

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

**Date:** December 11, 2008

**Meeting No.:** 92

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

**Phase:** Continuation

**Location:** Southwest Baltimore

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**PRESENTATION:**

Susan Williams and Jennifer Leonard, of STV, presented revisions for this Master Plan proposal addressing comments from the October 30, 2008 Introduction.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To express approval of realignment of house fronts on the new streets.
2. To express approval of additional houses shown at the south end on Athol Street.
3. To recommend reconsideration of the definition and development of the common green space in front of the nursing home, referred to as “the campus”. Perhaps the loop road from the boulevard entrance could be more clearly differentiated from the alley behind the houses fronting on Athol.
4. To express preference for the apartment location which partly screens the proposed new garage.
5. To suggest a third possible garage location closer to the southeast corner of the property, properly screened by tree plantings.
6. To express a minority interest in the staggered row of houses previously shown along the new road.
7. To recommend a redesigned entrance to the nursing home and proposed apartments with only one way in and out including a redesigned figural space (not necessarily of a regular geometry)
8. To recommend pursuit of a diminished garage presence; possibly smaller, more in ground, closer to the SE corner, completely screened by apartment building, et cetera.

**PANEL ACTION:**

Master Plan Approval withheld.

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**Attending:**

Tony Cortea, Susan Williams, Jennifer Leonard – STV

Stanley Fine, Caroline Hecker – RMG

Nate Prett – AB Associates

Jay Brodie, Paul Dombrowski – BDC

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

Wolde Ararsa, Kyle Leggs, Anthony Cataldo, Bob Quilter - Planning