

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

**Date:** January 27, 2011

**Meeting No.:** 121

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**Project:** Greektown Housing Phase I

**Phase:** Continued Schematic

**Location:** East Baltimore

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**PRESENTATION:**

Luke Radlinski of Kettler Inc reviewed the project's background and introduced Ian Sokoloski of Design Evolution Architecture who then described the changes since the last presentation. Changes included all brick facades along end units on Macon Street, as well as porch entrances, faux windows and the elimination of shutters; various Foster Street elevations not previously shown; revised planting in the mews area; landscape screening along the railroad right-of way as well as proposed monumental signing of the project.

**RECOMMENDATIONS OF THE PANEL:**

The Panel acknowledged the changes made since the last presentation, but was disappointed with several elements of the current proposal. Comments from panel members were as follows:

1. Pedestrian connections through project. The north/south pedestrian connections through the mews to the adjoining neighborhood and future phases should run completely from Foster to Fait Avenues.
2. "Pouch-outs" corner treatments should be incorporated at the corners of Macon Street with Foster and Fait. These locations should incorporate the community identity pillar monuments on both sides of those entry points to mark the project more effectively.
3. The end units facing Macon Street. The panel was unanimously disappointed with the expression of these units. Suggestions were made which included departing from the standard floor plans enough to give these units a unique expression, eliminating the "faux" windows, increasing the amount and size of windows and correcting the awkward non-symmetrical treatment of the end gables.
4. Lighting in the mews. Since the mews provides the entrances to so many units, some means of public lighting was strongly recommended.
5. Spacing of street trees. It is recommended that the street trees be spaced 30 feet apart rather than 35 feet.
6. Perimeter Street lighting. The panel felt that the two edges of the project (along Fait and Foster) should have a more uniform type and spacing of the "acorn" street lighting fixtures rather than the haphazard combination of acorn and cobra fixtures proposed.

**PANEL ACTION:**

Schematic design approved with the above comments to be addressed at the next meeting.

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**Attending:**

Luke Radlinski – Kettler Inc

Ian Sokoloski – Design Evolution Architecture

Messrs. Bowden, Ramberg, Britt and Cameron - Panel

Wolde Ararsa, Will Doane, Bob Quilter - Planning