

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

**Date:** February 24, 2011

**Meeting No.:** 123

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**Project:** Greektown Housing Phase I

**Phase:** Continued Schematic

**Location:** East Baltimore

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**PRESENTATION:**

After introductions by Luke Radlinski of Kettler Inc, Ian Sokoloski of Design Evolution Architecture described the changes based on the panel's recommendations from the prior presentation. The primary changes to the architectural design were as follows:

- The roof gables along the Macon Street end units were made symmetrical to the facade massing while the windows along that facade were increased in size;
- Various brick finishes were proposed although samples were not available;
- The townhouse door treatments were proposed to be made all the same, except in color;

Changes to the site plan were presented by civil engineer, Kevin Anderson as follows:

- The pedestrian connections were completed on the westernmost end of the mews while the openings between building groupings on the easternmost end remained unchanged;
- "Pouch-outs" were reintroduced at the corners of Macon and Foster/Fait Avenues;
- Lighting within the Mews area is proposed to be photocell controlled houselights not controlled by individual residents;
- The lighting pattern of "cobras" and "acorn" lighting remained unchanged;
- Although not available for current comment, the originally proposed project signing remained unchanged;

Sally Malena, landscape architect presented changes as follows:

- Enhancements to the Mews landscape plans;
- Reduced street tree spacing from 35 feet to 30 feet on centers.

**RECOMMENDATIONS OF THE PANEL:**

The Panel welcomed the changes proposed on many of the items, particularly site planning and landscape items, but remain concerned with various other elements of the presentation.

Comments from panel members were as follows:

1. The architectural treatment of the important end units facing Macon Street continue to appear problematic. Although the reintroduction of symmetry is a positive direction, the remaining facades require additional study. Recommendations included carrying the brick up into the end gables, increasing the scale of the circular roof vents on those gables, finding a better ratio of window openings to solid brick wall, investigating the relocation/or introduction of additional windows within the floor plans to create a more convincing composition, or introducing some other new elements which might provide more interest to these facades.
2. Rhythm of facade treatment along long runs of townhouses. It was requested that facade drawings be presented showing the relationships of ordering elements (bays, gables, doors etc) in the greater context of the streets or spaces they define.
3. Macon Street lighting. It is recommended that the Macon Street locations of the “acorn” lighting be reviewed to make sure they presents a clear logic and a strong rhythm for this important block of the project.
4. Signage elements should be limited to the mid-block Macon Street locations with the “column” elements near the alley being eliminated all together;

*Please make sure that all items, including material samples, lighting and relevant earlier drawings are made available at the next meeting.*

### **PANEL ACTION:**

Schematic - Site and landscaping plans approved with the above comments. Architectural treatment of townhouse units (particularly Macon Street end units) not approved.

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### **Attending:**

Luke Radlinski, Richard Kieler – Kettler Inc  
Ian Sokoloski – Design Evolution Architecture  
Kevin Anderson – KCW Engineering  
Sally Malena – Human and Rohde  
Jason Filippou – Greektown CDC  
Nate Pretle –AB Associates  
Jay Brodie, Paul Dombrowski – BDC

Ms. Eig, Messrs. Bowden, Ramberg, Britt and Cameron - Panel  
Gary Cole, Will Doane, Martin French, Anthony Cataldo - Planning