



Allied Signal Site Baltimore, MD

Program: Develop an urban concept for a mixed use development of 2 million square feet as a basis for an Urban Renewal Plan amendment and Planned Unit Development (PUD) zoning.

The site is located at the Inner Harbor in Baltimore next to historic Fells Point and is subject to environmental remediation under the control of the MD Department of the Environment. The development will take place on top of an encapsulation cap.

Design: This is the last remaining large parcel in a prime location at the harbor. Design principles were carefully developed with the surrounding communities and follow largely the Urban Renewal Plan regulations. Max. height is 180' in the center of the parcel with lower heights around the edges and a large public park at the most prominent corner overlooking downtown. The plan is the result of a two year process in working with a community task force.

Mr. Philipsen was project manager on this project for Cho, Wilks and Benn Architects. ArchPlan became later a member of the consulting group.

Consultants: Mahan, Rykiel Associates (landscape architects) and Habitat by Design (Environmental consultant)

Upper left: Rendered site plan

Center left: Park rendering

Lower left: Overall rendering with downtown in the background

