



# Port Covington

**EAST WATERFRONT PARK**

**SCHEMATIC PRESENTATION**

**JANUARY 28TH, 2016**



# Port Covington

## **EAST WATERFRONT PARK INTRODUCTION**

CAROLINE PAFF  
Sagamore Development  
Vice President

## UDARP PANEL PRIOR ACTIONS

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June 25, 2015

301 East Cromwell Street - Sagamore Spirit Distillery: Final

Action: Recommend approval with comments

January 7, 2016

Port Covington Masterplan: Introduction

Action: Continued

Create a sense of arrival and make it a destination.

Make strong connections between uses, ecology and people.

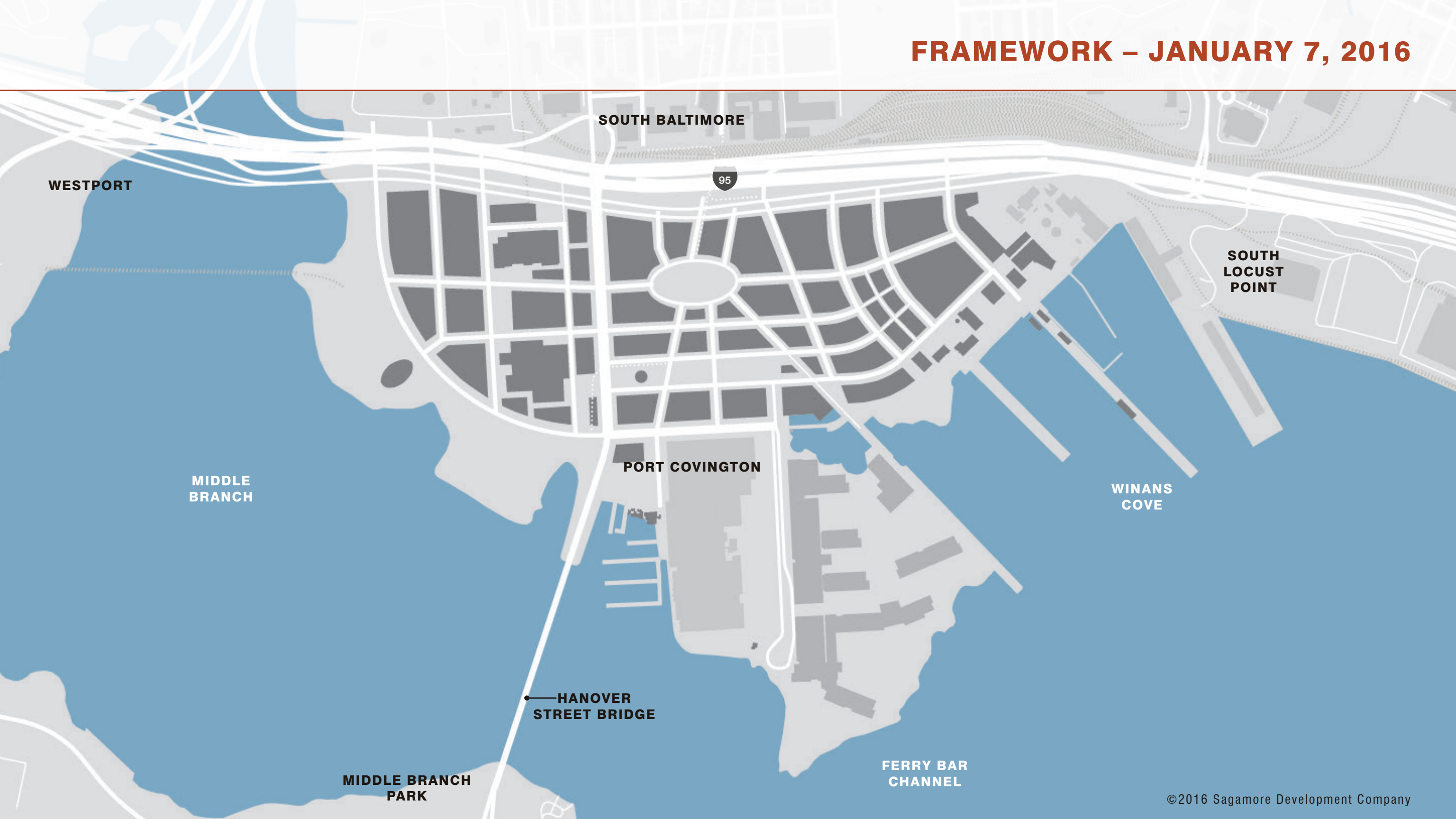
Induce multi-modal behaviors through great design and investment in the public realm.

Make it walkable.

Include multiple points of view to ensure diversity and plan resiliency.

Innovate.

**FRAMEWORK – JANUARY 7, 2016**



**SOUTH BALTIMORE**

95

**WESTPORT**

**SOUTH  
LOCUST  
POINT**

**MIDDLE  
BRANCH**

**PORT COVINGTON**

**WINANS  
COVE**

**HANOVER  
STREET BRIDGE**

**MIDDLE BRANCH  
PARK**

**FERRY BAR  
CHANNEL**

# PARK SYSTEMS – JANUARY 7, 2016



**OPEN SPACE LAYERS**

- OPEN SPACE STRUCTURE
- NEIGHBORHOOD CONNECTIONS
- PARK CONNECTIONS
- ECO CORRIDOR
- HABITAT ENHANCEMENT
- STREET PLANTING

Commitment to public access on the waterfront should be reinforced in the plan.

Make meaningful waterfront connections.

Mark “events” in the plan such as views and special intersections.

Balance ecology and uses, with the driving force being the integration of ecology.

