West Gate

Under the Supervision of: Professor Jana VanderGoot
ARCH 700: Urban Design Studio VII
The University of Maryland- College Park
Fall 2015

PALS- Partnership for Action Learning in Sustainability
An initiative of the National Center for Smart Growth
Gerrit Knapp, NCSG Executive Director
Uri Avin, PALS Director
OVERVIEW: EXISTING PLAN OF ELLICOTT CITY
North South Corridor: Automobile Dominated

East West Corridor: Frederick Road, insufficient Requires more connections

Existing Developments: Isolated, with expansion potential

EXISTING PLAN OF ELLICOTT CITY – WEST GATE
SITE ISSUES:

ENVIRONMENTAL DISCONNECT: TOPOGRAPHY & HYDROLOGY

DEVELOPMENTAL DISCONNECT: ELLICOTT TO WESTGATE
PROPOSAL:

THE ELLICOTT ARBORETUM
SITE ISSUE:

LACK OF STORMWATER FLOW MANAGEMENT

100 YEAR FLOOD PLAIN

CULVERED STREAMS

HYDROLOGY – HISTORIC & EXISTING CONDITION

ISSUES – ENVIRONMENTAL DISCONNECT
PROPOSAL:

STREAM-LINE STORMWATER FLOW

~ 40 ACRES

ARBORETUM AS A SPONGE

RETENTION AND DETENTION PONDS

DAY LIGHTING EXISTING STREAM & REVIVING HISTORIC STREAM

HYDROLOGY_SOLUTION

SOLUTIONS - ENVIRONMENTAL DISCONNECT
SITE ISSUE:

STEEP TOPOGRAPHY (+30% SLOPE)

ISSUES – ENVIRONMENTAL DISCONNECT
SITE ISSUE:

SCATTERED FOREST CONSERVATION: DEFINED BY LOT LINES

ISSUES – ENVIRONMENTAL DISCONNECT
SITE ISSUE:

UNDER-UTILIZED EXISTING TREE COVERAGE

ISSUES – ENVIRONMENTAL DISCONNECT
PROPOSAL:

UTILIZE EXISTING TREE CANOPIES

PROPOSE ADDITIONAL CANOPIES
EXISTING RESIDENTIAL UNITS

ISSUES – DEVELOPMENT DISCONNECT

4 FOUR-STOREY APARTMENT BUILDINGS
11 SINGLE FAMILY HOMES
30 SINGLE FAMILY HOMES
16 THREE-STOREY APARTMENT BUILDINGS
EXPANSION DEFINED BY SITE BOUNDARIES, SLOPE, ACERAGE

SOLUTIONS – DEVELOPMENT DISCONNECT
LACK OF CONNECTIVITY

ISSUES – DEVELOPMENT DISCONNECT

SITE ISSUE:
PROPOSAL:

ARBORETUM AS A CONNECTOR & AMENITY

SOLUTIONS - DEVELOPMENTAL DISCONNECT
PROPOSAL:

ARBORETUM AS A CONNECTOR & AMENITY

SOLUTIONS - DISCONNECT
1:100 SCALE

MASTER PLAN
SITE CONTEXT

WEST GATE - MASTER PLAN
1. ARBORETUM ARCHWAY

2. SCULPTURE GARDEN WALK

3. COURTHOUSE DR. TERRACE

4. FELS LILY POND

ELLIOTT ARBORETUM

WEST GATE – ARBORETUM CHARACTER VIGNETTES
WESTGATE PLAZA

WEST GATE – THRESHOLD

SECTIONS

RELOCATED LOT F 80 PARKING SPACES

ELLICOTT MILLS ROAD 3 STORY MIXED USE D CS/STIN TERACE PLAZA ENTRANCE TO ARBORETUM WATER STORAGE BODIES
WEST GATE VILLAGE – 3 DENSITY PLANS

WEST GATE – DEVELOPMENT SITES
WEST VILLAGE – HYBRID PLAN

WEST GATE – DEVELOPMENT SITES
WEST VILLAGE

WEST GATE – DEVELOPMENT SITES

SECTION E

Westgate Drive (Proposed)
- 20' width (two way)
- 10' drive lanes
- 8' parking curbs

Westgate Drive (Proposed)
- 30' width (two way)
- 13' drive lane
- 2' shoulders

Surface Parking Lot (proposed):
- 110' width (two aisle/two way)
- 10' drive lane
- perpendicular 20' parking aisles

Arboretum Access Trail
- 8' width (two way)

Mixed Use Apartment Complex, Typical
- 50' width
- 3 floors of walk up units
- Ground floor small scale retail

Belmont Ave (Existing)
- Widen to 30'
- 13' Drive Lane
- 2' Shoulders

Single Family Unit: Sample
- Lot 3
- "Cabin Style"
- Two Stories - Pilings
- ~30' Width
FELS VILLAGE – 3 DENSITY PLANS

WEST GATE – DEVELOPMENT SITES