been increased to 16" in height, bollards retained and internally-illuminated, the bus shelter eliminated and a glass railing system at the edge of the plaza will feature the property name. Lastly, the existing stair railing will remain.

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased with the progress of the design and offered the following comments:

1. The existing stair railing to the sidewalk should be replaced with a design similar to the plaza level railing.
2. The site furnishings, bike racks and benches should be of a coordinated design.
3. The building address atop the canopy should be prominent – at least 16" tall.
4. Bike racks should be located in the plaza area.
5. The developer and Downtown Partnership should work with the MTA to coordinate a site-sensitive bus shelter.

PANEL ACTION:

Final Design approved with above comments.

Attending:

Tom Cuccia – BPG Real Estate
Robert G. Little – L2 Architecture

Ms. Eig, Messrs. Ramberg, Britt, Cameron and Schack – Panel
Gary Cole, Bob Quilter - Planning Department