**CONTEXT AND EXISTING CONDITIONS** - Addison Palmer, STV Incorporated

**ECOLOGICAL CONTEXT** - Chris Streb, Biohabitats

**EAST WATERFRONT PARK** - Michael Blier, Landworks Studio Inc.





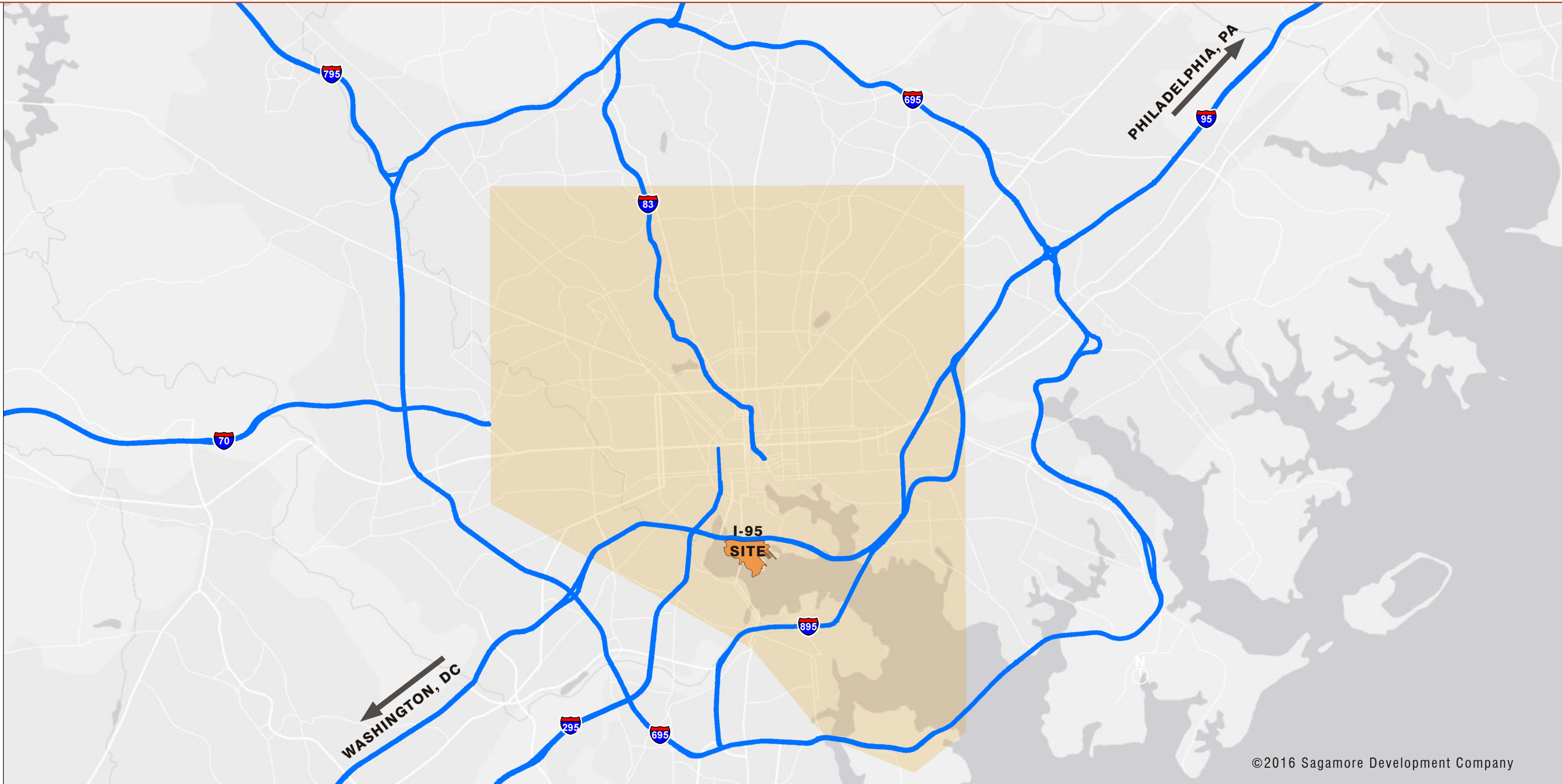
# Port Covington

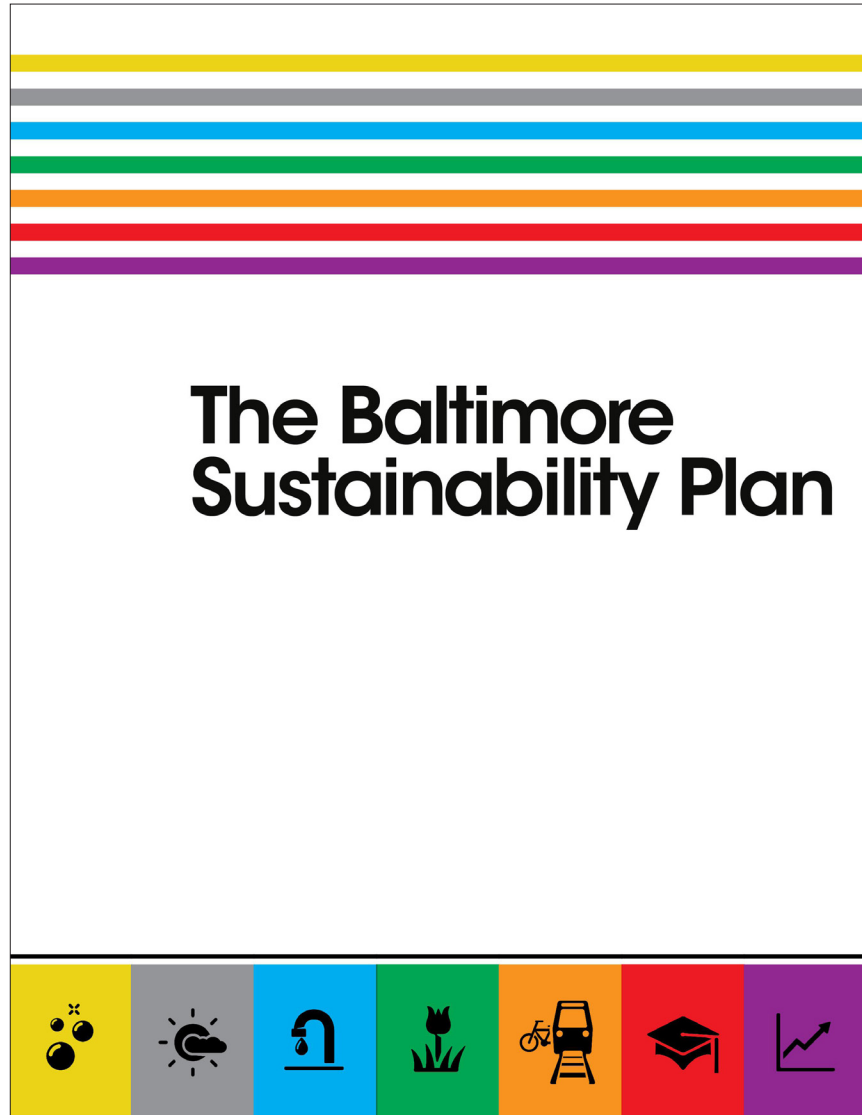
## **EAST WATERFRONT PARK EXISTING CONDITIONS**

ADDISON PALMER

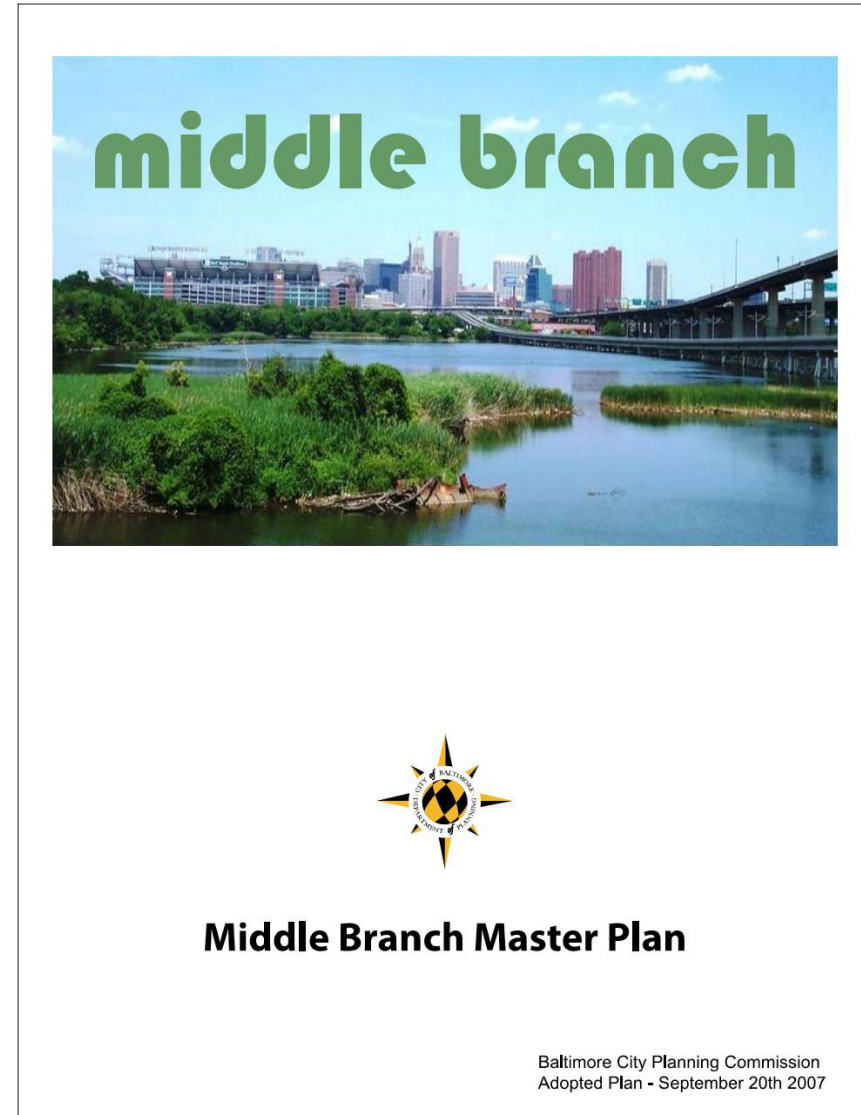
STV Incorporated  
Regional Manager

# REGIONAL CONTEXT MAP

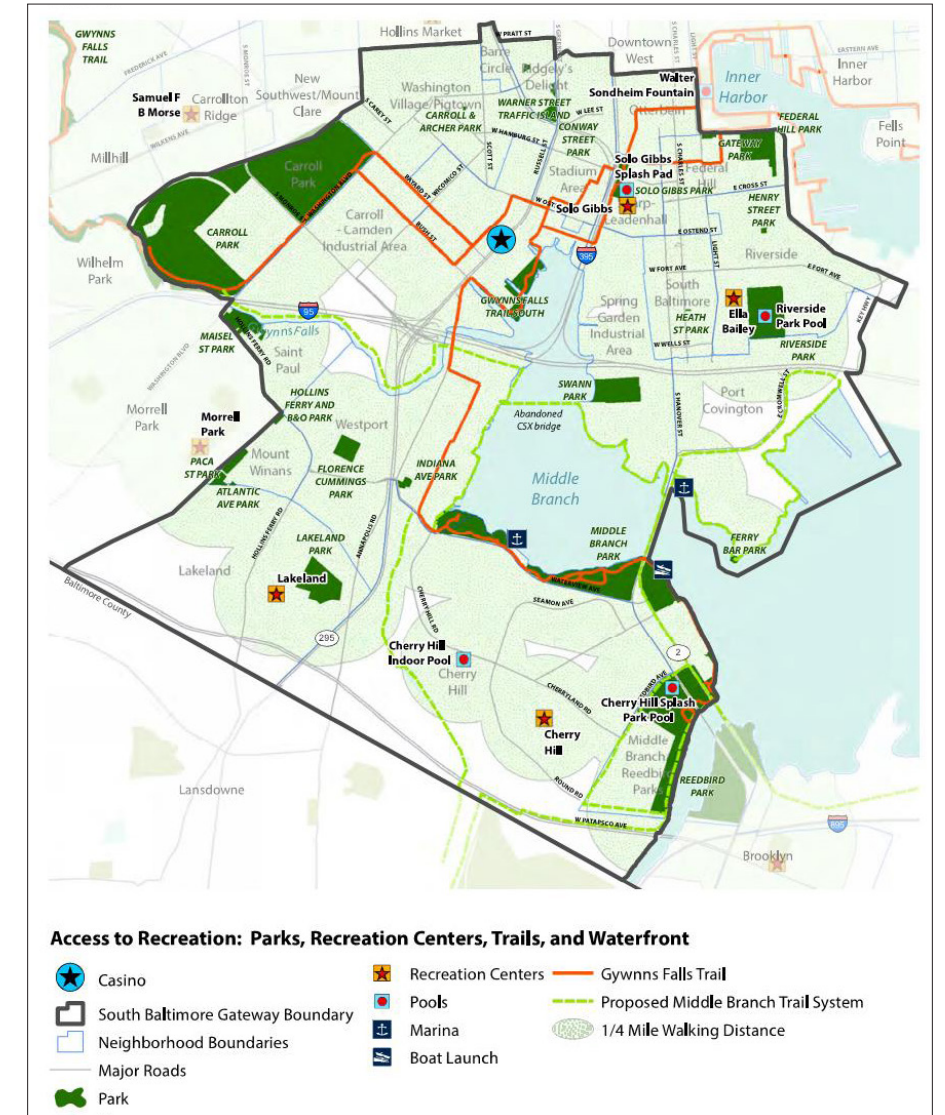




- Sustainability Plan - 2006



- Middle Branch Master Plan - 2007



- South Baltimore Gateway Master Plan - 2015

# 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 1
- 2002: #431 Use Amendment for Area 1
- 2004: #884 Provided for Mixed-use Areas 11, 111, & IV

