

NAME: _____
DATE: _____
BOOK #: _____

Port Covington

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

March 24, 2016



HANOVER STREET & WEST END DISTRICTS

Introduction

CAROLINE PAFF
Sagamore Development
Vice President

PRIOR ACTIONS

February 18, 2016

Port Covington Masterplan: Hanover Street and West End District
Action: Discussion

RELATED PROJECTS

June 25, 2015

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

January 7, 2016

Port Covington Masterplan: Systems
Action: Discussion

January 28, 2016

Under Armour Masterplan:
Action: Recommend approval with comments

March 3, 2016

East Waterfront Park: Final Design
Action: Continued

March 3, 2016

Port Covington Masterplan: Ecology and Streetscape Diversity
Action: Discussion

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



SOUTH BALTIMORE

RIVERSIDE

WESTPORT

95

SOUTH LOCUST POINT

PORT COVINGTON

MIDDLE BRANCH

WINANS COVE

HANOVER STREET BRIDGE

FERRY BAR CHANNEL

MIDDLE BRANCH PARK



FEBRUARY 18, 2016 PANEL COMMENTS

Develop massing strategies related to setbacks, entries and service.

Mark important moments in the plan and reinforce these with architecture.

Celebrate the plan's irregularities.

Consider the perches and pulling the park into the plan.

Rethink Hanover Street.

Explore ecology and streetscape diversity.

PRESENTATION OVERVIEW

UPDATED FRAMEWORK – David Manfredi, Elkus Manfredi Architects

HANOVER STREET & WEST END DISTRICTS MASSING – David Manfredi, Elkus Manfredi Architects
Chris Streb, Biohabitats

ECOLOGY AND OPEN SPACE – Michael Blier, Landworks Studio Inc
Chris Streb, Biohabitats



Port
Covington

MASTER PLAN
Updated Framework

DAVID MANFREDI FAIA, LEED AP

Elkus Manfredi Architects
Principal

FEBRUARY 18, 2016 FRAMEWORK



SOUTH BALTIMORE

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WESTPORT

SOUTH LOCUST POINT

PORT COVINGTON

MIDDLE BRANCH

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MIDDLE BRANCH PARK



UPDATED FRAMEWORK HANOVER STREET



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

95

SOUTH LOCUST
POINT

MIDDLE
BRANCH

WINANS COVE

HANOVER
STREET BRIDGE

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK

0 300' 600' N

UPDATED FRAMEWORK CONTINUITY OF CROMWELL STREET



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

SOUTH LOCUST
POINT

MIDDLE
BRANCH

WINANS COVE

HANOVER
STREET BRIDGE

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK



UPDATED FRAMEWORK RE-ORIENTATION OF THE GREENWAY



UPDATED FRAMEWORK INTRODUCTION OF AN URBAN PLAZA



WESTPORT

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HANOVER STREET BRIDGE

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MIDDLE BRANCH PARK



UPDATED FRAMEWORK



WESTPORT

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PARK





Port
Covington

HANOVER STREET & WEST END DISTRICTS Massing

DAVID MANFREDI FAIA, LEED AP

Elkus Manfredi Architects
Principal

CHRIS STREB PE, LEED AP

Biohabitats Inc.
Ecological Engineer

HANOVER STREET & WEST END DISTRICTS



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

95

SOUTH LOCUST
POINT

MIDDLE
BRANCH

WINANS COVE

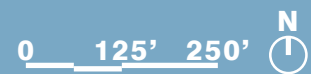
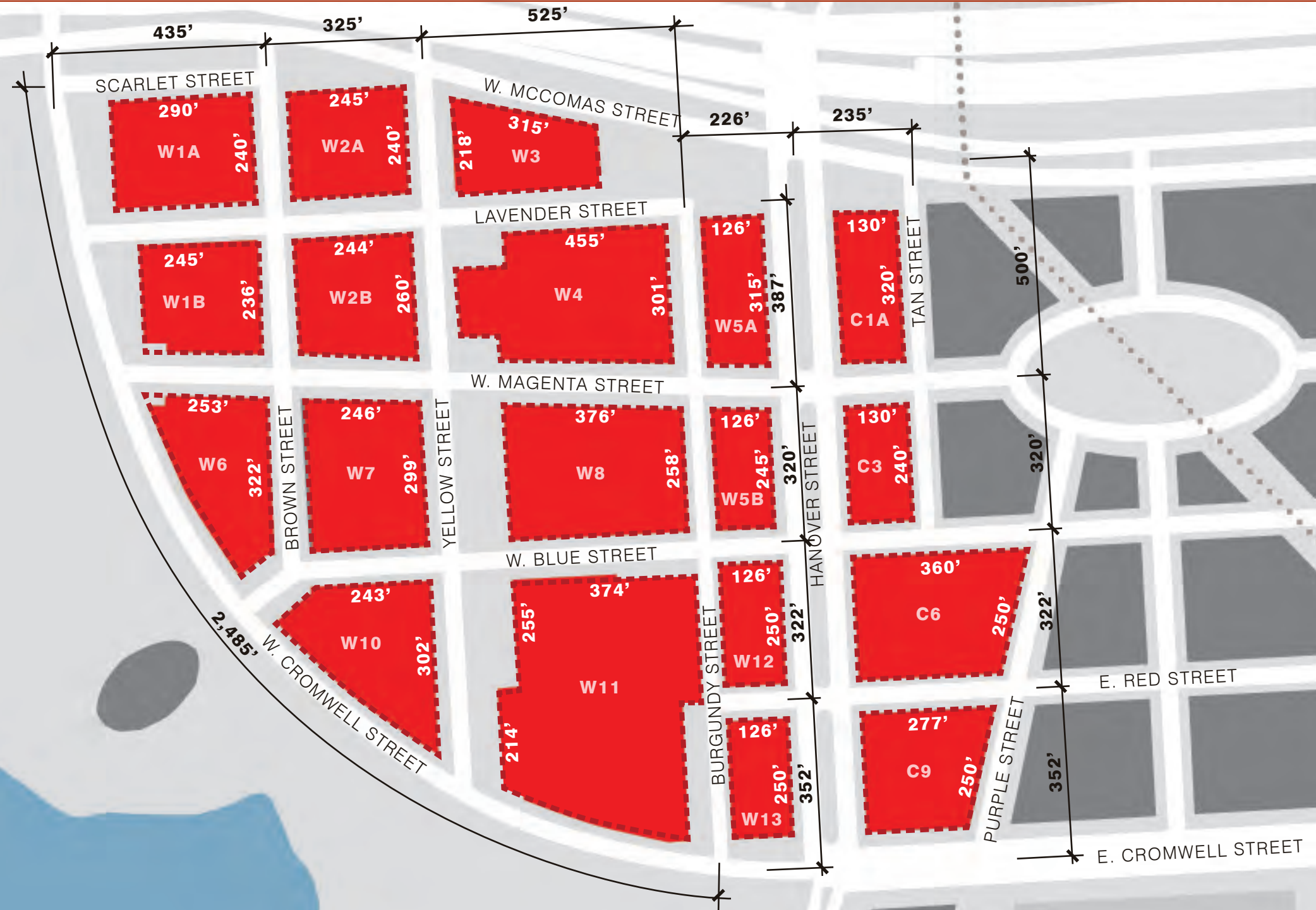
HANOVER
STREET BRIDGE

