

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

Date: October 10, 2013

Meeting No.: 173

Project: Harbor Point PUD – Exelon Headquarters

Phase: Revised Final

Location: Harbor Point

PRESENTATION:

Jonathan Flesher, Senior Developer, of Beatty Development Group LLC gave brief comments and introduced the design team. Todd Harvey of BHC Architects, after reviewing the rationale behind the introduction of residential apartments into the project, addressed the Panel’s previous questions about the apparent lack of variety in the proposed fenestration treatment between the original three building masses. He reiterated and illustrated that the three treatments, although of similar materials, had subtle but recognizable differences that distinguish their individual identities. He described the latest design of the lower “trading floor mass” with its zinc paneled frame and its more horizontal expression as well as the way it turned the corner at Will Street. Considerable discussion ensued regarding the screening of the automobiles on the remaining exposed garage facades on Will and Dock Streets with particular emphasis on the density of the screen mesh and its potential lighting effects.

John Martin of Elkus Manfredi Architects addressed the entry element and explained that it did not negatively impede pedestrian movement and suggested that the 24 foot “glass cube” conceptually served as an “enclosed canopy”. The issues of how the introduction of pragmatic message identity (address, building name, light poles etc) might detract from the “purity” of the entry gesture led to speculation about how separate design elements might otherwise be employed. Although the “cube” itself is planned to accommodate some type of energy related sculptural chandelier, its actual design has not yet been determined.

COMMENTS FROM THE PANEL:

The Panel generally felt that the subtle glass fenestration treatments of the three masses of the building would result in the original differentiation design intent. Additionally the Panel offered the following comments and suggestions:

- a. **The “glass cube” entry element** – Consider further study to more successfully isolate the cube visually from adjacent commercial elements like storefronts and signing which might be distracting. The roof of the cube might also benefit from being lighter and perhaps being executed in either transparent or translucent material. The lighting, signing and bollards and all other elements within the entry “carpet” must be further defined.
- b. **Resolution of forms at corner of Will and Block Streets** – Study the convergence of diverse forms and the vertical stair element at this location.
- c. **Garage Screen panels on Will and Dock Streets** – The Panel felt that more information is required to evaluate the effectiveness of the mesh screen material in blocking the view of automobiles and their nighttime headlights from future adjacent uses.
- d. **Building Lighting and Graphics** – The Panel suggested strongly that a separate comprehensive presentation of all exterior lighting and graphics on the building be

planned as soon as those are available since they play such an important role in the design and image of the overall building.

PANEL ACTION:

Recommend approval of Final Phase with the above comments and a future presentation of comprehensive lighting, graphic proposals, and garage mesh material.

Attending:

Jonathan Flesher, Marco Greenberg -Beatty Development Group LLC

Todd Harvey –BHC Architects

John Martin, John Taylor – Elkus Manfredi Architects

Kevin Litten – BBJ

Dan Taylor, Patrick Terranova - BDC

Ms. Jones Allen, Messrs. Bowden*, Burns & Haresign - UDARP Panel Members

Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Ararsa, Natasha Becker –Planning Department