

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

Date: September 13, 2007 **Meeting No:** 67

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

Location: Middle Branch – Redevelopment Area

PRESENTATION:

Chris Pfaeffle, Cara Frye and Addison Palmer presented the first draft of the proposed guidelines for this proposed Planned Unit Development.

RECOMMENDATIONS OF THE PANEL:

Panel comments were as follows:

1. To suggest that such a project might need a continuously reviewing architect to effectively ensure that future building proposals conform to the guidelines that are established and incorporated into the PUD. Parameter, Inc. is proposed by the developer to be the reviewing architect.
2. To point out that the urban renewal plan and PUD will be necessary tools as legal vehicles to enforce the design guidelines.
3. To note that some illustrations, ie. page 39 (section A), raise questions about intended relations between buildings and public space.
4. To recommend guidelines addressing retail or open space along passageways intended to be lively pedestrian experiences. This is proposed.
5. To note that specific building height controls are not yet included in this draft.
6. To recommend that the written narrative refer explicitly to the graphic diagrams shown.
7. To recommend that principles be established regarding building identification, signage and wayfinding.
8. To recommend standards for temporary parking lots.
9. To recommend guidelines regarding conditions on building lots prior to construction.

There was general discussion regarding who or what interests are intended to be addressed by the guidelines. Planning addressed this issue.

PANEL ACTION:

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None, Continue to develop.

Attending:

Pat Turner – Turner Development

Cara Frye – C Frye Associates

Addison Palmer – STV

Corinne Casacio – Carlyle

Chris Pfaeffle, Aaron Prager – Parameter, Inc.

Lorraine Mirabella – Baltimore Sun

Jay Brodie, Michael Pokorny, Paul Dombrowski - BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

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