

NAME: _____

DATE: _____

BOOK #: _____

Port Covington

ECOLOGY & STREETScape DIVERSITY

**PRESENTATION TO THE URBAN DESIGN
& ARCHITECTURE REVIEW PANEL**

March 3, 2016



Port
Covington

**ECOLOGY &
STREETScape DIVERSITY**
Introduction

CAROLINE PAFF
Sagamore Development
Vice President

PRIOR ACTIONS

January 07, 2015

Port Covington Master Plan: Introduction
Action: Continued

February 18, 2016

Port Covington Masterplan: Hanover Street & West of Hanover
Action: Continued

RELATED PROJECTS

June 25, 2015

301 East Cromwell Street - Sagamore Spirit Distillery:
Final Action: Recommend approval with comments

January 28, 2016

Under Armour Masterplan:
Introduction Action: Recommend approval with comments

January 28, 2016

East Waterfront Park:
Schematic Action: Recommend approval with comments

URBAN DESIGN GOALS

Create a sense of arrival and make it a destination.

Make strong connections between uses, ecology and people.

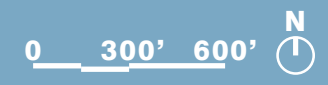
Induce multi-modal behaviors through great design and investment in the public realm.

Make it walkable.

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

Innovate.

FEBRUARY 18, 2016 FRAMEWORK PLAN



Establish a more cohesive street planting strategy that achieves both cultural and ecological goals of connectivity and urban identity.

Study interface between West Shore Park and West Cromwell to address varied urban connections along the edge.

Explore the idea of pulling the park into the urban fabric.

PRESENTATION OVERVIEW

ECOLOGY AND STREETScape

Chris Streb, Biohabitats

Michael Blier, Landworks Studio Inc.



Port
Covington

**ECOLOGY &
STREETScape DIVERSITY**
Ecology and Streetscape

CHRIS STREB PE, LEED AP

Biohabitats Inc.
Ecological Engineer

MICHAEL BLIER

Landworks Studio Inc.
Principal

PORT COVINGTON ECOLOGICAL PRINCIPLES

LOCALLY ATTUNED

- An inspiring, innovative & ecologically sustainable community shaped by the natural landscape and cultural context of the Chesapeake Bay.

HIGH PERFORMANCE LANDSCAPE

- Ecologically adaptive, resilient and high performance urban community.

CELEBRATING WATER

- Holds water as a precious resource to be conserved, restored and celebrated.

COMMUNITY CATALYST

- Serves as a catalyst for community actions that promote ecological rejuvenation, health, and stewardship throughout the Middle Branch and Gwynns Falls watershed.

