

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

Date: December 10, 2020

Meeting #40

Project: Harbor Point, Parcel 4

Phase: Schematic II

Location: 1000 Wills Street, Fells Point

CONTEXT/BACKGROUND:

Micheal Beatty introduced the project team: BHC is the architect of record, ASG is the design architect and Beatty Development is the developer. Parcel 4 is the largest parcel on the site.

Todd Harvey of BHC continued the presentation with a short review of the Panel’s previous comments and how the team addressed those comments.

Main changes include:

- Lower podium with additional tower on Point Street along the north side; added tower is a bit shorter than the original tower, which remains in this scheme
- Additional triangular hotel building on the southeast corner
- Development of the façade
- Garage entrance relocated to allow more space
- Introduction of a “linear park” that operates as a pedestrian street

Kevin Johnson continued the presentation with a more detailed look at the building facades, showing several studies and examples of what the team has explored.

DISCUSSION:

The Panel thanked the team for their presentation and praised them for being willing to revise the project in such a transformative way. In the interest of time, the Panel asked clarifying questions and gave comments together.

Clarifications:

- *Along the “linear park” space, are those sides of the building activated? – Ground floor retail with residential above and hotel (with public space) at ground level.*

Site:

- Street frontage on Caroline is helpful, as is the relocation of the garage entrance.
- Simply because the lot is large does not necessitate filling it up with a large building; the new site plan concept is more successful.
- One challenge – Wills Street is not activated with this approach. Could the team add a strip of retail along that edge?
- Introducing the parking entrance so near the corner of Wills and Point could cause a conflict with pedestrian traffic.
- Linear park element creates interest but creates a challenge of windows facing each other; little reliefs carved into the building will go a long way.
- Scale of the podium base helps relate to the site and the hotel and compliments the tower elements.

Building:

- Towers perched on the podium are much more successful and allow the project to read in more aggregated way. Scale is much nicer than previous iteration.
- Garage cladding tapestry is more successful than precast option in providing a sense of interest and gradation.
- Garage façade is important to consider, as it will be exposed along Caroline; wrapping with apartments units would be ideal, but the Panel understands that may not be an option for the development team. If this façade will remain garage program, design team is strongly urged to consider the materiality on that (north) façade.
- Understanding that the materiality is still very much in early development, the sameness of the tower and podium needs to be resolved. Ok for these to be of similar material, but with different tonality or porosity; the horizontal of the base will benefit from differentiation of the verticality of the towers and material / façade pattern should reinforce the various elements.
- Small triangular building on the corner is exciting – opportunity to be iconic and respond to the fabric of Fells Point while being something modern that reflects Harbor Point – scale is that of the old neighborhood at a critical juncture between old and new.
- On the approach on Caroline, the placement of the lobby and continuation of the street wall anchors the project well.

Next Steps:

Continue design addressing comments above.

Attending:

Todd Harvey, Alex Olson – BHC Architects
Jeffrey Kenoff, Johnathan Flesher – KPF Architects
Kevin Johnson, Adam Gross – Ayers Saint Gross
Richard Jones – IO Studio
Michael Beatty, Max Beatty, Tulip Yeung – Beatty Development

Ed Gunts – Baltimore Fishbowl
Hallie Miller – Baltimore Sun
Melody Simmons – BBJ
Laurie Schwartz – Waterfront Partnership

Greg Mell, Forth Badley, Brian Dean, Johanna Alonso, Justing Thomas, C. Jett, Amy Beall, Brian Lewbart, Drew Bauer, Travis Akiwowo, Chris Seiler, Adam Cook, Peter Duke, Peng Gu, Terek Saleh, Matthew Clever, Cooper Melton, Kevin Lynch, Jerrell Perry – Attendees

Mr. Anthony, Ms. Ilieva (Ms. Bradley supplied comments via email) – UDAAP Panel

Stephanie Murdock – DHCD
Laurie Feinberg*, Chris Ryer, Ren Southard, Matthew DeSantis, Tamara Woods, Jeff La Noue – Planning