

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

Date: August 16, 2012

Meeting No.: 152

Project: Harbor Point P.U.D.

Phase: Revised Master Plan

Location: Dock Street and Caroline Street

PRESENTATION:

Adam Gross, Architect with ASG; addressed UDARP comments and recommendations articulated in the minutes of the July 5, 2012 Harbor Point P.U.D. presentation. The following changes and clarifications were advanced by the architect in response:

MASSING:

- The redistribution of massing from Block 9 to Blocks 2 and 3 in order to reduce the impact of Block 9 along Dock and Caroline Streets. This allowed the Architect to incorporate a street wall setback at a sixty foot height along these streets.
- The incorporation at Block 1 of a ten foot deep set back gesture partially along Dock Street at the level of the proposed Exelon Trading Floor.
- The elimination of the sharp building corner of Block 9 at the Caroline and Block Street intersection to create additional open space.
- The westward expansion of the Block 4 footplate and massing to fill the void created by the departure of the Lacrosse Center and Museum.

OPEN SPACE

- The reduction in size and paving area of the auto drop off areas between Block 2/3 and Blocks 5/6
- The elimination of the artificial turf lacrosse field within the great public lawn between Blocks 3 and 5.

STREETSCAPE

- The establishment of a streetscape typology for all streets within the P.U.D. which define building to building, sidewalk, planting bed and street widths.

DESIGN GUIDELINES

- The creation of a basic framework for establishing design guidelines for the P.U.D. , identifying principles and areas of focus to include:
 - Public Realm and Open Space

- Building Envelope and Architectural Expression
- Streetscape and Pedestrian/Vehicular Interface
- Sustainability

ECO DISTRICT

- The Development of sustainable principles and attainable standards for the P.U.D. with the goal to create and “Eco District”

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased with the positive progress made by the Design Team concerning massing, streetscape and open space. The Panel recognized the efforts advanced to establish design guidelines and sustainability standards for the P.U.D. and encouraged more thought and development for these important components of the revised master plan. The Panel offered the following recommendations to be followed up with Department of Planning Staff:

MASSING:

- Although pleased with the reconfiguration of the massing of Block 9, the Panel has continued concern for Block 1 massing, particularly as it relates to the quality of the pedestrian environment along Dock Street and the scale and composition to the existing and proposed buildings within the Living Classroom Campus. The design team should investigate the continuation of the building setback of Block 9 into Block 1 and the availability to step the upper level back more than the proposed 2-3 feet.
- The Panel felt that the Block 4 footplate and massing should extend further westward to close the gap between Block 3 and the location of the former Lacrosse Facility building, creating a more defined visual gateway to the great lawn to the south.

STREETSCAPE:

- Although pleased with the Streetscape Typology and the level of dimensional specifically presented, the Panel encouraged the Design Team to consider enlarging the width of the sidewalks where active retail and restaurants are anticipated to occur.
- The Panel encouraged the spacing of the trees to be not more than twenty five feet along key streets and expressed concern about the viability of tree plantings on the “cap” given the streetscape sections provided.
- The Panel expressed concern about the clustering of service and garage access points along Block Street, creating a “Service Wall” that will negatively impact the quality and viability of the pedestrian environment. To that end, the Panel recommends that vehicular service and garage access be addressed in the Design Guidelines for the P.U.D.

OPEN SPACE

- The Panel has continued concern about the dominance of the auto drop-off functions within the open spaces between Buildings 2/3 and Building 5/6 and

encourages the Design Team to continue exploring ways to improve pedestrian connections thru these spaces to the waterfront.

- Encourage the design guidelines to speak to the quality and use of the individual open spaces as they come on-line in future phases.

EXELON HEADQUARTERS

Block 1, representing both the initial phase of construction and a significant gateway and iconic element, is a critical component of the Harbor Point P.U.D. master plan. The Panel looks forward to the introduction of the Exelon building in coming meetings.

CENTRAL AVENUE BRIDGE

The Panel expressed deep concern that the design of the Central Avenue bridge is not currently part of the Harbor Point P.U.D and approval process. Recognizing that the Central Avenue bridge is critical in connecting Inner Harbor East and Little Italy to Harbor Point; the Panel believes the bridge under Department of Transportation jurisdiction requires more than an engineering solution. The civic nature of the bridge, its juxtaposition to the Living Classroom Campus and engagement with Point Street requires thoughtful study and execution. A collaborative effort by the Transportation and Planning Departments, the Harbor Point Developer and their respective design and engineering consultants is strongly recommended.

ACTION:

The Panel recommends approval with comments.

Attending:

Adam Gross, Matt Sickle, Troy Marrocco, Andrew Watkins – ASG

Marco Greenberg, Jonathan Flesher – Harbor East

Darrell Doan, Marianne Navarro – BDC

Ryan Potter – Gallagher

Bill Cunningham – Living Classroom Foundation

Mackenzie Paull – DPOB

John W. Mack – JWM Design

Carolyn Boitnott – Waterfront Coalition

Barbara Valeri – Towers at Harbor Court

James Briggs – BBJ

Steve Kilar – Baltimore Sun

Melody Simmons – Daily Record

Tom Stosur, Anthony Cataldo, Wolde Ararsa, Melvin Hicks, Ken Hranicky, Natasha Becker - Planning

Messrgs. Cameron, Burns*, Bowden – Panel