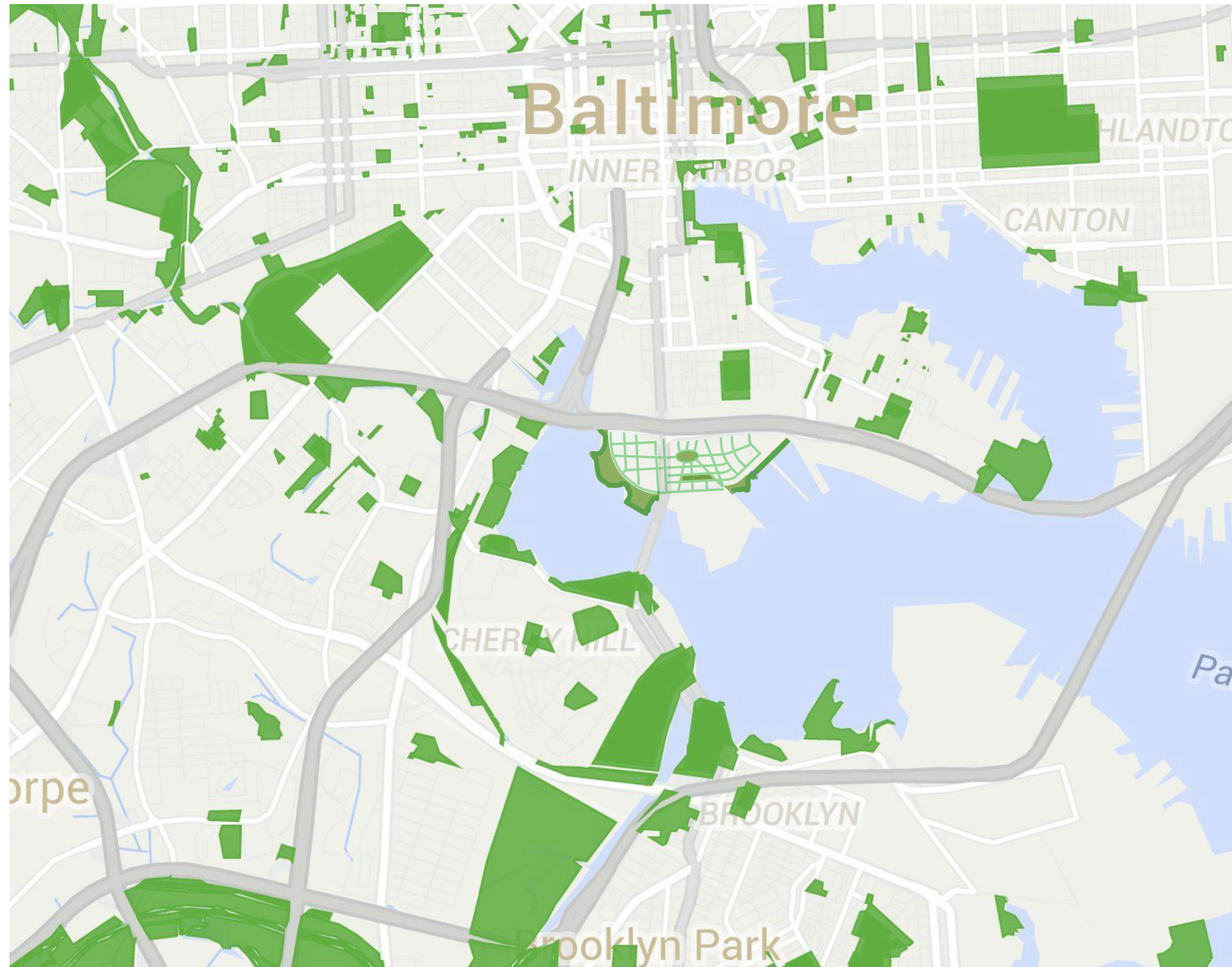
AUTHENTICITY

- Honest portrayal of the cultural, historical and ecological characteristics intrinsic to the site.



