

# West Gate

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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



# WEST GATE | ELLICOTT CITY, MARYLAND

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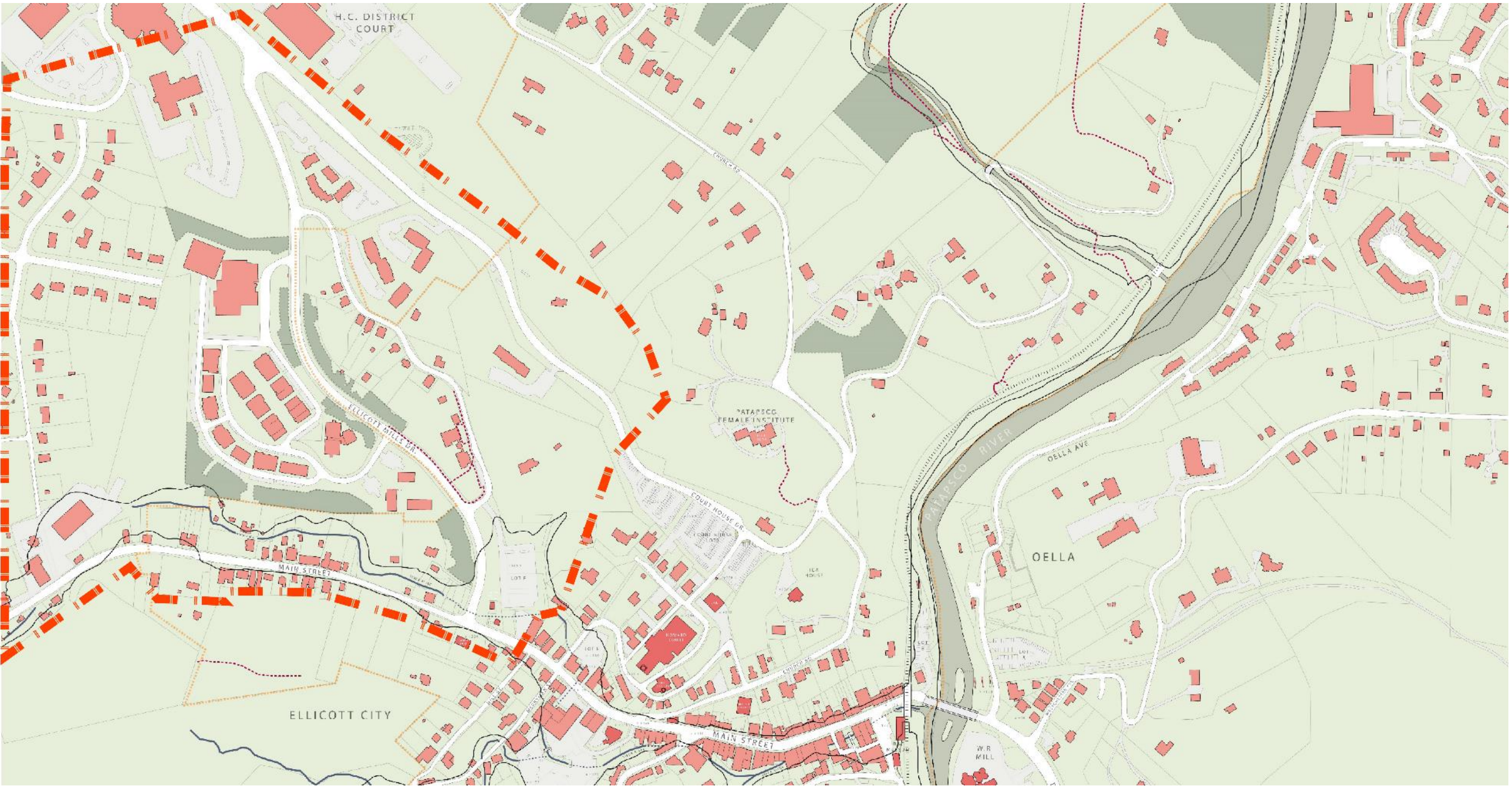






