

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

Date: September 10, 2009

Meeting No: 100

Project: Uplands PUD - Phase 1: Rental Housing

Phase: Continued Final

Location: Southwest Baltimore

PRESENTATION:

Nicole Battle of Pennrose Properties, project developer and member of Uplands Visionaries, introduced the updated status of the Uplands Phase 1: Rental Housing project. On July 16, the project received Final approval with comments that called for the project to return to UDARP for review of the final design response to the Panel's recommendations. Today, Ms. Battle provided a written and verbal point-by-point response to the Panel's 7/16 comments. She stated that all responses had been shared with the community and had received their support.

RECOMMENDATIONS OF THE PANEL:

The Panel complimented the project team for its excellent work and responsiveness to the Panel's comments. In every instance except one, the project team had revised the design in direct response to the Panel's direction. The single instance where the project had not achieved the Panel's goal is in the lack of a substantive increase in number and caliper of trees to be added to the site, on the building sites and parking lots, and the caliper of street trees.

The Panel continues to encourage the project developers to increase the number of trees throughout the project site (especially in large parking areas) and to plant trees with a caliper greater than 3.5". Further, the Panel wishes to state its strong recommendation to the Department of Transportation that the caliper of new street trees be greater than 3.5", with the goal of planting trees that can provide a the appearance of a substantive landscape at the time of their planting.

PANEL ACTION:

Final approval subject to comments.

Attending: Nichole Battle; Pennrose Properties
Susan Williams and Patrick Pleasants; STV
Sharon Grinnell – Doracon (Uplands Visionaries)
Nicole Earle-Drummond – HABC
Claudia Dock – Legal Aid Bureau, Inc.
Jay Brodie, Paul Dombrowski - BDC

Ms. Eig, Messrs. Bowden, Schack, Britt, Cameron – Panel
Gary Cole, Wolde Ararsa, Kyle Leggs, Anthony Cataldo, Bob Quilter- Planning