

*A Master Planning Proposal for 43 Acre  
Mixed Use Development on the west shore  
of Baltimore's Middle Branch*

**URBAN DESIGN OBJECTIVES**

1. Provide Equitable Waterfront Access consistent with the intentions of the Middle Branch Master Plan
2. Introduce a Soft Shoreline Design Vocabulary
3. Enhance Mobility with additional Access, Connections, Modalities
4. Expand Westport's Urban form towards the water

*Westport's shoreline is a piece of a greater, interconnected series of waterfront communities encircling the Middle Branch basin with a variety of natural and manmade amenities.*

PAGE 1

# 1. POINT OF DEPARTURE

## 1.1 PRIOR PLAN / UDAAP COMMENTS

### UDAAP COMMENTS

1. Establish View Corridors – Maisel, Kent, Manokin, Trestle, Indiana, Clare
2. Clarify Block & Street Grid relationship between new and existing Westport
3. Clarify Kloman Avenue Design – R.O.W. , Public Access, Intersections
4. Consider Shifting Park; Extend Wenburn Street to water.
5. Reinforce Urban Conditions at Kloman & Interior Streets - Street Walls, Frontage, Scale, Openings.
6. Develop Building Massing for Waterview Kloman Avenue, and Clare Street.
7. Clearly Identify Public and Private Space with Areas.



# 1. POINT OF DEPARTURE

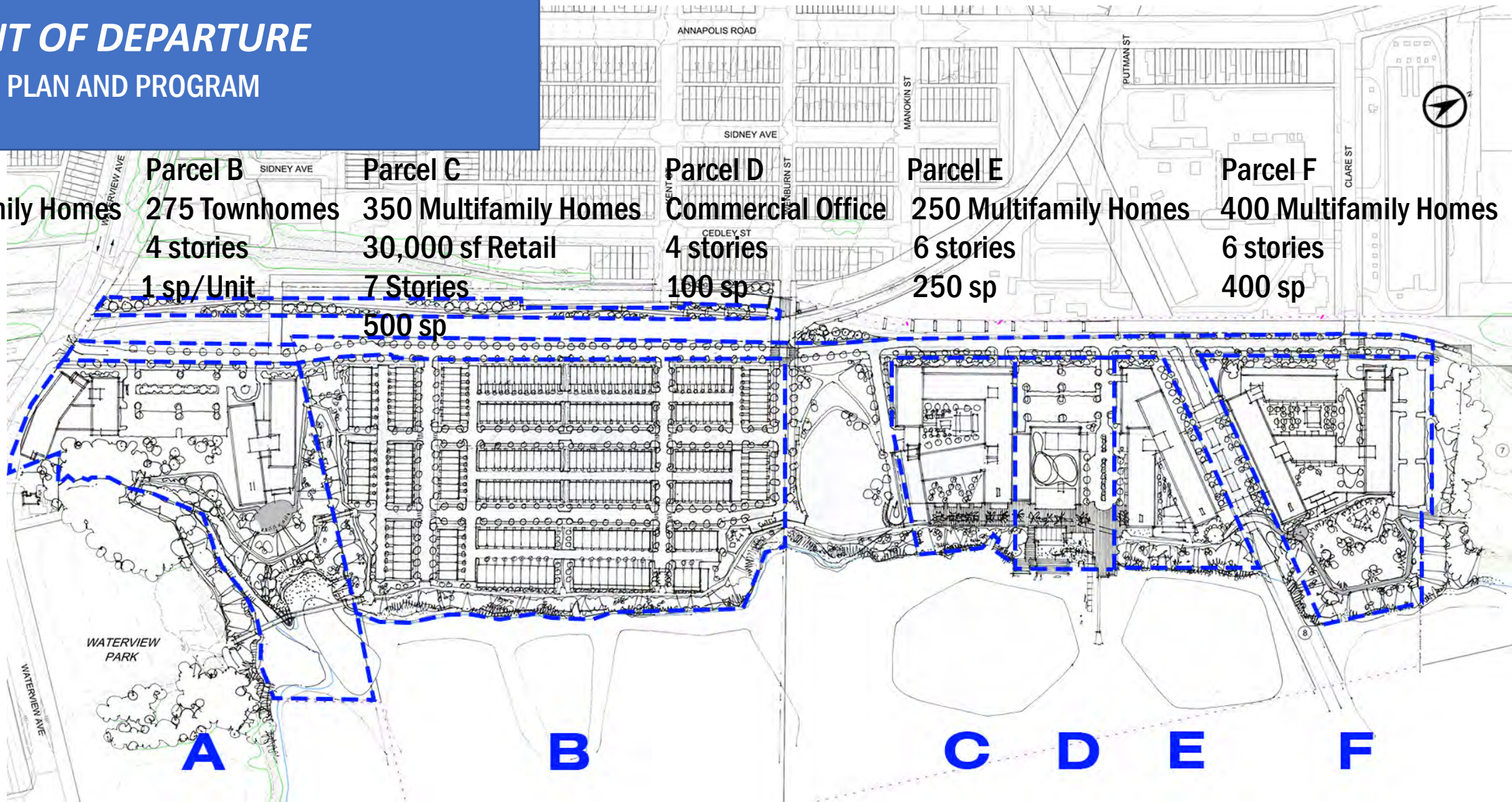
## 1.2 REVISED PLAN



# 1. POINT OF DEPARTURE

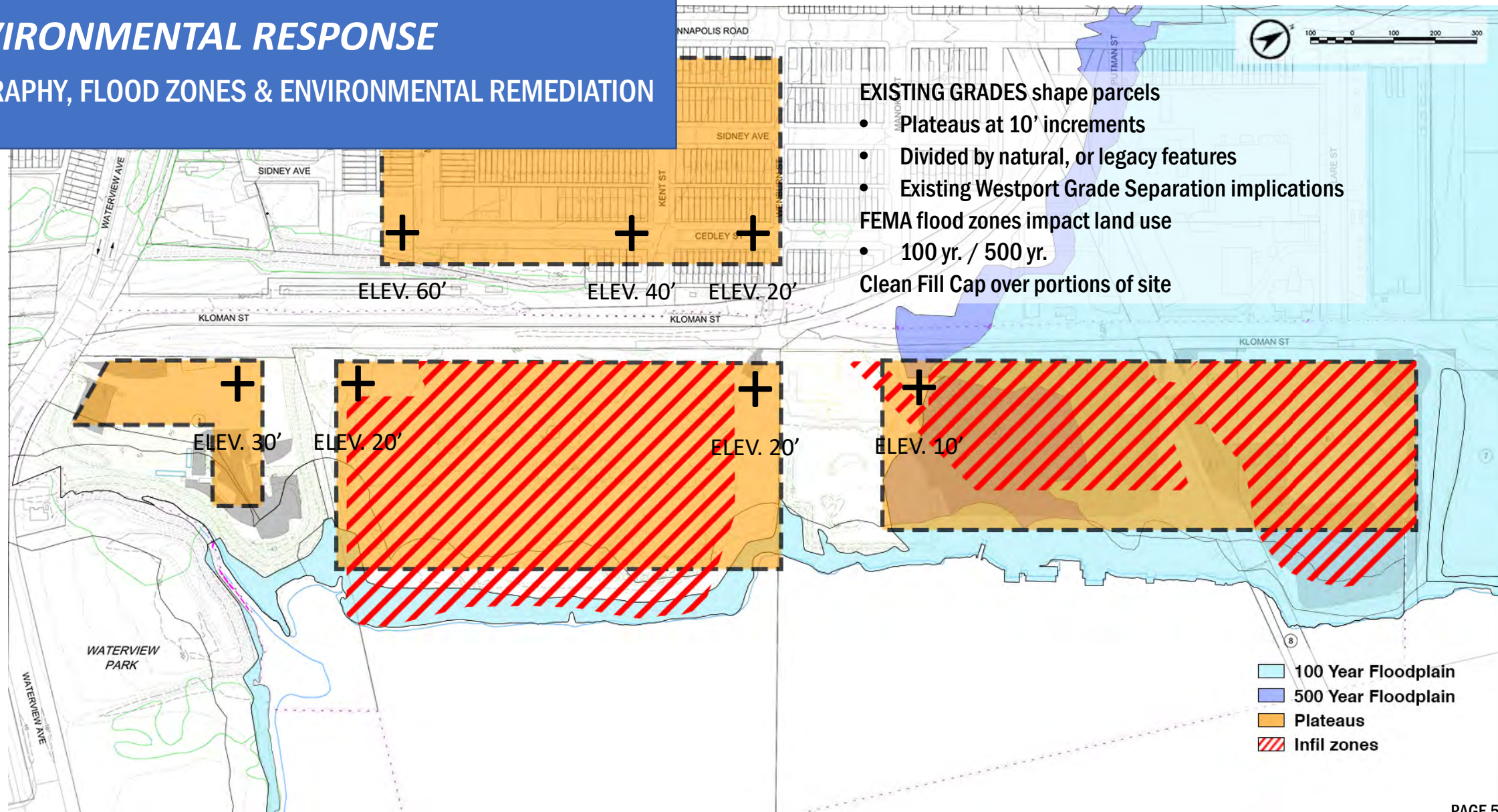
## 1.3 REVISED PLAN AND PROGRAM

<b>Parcel A</b> 300 Multifamily Homes 6 stories 270 sp	<b>Parcel B</b> 275 Townhomes 4 stories 1 sp/Unit	<b>Parcel C</b> 350 Multifamily Homes 30,000 sf Retail 7 Stories 500 sp	<b>Parcel D</b> Commercial Office 4 stories 100 sp	<b>Parcel E</b> 250 Multifamily Homes 6 stories 250 sp	<b>Parcel F</b> 400 Multifamily Homes 6 stories 400 sp
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## 2. ENVIRONMENTAL RESPONSE