ELLCOTT CITY





OVERVIEW: EXISTING PLAN OF ELLICOTT CITY



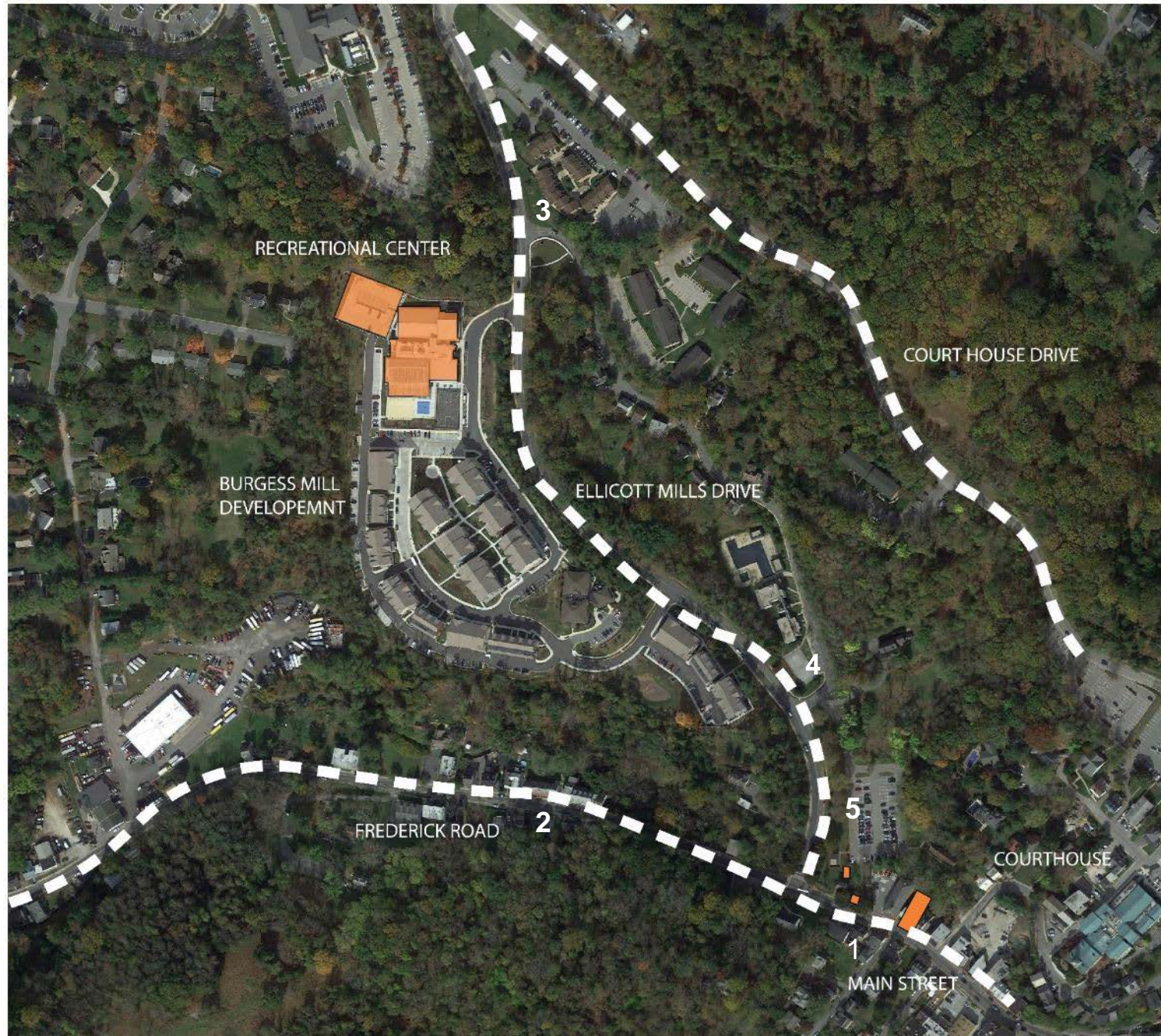


North South Corridor:  
Automobile Dominated

East West Corridor:  
Frederick Road, insufficient  
Requires more connections

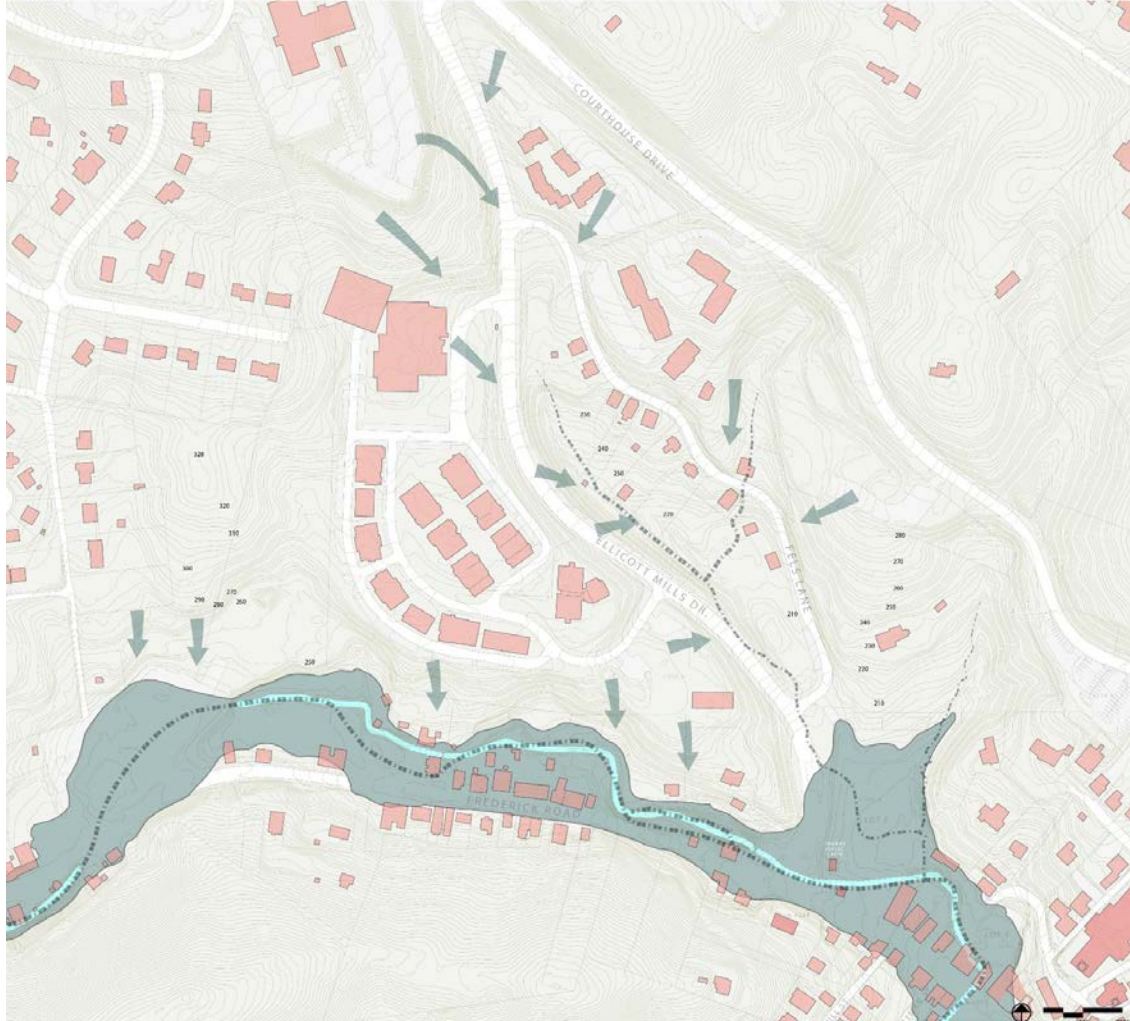
Existing Developments:  
Isolated, with expansion  
potential

