

BALTIMORE CITY DEPARTMENT OF HOUSING
URBAN DESIGN AND ARCHITECTURAL REVIEW PANEL

MEETING MINUTES

Date: December 8, 2011

Meeting No.: 140

Project: Tide Point Master Plan Revision (Under Armour)

Phase: Master Plan

Location: Tide Point PUD

PRESENTATION:

Scott Vieth, architect with ASG, presented a response to the Panel's comments regarding Under Armour's October 27th presentation to UDARP. He explained the following:

- 1) the promenade access will remain at mid-site and along Hull Street. While the public uses these access lanes from Key Highway to the water now, they have not been formalized as public access. The current proposal will formalize this arrangement, strengthening their role within the campus through landscape and removal of vehicular access;
- 2) the Master Plan now includes the 819 car garage at the northwest portion of the site, beyond Key Highway, which is intended to serve as overflow development should it be needed;
- 3) the sense of campus has been strengthened through the addition of an entry portico at the New Dawn Building. This entry will look into the open air atrium and allow views through to the water. The plan now eliminates vehicular traffic through the centrally located atrium, giving it the presence of a campus "green." As the campus design develops work will include strengthening the access between the basketball court and the playing fields;
- 4) the existing pedestrian bridge over Key highway will be retained;
- 5) the buildings along Key Highway will be aligned by siting of the new parking garage farther from Key Highway;
- 6) The retention of the Tide Point identity while providing a strong association with Under Armour is challenging. Under Armour's branding specialists are exploring how to accomplish this.

Katie Hearn, representing the Locust Point Citizen Task Force, expressed her group's support for the project and concurrence with the UDARP comments.

RECOMMENDATIONS OF THE PANEL:

The Panel is very pleased with the improvements in the site plan and the project in general. The Panel made the following comments:

- 1) The promenade should extend through the site. As indicated; however, there is an opportunity at the location of the playing fields to pull it away from the water's edge and run it between playing fields. This will provide a refreshing change in views of the river and allow for a different treatment at this point along the water's edge.
- 2) Attention should be paid to the northwest corner of the site at the water's edge where there is a steep change in grade. This grade change makes it impossible for the promenade to connect at this point. The Panel urges Under Armour to explore ways of correcting this situation so that there can be ADA access and an improved connection for all.
- 3) It is suggested that if the atrium space cannot be an open air space, then perhaps it should be roofed rather than enclosed entirely.
- 4) Consider lowering the height of the new garage by one or two stories to improve its relationship with the massing of the nearby buildings. More bulk near the water seems more appropriate.
- 5) The Panel encourages the design team to seek creative solutions to storm water management.

PANEL ACTION:

FINAL APPROVAL

Attending:

Shawn King – Under Armour
Scott Vieth –ASG Architects
Jon Laria – Ballard Spahr
Susan Williams – STV
Katie Hearn –Locust Point Civic Association

Ms. Eig; Messrs. Bowden, Ramberg, Britt, and Cameron -- Panel
Tom Stsur, Bob Quilter -- Planning