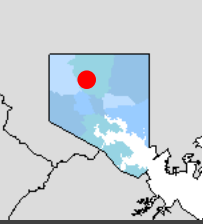




Stephanie
Rawlings-Blake
Mayor



Request

Site map

Photos

Plan

Recomm.

Port Covington Master Plan

Request: Port Covington Master Plan

Staff: Tamara Woods

Petitioner: Sagamore Development
Company

Planning District: Southern

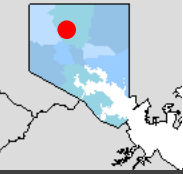
Comprehensive Planner: Brenton Flickinger



Thomas J. Stosur
Director



Stephanie Rawlings-Blake Mayor



16.1/23

- Request
- Site map
- Photos
- Plan
- Recomm.



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Port Covington Master Plan

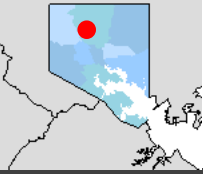




Stephanie Rawlings-Blake Mayor

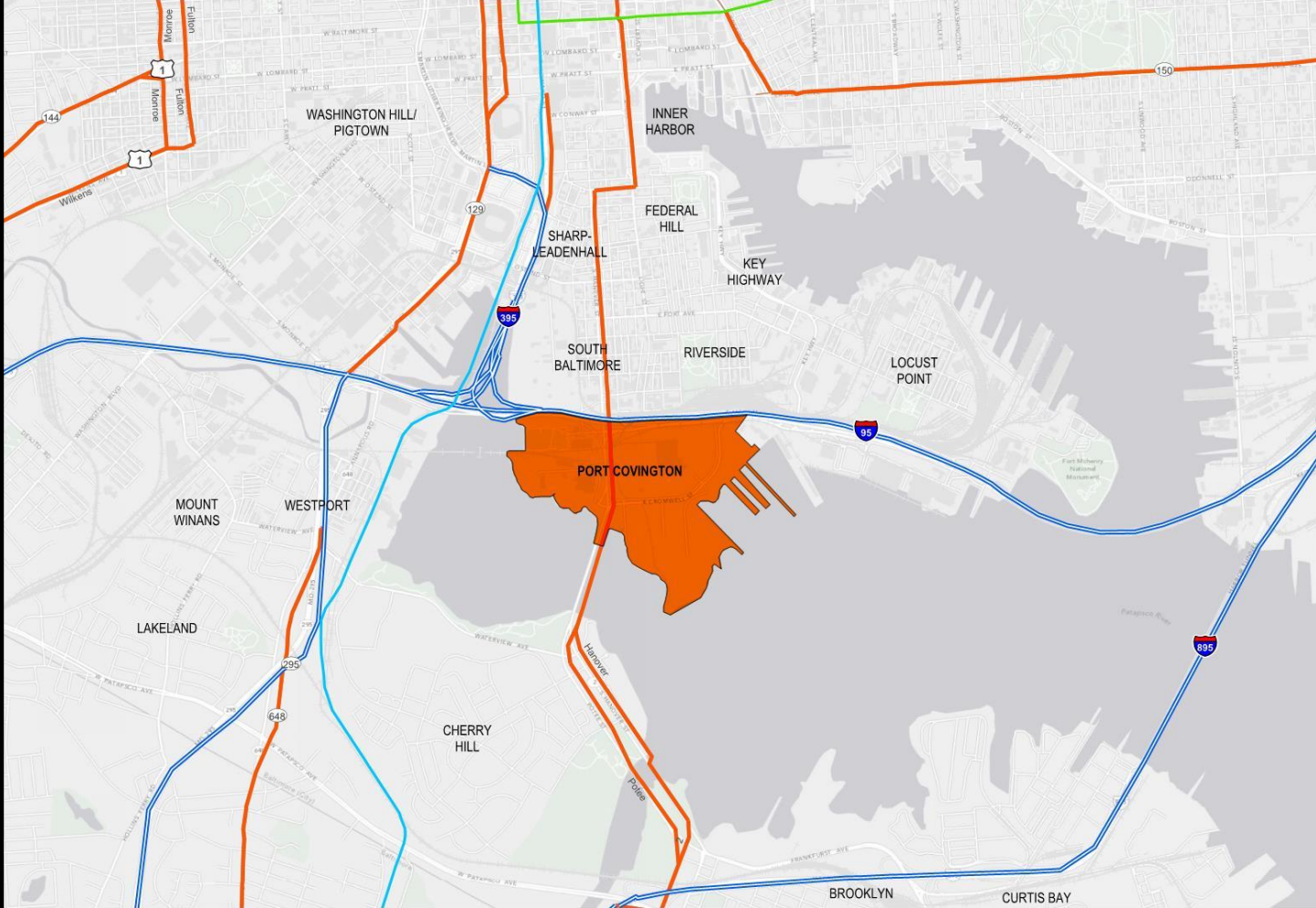
Port Covington Master Plan

Vicinity Map



16.2/23

- Request
- Site map
- Photos
- Plan
- Recomm.