## RECENT MINOR AMENDMENTS

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

SOUTH BALTIMORE

95

# ENVIRONMENTAL CONSTRAINTS

SPRING GARDEN SWING BRIDGE

MIDDLE BRANCH




WINANS COVE

MIDDLE BRANCH OF THE PATAPSCO RIVER

MIDDLE BRANCH PARK

HANOVER STREET BRIDGE

**LEGEND**

-  I-95 Multi-Lane Highway
-  CSX Railroad Tracks
-  Hanover Street Commuter Route
-  1000-Foot Chesapeake Bay Critical Area
-  100-Foot Chesapeake Bay Critical Area Buffer
-  100-Year Floodplain
-  Habitat Protection Area

# EXISTING SITE CONDITIONS







# Port Covington

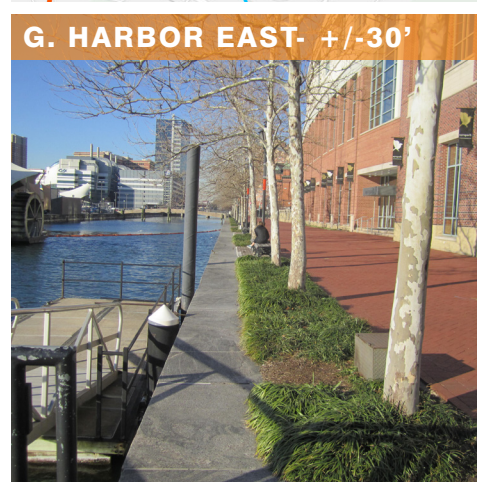
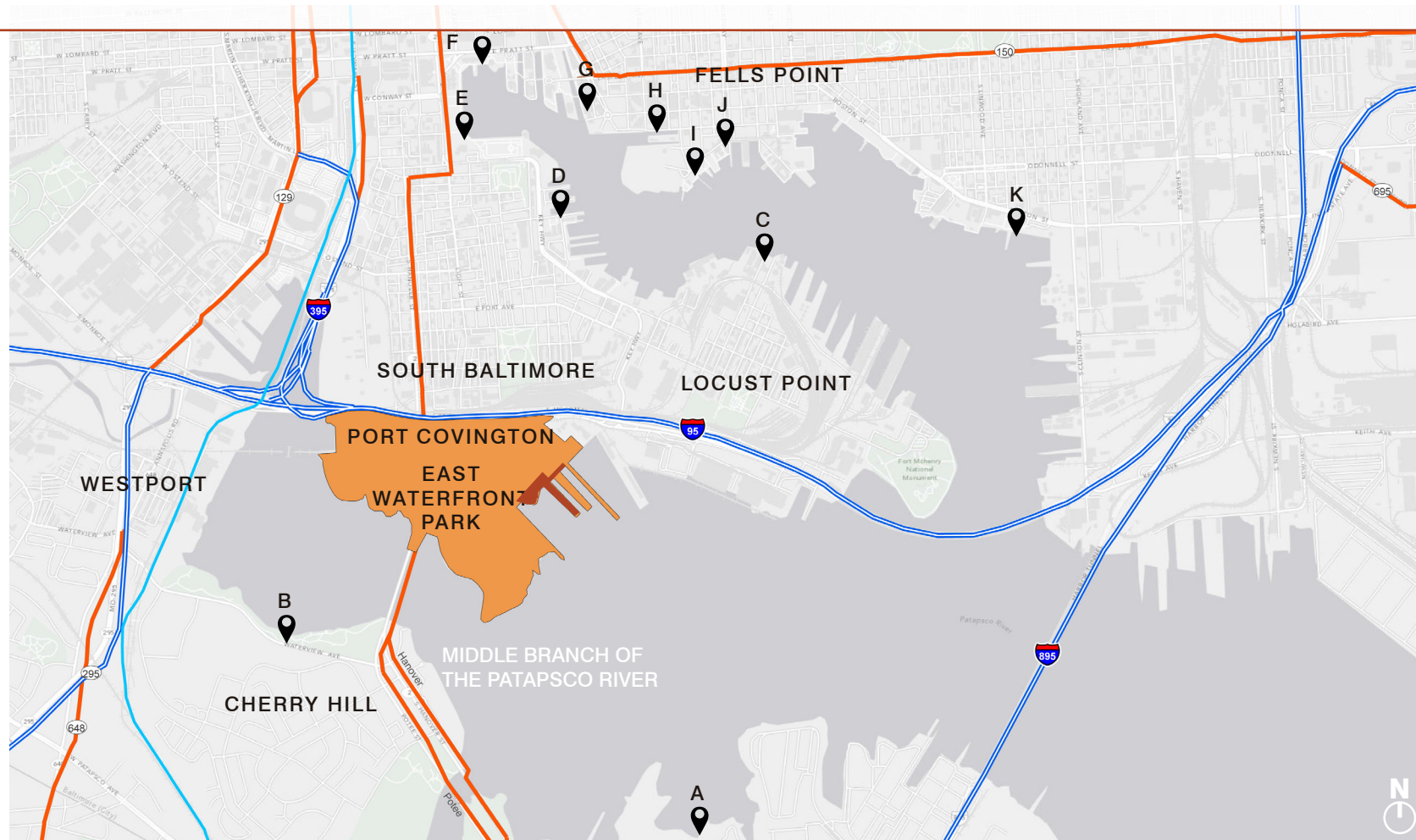
## **EAST WATERFRONT PARK ECOLOGICAL CONTEXT**