Photograph copyright ©Jennifer Dowdell

GREATER BALTIMORE URBAN WILDERNESS



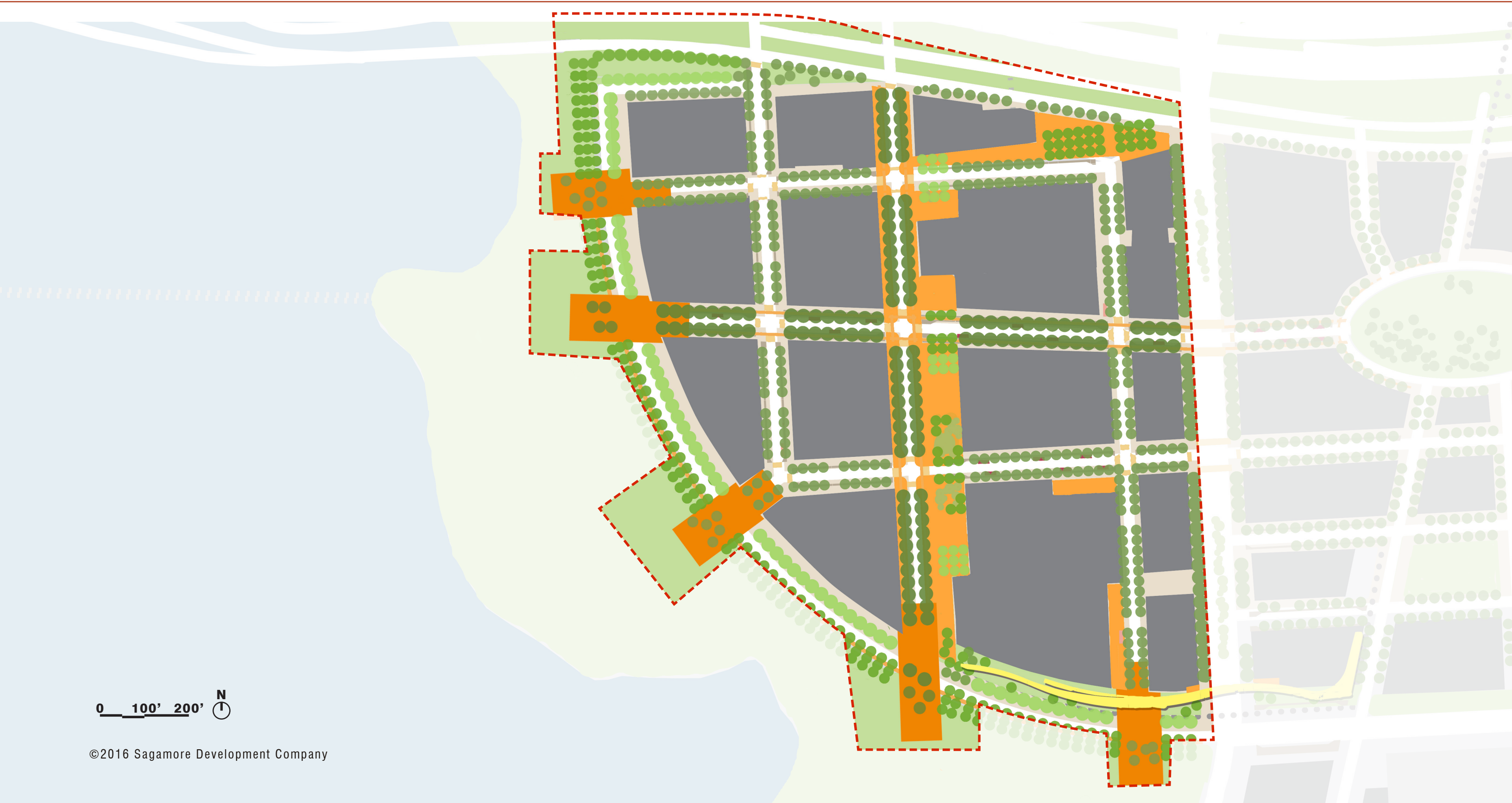
OPEN SPACE: TREE CANOPY & URBAN ECOLOGY



- A Streets-Formal Biodiverse Tree Canopy
- B Streets-Urban Forest Canopy
- Urban Habitat Patches
- Roof Habitat Patches
- Shoreline Habitat Enhancement

