

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

**Date:** September 13, 2007

**Meeting No:** 67

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**Project:** Four Seasons/Legg Mason Project - Architecture

**Phase:** Schematic

**Location:** Inner Harbor East Parcel "D" PUD

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**PRESENTATION:**

This presentation began the review of the architecture and associated promenade/site design of the Four Seasons/Legg Mason project. Since the last Panel review of April 12, 2007, the project has received approval for conceptual site, massing and landscape design modifications through an amendment to the PUD. It will also require Final Design Approval from the Planning Commission.

Michael Beatty, of H&S Development, introduced the further design development of the project with the aid of a large detailed model. He identified refinements to the Four Season Hotel and the Legg Mason towers, the new podium treatment, and promenade/site modifications. Steve Fotiu, of HKS, outlined the detailed design modifications to the towers. These included, among others, the elimination of vertical mullions in favor of a butted glass system, the use of clear glass, and the articulation of the top of the towers rather than the cornices shown previously. Scott Rykiel, of Mahan /Rykiel Landscape Architects, introduced changes to the ground plane, emphasizing paving, lighting, special features, and the definition of the public/private domain.

**RECOMMENDATIONS OF THE PANEL:**

The large model, while impressive and indicating the promise of a most exciting project, also identified areas of concern to the Panel as follows:

**Promenade /Site Treatment**

The ground plane was the subject of considerable discussion that centered on public/private domain issues. The location of outdoor seating for the hotel and restaurants again concerned the Panel. (See Minutes of April 12, 2007 meeting). The continuation and extent of brick paving is not resolved. One possibility is to continue the red brick promenade through the waterfront portion in an effort to link it to and acknowledge the continuity of the existing promenade system. Another possibility is to continue the curved paving treatment between the

two towers into the promenade. Again, many of the Panel's concerns relative to the area in front of the Four Season Hotel were articulated at the previous meeting. The Panel seeks a better balance between the public and private domains so that opportunities for group activities, and the enjoyment of water and views will be available to all.

#### Base/Podium

The manner in which the two towers meet the ground has always been a concern to the Panel. (Again, see Minutes of April 12, 2007 Meeting). The more forceful podium in earlier designs has now been replaced by a fragmented brick veneer application. The design would benefit by either increasing or decreasing the amount of brick at the base and re-evaluating the role of the podium without abandoning the concept of the towers relating to the ground plane.

#### The Towers

The decision to treat both towers in a similar manner appears to be successful. The elimination of the cornices and the articulation of the tops of the towers, particularly in the Four Season Hotel, works very well. The change to clear glass and the elimination of vertical mullions in favor of a butted glass system shows much promise and results in a sophisticated glass skin. However, the relationship of balconies on the west and south sides of the Four Season Hotel appears inconsistent. Concern was also expressed that the treatment of the fenestration behind the balconies might alter the character of the butted glass skin in those areas.

#### Miscellaneous

The entry drive would benefit from some type of "Gateway" markers. The "Sculpture" developed to disguise a mechanical vent appeared interesting, but problematic. Its configuration may be inviting to skateboarders and should be further investigated. Some Panel members felt that trees were not essential in the entry court. However, additional greening of the site is encouraged, through the use of trees, planting beds or planters.

#### Summary

The Panel recognizes the importance of this exciting project to Baltimore. It is a signature complex and the capstone of Inner Harbor East. The Panel trusts its concerns and recommendations will be given every consideration. This design is still evolving, but shows promise of becoming one of Baltimore's best designed projects - a laudable aim for the Panel, the City and the Developers.

#### **PANEL ACTION:**

Final Schematic Design withheld until response to comments can be reviewed.

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#### **Attending:**

Michael Beatty – H&S Development Company

Michael Ricketts – SBE&R

Todd Harvey, Paul DeMillo, Gautam Sultane – Beatty-Harvey Architects

Steve Fotiu – HKS

Ed Gunts – Sunpapers

Jay Brodie, Paul Dombrowski – BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

Doug McCoach, Laurie Feinberg, Wolde Ararsa, Duncan Stuart, Ken Hranicky, Bob Quilter -  
Planning