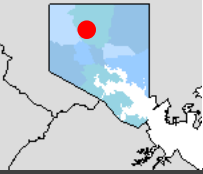
Thomas J. Stosur Director



Port Covington Master Plan

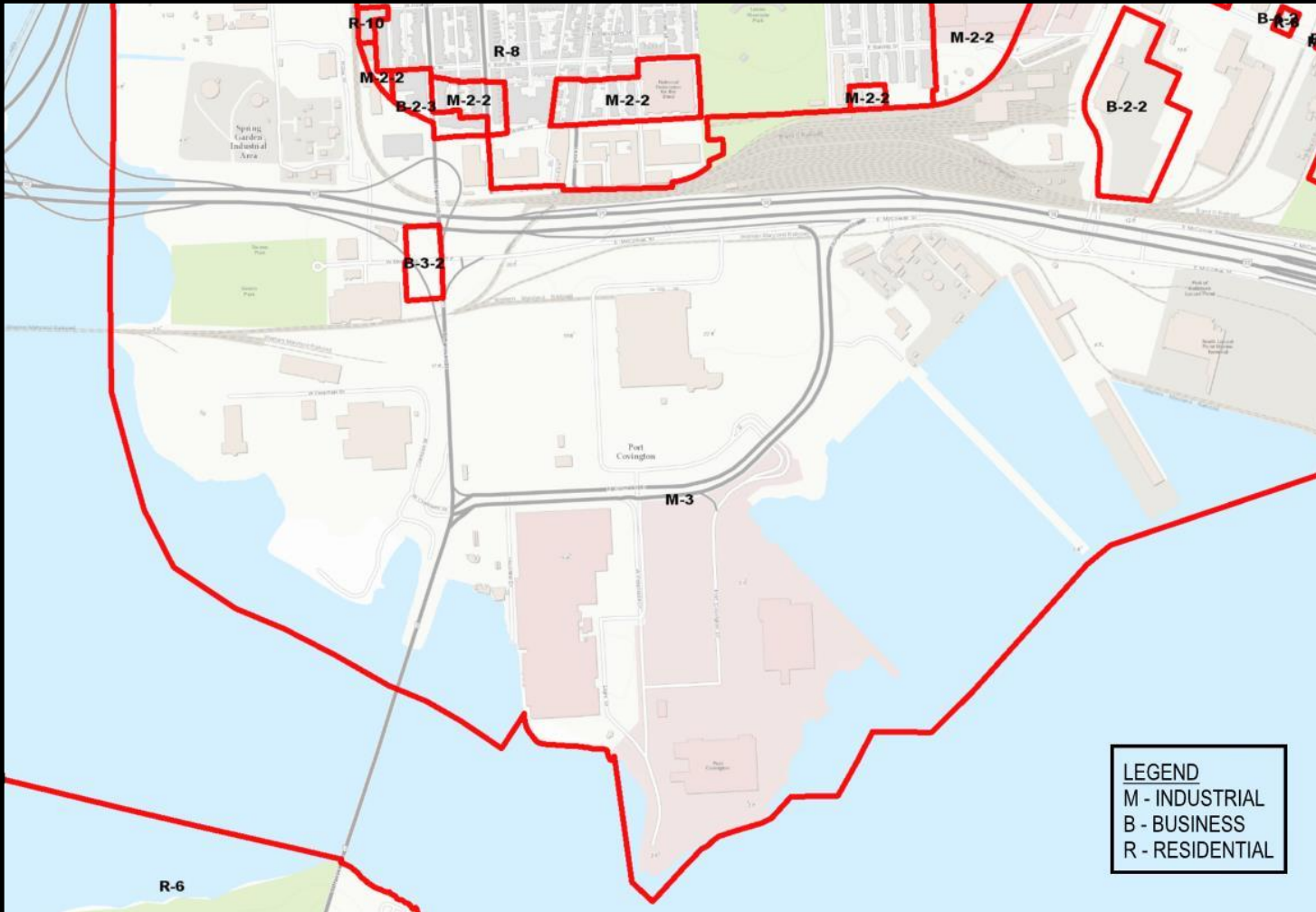
Stephanie Rawlings-Blake
Mayor

Existing Land Use Regulations



16.3/23

- Request
- Site map
- Photos
- Plan
- Recomm.



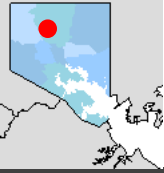
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Mayor

Port Covington Master Plan

Existing Land Use Regulations



16.4/23

Request

Site map

Photos

Plan

Recomm.



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Director

EXISTING CONDITIONS AND PUD



ORDINANCES

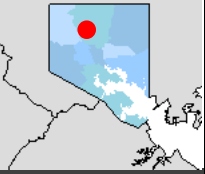
- 1990: #425 Established PUD for Business Headquarters Campus with Convention Amenities
- 2000: #57 Provided for Wal-Mart, Sam's Club Shopping Center in Area I
- 2002: #431 Use Amendment for Area I
- 2004: #884 Provided for Mixed-use Areas II, III, & IV

RECENT MINOR AMENDMENTS

- 2014: Under Armour Building 37 renovation
- 2015: Sagamore Whiskey Distillery
- 2016: Under Armour Parking Expansion



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Mayor



16.5/23

Request

Site map

Photos

Plan

Recomm.

Port Covington Master Plan

Executive Summary- Highlights

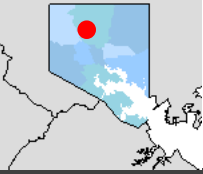
- Port Covington is currently one of the largest urban redevelopment projects in America
- Future home and global headquarters of Under Armour.
- Currently, Port Covington is an aging, underutilized industrial area.
- Covers over 260 acres and three miles of waterfront.



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16.6/23

Request

Site map

Photos

Plan

Recomm.



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Port Covington Master Plan

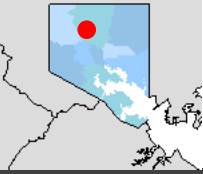
Executive Summary- Highlights

- Disconnected from the rest of the City – but it has tremendous potential to be a thriving, active and inclusive
- Redevelopment will mean thousands of new jobs, new businesses, better transit to jobs,
- More than 40 acres of parks, new space for manufacturing, fresh opportunities for innovation and entrepreneurship, new ways to reach the waterfront and more.
- More than 60 properties within the Port Covington Master Plan Area.



Port Covington Master Plan

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16.7/23

Request

Site map

Photos

Plan

Recomm.

