

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

Date: March 3, 2016

Project: Port Covington M.P. – Ecology + Streetscape Diversity **Phase:** Continued Discussion

Location: Port Covington

PRESENTATION:

Caroline Paff, VP of Sagamore Development, opened the discussion as a continuation of a previous presentation regarding the proposed approach on ecology and streetscape diversity with the focus on the west end district plan of the overall Port Covington master plan. Caroline was accompanied in the discussion by Chris Streb of Biohabitats and Michael Blier of Landworks Studio Inc. Beginning with a review of the desired interface between West Shore Park and West Cromwell, the discussion moved to the exploration of pulling the park into the urban fabric and the idea of creating cultural and ecological diversity throughout the overall plan.

Other elements of the presentation/discussion:

- The goal of differing tree species for a healthier and more sustainable tree canopy;
- The celebration of the intersections as opportunities for linking across Cromwell to the Park;
- The adjustment of building footprints at those intersections to achieve the above;
- The nature and integrity of tree planting at internal intersections;
- The continuity of street planting on all internal streets;
- The size /caliper of new tree planting to achieve quicker landscape impact;
- Issues of biodiversity, formality & legibility in the choice of street trees and understory planting.

Comments from the Panel:

The Panel was encouraged by the thoughtful attention given to the ecology of the urban forest and the solutions proposed. Additionally, extending the park further into the urban fabric was received positively as well as redefining the development property lines in those locations. Some concern was voiced about the mid block conditions of certain areas where the use of smaller more vulnerable trees might be challenged by the automotive and trucking service movements.

Panel Action: None required – discussion only.

Attending:

Michael Blier – Landworks Studio

Ronnie Younts – YDI

Betsy Boykin – Core Studio Design

Jennifer Dowdell, Chris Streb- BioHabitats

Liz Williams, Caroline Paff, Michael Pokorny – Sagamore Development

Addison Palmer, Barbara Mosier, Kimiya Darrell, Susan Williams – STV

Mark Sardegna – Elkus Manfredi Arch.

E. Alexander – SDPC

RJ Eldridge – Toole Design Group

Kevin Lynch – South BMore.com

Alex Jackson – Maroon PR

Klaus Philipsen - ArchPlan

Messrs. Bowden* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Tom Stosur, Christina Hartsfield, Amy Gilder-Busatti, Theo Ngongang, Brent Flickinger - Planning