CHRIS STREB PE, LEED AP

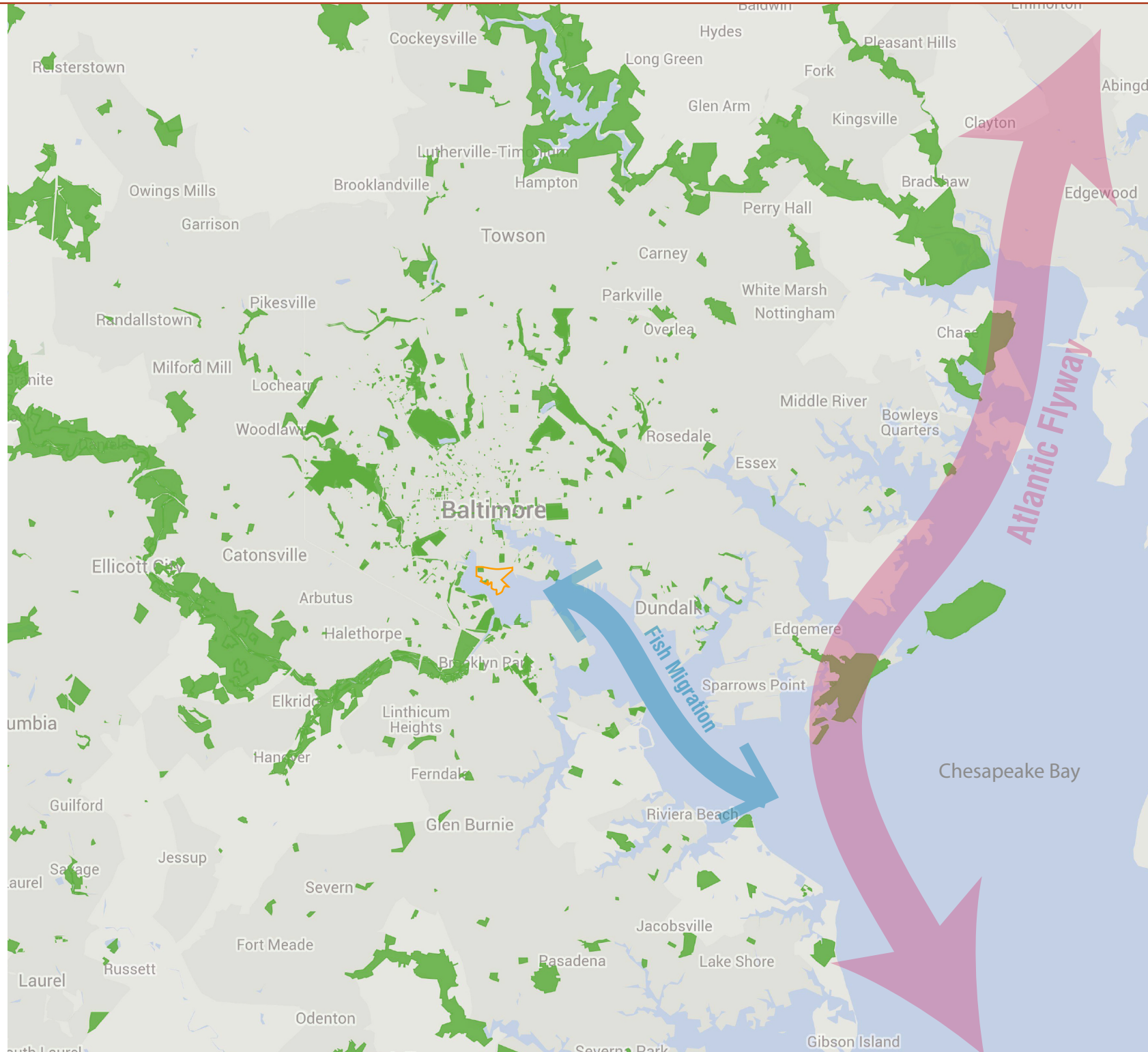
BIOHABITATS, Inc.  
Ecological Engineer



# BALTIMORE WATERFRONT PRECEDENTS



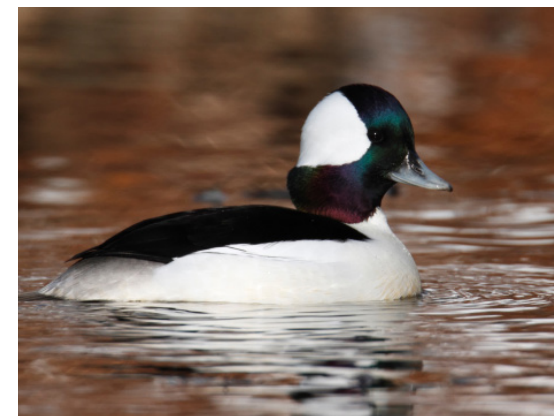
# ECOLOGICAL MIGRATIONS



CREDIT: DAVID BREZINSKI, USFWS

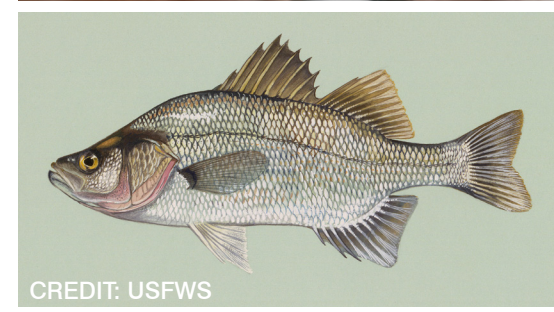
## SUMMER RESIDENTS

- Baltimore Oriole
- Osprey
- Barn Swallow
- Eastern Kingbird
- Green Heron
- Chimney Swift
- Common Tern



## WINTER RESIDENTS

- White-Throated Sparrow
- American Coot
- Horned Grebe
- Bufflehead
- Dark-Eyed Junco
- Lesser Scaup
- American Widgeon



CREDIT: USFWS

## ANADROMOUS SPECIES

- American Shad
- Hickory Shad
- Alewife
- Blueback Herring
- Striped Bass
- White Perch
- Yellow Perch



## MIGRATORY SPECIES

- American Eel
- American Halfbeak
- Atlantic Menhaden
- Atlantic Needlefish

# EXISTING ECOLOGICAL CONDITIONS



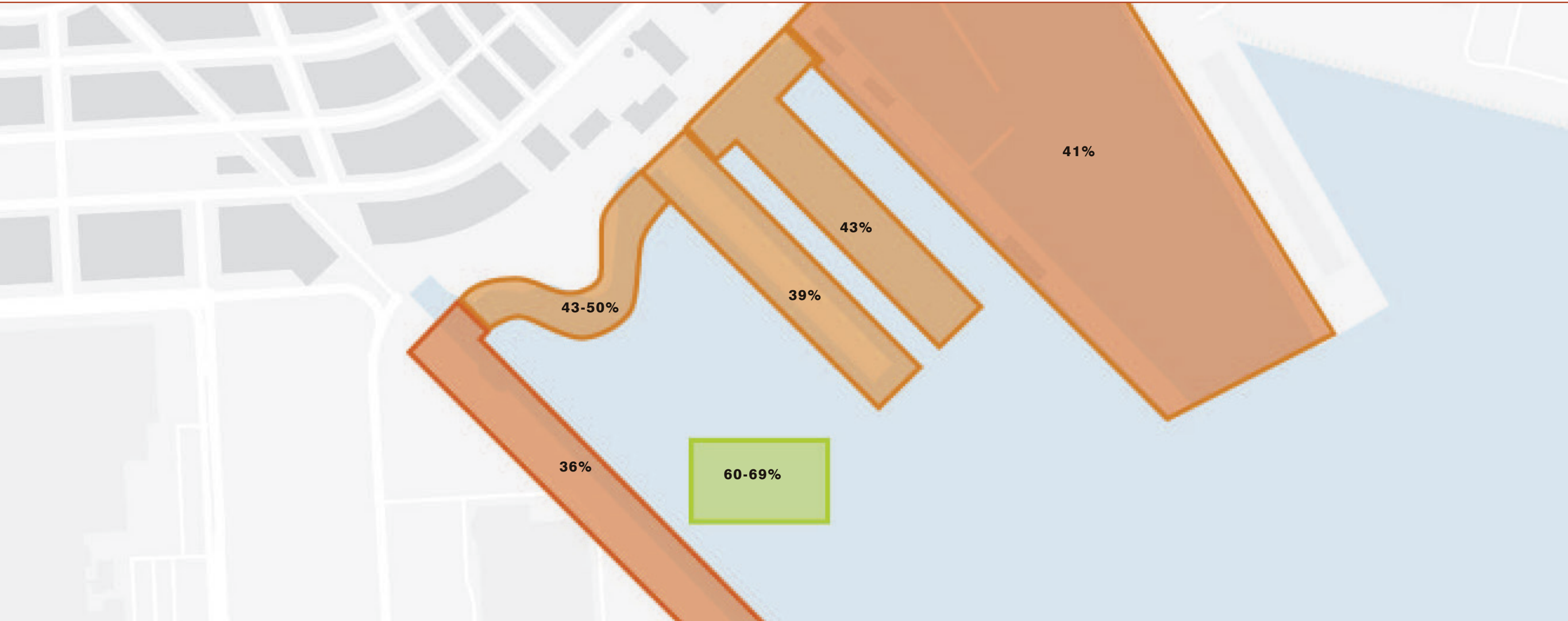
# QHEI EVALUATION



## SHORELINE HABITAT QUALITY ASSESSMENT



# QHEI EVALUATION - EAST WATERFRONT



## SHORELINE HABITAT QUALITY ASSESSMENT



# PORT COVINGTON LEGACY



**ECOLOGICAL LEGACY**





# Port Covington

## **EAST WATERFRONT PARK**

**MICHAEL BLIER**

Landworks Studio, Inc.  
Principal





**ACTIVE ECOLOGY**

- Wetlands
- Storm Water Management
- Harbor Habitat
- Diverse Planting
- Ecological Corridors

