

HANDOUT PAGES

Workshop #3 – Public Meetings
November 14-15, 2017

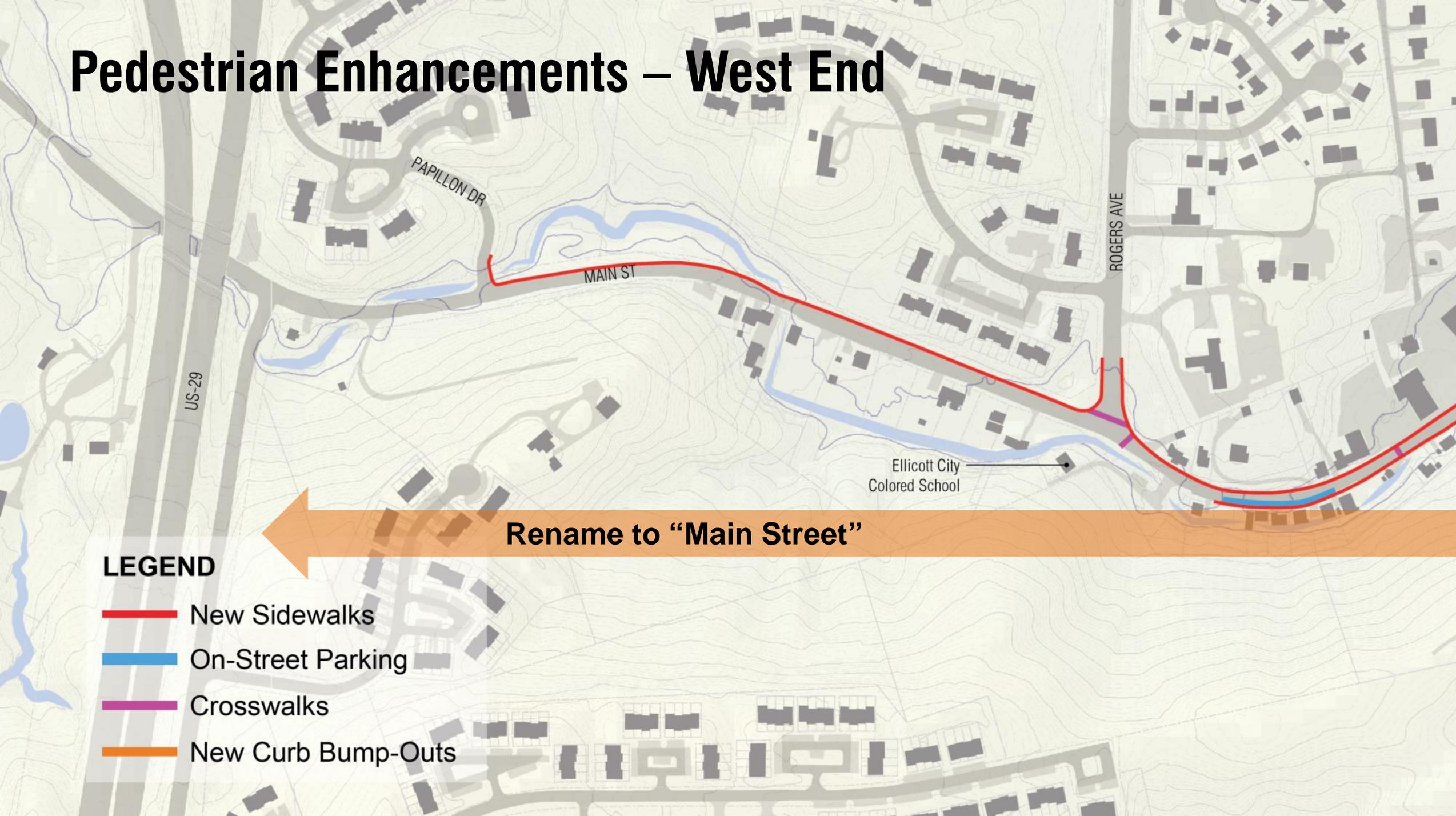


HANDOUTS

MAIN STREET / TRANSPORTATION / PARKING

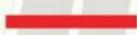
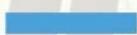


Pedestrian Enhancements – West End

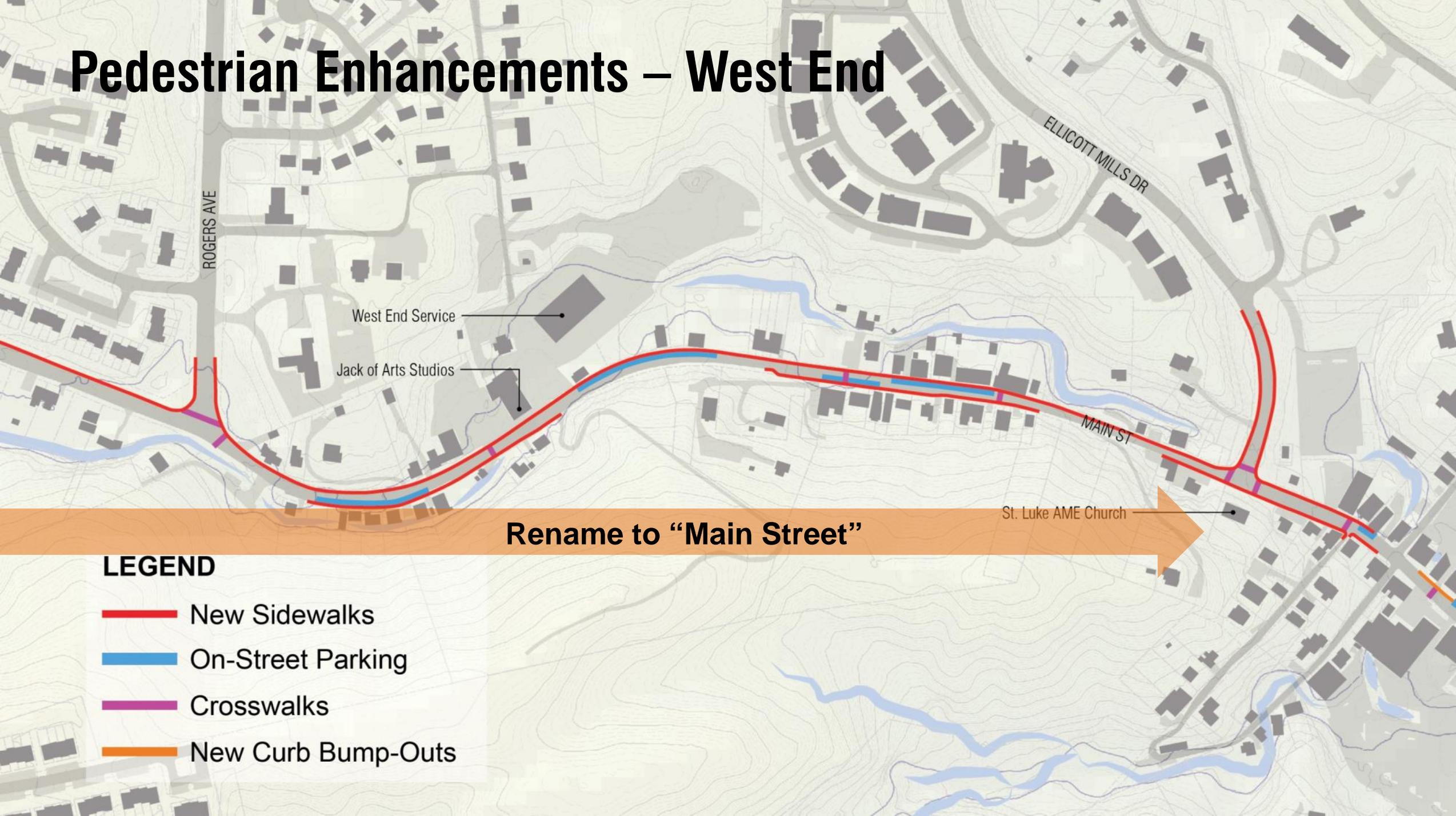


Rename to "Main Street"

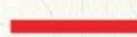
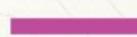
LEGEND