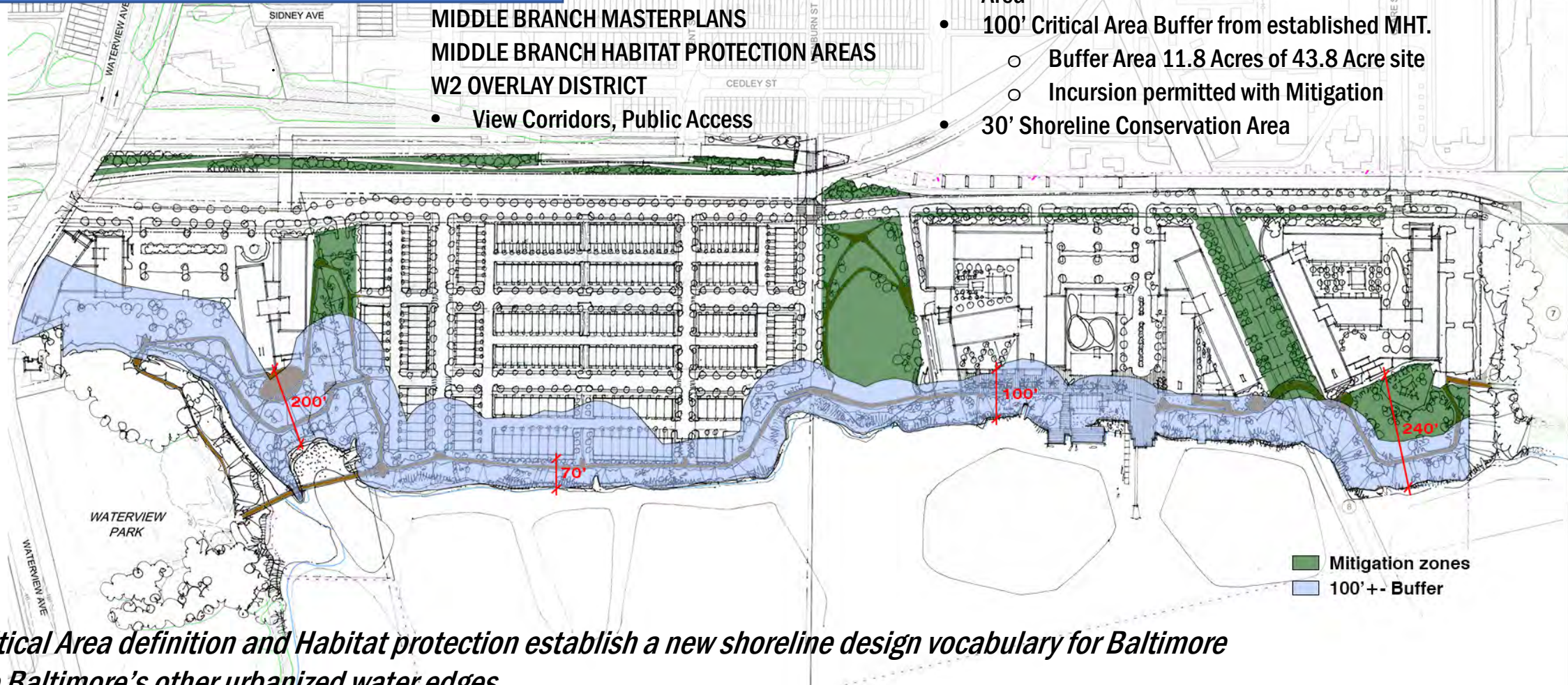
### 2.1 TOPOGRAPHY, FLOOD ZONES & ENVIRONMENTAL REMEDIATION



# 2. ENVIRONMENTAL RESPONSE

## 2.2 POLICY & REGULATIONS

UDAAP 7. Identify Public and Private Open Space



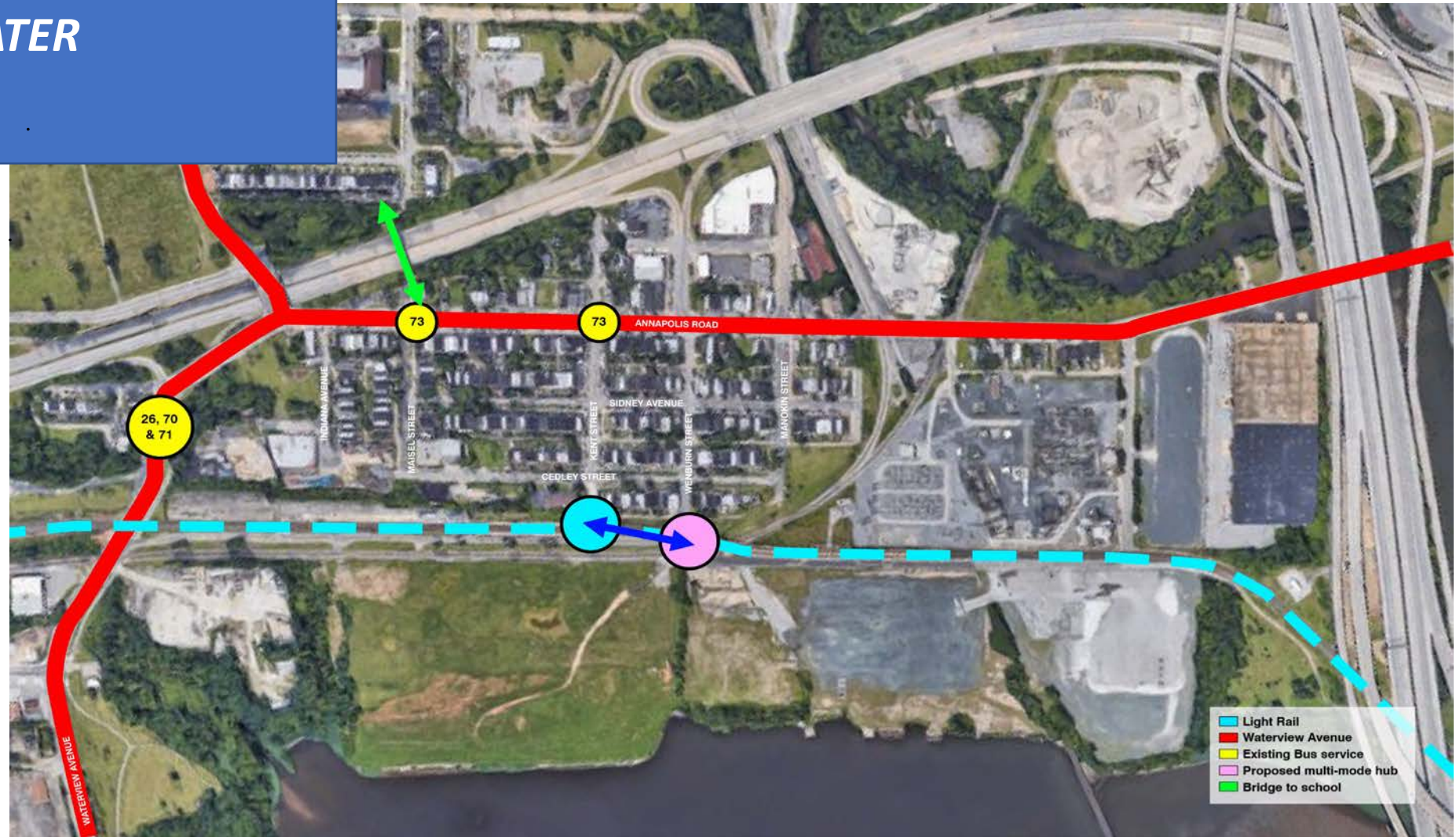
*Shoreline Critical Area definition and Habitat protection establish a new shoreline design vocabulary for Baltimore in contrast to Baltimore's other urbanized water edges.*

# 3. REACHING THE WATER

## 3.1 TRANSIT OPPORTUNITIES

### EXISTING ROUTES NEED TO INTERCONNECT

- Light Rail – Waterside Accessible connection to Kent St. Light Rail
- Bus – Consider relocating stops to provide CENTRALLY LOCATED multimodal TRANSIT HUB