0 100' 200' N

02/18/2016 - OPEN SPACE SYSTEM: TREE CANOPY



0 100' 200' N

OPEN SPACE SYSTEM: TREE CANOPY



AMERICAN SYCAMORE



HONEY LOCUST



PIN OAK



RED MAPLE



SUGAR MAPLE



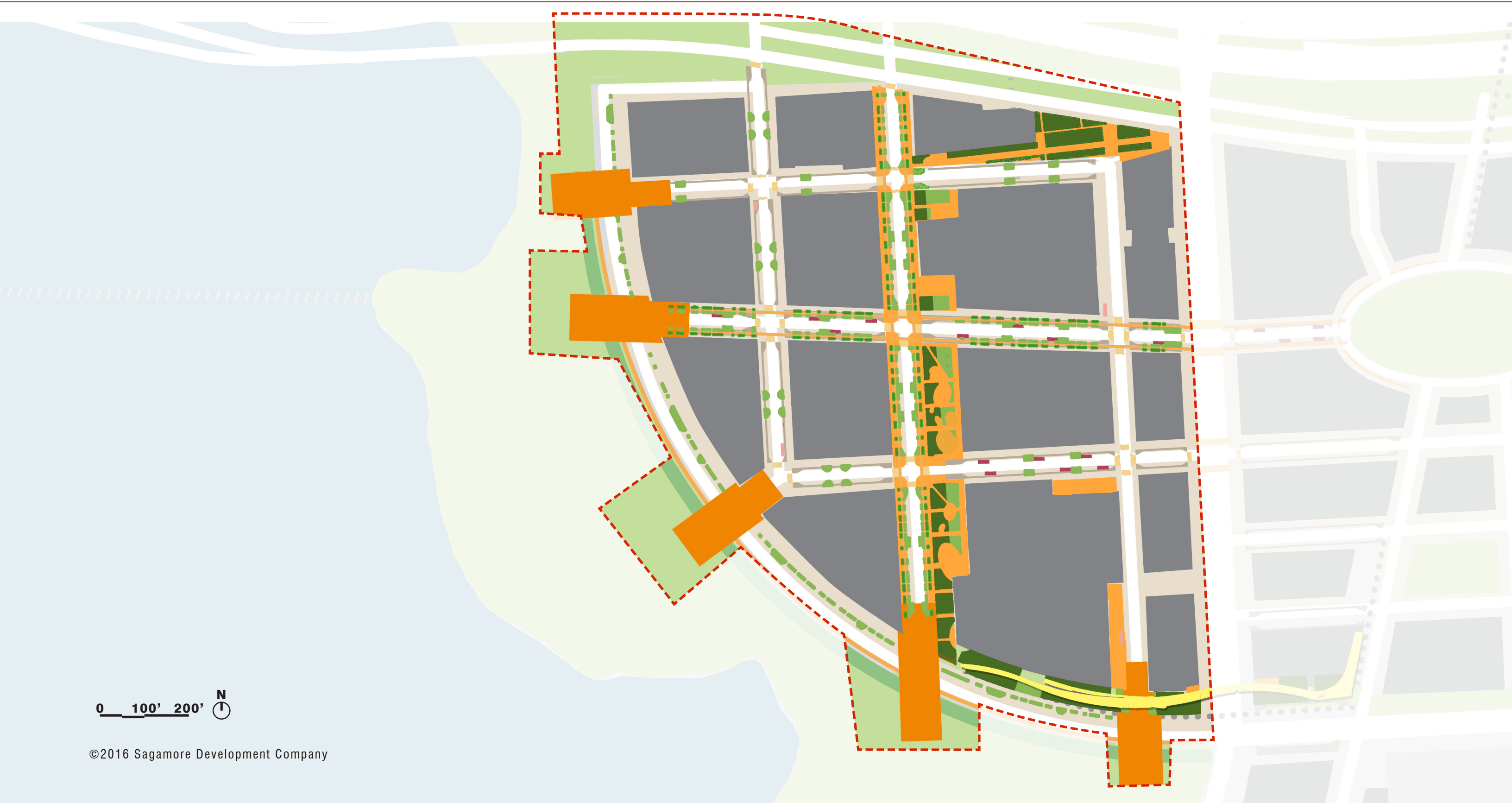
SWAMP WHITE OAK

TREE PLANTING

- 6" Caliper Species 'A'
- 6" Caliper Species 'A1'
- 3" Caliper Species 'B'
- 3" Caliper Species 'B1'
- 3" Caliper Species 'B2'
- 3" Caliper Species 'B3'
- 3"- 6" Park Trees

0 100' 200' N

02/18/2016 - OPEN SPACE SYSTEM: PLANTING



0 100' 200' N

OPEN SPACE SYSTEM: PLANTING



FLAG IRIS



COMMON RUSH



RED TWIG DOGWOOD



SWEET FLAG



BITTER PANIC GRASS



NORTHERN BAYBERRY

UNDERSTORY PLANTING

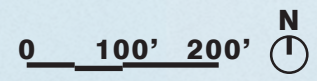
- Stormwater Planting
- Under Story Planting
- Street Planting
- Park Planting

0 100' 200'



02/18/2016 - WEST END DISTRICT PLAN


- WEST END DISTRICT**
- A** Hanover Street Gateway
 - B** Black Street Parks
 - C** Urban Perches
 - D** Swing Bridge Threshold



WEST END DISTRICT PLAN



WEST END DISTRICT
A Hanover Street Gateway
B Black Street Parks
C Urban Perches
D Swing Bridge Threshold

0 100' 200' 