EXISTING PLAN OF ELLICOTT CITY – WEST GATE

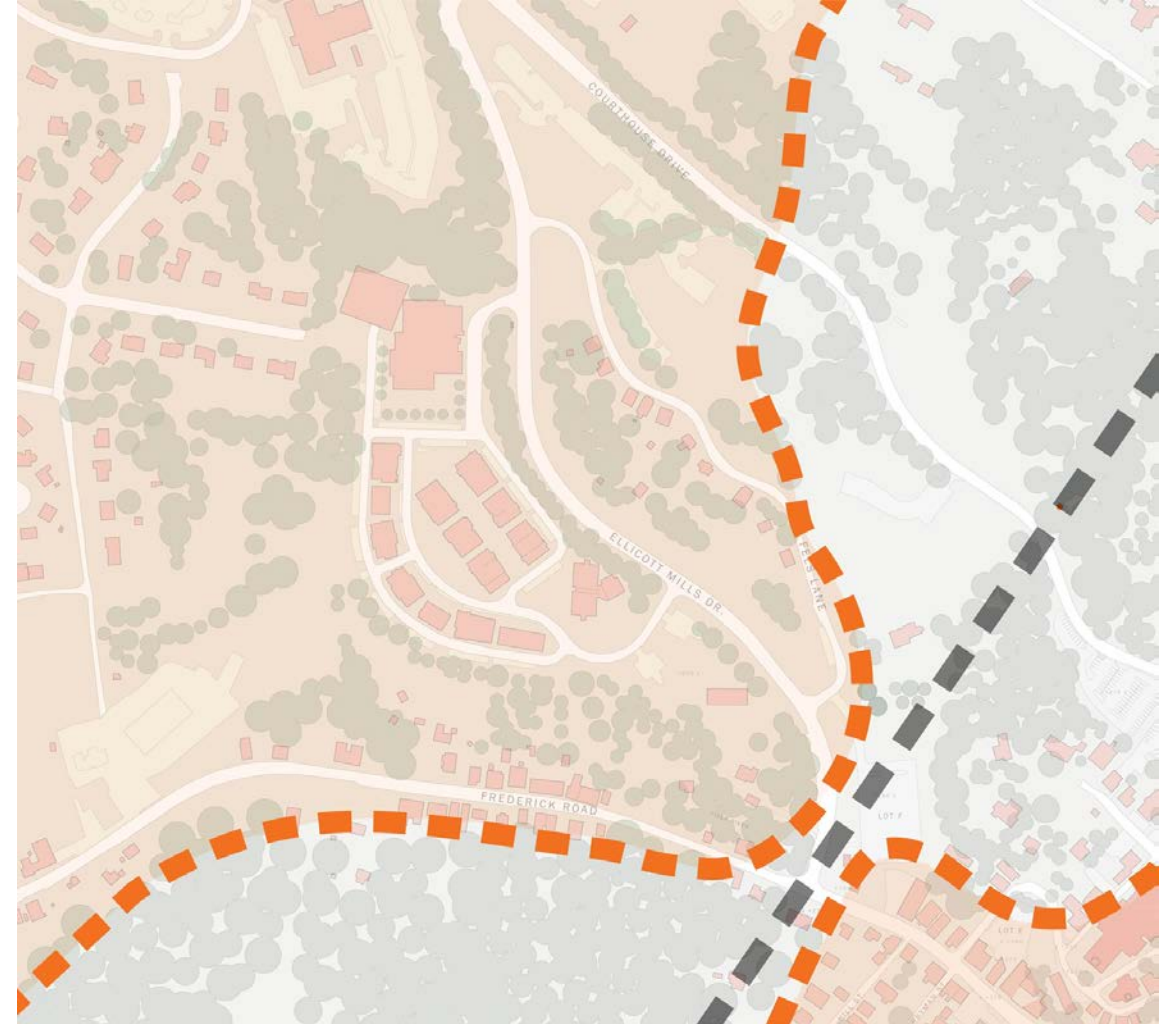




# SITE ISSUES:



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

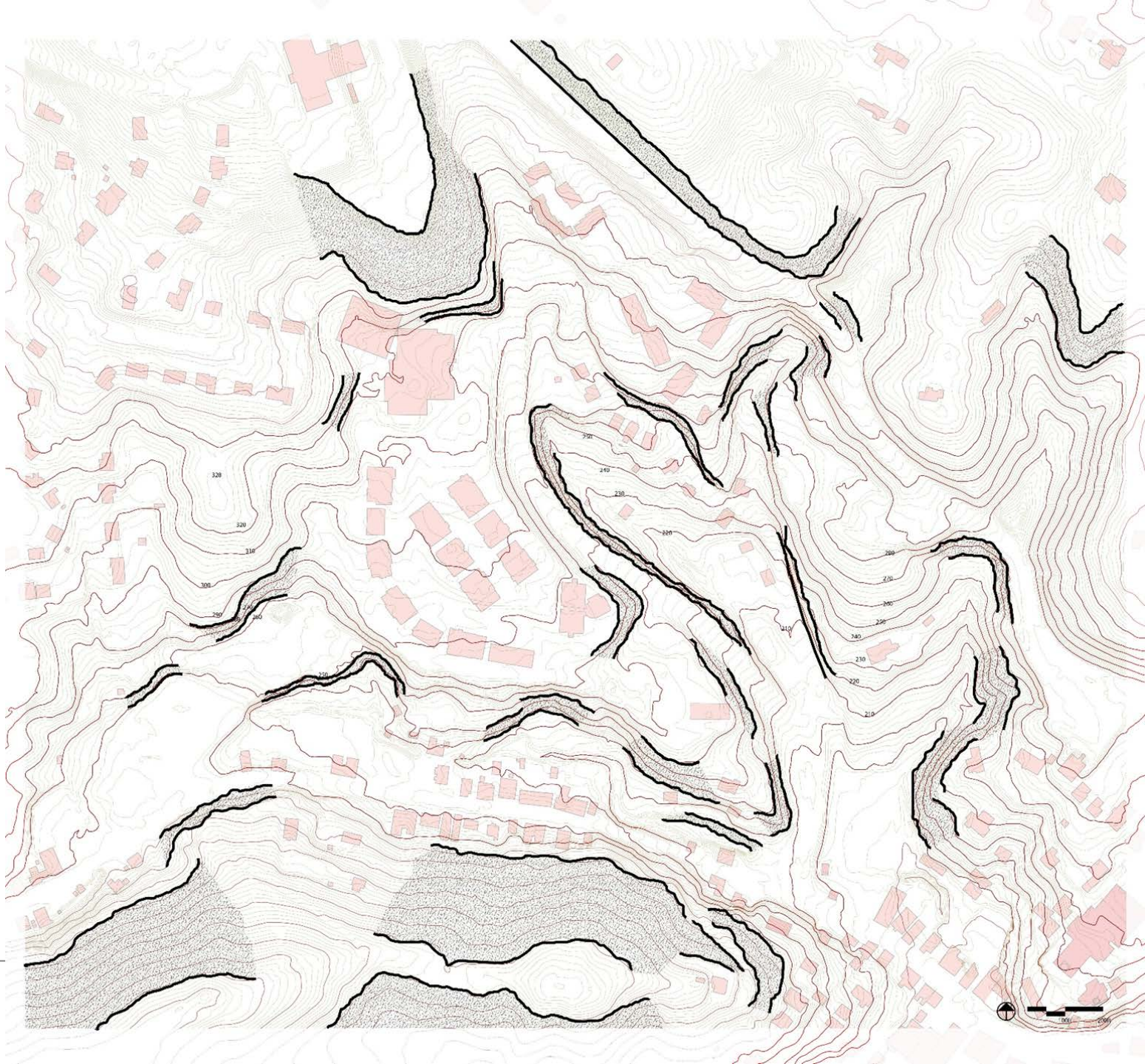




# SITE ISSUE:

STEEP TOPOGRAPHY (+30% SLOPE)

ISSUES – ENVIRONMENTAL DISCONNECT





# SITE ISSUE:

SCATTERED FOREST CONSERVATION:  
DEFINED BY LOT LINES

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ISSUES – ENVIRONMENTAL DISCONNECT





# SITE ISSUE:

UNDER-UTILIZED EXISTING TREE  
COVERAGE

ISSUES – ENVIRONMENTAL DISCONNECT





# PROPOSAL:

UTILIZE EXISTING TREE CANOPIES

PROPOSE ADDITIONAL CANOPIES

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SOLUTION – ENVIRONMENTAL DISCONNECT



