

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

**Date:** January 18, 2007

**Meeting No:** 51

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**Project:** Chesapeake Paperboard Master Plan

**Phase:** Master Plan

**Location:** PUD Locust Point

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**PRESENTATION:**

Tony Cortea, Civil Engineer/Planner of STV, Inc. began by discussing the overall changes made to the plan since the last review. Ron Seiboth, of Martin Architects, continued by addressing the panel's previous list of comments and illustrating the individual resultant design adjustments. The most significant change is the proposed reordering of the parking structures and residential components resulting in one additional floor of residential height and lowering the previous heights of the two parking structures.

**COMMENTS OF THE PANEL:**

All panel members agreed that significant progress had been made in addressing many of the 9 items of concern previously shared. Additionally, the readjustments proposed by the design team to the heights of the garage and residential floors were generally acceptable. There remain, however, the following items of continuing concern:

1. The lack of clarity in the major entry sequence, resulting particularly from the uncomfortable "s-curve" geometry of the main drive and its confused relationship with the Key Highway entrance, the gateway to "Main Street" and the adjacent ballfield and its amenities.
2. The "plaza" as described, was questioned in terms of its "out of the way" location and its lack of surrounding generators to serve its suggested role as an important public gathering space for the project. Further study, including a stronger relationship with the ballfields, by a landscape architect, might result in alternative design opportunities.
3. The delivery and trash disposal service accommodation for all components as proposed (other than the grocery store) require further study to ensure that sufficient space, convenience of operation and compatibility with adjacent uses and pedestrian paths have been adequately considered.
4. More study is required of the potential "walled" affect of the proposed additional residential floor. The panel felt strongly that the top floor penthouse level should be clearly distinguished as such and that a setback should be considered in response to this concern.

**PANEL ACTION:**

Approval withheld pending further study

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**Attending:**

Mark Sapperstein - Developer

Tony Cortea, Addison Palmer, Sharon Huber-Plano, Jennifer Leonard - STV Inc.

Ron Seiboth, Drew Romanic - Martin Architects

Cara Frye – Rosenberg Martin

Matt Bear - DPOB

Jay Brodie, Paul Dombrowski, Shubroto Bose – BDC

Ms.Dietsch; Messrs. Bowden, Britt, Cameron, Ramberg and Schack – Panel

Wolde Ararsa, Thor Nelson, Natasha Poole, Melvin Hicks, Bob Quilter - Planning Department