

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

**Date:** January 25, 2007

**Meeting No.:** 52

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**Project:** Chesapeake Paperboard Master Plan    **Phase:** Continued Schematic

**Location:** Locust Point

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**PRESENTATION:**

Addison Palmer, landscape architect with STV, and Drew Romanic, Architect, presented a revised design for this master plan, addressing the issues raised at the 1-18-07 meeting.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To express continuing concern about roadway entrance from Key Highway. The road would better have a continuous path as it turns to the right (without the reverse curve shown). If it must slightly encroach on the playfields, it may be negotiated in connection with cooperation of parking and concession stand improvements proposed.
2. To recommend continuing refinement of the plaza shown. Perhaps it should focus more clearly on the water tower.
3. To question the reverse angle parking shown on the Woodall Main Street. It is noted that a switch to pull-in would be easy, if a change is required.
4. To recommend continuing refinement of the design and number of materials shown at street crossings. A simple raising of brick walkways might suffice.

**PANEL ACTION:**

The Panel approves the master plan for the PUD as presented, subject to comments. It looks forward to seeing further attention to the matters questioned in future building and site improvement presentations.

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**Attending:**

Mark Sapperstein – Developer; Drew Romanic – Martin Architects  
Addison Palmer – STV, Inc.; Cara Frye - Rosenberg Martin  
Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack, and Cameron – Panel  
Doug McCoach, Gary Cole, Thor Nelson, Bob Quilter - Planning