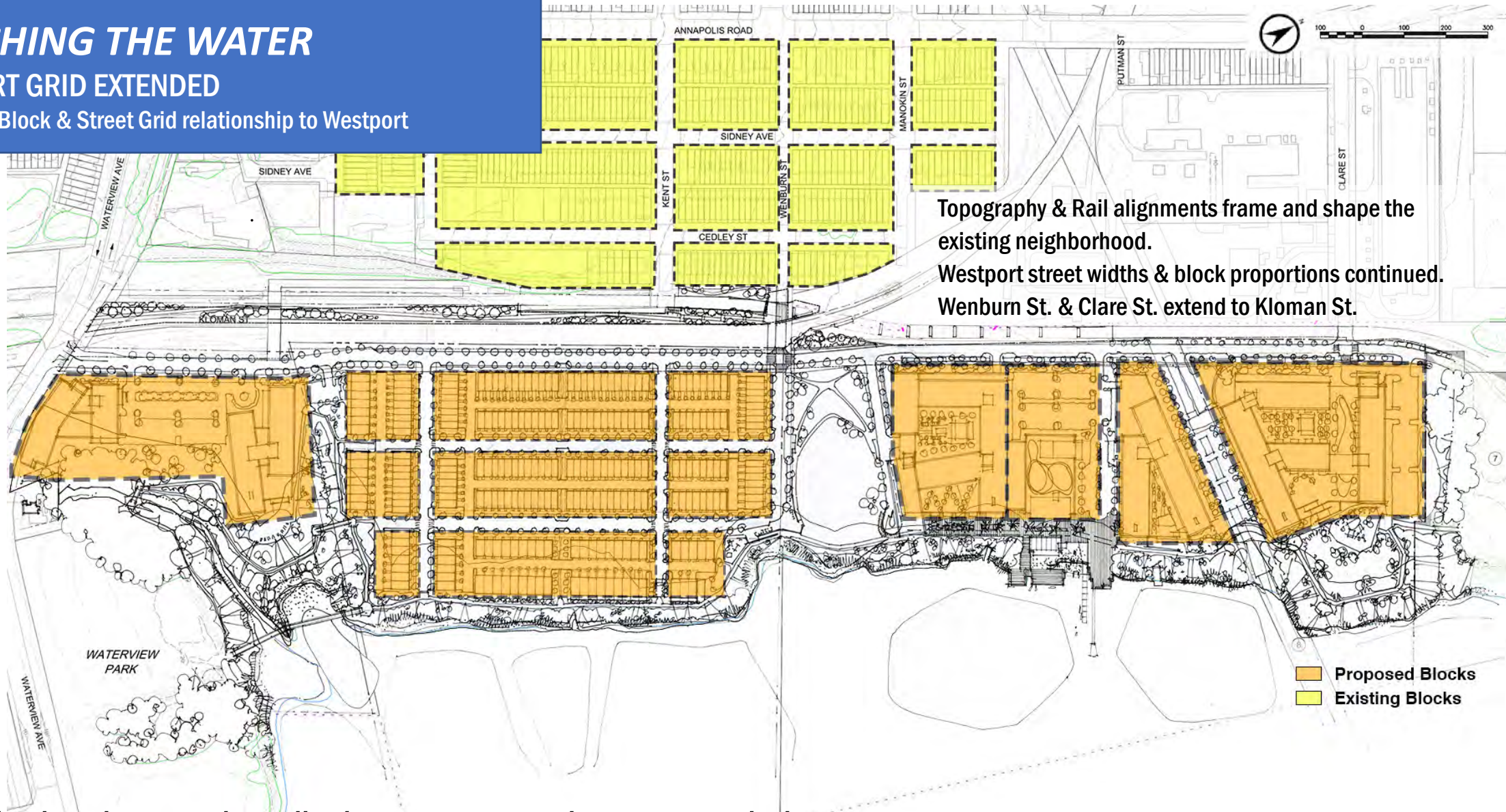


*Westport's modal transit networks function, but they don't connect. Westport's Street Network is the legacy of its industrial heritage and not aligned with community needs. Great for moving freight – but not for getting kids to school*

# 3. REACHING THE WATER

## 3.2 WESTPORT GRID EXTENDED

UDAAP 2. Clarify Block & Street Grid relationship to Westport



Topography & Rail alignments frame and shape the existing neighborhood.  
Westport street widths & block proportions continued.  
Wenburn St. & Clare St. extend to Kloman St.

Proposed Blocks  
Existing Blocks

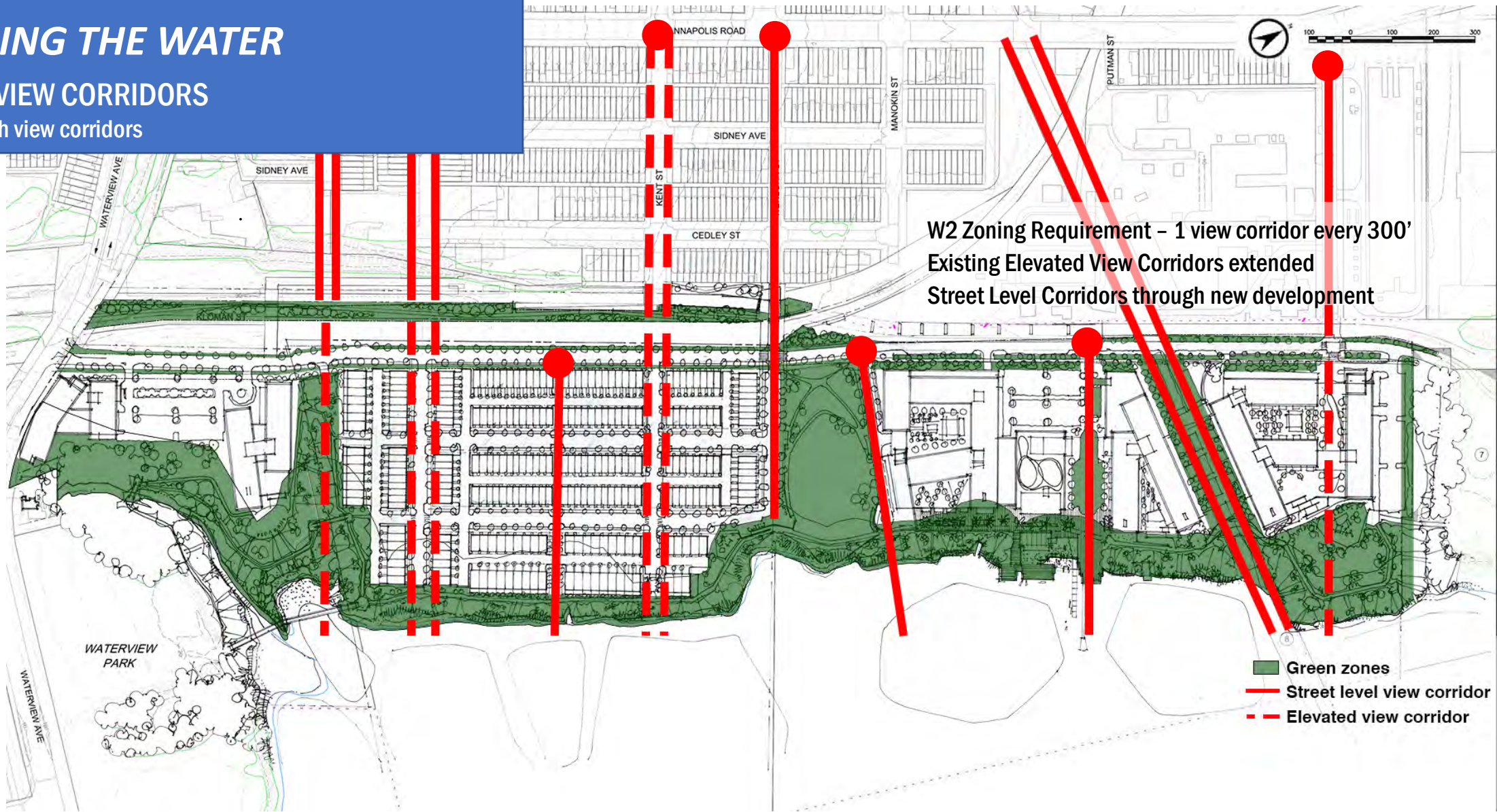
*In city neighborhoods— people walk along streets, and streets reach the water*