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK

0 300' 600' N

HANOVER STREET & WEST END DISTRICTS BLOCKS



HANOVER STREET & WEST END DISTRICTS

GROUND LEVEL USES



USES

- Retail
- Maker Space
- Manufacturing
- Office
- Residential
- Parking

0 125' 250' N

HANOVER STREET & WEST END DISTRICTS

UPPER LEVEL USES



0 125' 250' N

HANOVER STREET & WEST END DISTRICTS ENTRIES



HANOVER STREET & WEST END DISTRICTS

SERVICE AND LOADING

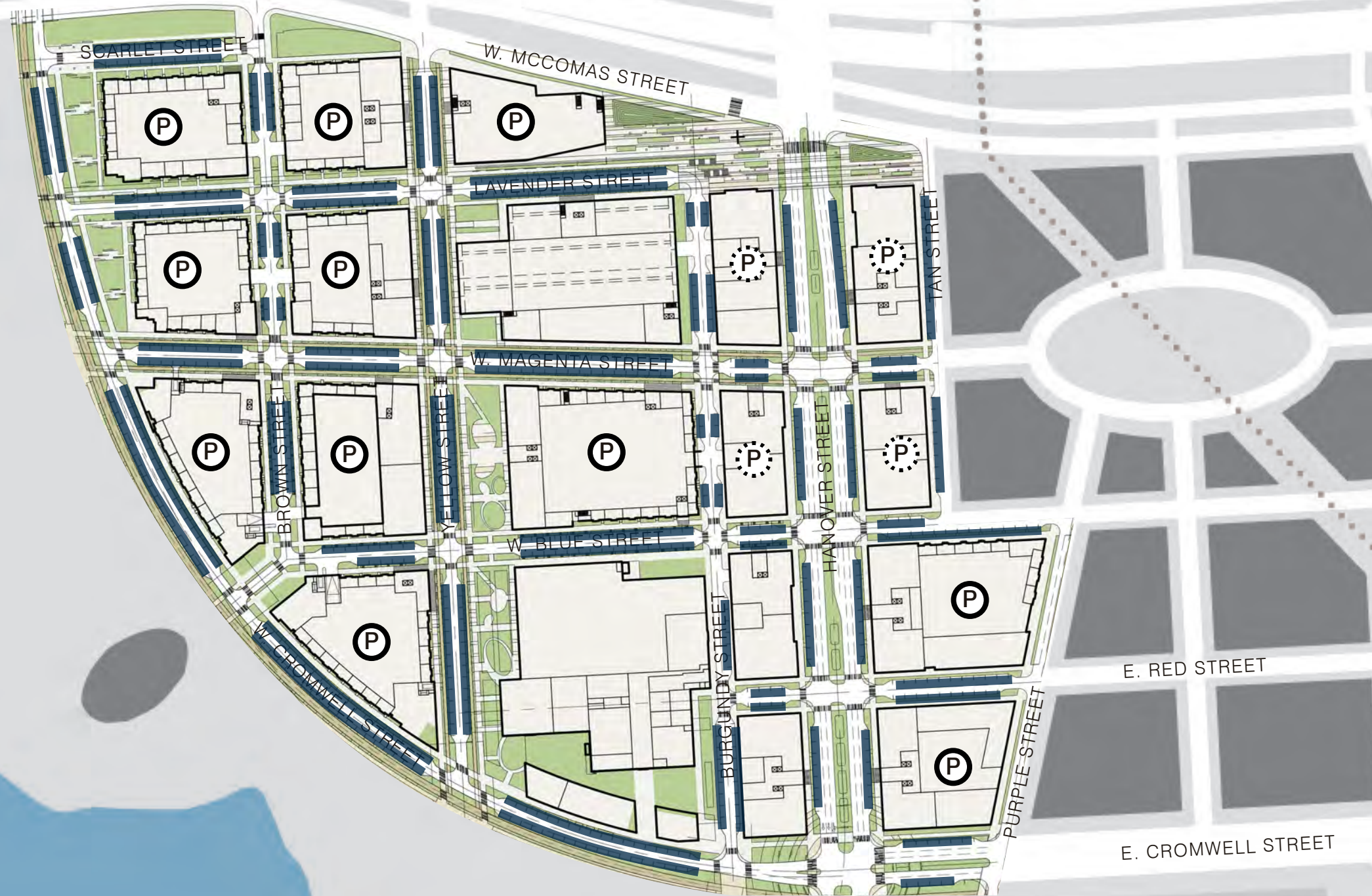


SERVICE AND LOADING




- Service/Loading
- ▬ Vehicular Circulation


0 125' 250' N

HANOVER STREET & WEST END DISTRICTS PARKING



SERVICE AND LOADING

-  Parking Garage Above
-  Parking Garage Below
-  On Street Parking

0 125' 250' 

HANOVER STREET & WEST END DISTRICTS

MASSING OVERLAY

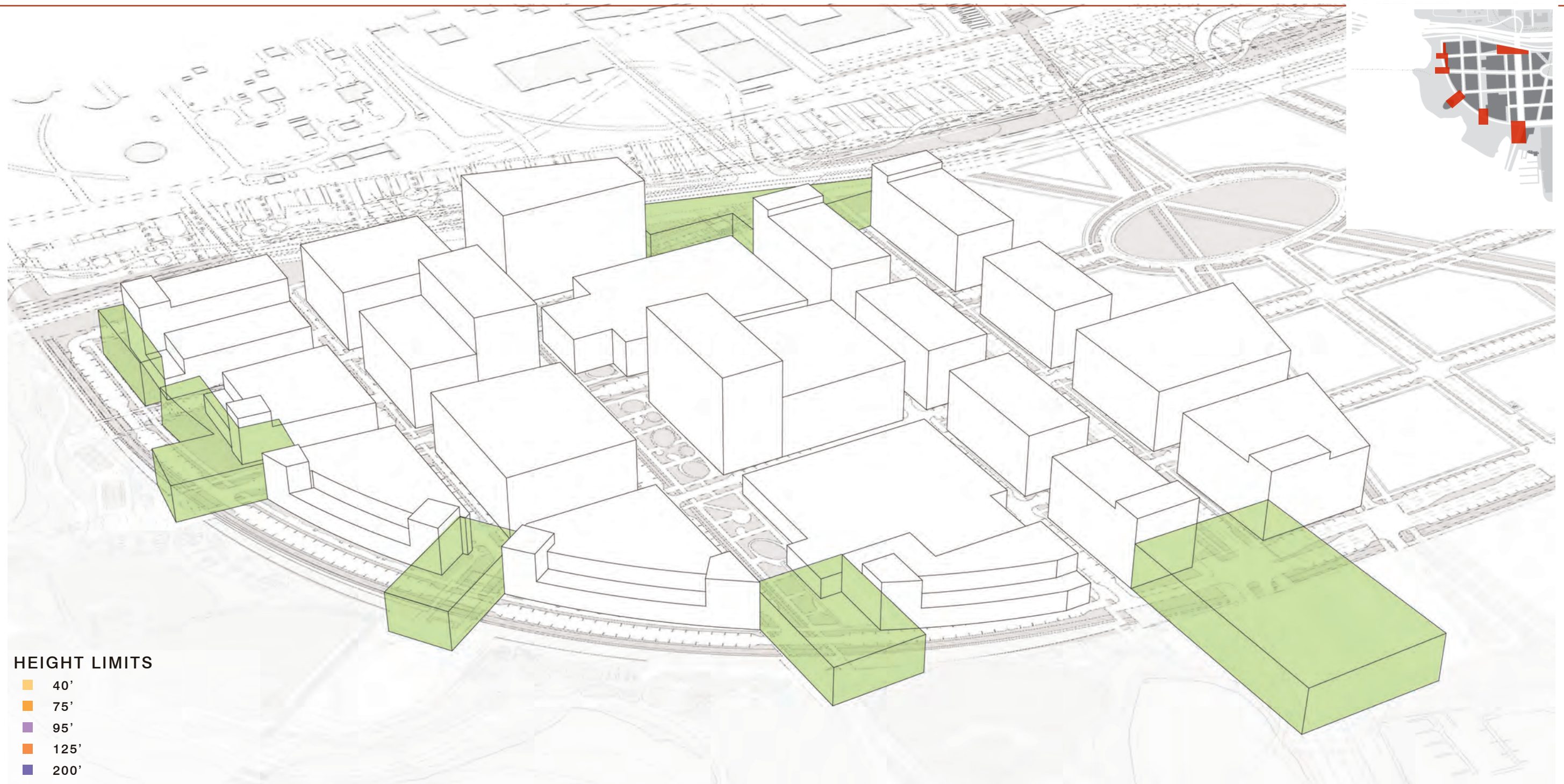


HEIGHT LIMITS

- 40'
- 75'
- 95'
- 125'
- 200'

