

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

**Date:** November 10, 2016

**Meeting #233**

**Project:** McHenry Row Phase III- Office/Hotel Site

**Phase:** Continued Schematic

**Location:** Locust Point

---

**Presentation:**

Architect Jonathan Wehri, with LSC Design began the presentation by summarizing the Panel's recent comments and concerns. Since the prior review, revisions to the plan include the following:

- The elimination of eight existing handicapped parking spaces and the creation of a continuous paved pedestrian zone in front of the existing Harris Teeter (HT) garage connecting more strongly to the earlier Phase I development;
- Eliminating the automobile turn-about in the newly shaped entry plaza;
- Continuously alignment of the newly extended portion of the "HT frontage" street with the existing;
- Alignment of the office and hotels entrances;
- Revision to the office building's shape and location, and the introduction of a rooftop amenity space on its southwest corner;
- Massing and materials strategies for both buildings.

**Comments from the Panel:**

The Panel felt that significant progress had been made since the initial presentation, particularly in creating a more orderly pedestrian environment and corner entry "place". Considerable discussion ensued regarding what is felt to be excessive paved areas in the project.

Additional Panelist comments were as follows:

- After learning more about the Harris Teeter (HT) service pathways, it was suggested that a clearer hierarchy of the four street portions was needed. For instance, the actual paving on the street between the hotel and HT could be reduced and replaced with additional landscaping and pedestrian areas;
- If the "HT frontage" street must continue through to the perimeter service road, it was suggested that some kind of "portal" element be introduced to terminate the view and clarify the differences between the plaza and the service elements beyond;
- That the office drop-off area be eliminated along the "New Street" in favor of stronger continuity of the street tree cadence and expanded definition of the resulting pedestrian entry "plaza";
- Concerns regarding the treatment and lack of landscape screening and relief, particularly at the ground level, against the side of HT and along the existing and proposed parking garages;
- Consider diminishing the size of the hotel's entry canopy;

**Panel Action:** Recommend approval of schematics addressing the above comments.

**Attending:**

Scott Slosson - 28 Walker Development  
Jonathan Wehri, Rob Kinsley - LSC Design  
Michael Casey,, Melanie DeFazio, Jon Kraft - Kimley Horn  
Mark Sapperstein – Developer  
Ed Gunts – AN  
Ira Kowler, Pat Terranova - BDC

Bowden\*, Burns, Haresign, Illeva –UDARP Panel  
Anthony Cataldo, Christina Hartsfield, Matt DeSantis – Planning Department