# 3. REACHING THE WATER

## 3.3 VISTAS & VIEW CORRIDORS

UDAAP 1. Establish view corridors



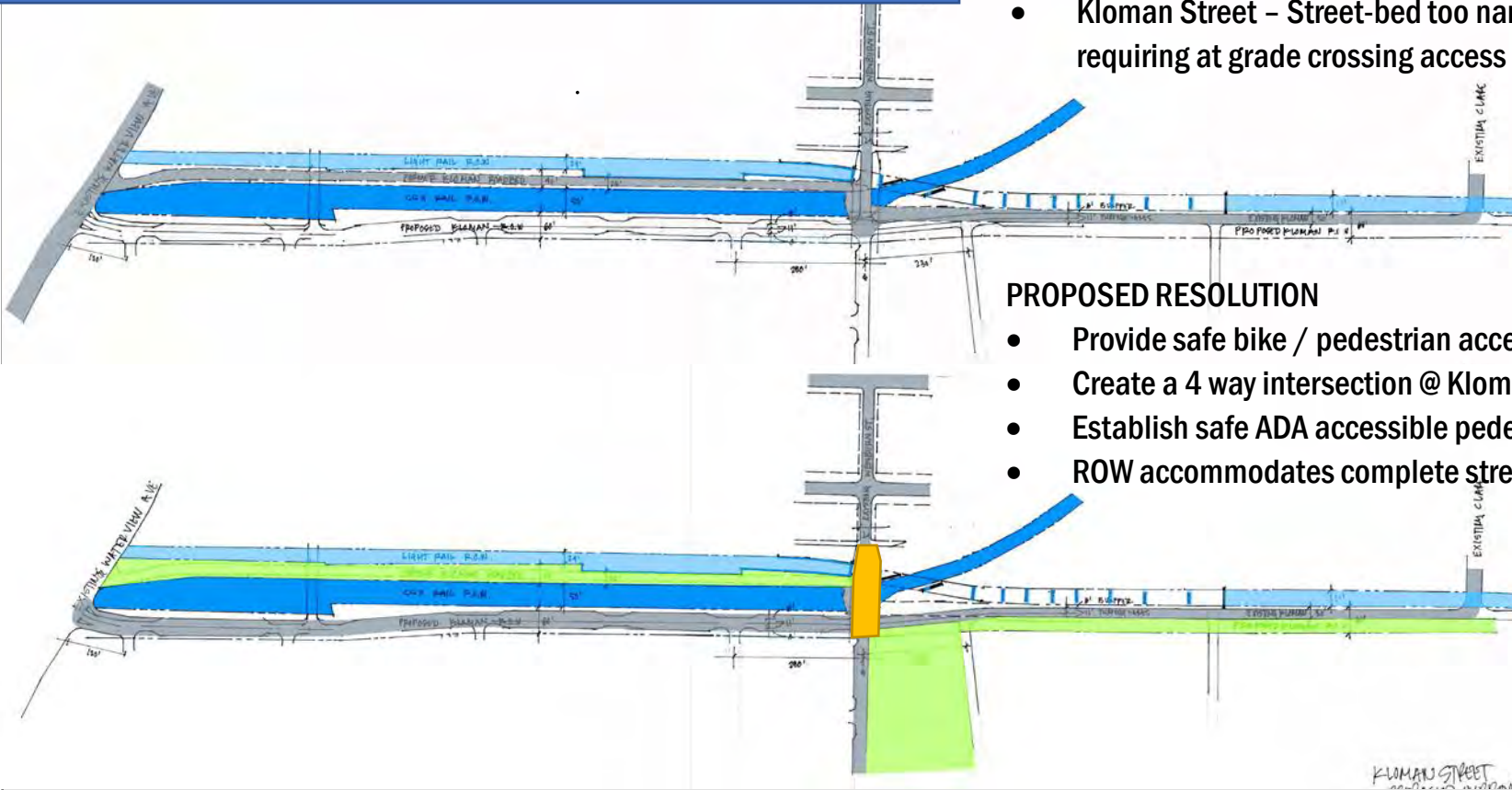
# 4. REINVENTING KLOMAN STREET

## 4.1 A COMMUNITY THOROUGHFARE

UDAAP 3. Clarify Kloman Avenue design

### EXISTING CONDITIONS

- CSX - ROW 50'+; multiple legacy at grade crossings
- Light-rail - ROW 24', trestle structure with underpass, station platforms 18' above Kloman
- Kloman Street - Street-bed too narrow for complete streets, flanked by grade walls, requiring at grade crossing access to waterfront sites.



### PROPOSED RESOLUTION

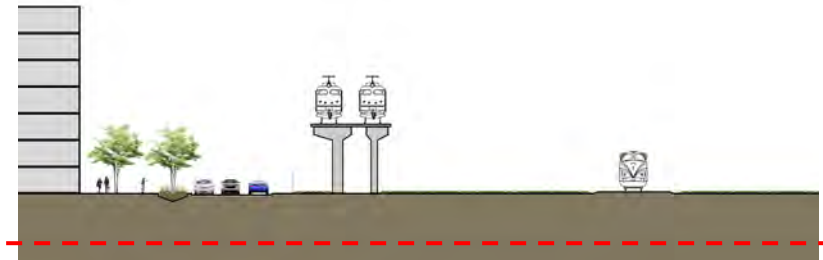
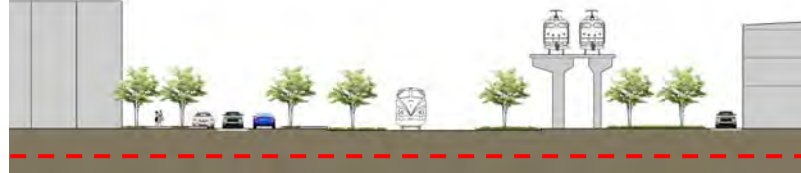
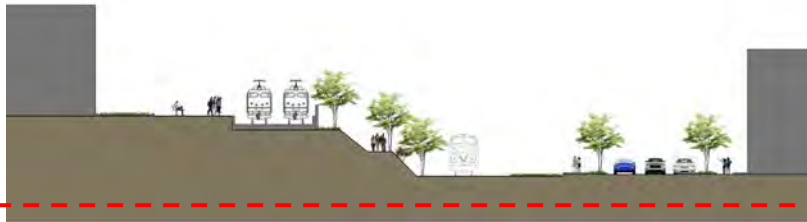
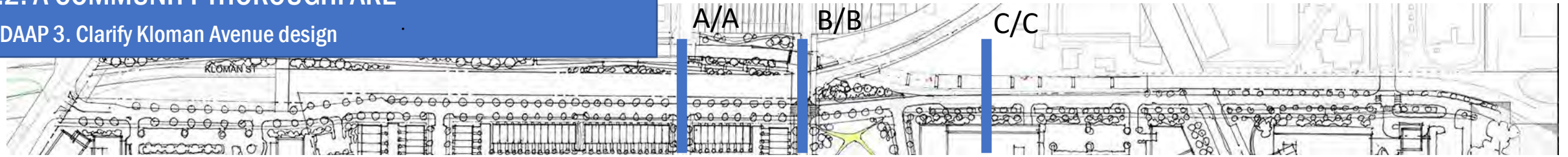
- Provide safe bike / pedestrian access to lightrail between Waterview and Wenburn Streets.
- Create a 4 way intersection @ Kloman / Wenburn Streets
- Establish safe ADA accessible pedestrian zones connecting Light-rail to park.
- ROW accommodates complete streets program

*A reimaged Kloman Street can provide multimodal connectivity to the center of existing and new Westport communities.*

# 4. REINVENTING KLOMAN STREET

## 4.2. A COMMUNITY THOROUGHFARE

UDAAP 3. Clarify Kloman Avenue design



A/A South Kloman St. @ Kent St.



B/B Kloman St. @ Wenburn St.

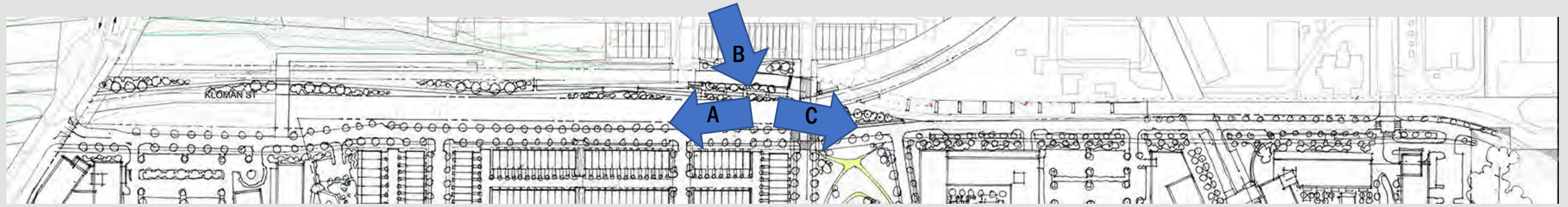


C/C North Kloman St. @ Manokin St.

