

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

Date: October 14, 2010

Meeting No: 116

Project: Brewers Hill Phase II

Phase: Schematic Update and Final

Location: Toone/O' Donnell/Dean Streets

PRESENTATION:

Adam Harbin of The Hanover Company, developer of the project, reviewed the challenges faced since the April '08 presentation and reiterated the goals of the project. Mike Goodwin, architect with The Design Collective presented the revised Schematic Design of this component of the Master Plan indicating the major changes as follows:

- The lowering of the mass of the internal parking garage
- The revision to the previous 2 story pedestrian bridge across the central “mews” street, resulting in two single story bridges that act as entry portals
- The further activation and strengthening of Toone Street as the commercial focus and major entrance to the residential component
- The reduction of the proposed retail component by approximately 5000 square feet

Louis Bernardo of the Design Collective reviewed the details of the project including materials, signing, awnings and lighting design. Chase Leblanc, landscape architect for Hanover, reviewed aspects of the overall landscape plan.

COMMENTS OF THE PANEL:

The Panel was generally very supportive of the revisions to the project since the last presentation. In addition, however, there was continuing concern about several components (primarily site planning issues) that the Panel felt needed to be revisited. Points of discussion were as follows:

1. The “Mews” – it was felt that this unique component of the plan was underdeveloped. Suggestions included changing the street surface to imply a more pedestrian feel, refining the design of the bridge piers, different lighting, more trees, special treatment, etc.;
2. The O' Donnell Street edge – consider rethinking as well. Suggestions included - providing a drop off and/or parking area, better visibility for the 2 storey secondary entrance element;
3. The spacing of street trees – consider a closer spacing of the street trees and a tightening of the tree locations near service components to avoid wide gaps;
4. Provide more detail regarding the relationship of building surfaces, how they meet and the implication on window placement and a stronger family of relationships between the window types. Share examples of white vinyl windows in similar applications;
5. Define lighting for the top level of the parking garage.

PANEL ACTION:

Revised Schematic approved with above comments

Attending:

Adam Harbin, Chase Leblanc – The Hanover Company

Susan Williams – STV

Luis Bernardo, Mike Goodwin, Nick Mansperger, Fiver Soraruf, Kyle Litzke - Design Collective Inc.

Stanley Fine – RM

Wells Obrecht – Obrecht Commercial Real Estate

Paul Dombrowski, Terrance Hancock – BDC

Ms. Eig, Messrs. Bowden, Britt, Cameron and Ramberg – Panel

Tom Stosur, Anthony Cataldo and Bob Quilter – Planning