

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

**Date:** March 10, 2011

**Meeting No.:** 124

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**Project:** 3001 West North Avenue Residential Housing

**Phase:** Discussion

**Location:** Hilton North Business Area

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**PRESENTATION:**

Mr. Kevin Bell described this proposed affordable housing project near Coppin State University. It is to include two multi-unit housing buildings facing North Avenue with parking and outdoor space in the rear. A curb cut off North Avenue between the two buildings is proposed. Coppin Nursing School Clinic participation is located on the ground floor of the west building. Woda Company is the Developer and builder and Cho Benn Holback is the architect.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To express appreciation for the strategy of dividing the project into two buildings.
2. To encourage a design that does not mimic a typical mixture of low-cost materials. Fewer materials are usually better than more. Details such as window sills and heads are desirable.
3. To recommend more landscaping where possible, for instance between the buildings and the North Avenue sidewalk.
4. To recommend possible omission of the driveway between the buildings. If not possible, one way traffic would be better than two way.
5. To recommend that the space between buildings be treated as a portal with the same facing material on both sides and public rooms fronting North Avenue.
6. To recommend adding trees where possible.
7. To express general approval of the variety of materials and openings shown.
8. To recommend street tree planting maximum 30' on center.
9. To recommend a headlight screen wall at the rear of the building, adjacent to the pull-in parking.
10. To express general appreciation for the clarity and simplicity of the proposed design.

11. To recommend revising the strategy of expressing brick veneer, hardiplank and windows as discontinuous bits of skin in the interest of a whole, more continuous solid building wall expression.

**PANEL ACTION:**

No action needed.

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**Attending:**

Kevin Bell – The Woda Group

George Holback – Cho Benn Holback + Associates

Jay Brodie – BDC

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

Tom Stosur, Kate Edwards, Anthony Cataldo, Bob Quilter - Planning