# 4. REINVENTING KLOMAN STREET

## 4.3. A COMMUNITY THOROUGHFARE

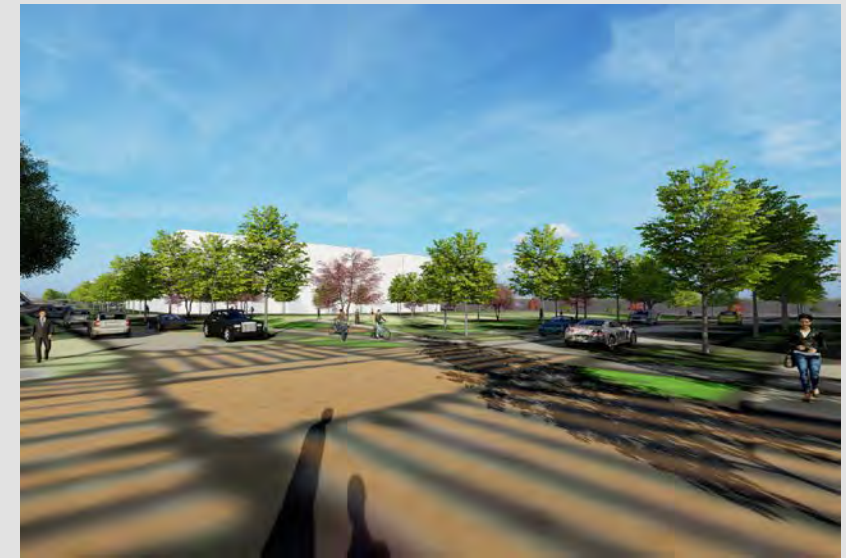
UDAAP 3. Clarify Kloman Avenue design



A. Kloman St. looking south



B. Kloman St. @ Wenburn St.



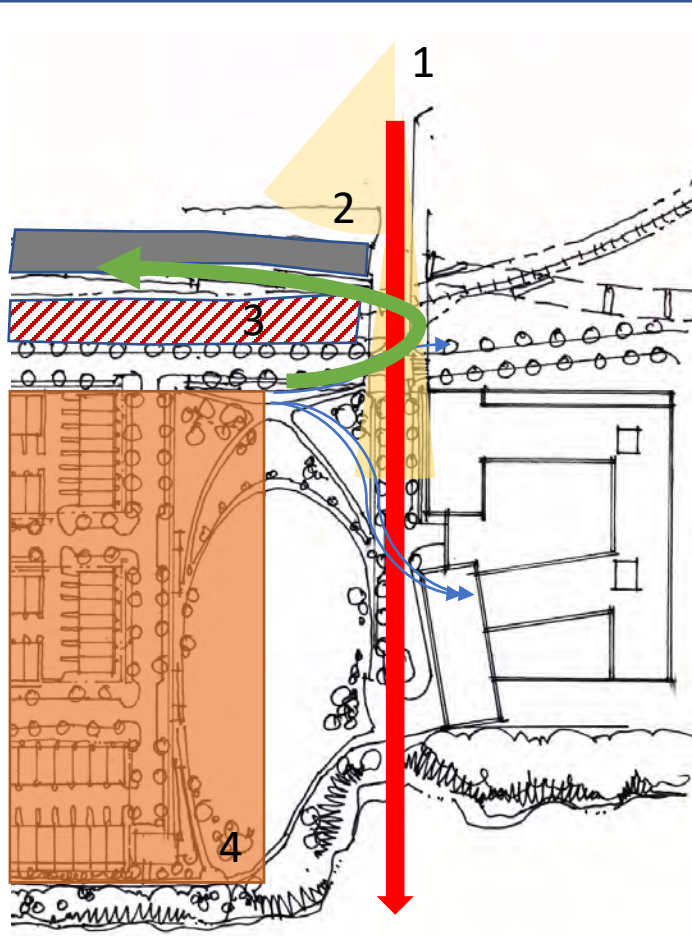
C. Kloman St. @ looking north

# 5. ENGAGING THE WATER

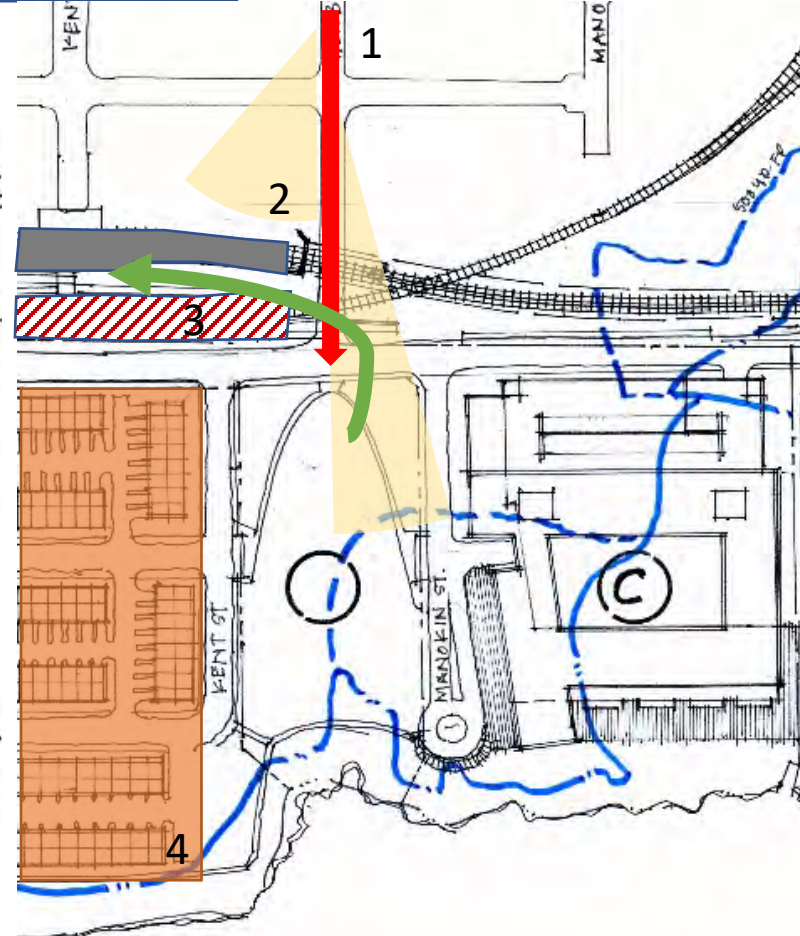
## 5.1 PARK SHIFT ALTERNATES

UDAAP 4. Shift Park; extend Wenburn St.

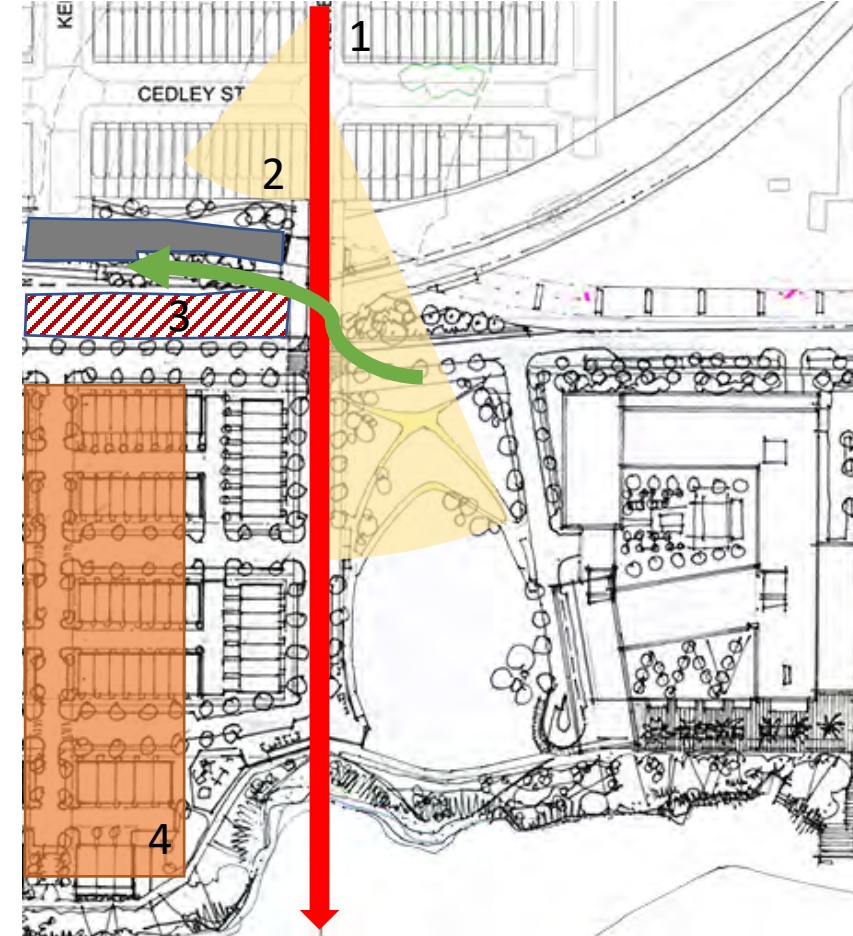
1. Wenburn reaches water
2. Light Rail Abutment Constrains views of park
3. CSX ROW cannot be crossed
4. Stabilized Remedial Fill



South of Wenburn St.



Centered on Wenburn St.



