

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

**MEETING MINUTES**

**Date:** April 12, 2012

**Meeting No.:** 145

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**Project:** Barclay Redevelopment Phase 2 - Rental

**Phase:** Final

**Location:** Barclay neighborhood

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**PRESENTATION:**

Anthony Cataldo, architect with the Baltimore City Planning Department, updated the Panel on the recent site plan review meeting with staff and the developer / design team and asked the Panel to provide clear direction regarding the proposed pedestrian walk and community park. Catherine Stokes of Telesis then introduced the project and the design team. Sharon Bradley, of Bradley Site Design, presented a broader conceptual neighborhood pedestrian and open space plan as context for the proposed pedestrian walkway, open spaces, and street tree plantings in Phase 2. She then reviewed changes to the previously plan, which included a consolidation of the parking area north of Worsley, additional information regarding trash areas and enclosures, and more detailed site plans for the community gathering area and garden.

Susan Lami of Lami Grubb Architects then presented modifications to the rental houses based on previous Panel comments. These included the elimination of the mid-block turrets on 20<sup>th</sup> Street (replaced by projecting bay windows) and the extension of the rear first floors to create a small “green roof” area as well as to give a base to these elevations.

**RECOMMENDATIONS OF THE PANEL:**

The Panel complimented the design team on their responsiveness and presentation, as well as the quality of the project, and offered these final recommendations and comments:

Community open space / pedestrian walkway. Although the general location of the proposed community space did not change, the Panel felt that the relationship between the walkway and the community space has improved, making it, and the proposed community garden, better connected to everyday circulation through the site. It is recommended, however, that the design team further study the connection between the open grass area, paved gathering space (with the chess tables and benches), community garden, and parking area and consider moving the axis of movement from the center of the space to its edges (the location of the chess tables creates a visual and movement barrier between the open grass area and the paved area). Additionally, Worsley was questioned as a pedestrian connection; instead, existing pedestrian connections along the public sidewalks should be improved and reinforced. Finally, The Panel recommends that the design team continue to work with the Planning Department to incorporate the recommendations regarding trees and landscaping that were made in the site plan review meeting.

Architectural treatment. While the removal of the mid-block turrets are an improvement, the bays as shown are too timid and needs to project further. Additionally, there doesn't seem to be a consistent logic regarding the pattern of the cornices and windows; cornice treatment should match the window patterns. Also, the facades would benefit from additional articulation with some of the windows grouped in a two-story arrangement to match the bays (but not project). Finally, the Panel felt that the gables on Bldg 5 were out of scale and awkward in their relation to the walls below. It was recommended that they become dormers like those that flank the gable, only larger.

Greenmount Avenue. The Panel would like to reiterate that, while the developer does not control the vacant sites along Greenmount Avenue, the Housing Department needs to work with the developer to develop a plan for their treatment that reinforces and complements the new development and serves as a placeholder for the projected mixed-use development on these lots.

Neighborhood Open Space Plan. The Panel was generally positive regarding the plan, but is concerned with the inner block parks that are recommended. The developer should continue to work with the Planning Department on the development of these spaces and consider that, while they may serve community needs, they might also be fenced and gated for control and use.

**PANEL ACTION:**

The Panel recommends Final approval with comments.

**Attending:**

Susan Lami, Jim Noe – Lami Grubb Architects  
Catherine Stokes, Annie Applegate – Telesis  
Sharon Bradley – Bradley Site Design  
Kevin Anderson – KCW Engineering Technologies  
Leslie Harris – Harris-Kupfer Architects  
Lorraine Mirabella – Baltimore Sun

MJ Brodie- BDC

Anthony Cataldo, Eric Tiso, Gary Cole, Gary Letteron, Laurie Feinberg, Wolde Ararsa, Alex Hoffman – Planning

Ms. Eig, Mssrs Bowden, Burns, Cameron\*