Major Plan Components

- Multi Modal Connectivity
- Ecology & Parks
- Resilient Infrastructure
 - Storm Water Management
 - Flood Resiliency
 - Lighting
 - Innovative District Approaches
- Land Use and Zoning
- Civic Uses
- Building Massing and Density
- Implementation



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Port Covington Master Plan

Street Typologies- "A" and "B" Streets



16.8/23

- Request
- Site map
- Photos
- Plan
- Recomm.



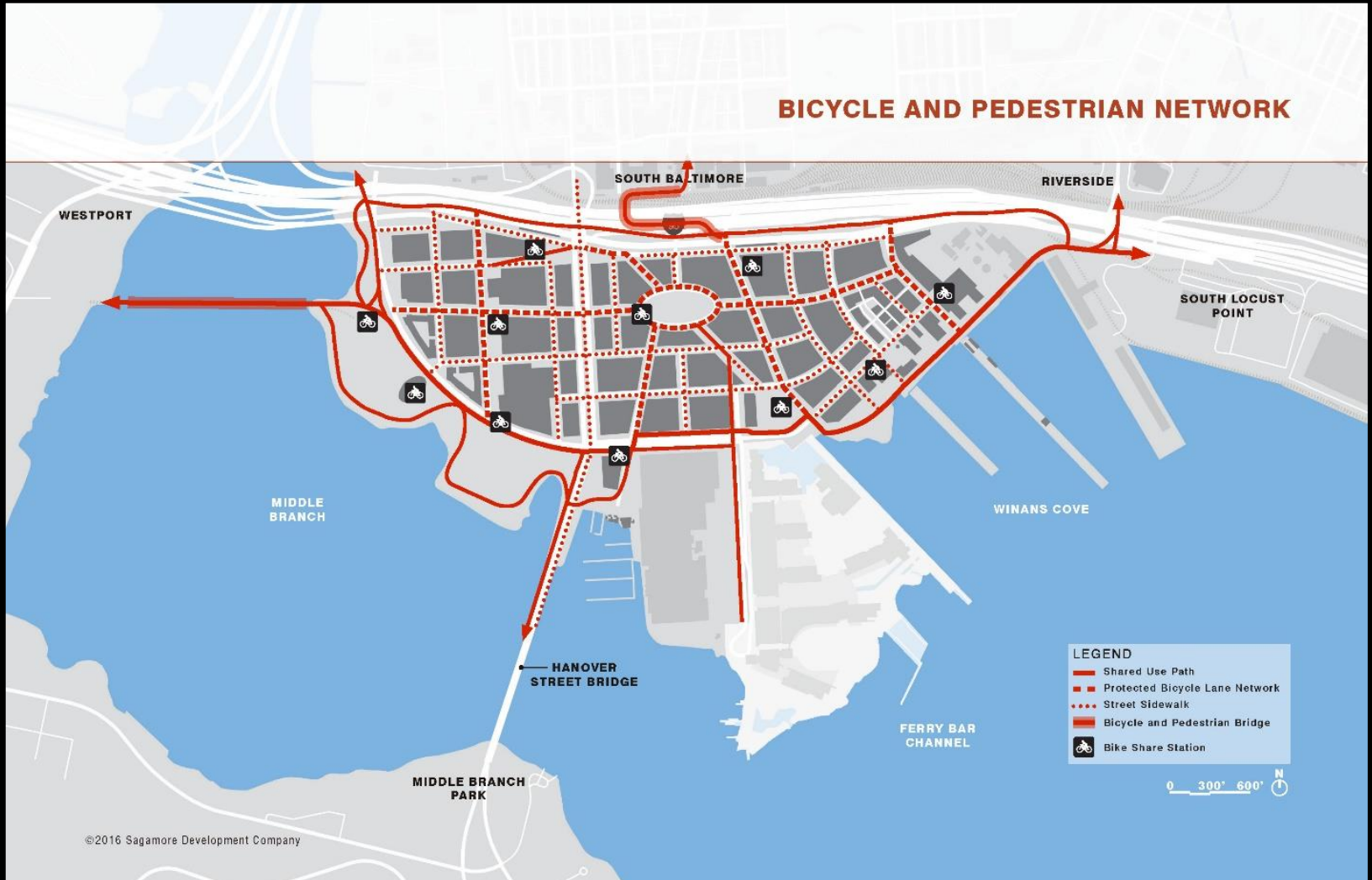
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Port Covington Master Plan

Bicycle and Pedestrian Circulation



16.9/23

- Request
- Site map
- Photos
- Plan
- Recomm.



