

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

**Date:** September 8, 2016

**Meeting #231**

**Project:** Oldtown Redevelopment Plan

**Phase:** Discussion

**Location:** Oldtown/Somerset

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**PRESENTATION:**

Tim Pula representing a development team composed of Beatty Development; Commercial Development, Mission First Housing and The Henson Development Company opened the discussion by providing history and background information regarding the mostly city-owned properties. Project Architect Kevin Johnson of Ayers Saint Gross introduced and further described an ambitious overall plan dependent significantly on the inclusion of several properties beyond, but adjacent to the subject city-owned parcels. The dominant urban design aspects of the preliminary planned mixed-use proposal include the following:

- Honoring the existing axial alignment of the former historic Gay Street “mall” development;
- Creating increased connectivity from the east and the Johns Hopkins Hospital complex by extending Jefferson and McElderry Streets across Central Avenue and Aisquith Street into the project site;
- Establishing a major defining open/green space along Central Avenue;
- Significantly increasing the amount of multi-family residential and ground floor retail uses throughout the project area with particular focus on providing a location for a major grocery store;

**Comments from the Panel:**

The Panel members felt generally positive that the guiding principles of connectivity, particularly toward the Hopkins complex, the integration of historic/iconic structures and the honoring of the historic Gay Street axis create a potentially good start at knitting the project area into the greater urban fabric.

Throughout the discussion, however, several areas of concern were noted which the Panel felt required continued study and resolution as follows:

- The lack of strong connectivity moves toward the west and downtown;
- The continued potential isolation of the historic Gay Street private retail development, particularly from a parking, service and traffic perspective;
- The amount of new retail development throughout the project other than locations along major arterial streets;
- The strategic location of the grocery store as a catalyst for early phase retail and residential development;
- The amount and nature of the open spaces, serving both institutional, commercial and residential uses;
- The community and phasing impacts of the relocation of functioning neighborhood institutions and the potential difficulty of acquiring and/or integrating the parcels not under city control.

**Panel Action:** Discussion only.

**Attending:**

Tim Pula- Beatty Development

Dan Henson - The Henson Development Company  
Al Barry – AB Associates  
Klaus Philipsen – ArchPlan  
Kevin Johnson, Anne Dutton – Ayers Saint Gross Architects  
Jon Munshaw – BBJ  
Natalie Sherman – Baltimore Sun

Bowden\*, Burns, Haresign, Illeva - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Tamara Woods, Wolde Ararsa, Amy  
Gilder-Busatti, Matthew DeSantis –Planning Dept