

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

Date: July 14, 2011

Meeting No.: 132

Project: O'Donnell Heights Phase 1

Phase: Schematic Working Session

Location: Southeast Baltimore

PRESENTATION:

Lembit Jogi of Baltimore Housing reintroduced the project, last reviewed by the Panel in April, 2011, and Tim Daniel from ZA+D Architects. He explained that Stanislaus Street (east west through the center of the site) has since been replaced with a greenway and the total number of houses slightly reduced. The site continues to be divided into four quadrants with School Street (north/south) bisecting the greenway in the middle. Housing edges the streets and greenway with parking and service areas located internally to each quadrant. Some quadrants had parking back to back and others had one sided parking with a small green open area next to the trash building. The streets surrounding the four squares have pooch-outs at each intersection.

Tim Madden, Landscape Architect explained the bio-retention and bio strategies for the smaller green open space.

RECOMMENDATIONS OF THE PANEL:

Panel Members offered the following comments during this working session:

1. The greenway concept is an improvement over the previous design for Stanislaus Street. It suggested more programming of the areas within the greenway and at the School Street intersection is needed.
2. Of the four internal quadrant layouts, the one with one sided parking and more meaningful green space seemed most promising.
3. Strengthening unit frontage on the greenway and School Street is desirable.
4. Minimizing a "project" feel to this important first phase is a necessary goal.
5. Consider the "pooch-out" design for the streets and its impact on street tree alignment and spacing.

Additionally, representatives of the residents expressed their preference for townhouses with front and back yards.

In general, while there have been some positive changes shown to the Phase I site plan, the Panel again asks the development team to reconsider the “quadrant” layout that has evolved. The Panel comments from the April 14 meeting stated that several panelists believed a more traditional street and development layout might be a better parti for this site.

PANEL ACTION:

Working Session only.

Attending:

Mary Claire Davis – GBAHC

Sasha-Gaye Angus – The Michaels Org.

Al Barry, Nate Pretl – AB Associates

Tim Daniel, Allison Lepelletier – ZA+D Architecture

Magda Westerhout, Mark Heckman – Marks Thomas Architects

Tim Madden, Courtney Galiber – MRA

Michelle Holmes – ODH Tenant council

Lembit Jogi, Kevin Slayton – HABC

Gregory Countess, Dennis Tristani – Legal Aid

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

Tom Stosur, Gary Cole, Laurie Feinberg, Anthony Cataldo, Bob Quilter - Planning