

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**

**MEETING MINUTES**

**Date:** August 2, 2007

**Meeting No.:** 65

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**Project:** Lombard Street Garage

**Phase:** Final

**Location:** Charles/Lombard/Light Street

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**PRESENTATION:**

Steve Muller of Union Realty Partners gave a brief overview of the project (since it has been nearly a year and a half since the last presentation), while Luis Bernardo of Design Collective presented the current design along with material samples, lighting, and signage.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was favorable of the project and felt that the changes made since the last meeting were positive. However, there were a few final recommendations:

- There was some concern expressed about the height of the ramps and parking levels at the top of the garage and how much would be visible behind the cornice and screen wall.
- Some Panel members felt that the pre-cast should extend higher and not be wrapped on the top with the perforated metal; however, this opinion was not shared by all.
- The relation between the frit pattern and the perforated metal pattern should be studied to see if they should be the same.
- On Lombard Street, there needs to be a better separation between the fritted glass and the perforated metal where the retail and parking entrance meet.
- It was suggested that the texture of the pre-cast material be different on the portion of the garage that wraps from Light Street to Lombard above Burkes to create a subtle distinction between the two portions of the garage.

**PANEL ACTION:**

Final approval with comments. The Panel asks that the design team meet with Planning staff to review changes made in response to the above recommendation.

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**Attending:**

Steve Muller – Union Realty Partners, Inc.

Luis Bernardo, Laurie McLain, Jim Carroll, Dan Schultz, Mike Horace – Design Collective

Susan Williams – STV

Bob Embry – The Abell Foundation  
Holly Arnold – Downtown Partnership  
Al Barry – AB Associates  
Dan Sernovitz – BBJ  
Ed Gunts - Sunpapers  
Jay Brodie - BDC

Messrs. Bowden, Ramberg, Schack and Cameron – Panel  
Doug McCoach, Bob Quilter - Planning