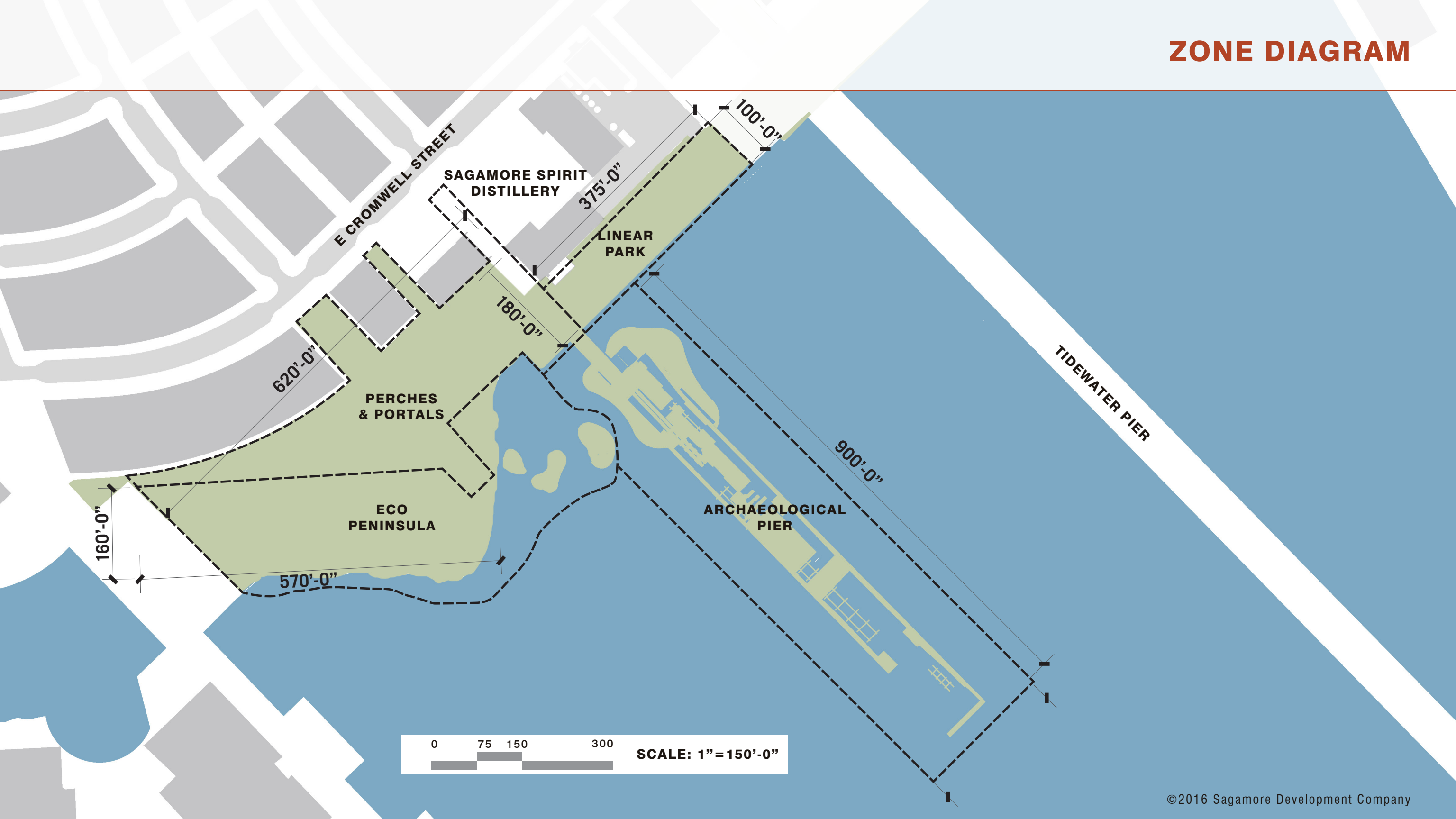


**HUMAN PERFORMANCE**

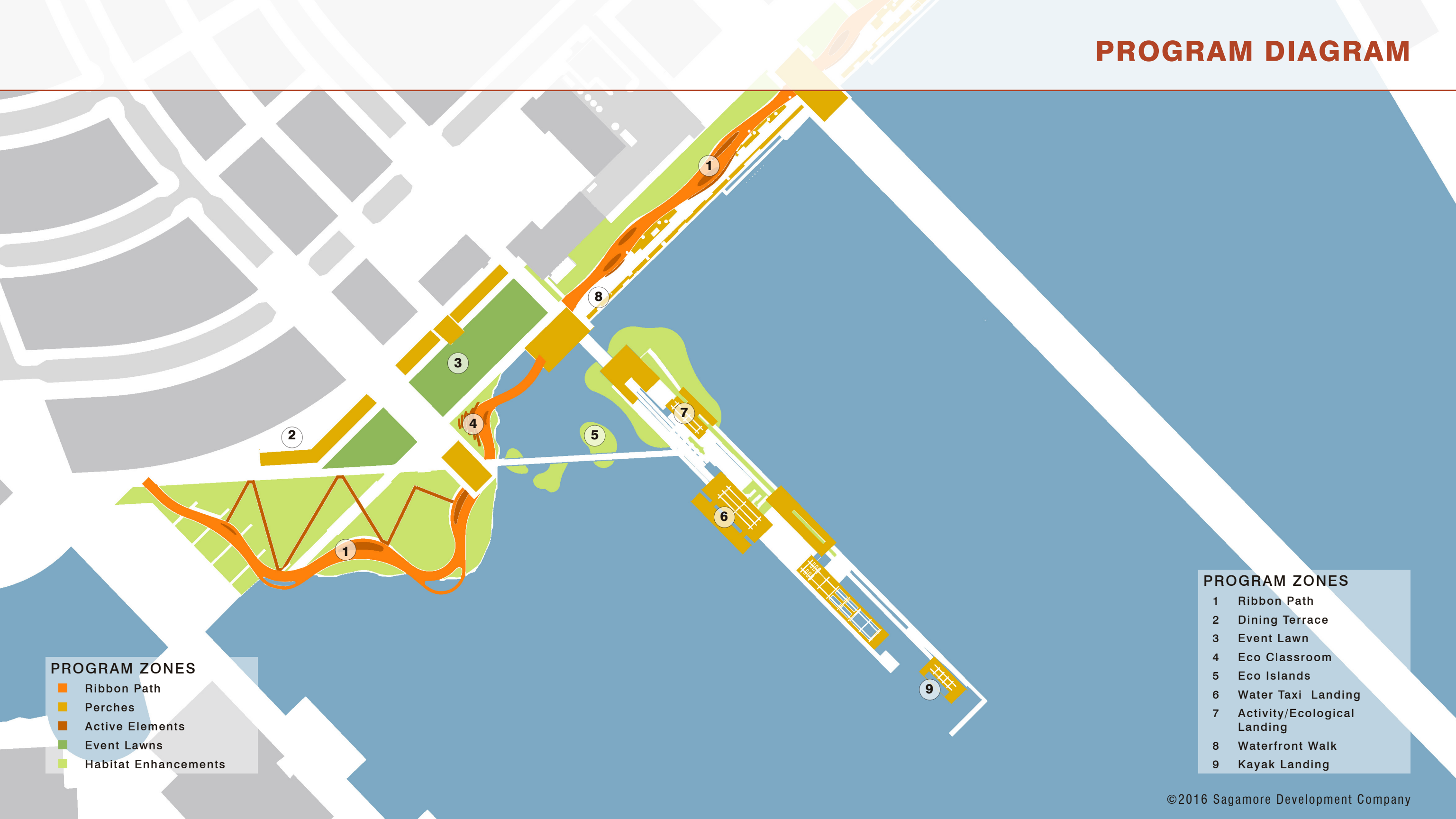
- Running Track
- Sports Fields
- Workout Course
- Biking
- Adventure Sports

**HIGH PERFORMANCE OPEN SPACE SYSTEM**

# ZONE DIAGRAM



# PROGRAM DIAGRAM



## PROGRAM ZONES

- Ribbon Path
- Perches
- Active Elements
- Event Lawns
- Habitat Enhancements

## PROGRAM ZONES

- 1 Ribbon Path
- 2 Dining Terrace
- 3 Event Lawn
- 4 Eco Classroom
- 5 Eco Islands
- 6 Water Taxi Landing
- 7 Activity/Ecological Landing
- 8 Waterfront Walk
- 9 Kayak Landing

# CIRCULATION DIAGRAM



- CIRCULATION**
- Walks
  - Perches & Portals
  - Eco Ribbon
  - Site Lines
  - Crossings

# ECO PENINSULA – SITE PLAN & PROGRAM



1 WATERFRONT WALK



2 LIVING SHORELINE



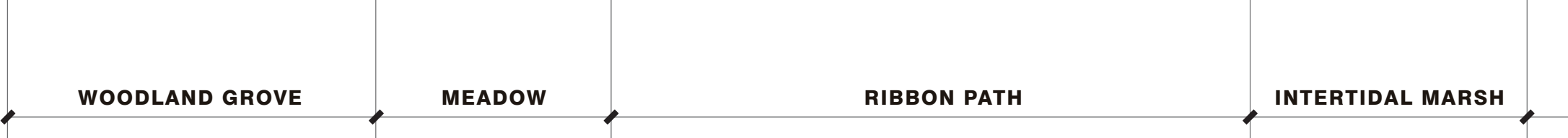
3 OUTDOOR CLASSROOM



4 BRIDGE CONNECTION



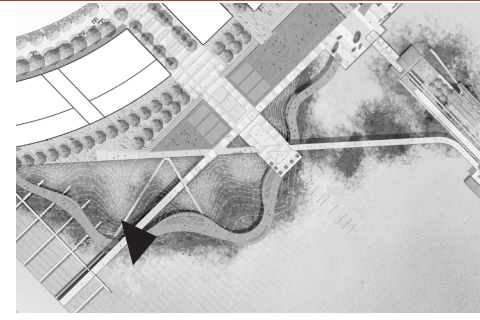
# ECO PENINSULA – SECTION



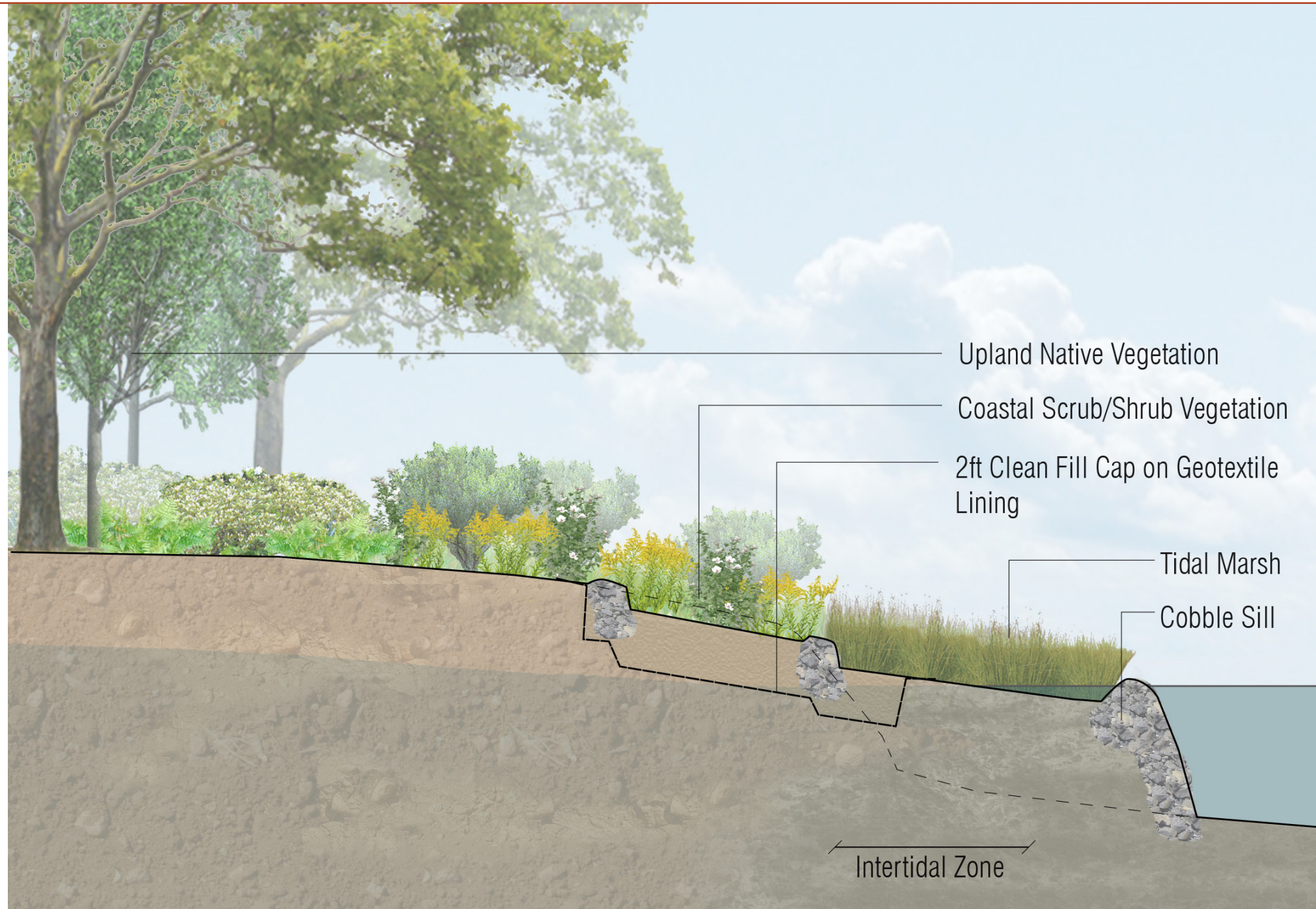
0 4 8 16

SCALE: 1/8" = 1'-0"

