

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

**Date:** March 15, 2007

**Meeting No:** 55

**Project:** Saratoga Street Garage

**Phase:** Revised Schematic

**Location:** Unit Block West Saratoga Street

**PRESENTATION:**

Peter Fillat, Architect for the project, presented a revised proposal for a mixed-use project consisting of an automated parking garage and a residential component. The revisions were influenced by discussions with members of the Planning Department resulting in a more balanced mix-use project of 23 residential units and parking for 224 cars. Most importantly, a greater separation has been achieved between the Rectory and elements of the project. Specifically, separations of ten (10) feet between the garage and the Rectory and fifteen (15) feet between the residential portion and the Rectory have been established. The height of both the garage and the residential component remains at eighty (80) feet above mean grade.

Additionally, the mass of the garage portion of the project has been further setback from Saratoga Street and is now located behind the plane of the rear wall of the main Rectory building.

**RECOMMENDATIONS OF THE PANEL:**

The changes identified above prompted the Panel to reconsider the negative reactions it expressed at the September 14, 2006 meeting and comment as follows:

1. Although still concerned about the scale of the project, the Panel believed that the increased size of the residential component created a better balance for the garage and residential and resulted in a more successful project. The Panel also believed that the simplified form of the residential component was more respectful of the Rectory than the previous “agitated” residential façades.
2. Relative to the residential component, the Panel suggested reducing the two floor setback at the top to one floor, modifying the geometry of the end of the residential component to be parallel to Saratoga Street, and consider bringing some portion of the residential component to grade thereby providing opportunity for a grade level

entry. In addition the character of the top of the podium as a garden still requires investigation.

3. The garage component was not presented in detail beyond being identified as a solid volume. As a result the Panel is most concerned that the project not be developed with two distinct exterior surface treatments. An integration of these two functionally different volumes must be a prime consideration in the further design development and subsequent design approval.

Representatives of neighboring properties including Messrs. Rob Hendrickson, Tom Nanni, Chuck Calvarese and Matt Simmons all testified against the project. The comments from this group were quite vociferous and expressed frustration that this project was still being considered, especially after the Panel's strong negative recommendation at the September 14 meeting.

In summation, while the Panel approves this new direction of a more balanced project, it must stress that this project is still in a schematic design stage and requires additional study prior to final approval.

**PANEL ACTION:**

Revised Schematic approved with comments.

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**Attending:**

David Hillman – Southern Management Corporation  
Peter Fillat - Peter Fillat Architects Inc;  
Chuck Calvarese, Thomas Nanni – Old Saint Paul's  
Rob Ross Hendrickson – 309 Cathedral Street  
Matt Simmons, Esq. – 330 Associates, LP  
Jay Brodie, Shubroto Bose, Simeon Olive – BDC

Messrs. Bowden, Ramberg, Britt, Cameron and Schack – Panel  
Doug McCoach, Gary Cole, Theo Ngongang, Bob Quilter – Planning Department