

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

MEETING MINUTES

Date: December 9, 2010

Meeting No:119

Project: Greektown Housing (South) Architecture

Phase: Schematic

Location: East Baltimore

PRESENTATION:

Mr. Luke Radlinski (Kettler, Inc.) presented the project to the Panel as the first phase of the Greektown PUD. Phase I includes 121 townhouses 16 feet on center. There are three unit types in Phase I with brick fronts and vinyl siding rears. The end units have a brick base on the side.

Mr. Ian Sokoloski then presented the project plans. His presentation, however, did not respond to the 10 previous comments and the graphic presentation was incomplete. The Master Plan was presented without a site plan of the project, landscape plan or building elevations showing the changing grade elevation. Previous comments requested a detailed plan of Macon Street with full elevations of both sides of the street and a planting plan of the Mews.

RECOMMENDATIONS OF THE PANEL:

1. Panel members were unable to adequately review the project due to the incomplete presentation. The next presentation must include elevations of every building group, fronts, end sides and rears, showing the changing grade, a detailed plan of Macon Street with landscaping, pooch-outs at the corners and lighting.
2. The front elevation of the unit type with half masonry and shutters used with double and Palladian windows was unacceptable.
3. The architect should consider arranging the unit types so that the elevations develop a rhythm/pattern.
4. A pedestrian connector between the units on the east side of the development similar to those on the west side should be added to the site plan.
5. Finally, the Panel recommended screening the industrial area west of the site with heavy planting.

PANEL ACTION:

Schematic Approval withheld. Response to the five comments above requested.

Attending:

Luke Radlinski – Kettler, Inc.

Ian Sokoloski – Design Evolution Architecture

Jason Filippou – Greektown CDC

Nate Pretl – AB Associates

Jay Brodie - BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Tom Stosur, Gary Cole, Wolde Ararsa, Erv McDaniel, Anthony Cataldo, Bob Quilter -
Planning