

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: November 12, 2009

Meeting No.: 104

Project: Riverside Lofts

Phase: Introduction/Schematic

Location: Key Highway and Lawrence Street

PRESENTATION:

Anthony Cataldo, Department of Planning, introduced the context of the project and the proposed design guidelines for the pending Key Highway South Urban Renewal Area. Lee Driskill, Hord Coplan Macht, presented schematic massing studies for this proposed development of a critical piece of the Key Highway corridor.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To compliment the architect on a complete and excellent presentation.
2. To question the architect's intention regarding the expression of garage space on the Key Highway façade. Parking levels should not be visible from the street.
3. To suggest that it would be an improvement if retail space could be more continuous on Key Highway where some ground floor parking is now shown.
4. To recommend that the water-facing terrace be reduced in depth.
5. To see the parti as over-complicated. Could some of the variations shown be simplified to advantage?
6. To express interest in the detail development of the east facing terrace. Sun and shade studies should be shown. Shade in Baltimore is not necessarily a bad thing.
7. To request a building section at the next presentation.
8. To query what would happen if the proposed Walgreen tenant were to leave. The building should be designed so that other uses of its space are practical.
9. To suggest that a wider sidewalk on Lawrence Street would be desirable. A width of only seven feet is now shown.
10. To see some "fun" in this proposal as it recognizes the many design considerations involved.
11. To see some simplification of the façade on Key Highway as worth consideration. The curve is an attractive feature.
12. To recognize a good start on the part of both the developer and architect with this promising project.

13. To recommend attention to the streetscape. How will sidewalks and tree planting support the boulevard aspect proposed?
14. To recommend attention to fire stairs shown at the exterior wall. It is often hard on façade development to include their blank walls.

PANEL ACTION:

Schematic approval with comments

Attending:

Mark Shapiro – The Shapiro Company
Al Barry, Nate Prett – AB Associates
Lee Driskill – Hord Coplan Macht
Keith Mitzner – KHCA
Wesley J. Riddle – Johns Hopkins
Jay Brodie – BDC
(Minutes to Downtown Partnership)

Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Tom Stosur, Gary Cole, Laurie Feinberg, Anthony Cataldo, Bob Quilter- Planning