North of Wenburn

# 5. ENGAGING THE WATER

## 5.2 PUBLIC AND PRIVATE SPACE

### UDAAP 7. Identify Public and Private Open Space

**STREETS REACH OUT** - Maisel, Kent, Wenburn,,  
Clare Pedestrian Ways - on all public streets

**WATERFRONT REACHES IN** - Overlook, Meadow,  
Trestle - Distinct identity based upon shoreline  
and legacy features

**WATERFRONT PROMENADE** - .66 m Baltimore  
Greenway Trails Network / 12' -16' wide / 50'  
inland from MHT.



Wetlands habitat



Beach surge area



Swales / Open space



Trail / Open space



Water Access



Legacy structures

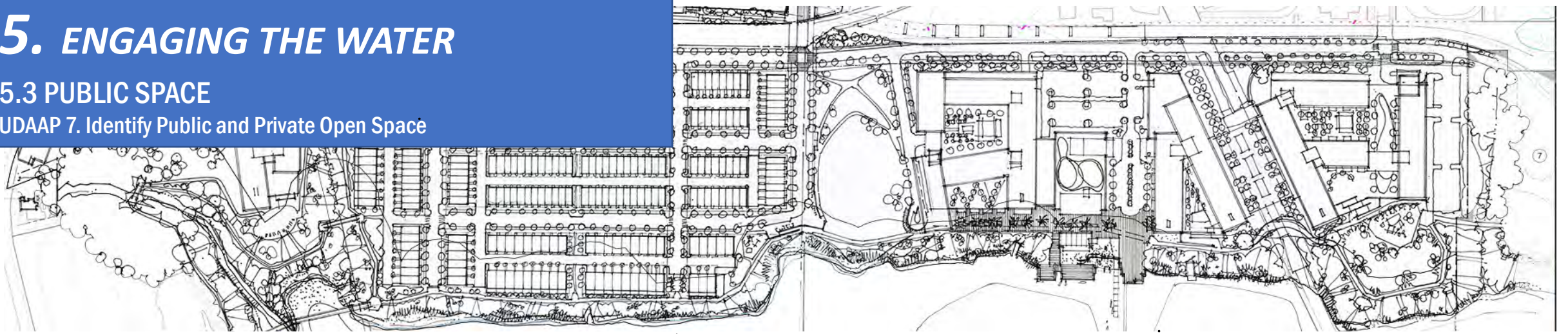


Recreation space

# 5. ENGAGING THE WATER

## 5.3 PUBLIC SPACE

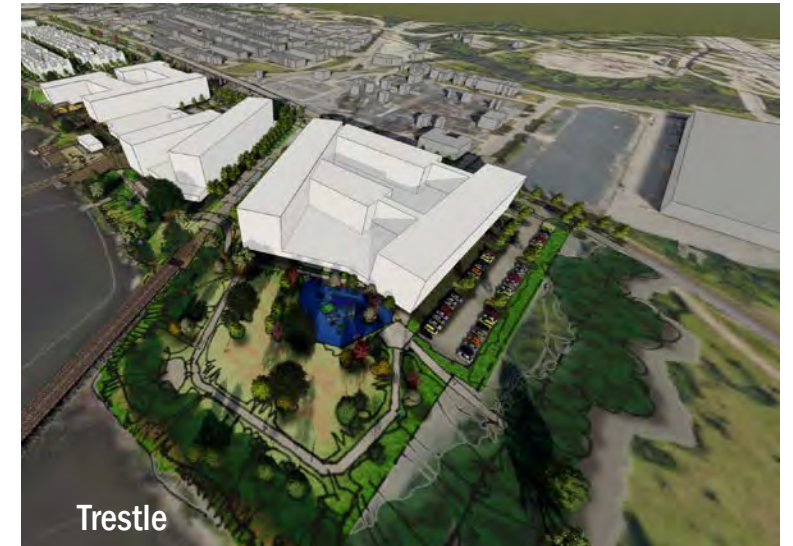
UDAAP 7. Identify Public and Private Open Space



Overlook



Meadow



Trestle

*CELEBRATE ENVIRONMENTAL FEATURES AND LEGACY SHORELINE STRUCTURES*

# WESTPORT WATERFRONT MASTERPLAN



# 6. URBAN DESIGN RESPONSE

## 6.1 DESCRIPTION

**SOUTH of WENBURN St.**  
A Block pattern similar in density, orientation, and proportion to the existing community; extend Westport's urban fabric to the water.

Terraced elevations and residential scale allows Westport to maintain its waterfront vistas.

View Sheds & Corridors are not obstructed by new development.

Open space corridors scale the parcels into complimentary proportions.





# 6. URBAN DESIGN RESPONSE

## 6.2 PRINCIPLES

UDAAP 5. Reinforce Urban Conditions @ Kloman and Waterview Avenue

SOUTH OF WENBURN ST.

Establish Complete Street program for new Kloman ROW

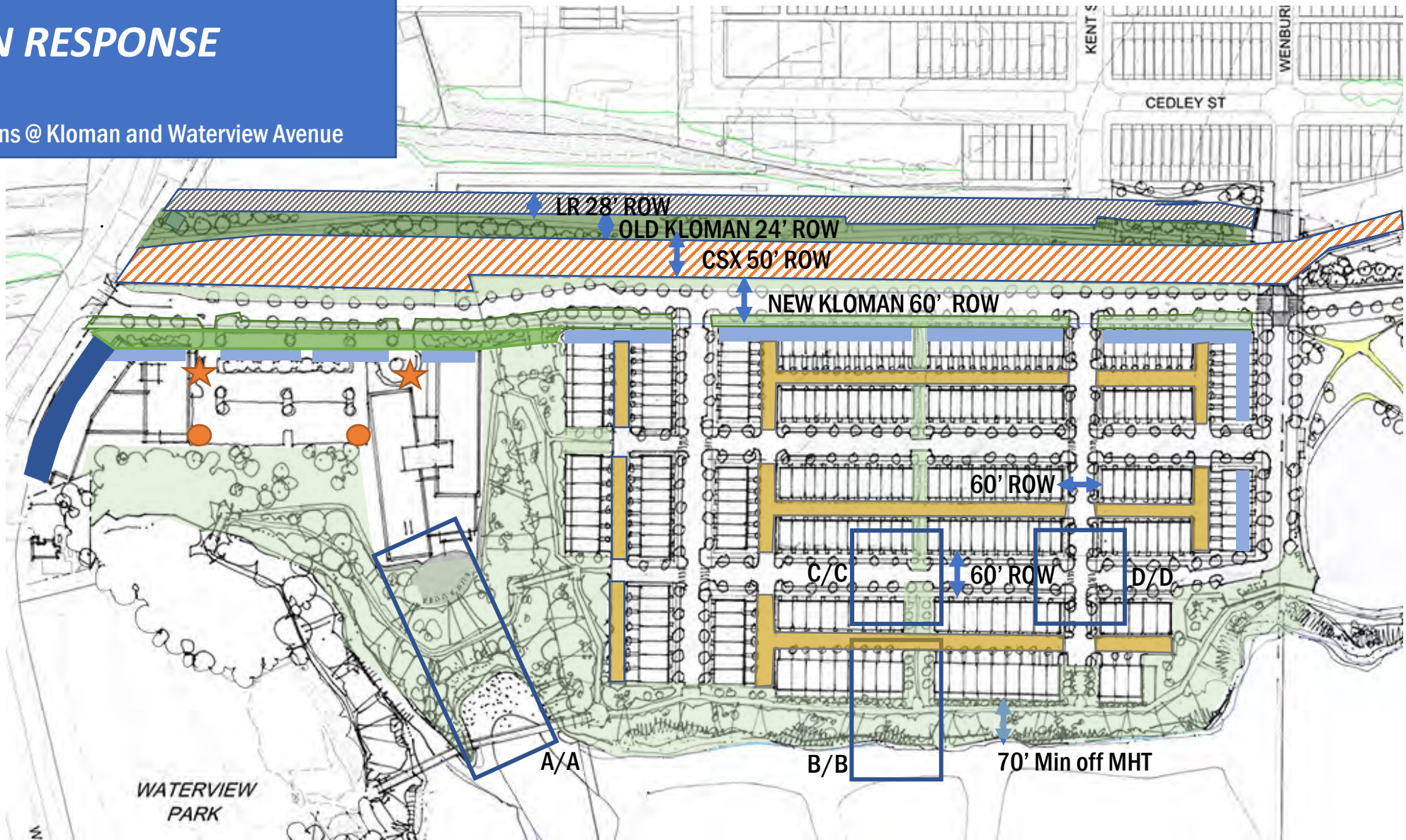
- Public Accessway on existing Kloman ROW
- Public Access & Open Space