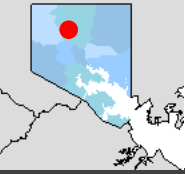
Thomas J. Stosur Director



Stephanie Rawlings-Blake Mayor

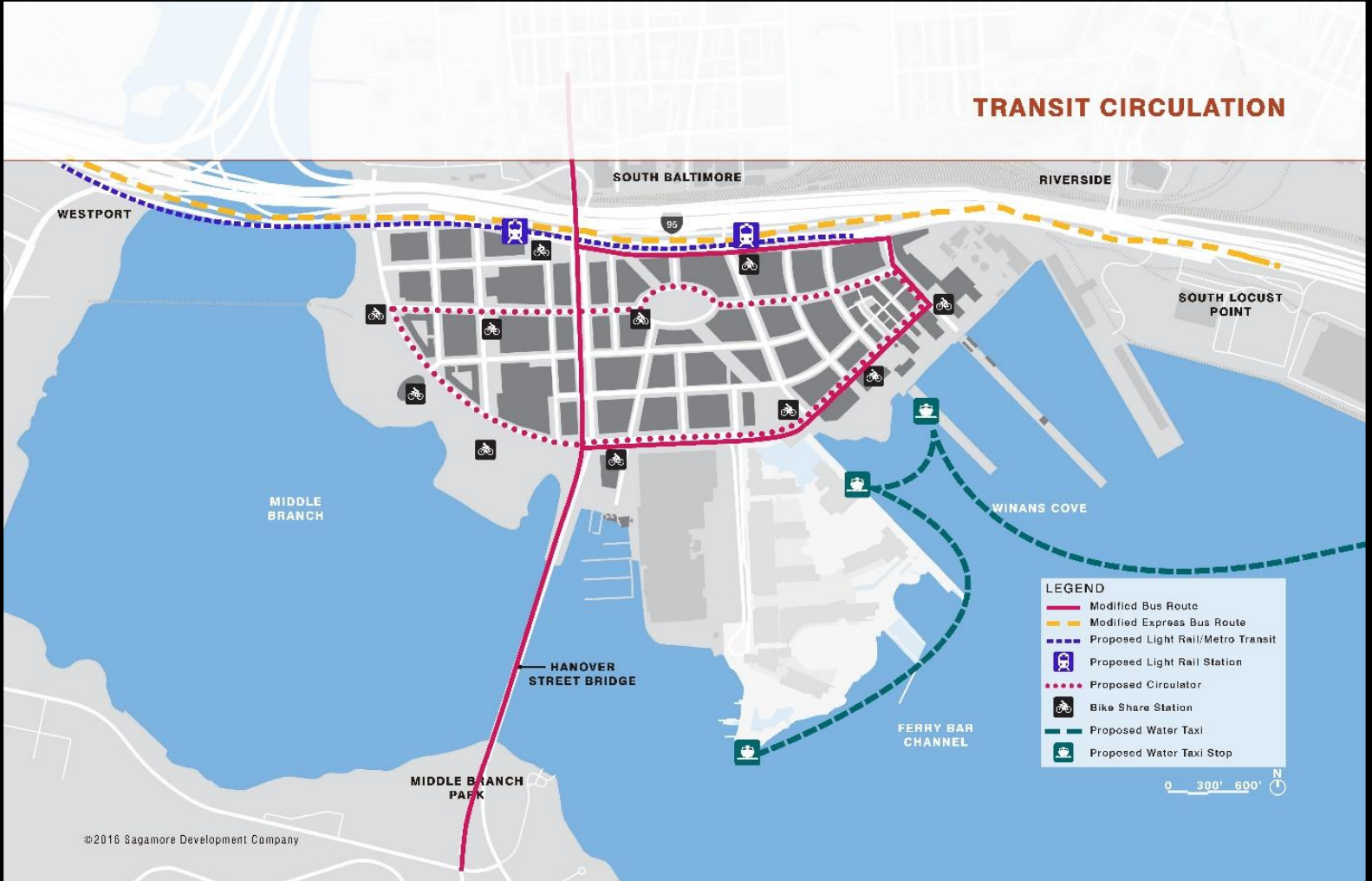
Port Covington Master Plan

Transit



16.10/23

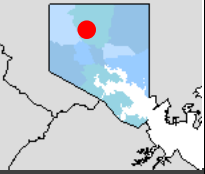
- Request
- Site map
- Photos
- Plan
- Recomm.



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Mayor



16.11/23

Request

Site map

Photos

Plan

Recomm.

Port Covington Master Plan

Ecology

Overall Ecological Strategies at Port Covington:

- **Shoreline enhancement.** Restore aquatic habitat along the shoreline and near-shore areas of the Middle Branch.
- **Integrated Water Strategies.** Implement water conservation strategies including rainwater harvesting, grey water reuse, and cooling water reuse. Explore treating all stormwater through an interconnected blue/green infrastructure network.
- **Integrated Urban Ecology.** Restore and maximize habitat for waterfowl, neo-tropical songbirds and indigenous resident birds and bats. Explore ecological function of parcels prior to development; create temporary landscape installations beneficial to wildlife and water management.



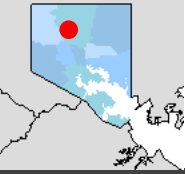
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Port Covington Master Plan Adoption

Resiliency- Environmental Constraints



16.12/23

- Request
- Site map
- Photos
- Plan
- Recomm.



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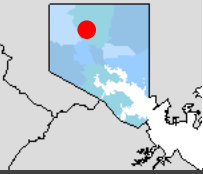


Port Covington Master Plan

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Mayor

Parks

- East Waterfront Park- An approximately eight acre park of waterfront and pier.
- West Shore Park- An approximately twenty-seven acre park on the waterfront.
- Founders Park – An approximately two acre park to be located centrally in the project and surrounded by larger development.
- Greenway –An approximately one and a half acre linear park stretching from Founders Park to the urban plaza and waterfront.



16.13/23

Request

Site map

Photos

Plan

Recomm.



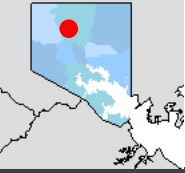
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Port Covington Master Plan

