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Statement of M.J.(Jay) Brodie To The President and Members of The City Council of Baltimore

Before you are decisions that, together, are an Opportunity and a Challenge for the future of our City. The Opportunity is to renew the center of the Inner Harbor, recognized internationally, as an acclaimed model of urban planning and urban and architectural design. As one example, my late friend and colleague Neville Quarry brought his associates in the revitalization of Sydney, Australia's Darling Harbour, here for a week of in-depth study of Baltimore's accomplishment. The Rouse Company's development by Jim Rouse, Matt DeVito and Bruce Alexander and its excellent management by the Company's Tony Hawkins of the thriving Pavilions of Harborplace was the centerpiece. Sadly, subsequent owners and managers failed to understand the Baltimore market, and vacancies and deterioration followed. Now, with Baltimore's MCBs acquisition of Harborplace, out of Receivership, a new chapter can be written. The challenge is real. Climate Change resulting in current and future flooding. A changed retail market, with competition from Harbor East and Harborpoint. The negative Covid-related effects on some of Downtown's office market. But at the same time, the emergence of a substantial Downtown residential population. Is it time to say "goodbye" to Harborplace's two Pavilions (even though, to my knowledge, there has not been a public report of possibilities of rehabilitation, alteration and /or additions)? But assuming a cleared site, what then? The MCB proposal is not simply to replace Harborplace, it is to repeal a significant portion of the Inner Harbor Urban Renewal Plan, authored by the nationally respected planning firm Wallace, McHarg, Robert's & Todd—only after reviewing several alternative concepts. Shouldn't we expect a similar, professional and creative effort as the basis for

architectural design? My answer is “ absolutely yes”. I believe that the lack of such “foundational” professional work explains, in large part, the two negative reviews by the City’s Urban Design and Architectural Review Panel (UDAAP). We are fortunate to have MCB, under the leadership of David Bramble, making major development investments in our City. I have visited their projects and respect the attention to scale and detail and how well they fit in to the neighborhoods. But the Inner Harbor designs show no such sensitivity to Baltimore’s scale or other qualities. Rather, the designs suggest high-rise aspects of Houston, Dallas or Atlanta injected into our most sensitive Inner Harbor setting. This is a-once-in-a-lifetime project. It should be and will be evaluated not on how fast it was done , but how well. To take more time, particularly in a coming period of declining interest rates, should not be a hindrance. And if the cost of additional planning/urban design studies is a factor, the GBC (Greater Baltimore Committee) should be asked to assist, as they have done in the past. Its time for a pause and reflection . And our collective determination to meet the moment — both The Challenges and The Opportunities— to pass on to our City, to future generations, as the ancient Athenians said, in their oath of citizenship: “ Stronger, Better and More Beautiful than we received it”.

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