

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

**Date:** August 2, 2007

**Meeting No:** 65

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**Project:** Gateway South PUD Master Plan

**Phase:** Continued Master Plan

**Location:** Russell Street and the Middle Branch

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**PRESENTATION:**

Sam Polakoff of Cormony Development again introduced the project and Matt Poe and Serena Peters of ASG, Architects, presented a revised Master Plan for this mixed-use development. The focus of the presentation centered on the urban design scale, the connection to the water, and the gateway role of the project. The program still includes one million sq. ft. of office space, 150,000 sq.ft. of retail, 90,000 sq.ft for sport facilities, a Greyhound Bus terminal, and approximately 3,000 parking spaces. The massing has been revised from the previous scheme and is now characterized by a “U” shaped configuration, bridging two streets, and embracing the open space.

**COMMENTS OF THE PANEL:**

While considerable discussion dealt with the implications of a massing scheme bridging two streets and some reference to Rowe’s Wharf in Boston, more critical comments concerned the program for the site as follows:

1. The Planning Department’s objective for the site is to create habitat, including a wildlife habitat. The public and private realms for the site require much better definition. Currently the public realm is minimized as the project assumes the appearance of a typical office park.
2. A master plan discussion for this development should address how to strengthen linkages to major conceptual elements such as Carroll Park and the M & T Stadium, a clearer understanding of complex vehicular and pedestrian circulation, and the issue of parking for 3,000 vehicles.
3. While in many respects this proposal is well intentioned, the Panel must still be convinced that this is the appropriate location for the bus terminal, that a quality facility is possible and that one million sq.ft. of office space is realistic for this site.

4. As the massing proposed may still be expressed in many different variations, the Panel suggests that a simple three dimensional model be included in future presentations. This can also provide alternative massing for the gateway aspects of the proposal.

**PANEL ACTION:**

None – Continued discussion only.

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**Attending:**

Samuel Polakoff – Cormony Development

Matt Poe, Serena Peters, Betsey Boykin – ASG

Susan Williams – STV

Jay Brodie, Michael Pokorny, Molly Buckheit – BDC

Messrs. Bowden, Cameron, Ramberg, and Schack – Panel

Doug McCoach, Beth Strommen, Brent Flickinger, Bob Quilter – Planning