

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

Date: June 8, 2017

Meeting #241

Project: McHenry Row Phase III- Office/Hotel Site

Phase: Final

Location: Locust Point

Presentation:

Developer Mark Sapperstein began the presentation and spoke briefly about reductions in the project scope which included the elimination of ground floor parking as well as office floors. Architect Jonathan Wehri, with Warehaus (Formerly LSC Design) and Landscape Designer Michael Casey continued by outlining other specific changes to the design which included:

- elimination of the auto drop-off area in front of the office building and the addition of continuous street trees along this portion of the project as well as the “hotel side street”;
- introduction of retail uses and in lieu of the grade level parking below the offices;
- simplification of the office façade treatment employing more of a warehouse aesthetic;
- reduction in size of the hotel entrance/drop-off canopy;
- further detailed development of the combined entrance plaza between the two buildings;
- Marriott hotel façade treatment.

Comments from the Panel:

The Panel welcomed many of the changes and felt that progress had been achieved since the previous presentation. However, some unresolved items to address with further development as follows:

- The office buildings façade treatment seems overly busy with what feels like one too many material changes. It was recommended that the horizontal metal panel material be eliminated and that the lighter masonry material of the retail/office base be considered for the office tower element. Further, it was suggested that a stronger relationship be sought between the stacked all glass office lobbies and the “normal” office window brick and glass “warehouse” treatment.
- Canopies – It was suggested that the continuous signing canopies at the retail/office ground level be replaced by individual signing awnings which would reinforce the organizing bays of the office building and allow the higher hotel and office building awnings to be more clearly dominant; The Panel felt that the hotel canopy had been diminished a bit too much and that it should be longer, perhaps relating in plan to the edge of the plaza as defined by the office façade.
- Office tower windows – consider eliminating one of the sets of stair windows.
- Hotel – the over-simplification of the north and south facades of the hotel create an uncomfortable scalar challenge as compared to the more successful and resolved east and west facades. Find ways to bring them together.

Panel Action: Recommend final approval addressing the above comments with Planning Department staff.

Attending:

Mark Sapperstein, Scott Slosson, Alex Maridel - 28 Walker Development

Jonathan Wehri, Thom Conley - Warehaus

Michael Casey, Melanie DeFazio - Kimley Horn

Aaron Moore – Greater Baltimore Committee

Sarah Gentz – Baltimore Sun

Mr. Bowden*, Mr. Haresign, Ms. Illeva, Ms. O’Neill –UDARP Panel

Tom Stosur, Anthony Cataldo - Planning Department