

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

Date: June 19, 2008

Meeting No.: 83

Project: State Center Master Plan

Phase: Continuation

Location: Madison / MLK / Dolphin

PRESENTATION:

Matt D'Amico, of Design Collective, presented a revised massing model in response to the Panel's comments of June 5, 2008. Modifications included the parcel at the corner of Howard and MLK Boulevard; providing a better definition of open space; stepping down buildings along Eutaw Street to give greater emphasis to the tower (highest) building; shifting the market building and the building at the NE corner of Eutaw and MLK to provide a stronger view to the tower building and a wider sidewalk along Eutaw; and relating to potential plans to develop a presence on MLK opposite Maryland General Hospital.

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased with the development team's response to its previous concerns and commented as follows:

1. Concern was expressed that the areas around the Armory on Dolphin Street and next to the Light Rail on Howard Street still required further study. Eliminating the residential building previously presented may be appropriate but the resulting open space requires a stronger edge on Dolphin Street. The residential component may need to be reconsidered.
2. The two buildings on MLK, acting as an entry pair to Eutaw Street require greater massing differences. In particular, the building block on the NW corner is much too massive at its corner next to adjacent low scale context.
3. The building block at the SW corner of Eutaw and Dolphin should be reduced in height to provide a better relationship and setting for the existing church, across Eutaw Street.

In summation, the Panel strongly recommends that as one of the major principles of the master plan is a stepping concept in the massing that provides a setting for the tower, that this be retained even with possible future program modifications. Two (2) story differences, depending on floor to floor heights, may need to be adjusted to a minimum three (3) story differences. The stepping principle to scale the project down to the existing context should also be retained if there are future modifications as well. Additionally, the Master Plan regulations should be based on maximum height limits rather than the number of stories. Should the maximum heights not be realized, these stepping concepts should be retained.

Also, as previously expressed by the Panel, the amount of retail, while essential to the vitality of the project, may be too large for the amount of residential proposed. Therefore this mix of uses requires careful development analysis.

Members of the surrounding community, including John Kyle of the Mount Royal Improvement Association and Edward Cohen of the Mount Vernon Belvedere Association expressed their concern that this not be the final review by UDARP. Doug McCoach, Planning Director, clarified that as this Master Plan will lead to the creation of a Planned Unit Development (PUD), further reviews for each phase of the project would be forthcoming.

PANEL ACTION:

Master Plan approved with comments.

Attending:

Max Phelps, Chris Loos – Maryland Department of Planning

Caroline Moore, Omari Patterson – SBER

Charles Penny – Doracon

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

Susan Williams – STV

Sasha Atkinson – MBS

Marc Bergoffen – BBS&G

Ron Kreitner – Westside Development

John Kyle – Mount Royal Improvement Association

Taylor Hubbard, Edward G. Cohen – Mount Vernon Belvedere Association/TRAC/FMVP

Molly Buckheit - GBC

Jay Brodie – BDC

Messrs. Bowden, Ramberg, Schack and Britt – Panel

Doug McCoach, Carmen Morosan, Natasha Poole, Martin French, Bob Quilter - Planning