

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

**MEETING MINUTES**

**Date:** January 10, 2013

**Meeting No.:** 160

**Project:** One W. Baltimore Street

**Phase:** Schematic

**Location:** Downtown Baltimore – Southwest corner of Charles and Baltimore Streets

---

**PRESENTATION:**

Kirby Fowler of the Downtown Partnership provided an update on the design plans and related progress for the redesigned adjacent Hopkins Plaza, noting the removal of the overhead pedestrian bridge over Baltimore Street, new glass structures to the parking below as well as new graphics, fountain sculpture and landscaping.

Shalom Baranes, architect and design team leader introduced Dan Stuver who explained various site parameters including the relocation of proposed access ramps to below grade parking; the incorporation of access to the MTA subway station into the new building configuration; the elimination of the free standing elevator serving below grade parking currently located within the corner sidewalk; and the reconfiguration of the northern Baltimore Street property line to avoid below grade utilities. Shalom Baranes continued the presentation by reiterating the proposed massing and phasing, and reviewing other changes including the elimination of previously proposed overhanging building projections and the elimination of the “sign dominant” treatment of the retail facade. The project will ultimately include the new underground garage; the three story retail base with rooftop amenities for the residents; and two residential buildings (one high rise, located at the western end of the property included in the initial phase and one mid rise at the southern end in a subsequent phase). The retail levels were described as “glass boxes” suggesting a mostly glass and transparent base. He further suggested a design “approach” for the future facades through the application of three basic façade curtain wall types based on solar orientation, individual identity of the various components and other factors. The glazing patterns on the residential building(s), the location of balconies, canopies, awnings, signs and sidewalk landscape development will be shared at a subsequent presentation.

**COMMENTS FROM THE PANEL:**

The Panel felt that good progress had been made since the last meeting, particularly in the development of the overall building massing and configuration. There remains concern about the lack of development of the pedestrian environment - sidewalks, landscaping and overall perimeter treatments. The Panel felt that continuing study and resolution was needed to address those issues in addition to the following related items:

**Elevations** - Lack of specificity regarding the actual design of the façades, both retail and residential, did not allow the Panel to fully evaluate the proposed design intentions.

**Retail Building** – The Panel felt that the “glass box” concept for the retail building was promising if it is not overly compromised by the nature of the retail tenant(s) themselves through excessive signing, gross detailing, lack of transparency, inactivated storefronts and limited access. Some type of retail signing and storefront guidelines are recommended. As currently portrayed the glass box feels a bit sterile although this could be greatly improved by awnings, lighting, landscaping and other human scaled elements.

**The angle of the Charles Street façade** – The Panel felt that the use of a transitioning angle of the façade along Charles Street should be restudied. A solution where the two existing alignments are expressed *in context* was suggested. An additional advantage to this suggested approach is that the final expression of the Charles Street tower could be clarified. The current design creates a level of confusion between the residential tower’s need to extend fully to the ground and the continuing Charles Street glass façade of the retail component. This concern may also apply to the Baltimore Street residential tower as well.

**More development of the tops of the components** – the top treatment of all of the components would benefit from focused study.

**Civic Identity of this Pivotal Location** - The Panel encourages the design team, (including the Downtown Partnership), to search for ways to more strongly express the importance of this corner as the historic pivotal intersection of Baltimore’s street ordering system and as the compass cross axis of the four quadrants of the city.

**PANEL ACTION:**

Recommend approval of Schematics for massing and general approach and continuing schematic development of remaining items mentioned above.

---

**Attending:**

Shalom Baranes, Dan Stuver, Magd Fahmy, Bobby Han – Shalom Baranes Associates Architects  
Stanley Fine, Caroline Hecker – RMG

Skip Anthony - David S. Brown Enterprises. Ltd

Kirby Fowler. Nan Rohrer, Megan Isenock – Downtown Partnership

Melondy Simmons – The Daily Record

Jack Lambert – BBJ

Mackenzie Garvin – Mayor’s Office

Darrell Doan, John Thompson - BDC

Ms Eig, Messrs. Bowden\*and Burns - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Eddie Leon, Alex Hoffman, Christina Gaymon –  
Planning Department