

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

**MEETING MINUTES**

**Date:** December 9, 2010

**Meeting No:** 119

**Project:** State Center Master Plan Revision

**Phase:** Master Plan (Revised)

**Location:** Madison/MLK/Dolphin Streets

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**PRESENTATION:**

Mike Goodman of Design Collective began the presentation with the announcement that they had joined forces with Seattle's Mithun Architects, specialists in sustainable design and urbanism. After reviewing the previous overall master plan proposal and its urban design objectives, he focused the discussion to proposed revisions affecting Parcel G (block bounded by MLK, Madison, Preston and Eutaw Streets) and Parcel I-2 (triangular site at MLK, Preston and Howard Streets). Comments by the Panel from the previous UDARP meeting of June 19, 2008 were referenced. Bert Gregory FAIA of Mithun Architects described the requested revisions. The primary objective is to let more light and air into the project in order to achieve environmental objectives, as well as adjust critical right-of-way alignments along Preston Street.

**Parcel G**

- Massing reconfigured for better relationship with lower adjacent buildings and more height emphasis toward center of project
- Parking garage pushed below grade
- Introduction of urban pathways ("Woonerf" and mews) to provide more pedestrian friendly connections and further refine the development scale
- Phasing suggested: Phase 1 – underground parking garage, State HMH office building; Phase 2 - grade level retail (grocery store desired), residential units; Phase 3 – private sector office building above retail.

**Parcel I-2**

- Building reduced in allowed height from 135 ft to 75 ft
- Introduce full build-out to site property line along Preston Street
- Introduce new side courtyard and Woonerf for increased light and air

**COMMENTS OF THE PANEL:**

The Panel was unanimously supportive of the revisions to the project since the last presentation and the design team was encouraged to proceed as proposed.

**PANEL ACTION:**

Revised Master Plan approved

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**Attending:**

Mike Goodman, Sam Rajamanickam – Design Collective

Bert Gregory, Mark Shapiro – Mithun Architects

Jim Peiffer – MDOT

Andy Powell – State Center

Jay Brodie– BDC

Ms. Eig, Messrs. Bowden, Britt, Cameron – Panel

Tom Stosur, Carmen Moroson, Anthony Cataldo and Bob Quilter– Planning