-  New Sidewalks
-  On-Street Parking
-  Crosswalks
-  New Curb Bump-Outs

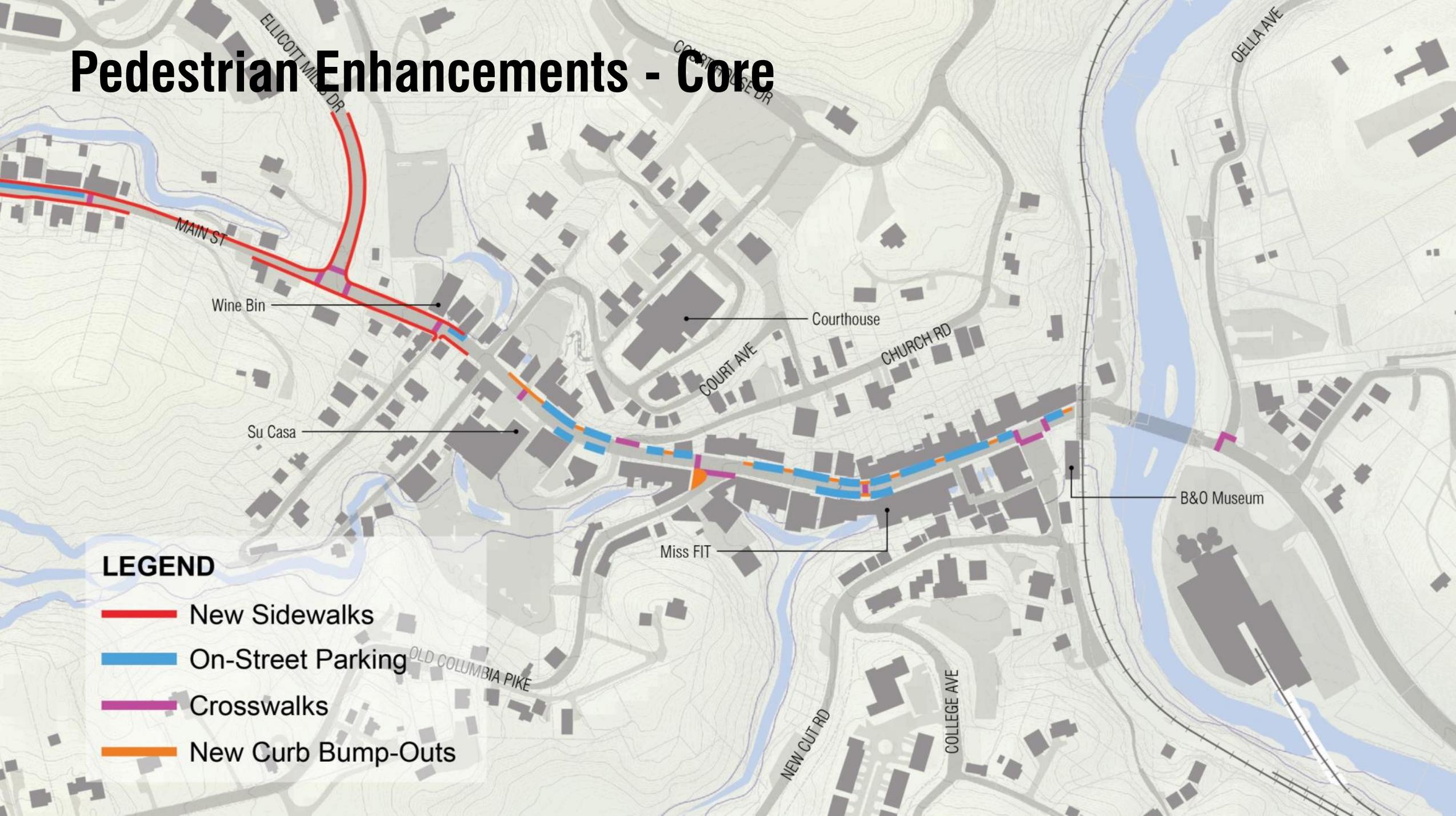
Pedestrian Enhancements – West End



LEGEND

-  New Sidewalks
-  On-Street Parking
-  Crosswalks
-  New Curb Bump-Outs

Pedestrian Enhancements - Core



Wine Bin

Courthouse

Su Casa

Miss FIT

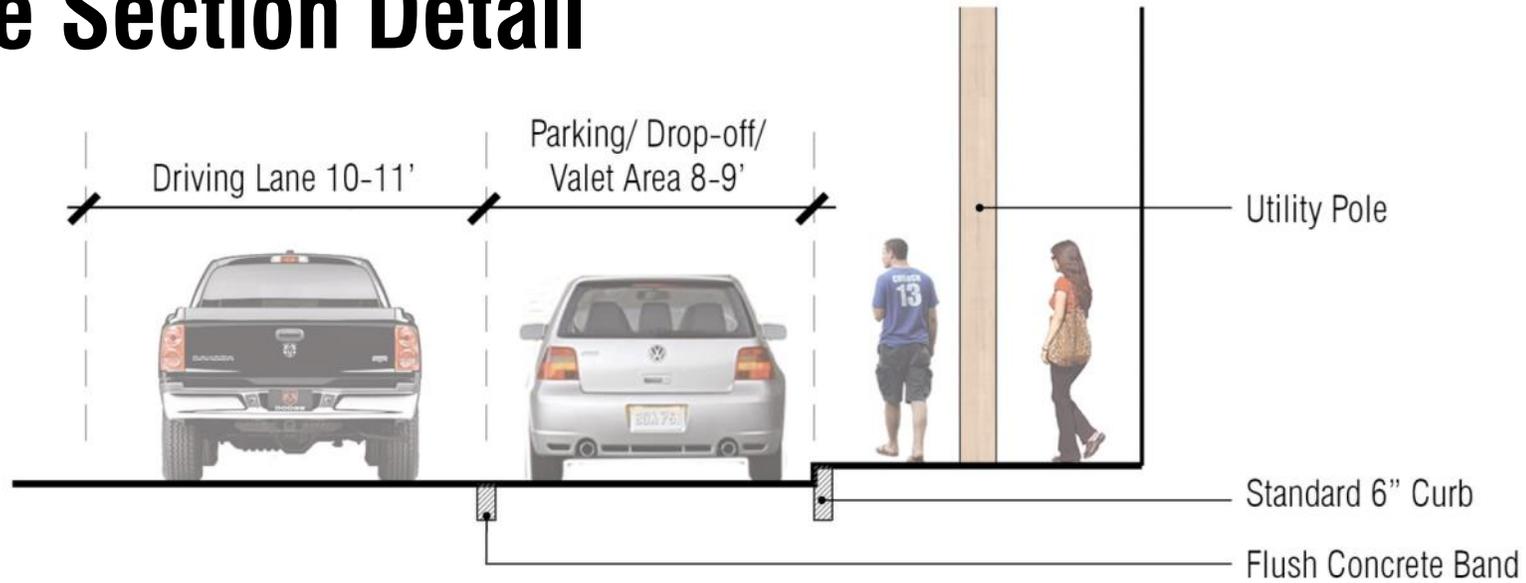
B&O Museum

LEGEND

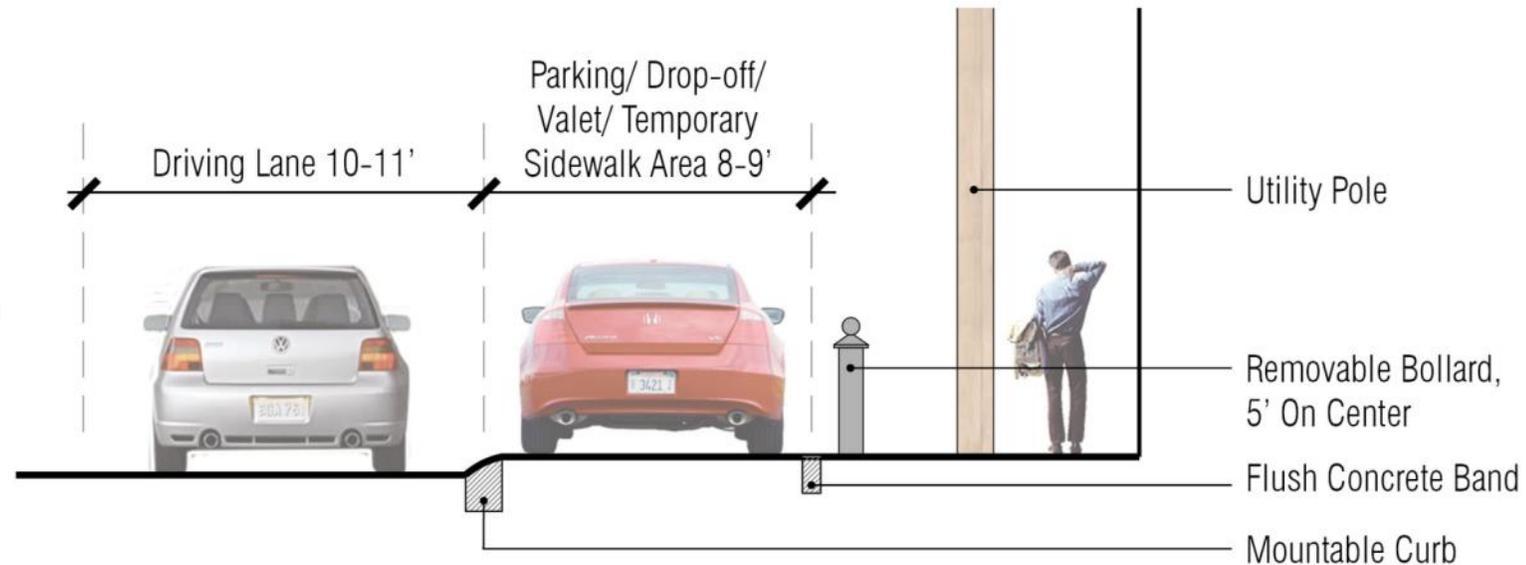
- New Sidewalks
- On-Street Parking
- Crosswalks
- New Curb Bump-Outs

