

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

**Date:** May 6, 2021

**Meeting #44**

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**Project:** Harbor Point, Parcel 4 Hotel

**Phase:** Design Development

**Location:** 1000 Wills Street, Fells Point

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**CONTEXT/BACKGROUND:**

Michael Beatty began the presentation with a brief Introduction of this portion of the Parcel 4 project. The Hotel will be the second and final building on Parcel 4, which includes a larger mixed-use building and a linear hard-scaped park.

Todd Harvey of BCT Architects continued the presentation with an overview of the site and the building. Jinpeng Gu from Mahan Rykiel Associates focused on the landscape portion with an in-depth overview of the site goals and challenges. The team studied the ratios of successful pedestrian street and linear parks before landing on the 1:4 ratio of the space. The team also explored how to navigate the change in grade, which is significant. The linear park element was a main focus of the presentation, with descriptions of the programmed elements, finishes and character of the space.

**DISCUSSION:**

The Panel thanked the team for their presentation and continued with clarifications and questions before giving comments.

**Clarifications:**

- *Are the transitions from Caroline and Point Streets considered ramps?* No. These have less than a 5% slope, so they do not need railings.
- *Did the team study a scenario in which the park gradually steps, versus concentrating the grade at the ends (and creating a need for stairs)?* The team studied several scenarios and feels that the flat approach is best.

### **Site:**

- The park is so generous and wonderful, but the pedestrian path from Caroline is through a loading dock, and then has a climb, which is a real detriment; the team should study ways in which the entrance to the park can pull more toward the intersection.
- Find a way to recess the loading dock, to connect more directly to the corner. Explore ways to make the loading dock disappear visually and rotate the stairs so there is a strong visual connection between the corner and the park.
- Pedestrian experience changes, but the park does not yet address those changes.
- The plants and trees are in pots at Bethesda Row (a precedent cited by the design team); potted plants are clearly things that can be moved. Since this project has proposed fixed elements, the travel isle needs to be clarified, as do the zones for seating, tables, etc. Currently the zones are all more or less the same size, which will make them difficult to distinguish.
- Hotel building will be experienced better if the landscape elements flow around it.
- Study the southeast side of the site, as this is also an important entry into Harbor Point.

### **Building:**

- The building would be more elegant if the columns are revisited; columns do not have a presence in Fells Point and they feel out of place, which undermines the project. Harbor Point buildings also enjoy more direct connection with the street making this new edge appear inhospitable. More appropriate language and materiality would help them blend. Team should also explore ways to absorb them into the visual/material language of the base of the building – this could have a generous reveal to give a more loggia-like experience.
- Square window openings read as a base without a tower; slimmer windows with vertical reading will help to scale the building and will relate better to both the old neighborhood and the new towers.
- The geometry of the northern point of the building needs more resolution as it integrates with the street level and entry to the park. Study an extension of the terraced approach in order to soften its presence.
- On the acute angle, the wall is emphatically a wall; the dissolving of the wall into the frame balcony feels abrupt. While the Panel agrees it would be a fantastic balcony experience, team is encouraged to revisit the street wall at this corner.
- One story element on the south end is coplanar with the cantilever element, adjusting it will make it more inviting.
- Note that the blinds / curtains are going to be a large consideration.

**Next Steps:**

Continue design addressing comments above.

**Attending:**

Todd Harvey, Peter Duke – BHC Architects

Jinpeng Gu – Mahan Rykiel Associates

Michael Beatty, Max Beatty, Jonathan Flesher – Beatty Development

Melody Simmons – BBJ

Michael Humes, Johns Smith, Brandon Brooks, Elaine Ku – Attendees

Mr. Anthony and Mses. O'Neill, Ilieva, Bradley – UDAAP Panel

Laurie Feinberg\*, Chris Ryer, Tamara Woods, Ren Southard, Caitlin Audette – Planning