HANOVER STREET & WEST END DISTRICTS

PORTALS



HANOVER STREET & WEST END DISTRICTS GATEWAYS



HANOVER STREET & WEST END DISTRICTS

LOW WATERFRONT EDGE



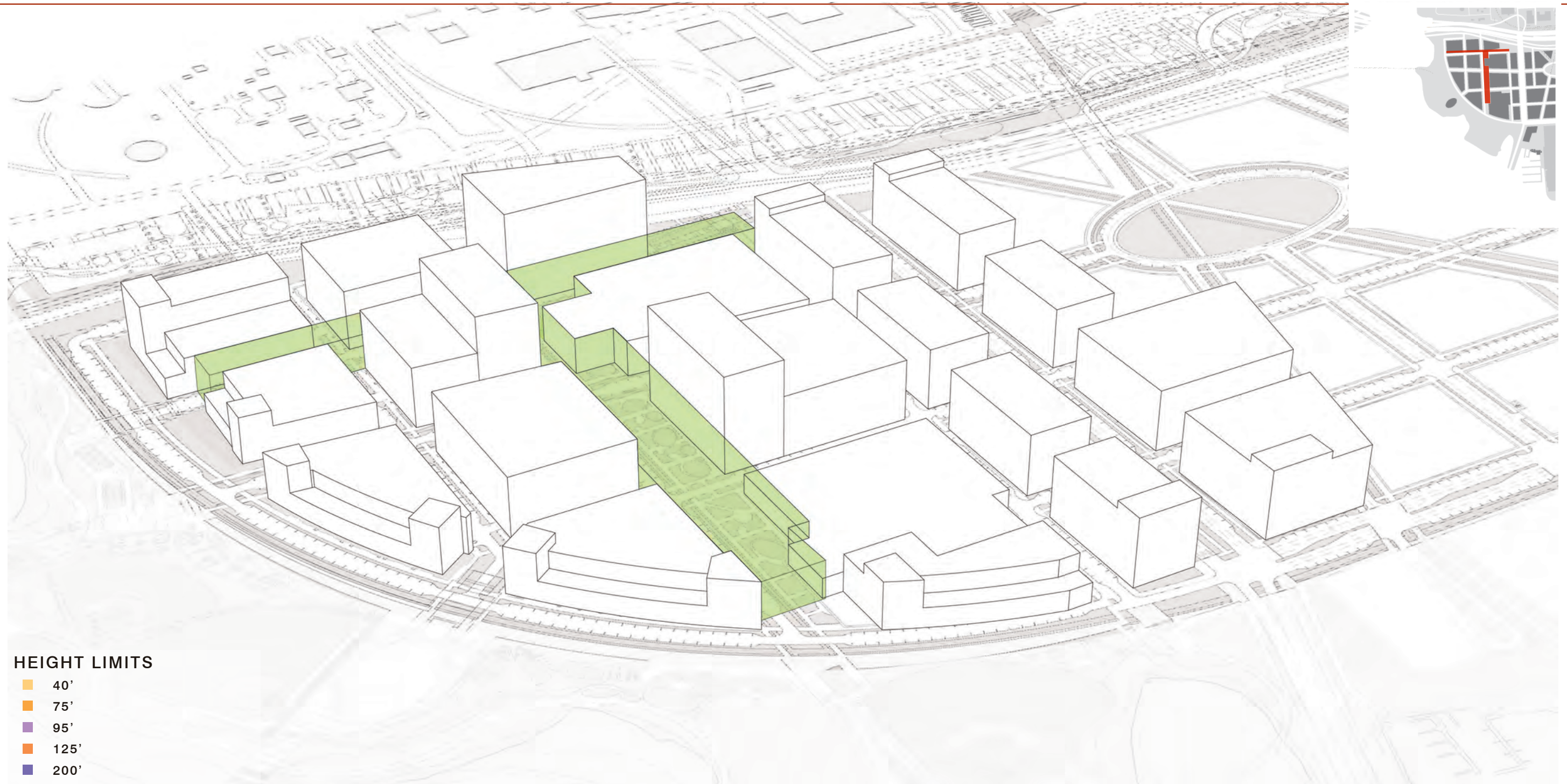
HANOVER STREET & WEST END DISTRICTS

MID-LEVEL WATERFRONT EDGE



HANOVER STREET & WEST END DISTRICTS

LINEAR PARKS



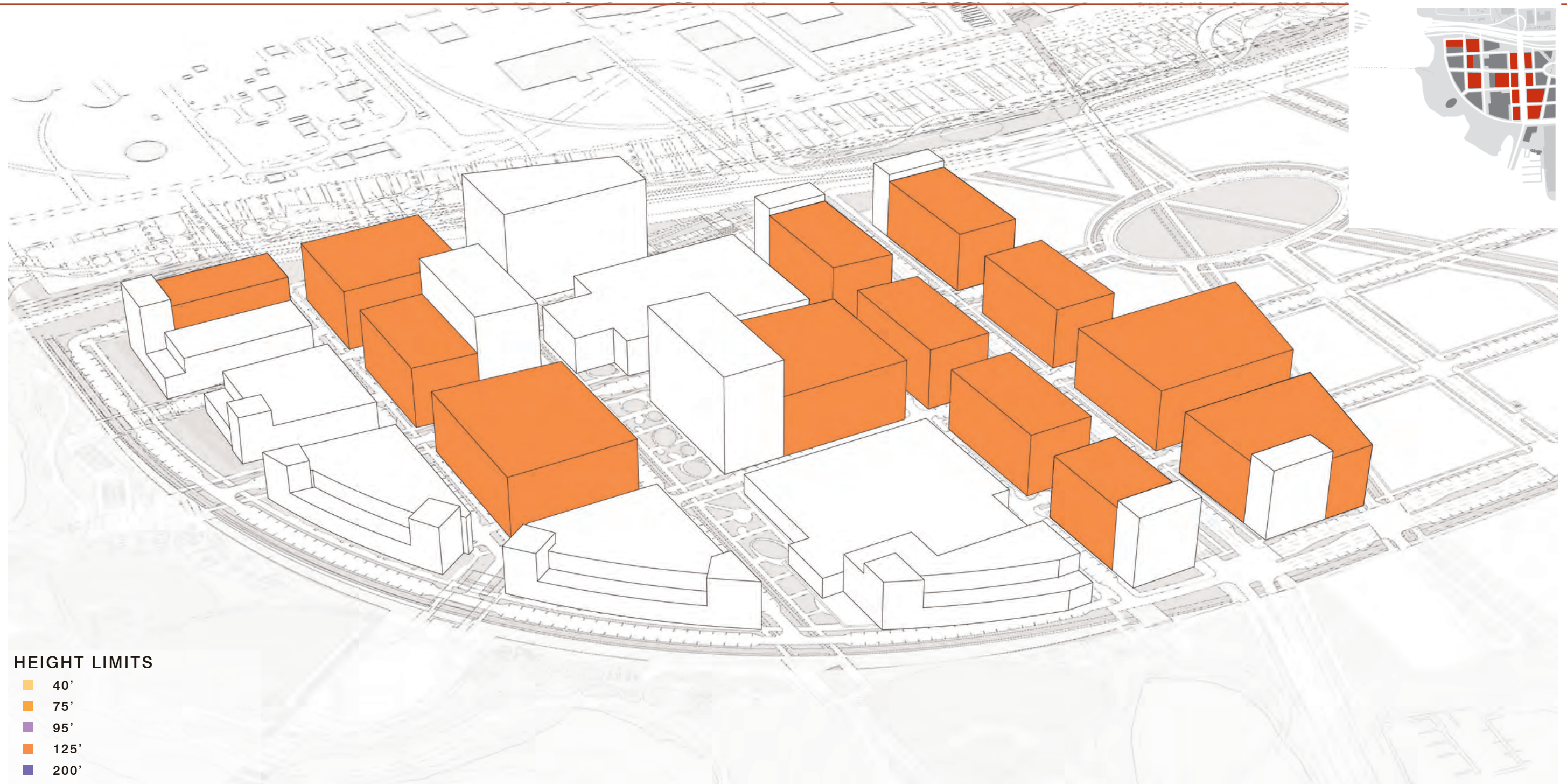
HANOVER STREET & WEST END DISTRICTS

REHABILITATION OF EXISTING BUILDINGS



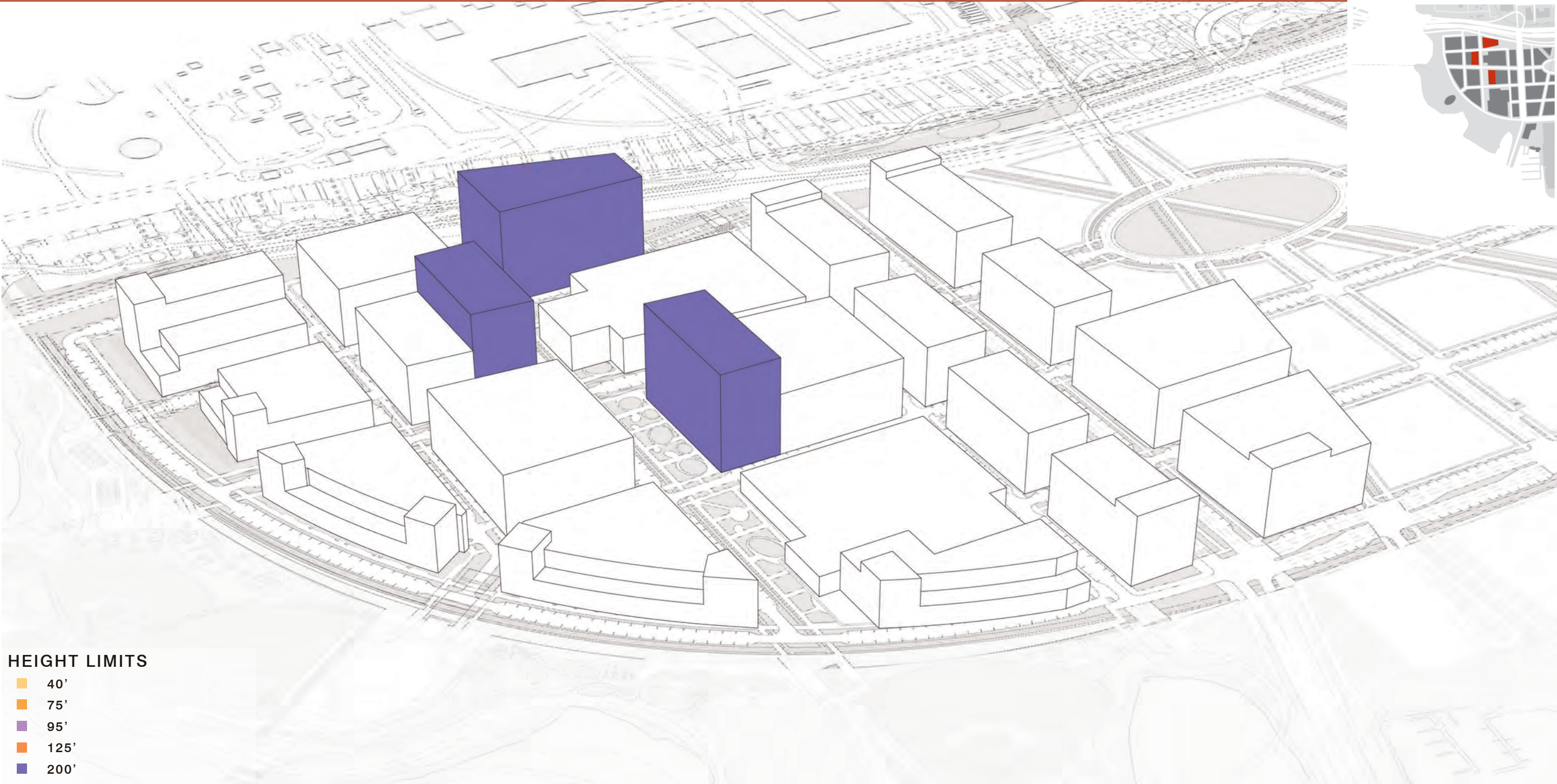
HANOVER STREET & WEST END DISTRICTS

CONSISTENT HEIGHT ALONG HANOVER, I-95 AND ON A STREETS



HANOVER STREET & WEST END DISTRICTS

OPPORTUNITY FOR INCREASED HEIGHT



HANOVER STREET & WEST END DISTRICTS

MASSING OVERLAY

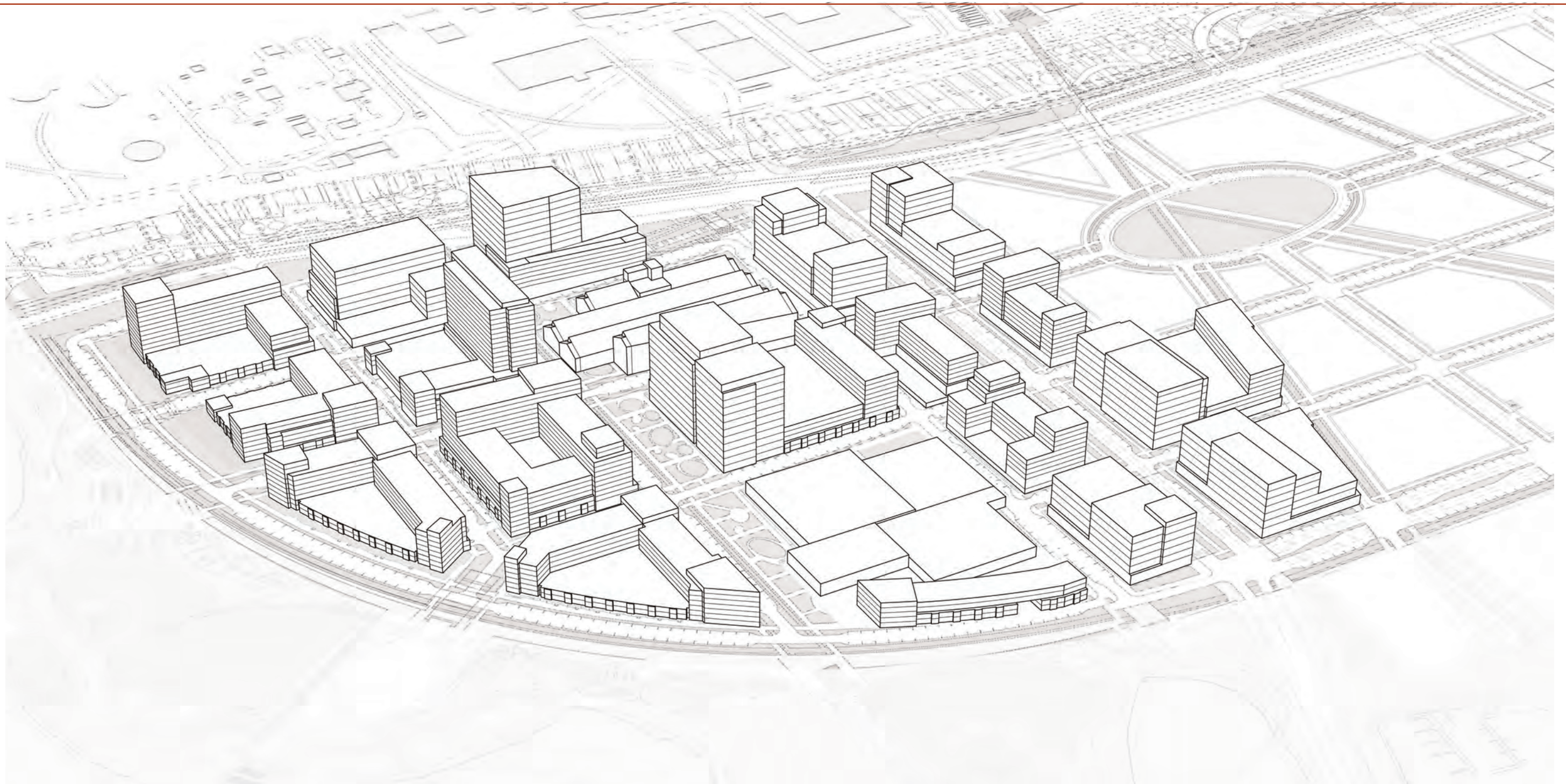


HEIGHT LIMITS

- 40'
- 75'
- 95'
- 125'
- 200'

HANOVER STREET & WEST END DISTRICTS

MASSING



HANOVER STREET & WEST END DISTRICTS

POTENTIAL GREEN ROOF OPPORTUNITIES



GREEN ROOF APPLICATIONS

EXTENSIVE



SEMI-INTENSIVE



INTENSIVE



3-5" DEPTH



NARROW PLANT PALETTE



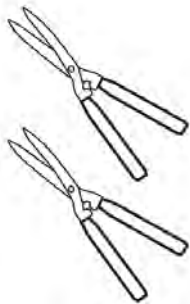
LIGHT MAINTENANCE



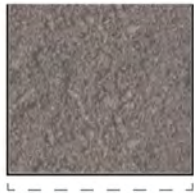
5-7" DEPTH



SEMI-LIMITED PLANT PALETTE



