

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

Date: December 8, 2011

Meeting No.: 140

Project: O'Donnell Heights Phase I Architecture

Phase: Final

Location: East Baltimore/O'Donnell Heights Community

PRESENTATION:

Donna Rosano of ZA+D Architecture reviewed the changes since the last presentation. In response to the Panel's previous comments, the major design changes were as follows:

- The elimination of the controversial 3 bedroom Type C unit;
- The introduction of a more traditional gable strategy... i.e. gables placed at ends and middle of long rows;
- Changes to some of the colors;
- A more consistent treatment of the ownership units;
- Enlargement of some windows;
- Adjustments to rear Hardiboard facades, by introducing more variety and color.

RECOMMENDATIONS OF THE PANEL:

Site Plan and Landscaping

Although the site plan was approved at the last meeting, there continued to be concerns about the lack of detailed development of the rear areas, specifically the trash areas, fencing, mail pickup areas, and the revised pocket park, as well as the need for more of a sense of individual portal and privacy at the rear of the units. It is suggested that the Planning Staff continue to work with the developer in this regard.

Architecture/Buildings

There was mixed reaction from the Panel with some members suggesting that the facades were still too busy and others feeling comfortable with the current resolution. However, all panel members felt that generally real improvements had been made and that specifically, the elimination of multiple circular gable "vents" in a single unit façade was recommended.

PANEL ACTION:

Final Approval with above comments.

Attending:

Andrew Vincent, Mary Claire Davis – AHC

Bruce Zavos, Donna Rosano – ZA+D

Magda Westerhout – Marks Thomas Architects

Greg Countess – LAB/OHTC

Lembit Jogi - HABC

Jay Brodie- BDC

Ms. Eig, Messrs. Bowden, Britt, Cameron and Ramberg - UDARP

Tom Stosur, Anthony Cataldo and Bob Quilter – Planning