

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

**Date:** June 5, 2008

**Meeting No.:** 82

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**Project:** State Center Master Plan

**Phase:** Continuation

**Location:** Madison / MLK / Dolphin

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**PRESENTATION:**

Matt D'Amico, of Design Collective, presented revised plans and described the design team's response to the Panel's previous comments, including:

- Moving the tallest building to the center of the site away from MLK, Jr. Boulevard
- Lowering the height of the building at the corner of Howard and MLK, Jr. Boulevard
- Stepping down building heights to the adjacent neighborhoods
- Visually connecting the central green space to Eutaw Street
- Better defining the plaza along MLK, Jr. Boulevard
- Adding a 4-5 story residential building next to the Armory along Dolphin Street

The team also presented additional eye-level renderings, particularly along Madison Avenue, as well as the various street type sections.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was felt that the design team was very responsive to the Panel's comments. However, the Panel did have continuing comments and concerns:

**Building Massing**

- It was felt that the massing and configuration of the buildings along MLK, Jr. Boulevard near Howard Street were awkward in relation to one another and to creating a well defined edge to the plaza and open space. This corner needs additional study.
- Some concern was expressed regarding the relationship of the tallest building and the buildings opposite it on Eutaw Street.
- The Panel liked the general concept of the street edge and stepping back of the new buildings along Madison Avenue, however, it was suggested that the height of the buildings could be further reduced and that the lost units could be gained with a taller building at Madison and Preston.

## **Public Spaces / Streets**

- Panel members felt that as shown the footprint of the Market Building was the same as the central open space, which diminished the scale and importance of the space. Also, the relationship expressed to Eutaw Street was still weak. It was suggested that the Market Building be looked at as a building in the park (rather than a building next to a park).
- It was recognized that treating Eutaw Street differently than the squares to the north reinforced the new district and maintained the existing gateway into Bolton Hill. However, it was suggested that the intersection of MLK,Jr. Boulevard and Eutaw needed to be further studied to create a more appropriate gateway to the new district. Also, it was suggested to try and widen Eutaw Street, possibly lining up the buildings along its western edge with those to the north.
- The Panel felt that the current configuration of parking and residential to the Armory was weak and needed additional study. The Armory building has a strong presence and form that is not being reinforced or celebrated. One suggestion was to develop the triangular corner space at Howard and Dolphin into a civic plaza that highlights the Armory and connects (physically and visually) with the light rail stop and public open space opposite.

## **Miscellaneous**

Several Panel members felt that the amount of retail was too large to be supported by the amount of residential proposed.

## **PANEL ACTION:**

Future presentation responding to comments is requested.

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### **Attending:**

Michael Gaines, Scott C. Walchak, Rachel Katz - Maryland DGS

Jim Peiffer – MDOT

Caroline Moore, Omari Patterson, Nick Kontos – SBER

Charles Penny – Doracon

Matt D'Amico, Michael Stover, Amy Yaskowski, Anna Owen – Design Collective

Susan Williams, Jennifer Leonard – STV

Sasha Atkinson – MBS

Douglas Bregman, Marc Bergoffen – BBS&G

Ron Kreitner – Westside Development

Molly Buckheit - GBC

Jay Brodie – BDC

Messrs. Ramberg, Schack, Britt and Cameron – Panel

Doug McCoach, Carmen Morosan, Bob Quilter - Planning