MEDIUM MAINTENANCE



7"+ DEPTH



BROAD PLANT PALETTE



HEAVY MAINTENANCE

HANOVER STREET & WEST END DISTRICTS

LIVING SYSTEMS



HANOVER STREET DISTRICT

AERIAL VIEW FROM THE SOUTH



HANOVER STREET DISTRICT

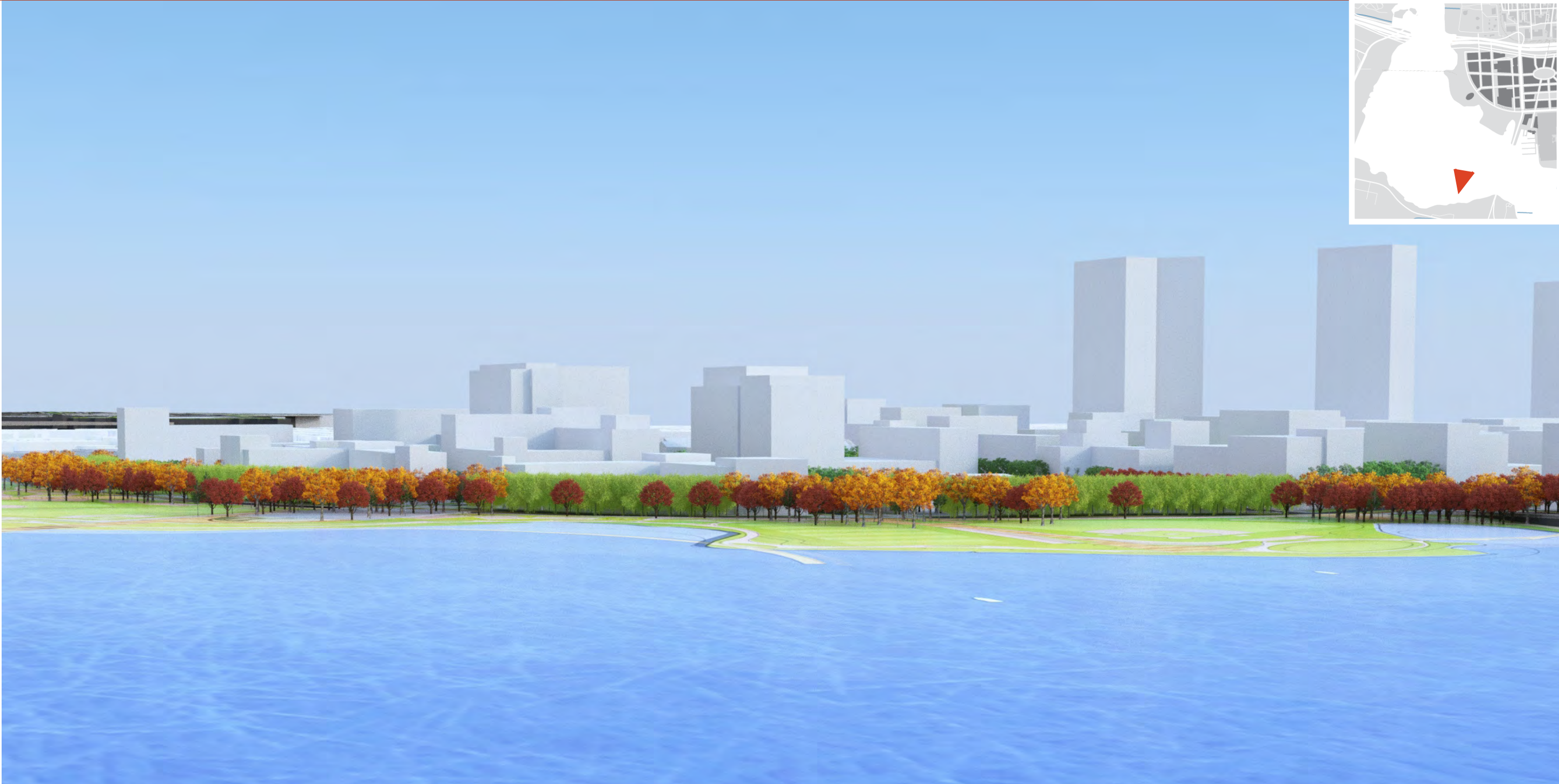
HANOVER STREET LOOKING SOUTH



WEST END DISTRICT AERIAL VIEW FROM THE SOUTH



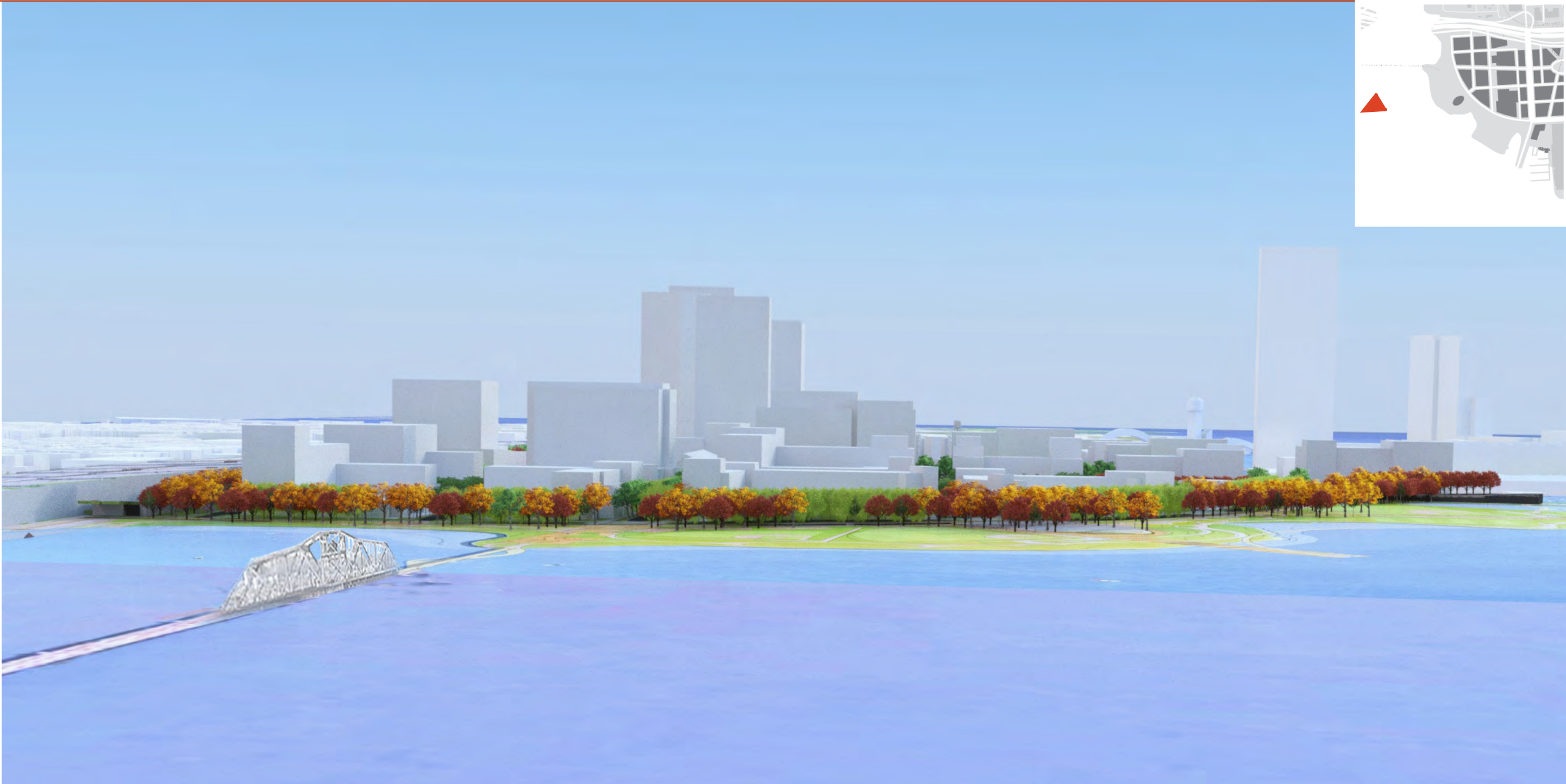
WEST END DISTRICT
VIEW FROM CHERRY HILL



WEST END DISTRICT AERIAL VIEW FROM THE SOUTHWEST



WEST END DISTRICT
VIEW FROM WESTPORT



WEST END DISTRICT

AERIAL VIEW FROM THE WEST



WEST END DISTRICT

AERIAL VIEW FROM THE NORTHEAST



WEST END DISTRICT AERIAL VIEW FROM THE NORTH



WEST END DISTRICT

AERIAL VIEW LOOKING SOUTHWEST





Port
Covington

**WEST END & HANOVER
DISTRICTS**
Ecology and Openspace

MICHAEL BLIER

Landworks Studio Inc.
Principal

CHRIS STREB PE, LEED AP

Biohabitats Inc.
Ecological Engineer

UPDATED FRAMEWORK

OPEN SPACE FRAMEWORK



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

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SOUTH LOCUST
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MIDDLE
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STREET BRIDGE

