

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

**MINUTES**

**Date:** September 4, 2008

**Meeting No.:** 86

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**Project:** Washington Hill PUD

**Phase:** Revised Master Plan

**Location:** Wolfe/Washington/Orleans/Baltimore Streets

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**PRESENTATION:**

JBL Gateway, developer, and J Davis Architects, presented a continued revised master plan for mixed use development of this existing PUD site. The revisions were in response to the comments of the August 21, 2008 meeting and minutes. They explained that sustainable specifications are proposed for a LEED rating for the project.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To express appreciation for the architect's response to previous comments, particularly in the revisions to Parcel A.
2. To approve the pedestrian development of the Fairmount Avenue right-of-way.
3. To continue to express reservations regarding the cut-off corner at Wolfe and Fayette Streets. The elevated terrace, however, seems superior to the grade level plaza previously shown.
4. To express reservations regarding the courtyard expression shown at Parcel A, particularly in the matter of the tower expression shown.
5. To request a simple massing model at future presentations. It is good to see that the garage is concealed within and below the residential building.
6. To find the project an interesting one and well developed at this stage.
7. To suggest that the openings to apartment courtyards may be too wide, too much the same as that to the Fairmount width.
8. To express some doubt about the two court approach to the Fairmount Street right-of-way.
9. To express skepticism regarding water features shown – such features often are poorly maintained and out-of-service.
10. To recommend continued attention to sustainable features at for instance the top level of the garage. Can sustainable features become more of an architectural feature? Consider control, positioning and heights of poles/fixtures for night lighting of the garage.

Mr. Kinji Scott, representing Citizens for Washington Hill expressed their appreciation for the development of the project on Baltimore Street particularly and continued to press for more “green” development.

**PANEL ACTION:**

The Panel approves the revised master plan for this project.

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**Attending:**

David Holmes – Capital Development

Ron Plichta, Brian Dusek – JLB

Jeff Davis, Daryl Carrington - JDA

Susan Williams – STV. Inc.

Stanley Fine, Caroline Hecker – RMG

Mara Murdoch – Murdoch Architects

Roman Hnatyshyn - Butchers Hill

Kingi Scott, Tracy Marquis - Citizens for Washington Hill

Sarah Husain – Downtown Partnership

Mark Heckman – Marks Thomas Architects

Gene Parker, Chris Nowalk – Continental Realty

Tony Rodgers – A&R Development

Jay Brodie, Paul Dombrowski, Ben Stone - BDC

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

Gary Cole, Jill Lemke, Bob Quilter - Planning