

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: February 16, 2011

Meeting No.: 122

Project: Power Plant Live

Phase: Schematic

Location: Market Place, north of Water Street

PRESENTATION:

Zed Smith of the Cordish Company explained the history and character of this project to bring more nightlife to Baltimore and this site. Mark Knauer, architect, presented a proposal to improve and enliven the existing situation which suffers from often abandoned temporary structures. A permanent canopy roof, as in Kansas City and Louisville for similar projects, is proposed as is a more defined entrance.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To express excitement at the prospects indicated. The design vocabulary seems appropriate and promising.
2. To question the “caged rubble walls” proposed. An alternative would be better.
3. Could the entrance be on-axis with the fountain? Could there be fewer lighting styles proposed? Could the Baltimore Street entrance be made more inviting? Does the proposal do justice to and benefit Port Discovery?
4. To recognize the proposal as an overall improvement. The fountain space seems to suffer, however. Is the double circle at the entrance a good idea? Will it really work for traffic?
5. To see some loss in the change from primarily a temporary festival space to a sort of permanent beer garden.
6. To suggest that it might be better to support the new canopy roof on independent columns so that the “Butler building” might sometime be replaced.
7. To suggest that the “Valet” permanent sign is too important. It would better be temporary.
8. To see the “Butler building” as too much of a centerpiece.
9. To recommend attention to and development of the proposed park-like setting. Furniture should be appropriate and lightweight as shown in the Luxembourg Gardens example.
10. To recommend reconsideration of the grille screen shown at the entrance. A more integrated, transparent and elegant fence and/or canopy would be better. The light standards shown could be improved.
11. To question the landscape area located adjacent to the fountain.

12. To express appreciation of the developer's effort and investment in improving a potentially important Baltimore destination.

PANEL ACTION:

The Panel approves the Schematic design with comments. If comments are fully addressed, a final submission of details will be anticipated.

Attending:

Zed Smith, Topher Levering – Cordish Company

Mark Knauer – Knauer Inc.

Susan Williams – STV

Bryn Parchman – Port Discovery

Caroline Peri – DPOB

Jay Brodie, Darrell Doan, Paul Dombrowski – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Gary Cole, Anthony Cataldo, Bob Quilter- Planning