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK



MARCH 3, 2016 - OPEN SPACE SYSTEM TREE CANOPY



OPEN SPACE SYSTEM TREE CANOPY

TREE LIST


COMMON NAME	SCIENTIFIC NAME
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STREET TREE PLANTING

Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharium</i>
American Yellowwood	<i>Cladastris kentukea</i>
Thornless Honeylocust	<i>Gleditsia triacanthos ver. inermis</i>
Sweetgum	<i>Liquidambar styraciflua</i>
London Planetree	<i>Platanus X acerifolia 'bloodgood'</i>
American Sycamore	<i>Platanus occidentalis'</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shumard Oak	<i>Quercus shumardii</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Shingle Oak	<i>Quercus imbricaria</i>

UNDERSTORY TREE PLANTING

Hedge Maple	<i>Acer campestre</i>
Red Buckeye	<i>Aesculus pavia</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Shadblow Serviceberry	<i>Amelanchier canadensis</i>
River Birch	<i>Betula nigra</i>
Eastern Redbud	<i>Cercis canadensis</i>
White Eastern Redbud	<i>Cercis canadensis var. alba</i>
Hackberry	<i>Celtis occidentalis</i>
Fringetree	<i>Chionanthus virginicus</i>
Star Magnolia	<i>Magnolia kobus var. stellata</i>
Sweetbay Magnolia	<i>Magnolia virginiana 'henry hicks'</i>
Crabapple	<i>Malus spp.</i>
Flowering Purple Plum	<i>Prunus cerasifera'</i>
Willow Oak	<i>Quercus phellos</i>
Nannyberry	<i>Viburnum lentago</i>
Blackhaw Viburnum	<i>Viburnum prunifolium</i>

0 125' 250' 



AMERICAN SYCAMORE



HONEY LOCUST



PIN OAK



RED MAPLE



SUGAR MAPLE




SWAMP WHITE OAK



A STREETS TREE CANOPY

'A' STREET TREE PLANTING

COMMON NAME	SCIENTIFIC NAME
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
American Yellowwood	<i>Cladastris kentukea</i>
Thornless Honeylocust	<i>Gleditsia triacanthos ver. inermis</i>
London Planetree	<i>Platanus X acerifolia 'bloodgood'</i>
Scarlet Oak	<i>Quercus coccinea</i>

0 125' 250' 



AMERICAN SYCAMORE



HONEY LOCUST



PIN OAK



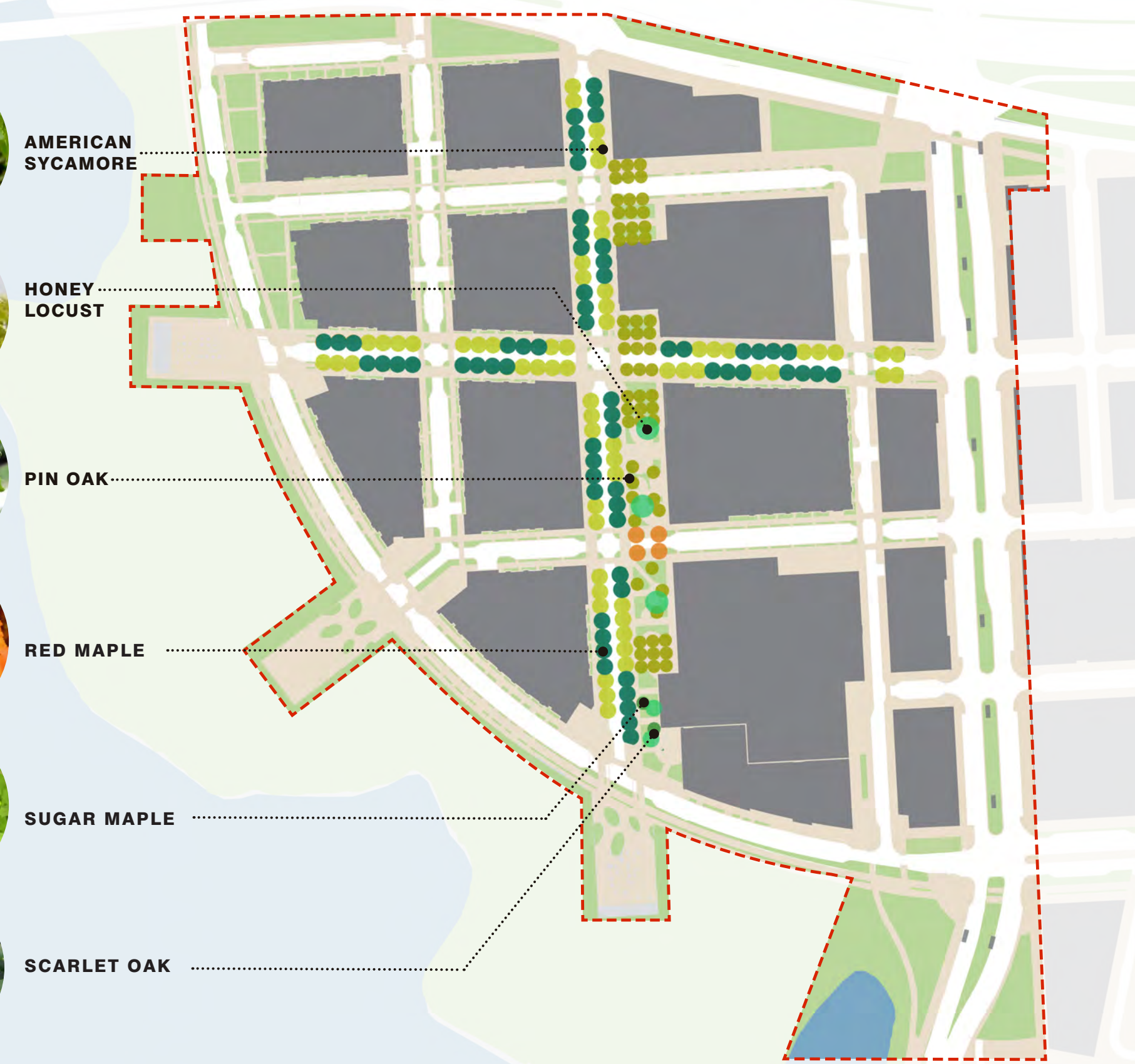
RED MAPLE



SUGAR MAPLE



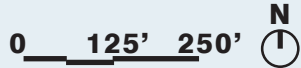
SCARLET OAK



B STREETS TREE CANOPY

'B' STREET TREE PLANTING

COMMON NAME	SCIENTIFIC NAME
Shumard Oak	<i>Quercus shumardii</i>
River Birch	<i>Betula nigra</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
American Yellowwood	<i>Cladastris kentukea</i>
Star Magnolia	<i>Magnolia kobus</i> var. <i>stellata</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i> 'henry hicks'



SHUMARD OAK



RIVER BIRCH



SCARLET OAK



AMERICAN YELLOWWOOD



SWEET BAY MAGNOLIA



CHINKAPIN OAK



CROMWELL STREET TREE CANOPY



AMERICAN SYCAMORE



HONEY LOCUST

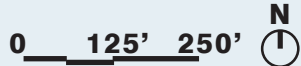


WILLOW OAK



CROMWELL STREET & POCKET PARK TREE PLANTING

COMMON NAME	SCIENTIFIC NAME
Hedge Maple	<i>Acer campestre</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
River Birch	<i>Betula nigra</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sweetbay Magnolia	<i>Magnolia virginiana 'henry hicks'</i>
Swamp White Oak	<i>Quercus bicolor</i>
Willow Oak	<i>Quercus phellos</i>



HANOVER STREET TREE CANOPY



**SWEETBAY
MAGNOLIA**



**SHUMARD
OAK**



**AMERICAN
SYCAMORE**

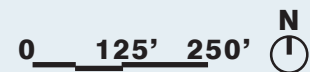


RED MAPLE



HANOVER STREET TREE PLANTING

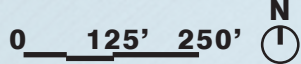
COMMON NAME	SCIENTIFIC NAME
Red Maple	<i>Acer rubrum</i>
Shadblow Serviceberry	<i>Amelanchier canadensis</i>
Sweetbay Magnolia	<i>Magnolia virginiana 'henry hicks'</i>
Sycamore	<i>Platanus occidentalis'</i>
Flowering Purple Plum	<i>Prunus cerasifera'</i>
Shumard Oak	<i>Quercus shumardii</i>



