

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: September 15, 2011

Meeting No: 135

Project: Canton Crossing Retail

Phase: Working Session

Location: Canton Crossing PUD, Boston and Conkling Streets

PRESENTATION:

Architect Bryce Turner reviewed the development of the master plan since the original PUD was approved. Two new building pads have been added to the Boston Street frontage and the open space park has been shifted east of the Eaton Street entrance for greater visibility. The Cardiff Avenue entrance road now has a dogleg turn north to align with a focal point at the intersection of Eaton. The dogleg is required to fit more parking adjunct to the second Big Box Store in the southwest corner.

RECOMMENDATIONS OF THE PANEL:

Panel comments were as follows:

1. There was general support for the previous scheme which featured a more typical urban grid through the site – Eaton Street and Cardiff Avenue.
2. While the Panel realizes that a good portion of the project is more suburban in nature with stores facing large fields of parking, the Boston Street edge and the Eaton and Conkling Street areas of the project should respond to the urban grid of existing streets and their building edge conditions. Stepping or staggering stores along Eaton seem counter to this idea.
3. Consider relocating the Boston/Eaton corner plaza to the SW corner, where it was originally placed. That would help to bring the Boston Street buildings closer together and provide a more direct pedestrian entrance from the proposed Red Line Station.
4. Strengthen the pedestrian and bike connections from the Boston and Eaton/Conkling intersections into the site.
5. Provide more trees on the south side of Cardiff Avenue.
6. Generally provide more trees in the parking fields, where possible.
7. Visually enhance the pedestrian and vehicular entrance of Cardiff from Baylis, especially given the adjacent loading dock conditions.

PANEL ACTION:

Working Session recommendations as noted.

Attending:

Bryce Turner, Scot Foster, Mike Rollison – BCT Architects

Stanley Fine, Caroline Hecker – RMG

Tony Cortea, Susan Williams – STV

Doug Schmidt, Neil Tucker - CREG

John Enny – Red Line PMC

Carolyn Boitnott – Waterfront Coalition

Danyell Diggs – BCDOT – Red Line

Jay Brodie, Terrance Hancock – BDC

Ms. Eig; Messrs. Britt and Ramberg – Panel

Tom Stosur, Anthony Cataldo, Natasha Becker, Bob Quilter - Planning