# SITE ISSUE:

4 FOUR-STORY APARTMENT BUILDINGS

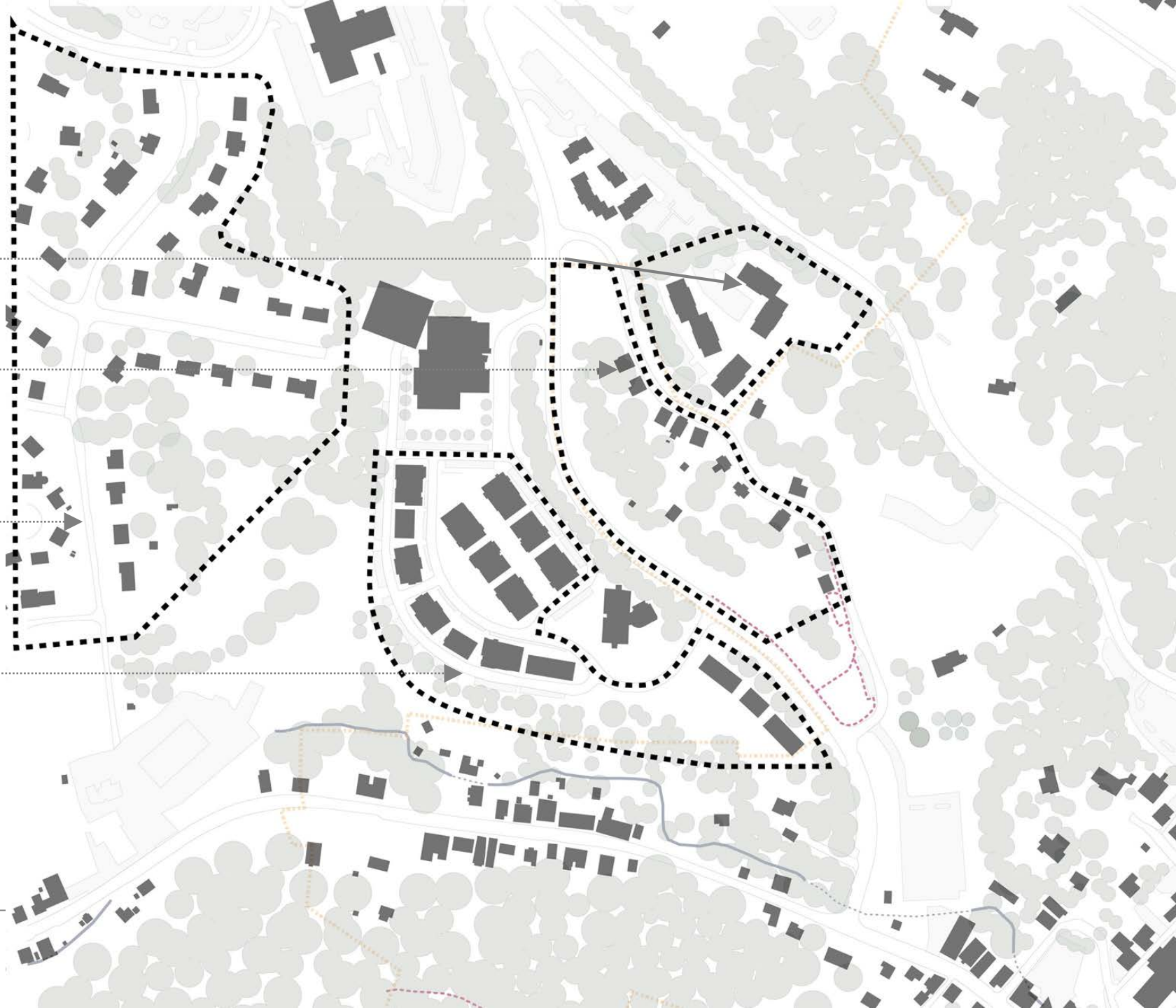
11 SINGLE FAMILY HOMES

30 SINGLE FAMILY HOMES

16 THREE-STORY APARTMENT BUILDINGS

EXISTING RESIDENTIAL UNITS

ISSUES – DEVELOPMENT DISCONNECT





# PROPOSAL:

EXPANSION DEFINED BY SITE  
BOUNDARIES, SLOPE, ACERAGE

SOLUTIONS – **DEVELOPMENT** DISCONNECT





# SITE ISSUE:

## LACK OF CONNECTIVITY

ISSUES – **DEVELOPMENT** DISCONNECT





