

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

Date: March 13, 2008

Meeting No.: 77

Project: Brewers Hill Master Plan: Amendment II

Phase: Continuation

Location: Brewers Hill PUD

PRESENTATION:

Richard Burns, of Design Collective, began the presentation by describing the changes made to the Hanover site. In response to Panel concerns, the development team split the buildings in two with a mews street between the parcel to the south (which includes retail and residential) and the parcel to the north (which includes residential and the parking garage. The mews would have residential facing it, with on-street parking and two travel lanes. Access to the garage from the southern parcel would be by enclosed pedestrian bridges on the 3rd and 4th floors.

Mark Sutton, of Hanover Properties, described the streetscape and landscape treatment surrounding the Hanover project, as well as a redesigned entry court for the hotel on the Focus site.

RECOMMENDATIONS OF THE PANEL:

The Panel was very pleased with the changes made on the Hanover project to eliminate the 600' length of the project and incorporate a connection through the site, and feel that the new massing and site layout work extremely well – and compliment the creativity and thoughtfulness of the design team and developer. They were also very supportive of the changes made on the Focus site and feel that the circular court, with a simplified planting and walkway design, is much better functionally and aesthetically.

The Panel would like the developers of the Focus site to continue exploring ways to access the trash area from the restaurant without having to bring trash onto Toone Street.

PANEL ACTION:

Approved.

Attending:

Aaron Adler, Adam Harbin, Rick Tomaski, Bart Sutton, Kristen Gates – The Hanover Company

Rick Diehl, Suaffin Setha – Rick Diehl

Bill Schaller – SBER

Susan Williams, Patrick Pleasants, Kyle Lauver – STV

Rich Burns, Mike Goodwin, Scott McGovern, Luaning Li – Design Collective

Wells Obrecht, Jim Flannery – Obrecht
Stanley Fine - RMG
Jay Brodie – BDC

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