

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

(Revised 11/15/10)

Date: November 10, 2010

Meeting No: 118

Project: Holabird Manor Master Plan

Phase: Continuation

Location: Proposed Replacement PUD - Southeast Baltimore

PRESENTATION:

David Diesselhorst, architect, presented a revised Master Plan for this project. The original PUD had 312 living units, 296 were previously proposed and the count has now been lowered to 292.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To suggest that the row of townhouses running north/south might be moved up closer to Manor Avenue so as to create a better pedestrian edge that typifies the surrounding residential streets. Backyards, parking and service would be located to the rear of these houses. Manor Avenue should continue to have parallel parking. This would eliminate front-loading garage unit types from the development.
2. To compliment the architect on his response to previous panel comments, particularly in the matter of proposing below ground parking.
3. To recommend a more continuous street tree planting on both sides of both streets proposed. The median island shown might well be eliminated. Trees should be no more than 30 feet on center.
4. To recommend that sidewalks shown be more continuous and connected by crosswalks.
5. To recommend that all townhouses be organized in a more convincing pattern, without stepping them back and forth. Perhaps end units could be emphasized.
6. To suggest re-thinking of the multi-story building plinth expression in favor of a base, middle and top format.
7. To recommend that the open space adjacent to the community center be treated as a usable and complimentary community space.

PANEL ACTION:

The Panel approves this PUD Master Plan with attention to the comments above.

Attending:

Frank Scarfield – Scarfield Development
David Diesselhorst – The Diesselhorst Group

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