Streetscape Section Detail

Standard Curb

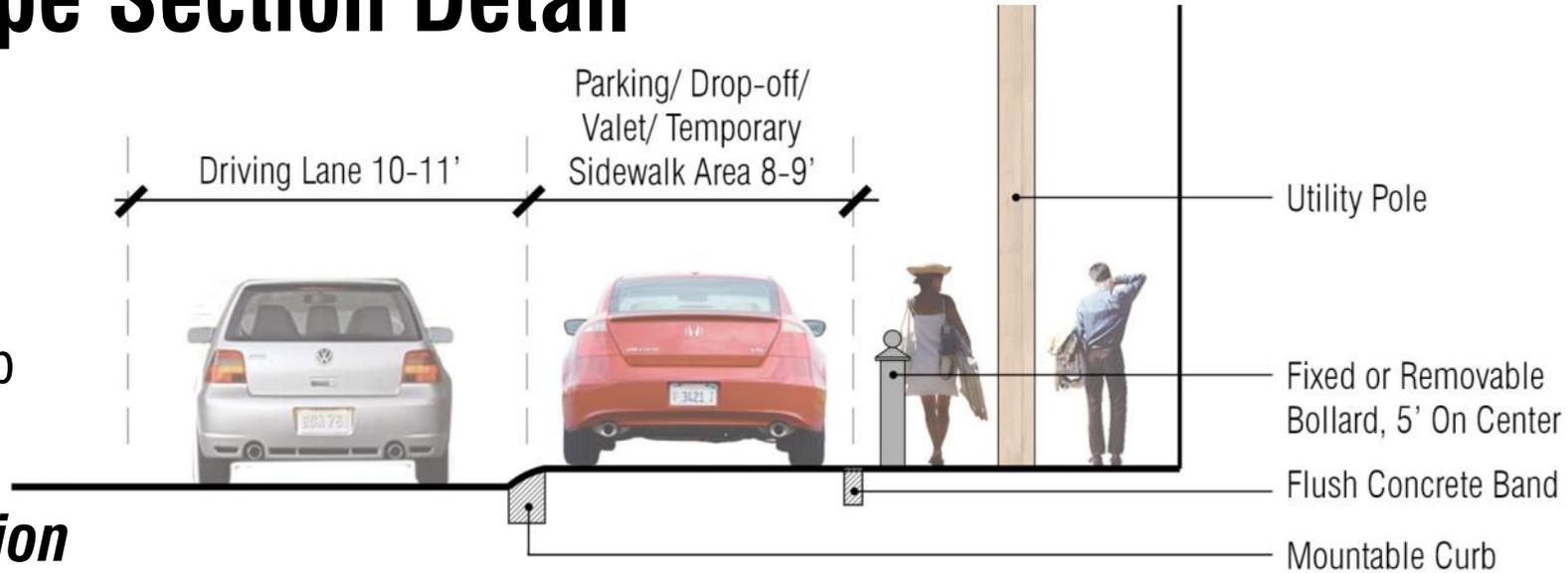


Mountable Curb

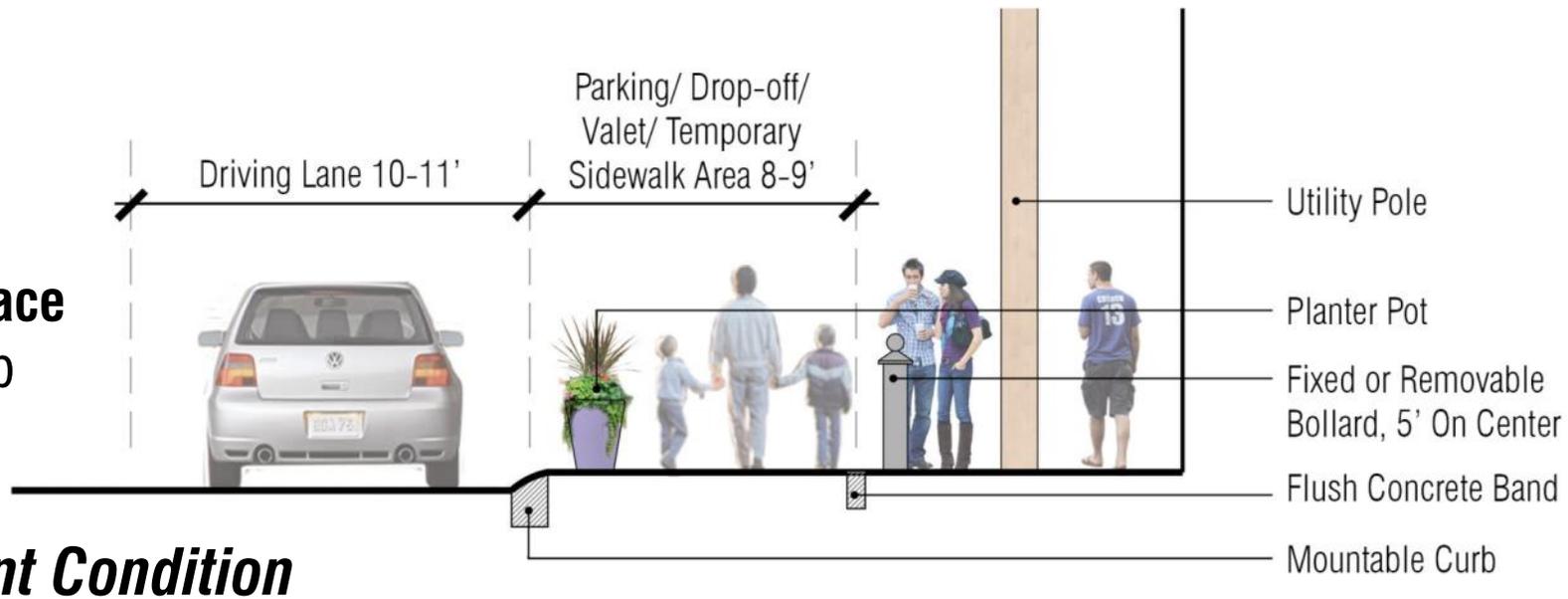


Streetscape Section Detail

Parking Zone
Mountable Curb



Pedestrian Space
Mountable Curb





Mountable Curb/Parking Zone Example



Wine Bin

Su Casa

Miss FIT

Courthouse

B&O Museum

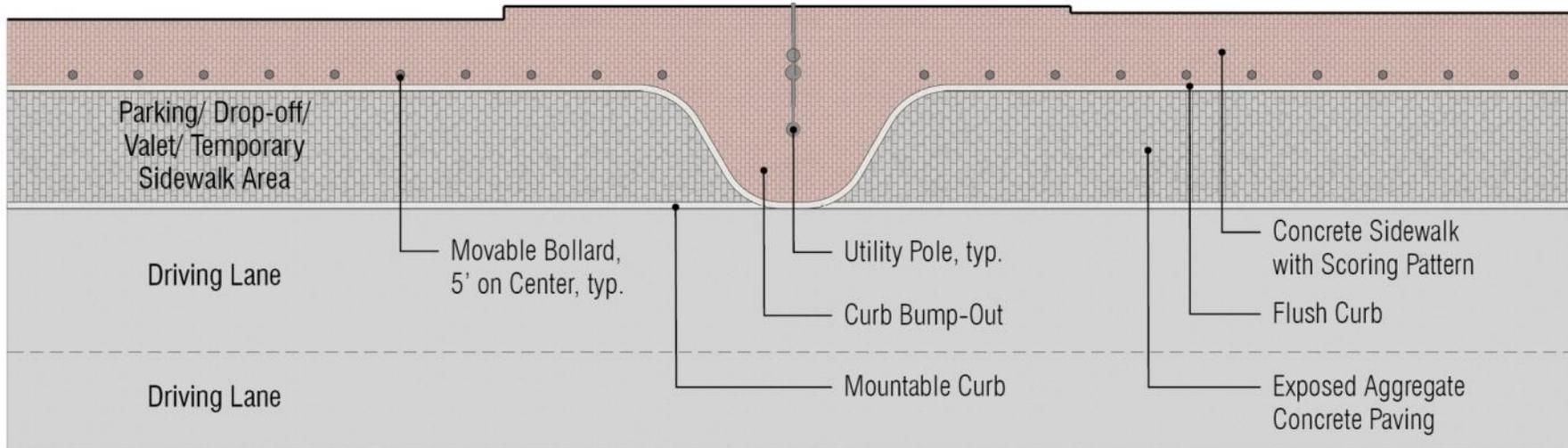
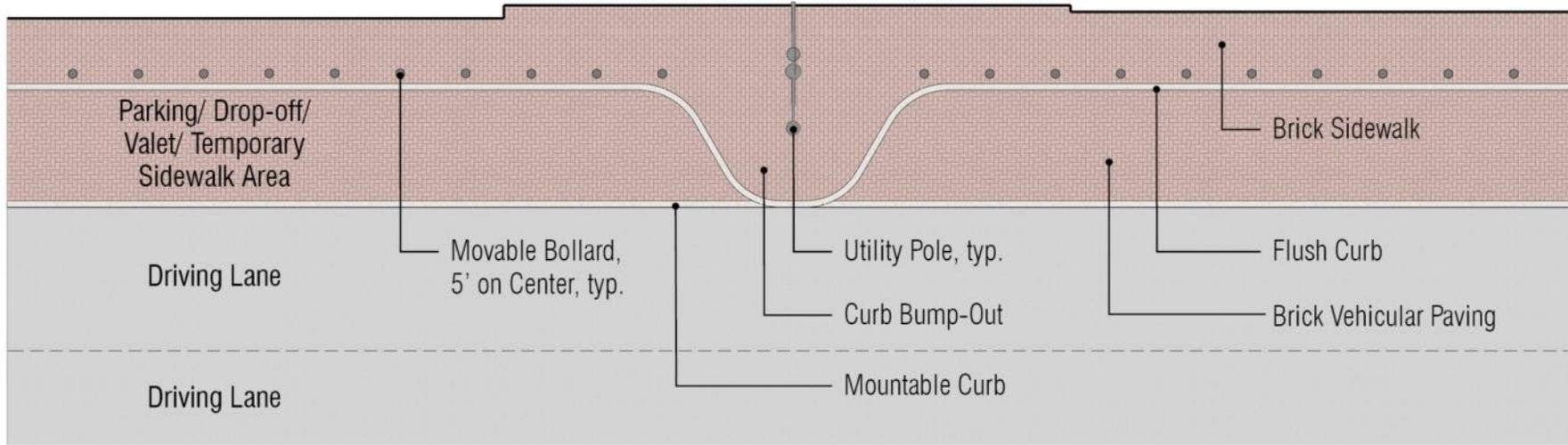