# PROPOSAL:

## ARBORETUM AS A CONNECTOR & AMENITY

SOLUTIONS - **DEVELOPMENTAL** DISCONNECT





# PROPOSAL:

## ARBORETUM AS A CONNECTOR & AMENITY

SOLUTIONS - **DISCONNECT**





# PROPOSAL:

## PLACES DIAGRAM

### WEST GATE - MASTER PLAN







1:100 SCALE

MASTER PLAN





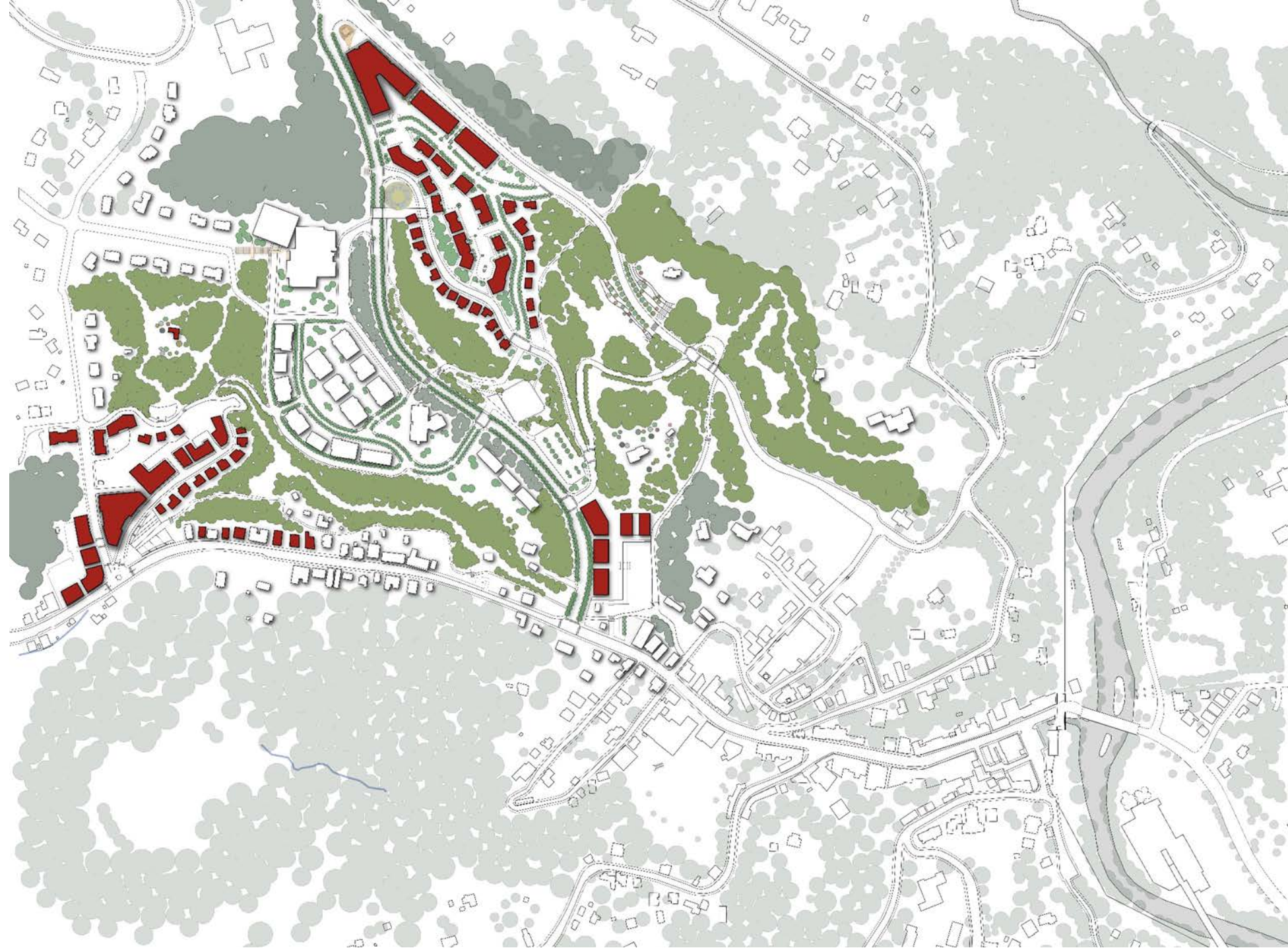
Figure Ground





Figure Ground



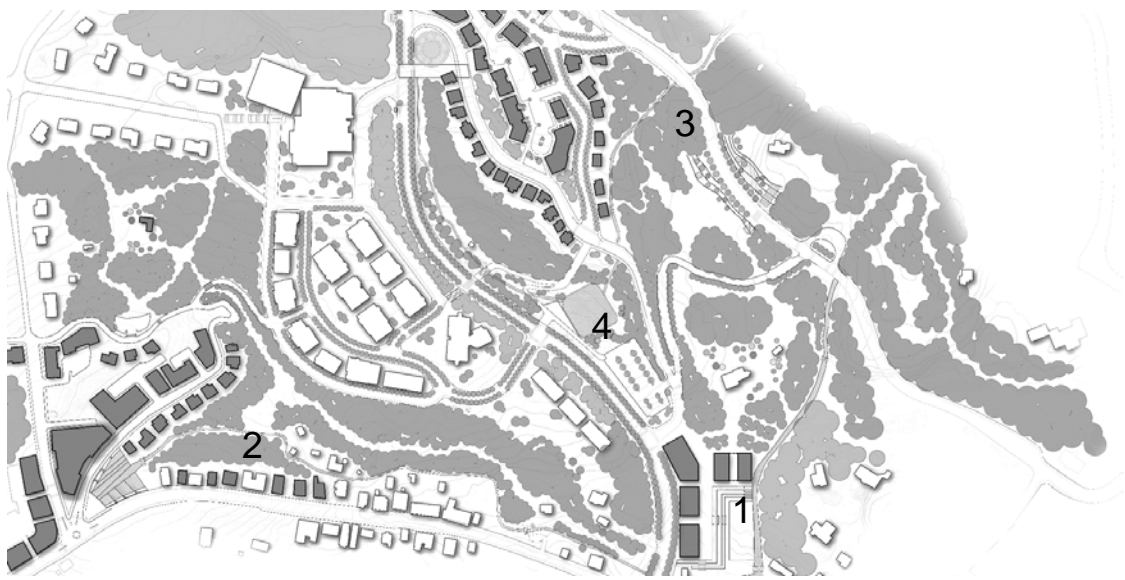


## SITE CONTEXT

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WEST GATE - MASTER PLAN