Establish Street Wall Conditions

- Street Wall @ Waterview Ave
- Street Wall @ new Kloman

Establish Residential Street Hierarchy

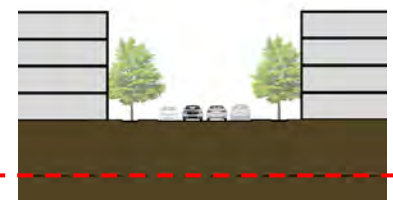
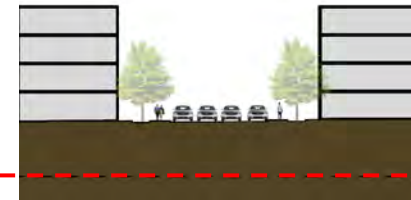
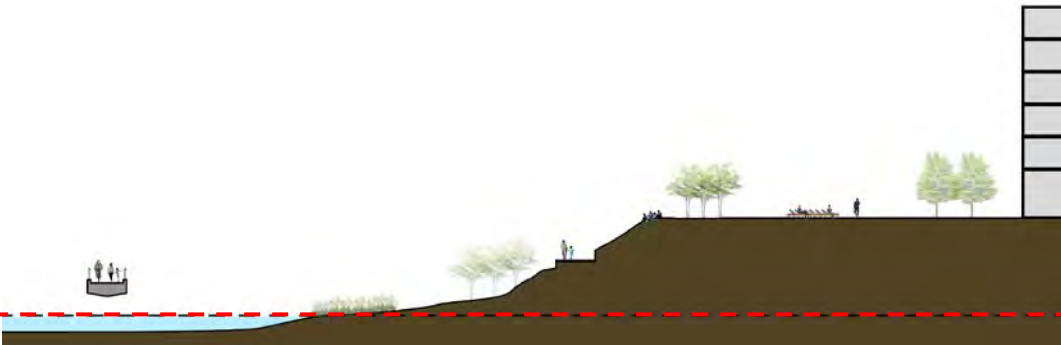
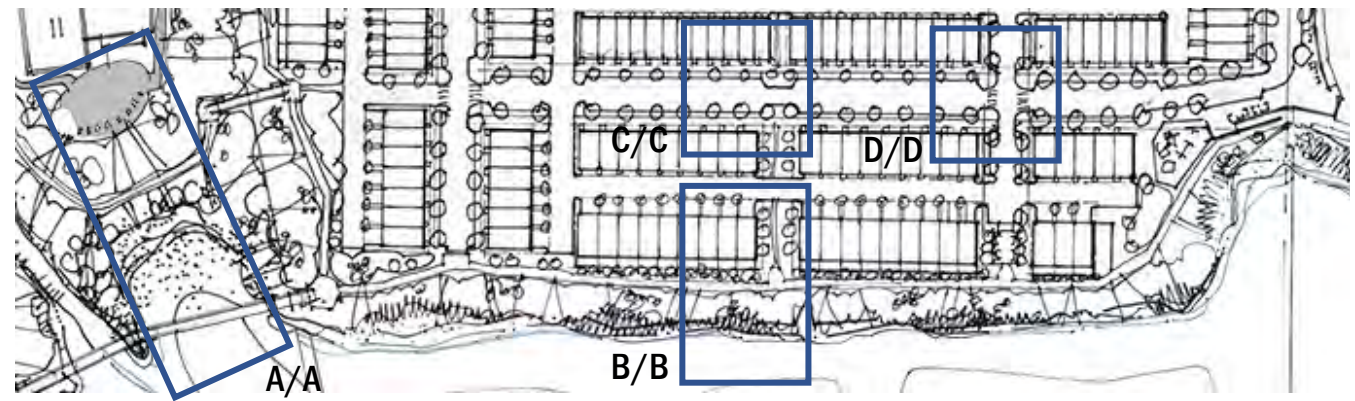
- Private Alley
- Entrance
- Service



# 6. URBAN DESIGN RESPONSE

## 6.8 SITE SECTIONS

UDAAP 5. Reinforce Urban Conditions @ Kloman and Interior Streets



Section A/A

Section B/B

Section C/C

Section D/D

# URBAN DESIGN RESPONSE

## 6.4 PARCEL A MASSING

UDAAP 6. Develop massing for Waterview and Kloman Avenue Frontages

- Anchor corner @ Waterview / Kloman intersection.
- Reinforce Street Wall along Waterview + Kloman.
- Minimize surface parking lot fronting Kloman.
- Building entrances visible from Kloman.



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# 6. URBAN DESIGN RESPONSE

## 6.5 AERIAL VIEW LOOKING NORTH



# 6. URBAN DESIGN RESPONSE

## 6.6 DESCRIPTION

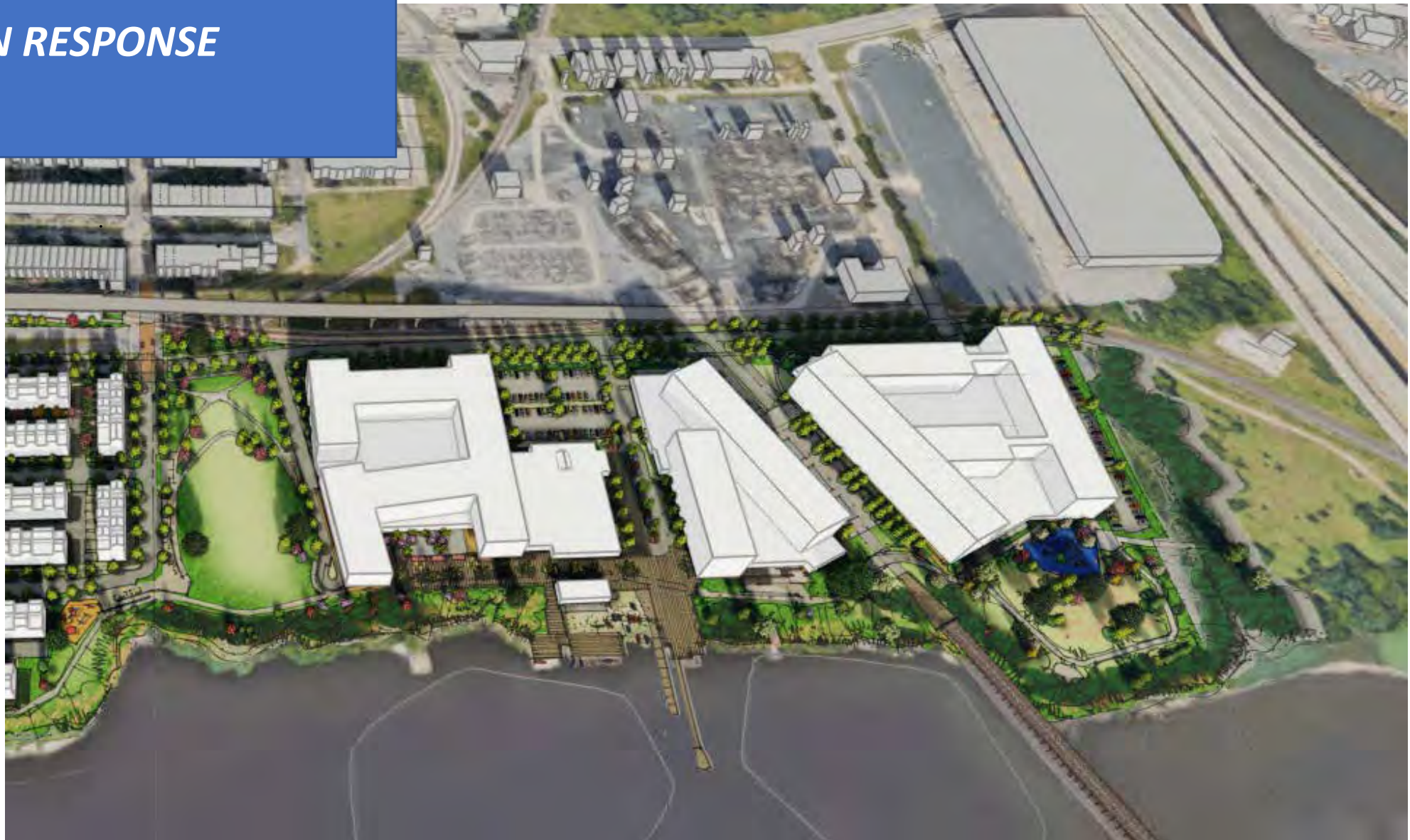
### NORTH OF WENBURN ST.

Multifamily buildings utilize lower floodplain elevations for structured parking podiums with mid-rise residential uses oriented towards waterfronts.

New development oriented away from CSX ROW and light rail boundary

Structures located where interior land uses are not impacted by sight lines.

Site depth similar to other city waterfront conditions.



# 6. URBAN DESIGN RESPONSE

## 6.8 PRINCIPLES

UDAAP 5. Reinforce Urban Conditions @ Kloman and Clare Streets

NORTH OF WENBURN ST.