Pavers Suitable (brick, cobble, etc)

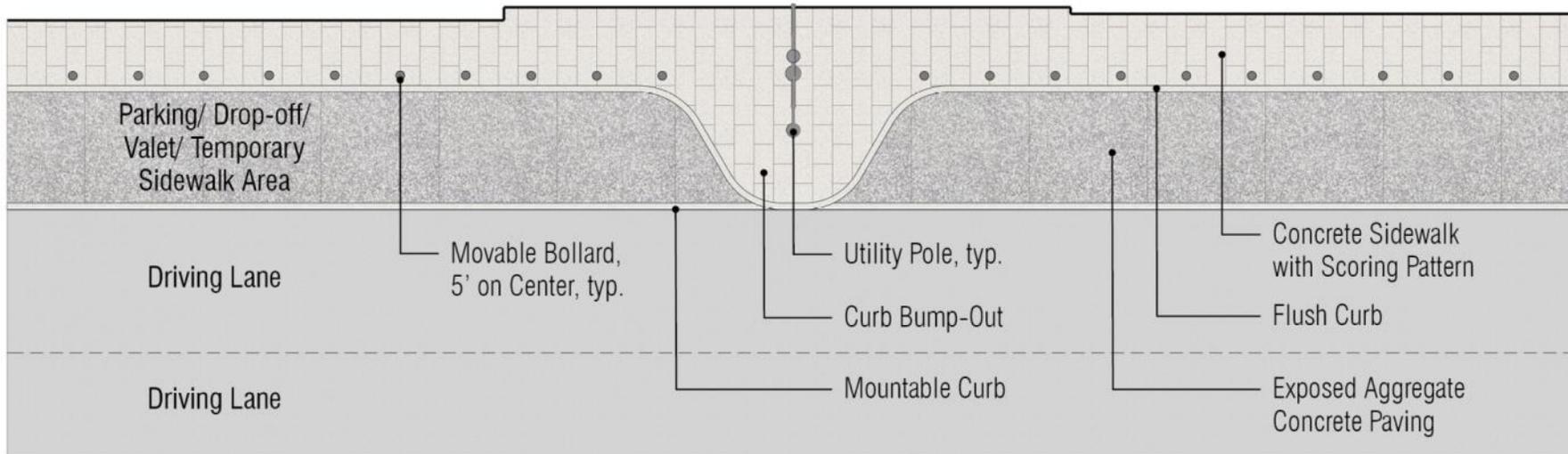
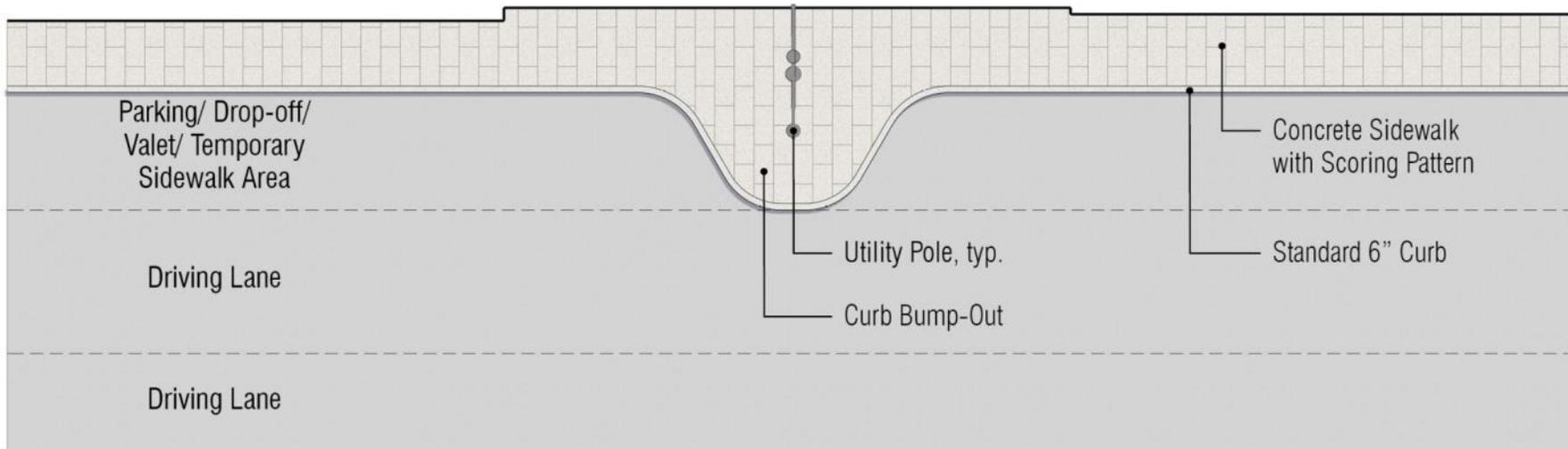


Concrete Recommended

Potential Sidewalk Materials



Potential Sidewalk Materials (Brick)



Potential Sidewalk Materials (Concrete)



HANDOUT

OVERALL STRATEGY AND OPPORTUNITY SITES





FORMER ROGER CARTER | LOTS F, E AND D



Former Roger Carter (SHORT TERM)