# ECO PENINSULA – PERSPECTIVE

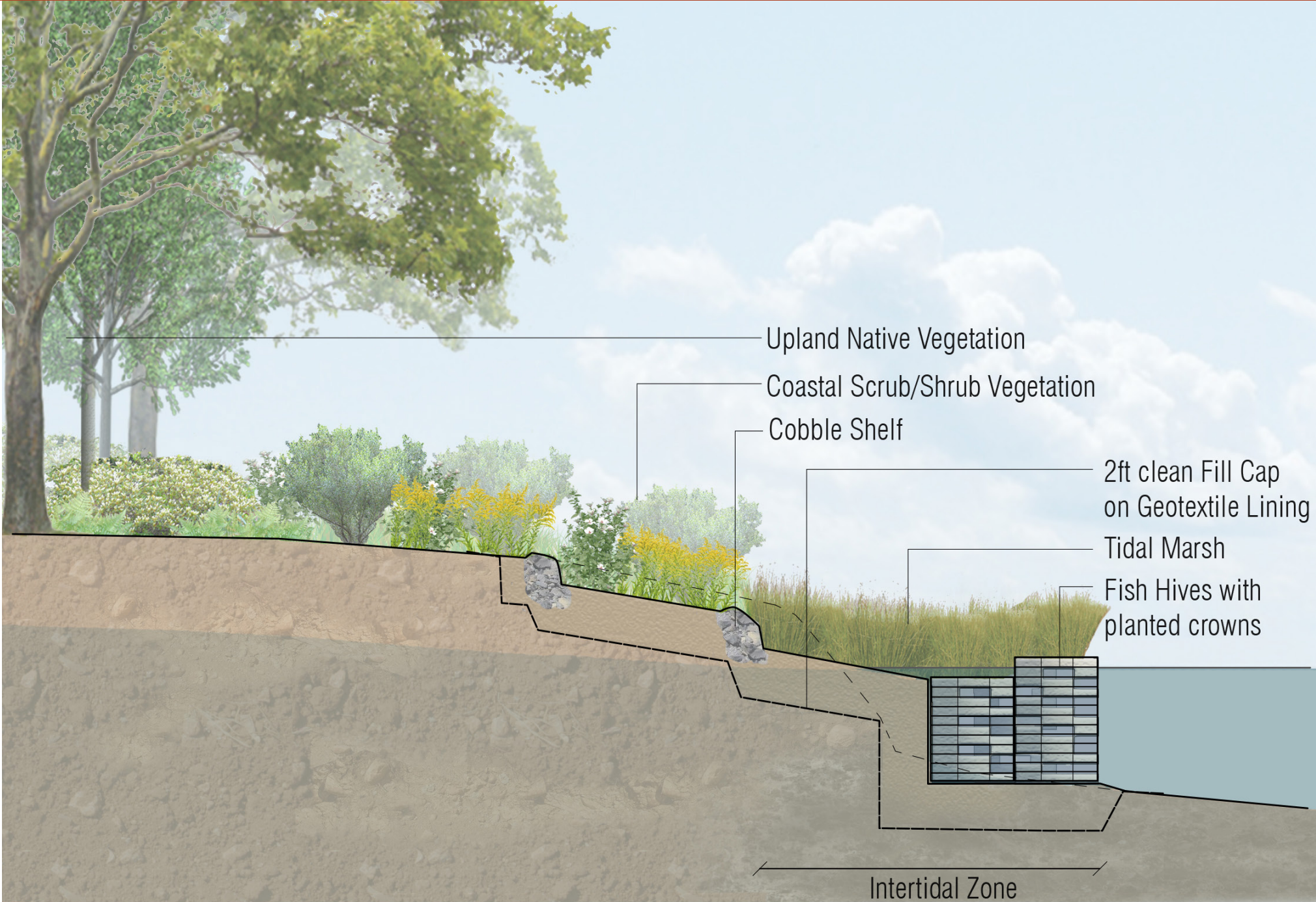


# ECO PENINSULA – LIVING SHORELINE

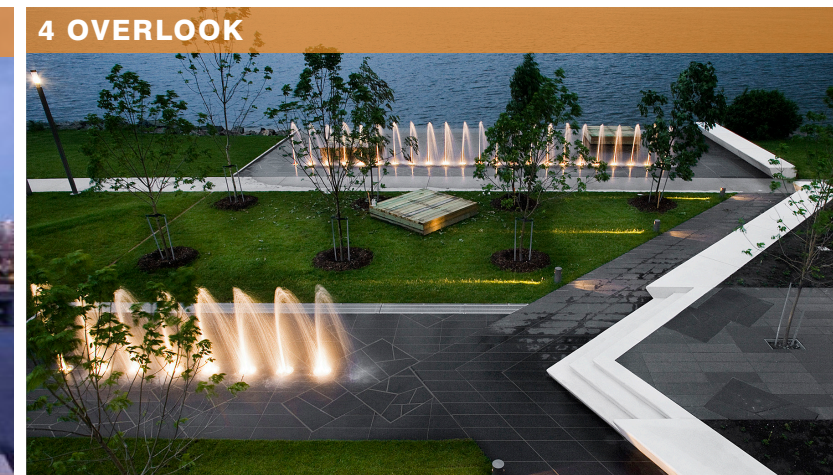
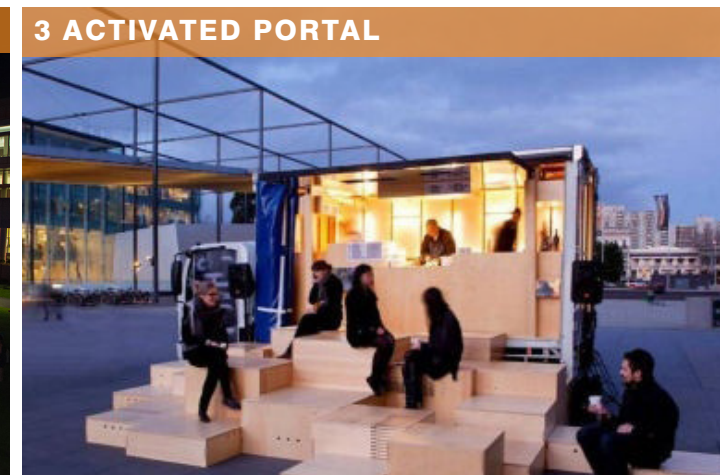
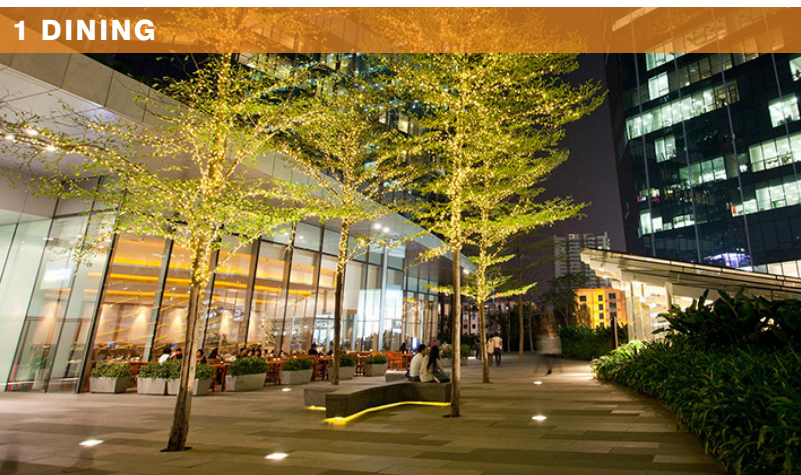
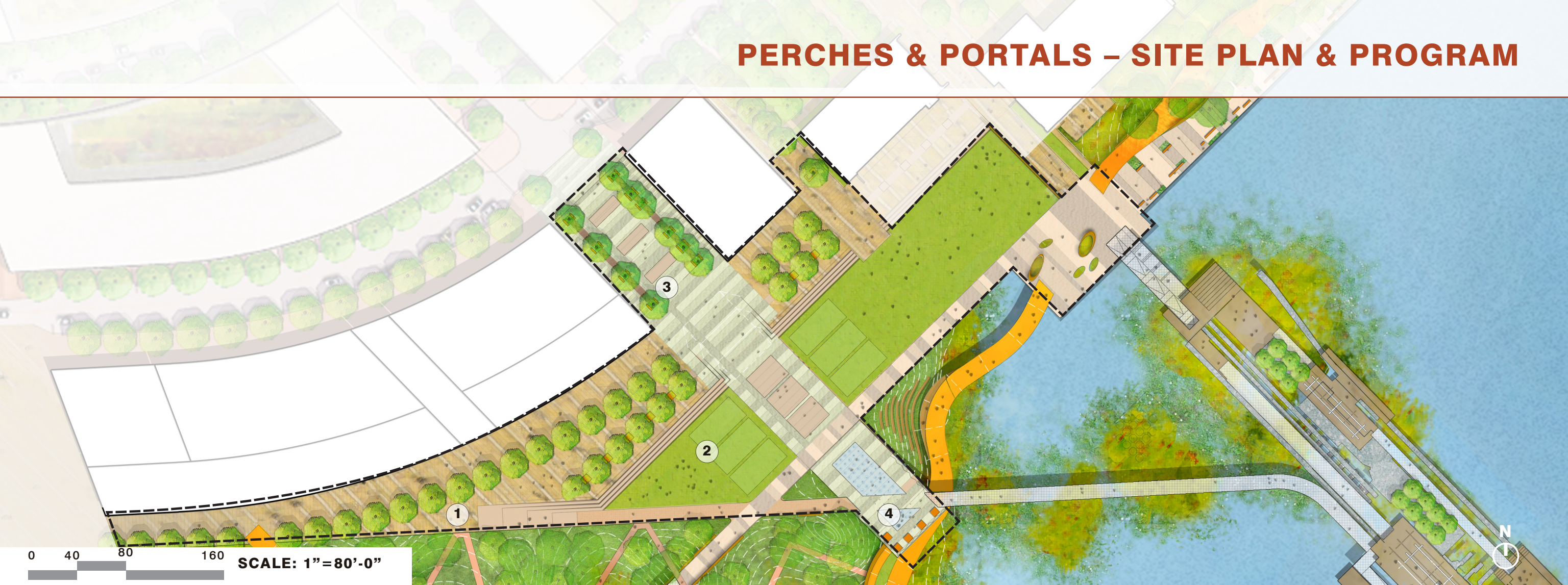