HANOVER STREET OPEN SPACE SYSTEM: PLANTING

HANOVER STREET BIORETENTION

COMMON NAME	SCIENTIFIC NAME
Northern Spicebush	<i>Lindera benzoin</i>
Clethra	<i>Clethra alnifolia</i>
Redtwig Dogwood	<i>Cornus sericea</i>
Silky Dogwood	<i>Cornus amomum</i>
Wild Ginger	<i>Asarum canadense</i>
Common/Soft Rush	<i>Juncus effusus</i>
Sweetflag	<i>Acorus americanus</i>
Southern Blue Flag	<i>Iris virginica</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Bottlebrush Grass	<i>Elymus hystrix</i>
Buttonbush	<i>Cephalanthus occidentalis</i>
Bee Balm	<i>Monarda didyma</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
New York Ironweed	<i>Veronia noveboracensis</i>
Joe-Pye Weed E	<i>Upatorium maculatum</i>
River Oats	<i>Chasmanthium latifolium</i>
Blue Sedge	<i>Carex flacca</i>
Sensitive Fern	<i>Onoclea sensibilis</i>
Tussock Sedge	<i>Carex stricta</i>
Switchgrass	<i>Panicum virgatum</i>
Chelone	<i>Chelone glabra</i>



BEE BALM



BLUE SEDGE



RED TWIG DOGWOOD



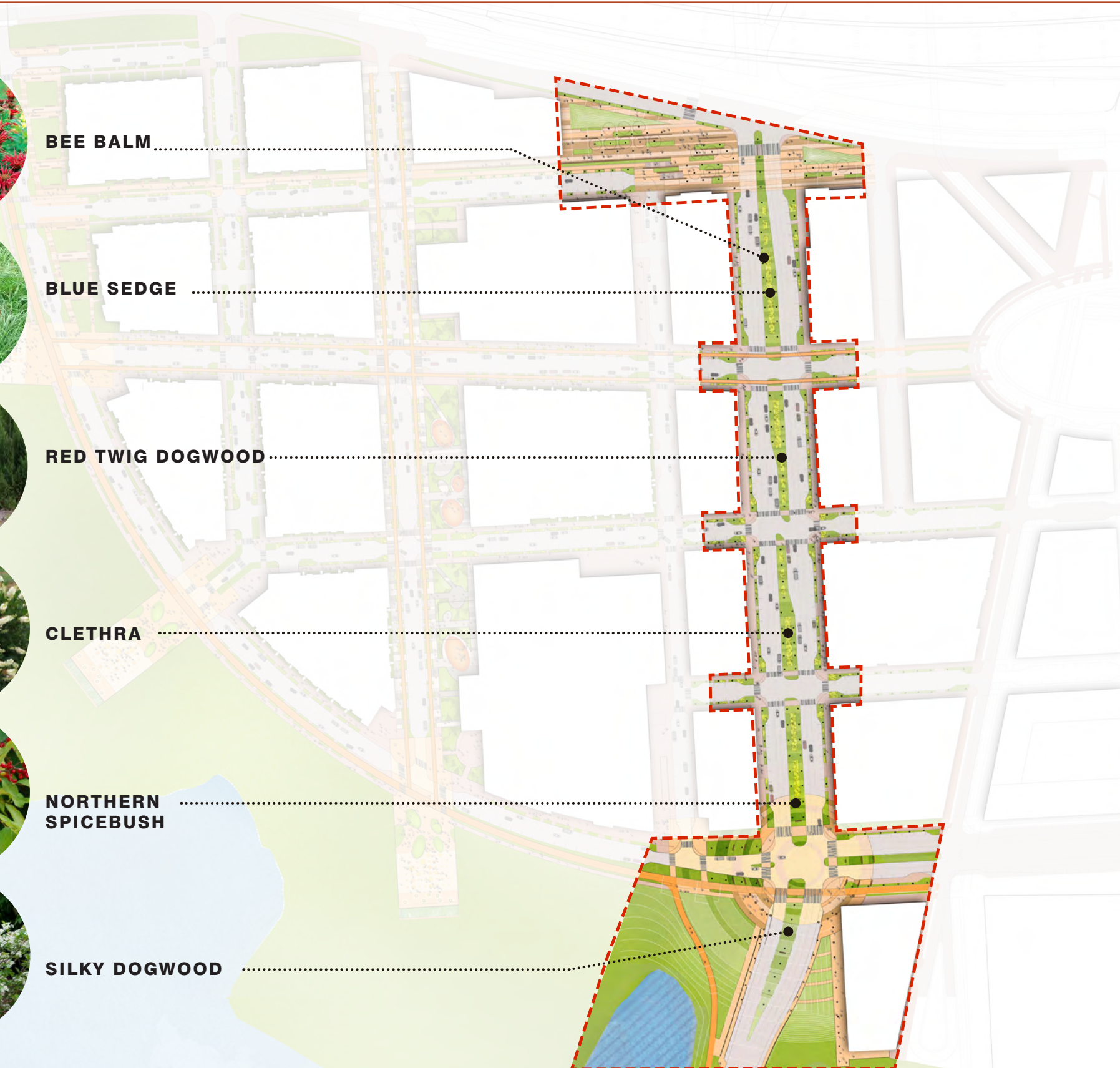
CLETHRA



NORTHERN SPICEBUSH



SILKY DOGWOOD



HANOVER STREET NORTH GATEWAY PARK PLAN



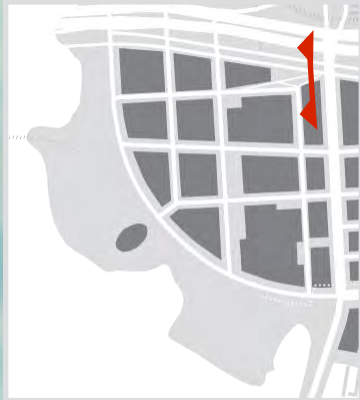
NORTH GATEWAY

- A** Gateway Park
- B** Crosswalk
- C** Gateway Planting
- D** Pedestrian Ramp

0 30 60



HANOVER STREET NORTH GATEWAY PARK SECTION



← **PROGRAM EXTENSION** | **STEPS AND PLANTING TO LAVENDER ST** | **5% SLOPE TO YELLOW ST 15' WIDE** | **GATEWAY PARK WIDTH VARIES** | **WALK** | **E MCCOMAS ST** | **LIGHT RAIL** | **E MCCOMAS ST** | **BUFFER** | **I-95** →

0 12.5' 25'

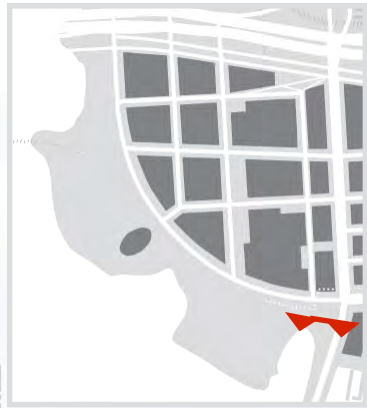
HANOVER STREET SOUTH GATEWAY PARK PLAN



- SOUTH GATEWAY**
- A** Gateway Park
 - B** Crosswalk
 - C** Gateway Planting
 - D** Bike Path

0 30' 60' N

HANOVER STREET SOUTH GATEWAY PARK SECTION




0 10' 20'

