

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

**Date:** October 29, 2009

**Meeting No.:** 103

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**Project:** Kona Grill Fit-out/Addition

**Phase:** Continued Schematic

**Location:** One East Pratt Street

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**PRESENTATION:**

Bryce Turner, of Brown Craig Turner, began the presentation by reminding the Panel of the concepts that were guiding the design of the project, which were 1) to create a place that brought life and human scale to Pratt Street, 2) to locate the structure, and design the surrounding landscape, to give the feeling of “sitting in a park”, and 3) to create a glass pavilion where the roof seemed to float above. Mr. Turner then presented some of the changes that occurred since the previous meeting, which included extending the roof over the entrance to the restaurant, projecting the roof further toward Pratt Street, and increasing the size of the pavilion slightly, thereby decreasing the connecting piece. In a desire to also receive final design approval, he also presented material samples, which included a metal panel with simulated wood texture for the underside of the roof.

Betsy Boykin, of Core Design Studio, presented the landscape plan, which included existing conditions, Phase 1, and the final developed Pratt Street plan. Phase 1, which would be installed with the construction of the pavilion, included bands of native shrubs and perennials, with a scattering of understory trees extending from the eastern edge of the pavilion to Charles Street along the sidewalk at Pratt Street. The plan also included space along Charles Street to relocate the bus shelter in order to give it additional room.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was very pleased to see the extent of planting that would be included with the construction of the pavilion, as well as the attention that the design team paid to the previous comments. The Panel also compliments the owner for expanding the design team and addressing the entire space between the existing building and Pratt Street, including incorporating the bus shelter. While the Panel feels that the project has made significant progress, there are still a few concerns and recommendations:

1. Landscape Plan / Relationship to Pratt Street. As stated previously, the Panel was pleased to see the Phase 1 plan for creating a garden or park-like setting along Pratt Street, and it feels the design works well on its own as well as with the final developed Pratt Street plan. However, concern was expressed by several Panel members regarding the size and type of trees, feeling that larger canopy trees would be more appropriate for

the scale of the street. Consideration should be given to this concern in order to avoid the feeling of a “backyard” planting.

2. Pavilion structure / roof. Additional study is needed regarding the size of the mullions, structure, and door frames – several Panel members felt that the lower half of the pavilion was too heavy in relation to the upper half and to the roof. Also, the size and the shape of the free standing column that holds up the roof above the entrance needs further development as to how it relates to the rest of the pavilion structure. Finally, the relationship between the “wood grain” metal on the underside of the roof and the metal panel on the sides needs further study; as shown it is not clear as to how they relate to one another.
3. Signage. The Panel felt that the extension of the roof over the entrance, and the incorporation of signage with the roof, was very positive. However, the Panel suggests that the projecting roof with signage over the coffee shop competed with the Kona Grill roof and was the wrong approach; instead, the signage should be part of the storefront. The Panel cannot approve the coffee shop signage as shown and would like that to come back for review.
4. Mechanical unit. The Panel was concerned about the size of the mechanical unit shown above the connecting piece and recommends that this be as small as possible and treated in a way that both hides the unit and makes its surround integral to the design of the pavilion.

While the Panel is recommending both Continued Schematic and Final approval, it recognizes, as does the design team, that there are still several issues that need additional development and refinement. Thus, the Panel asks that revised drawings be provided the Planning Department and shared with the Panel for review.

### **PANEL ACTION:**

Continued Schematic and Final approval.

### **Attending:**

Brad Griffith – Griffith Properties  
Bryce Turner, Craig Purcell, Mark Herbkersman – Brown Craig Turner  
Betsy Boykin – Core Studio Design  
Kirby Fowler, Nan Rohrer – Downtown Partnership  
Michele Wright – LDRA Inc. for Kona Grill  
Ed Gunts - Sunpapers  
Jay Brodie, Paul Dombrowski – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel  
Tom Stosur, Gary Cole, Wolde Ararsa, Alex Hoffman, Anthony Cataldo, Bob Quilter- Planning