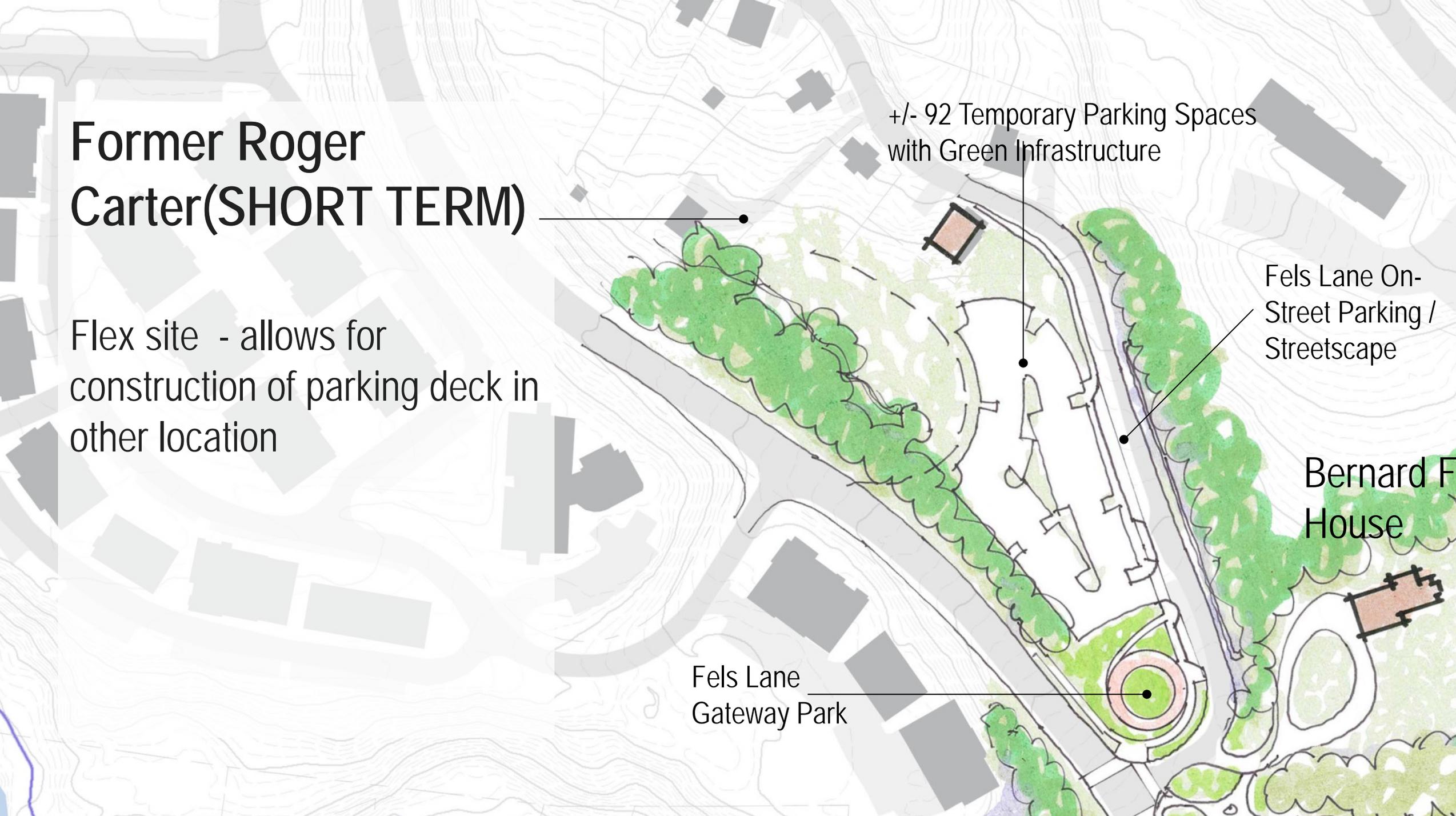
Flex site - allows for construction of parking deck in other location

+/- 92 Temporary Parking Spaces with Green Infrastructure

Fels Lane On-Street Parking / Streetscape

Bernard F House

Fels Lane Gateway Park



Former Roger Carter (LONG TERM)

Potential underground water storage and park/event space

Park / Event Space /
Underground SWM

Fels Lane On-
Street Parking /
Streetscape

Bernard F.
House

Fels Lane
Gateway Park



Lot F (Option 1)

Parking deck with arts/studio space (existing parking lot footprint)



Bernard Fort House

+/- 315 Deck Parking Spaces (3 Levels)

Limit: 100 YR Floodplain

Arts/Studio Space / Outdoor Display

Existing Trees

Terraced Wall/Public Art Gateway for Main Street and West End



Lot F (Option 2)

Parking deck with arts/studio space (shifted out of floodplain)

Bernard Fort House

+/- 275 Deck Parking Spaces (3 Levels) / Potential Green Wall

Expanded Stream Restoration Area/SWM

Limit: 100 YR Floodplain

Arts/Studio Space / Outdoor Display

Terraced Wall/Public Art Gateway for Main Street and West End



Lot F (Option 3)

Parking deck with arts/studio space and wrapped with active uses

Bernard Fort House

+/- 315 Deck Parking Spaces (3 Levels) / Potential Green Wall

Expanded Stream Restoration Area/SWM

Limit: 100 YR Floodplain

Arts/Studio Space / Outdoor Display

Potential Active Uses (Residential?)

Terraced Wall/Public Art Gateway for Main Street and West End



Lot F (Option 4)

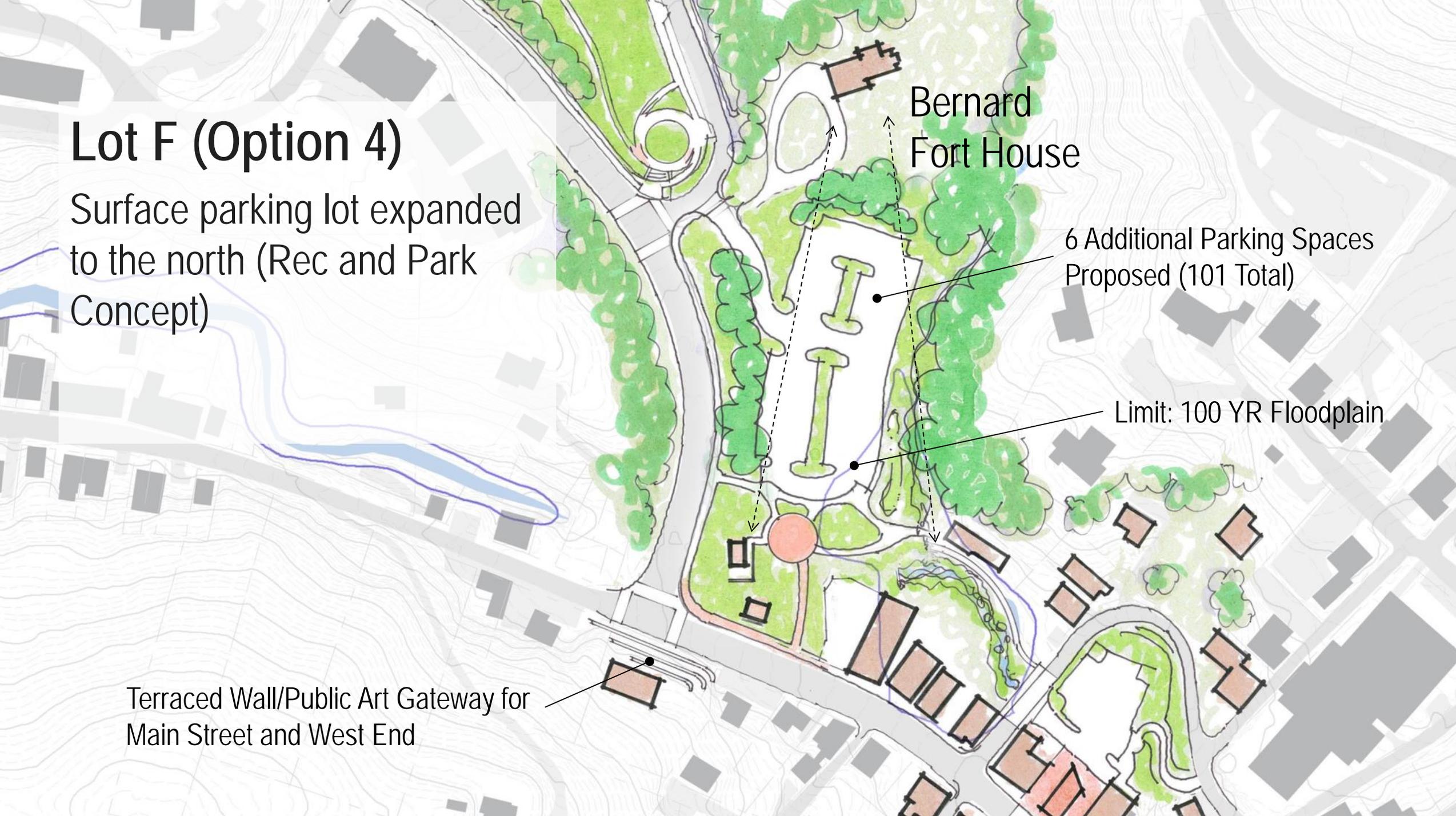
Surface parking lot expanded to the north (Rec and Park Concept)

