

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

Date: December 13, 2012

Meeting No.: 159

Project: Revised Master Plan – Silo Point P.U.D.

Phase: Master Plan

Location: Silo Point, South Baltimore

PRESENTATION:

Ms. Addison Palmer, Architect with S.T.V., reviewed the current approved 2004 P.U.D. for Silo Point, which included two mid-rise multi-family housing projects planned for the southeast and northeast parcels flanking the Silo Point tower project. Due to changing market forces, Ms. Palmer indicated the Developer would like approval to revise the P.U.D. to include approximately 55 three story townhomes on the two parcels. The Landscape Architect, Ms. Sharon Huber, presented the revised site plan which included townhomes organized along a pedestrian mews on the northwest parcel and a central street on the southeast parcel. As noted, a key component of the site plan is the continuation of the greenway pedestrian path thru the northeast and southeast parcels.

RECOMMENDATION OF THE PANEL:

The Panel noted that the 2004 P.U.D, which proposed two flanking mid-rise multifamily structures, was more in keeping with the scale of the Silo Point development and served as an effective transitional element from the existing Silo Point tower to the surrounding townhome neighborhood. By replacing these elements with 55 three story townhomes the transition in scale is lost, requiring much more attention to the edge treatment of the flanking northwest and southeast parcels in relation to the existing Silo Point tower. The accommodation of townhomes within oddly shaped parcels presents additional site challenges. The Panel offered the following comments:

EDGE CONDITIONS AND LANDSCAPE BUFFERS:

- To increase the width of the landscape buffer along the western edge of the southeast parcel, incorporating dense planting and landscape walls to visually screen the backs of townhomes from the main entry to the Silo Point tower project.
- To consider eliminating the central street within the southeast parcel plan and replace with a tighter scaled pedestrian mews, allowing a wider landscape buffer zone along the east and west edges of the parcel.
- To consider increasing the width and intensity of planting along the eastern edge of the northwest parcel.

GREENWAY CONNECTIVITY:

- To consider relocating the greenway path thru the southeast parcel along a wider landscape zone on the western or eastern edge instead of the proposed central street or pedestrian mews.
- To consider alternative locations for the greenway path thru the northwest parcel as the Panel believed there was conflicting pressure on the pedestrian mews to serve both as a linear organizer of “front yards” and as a naturalistic greenway setting.

PANEL ACTION:

The Panel recommended approval of the change in use requested and of the site plan with the understanding that changes to the site plan will address the Panel’s comments and be presented at a future architecture design presentation.

ATTENDEES:

Addison Palmer, Mayra Filippone, Sharon Huber-Plano – STV

David Strouse – BCP

Mark Sapperstein – 28 Walker

Ed Gold, Tommy Jones, Stephen Scholder – Beazer Homes

Steve Kilar- Baltimore Sun

Stanley Fine, Caroline Hecker – RMG

Priscilla Carroll – Bowie + Jensen/ CSX

Ms. Eig, Mssrs. Burns*, Bowden – UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Gaymon, Natasha Becker, Eric Tiso, Carmen Morosan, Brent Flickinger – Dept. of Planning