1.ARBORETUM ARCHWAY

## ELLICOTT ARBORETUM



2.SCULPTURE GARDEN WALK

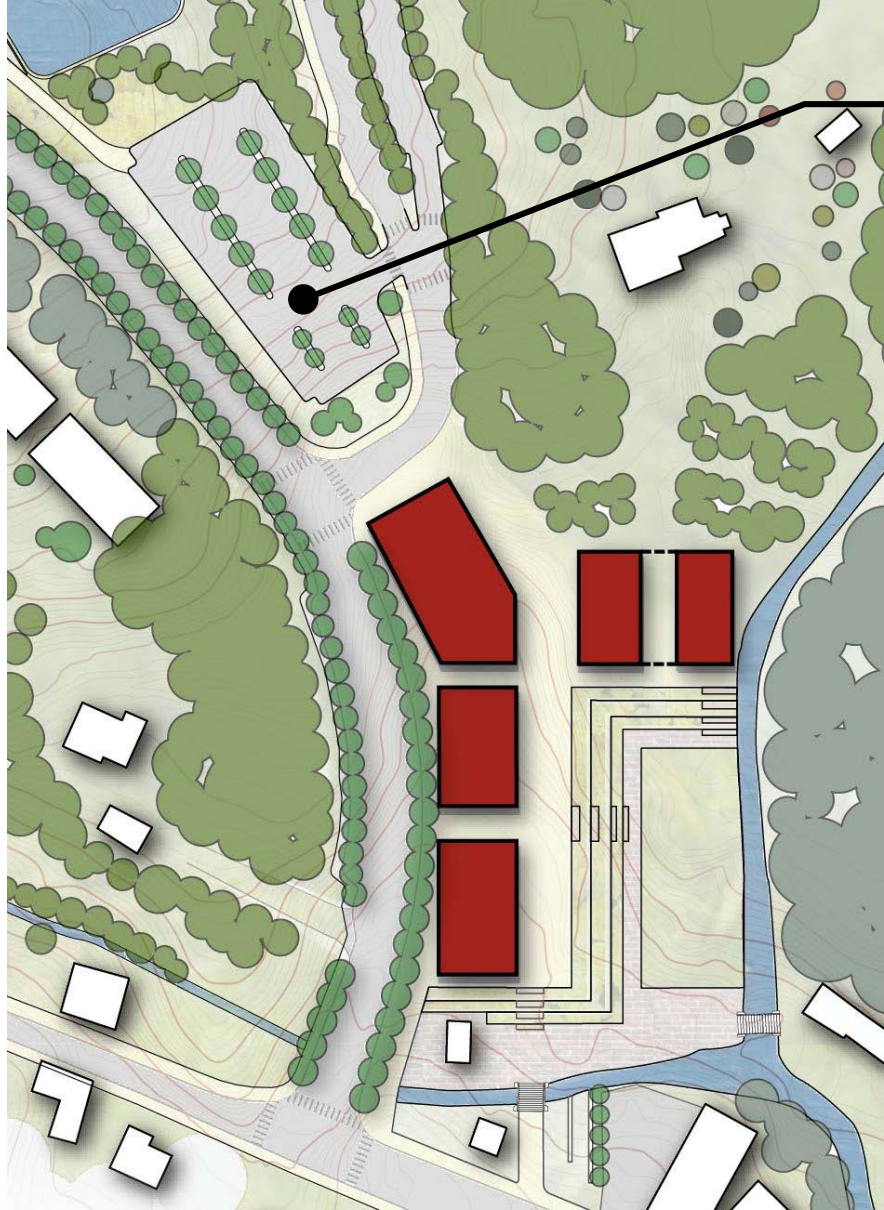


3.COURTHOUSE DR. TERRACE



4.FELS LILY POND

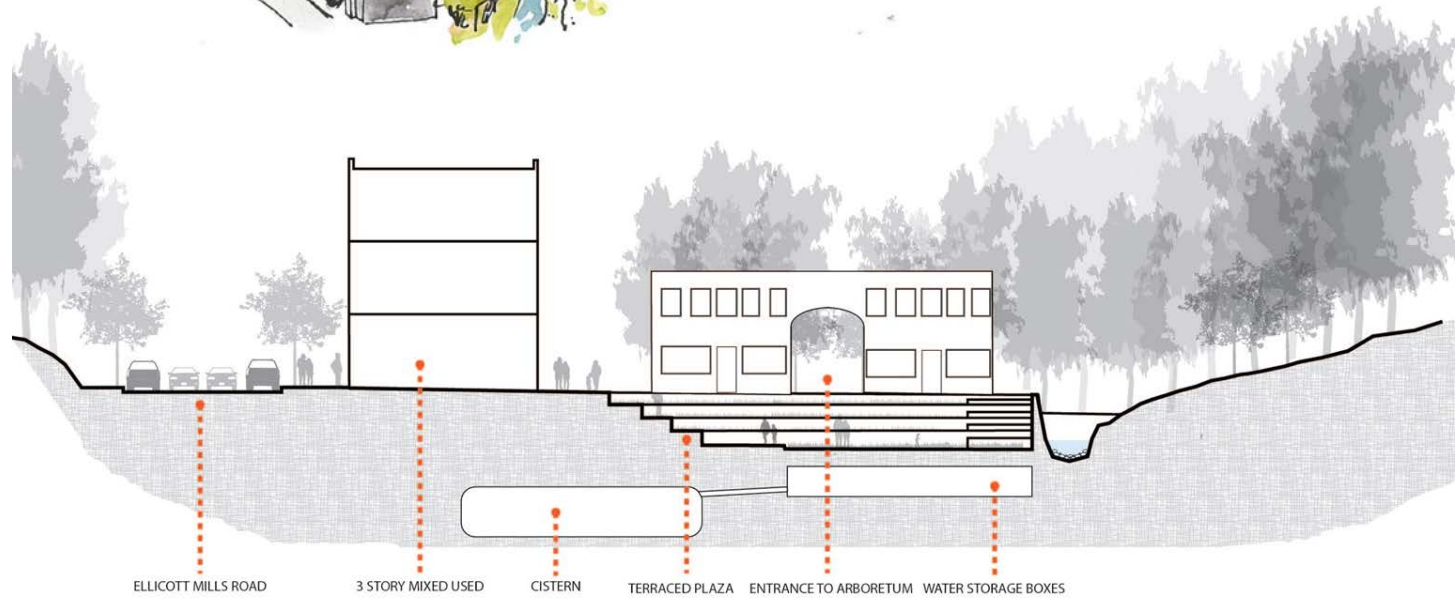
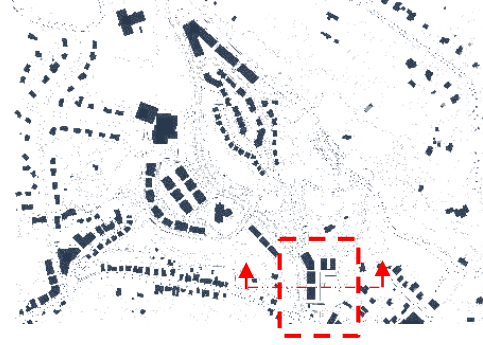
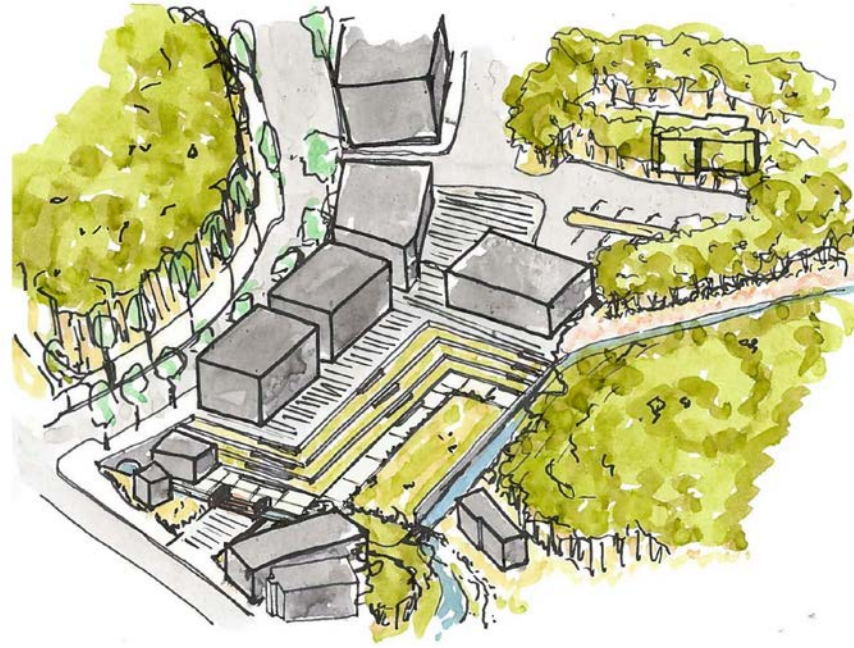




RELOCATED  
LOT F  
80 PARKING  
SPACES

## WESTGATE PLAZA

WEST GATE – THRESHOLD

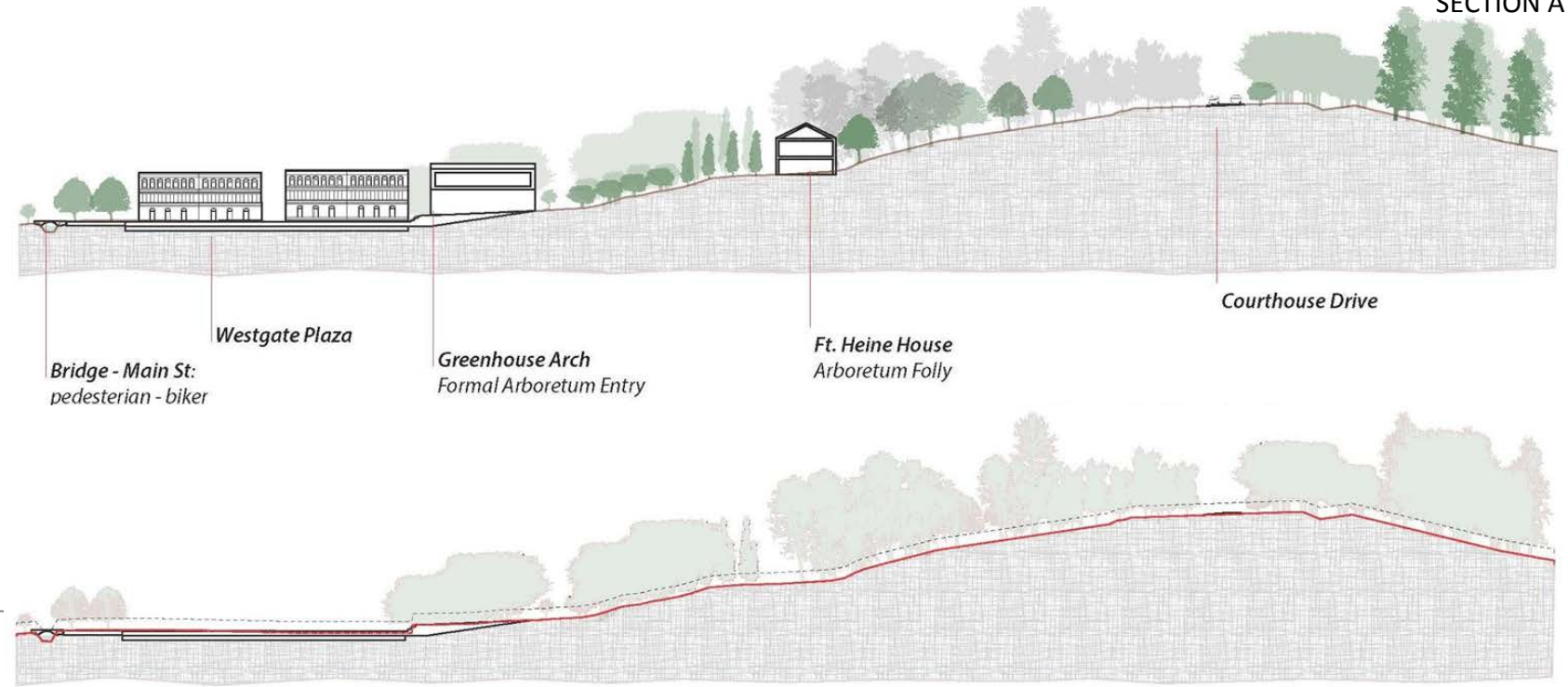
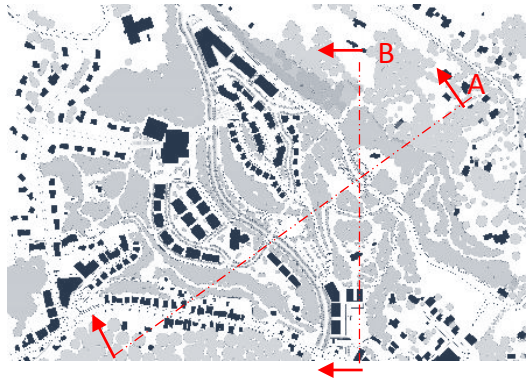


