

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

**Date:** June 26, 2014

**Meeting No.:** 187

**Project:** Fulton –Gethsemane Village (formerly Penn Sq. II Apts.)

**Phase:** Schematic

**Location:** Pennsylvania Avenue – West Baltimore

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**PRESENTATION:**

After formal announcement that the former Penn Square II Apartments would now be known as Fulton-Gethsemane Village, Faith Nevins of Marks Thomas Architects reviewed the changes to the project since the last presentation. The notable changes can be summarized as follows:

- Site plan – the addition of a patio area against the building at the adjacent green space facing the parking area; the addition of a 3 ft fence at the southeast Pennsylvania Avenue end of the building at the bus stop area; and minor realignments of the entrance and service sidewalks and handicap parking.
- The Building – the realignment of the parking lot main entrance and the secondary Pennsylvania Avenue carded entrance; reduction in the size and impact of the dividing firewalls; reduction in the height of the sloped roof to create a more “normal” top floor wall treatment; changes in window type for a more consistent treatment; the elimination of the projecting “bay” windows at the ends of the project.

**Comments from the Panel:**

The Panel felt that the changes were an improvement to the design. There were, however, a few issues that continue to require further study and resolution:

1. **Parking Lot Entrance Area** – the Main Parking Lot Entrance requires more importance through a complete restudy including increased landscape areas, the introduction of a proper drop off area, and the de-emphasis of the service/trash connections.
2. **Pennsylvania Avenue Fence** – consider a higher, more substantial fence at the bus stop area to provide more privacy and security from the nearby tenant windows.
3. **Façade Divisions**– although the design intent to divide the long façade into three sections is commendable the relative proportions of the three treatments are questioned. Suggestions were made to more equalize the three sections such that the southeastern end appears less “abbreviated” and the central portion is decreased somewhat; Reconsider the elimination of the “bay” windows.

**Panel Action:**

Recommend Schematic approval, addressing the above comments.

**Attending:**

Kevin Bell – Woda Group  
Faith Nevins, Keith Sullivan, Matthew Ormsby – Marks Thomas Architects  
Lynette Pinhey – Human & Rohde  
Fred Thompson- Gower Thompson Inc

Messr. Bowden\*and Burns - UDARP Panel  
Anthony Cataldo, Christina Gaymon –Planning Dept.