

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

Date: September 27, 2007 **Meeting No:** 68

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

Location: Middle Branch – Redevelopment Area

PRESENTATION:

Chris Pfaeffle, Architect, presented a continuing discussion of the proposed guidelines for the Westport Waterfront Planned Unit Development.

RECOMMENDATIONS OF THE PANEL:

Panel comments were as follows:

1. To recognize the general quality of the Guidelines, particularly where verbal description is supplemented by graphic materials.
2. To direct attention to some statements which by lack of specificity thereby lack meaning and probable future utility.
3. To suggest that open space might sometimes be more usefully described as public space.
4. To support previous comments in favor of specificity. Future developers can argue for such deviation as they regard desirable.
5. To direct attention to the omission to date of attention to the rail corridor at the west edge of the PUD area.
6. To suggest that building wall guidelines differentiate between what is desirable and/or acceptable at street level and above.
7. To recommend greater differentiation and description of various types of open space.
8. To suggest less, perhaps promotional language, and more clarity regarding specific requirements.
9. To direct attention to some aspects of the largest triangular public space. Dividing it in two by a major auto thoroughfare seems to preclude or at least impede possible maximum public use.
10. To question what might be a variety of future possible uses of the adjacent trestle bridge (CSX).
11. To question sufficiency of light pollution guidelines.

12. To recommend inclusion of review by various Planning and review bodies in the waiver process.

PANEL ACTION:

In general, the Panel recognized good progress on the project and many superior elements in the Design Guidelines to date.

Attending:

Cara Frye – C Frye Associates

Addison Palmer – STV

Chris Pfaeffle – Parameter, Inc.

Lorraine Mirabella – Baltimore Sun

Dan Sernovitz – Baltimore Business Journal

Al Barry – AB Associates

Jay Brodie, Michael Pokorny, Paul Dombrowski - BDC

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

Doug McCoach, Thor Nelson, Duncan Stuart, Brent Flickinger, Ken Hranicky, Gary Cole, Peter Conrad, Carmen Morosan, Bob Quilter - Planning