

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

Date: July 24, 2008

Meeting No.: 84

Project: Canton Crossing Master Plan Revisions

Phase: Introduction

Location: Canton Crossing PUD

PRESENTATION:

Following an introduction by Edwin F. Hale that described the background of the development of Canton Crossing to date, Brian Gibbons, of the retail developer, Greenberg Gibbons, outlined plans for a new shopping district on land previously identified for surface parking. Following the above, James Heller and Brian Bernstein, both of Ka Architects, reviewed the proposed massing and other details of the future development of Canton Crossing.

RECOMMENDATIONS OF THE PANEL:

The Panel responded to the presentation as follows:

1. The smaller free-standing volumes of the shopping area require further study to determine their programs. Suggestions included the development of a larger open green space, articulated by an element such as a band stand or small retail pavilion.
2. The future residential towers, previously reviewed, require major design revisions in massing to develop a more appropriate relationship with the 17 story tower which should remain as the focal building of Canton Crossing. Currently these residential towers are too tall.
3. The pedestrian "spine" that extends from the water's edge on the west to the east end of the site, requires a stronger terminus at the east end and the development of a better defined pedestrian zone in front of the planned Target store and the grocery, Harris Teeter. The Target entry needs further study.
4. The entries to the development from both Eaton and Clinton Streets require more emphasis.
5. The triangular site at the project's entry from Boston Street, near the water's edge, needs additional study to develop a more appropriate edge, rather than a back wall condition to Boston Street. This site should really be considered for residential use even with the limitations on residential use in the PUD.

6. The project's viability requires that the continuation of the promenade be established in a first phase of development.

In summation, the Panel is encouraged by the new plans for Canton Crossing. The shopping district and the two story pavilions at the west end are positive additions. Further, the Panel is pleased with statements from the development group that further design development and modification will be considered and presented at future meetings.

PANEL ACTION:

Introduction only.

Attending:

Edwin Hale, Duane Rhine, Megan Wilson – Hale Properties
Brian Gibbons, Kim Potember, Donna Sills, Mike Dietrich – Greenberg Gibbons
Ken Jones – 1st Mariner Bank
James Heller, Brian Bernstein – Ka Architecture
Doug Suess – WBCM
Terrance Hancock – BDC

Ms. Eig; Messrs. Ramberg, Schack, Britt and Cameron - Panel
Wolde Ararsa, Bob Quilter - Planning