

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

**Date:** May 24, 2007

**Meeting No:** 60

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**Project:** Westport Waterfront

**Phase:** Working Session

**Location:** Middle Branch – Redevelopment Area

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**PRESENTATION:**

Staff from the Department of Planning, including Thor Nelson and Duncan Stuart, provided background information and an overview of activities relative to the development of a Master Plan for the Middle Branch of the Patapsco River. The draft of the Master Plan is to be completed by mid-June/1 July. Following the above introduction, Ellen Neises of Field Operations described the Turner Development proposal in a power point presentation. The program for the transformation of this post- industrial site includes 3.1 million sq.ft. of office space, 1,800 residential units, 190,000 sq.ft. of retail space, a 400 room hotel, and parking for 6,700 cars.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. The character of the civic space requires further definition relative to its location and the nature of the buildings adjoining this space. A civic space requires civic buildings.
2. The width of the bicycle path is considered excessive and appears to be given too strong an emphasis in the plan.
3. The area adjacent to the transit stop might be a better location for the civic center and/or the tower rather than the location proposed.
4. It is regrettable that the strong linkage to the existing Westport community indicated on earlier schemes is not being pursued.
5. The wetlands zone should be developed with a pedestrian only area.

6. While the four lane vehicular spine represents a scale that may be appropriate to the higher density portion of the plan, it introduces a negative character in bisecting the lower density residential portion of the development. This should be avoided.

7. Although the Panel understands the factors that prevented saving some of the old warehouses, regret was expressed that some of the old could not be combined with the new. This also applies to some of the old piers.

Although concerned about portions of the plan, as expressed in the comments above, the Panel is impressed with the ideas and intentions proposed. However, given the experience with other innovative developments in Baltimore, such as Cold Spring New Town, it is suggested that the developer consider some alternatives in the design as contingencies.

Linda Towe, of the Westport community, spoke eloquently about the plan, but expressed concern about the location of many of the larger buildings and the potential traffic problems on Wenburn and Annapolis Road.

**PANEL ACTION:**

Working Session – No Formal Action.

The Panel trusts its comments may be helpful to the Developer and his team and looks forward to future presentations and discussions.

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**Attending:**

Pat Turner, Glenn Charlow, Eric Turner – Turner Development  
Ellen Neises, D. Maric, Michael Flynn – Field Operations  
Cara Frye – C Frye Associates  
Tony Cortea, Addison Palmer – STV  
Scott Slossow – Turtle Creek Development  
Corinne Casacio Enright, Earl Sutter – Carlyle  
Chris Pfaeffle – Parameter, Inc.  
Linda Towe – Westport

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel  
Doug McCoach, Thor Nelson, Duncan Stuart, Laurie Feinberg, Tara Penders, Bob Quilter - Planning