

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

Date: October 20, 2016

Meeting 232

Project: McHenry Row Phase III- Office/Hotel Site

Phase: Schematic

Location: Locust Point

Presentation:

Scott Slosson of 28 Walker Development began the presentation, outlining elements of the project which includes an 8 story hotel and a 6 story office building with combined structured parking serving both buildings. The site, part of an overall master plan for the McHenry Row properties, utilizes the remaining undeveloped land in the far-most southern corner facing I-95, the Patapsco River and the existing Cruise Ship Terminal. Jonathan Wehri, Architect with LSC Design described in detail the programmatic and locational aspects of the current schematic proposal along with Michael Casey of Kimley Horn for civil and landscape design issues. Elements of the proposal include:

- The 8 story proposed hotel south of the existing Harris Teeter supermarket;
- The hotel's port cochere and automobile drop-off area at the intersection of "New Street" and the eastern street along Harris Teeter;
- A small pedestrian landscaped area fronting on the office building at that intersection;
- The proposed 6 story office building with ground level parking for the hotel;
- Additional paved streets providing access to the hotel's parking and service.

Comments from the Panel:

The Panel members all voiced initial concern that the urban design considerations felt unresolved and compromised and that more study of potential alternatives, particularly in building layouts, place-making and relationships with existing structures was needed.

1. **Urban Design** – challenges were raised regarding the currently proposed siting including:
 - The need to create a more significant and identifiable civic "Place" at the new street intersection of this project in order to strengthen the axial, visual and pedestrian relationships between the two major intersection/nodes;
 - The nature and need for the street adjacent to Harris Teeter and whether that space might be made more attractive and useful;
 - The possibility of connecting the new hotel parking more effectively to the existing garage so that combined access is available from the main "new" street rather than creating redundant, hard surface areas;
 - Whether a different layout for the hotel might result in better room views to the waterfront and Cruise Ship facility.
2. **Landscape Design** – concerns were raised regarding:
 - New and more consistent spacing of trees along the new street, particularly in the area of the new intersection;
 - Clarification of pedestrian continuity throughout the new Phase III area;
 - Some kind of signing element at the intersection of Fort Avenue and the "new" street to effectively announce and inform the public of the new uses not visible beyond;
 - Concerns regarding the lack of landscape screening against the existing parking garage across from the proposed "plaza";
3. **The buildings** – Alternative possibilities suggested:
 - Flipping the office building lobby;

- Variations in heights of the different buildings;
- Combining the two buildings with a shared atrium space;
- Role of the terminating view down “new street” from Fort Avenue;

Panel Action: Recommend continued schematic study addressing above comments.

Attending:

Scott Slosson - 28 Walker Development
Jonathan Wehri - LSC Design
Michael Casey, Jon Kraft, Melanie DeFazio - Kimley Horn
Jon Munshaw – BBJ
Joe Corson – Blue Book
Justin Williams – RMG
Ed Gunts

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