

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

Date: November 13, 2008

Meeting No: 91

Project: Uplands Master Plan

Phase: Introduction

Location: Uplands/West Baltimore

PRESENTATION:

Kyle Leggs, SW Planner of the Planning Department, familiarized the Panel with the planning efforts and intentions of the project. Nichole Battle and Ivy Dench Carter, of Pennrose Properties, identified the extensive community interactions that have been part of the development of the Uplands Master Plan. The above introductions were followed by a power point presentation by David Dixon and Philip Goff, of Goody Clancy, Planners. Presented was a vision for Uplands that combined urban and suburban housing types on approximately 100 acres adjoining Edmondson Avenue. The principles guiding the development of the master plan were presented as well as the differences between the 2004 and 2008 master plans.

RECOMMENDATIONS OF THE PANEL:

The Panel praised the excellent presentation and commented as follows:

1. The treatment of the apartments and the extensive parking footprint along the project's edge adjoining Edmondson Avenue is not acceptable. The configuration shown in the 2004 master plan appears superior and although the Panel understands the financial limitations that prompted the revisions for this area, the Panel urges further study for this area and the street system connections.
2. The Panel urges that the boulevard character of Swann Avenue, from Edmondson Avenue, be extended to Old Frederick Road to provide a consistent treatment for this part of the project.
3. The condo building, sited as a visual terminal element on the edge of the park area, appears less successful than the visual connection to the park in the 2004 master plan. The Panel urges that an open visual corridor to the park be re-established.

- 4 The Planners should consider an alternative location for the clubhouse at the end of the adjoining open green space to provide a more central location for this facility.
- 5 The visual presence of the Skill Center and its parking area requires additional screening. The 2004 master plan appeared to treat the area adjoining Edmondson Avenue and the end of the Skill Center more successfully.

In summation, the Panel appreciated the efforts of the Planners to date and the extent of community involvement. Future presentations should identify the alignment of the proposed Red Line on Edmondson Avenue, to fully understand the impact of this transportation system.

Angela Bethea-Spearman, of Uplands Visionaries, expressed support for the plan, but also agreed with the Panel's concern about the design of the area adjoining Edmondson Avenue.

PANEL ACTION:

No formal action - Discussion only.

Attending:

Nicole Battle, Ivy Dench Carter, Angela Bethea-Spearman – Uplands Visionaries
Phil Goff, David Dixon – Goody Clancy
Caroline Paff – Doracon Development
Susan Williams – STV
Stacy Freed – Baltimore Housing
Lorraine Mirabella – The Sun
Jay Brodie - BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Gary Cole, Kyle Leggs, Wolde Ararsa, Carmen Morosan, Brigitte Fessenden, Martin French,
Bob Quilter - Planning