

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

Date: June 18, 2009

Meeting No: # 97

Project: City Center Project

Phase: Introduction

Location: Lombard/Water/Calvert Streets

PRESENTATION:

Jay Brodie provided background information regarding the originally proposed project surrounding the Brookshire Hotel along Calvert and Lombard Streets. The original program for the site included a residential component that has since been eliminated because of current market conditions. George Dove and Eric Liebmann, of WDG Architects reviewed the general massing and layout of the currently proposed project which contains two brands of Hyatt hotels of 319 rooms – Somerset Suites (an extended stay facility) and Hyatt Place - along with grade level retail and an integrated parking garage. The project as currently proposed contains two tower components of 23 and 21 floors. The design approach for the building currently includes individual architectural identities for the two hotel components, separate drop-off entrances and integrated treatment of the garage facades as part of the building's exterior skin.

COMMENTS OF THE PANEL:

The Panel was unanimously supportive of the basic urban design organization and preliminary design intent of the project, including the idea that the two hotels could have differing material and detail treatments. In addition, the following concerns and recommendations were voiced:

- A. ***Height and Massing*** – suggestions to study the potential for more contrast in height between the two tower components - even if it means an overall taller building. All panelists agreed that both towers should be expressed in strong vertical ways that meet the ground.
- B. ***Terrace/Pool Level*** - Additional study was also suggested for the proposed terrace/pool level in its relationship with the roof structures of the existing Brookshire Hotel.
- C. ***Expression at end of Water Street***– concern was voiced about the prominence of the service dock as the terminating view/access at the end of Water Street.
- D. ***Garage window treatment*** – The panel unanimously felt that it was important for the window treatment of the garage to feel fully integrated with the façade of its adjacent hotel components.
- E. ***Pedestrian conflicts at drop-off zones*** – concern was expressed about the pedestrian conflicts at the auto drop-off zones – particularly along Calvert Street.

Study alternatives to the amount and/or orientation of this auto entrance, including the potential of sharing facilities with the adjacent hotel property.

PANEL ACTION:

Introduction – discussion only

Attending: George Dove, Eric Liebmann, J. Kim, June Dong - WDG Architects
Mark Sapperstein, Dominic Wiker, Abe Rosenthal – 28 WalkerDevelopers
Ben Greenwald, Melvin Greenwald - Development Team
Molly Buckeit - GBC
Ed Gunts - Sunpapers
Jay Brodie, Darrell Doan - BDC

Ms Eig, Messrs. Bowden, Schack, Ramberg and Britt – Panel
Tom Stosur, Wolde Ararsa, Alex Hoffman, Jill Lemke, Carmen Morosan,
Bob Quilter - Planning