

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

Date: March 10, 2011

Meeting No.: 124

Project: Power Plant Live

Phase: Final

Location: Market Place at Water Street

PRESENTATION:

Topher Levering of the Cordish Co. introduced the project's overall progress since the last 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 another quick turn-around. The revised drawings showed a good response to the concerns expressed by the Panel at the February 24, 2011 meeting. In an effort to come to an agreement as to the final design, the Panel and Applicant agreed to accept the Applicant's submission with the changes as described below:

Entry Drop-off / Fountain Plaza. The consensus of the Panel is that the revised entry drop-off / plaza is much more successful. Changes to the design include: 1) the slight realignment of the spherical "bollards" so that the bollards will be on axis with the center of the fountain. 2) Correction of the spacing between each bollard so that they are placed evenly around the fountain/entry drop-off. 3) Inclusion of the design of the break-away bollards necessary for the fire truck access with the final drawings submission to Staff.

Eastern Passageway. The revised design for the Eastern Passageway between the Power Plant Live boundary and the entry to Port Discovery calls for a row of trees and four banners on tall poles. This design was well received as it should achieve a sense of promenade along this passage. It was agreed that the trees would be planted 25' on center. The design of the brick wall to mimic the rear wall of the Pavilion should be modified by eliminating the "connecting" stripe on the brick wall. Despite a long discussion on materials, it was determined that the stone wall of the fireplace, the white enamel subway tile at the rear wall of the Pavilion, and the use of brick for the wall adjacent to the rest rooms could remain as proposed.

Public “Park”. The addition of easily opened gates at the fence running along the edge of the Eastern Passageway fulfilled the need to make the “park” area more welcoming to the public, whether they were customers of the various eating establishments or not.

Required Presentation Material. The information provided in the revised presentation materials was acceptable.

Landscaping: The landscape architect presented the proposed landscape design as was requested by the Panel. The Panel recommended that the use of a single tree species (Zelkova) was not desirable and suggested pin oak or willow oak be considered along the Eastern Passageway, or if Zelkova was preferred for the Eastern Passageway, another species should be used in the “park” area.

PANEL ACTION:

Final Approval with Comments.

Attending:

Topher Levering – Cordish Co.
Mark Knauer – Knauer Inc.
Devra Kitterman – Heui Inc
Susan Williams – STV
Bryn Parchman – Port Discovery
Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Tom Stosur, Gary Cole, Wolde Ararsa, Anthony Cataldo, Bob Quilter - Planning