# ECO PENINSULA – LIVING SHORELINE WITH FISH HABITAT



# PERCHES & PORTALS – SITE PLAN & PROGRAM

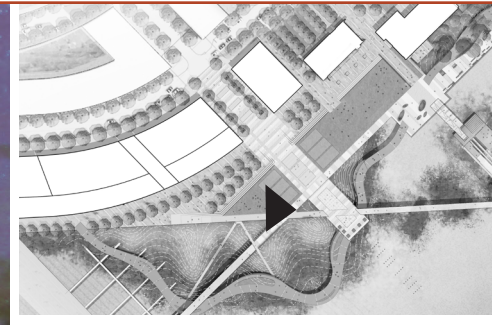
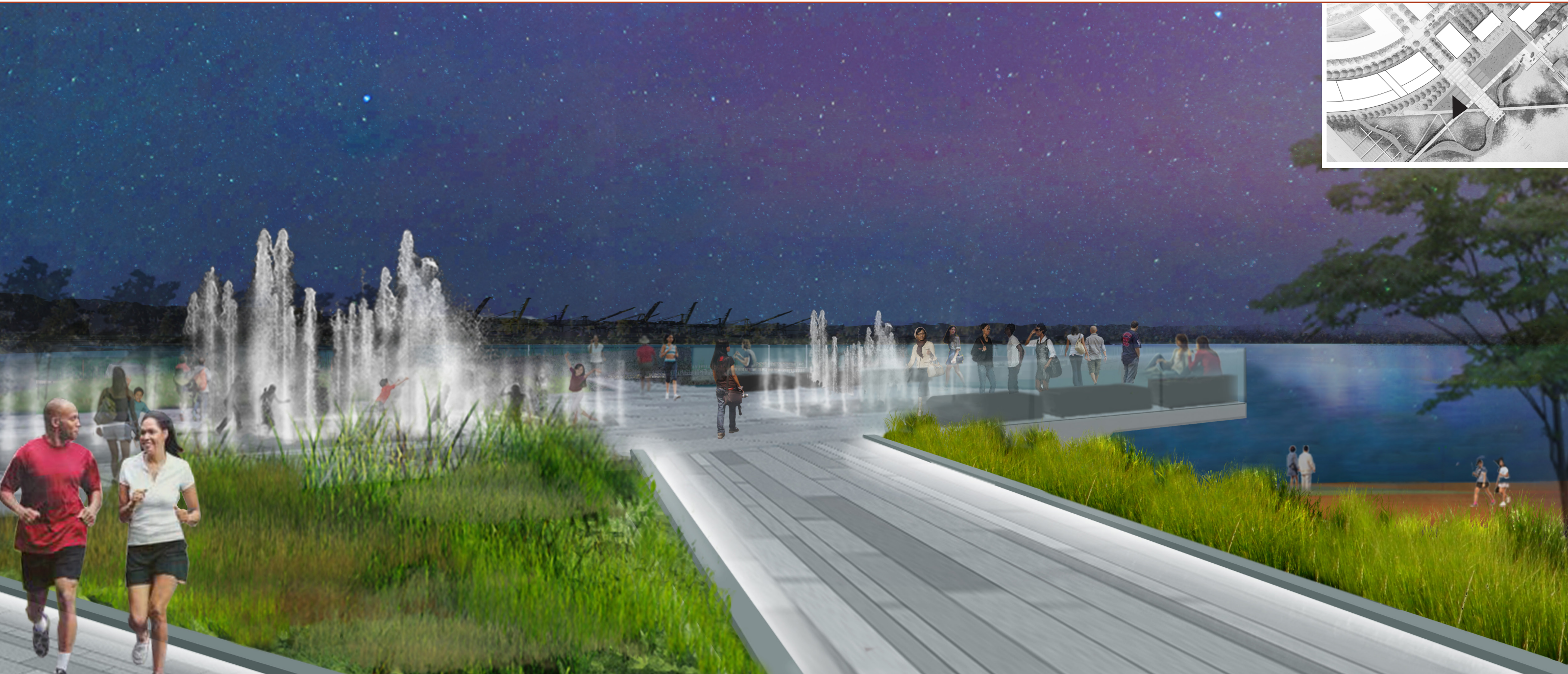


# PERCHES & PORTALS – SECTION

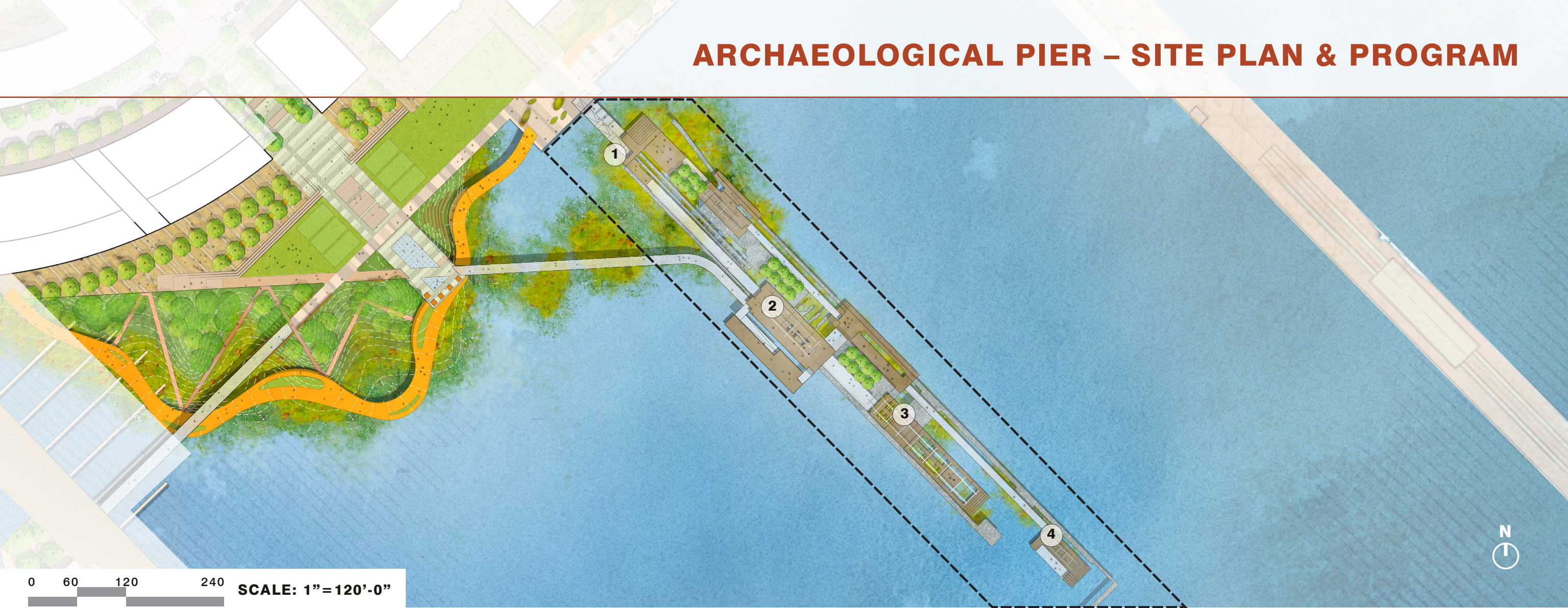


0 2 4 8  
SCALE: 3/16" = 1'-0"

# PERCHES & PORTALS – PERSPECTIVE



# ARCHAEOLOGICAL PIER – SITE PLAN & PROGRAM



0 60 120 240 SCALE: 1" = 120'-0"



1 CONSTRUCTED WETLAND



2 WATER TAXI LANDING



3 OYSTER INFRASTRUCTURE



4 KAYAK LANDING



# ARCHAEOLOGICAL PIER - SECTION



SCALE: 3/16" = 1'-0"

# ARCHAEOLOGICAL PIER – SECTION



WATER TAXI

PATH

EXISTING PIER

PATH



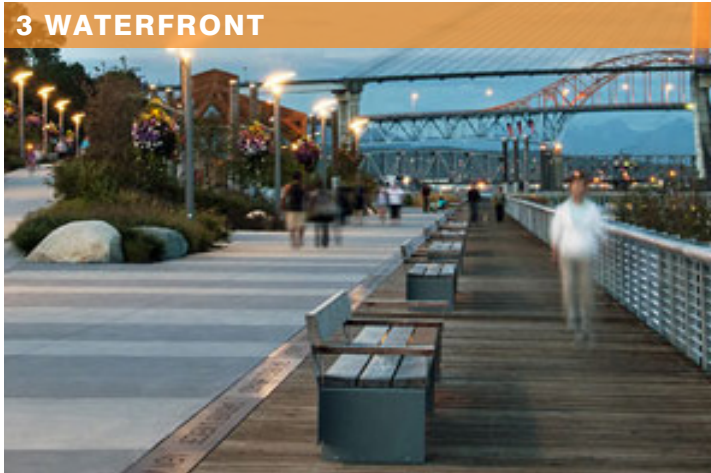
SCALE: 3/16" = 1'-0"

