

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

Date: June 21, 2007

Meeting No: 62

Project: Wesley Home Development PUD

Phase: Continued Master Plan

Location: Mount Washington Community

PRESENTATION:

Curt Wilson of CSD Architects reviewed the overall project goals, standards and principles as well as the proposed changes in site planning, building massing, and architectural character. The major changes include:

- The new entry to the project facing Enslow Avenue
- Building configurations which avoid long continuous facades
- More gracious entry plaza
- Informal connections to the community swim club
- Easterly pedestrian access to adjacent parkland

COMMENTS OF THE PANEL:

The Panel felt that the design team had been very responsive and that the proposal was greatly improved. In addition, however, the following comments were offered:

1. Consider further reducing the amount of paving on the project;
2. Site sections and/or a massing model would better clarify the intended massing relationships;
3. Study the possibility of extending the entry “plaza” all the way up to Enslow Avenue in ways that would break up the long expanse of parking along that road;
4. Consider extending the new internal road north to Rogers Avenue to allow for potentially clearer access and definition for the cottage development.

PANEL ACTION:

Master Plan Approved with comments.

Attending:

Jeff Middlebrooks – Threshold

Curt Wilson, Scott Huot – CSD Architects

Al Barry, Alex Hoffman – AB Associates

Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC

Messrs. Bowden, Britt, Cameron, and Schack – Panel

Doug McCoach, Natasha Poole, Thor Nelson, Sara Paranilam, Bob Quilter - Planning Department