

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

Date: July 19, 2007

Meeting No: 64

Project: Gateway South PUD Master Plan

Phase: Introduction

Location: Russell Street and the Middle Branch

PRESENTATION:

Sam Polakoff of Cormony Development and Adam Gross and Matt Poe of ASG Architects introduced this mixed-use development project. Included in the program are youth camps, health club, provisions for field sports, a Greyhound Bus facility, office and retail space as well as associated parking.

COMMENTS OF THE PANEL:

Members of the Panel commented as follows:

1. To recognize this proposal as a good start on a very important site. The scale seems right and the incorporation of landscape/waterfront concerns promising.
2. Consider what can be done to prevent the bus terminal from becoming a public nuisance as others have done elsewhere? How is the bus terminal best tied into the central business district?
3. To recognize the potential of Warner Street as a main spine for the project.
4. To suggest that this development be realized with maximum attention to environmental considerations and be a model for an urban waterfront.
5. To direct attention to the possible significant improvement of Bayard Street as a well developed connection to the water, from Washington Boulevard and Carroll Park.
6. To suggest that the plan shown might be improved by substituting two L-shaped buildings with openings under/through them at streets in lieu of the proposed four equal blocks set at 90 degrees to the water.
7. To see the future garage and indoor football field building as a disconnected piece of the proposal.
8. To see the numerous parking garages and locations as risky when one considers the multiple vehicular access points which would be required. Pedestrian conflicts will certainly arise.
9. To suggest a bolder, more unified façade along Bayard Street that may help to establish a southern entrance to the site and an image for the gateway concept that leads to the water.

PANEL ACTION:

None – Introduction only.

Attending:

Samuel Polakoff – Cormony Development
Adam Gross, Matt Poe, Serena Peters – ASG
Susan Williams – STV
Stanley Fine – RMG
Lorraine Mirabella, Ed Gunts – Sunpapers
Jay Brodie, Shubroto Bose – BDC

Messrs. Bowden, Cameron, Ramberg, and Schack – Panel
Doug McCoach, Thor Nelson, Duncan Stuart, Beth Strommen, Bob Quilter – Planning