

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

Date: March 1, 2007

Meeting No: 54

Project: Master Plan - EBDI Phase I Housing

Phase: PUD Master Plan

Location: East Baltimore

PRESENTATION:

Planning staff-member Eric Holcomb updated the panel on final agreements regarding the historic buildings to be preserved on the site. Patrick Wagner of Penrose Properties and Keith Kobin of Hord Coplan Macht Architects reviewed the background and proposed changes to the earlier master plan for the area. Julie Higgins, landscape architect with Hord Coplan Macht reviewed the conceptual landscape design proposals. The dominant organizing elements include three open/green spaces ranging from public to private spaces with one being a combination of both public and private.

COMMENTS OF THE PANEL:

The panel unanimously complimented the team on their clear, thoughtful and thorough presentation of the issues and the proposed master plan design. Most of the concern from the panel focused on the open space "Chapel Green", located between the two surface parking lots and primarily serving the nearby rental units. The following comments were offered:

1. That the trash areas may need further study to ensure that the area does not become an eyesore and that there is sufficient room for the amount of trash generated and for truck maneuvering at pick-up.
2. That more attention be placed on shielding the Chapel Green users from the views to automobiles and automobile headlights. Full or partial walls, in addition to landscape and fences, should be utilized.
3. That further consideration is given to continuing the partial direct linkages between all three of the green spaces.

PANEL ACTION:

Master Plan approved with comments

Attending:

Patrick Wagner - Penrose Properties Development

John Lecker – Forest City NEBP

Keith Kobin, Julie Higgins, Vivian Stone, Jamie Brown - HCM Architects

Jay Brodie, Shubroto Bose – BDC

Ms.Dietsch; Messrs. Bowden, Britt, Cameron, Ramberg and Schack – Panel

Doug McCoach, Eric Holcomb, Natasha Poole, Wolde Ararsa, Marty Baker, Bob Quilter -
Planning