HANOVER STREET AT A STREET INTERSECTION PLAN

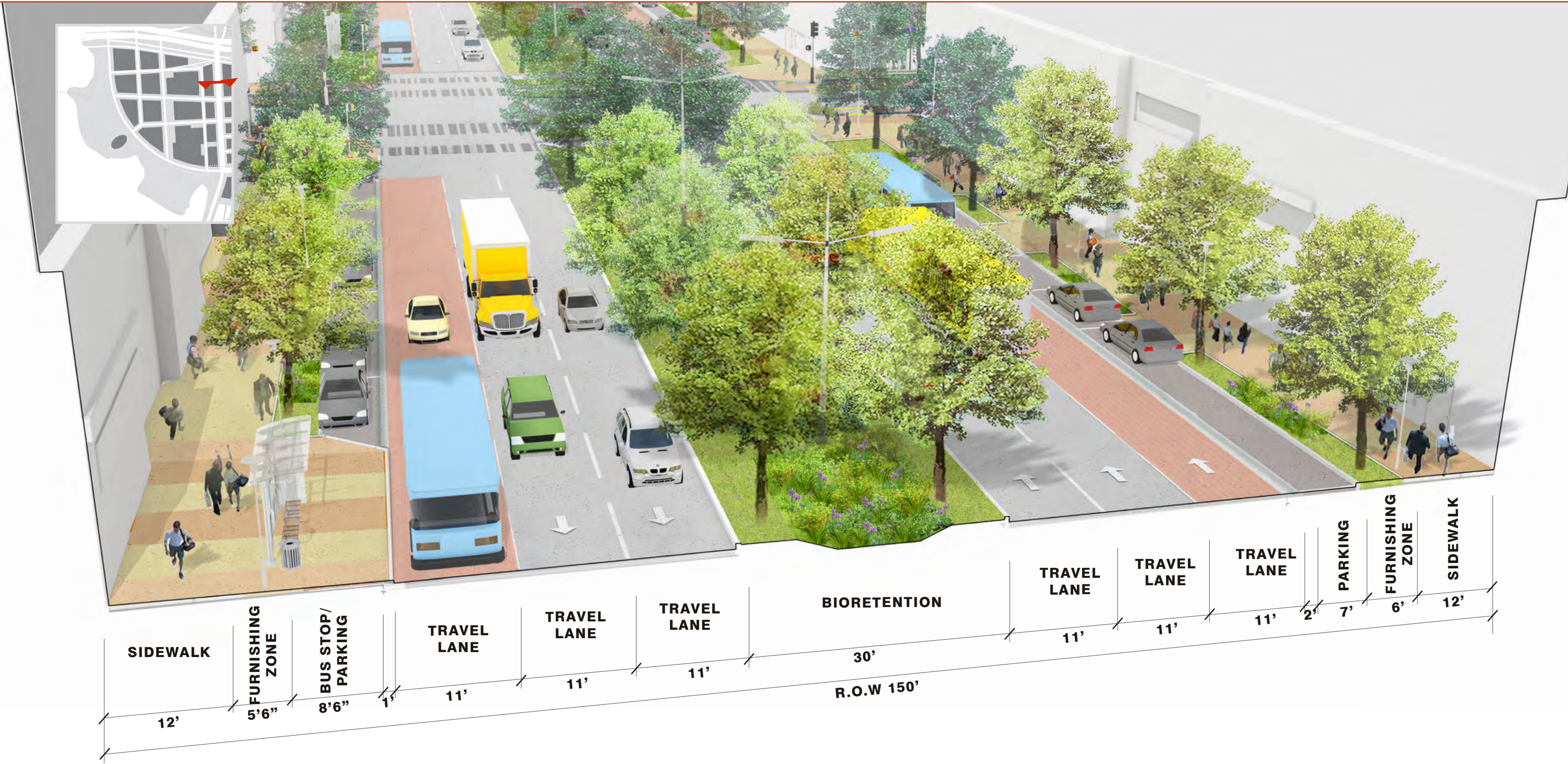


HANOVER AT A STREET PLANTING

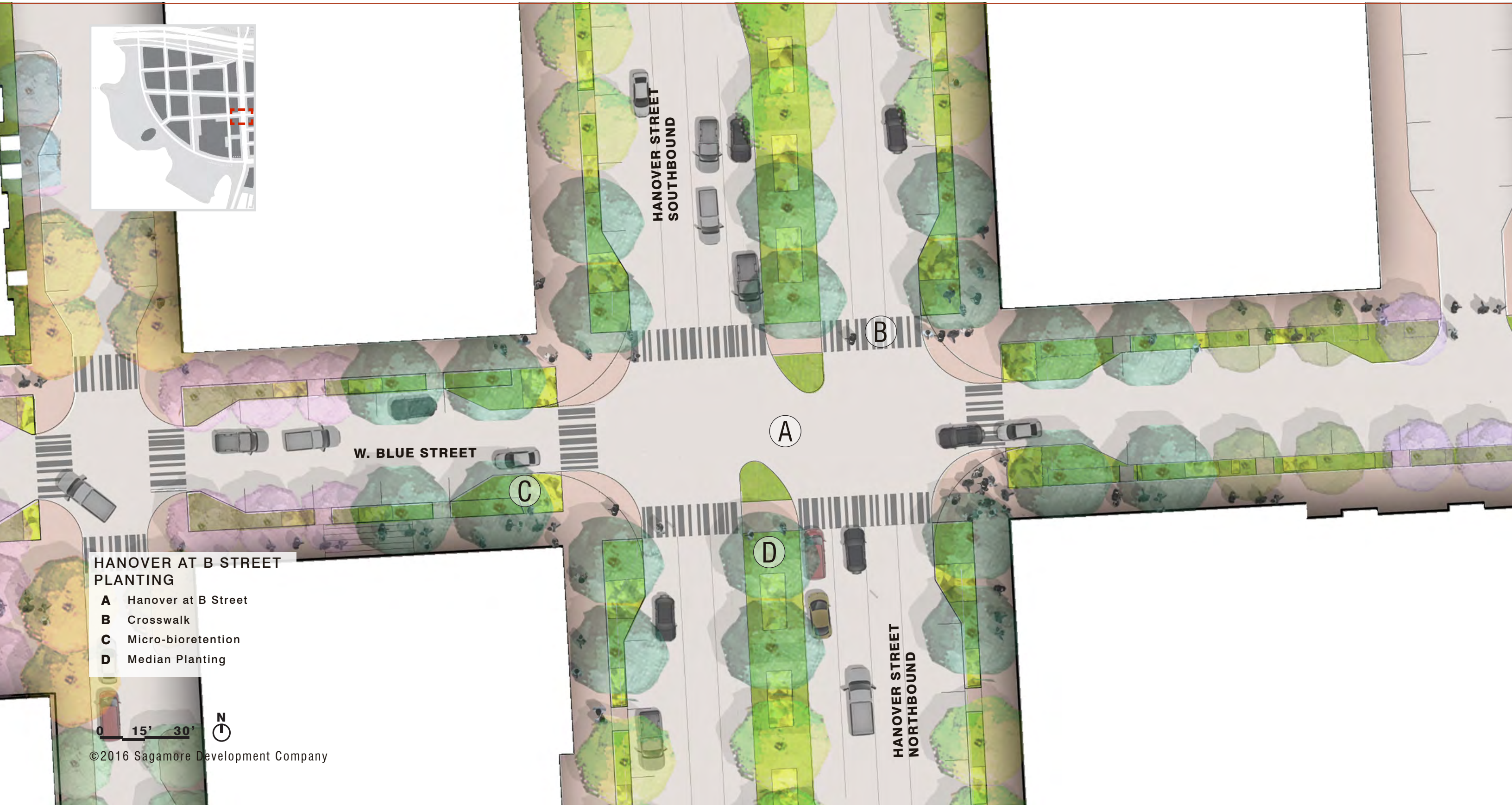
- A** Hanover at A Street
- B** Crosswalk
- C** Micro-bioretenion
- D** Bike Path

0 15' 30' 

HANOVER STREET SECTION



HANOVER STREET AT B STREET INTERSECTION PLAN



HANOVER AT B STREET PLANTING


- A** Hanover at B Street
- B** Crosswalk
- C** Micro-bioretention
- D** Median Planting

0 15' 30' N

HANOVER STREET DISTRICT PLAN



HANOVER STREET
A Hanover Street Gateway
B 'A' Street Intersection
C 'B' Street Intersection
D Hanover Street Median

0 125' 250' 

HANOVER STREET BIORETENTION CELLS

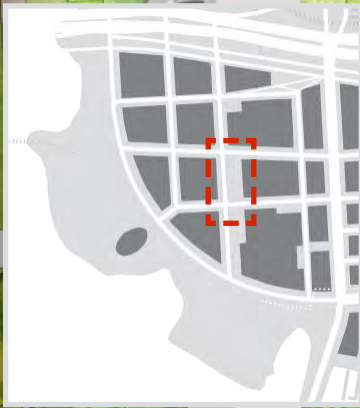


HANOVER PLANTING

- A ±80' Bioretention
- B + 20' Bioretention
- C ±20' Micro-bioretention
- D Understory Planting

0 15' 30' N

MARCH 3, 2016 - 'A' STREETS TREE CANOPY



W. BLUE STREET

W. MAGENTA STREET

YELLOW STREET

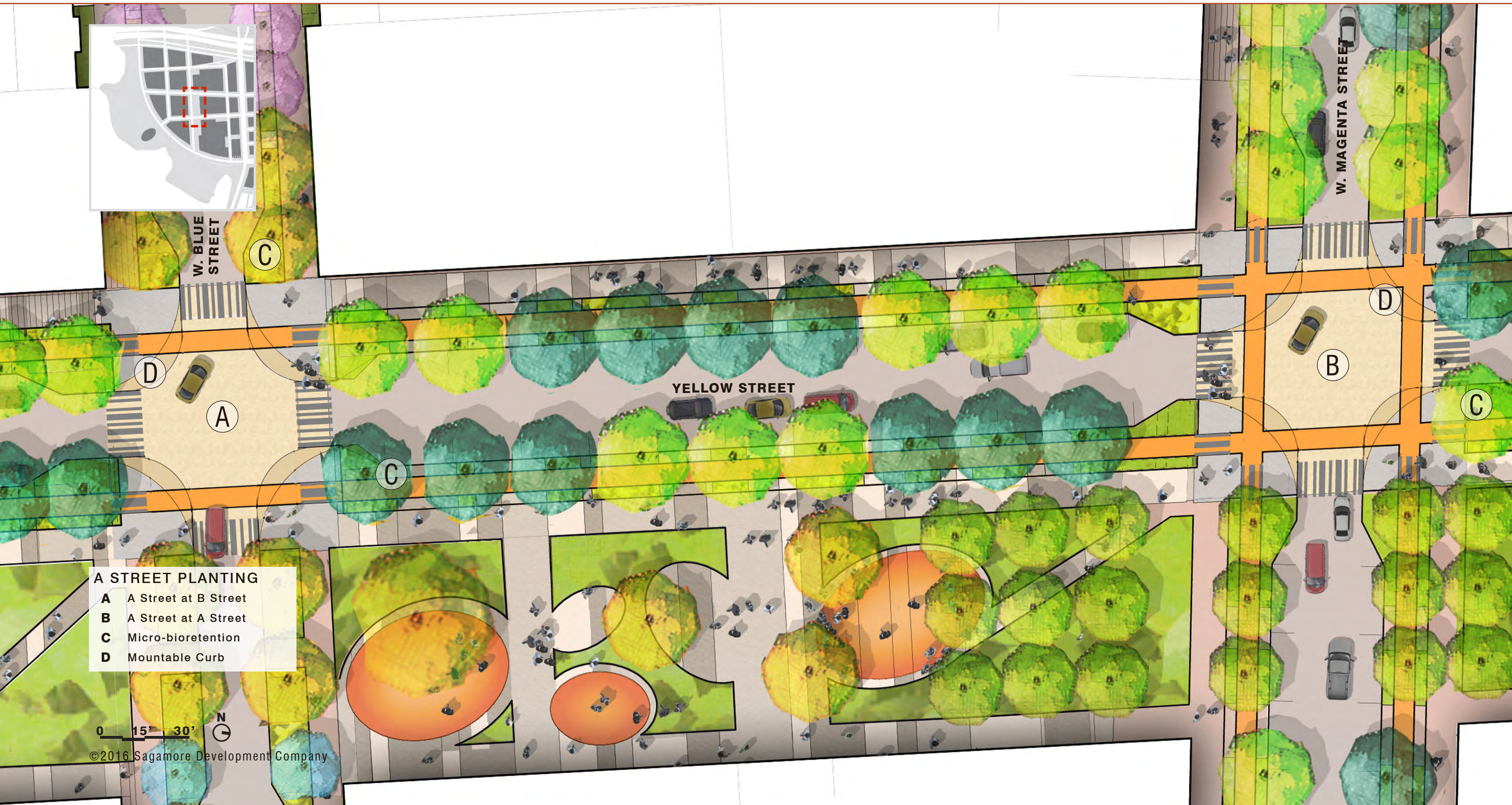
A STREET PLANTING

- A A Street at B Street
- B A Street at A Street
- C Micro-bioretentation
- D Intersection Planting

0 15' 30'



