

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

Date: August 12, 2010

Meeting No: 114

Project: Holabird Manor Master Plan

Phase: Introduction

Location: Proposed Replacement PUD - Southeast Baltimore

PRESENTATION:

Frank Scarfield, developer, and David Diesselhorst, architect, presented a proposal for a mixed use renovation and new construction development at the site of a previously planned continuing care center. The original PUD had 312 living units and 296 are now proposed.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To query provision for trash removal from the large multi-unit buildings proposed. Trash removal from alleys is recommended.
2. To request topographical sections through the site.
3. To enquire about the size and height of all nearby buildings.
4. To enquire about the number of units proposed. R-5 and R-6 zoning allows for 205 units and 296 are proposed in the amended PUD.
5. To recommend reorganizing the proposed town houses so as to eliminate front to back units shown.
6. To recommend lowering the height of the multi-unit buildings possibly by parking below grade.
7. To approve the proposed street pattern in general. The circle could be eliminated. Manor and Eastbourne Avenues could be continuously tree-lined.
8. To recommend reconfiguring parking shown behind existing senior housing so as to improve possible use of green space.
9. To especially recommend to lower height of building D so as not to ill-affect nearby rowhouses.

PANEL ACTION:

Approval withheld. Return with response to comments.

Attending:

Frank Scarfield – Scarfield Development
David Diesselhorst – The Diesselhorst Group

Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Tom Stosur, Gary Cole, Wolde Ararsa, Anthony Cataldo - Planning