Civic Uses



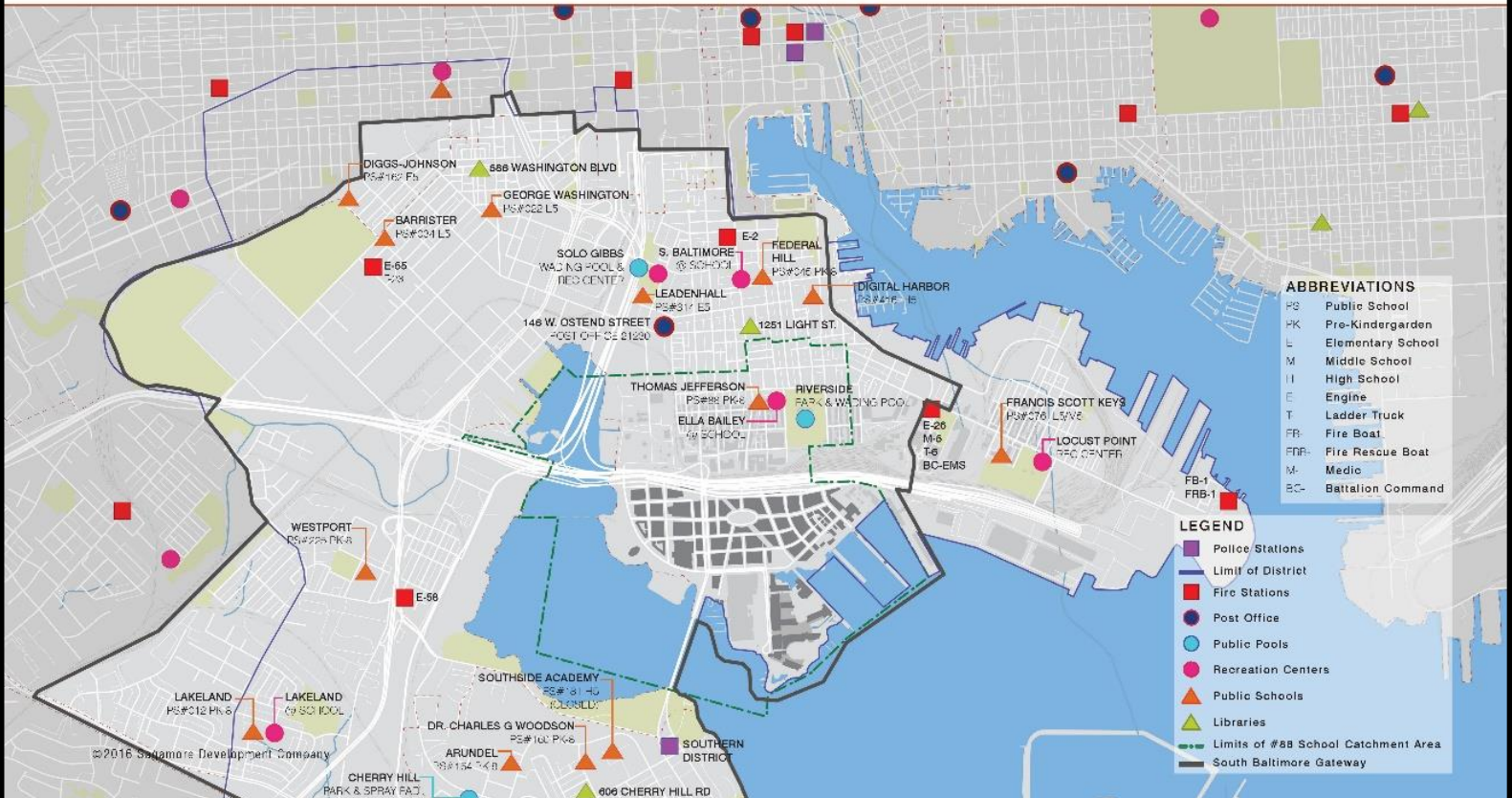
16.14/23

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- Site map
- Photos
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Director

EXISTING CIVIC USES

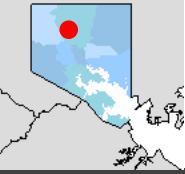
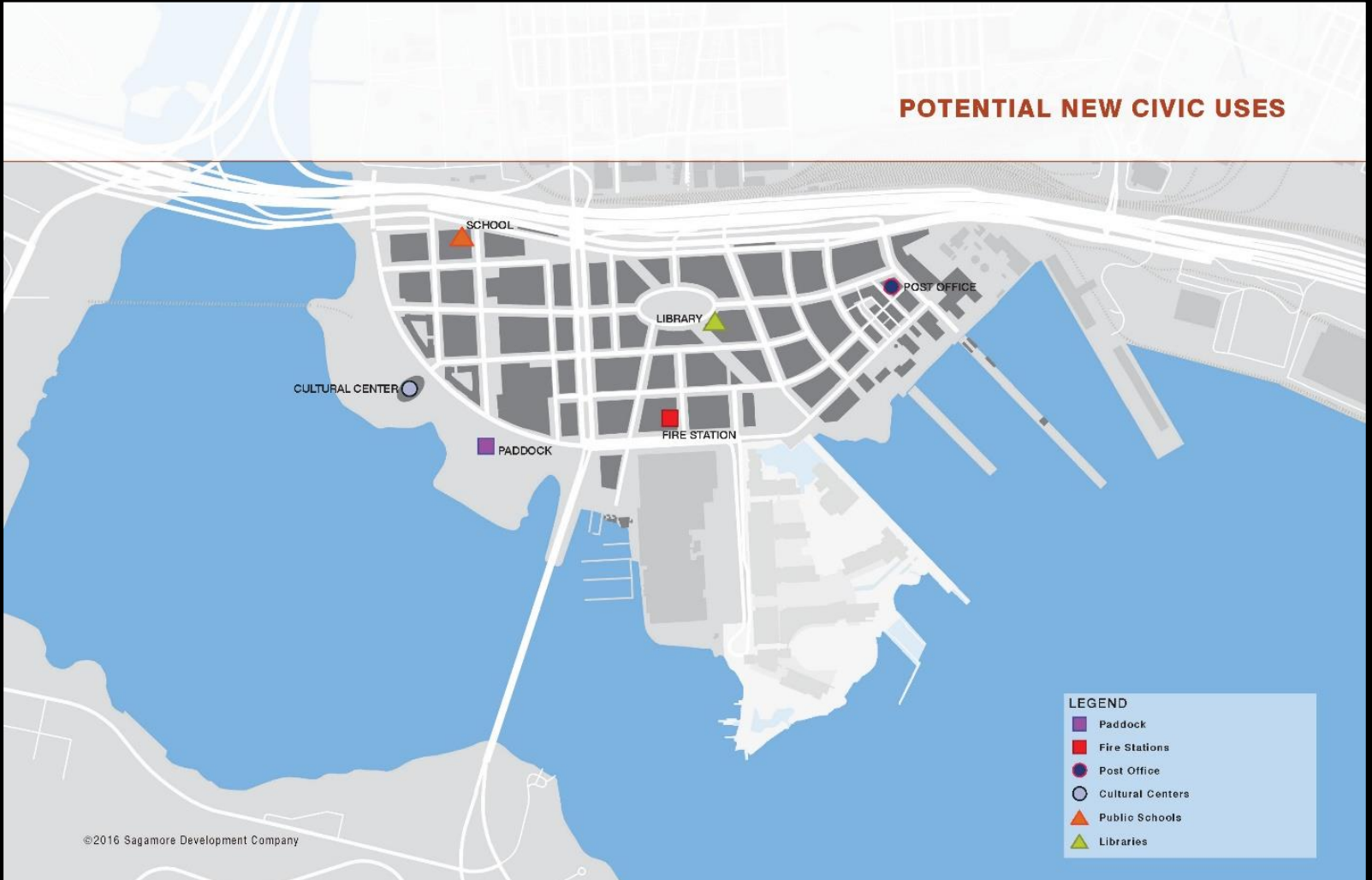




