

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

Date: January 29, 2009

Meeting No.: 93

Project: Irvington Knolls – Revised PUD Master Plan

Phase: Continuation

Location: Southwest Baltimore

PRESENTATION:

Susan Williams of STV presented revisions for the proposed Master Plan that were made in response to the December 11, 2008 UDARP comments. The Apartment building has been moved closer towards the street and now screens the parking structure. The main entrance drive turns north almost centered on the old Nursing Home entrance and forms an open space green square between the apartment building, the Nursing Home and the road.

RECOMMENDATIONS OF THE PANEL:

1. The Panel approved the new entrance and green square configuration.
2. It was suggested that the corners of the parking structure be cut off, so it can move closer to the property line and increase the space between the garage and the apartment building. This may allow for the greening of that space with trees.
3. The alleys need more landscaping as well. The spaces between the townhouse blocks are wide enough to plant trees. The rears of the townhouse lots should show some landscaping by pairing rear driveways and creating green spaces in between.
4. The paved area in front of the old Nursing Home should be redesigned and planted to the best extent possible.

PANEL ACTION:

Master Plan approved. Work with Planning Staff to modify final Master Plan per aforementioned comments.

Attending:

Susan Williams – STV
Caroline Hecker – RMG
Nate Prett – AB Associates

Messrs. Bowden, Ramberg, Schack, Britt and Cameron
Kyle Leggs, Martin French, Bob Quilter - Planning