

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

**Date:** July 30, 2015

**Meeting No.:** 210

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**Project:** EBDI PUD – Gateway Hotel  
Marriott Residence Inn at  
Johns Hopkins Medical Campus

**Phase:** Continued Final

**Location:** Site bounded on the north by Ashland Avenue, on the east by N. Wolfe Street, on the south by E. Madison Street, and on the west Durham Street (an alley)

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**PRESENTATION:**

Anthony Cataldo introduced the project team. Mr. Scott Levitan, Senior Vice President of Forest City Enterprises, Project Architect Steve Radke from Gensler, and Peng Gu, landscape architect with Mahan Rykiel, provided a review of the four major items that required additional study as noted during the May 28 Final Design Review Meeting, and further detail and modifications that are proposed:

1. Stair at Ashland  
The stair is replaced with an open precast framework that matches the rhythm and design of the retail storefronts, seating for the adjacent retailer, a trellis, and green wall.
2. Porte Cochere  
Circulation, drop off and short term parking are simplified, sloped columns are straightened, the extent of the porte cochere cover has been reduced, paving patterns are simplified, and planting islands are removed from the center and moved to the edges in low planters creating visual barriers and separation from the sidewalk/pedestrian zone.
3. Building Elevations and Details  
Details and materials are clearly highlighted on all elevations, material palette and detail sheets of major components and conditions around the building are clearly illustrated.
4. Landscape Design
  - Eager Park remains an influencer of line and detail
  - Improved direct access from N. Wolfe to the Ashland retail plaza
  - A street tree has been removed from Ashland to allow for a view back to the retail plaza
  - A square planter at the corner of Ashland and N. Wolfe and two linear planters parallel to Ashland are incorporated into the retail plaza steps to help mitigate the slope and diminishing steps, and further define the edge and relationship to the park.
  - Porte cochere improvements are summarized above
  - Plant, paving, step/railing lighting and site furnishings are included

**PANEL COMMENTS:**

The panel appreciated the advancement of the design and consideration of past commentary, and thanked the team and planning staff for providing a copy of the presentation in advance of the

UDARP meeting so that details could be examined. The panel also noted the following specific comments related to the proposed modifications:

1. Stair at Ashland
  - The thickness of the frame colonnade should have adequate thickness, not blade-thin as shown in the axonometric.
  - Retail canopies appear more like sign bands. Project further to provide true cover
  - Reconsider alley planters, particularly at trellis area, and allow for some porosity
2. Porte Cochere
  - L-shaped planter walls should be high enough to screen car lighting, or boxwood plant material dense enough and well maintained to provide visual protection
3. Building Elevations and Details
  - Spandrel Glass on the upper Ashland terrace retail appears too dark; confirm via mock-up
4. Landscape Design
  - The proposed design still seems unresolved and two options remain
    - Restore Street trees on Ashland per the prior design to preserve the street line and to act as the initial street level terminus to Eager Park, with the tower rising above.
    - or-
    - Re-evaluate compositions that cross Ashland Street from Eager Park (not clear as Eager Park is partially illustrated) and allow details to cross the street from park to retail plaza in a consistent way. Consider providing additional trees in the interior linear planters and working to truly create a receiver for the park space at the retail base. The site should feel connected to the park and not as a retail expansion.
    - Both should be explored and reviewed with Planning Staff

**PANEL ACTION:**

The Panel’s recommendation is to approve the Final Design with comments.

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**Attending:**

Justin Williams – RMG  
Scott Levitan – FCNEBP  
Steve Radke - Gensler  
Mark Bennett – Greenebaum Ent.  
David Westerland – Navitus  
Joe Carson – The Blue Book

UDARP Panel Members – Ms. Pavlina Ilieva, Messrs. Gary Bowden, Rich Burns, David Haresign\*, and David Rubin

Planning Department - Anthony Cataldo, Christina Hartsfield, Tamara Woods