

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

Date: May 26, 2016

Meeting #226

Project: Port Covington Framework Master Plan

Phase: Master Plan

Location: Port Covington

PRESENTATION:

Caroline Paff, VP of Sagamore Development, opened the presentation summarizing recent changes to the overall framework of the comprehensive Port Covington Master Plan. In addition to describing responses to the Panel's May 5th comments regarding Founders Park & the West End Districts, she was assisted by Nate Evans of Toole/Design Group who addressed the bicycle and pedestrian networks as well as the proposed light rail extension along McComas Street. Locations for potential civic uses were presented and initially include a library, post office, fire station, school, paddock for police horses and a cultural center. Architect David Manfredi, of Elkus Manfredi reviewed the shadow studies previously requested for the Founders Park, the various housing typologies including a new townhouse category located along Cromwell Road in the West Park area, changes to the urban plaza, proposed building heights and the proposed phasing for the entire project.

Comments from the Panel:

The Panel unanimously complimented the development leadership and its excellent design team on their professional thoroughness and responsiveness during the entire review process and look forward to the implementation of this ambitious effort to create a vibrant new addition to the City of Baltimore.

The Panel suggested that continuing effort, study and resolution should address the following issues:

- The location of the "townhouse" residential typology. Although all agree that this typology is probably best located on the west side, it was suggested that it have more integrity as a distinctive family oriented sub-district. The scale, character and relationship with taller apartment typologies should be studied further. Consider activating both sides of a street with the use type to enhance the community/neighborhood sense.
- The location of the school(s). More study might result in a stronger relationship between the school(s) and the families they would serve. Alternative suggestions for the location of the school(s) include one more integrated into the park system, or one more integrated into a denser urban fabric, possibly in one of the salvaged industrial buildings as an example.
- One remaining aspect of the framework plan that has not yet been adequately addressed is the public nature of West Peninsular Drive and its accessibility to Ferry Bar Park and further to the shared public access around the Under Armour campus.

Panel Action: Recommend approval with above comments to be addressed.

Attending:

Caroline Paff , Liz Williams, Michael Pokorny- Sagamore
David Manfredi, Jacob Kain - Elkus Manfredi
Nate Evans - Toole/Design Group

Addison Palmer, Barbara Mosier, Susan Williams, Ryan Barth - STV Civil Engineers
Casey Larkin – Plank Industries
Alex Jackson – Maroon PR
Neil Jurgens – Under Armour
Jennifer A. Dowdell, Chis Streb – BioHabitats
Betsy Boykin – Core Studio Design
Claude Engle – Claude Engle Lighting
John Furman – KCI
Ronnie Yountz – YDI
Tom O’Keefe – Wohlson Construction Co
Shaneice Richardson – Veolia Energy
David Framm – DOT Rights-of-way
Heather Martic- Parsons Brinckerhoff
Josh Gordon - BBJ

Bowden*,Haresign, Illeva and Rubin - UDARP Panel
Tom Stosur, Anthony Cataldo, Christina Hartsfield, Elina Bravve, Wolde Ararsa –
Planning Dept