

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

Date: July 5, 2007 **Meeting No:** 63

Project: Westport Waterfront **Phase:** Master Plan

Location: Middle Branch – Redevelopment Area

PRESENTATION:

Staff from the Department of Planning introduced the project. Duncan Stuart, of the Department, provided an update on the environmental issues and Thor Nelson, also of the Department, outlined current and future activities. Following the above, Ellen Neises, of the firm Field Operations, responded to each of the Panel’s comments of the previous meeting held on May 24, 2007. In addition, Chris Pfaeffle, of Parameter, Inc., outlined the factors that prevented saving any of the existing structures on the site.

RECOMMENDATIONS OF THE PANEL:

The Panel appreciated the response to its previous concerns and expressed support for the modified plan presented. Comments were limited to the following:

1. While the Panel understands that design guidelines that will guide the development of this project as envisaged in the Master Plan are still being formulated, it stressed that these guidelines or principles are key elements of the Master Plan and should be reviewed promptly.
2. Some skepticism was expressed about the feasibility of the tall building.
3. It was suggested that it would be desirable to develop future exhibits that show views of the development from the existing Westport community.
4. A discussion of the bicycle path clarified the intent of this element and its proposed width.

PANEL ACTION:

Master Plan approved with comments. The Panel recognizes that this Master Plan as presented is conceptual in nature and will require further Departmental reviews including but not limited to Critical Area, Trail Design, Marina Master Plan and Design Guidelines. If the plan changes significantly, a return to UDARP may be required.

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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

Addison Palmer – STV

Scott Slosson – Turtle Creek Development

Phil Lee – Baltimore Harbor Watershed Association

Earl Sutter – Carlyle

Chris Pfaeffle – Parameter, Inc.

Lorraine Mirabella – Baltimore Sun

Will Showronsky – Baltimore Business Journal

Steven Overly – The Daily Record

Jay Brodie, Michael Pokorny, Paul Dombrowski, Chris Moyer - BDC

Messrs. Bowden, Schack, Britt and Cameron – Panel

Thor Nelson, Duncan Stuart, Brent Flickinger, Bob Quilter - Planning