## SECTIONS





SECTION A



SECTION B

## WEST GATE – SITE TRANSECT





44 UNITS TOTAL  
 32 DETACHED UNITS  
 12 ROW HOUSES  
 24 PARKING SPACES BEHIND TOWNHOUSES



55 UNITS TOTAL  
 1 APARTMENT ( 20 UNITS)  
 15 TOWNHOUSES ( 15 UNITS)  
 20 DUPLEX ( 20 UNITS)  
 83 SURFACE, 26 BELOW GROUND PARKING



230 UNITS TOTAL  
 6 APARTMENT BUILDINGS ( 210 UNITS)  
 3 DUPLEXES ( 6 UNITS)  
 15 TOWNHOUSES ( 15 UNITS)  
 235 PARKING SPACES



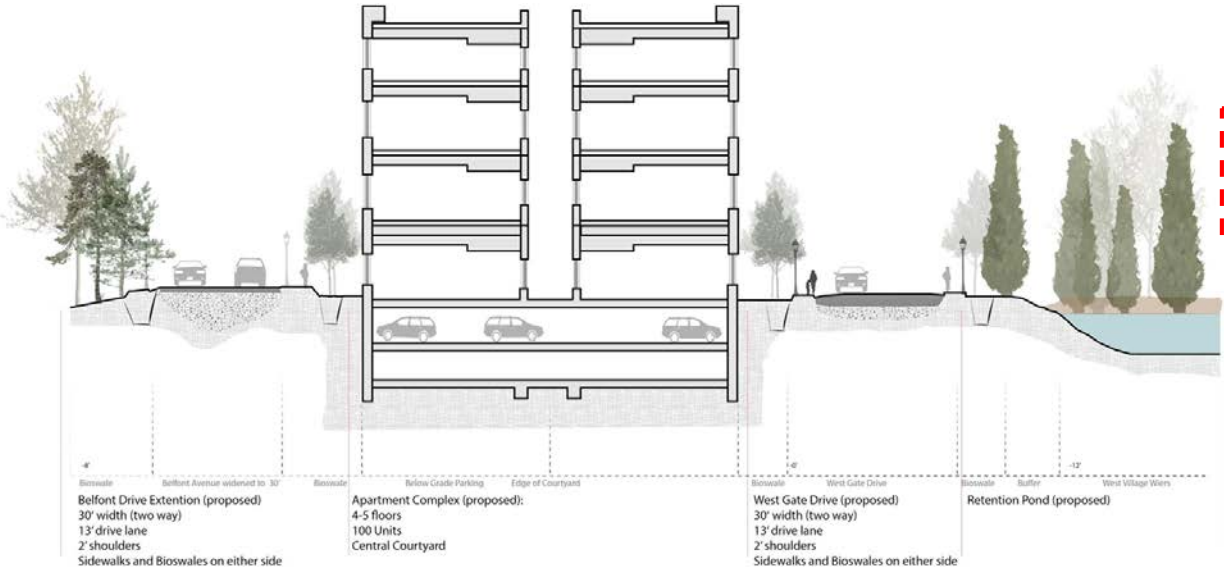
## WEST GATE VILLAGE – 3 DENSITY PLANS

WEST GATE – DEVELOPMENT SITES

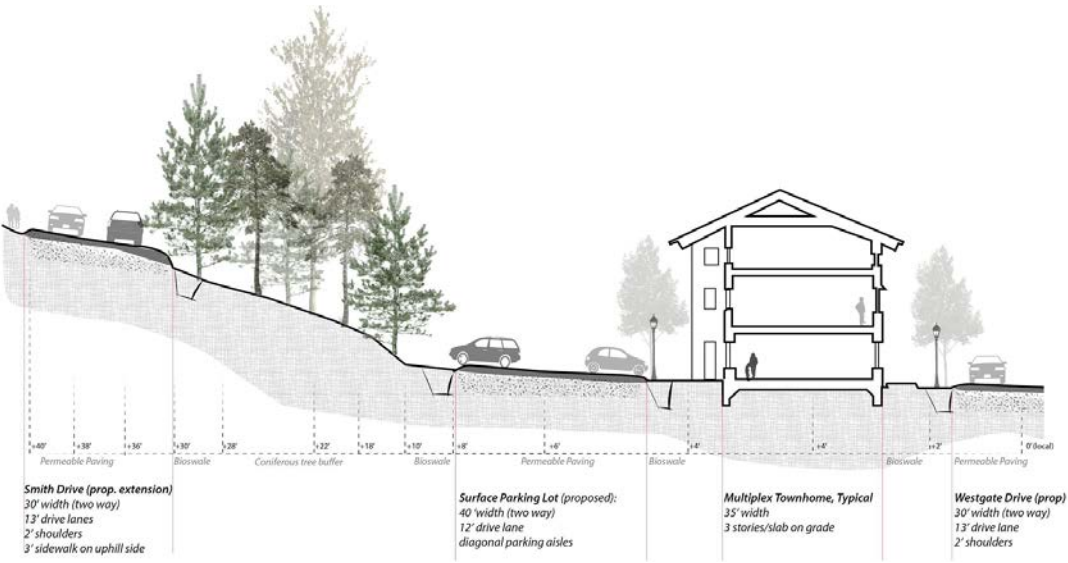


# WEST VILLAGE – HYBRID PLAN

## WEST GATE – DEVELOPMENT SITES

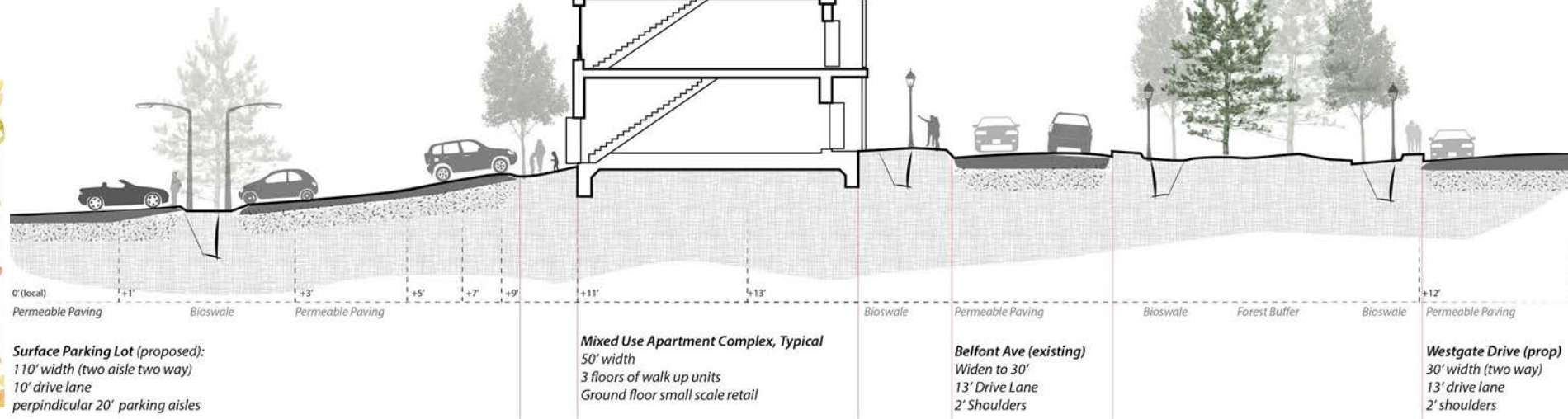
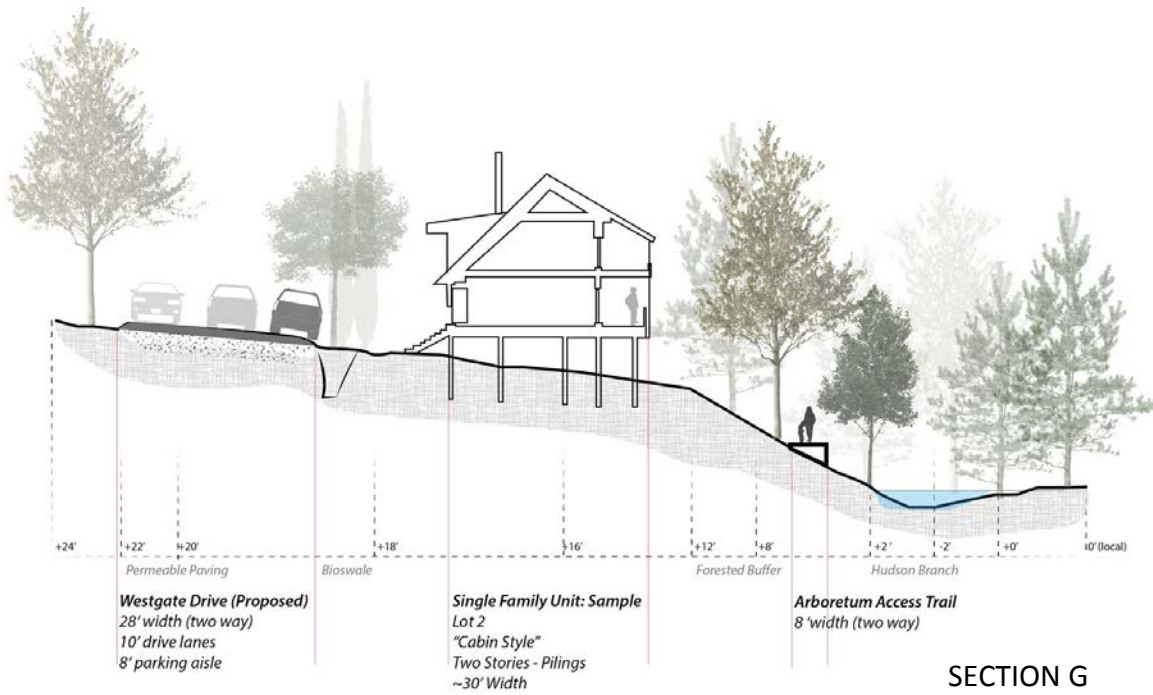


SECTION F



SECTION G





# WEST VILLAGE

## WEST GATE – DEVELOPMENT SITES





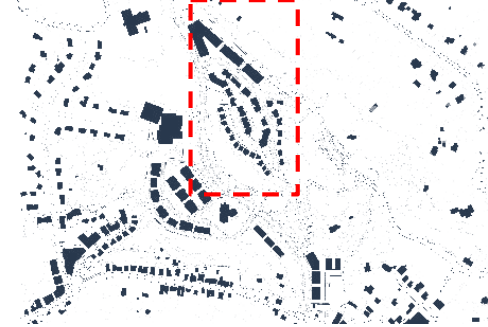
63 DETACHED UNITS  
63 OFF STREET PARKING  
SPACES



125 UNITS TOTAL  
ROWHOUSES  
MIDRISES  
DUPLEXES  
98 TOTAL PARKING SPACES



230 UNITS TOTAL  
