

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

MEETING MINUTES

Date: January 21, 2010

Meeting No: 107

Project: Greektown Housing Revised Master Plan (South) **Phase:** Revised Master Plan

Location: East Baltimore

PRESENTATION:

Lee Driskill, architect with Hord Caplan and Macht, introduced the proposed amended project. Charlie Kieler of Kettler, the development company, provided background on Kettler's six-year ownership of the site and that the intention of the amendment is to provide circumstances that would allow the work to begin.

This project, last seen in 2006, requests a Minor Amendment to the Greektown South PUD. The proposed amendment covers the 14.4 acre site. Approximately 2.25 acres is reserved for open green space, including two rectangular shaped passive parks, mews, and a court. It is intended to create an affordable "for sale" project that can be built under today's changed economic circumstances. It includes a readjustment of unit types for the site, decrease in density, change in the disposition of open space, minimization of grading, introduction of a different mix of row houses with some mid-rise and high-rise apartment buildings, integration of numerous sustainable attributes, increase in the number of trees to be planted, and a rearrangement of the street plan that both reduces the number of roads and alleys and, through placement, minimizes the length of the water and sewer system. The proposed amendment does not affect the boundaries of the three phases. The community is enthusiastic in support of the proposal.

RECOMMENDATIONS OF THE PANEL:

The Panel was of the opinion that while Phases 2 and 3 were generally successful, Phase 1 was not. The Panel desires that the three phases are designed to work as parts of a whole, composed of a variety of housing types, but integrated and compatible into a visually pleasing and identifiable new neighborhood. Therefore, the design of all phases should be reconsidered to create a cohesive whole. Specific comments are as follows:

1. The readjustment of unit types for the site and decrease in density are acceptable.
2. The gridded plan is unimaginative and more responsive to resident parking than to living. The plan should be redesigned so as to have focal points connected by

- greenways, making living and pedestrian experience, not parking, the dominant visual image.
3. The street grid should be responsive to its purpose as a connector, not an arbitrary overlay. The existing grading should be studied so as to maximize its form through good design. A variation in housing form, garage placement, and other design components is encouraged as a means to resolve this.
 4. The plan should honor the role of Macon Street as the “neighborhood’s” main thoroughfare. The road should be extended, so it serves as a connector throughout the project, and all houses sited along Macon should be oriented towards this street.
 5. While the idea of the mews is acceptable, its design here is not successful. The mews should not be secondary to the alleys, instead they should read and function as connected parkways.
 6. If alleys remain in the design, they should be reduced in width and placed in locations that ensure that they always read as tertiary elements of the plan, following green connectors and streets.
 7. The green spaces should be located, sized, and designed to serve specific purposes so as to ensure that they are suitable for the intended uses.
 8. The edges of the green spaces should have special attention to maximize public enjoyment of the total design.
 9. The church could be more integrated in to the overall plan as a special place.

PANEL ACTION:

Approval Withheld. Response to above comments requested.

Attending:

Charlie Kieler, Taylor Kettler, Luke Radlinski – Kettler
Lee Driskill – HCM
Douglas Kennedy – KCW-ET
Stanley Fine, Caroline Hecker – RMG
Lorraine Mirabella – Sunpapers
Chris Ryer – Southeast Community Development Corporation
Jason Phillipou – Greektown CDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Tom Stosur, Natasha Becker, Will Doane, Anthony Cataldo, Bob Quilter - Planning