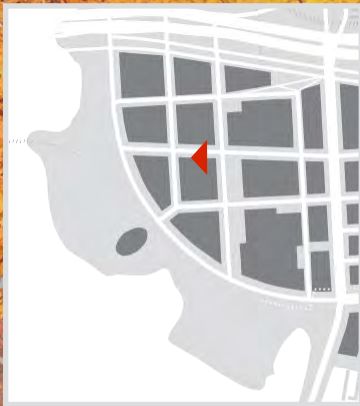
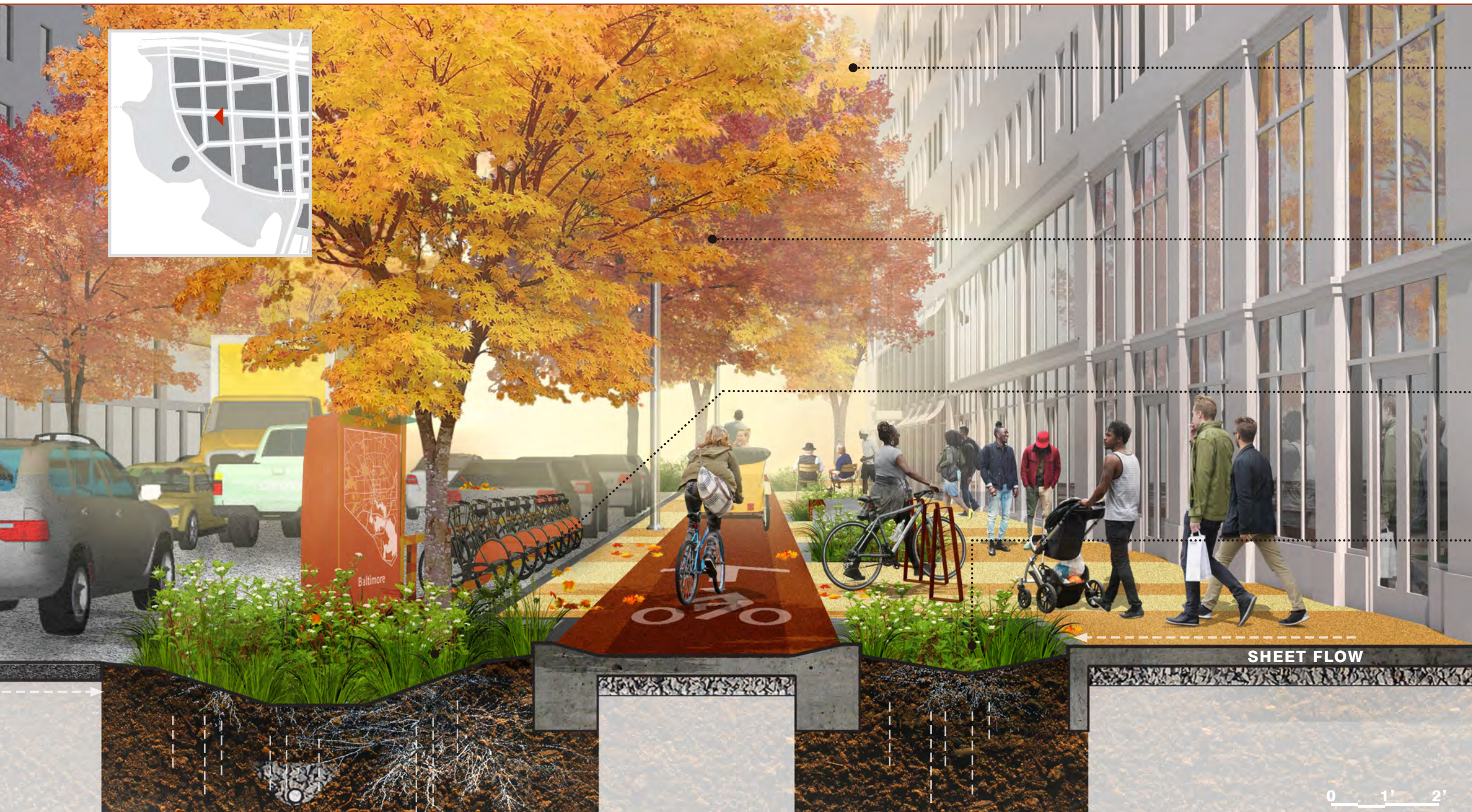
'A' STREETS TREE CANOPY



- A STREET PLANTING**
- A** A Street at B Street
 - B** A Street at A Street
 - C** Micro-bioretentions
 - D** Mountable Curb

0 15' 30' N

'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]

BIKE PATH 7'-0"

MICRO-BIORETENTION 5'-0"

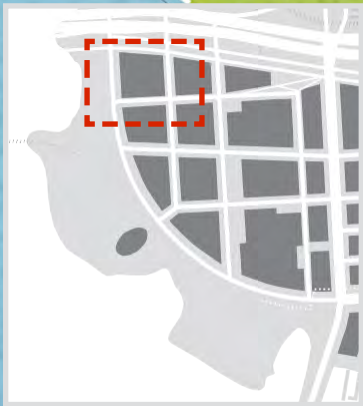
SIDEWALK 10'-0"

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'B' STREETScape SECTION

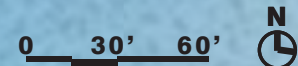


CROMWELL AND LAVENDER TREE CANOPY

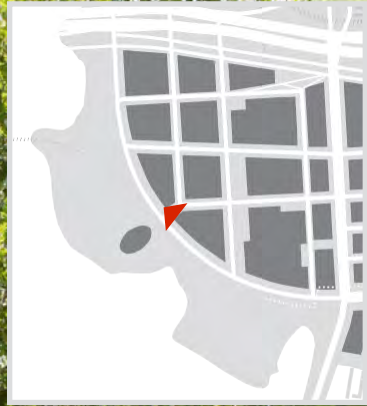


NW CROMWELL STREET

- A** 100' CBCA BUFFER
- B** SHIFTED PED PATH
- C** POCKET PARKS
- D** EAST WEST LINEAR PARK



CORNER PARK SECTION



LONDON
PLANETREE



FLAG
IRIS



LAWN



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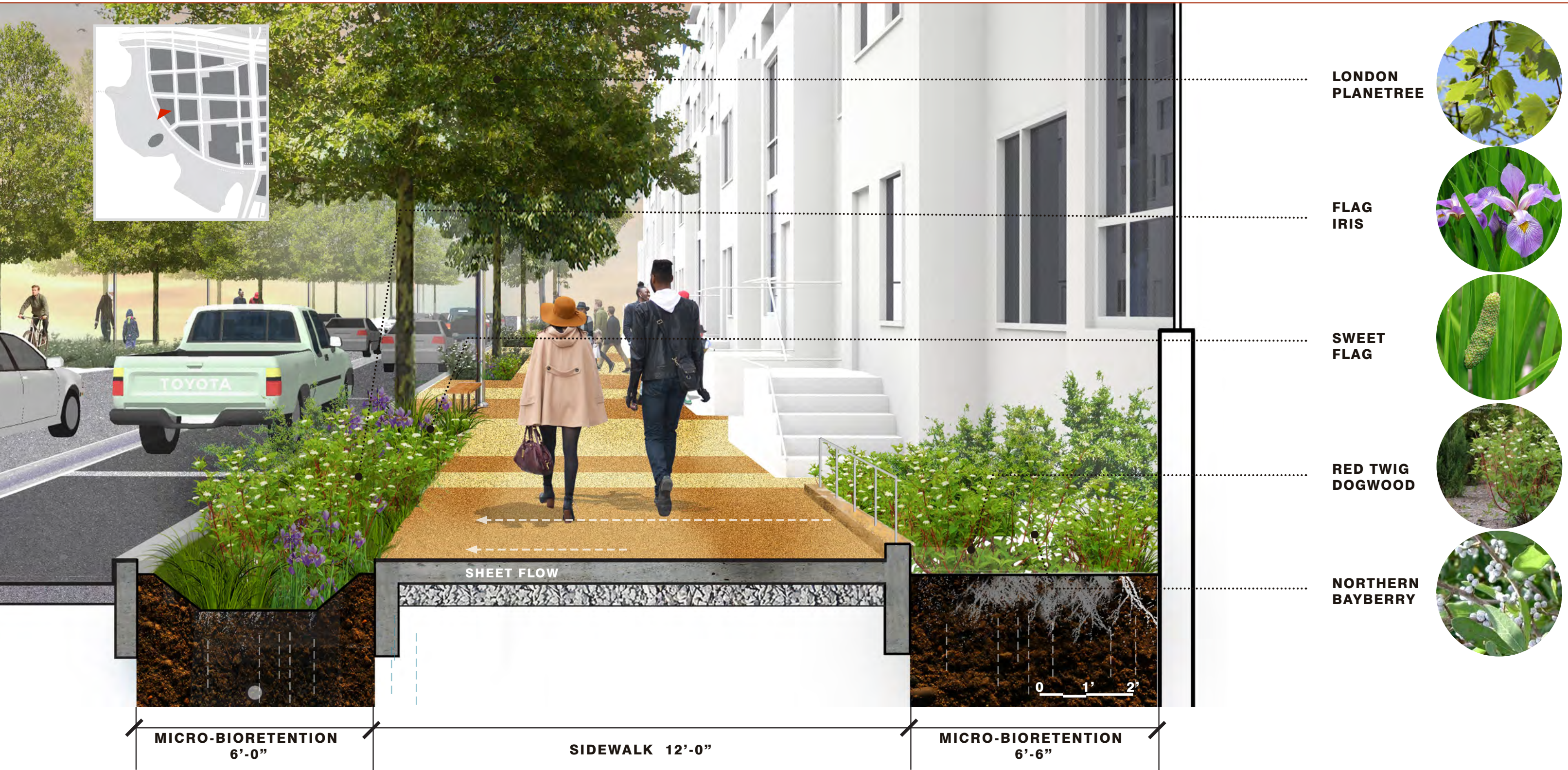
12'-0" SIDEWALK

WIDTH VARIES
MICRO-BIORETENTION

12'-0" TREE PLANTER

WIDTH VARIES SEATING AREA

W CROMWELL STREETScape SECTION - RESIDENTIAL



W CROMWELL STREETScape SECTION - PARK



**HONEY
LOCUST**



**RED TWIG
DOGWOOD**



**BLUE
FESCUE**



**MICRO-
BIORETENTION
5'-0"**

BIKE PATH 10'-0"

**MICRO-
BIORETENTION
5'-0"**

SIDEWALK 8'-0"

NEXT STEPS

Continued Framework Evolution

East Waterfront Park

Cromwell Street & East Waterfront Districts

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

— KEVIN PLANK

