

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

Date: April 9, 2009

Meeting No: 95

Project: O'Donnell Heights Master Plan

Phase: Introduction

Location: Southeast Baltimore

PRESENTATION:

Commissioner Paul Graziano introduced the background for this project, a full master planning effort for O'Donnell Heights, one that will be developed in phases. Current residents are to be accommodated in 2/3 of the existing housing stock while the remaining 1/3 is redeveloped as Phase I. David Dixon, of Goody Clancy, made a detailed presentation of the proposal.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To recognize a very good beginning to this project.
2. To recommend careful consideration of the retail location and the possibility of building initially on both sides of Boston Street.
3. To suggest that retail needs to be located on a major street for better chances for survival.
4. To ask for careful attention to the impact of auto parking on the park spaces proposed.
5. To direct attention to courtyards proposed, mostly for parking, as different from a front-door on-street principle.
6. To request sections through streets and the site as a whole in future presentations.
7. To direct attention to "School Street" and its lack of building frontage. All street frontages should be carefully examined.
8. To see the parks proposed as rather uniform in shape and therefore uniform in possible use. Possibly too much park space is proposed, or too scattered, for it to be maximally useful and various in nature.
9. To question if a "town center" is appropriate for a neighborhood redevelopment proposal.

Ella Broadway, a representative of current public housing tenants and the community organization expressed an interest in the proposal including a sufficient number of attractive units for public housing - accepting that it is a good thing to include market rate and rental housing and public amenities in a future O'Donnell Height community.

PANEL ACTION:

No formal action – Introduction only.

Attending:

Commissioner Graziano, Jemine Bryon Peter Engel, Lembit Jogi – HABC
David Dixon, Ganesh Ramachandran – Goody Clancy
Ella Broadway – O'Donnell Heights
Mel Freeman – G/C
Kaliopé Parthemos – Office of Council President
Maya Garza – Office of Councilman Kraft
Jay Brodie, Paul Dombrowski, Ben Stone - BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Gary Cole, Wolde Ararsa, Martin French, Anthony Cataldo, Bob Quilter - Planning