

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

**Date:** January 25, 2007

**Meeting No. 52**

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**Project:** Mondawmin Mall Renovations/Target Store **Phase:** Design Development/Final

**Location:** Mondawmin Mall PUD

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**PRESENTATION:**

David Benn, of Cho Benn Holback, Architects for the project, provided a brief overview. This was followed with presentations by Scott Rykiel, of Mahan Rykiel, Landscape Architects, and Douglas Bartolomeo, design Architect for Target. These presentations included material and color samples and indicated design modifications in response to the Panel's previous comments.

**RECOMMENDATIONS BY THE PANEL:**

Panel comments were as follows:

1. The width of the east-west walkway along the Target store is tight at the corner and the team lounge. The walkway through the entire site should be as generous as possible and effectively separate pedestrian and vehicular circulation.
2. Consideration should be given to place the trees at the northern entrance between the sidewalk and the drive – or widen the sidewalk for better pedestrian circulation in this area.
3. The design team is encouraged to continue to work with the community to resolve sign and planting issues.
4. Bollards are recommended rather than planters. Planters should be reserved only for "special" places. The use of the Target "red balls" for additional places is encouraged.
5. The extension of the walkway paving to the MTA site is strongly recommended.
6. Concern was expressed relative to the adequacy of the pedestrian crosswalks linking the site from the surrounding neighborhoods.

7. Some Panel members continued to suggest that some wall areas could be treated more boldly and be more colorful and playful. This also included a suggestion for more contrast in the paving material.

8. Although the Panel understands that the majority of roof top mechanical equipment will be screened and not be visible, it was suggested that, if visible, screens with color/graphics, similar to other areas of the project, be considered.

In summation, the Panel again congratulated the professional team its effective interactions as an example of an excellent professional collaboration contributing to the quality of this project.

**PANEL ACTION:**

Final approval with comments.

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**Attending:**

Granvel Tate – General Growth Properties  
David Benn, Robert Lyon – Cho Benn Holback  
Scott Rykiel, Brian Shadrick – Mahan Rykiel  
Doug Bartolomeo – Target Corporation  
Jay Brodie, Paul Dombrowski, Shubroto Bose, Leon Pinkett, Molly Buckheit – BDC  
Kevin Sullivan – Transportation

Ms. Dietsch; Messrs. Bowden, Ramberg, Schack and Cameron – Panel  
Doug McCoach, Gary Cole, Andrea Limauro, Melvin Hicks, Bob Quilter - Planning