Bernard Fort House

6 Additional Parking Spaces Proposed (101 Total)

Limit: 100 YR Floodplain

Terraced Wall/Public Art Gateway for Main Street and West End



Lots E and D (Option 1)

Stream amenity and surface parking

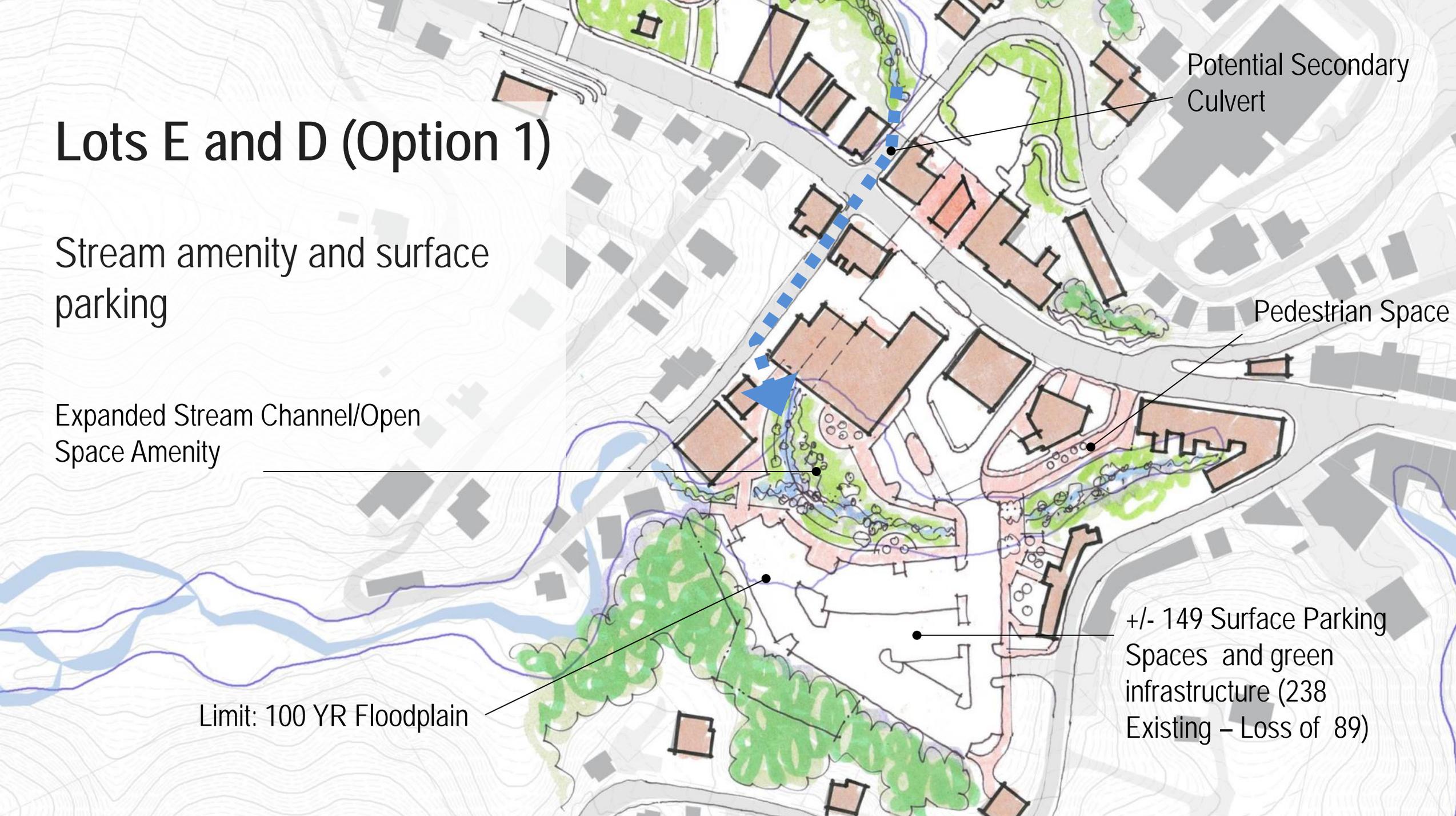
Expanded Stream Channel/Open Space Amenity

Limit: 100 YR Floodplain

Potential Secondary Culvert

Pedestrian Space

+/- 149 Surface Parking Spaces and green infrastructure (238 Existing - Loss of 89)



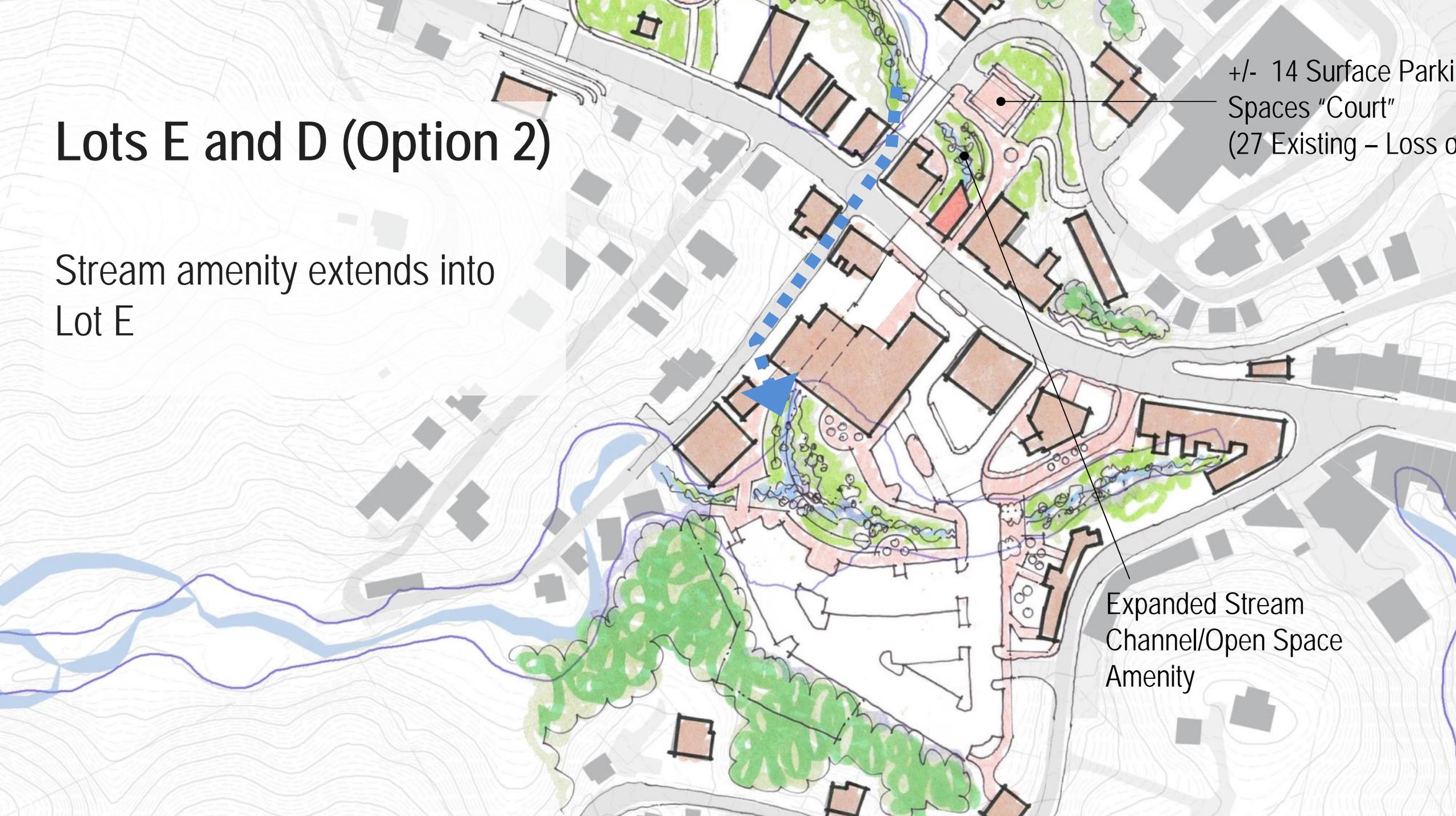


Lots E and D (Option 2)

