

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

Date: February 21, 2013

Meeting No.: 162

Project: Greektown PUD

Phase: Revised Master Plan

Location: Southeast Baltimore

PRESENTATION:

Frank Watson of BWH Architects provided an overview of the project, its earlier approved master plan and the most recent proposed changes to that master plan. The changes involve the remaining Phase 2 properties previously proposed as a mixture of residential high/mid-rise development and town houses. The current proposal indicates an “all townhouse” development organized primarily along block-long semi-private landscaped courts or mews, eliminating direct street automobile access and connections in several cases. The previously proposed central square or major open space has been reconfigured into a more linear form as well.

COMMENTS FROM THE PANEL:

The Panel was disappointed with the proposed changes and voiced the following concerns:

1. **Street Focused Residential** – The Panel felt that more of the development should be street facing townhouse development to create a healthier urban pedestrian and visitor’s environment.
2. **Street Connections** – The Panel encourages the developer to avoid the street eliminations and consider maintaining the streets proposed, particularly the continuation of Hudson Street, as set forward in the original approved master plan.
3. **Role of Central Square** –The Panel felt that the originally proposed central square with its surrounding streets and house fronts created a more meaningful community open space than the currently proposed elongated space.

PANEL ACTION:

Recommended withholding Approval of Master Plan Revisions based on above comments.

Attending:

Frank Watson – BWH Architects
Richard Kettler, Charlie Kieler, Luke Radlinski - Kettler Inc
Kevin Anderson – KCW Engineering
Nate Pretl – AB Associates

Ms Eig, Messrs. Bowden*and Burns - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Martin French –Planning Department