

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

Date: February 21, 2013

Meeting No.: 162

Project: Silo Point Townhomes

Phase: Final

Location: Silo Point, South Baltimore

PRESENTATION:

Ms. Sharon Huber-Plano, Landscape Architect with S.T.V., presented changes to the Silo Point site plan based upon UDARP meeting minutes of December 13, 2012. These changes include:

NORTH WEST SITE:

- The elimination of a townhouse adjacent to the North West corner of the Silo Point Condominium Project, creating additional open space and landscape buffer.
- The spacing of trees along Andrew and Clement Streets to reflect existing utility locations.
- The planting of additional trees along the property line adjacent to the rail road tracks.

SOUTH EAST SITE:

- The relocation of the public Greenway path along the North West edge of the site, creating a twenty foot wide landscape buffer.
- The continuation of the Greenway path along the Northern side of Clement Street to the South East edge of the site.

Mr. Tim Paul, representing Beazer Homes, presented changes to the architecture in response to the December 13, 2012 UDARP comments. These changes include:

- The simplification of the masonry parapet on the front façade and introduction of metal railings above the bay window elements,
- The replacement of natural stacked stone with precast stone panels at the base along the front and side facades.
- The introduction of rear balconies, above the garage doors, supported by brick columns.
- The introduction of a masonry one story base on the rear façade.
- The individual expression of each townhome on the rear façade.

RECOMMENDATION OF THE PANEL:

The Panel expressed appreciation to the Design Team for their positive response to previous UDARP comments. Overall, the Panel felt changes presented improved both site and architecture components of the project. The following comments were offered by the panel:

SITE COMPONENT:

- To widen, if possible, the buffer zone between the Silo Point Condominium Project and the South East Parcel and/or to reduce the width of the Greenway path to allow for more planting.
- To restudy the tree spacing along existing streets to establish a more consistent cadence.
- To investigate the desirability of a view corridor from the alley to the rail road tracks within the North West Parcel.

ARCHITECTURE COMPONENT:

- To extend the precast stone base to the underside of the bay windows.
- To study the scale of precast stone panels in relation to the residential scale of the townhomes.
- To replace the small scaled windows on the side facades with larger windows consistent with those proposed on the front and rear facades.
- To extend masonry to the rear facades of units with highly visible corners, along Clements Street for example.

It should be noted that building material and color samples, streetscape and lighting standards and proposed hardscape material, are all required for final approval.

PANEL ACTION:

The Panel recommends approval with comments and the requirement that the Design Team submit material samples to the Department of Planning for approval.

ATTENDEES:

Caroline Hecker – RMG
David Strouse – Birchwood Capital
Sharon Huber-Plano, Addison Palmer – STV
Neil Weiderhaft, Ed Gold, Tim Hall – Beazer Homes
Gary Haber – Baltimore Business Journal

Ms. Eig, Messrs. Burns* and Bowden – Panel
Tom Stosur, Anthony Cataldo, Christina Gaymon, Jill Lemke - Planning