Stream amenity extends into Lot E

+/- 14 Surface Parking Spaces "Court"
(27 Existing - Loss of 13)

Expanded Stream Channel/Open Space Amenity



Lots E and D (Option 3 / Future Phase)

Deck with wrapped active uses

Put back in the version with the deck

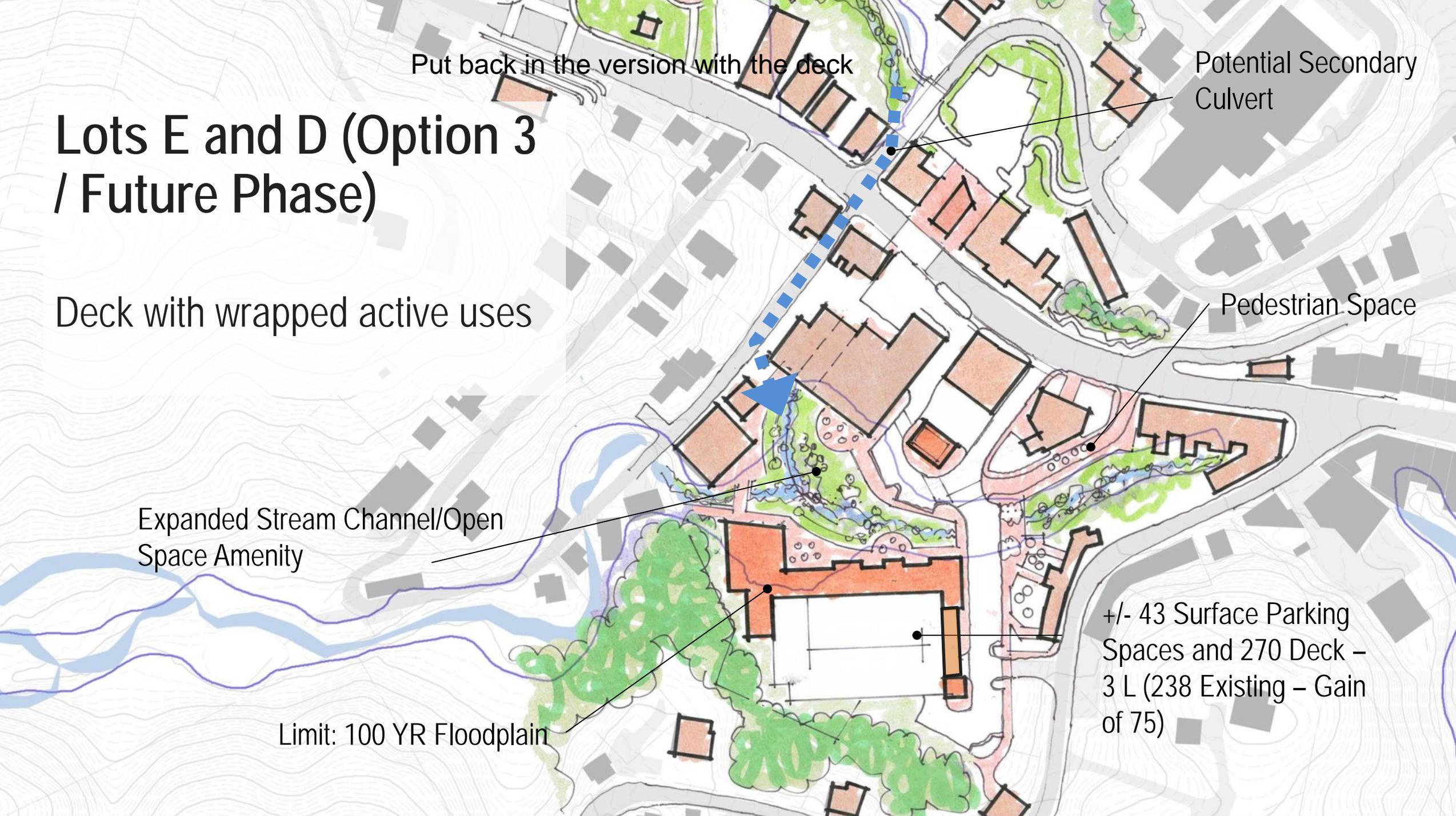
Potential Secondary Culvert

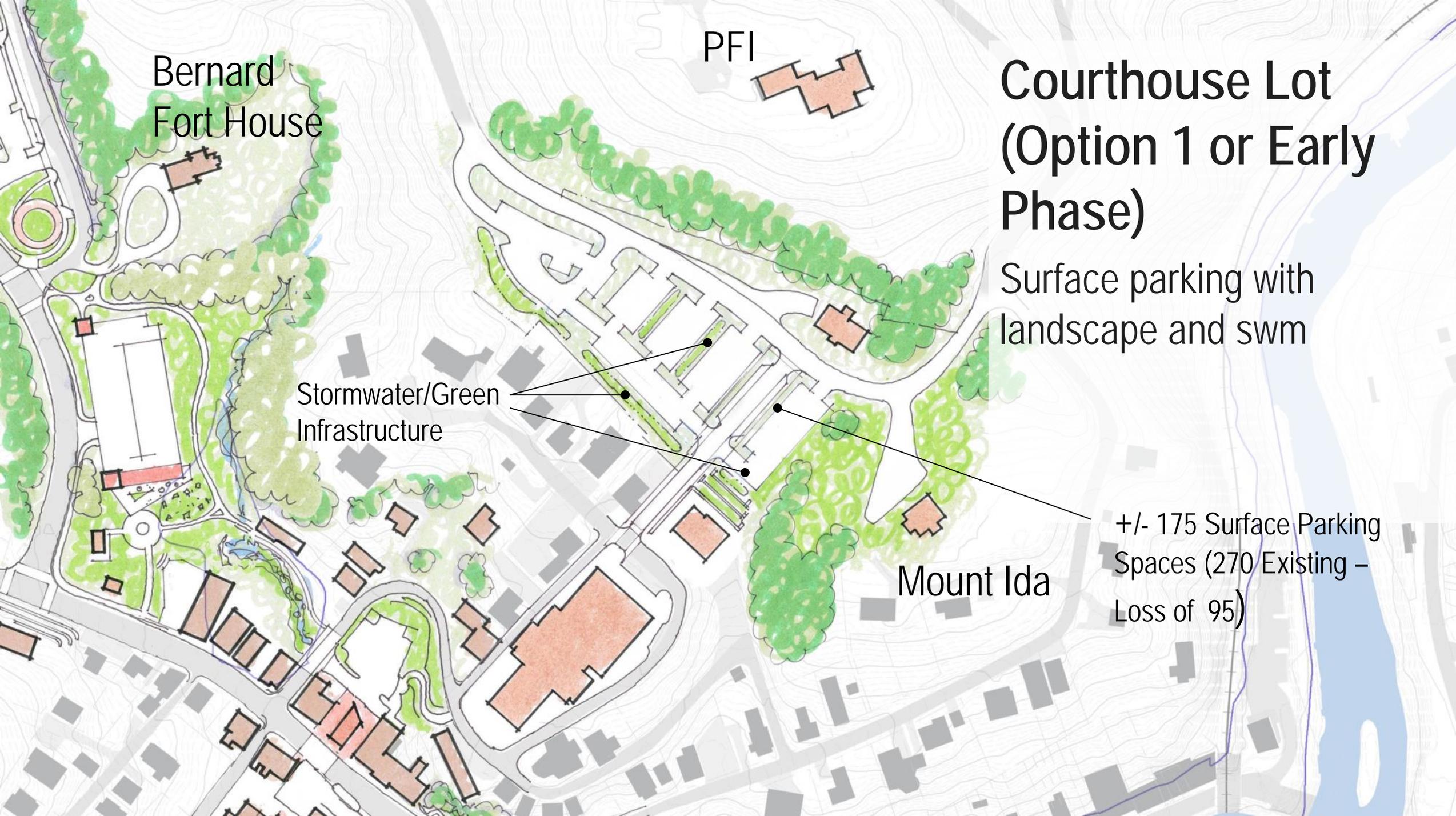
Pedestrian Space

Expanded Stream Channel/Open Space Amenity

Limit: 100 YR Floodplain

+/- 43 Surface Parking Spaces and 270 Deck – 3 L (238 Existing – Gain of 75)





