

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

Date: August 12, 2010

Meeting No: 114

Project: Uplands PUD – Area B Housing

Phase: Final

Location: Uplands PUD

PRESENTATION:

Mr. Bill Monk presented the site changes made in response to the Panel’s previous comments. In the area where there were three townhouses that exposed the parking, back to back townhomes were placed with the parking in the rear. Jack Lessard presented the architecture of the back to back towns and how they were built into the hill with a brick base and Hardie Board siding above. He then presented their building materials and colors.

RECOMMENDATIONS OF THE PANEL:

Panel members were pleased with the change from traditional townhouses to the back to back towns concealing the parking on the site. The Panel accepted the materials presented for the towns and the single family units.

The Panel expressed concern for the limited tree planting in alleys screening parking and on Old Fredrick Road. It was suggested that street trees would be planted by a City contract along Old Frederick Road. It would also be helpful if a plan that illustrated the potential location of trees along the alleys and plantings within the ‘common areas’ were provided. The Panel asks for assurance that the tree planting be completed as per the approved Master Plan. Design and construction of the major open space also needs to be confirmed and completed as per the Master Plan.

PANEL ACTION:

Final Approval with comments.

Attending: Nichole Battle; Uplands Visionaries, LLC
Clark Wagner – Bozzuto Homes, Inc.
Jack McLaurin – Lessard Group
Bill Monk, Matt Bishop – Morris Ritchie
Angela Bethea-Spearman – Southwest Dev. Comm./Uplands
Nicole Earle - HABC

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