

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

**Date:** February 24, 2011

**Meeting No.:** 123

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**Project:** Power Plant Live

**Phase:** Final

**Location:** Market Place at Water Street

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**PRESENTATION:**

Mark Knauer, of Knauer, Inc., made a point-by-point presentation that addressed the Panel's previous comments.

**RECOMMENDATIONS OF THE PANEL:**

The Panel complemented the architect and development team for such a quick turn-around and response to the Panel's concerns, including the addition of the planter at Baltimore Street and the elimination of the gabion wall, the Philippe Stark chairs, and the planter at the entry drop-off and Water Street. However, these changes do not address the Panel's continuing concerns in the following areas:

Entry Drop-off / Fountain Plaza. The consensus of the Panel is that the entry drop-off / plaza is still awkward and confusing in its relationship between the pedestrian and the automobile, in particular the resolution of the valet lane and drive lane, its relation to the sidewalk, the paving pattern, and the wide apron entrance. The Panel would like the design team to reduce the width of the entrance to the drop-off; this would de-emphasize the car (which is admittedly only allowed in the space 20% of the time) and result in a design solution to limit access during non-valet times (the use of a sign was not seen as an adequate solution. This would create a recognizable entrance to the circle and not a continuation of the street.

Also, the location of the entrance to the Power Plant Live complex is still awkward and its geometry needs a better resolution in relation to the radius of the fountain. It was suggested that eliminating the gap in the spherical bollards might help in resolving the geometry. Additionally, there was concern expressed regarding the narrowing of the entrance to the stage area, and that the location of the trees and their relation to the superstructure should be further studied.

Eastern Passageway. It was generally viewed that the promenade space between Power Plant Live and Port Discovery needs additional study. While the intention is applauded, the relation between the solid wall at the back of the bar and the entrance to Port Discovery is awkward, the scattered planters do not create enough of an edge enhancement or definition, and the shrubs along the Power Plant Live edge act as more of a foundation planting rather than part of the

promenade. Because the width of the promenade is narrowed at the corner of the Port Discovery building and the “Butler” building, it was suggested that wider space that results between the beer pavilion and the promenade be better utilized as an urban edge, with the possible inclusion of benches, trees that relate to the small park, banners, lighting, and other streetscape elements. This would also help the perceived relationship between the beer pavilion and Port Discovery. It would also help to create a more continuous treatment from Market Place to Baltimore Street, given that this is a significant entrance to the area. Finally, an elevation of the eastern edge of the complex is requested in order to see how the new restrooms are treated as well as any improvements to the butler building.

Public “Park”. The addition of the small park at the southeast corner of the complex is a welcome addition. However, concern was expressed as to its public nature. While open to the public, its access is not welcoming since one needs to walk into the Power Plant Live entrance and then by the beer garden entrance. It was suggested that additional entrances be added with direct access to the promenade; since there are times in the evening when access is limited to Power Plant Live the same could be done along the promenade. Better access would encourage families visiting Port Discovery to use the space and improve the intentions of the developer to create a publicly accessible space.

Required Presentation Material. Given that this was a Final presentation, the architect did not have the following required information: building material samples, paving samples, a site plan with clearly delineated paving pattern (it is difficult to understand what is new paving and what remains), streetscape and plaza elements (fencing, lighting, spherical bollards, etc), a planting plan and plant list, and lighting and signage details (although some of these items were shown in the perspectives and in construction details it was difficult to understand the materials and their size). The development and design team should work with the Planning Department to make sure that it has the required material at the next meeting. Also, given the extent of site work and landscaping the Panel would like the landscape architect for the project at the next presentation.

### **PANEL ACTION:**

In order to help the developer move the project forward, the design and location of the beer pavilion and glass roof structure over the stage area are approved. The remainder of the project is not approved. Please note that approval of the pavilion and glass roof was made without the required material samples and information.

### **Attending:**

Topher Levering – Cordish Co.  
Mark Knauer – Knauer Inc.  
Devra Kitterman – Heui Inc  
Susan Williams – STV  
Jay Brodie, Darrell Doan, Terrance Hancock – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel  
Tom Stosur, Gary Cole, Jill Lemke, Carmen Morosan, Anthony Cataldo - Planning

