



Meeting Summary March 27, 2019

Attendance

Panel Members: Bob Gorman – Acting Chair
Sujit Mishra
Juan Rodriguez
Vivian Stone

DPZ Staff: Nick Haines, Kaitlyn Clifford

1. **Call to Order** – DAP Acting Chair Bob Gorman opened the meeting at 7:05 p.m.
2. **Review of Plan No. 19-04:** Sheraton Lakefront Hotel – Columbia, MD.
Owner/Developer: IMH Columbia LLC

Background

The 6.19-acre site comprises Parcel 369, which is zoned New Town (NT). The NT zone accommodates pedestrian oriented, urban activity centers, with a mix of uses. The existing Sheraton Hotel has access to Wincopin Circle in the Lakefront Neighborhood of Downtown Columbia.

Applicant Presentation

The applicant presented the proposed renovations to the existing 10-story building, which include updating and modernizing the hotel façade, the porte-cochere and building entrance, and the interior floorplan and décor. The updates apply new building materials, improve the exterior façade and layout and incorporate balconies along the outer rooms, and add a rooftop outdoor pool.

Exterior materials include glass, metal accents and covers, stacked stone, brick masonry, and corrugated metal. The design aesthetic is in keeping with the overall design philosophy of the district.

Staff Presentation

The project is within the Lakefront Neighborhood and subject to the requirements of the Lakefront Neighborhood Design Guidelines. Staff requested the DAP evaluate site design, amenity spaces, and architecture; focusing on edge treatments and transitions along the front of the building and site perimeter, the scale of the building, materials, and colors, and site lighting. DPZ received one comment from the public, which was given to the Panel.

DAP Questions and Comments

Architecture

The DAP asked about the hotel name since it is being presented as a Sheraton but some pictures show an M emblem. The applicant said it will be a Marriott Autograph Collection Hotel and they will be spending \$25 million in renovations to secure the brand.

The DAP asked how the architectural design will avoid the appearance of two separate buildings. The applicant stated that the existing brick will be painted grayish white to match the addition. In addition, the window mullions will match. The applicant further explained they will be removing 75 rooms from the lodging area and adding 75 rooms to the hotel.

The DAP asked about the slanted roof and how it could affect building context and the appearance of the lake front. The applicant stated the roof slant appears greater in the watercolor sketch than in the other images.

Landscape

The DAP was concerned about not having a landscape plan. The applicant explained that they need to first secure MDE permits since planting also occurs in the floodplain.

The DAP asked about the stairs at the back of the building and the purpose they serve. The applicant explained that they access terraces, allowing visitors to go from the lake to the hotel. They plan to add sitting areas in the terrace garden area in the future.

The DAP asked about storm water management and sustainability. The applicant said that the storm drain in the parking lot will outfall through the property, creating a little creek. Storm water would also be reused for irrigation. They will be using locally sourced and renewable materials.

3. DAP Motions for Recommendations

DAP Acting Chair Bob Gorman made the following motion:

The applicant submit landscaping and hardscaping plans to the DAP for consideration; if necessary, outside a formal meeting. DAP member Sujit Mishra seconded.

Vote: 4-0 to approve

DAP member Vivian Stone made the following motion:

The applicant submit building elevations to address concerns about integrating the new building with the existing façade and to show more articulation of the rear glass wall. DAP Acting Chair Bob Gorman seconded.

Vote: 4-0 to approve

4. Call to Adjourn

DAP Acting Chair Bob Gorman adjourned the meeting at 7:51 p.m.