

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

Date: March 29, 2012

Meeting No.: 144

Project: Riverside Wharf

Phase: Revised Schematic/Final

Location: Corner of Lawrence Street and Key Highway – Key Highway South

PRESENTATION:

Architect Michael Burton, of Urban Design Group along with Joan Flora of Flora /Teeter, Landscape Architects reviewed changes to the project since the last presentation. The major revisions were described as follows:

1. Street trees and Landscaping - All of the street trees along Key Highway and Lawrence Street as well as those elsewhere along Boyle and Harvey Streets except where they interfere with overhead utility lines will be of the same species - Liberty Elms.
2. The “bookend” corner entrance elements were simplified and the projecting rooftop cornices were eliminated in both locations.
3. Awnings were added at the windows along the central curved façade. The originally proposed cast-stone material was replaced with brick to relate more directly to the adjacent façade treatments. Although the entrance to Walgreens was not moved to the curved corner, a glass and steel canopy was added to bring more attention to its location along Key Highway.
4. The use of Kalwall was reduced significantly and its remaining use was considerably refined from the original proposal.
5. The large signs originally proposed for Walgreen and the building signing along the curved portion of the façade were eliminated. A single Walgreen’s sign will mark the Walgreen’s entrance and canopy on Key Highway. All signing along the brick faces of the rear façade were eliminated with individual tenant signing allowed only along the glass and EFIS walls within the arcade.
6. Up-lighting is proposed on all pier elements along the Key Highway and Lawrence Street facades with continuous internal lighting of the central Kalwall portion.
7. Trash collection and delivery locations will remain along Lawrence Street as originally proposed.

RECOMMENDATIONS OF THE PANEL:

The Panel unanimously welcomed the proposed major changes to the design and complimented the design team on its responsiveness. The following additional comments and suggestions were offered.

1. Continued study and refinement of the relationship of glass, Kalwall and regular windows along the entire front façade.
2. Suggest strongly that up- lighting of the piers and projecting central cornice element on the curved façade should be incorporated into the design.

3. Suggest the elimination of the “keyed” treatment along the storefronts and that the storefront glass walls extend to the ground without the raised brick sills.

PANEL ACTION:

The Panel recommends approval, with above comments, for both the schematic and final phase submittals.

Attending:

Arsh Mirmiran – Caves Valley Partners

Michael Burton, Erik Baiamonte, Janelle Horst - Urban Design Group

Joan Floura - Floura Teeter Landscape Architects

Mark Shapiro – Shapiro Co.

Bob Quilter – Citizen

Jay Brodie- BDC

Ms. Eig, Messrs Bowden*, Burns, and Cameron -Panel

Tom Stosur, Gary Cole, Anthony Cataldo, Wolde Ararsa, Jill Lemke, Melvin Hicks – Planning