

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

**Date:** October 30, 2008

**Meeting No.:** 90

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**Project:** Irvington Knolls – Revised PUD Master Plan

**Phase:** Introduction

**Location:** Southwest Baltimore

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**PRESENTATION:**

Susan Williams and Jennifer Leonard, of STV, provided an overview to the project, including images of existing conditions and the previous master plan and program. Currently on the 32 acre site is a Future Care nursing home facility and storm water management pond. The open areas around the existing building, built in the late 1930s and added-to in the 1950s and 1990s, has a number of mature canopy trees. The new program includes the addition of a traverse road, 95 +/- rowhouses, a 4-story building for seniors, and a 3-story parking garage.

**RECOMMENDATIONS OF THE PANEL:**

The Panel felt that the general layout of the site and program – residential housing to the north that connected to the surrounding residential fabric, and institutional uses to the south to create a senior campus - was good. Additionally, the sensitivity shown to the existing site contours and the location of the new road and use of it to organize the majority of the housing were also viewed as positive. However, the Panel did have several comments:

1. While the Panel felt that the new road was a positive feature it was observed that its shape and definition by houses could be stronger – there were too many gaps in the edge definition – a stronger relationship between the houses and the new street is needed.
2. Concern was expressed about the housing that had front garages and the need for cars to back onto what might be a busy, cut-through street.
3. Currently the main entrance to the senior campus is separate from the new traverse road – while the Panel recognizes that there is a connection this is through what appears to be a back alley. It is recommended that this connection be stronger and developed as a secondary entrance to complete the loop proposed within the campus.
4. The Panel questioned both the configuration and location of the new senior housing and the parking garage and would like the design team to give this additional study – in particular the relation to the existing facility and the definition of the entrance from Athol Street.
5. As shown on the plan the storm water management area appears barren – a more accurate depiction of planting is requested as well as how this space fits as a possible community open space – while it is recognized as needing to be fenced are there paths around it?

Additionally, is the open space on the northeast corner simply visual or is it meant to include paths that connect to the new road?

6. Given the topography of the site the Panel would like to see more sections in order to better understand slope and height relations, as well as a site model.

**PANEL ACTION:**

None needed.

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**Attending:**

Tony Cortreal, Susan Williams, Jennifer Leonard – STV  
Gary Attman – Future Care  
Stanley Fine – RMG  
Ben Stone – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron  
Gary Cole, Kyle Leggs, Anthony Cataldo, Bob Quilter - Planning