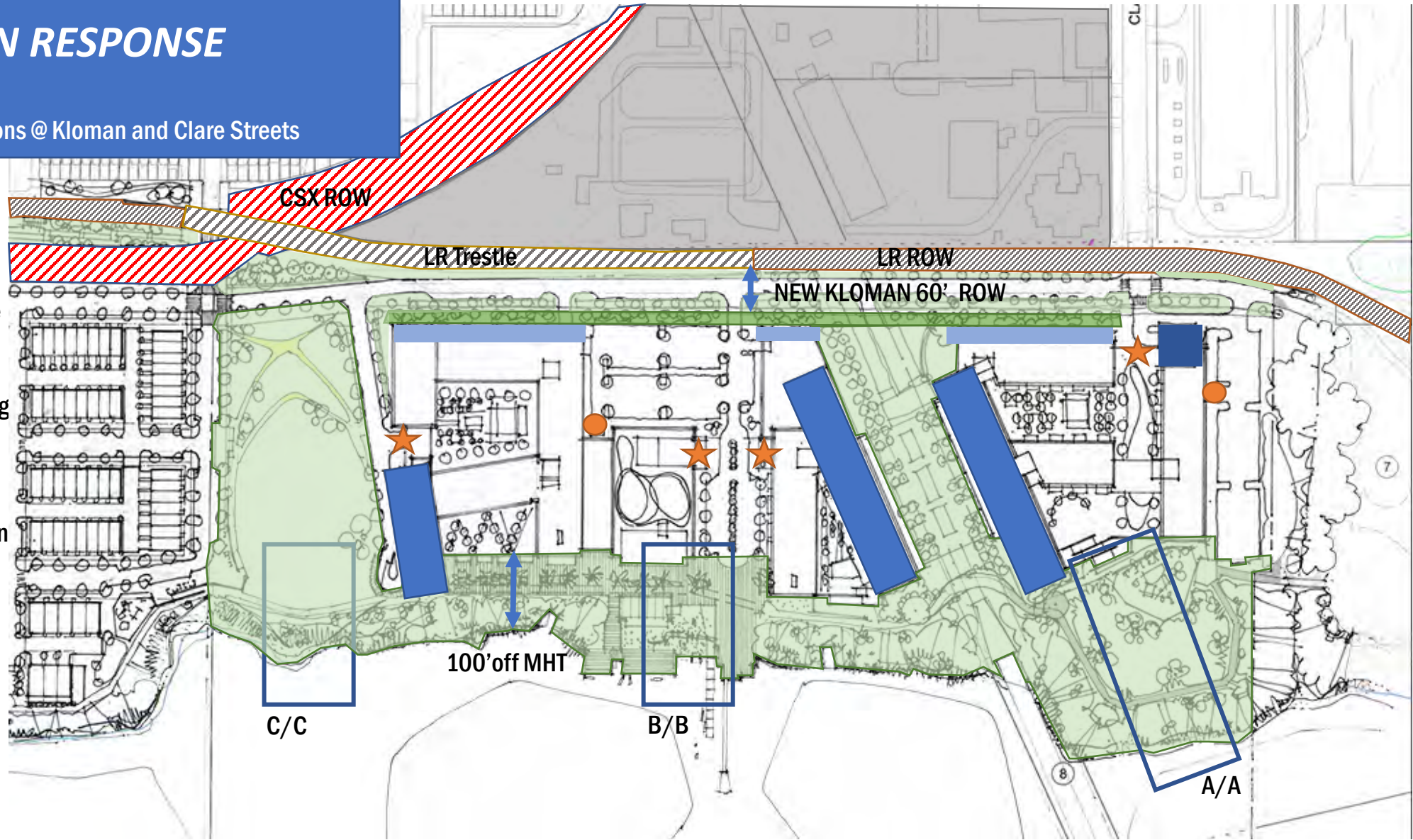
Establish Complete Street program for new Kloman ROW

- Additional 20' Public Access
- Public Access & Open Space

Establish Street Wall Conditions Residential Wrap of Podium fronting Kloman

- Street Wall @ new Kloman
- Street Wall End Cap
- Potential Massing Expression

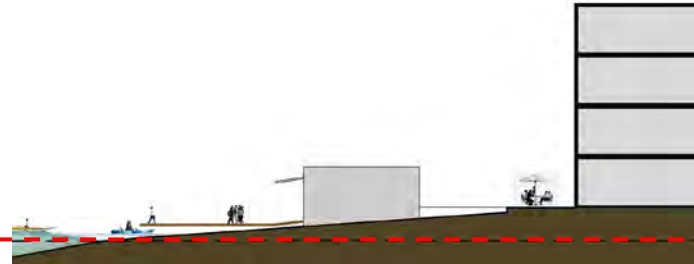
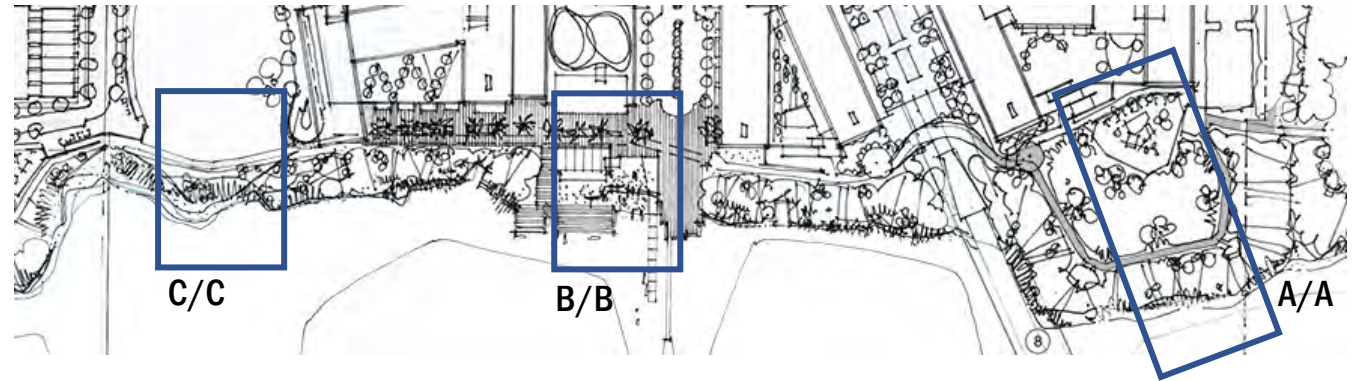
- Industrial Use
- Entrance
- Service



# 6. URBAN DESIGN RESPONSE

## 6.8 SITE SECTIONS

UDAAP 5. Reinforce Urban Conditions @ Kloman and Clare Street



Section C/C

Section B/B

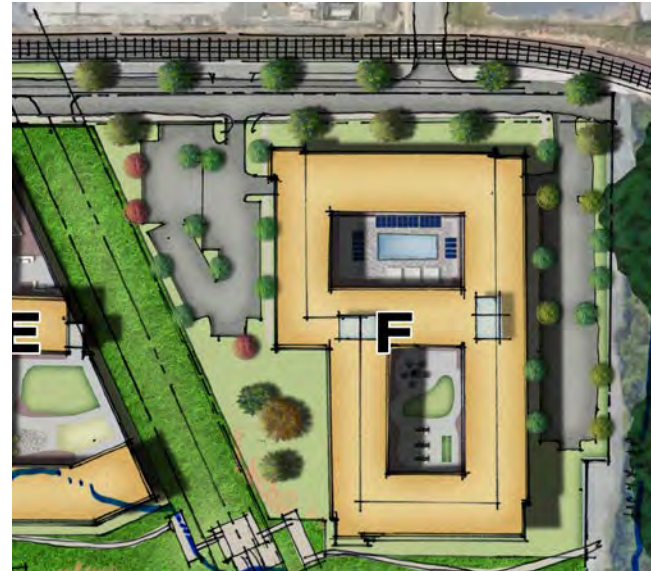
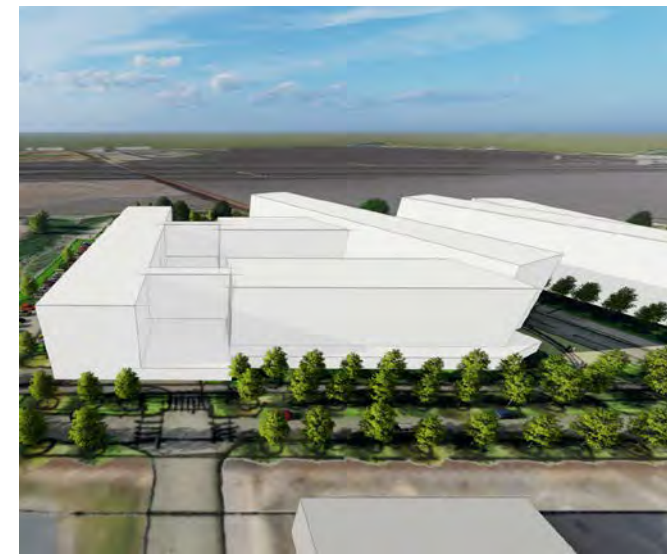
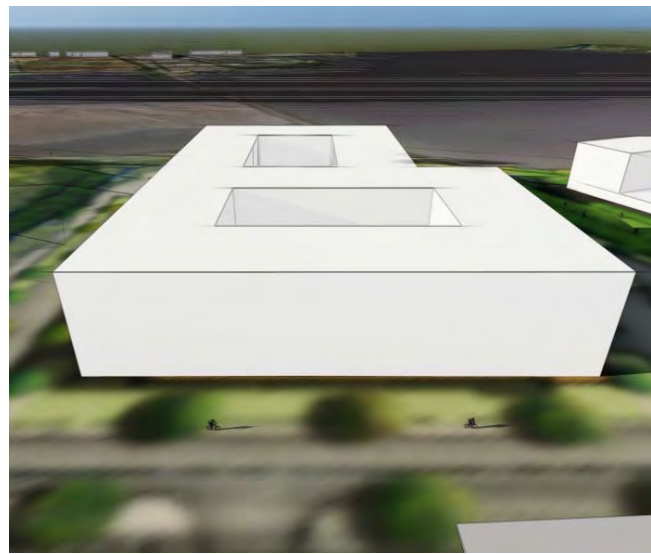
Section A/A

# 6. URBAN DESIGN RESPONSE

## 6.9 PARCEL F MASSING

UDAAP 6. Develop massing for Waterview and Clare Street Frontages

- Acknowledge Clare Street view Corridor with break in mass / transparency
- Massing end-cap for Kloman street wall.
- Residential Wrap on podium base fronting Kloman.
- Clarify Entrance & Service
- Clarify Clare / Kloman intersection for vehicles + pedestrians
- Engage with Parcel D to anchor trestle corridor



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# 6. URBAN DESIGN RESPONSE

## 6.10 AERIAL VIEW LOOKING SOUTH