'A' STREETS TREE CANOPY

URBAN FOREST, BIODIVERSITY, RESILIENCE, HABITAT



- A STREET PLANTING**
- A** A Street at B Street
 - B** A Street at A Street
 - C** Micro Bioretention
 - D** Intersection Planting

0 15' 30' N

'A' STREETS UNDERSTORY & INTERSECTION PLANTING

URBAN FOREST, BIODIVERSITY, RESILIENCE, HABITAT



0 15' 30' N

'A' STREETS TREE CANOPY

BIODIVERSITY, FORMALITY, LEGIBILITY



BLACK STREET BETWEEN MAGENTA AND BLUE STREETS

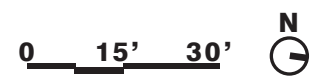
'B' STREETS TREE CANOPY

BIODIVERSITY, FORMALITY, LEGIBILITY



B STREET PLANTING

- A** A Street at B Street
- B** B Street at B Street
- C** Micro Bioretention
- D** Intersection Planting



'B' STREETS UNDERSTORY & INTERSECTION PLANTING

BIODIVERSITY, FORMALITY, LEGIBILITY



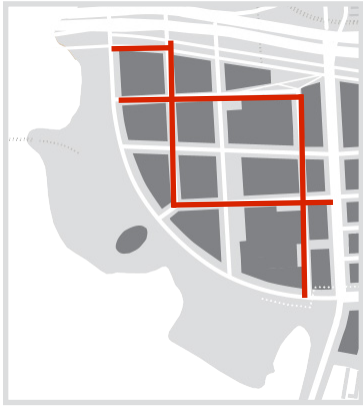
B STREET PLANTING

- A** A Street at B Street
- B** B Street at B Street
- C** Micro Bioretention
- D** Intersection Planting

0 15' 30' N

'B' STREETS TREE CANOPY

URBAN FOREST, BIODIVERSITY, RESILIENCE, HABITAT




RED STREET BETWEEN BLACK AND GREY STREETS

WEST END DISTRICT PLAN



- WEST END DISTRICT**
- A** Hanover Street Gateway
 - B** Black Street Parks
 - C** Gateway
 - D** Urban Perches
 - E** Swing Bridge Threshold

0 100' 200' 

CORNER PARK PLAN

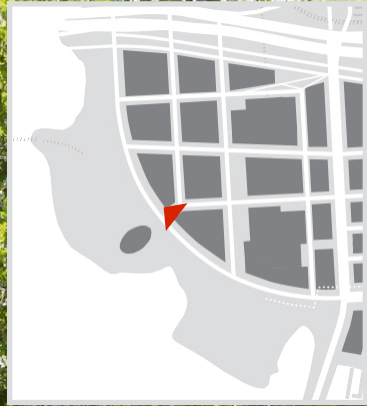


- CORNER PARK**
- A Cafe Seating
 - B Intersection Planting
 - C Seating Grove
 - D Micro Bioretention

0 15' 30' N



CORNER PARK SECTION



LONDON
PLANETREE



FLAG
IRIS



LAWN



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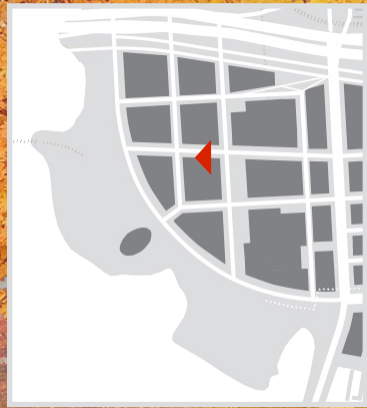
12'-0" SIDEWALK

WIDTH VARIES MICRO
BIORETENTION

12'-0" TREE PLANTER

WIDTH VARIES SEATING AREA

'A' STREETScape SECTION



HONEY LOCUST



RED MAPLE



RED TWIG DOGWOOD



SWEET FLAG



SWITCH GRASS



SHEET FLOW

0 1' 2'

MICRO BIORETENTION 12'-6"
[WITH PERFORATED UNDER DRAIN]

