

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

Date: January 19, 2012

Meeting No.: 142

Project: Holabird Manor Master Plan/Architecture

Phase: Continued

Location: Proposed Replacement PUD – Southeast Baltimore

PRESENTATION:

David Disselhorst, principal architect of The Disselhorst Group, presented changes to the Master Plan that was previously presented to UDARP June 30, 2011. Each change represented a constructive response to the Panel's comments. The project continues to have 292 units total formed by a variety of building types, underground and surface parking, and park land. The architect also presented a design for Building AB that is intended to serve as a prototype for the architecture of other buildings on the site.

RECOMMENDATIONS OF THE PANEL:

The Panel found that the project was thoughtfully conceived and appreciates the positive response to the Panel's comments on the Master Plan scheme that was presented last June.

Master Plan:

1. The park area should be more clearly delineated by defining the edge and establishing order. Recommendations include the addition of a Pin Oak at the park's corner and the continuation of the brick serpentine to make it an even more special object in the landscape.
2. The relationship between the surface parking lot and the park needs to be resolved to create a clear delineation of space which will be more attractive and provide a more successful experience for the users.
3. The street trees should be spaced more closely together and fewer species used. Hornbeams should be replaced by a species with a larger canopy tree.
4. Retain shorter trees along Hartwait Street where the power lines interfere with their growth, but use a taller tree where this problem does not occur. The larger trees should match the species of the trees along Dundalk Avenue. It is less important to match the smaller species along Hartwait than to provide strong edges to the street with large street trees.
5. Better screening is needed to obscure the dumpsters.

6. The entrance area to the retail space at Dundalk Avenue should be studied. A new design for this area should relate more to the street tree arrangement along the rest of the street.
7. Increase the shrubbery and perennial landscaping across the entire site.

Architecture:

1. The increased use of brick as opposed to drivit helps the façade design.
2. Information/clarification about the heights of buildings is needed for the next presentation.

PANEL ACTION:

Master Plan – Final PUD Approved with Comments

Architecture: Schematic Approved with Comments

Attending:

David Disselhorst, The Disselhorst Group
Frank Scarfield Jr. – Holabird Construction
Jay Brodie, BDC

Mrs. Eig, Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Gary Cole, Wolde Ararsa, Katie Rose Imbriano – Planning