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Port Covington Master Plan

Civic Uses



16.15/23

- Request
- Site map
- Photos
- Plan
- Recomm.



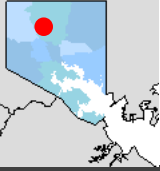
Thomas J. Stosur Director



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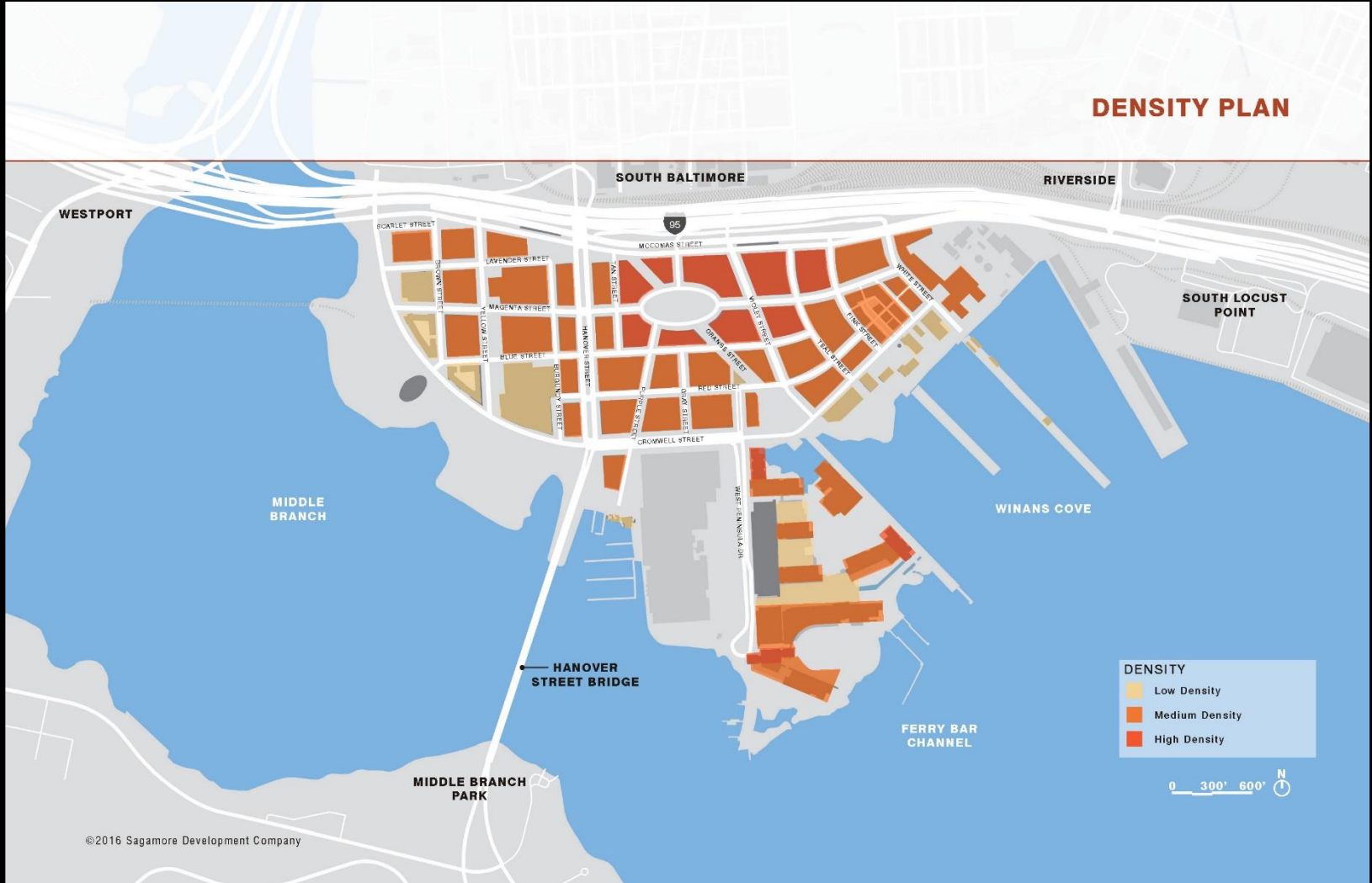
Port Covington Master Plan

Density and Massing



16.16/23

- Request
- Site map
- Photos
- Plan
- Recomm.



