

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

**Date:** February 28, 2008

**Meeting No.:** 76

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**Project:** Tide Point PUD Expansion

**Phase:** Introduction

**Location:** Locust Point

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**PRESENTATION:**

Thor Nelson, Baltimore City Department of Planning, began the presentation by reviewing the 2004 Locust Point Comprehensive Plan (a summary document was shared with the Panel members). Key issues identified in the plan were parking, traffic, and the need for any new development to fit with the scale of the neighborhood.

Tim Pryor, of Struever Bros. Eccles & Rouse (developers of the PUD), provided an overview to their goals for the project: accommodating the expansion of Under Armour, increasing density to create a walkable, mixed-use plan that is sensitive to the scale of the neighborhood, and responding to community concerns. Mr. Pryor identified that they had recently reduced the number of residential units from 1066 to 644, decreased the office space from 296,000 sf to 196,000 sf, and reduced the heights of some of the buildings.

Matt D'Amico (Design Collective) then presented the master plan and the revisions to the PUD, which included an increase in parking from 1.25 to 3 spaces per 1,000 sf (which facilitates the need for a parking garage), adding the OverFlo site to the PUD, and rezoning the area within the loop road to R-8. Mr. D'Amico also presented their urban design goals to provide infill development that reinforced street frontage, creating waterfront connections (physical and visual), and locating the taller buildings furthest away from the community. As presented, project would be developed in two phases.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was generally very favorable to the project as presented and complimented the design team on their thorough presentation. In particular, the Panel felt that the infill was compatible with the scale of the neighborhood, that the location of the highest density furthest away from the community was a good move, the reinforcement of street fronts and view corridors was positive, that the completion of the promenade and connecting it to the neighborhood was a good goal, and that the renovation of the OverFlo warehouse was a good strategy. However, the Panel did have a few comments and concerns:

1. Although the goal of creating pedestrian connection to the waterfront, as well as useable public spaces, is applauded, the Panel is concerned that these connections are compromised by the amount and location of surface parking lots, especially on the western edge of the site. As shown, the promenade passes through parking lots and conflicts with the vehicular circulation. The Panel would like to see this further studied

and improved. Additionally, the goal of a public space adjacent to the tower building needs further study as well, possibly reducing the amount of surface parking and accommodating some of the parking in the adjacent garage. Further information about other public spaces in the plan is needed as to their use.

2. The shape of the 15-story tower needs additional study; the concern is that an L-shaped building will appear bulky and create a wall on the west of the site.
3. It was suggested that the team study the western end of Beason Street; as proposed the new building would terminate the street and instead the street might become a view corridor to the west and possibly terminate in a small public space that serves as an overlook.
4. Additional study should be given to Key Highway streetscape so that it functions as a better pedestrian and bicycle connection to Tide Point from the west.

There were several community members in attendance, and the Panel was provided a letter from the Tide Point Task Force Special Committee and the Locust Point Civic Association, which expressed some grave concerns about the project. Speaking on behalf of the Locust Point Civic Association was Anthony Vittoria. He expressed concern that the PUD expansion was not taking into consideration the recommendations of the 2004 Comprehensive Plan, and that the community was still concerned with the scale of the project (even with the reduction in size and heights), that there are too many residential units (greater than recommended in the 2004 Plan), the buildings are too tall and create a wall between the neighborhood and the waterfront, that traffic and parking is not adequately accounted for, and that the social spaces are not beneficial to the neighborhood.

Additionally, Ed Reisinger, Council member for the district that includes Locust Point, echoed the concerns of the Locust Point Civic Association and the Special Committee that the expansion far exceeds the 2004 Plan and that parking needs to be better addressed, in particular the spaces allocated for the houses on the triangular sites since the parking spaces as shown are on CSX property that is questionable as to its long term use.

### **PANEL ACTION:**

While the Panel is generally very positive about the project, they would like to see it presented again after the development and design team has had a chance to meet further with the community and the Special Committee as well as take into consideration the recommendations of the Panel.

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### **Attending:**

Councilman Ed Reisinger – City Council  
Bill Struever, Tim Pula, Tim Pryor – SBER  
Matt D’Amico, Will Story – Design Collective  
Stanley Fine, Caroline Hecker – Rosenberg Martin  
Tony Cortea, Susan Williams – STV  
Alex Hoffman – AB Associates  
Tony Vittoria, Sarah Clarkson – Locust Point Civic Association

Lorraine Mirabella – The Sun  
Molly Buckheit - GBC  
Jay Brodie, Colin Tarbert – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel  
Doug McCoach, Thor Nelson, Brent Flickinger, Brigitte Fessenden, Bob Quilter - Planning