

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

Date: August 8, 2011

Meeting No.: 134

Project: O'Donnell Heights Phase 1

Phase: Master Plan-Final

Location: Southeast Baltimore

PRESENTATION:

Mr. Lembit Jogi (HABC) introduced Mr. Tim Daniel (ZA&D Architecture) who presented the responses and refinements following the UDARP July 14, 2011, Working Session, noting the following:

- The previous “institutional look” has been removed by more “intimate cluster” of buildings
- Smaller, better – programmed common green areas have replaced the Central Green way.
- School Street is now a key element of the plan; priority has been given to the North/South axis orientation; there are fewer streets “cutting through.”
- Parking areas now have a more traditional relationship to the units they serve.
- Trash/recycling pick-up areas have been reduced in size and placed in closer proximity to dwelling units.
- A “curved building mass” now creates a “sense of place” along School Street.
- Re street design, there are fewer “pooch-out” configurations and more continuous planning strips with street trees.
- Each townhouse and “walk-up” buildings is given a front yard; rear private space has been maximized with patio space for seating and green space for planting.

RECOMMENDATIONS OF THE PANEL:

Panel members offered the following comments:

- The design of School Street and its emphasis with the “curved building mass” is positive, as is the increased North/South orientation.
- Greater “linkages” between the open spaces is recommended; as is “clarity” of the functions of the various open spaces. Design details should be developed that differentiate the Street designs from the Alley designs (expressing that hierarchy).
- The Garden Plots may be better located in the open space to the west of School Street. The “Splash Pool” may be better located closer to the “Tot Lot.”

Community member comments were directed to the Developer - - requesting clarity regarding ownership/rental (7 homes are proposed to be sold “in fee simple”) and understanding of various subsidies for the rental units.

PANEL ACTION:

The Master Plan for Phase 1 was approved with further detailed study to be given to the above Recommendations of the Panel.

Attending:

Andrew Vincent, Mary Claire Davis – GBAHC
Sasha-Gaye Angus, J. Brandon Healy – The Michaels Org.
Tim Daniel, Allison Lepelletier – ZA+D Architecture
Magda Westerhout, Mark Heckman – Marks Thomas Architects
Courtney Galiber, Tim Madden – MRA
Ella Broadway, Michelle Holmes, Rosella Queen, Keith Brockington – ODH Tenant council
Gregory Countess, Tabina Riaz – Legal Aid
Dan Sernovity

Lembit Jogi – HABC
Jay Brodie – BDC

Messrs. Bowden, Ramberg, and Cameron – Panel
Tom Stosur, Anthony Cataldo, Bob Quilter - Planning