

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

**MEETING MINUTES**

**Date:** April 26, 2007

**Meeting No:** 58

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**Project:** Wesley Home Master Plan

**Phase:** Master Plan

**Location:** Mount Washington

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**PRESENTATION:**

Jeff Middlebrooks of Threshold Development explained the intent of the PUD on the 13.5 acre site and its relationship to the adjacent 45 acres now leased by the City. Scott Huot and Curtis Wilson of CSD presented the current site conditions and site plan options for the proposed 289 independent-living apartments, 24 cottages and 80 assisted living and nursing units.

**RECOMMENDATIONS OF THE PANEL:**

The Panel commended the team for its comprehensive approach to the master plan and offered the following comments:

1. Preserve the original 1930's building – this landmark sets the tone and character for the development and its oldest portion should be integrated into the development.
2. Redefine the cottage area – several panel members suggested the layout of the cottages was too rigid; they should be pulled into the site away from Rogers Avenue to align with the face of the 1930's building; one panelist suggested the cottages could ring the apartment blocks on Enslow to present a more domestic/residential face to the development.
3. Reduce long faces of apartment blocks – the south face of the ILA apartment block is far too long and the apartment blocks in general could exhibit more of a residential scale.
4. Strengthen internal circulation – The panelists agreed that Wexford and Enslow should be revitalized and incorporated into the development but the secondary streets within the development could be strengthened and clarified, particularly the internal street between the apartments and the cottages to make the development feel more like a neighborhood. Most panelists liked the entrance off Wexford in Option I (the circle in front of the apartment block that goes from Wexford through the cottages area) but wanted to see it as more of a common space/entrance drop-off with less parking.
5. Consider the amount of paved surface – Several panelists felt there were too many hard surfaces. Perhaps parking spaces could be consolidated or clustered into an underground parking garage, given the advantages of the sloping site.

6. Develop more cohesive common space – The Panel liked the courtyards but felt other outdoor common spaces could be included to benefit the entire community; the common facilities building could be freestanding and more centrally-located.
7. Better response to the topography – the site plan is a bit too rigid and doesn't seem to take advantage of the topographical changes.
8. Present a model at the next meeting – a 3-D model could better show the relationship of buildings on the site and the adjacent open space.

**PANEL ACTION:**

Approval withheld.

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**Attending:**

Jeff Middlebrooks, Tim Elliott – Threshold Development

Steve Kitchen – University of Baltimore

Curtis Wilson, Scott Huot, Jill Bellenger – CSD

Michael Fisher – Site Resources, Inc.

Al Barry, Alex Hoffman – AB Associates

Joan Millane – Millane Partners

Jay Brodie, Shubroto Bose – BDC

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

Doug McCoach, Gary Cole, Wolde Ararsa, Natasha Poole, Sara Paraniyam, Thor Nelson  
- Planning