

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

**Date:** June 19, 2008

**Meeting No.:** 83

**Project:** Tide Point PUD Expansion

**Phase:** Continuation

**Location:** Locust Point

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**PRESENTATION:**

Tim Pryor, of Struever Bros. Eccles & Rouse explained that the project program had changed while the design principles had not. These design principles are:

- Filling lots and completing the Street Front
- Keeping the established “View Corridors” open
- Establishing pedestrian connections to the waterfront
- Converting Key Highway into an “Urban Street”

Matt D’Amico, of Design Collective, then presented the revisions to the PUD and how they satisfied the established design principles. The garage footprint was reconfigured and along with a new open space area adjacent to the Church another view corridor to the water has been created. A landscaped median was added to Key Highway converting it to a boulevard.

**RECOMMENDATIONS OF THE PANEL:**

The Panel questioned whether the design team has designed an alternative for the future use of the one story Under Armour building site. It was suggested that they do so, to ensure that their decisions today will not encumber any future development options. Panel members also suggested adding community amenities to the roof of the garage, and solar panels or other energy generating apparatus on the roof of the warehouse, if possible.

**PANEL ACTION:**

Revised Master Plan approval with comments - The Panel requested that the department staff review the future options for the Under Armour site.

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**Attending:**

Tim Pryor – SBER  
Matt D’Amico, Will Story – Design Collective  
Stanley Fine – Rosenberg Martin  
Susan Williams – STV

Anthony Vittoria, Cheryl Duffey – Locust Point Civic Association

Steve Kiehl – The Sun

Dan Sernovitz – Baltimore Business Journal

Molly Buckheit - GBC

Jay Brodie – BDC

Messrs. Bowden, Ramberg, Schack and Britt – Panel

Doug McCoach, Brent Flickinger, Bob Quilter - Planning