

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

Date: April 12, 2018

Meeting #1

Project: Tru Hotel

Phase: Continued Schematic

Location: 415 S Central Ave, Baltimore MD 21202

CONTEXT/BACKGROUND:

The proposed Tru Hotel by Hilton is located on the east side of the Central Ave corridor between Eastern Ave and Bank Street. The building has a mid-block entrance with the first floor sitting three feet above street level to address the flood plain. The current landscape on the street is part of the Central Avenue Streetscape Plan.

K2M Design introduced the urban context and initial area zoning/massing studies for the proposed hotel and discussed Tru Hotel's typical exterior materials and key brand elements. The design team presented the previous schematic design and the revised schematic showing how they incorporated the panels' previous comments into the design. The material/color scheme for the exterior includes masonry, EIFS and fiber cement panels assembled in warm grey and brand accent colors.

DISCUSSION:

- The project team made a concerted effort to address concerns from the previous meeting and clearly showed the progression of the design. The panel had the following additional comments:

Site:

- Service Area - The service issue was resolved and the waste area was screened. A plan was also developed for the waste removal. The panel asked that the project team be aware of the lobby windows that face out onto the service area and what that view will look like. It was suggested that the sill height be raised or another technique be used to address the view.
- Main Entrance - The location of the ramp limits the size and use of the outdoor "porch". The panel asked if it was possible to move the ramp to the left of the main entrance and possibly mirror the Entrance/Lobby allowing the entrance to move further south, in order to accommodate the shift of the ramp to the left (north). It was also suggested that the railing on the ramp and the "porch" be reviewed in order to tie into some of the other elements of the façade and make the railing more inviting. The location for the curb cut for drop off is locked in. The panel asked if the bollards at the curb cut could be treated differently/disassociated from the brand colors or if concrete benches could be used instead.

Building:

- The Tru Hotel brand “wedge” was moved to the southwest corner to be closer to the entrance and address the Central Avenue corridor. Larger contextual windows were used at the street level in the brick base with more simple windows above. The panel felt that these design moves were successful.
- The colored verticals are a required part of the branding of the hotel. The panel suggested that the verticals stop above the base so that the horizontal brick base could be continuous. The striped verticals are located very close to the edge of the windows. The panel asked if the verticals could become wider and extend out to the edge of the windows or become narrower.
- The inset in the façade above the entrance was shown as masonry. The panel suggested that the more prominent bump out become masonry and that the recess become EIFS. It was noted by the project team that this is a larger area and would incur additional cost. The panel suggested that the masonry recess at the rear of the building be made EIFS to offset the change.
- The panel suggested that the blue overhang entrance element wrap down the north wall adjacent to the entrance to emphasize and create a more inviting entrance. Another suggested option was for the blue overhang to step up to the floor above and then step back down.

NEXT STEPS:

The project will advance to the Design Development level of review addressing the comments above.

Attending:

Austin Hayes - Holladay Properties
Gary Olschansky - Trout Daniel & Associates
Tom O’Keefe - Wohlsen Construction
Peter Notari, Julie Kirsch - K2M Design
Justin Williams - RMG
Adam Bednar - The Daily Record
Melody Simmons - BBJ

Messrs. Anthony, Ostovar, Mses. Wagner*, O’Neill, and Ilieva- UDAAP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Marshella Wallace - Planning