4 APARTMENT BUILDINGS (200)  
2 STORY PARKING DECK  
3 DUPLEXES ( 6 UNITS)  
7 TOWNHOUSES ( 7 UNITS)  
500 PARKING SPACES



## FELS VILLAGE – 3 DENSITY PLANS

WEST GATE – DEVELOPMENT SITES





# FELS VILLAGE – HYBRID PLAN

## WEST GATE – DEVELOPMENT SITES



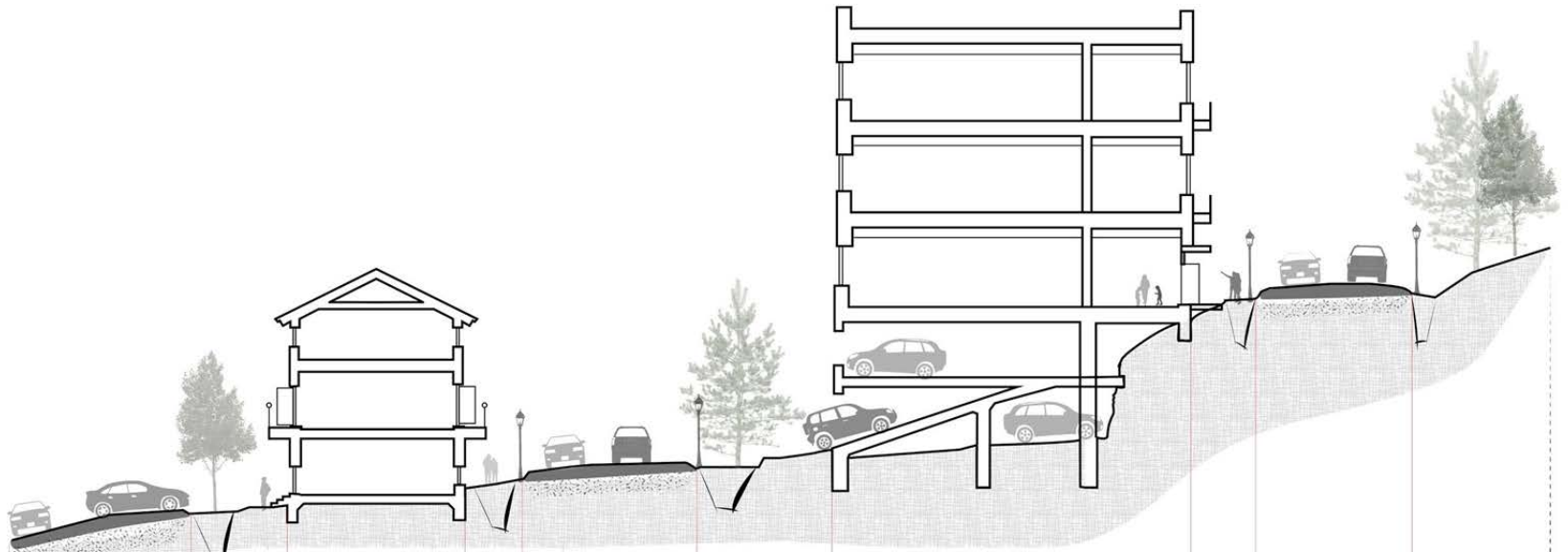
Mid-Family Housing ( Proposed)  
3 stories

Patapsco Lane (Proposed)  
30' width (two way)  
13' drive lane  
2' shoulders  
4' Sidewalks

Single Family Residence  
2 floors, Crawlspce  
Building form based on slope

Seasonal Patapsco Creek

SECTION C



Surface Parking Lot (proposed):  
50' width (one aisle two way)  
10' drive lane  
perpendicular 20' parking aisles

Patapsco Way (proposed)  
local access road  
30' width  
13' Drive Aisles  
2' Side Aisles

3-4 Story Residential apartment complex, typical  
65' Width  
1.5 Level Parking Deck

Courthouse Drive (exg)  
minor arterial road  
30' width (two way)  
13' drive lanes  
2' shoulders

SECTION D





# FELS VILLAGE

## WEST GATE – DEVELOPMENT SITES