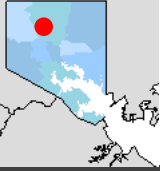
Thomas J. Stosur Director



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Mayor

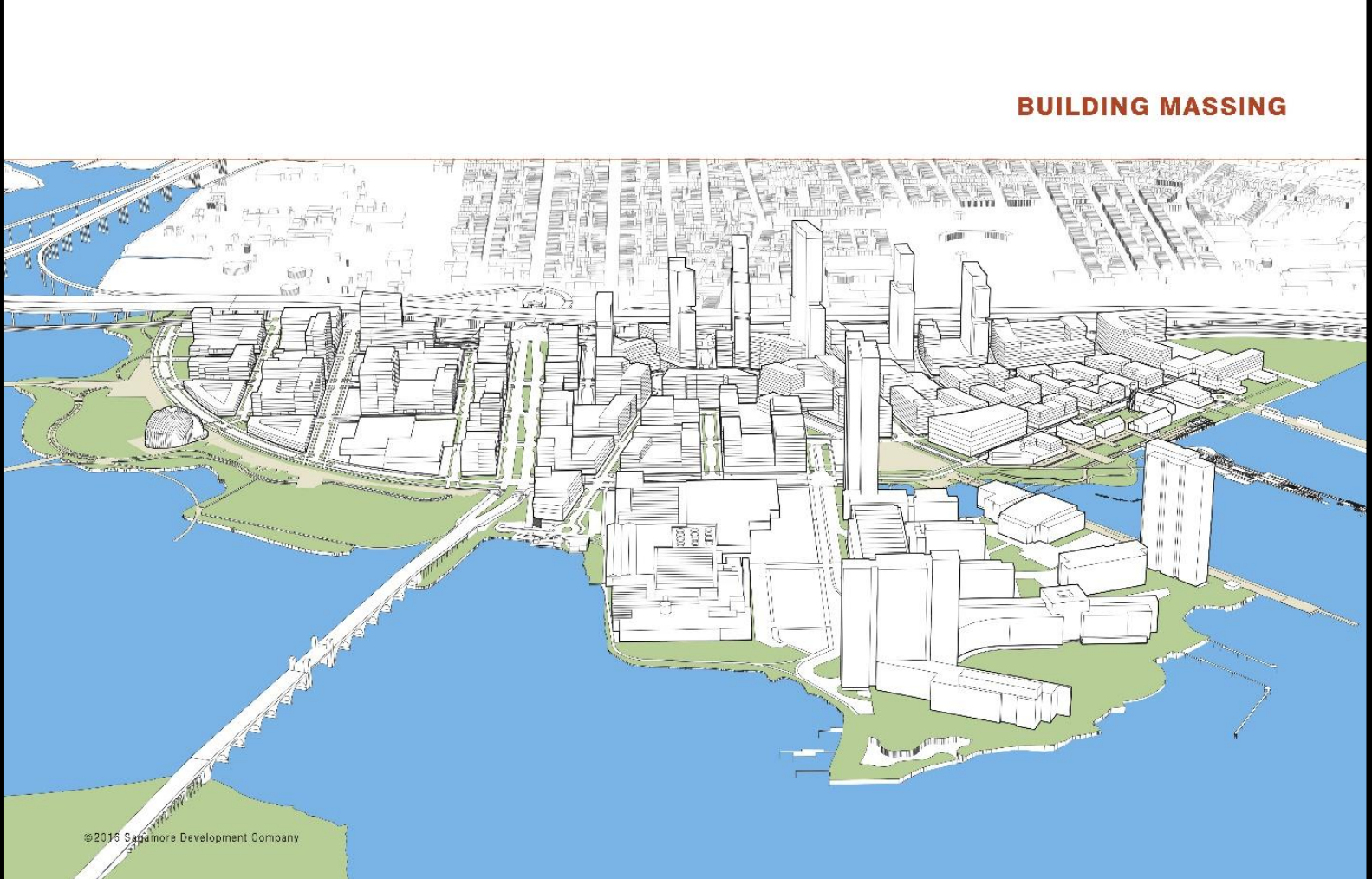
Port Covington Master Plan

Density and Massing



16.17/23

- Request
- Site map
- Photos
- Plan
- Recomm.