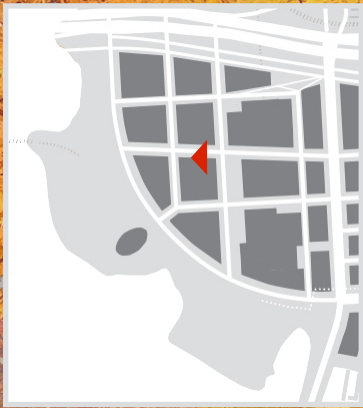
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BIKE PATH 7'-0"

MICRO BIORETENTION 5'-0"

SIDEWALK 10'-0"

ECOSYSTEM SERVICES - 'A' STREETSCAPE SECTION



- ECOSERVICES**
- PROVISIONING
 - SUPPORTING
 - REGULATING

'B' STREETScape SECTION



PIN OAK



RED MAPLE



RED TWIG DOGWOOD



NORTHERN BAYBERRY



PANIC GRASS



MICRO BIORETENTION 5'-0"
[WITH STRUCTURAL SOIL]

SIDEWALK 10'-0"

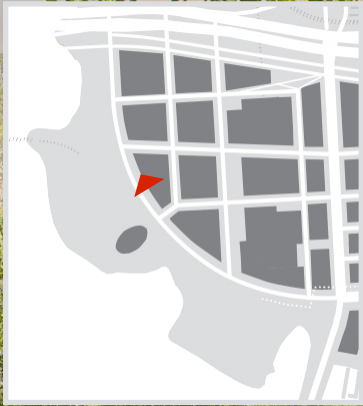
MICRO BIORETENTION 6'-6"

ECOSYSTEM SERVICES - 'B' STREETScape SECTION



- ECOSERVICES**
- PROVISIONING
 - SUPPORTING
 - REGULATING

W CROMWELL STREETScape SECTION - RESIDENTIAL



**LONDON
PLANETREE**



**FLAG
IRIS**



**SWEET
FLAG**



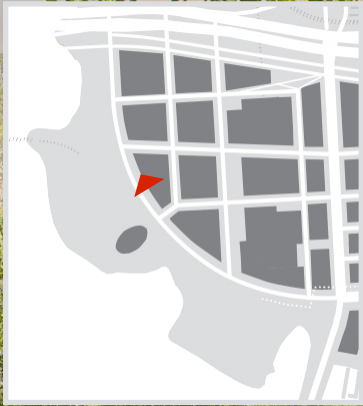
**RED TWIG
DOGWOOD**



**NORTHERN
BAYBERRY**

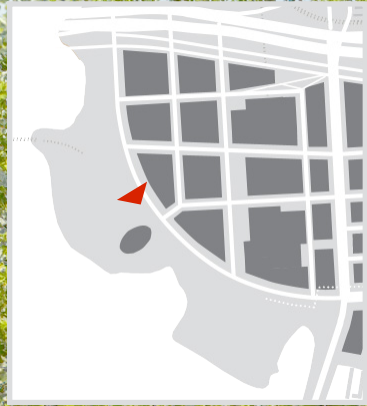


ECOSYSTEM SERVICES - W CROMWELL STREETScape SECTION - RESIDENTIAL



- ECOSERVICES**
- PROVISIONING
 - SUPPORTING
 - REGULATING

W CROMWELL STREETScape SECTION - PARK



HONEY LOCUST



RED TWIG DOGWOOD



BLUE FESCUE



SHEET FLOW

0 1' 2'

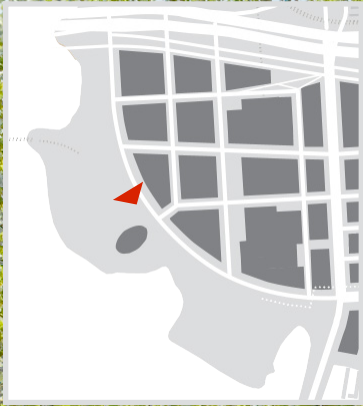
**MICRO
BIORETENTION
5'-0"**

BIKE PATH 10'-0"

**MICRO
BIORETENTION
5'-0"**

SIDEWALK 8'-0"

ECOSYSTEM SERVICES - W CROMWELL STREETScape SECTION - PARK



- ECOSERVICES**
- PROVISIONING
 - SUPPORTING
 - REGULATING

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

— KEVIN PLANK