

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

Date: September 26, 2013

Meeting No.: 172

Project: Harbor Point PUD – Central Plaza & Streetscape

Phase: Revised Final

Location: Harbor Point

PRESENTATION:

Jonathan Flesher, of Beatty Development Group LLC began the presentation by describing the most recent changes as a move toward simplification and reinforcement of the “public park” aspect of the project. Richard Jones, landscape architect with Mayhan Rykiel, along with Justin Wilson, described the changes in detail. Street tree types and spacing were discussed. Modern lighting and accessories distinctive to this new district were indicated. After describing the overall streetscape design. The changes to the Central Plaza included: replacing the retail pavilion with a grove of trees to provide a social gathering point at the Point Street end; replacing the water feature with an extended plaza and public art/sculpture at the Wills Street end; maximizing the seating by creating strong parallel curb/benches along the two park streets; extending park pavement across both end streets for visual continuity; and utilizing wood and stone materials for a natural feel to the finishes along with the concrete pavers and natural sand walkways.

COMMENTS FROM THE PANEL:

The Panel was generally pleased with the changes and felt that the new direction was very creative and appropriate. There was some discussion about the tree spacing and lighting although no changes were suggested. The Panel felt that additional attention should be given to the following items:

- a. **Bicycle Storage** – Consider creating opportunities for bicycle storage within the public park as well as at nearby corners.
- b. **Streetlights and signing** – Consider expanding the coordinated design of all street furniture (including streetlight poles, stop signs, etc.) and miscellaneous signing to limit the opportunity for unintended visual clutter in the new district.
- c. **Public art/sculpture**– The Panel suggested strongly to the Planning Department that the process for selection of the artist for the proposed public art sculpture be expanded beyond the project design team and that the goal for the sculpture be more dynamic and creative as a symbol of the spirit of this new place.

PANEL ACTION:

Recommend approval of Final Design based on the above comments.

Attending:

Jonathan Flesher, Marco Greenberg - Beatty Development Group LLC

Richard Jones, Justin Wilson, Kevin Mokos, Saba Hamidi - Mahan Rykiel Associates Inc

Todd Harvey – BHC Architects

Chris Krupinski – RK&K
John Martin, John Taylor – Elkus Manfredi
Kevin Litten – BBJ

Dan Taylor- Baltimore Development Corporation

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

Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Arasa, Theo Ngongang, Amy Gilder-Busatti, Alex Hoffman, Carmen Morosan –Planning Department