

Design Review Committee
March 13, 2008
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

Attendees - Jerome Bird, Romaine Somerville, John Thompson, Adam Carballo, Josh Phillips, Andrea Drake, Mike Burton. Also in attendance was secretary Densie Whitman.

Regular Session

6:00 pm Marketplace David Holmes

David Holmes announced that Josh Nieman, formerly of SBER, is the newest member of the Marketplace team. The Marketplace team has decided to make some changes in response to community concerns, changing market conditions, and a lawsuit.

The original plan was to build a large parking garage. The team feels that retail not driven by parking as they previously thought, but more driven by the uniqueness of the place. The developers are dropping the large public parking structure and the office component from the plan. The current plan will include ground level retail and residential above. The residences will be mostly 1 bedroom apartments of approximately 675 sq. ft. The developers feel that the relatively small size of the units will draw single individuals as tenants.

Maximum height in the new plan will be at 60 feet on both east and west sides of Broadway, including mechanicals.

Residential rental units will be rented with a parking space included. Potentially some parking spaces will be rented from other garages in a lease agreement to supply all of the necessary parking.

West Side of Broadway
1 level underground
1 level of street level parking
- residences would be located above the parking

East Side of Broadway
1 level of street level parking
4 levels of residences above the parking

The Marketplace team is working on a lease with the Baltimore City Market Board for the North and South Broadway Markets. With the current plan for the Broadway Markets they would lose 35 parking spaces in the 600-700 blocks of S. Broadway.

David Holmes reported that they own 614 S. Register St. Currently 616 S. Register St., the twin to 614 S. Register St., is under receivership by the City of Baltimore and the developers plan to acquire this property. The Marketplace developers plan to leave both 18th century buildings intact and remove the rear additions. I

The developers want to amend the PUD to include 620 S. Broadway, a property that they are under contract to acquire. They would also like to include the Broadway Pier and the Public Comfort Station located in the 1600 block of Aliceanna St.

Proposed PUD amendments:

- amend the PUD height to 60 feet
- add 620 S. Broadway
- add 616 S. Register
- add 1630 Aliceanna (former Public Comfort Station)
- Reduce off-street parking ration from 1.5 cars per unit to 1 car per unit
- add Broadway Pier

7:00 pm 1718 Thames St. Roger Ripple

The owners of Riptide brought their sign for approval. The sign is planned to be a hanging 3 dimensional blue crab, less than 8 square feet in size. It will be hung below the second floor windows over the Thames St. sidewalk. The Committee recommended that the owners light the sign discretely so it will be visible at night.

Decision: Approved.