# ARCHAEOLOGICAL PIER – PERSPECTIVE

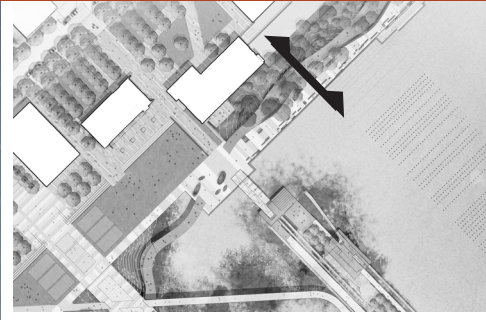




# LINEAR PARK – SITE PLAN & PROGRAM



# LINEAR PARK – SECTION



**ECOLOGICAL CORRIDOR**

**PATH**  
6' MIN

**PLANTING**

**RIBBON PATH**  
12' MIN

**PROGRAM ZONE**

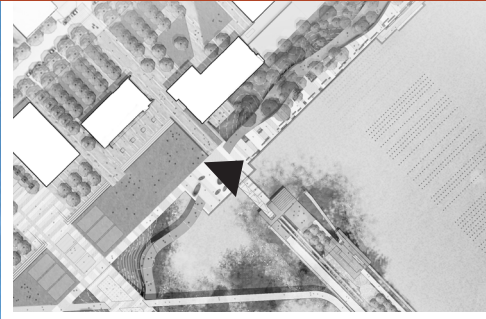
**WATERFRONT WALK**  
15' MIN

**SEATING**

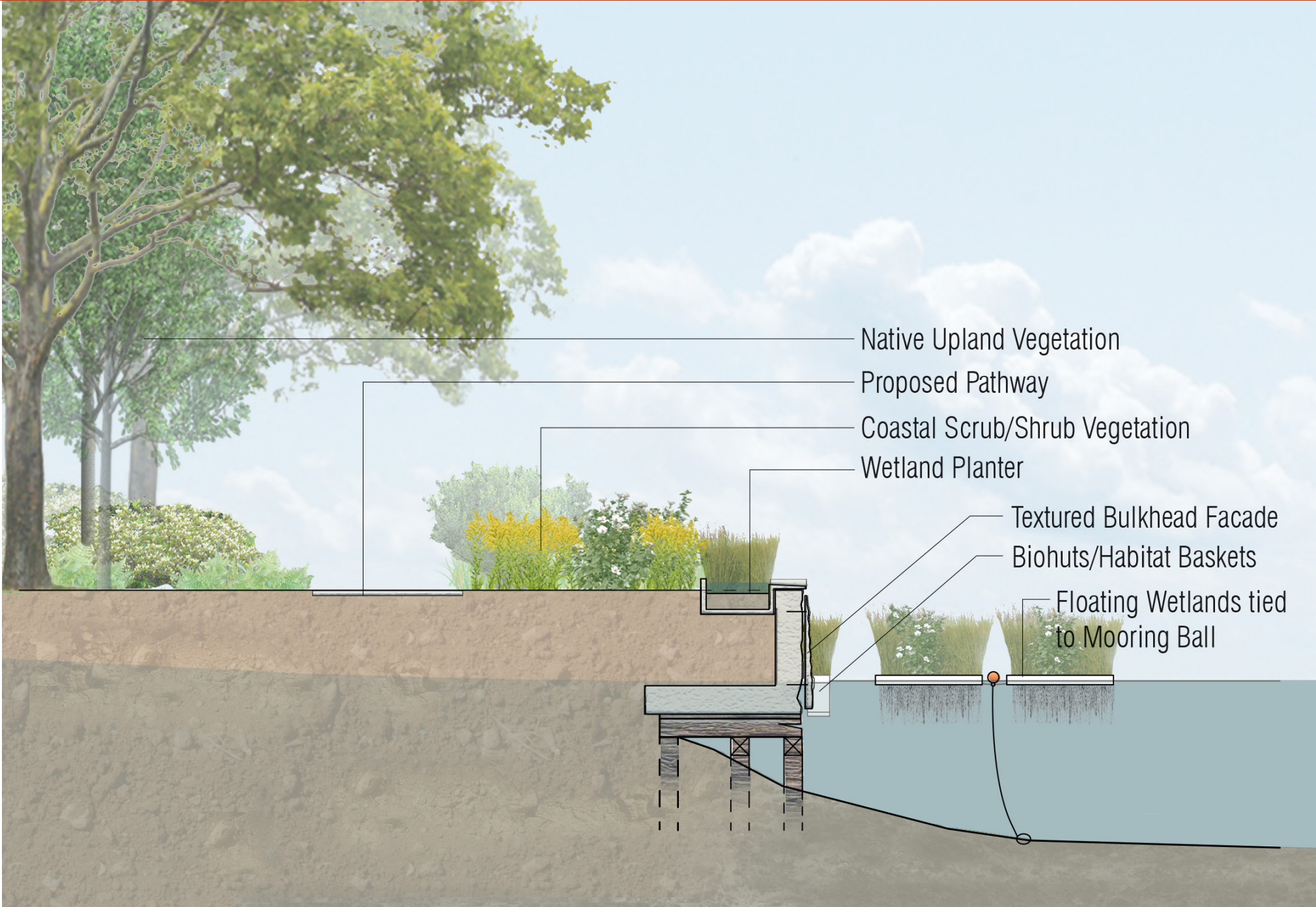
0 4 8 16

**SCALE: 1/8" = 1'-0"**

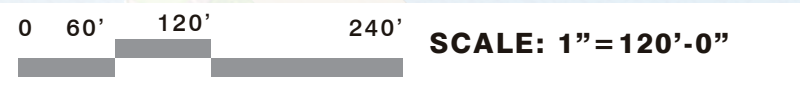
# LINEAR PARK – PERSPECTIVE



# CONCRETE BULKHEAD



# SITE PLAN



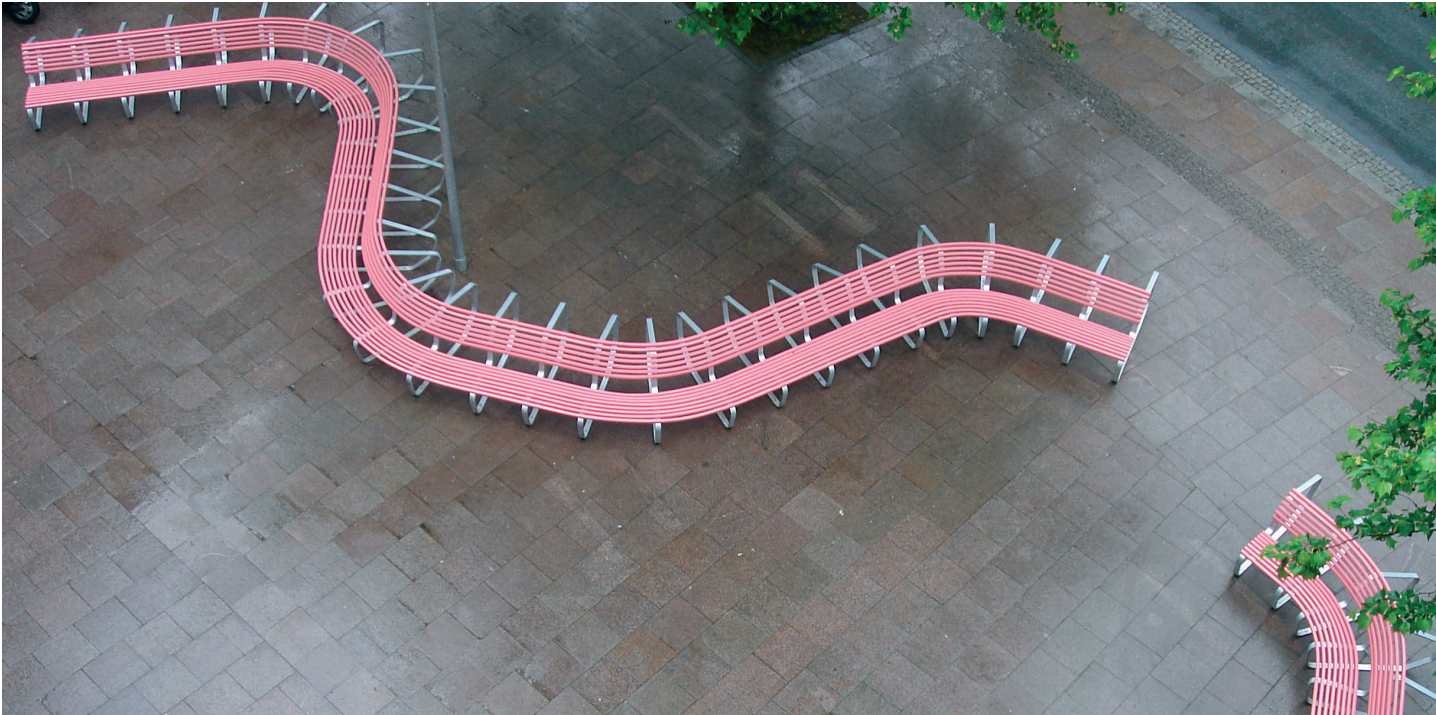




# Port Covington

| **PARK BENCHES**

# THE NEXT GREAT BALTIMORE BENCH







**WE ARE FROM THIS CITY.  
OF THIS CITY.  
WE ARE GOING TO HELP CREATE  
SOMETHING GREAT IN THIS CITY.**

**— KEVIN PLANK**