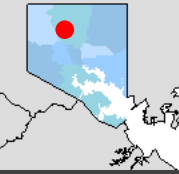
Thomas J. Stosur
Director



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Port Covington Master Plan

Development Districts

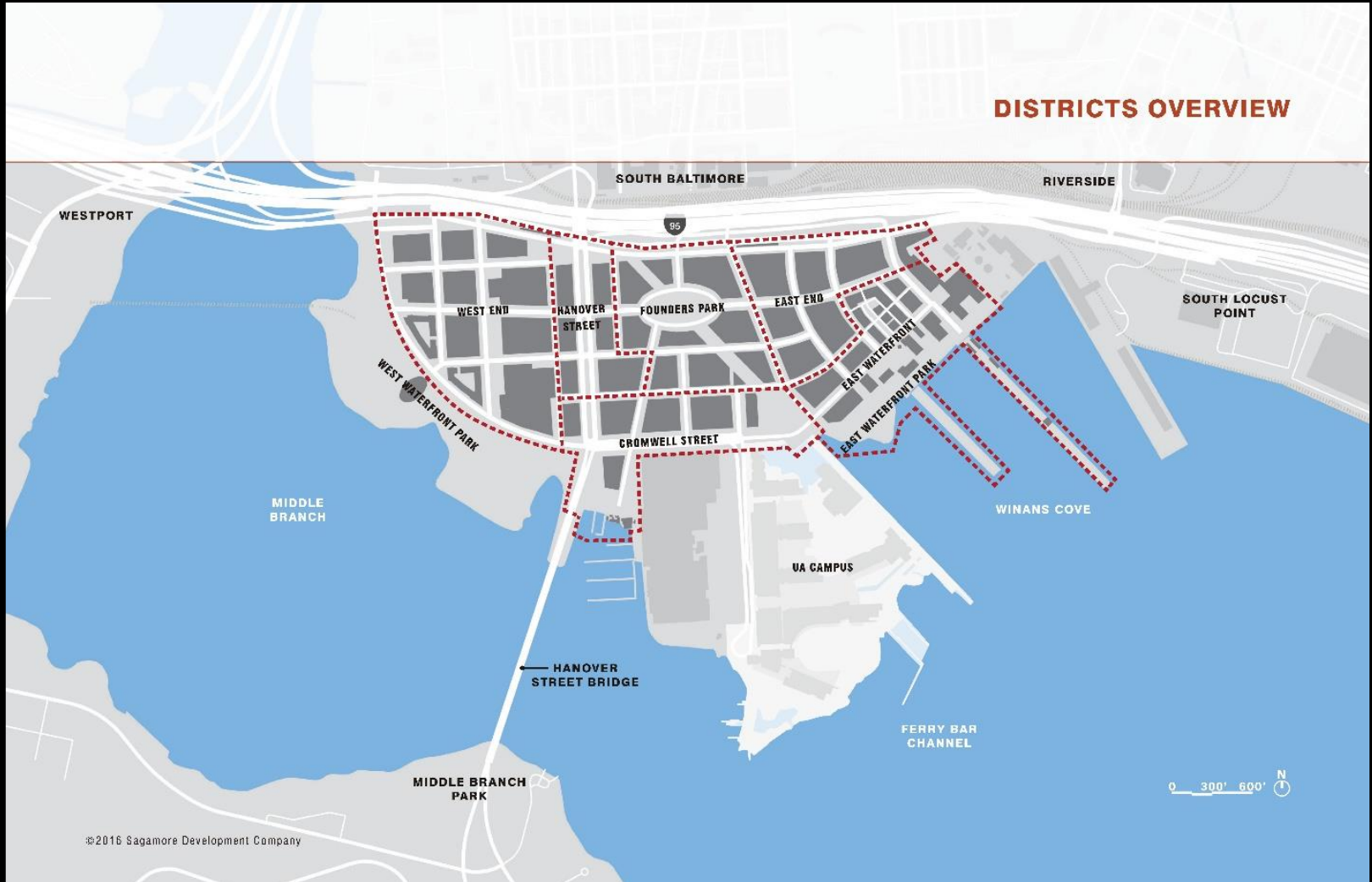


16.18/23

- Request
- Site map
- Photos
- Plan
- Recomm.



Thomas J. Stosur Director



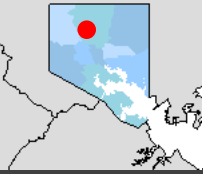


Port Covington Master Plan

Stephanie
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Mayor

Implementation

- Port Covington Master Plan
- Public Involvement
- Land Use and Zoning
- Multi Modal Transportation
- Parks and Open Spaces
- Establishing the Urban Grid
- Subdivisions and new streets
- Utility Infrastructure
- Development of Parcels



16.19/23

Request

Site map

Photos

Plan

Recomm.



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Director



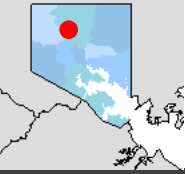
Port Covington Master Plan

Stephanie
Rawlings-Blake
Mayor

Implementation

Land Use Approvals Needed:

- Repeal of the Urban Renewal Plan
- Amend or Repeal the Planned Unit Development
- Modify the impending new City of Baltimore Zoning Code
- Create new streets and subdivide parcels for new development



16.20/23

Request

Site map

Photos

Plan

Recomm.



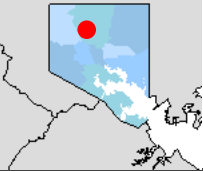
Thomas J. Stosur
Director



Port Covington Master Plan

Stephanie
Rawlings-Blake
Mayor

Comments



16.21/23

- Draft Master Plan posted on Planning website
- Presented to Planning Commission on June 2, 2016
- Comment Period - June 1st –June 16th
- Received approximately 25 separate pieces of correspondence and one on-line petition.
- Comments Have been posted on the website on June 22nd.

Request

Site map

Photos

Plan

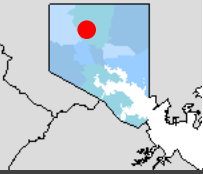
Recomm.



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Director



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Mayor



16.22/23

Request

Site map

Photos

Plan

Recomm.



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Port Covington Master Plan

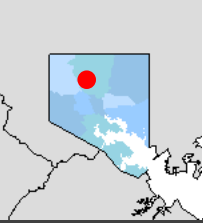
Notifications:

- Via email to a list of approximately 4,600 recipients, which includes both individuals and organizations.
- In addition, the following community organizations have been notified of this action: Community of Curtis Bay Association, Concerned Citizens For A Better Brooklyn, Cherry Hill Community Coalition, Westport Neighborhood Association, Lakeland Community Association Partnership, Mt. Winans Community Association, South Baltimore Neighborhood Association, Riverside Neighborhood Association, Sharp-Leadenhall Planning Committee, Inc., Locust Point Civic Association, Inc., Federal Hill Neighborhood Association, Inc, Federal Hill South Neighborhood Association, Sharp-Leadenhall Improvement Association and The Honorable Eric Costello.



*Stephanie
Rawlings-Blake
Mayor*

Port Covington Master Plan



Recommendation: Adoption

16.23/23

Request

Site map

Photos

Plan

Recomm.



Thomas J. Stosur
Director