Bernard
Fort House

PFI

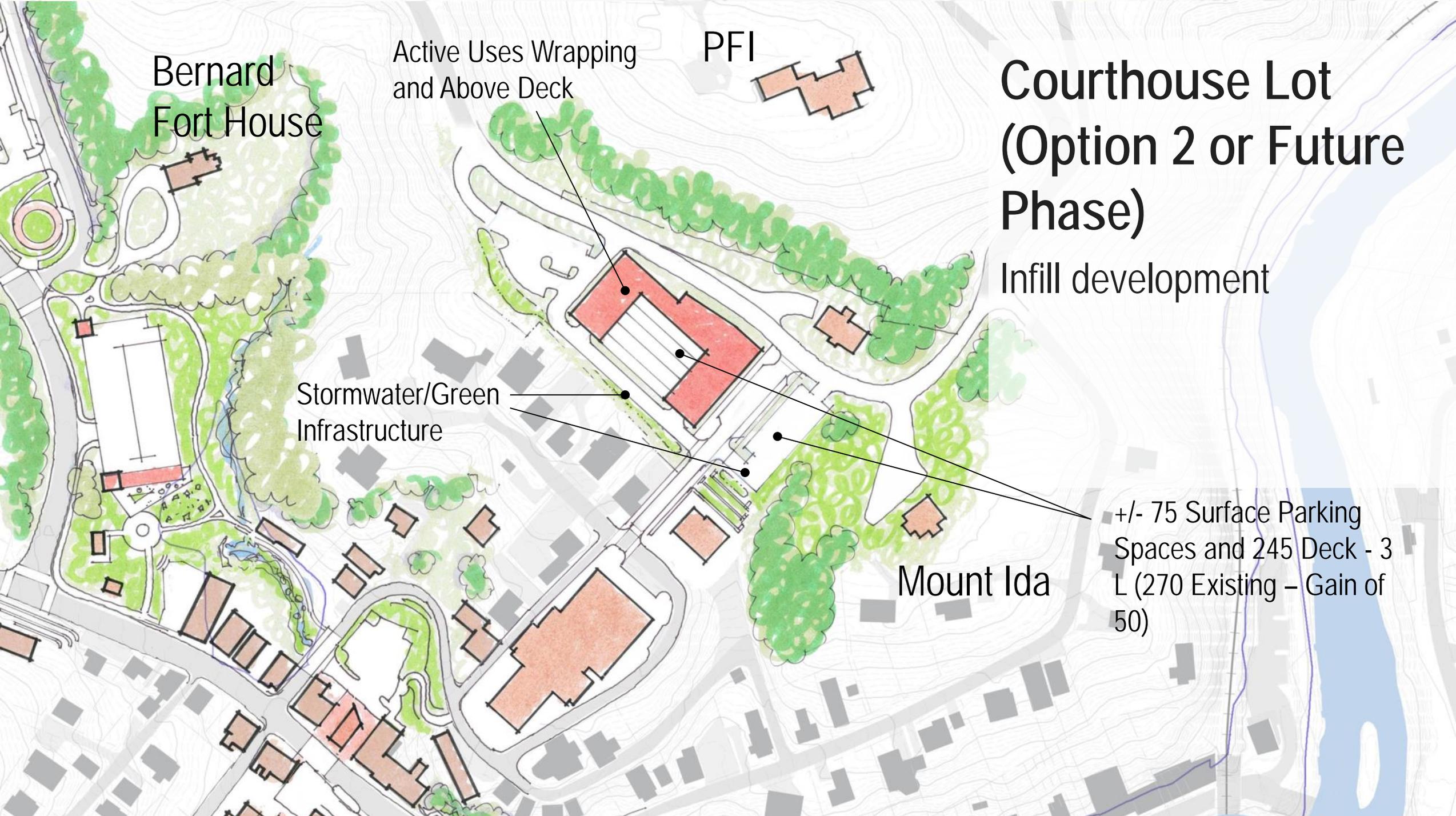
**Courthouse Lot
(Option 1 or Early
Phase)**

Surface parking with
landscape and swm

Stormwater/Green
Infrastructure

Mount Ida

+/- 175 Surface Parking
Spaces (270 Existing -
Loss of 95)



Bernard Fort House

Active Uses Wrapping and Above Deck

PFI

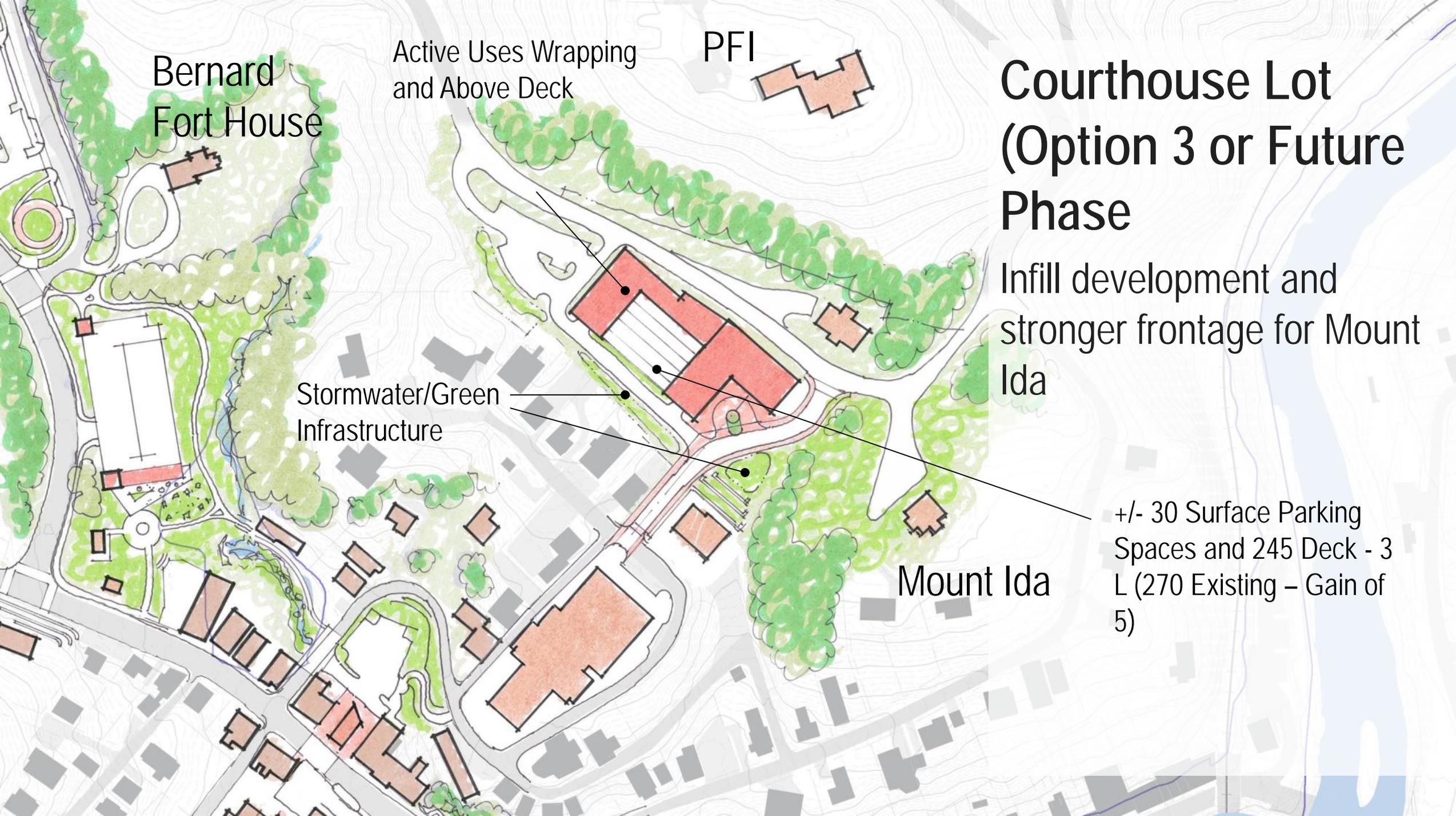
Courthouse Lot
(Option 2 or Future Phase)

Infill development

Stormwater/Green Infrastructure

Mount Ida

+/- 75 Surface Parking Spaces and 245 Deck - 3 L (270 Existing - Gain of 50)



Bernard Fort House

Active Uses Wrapping and Above Deck

PFI

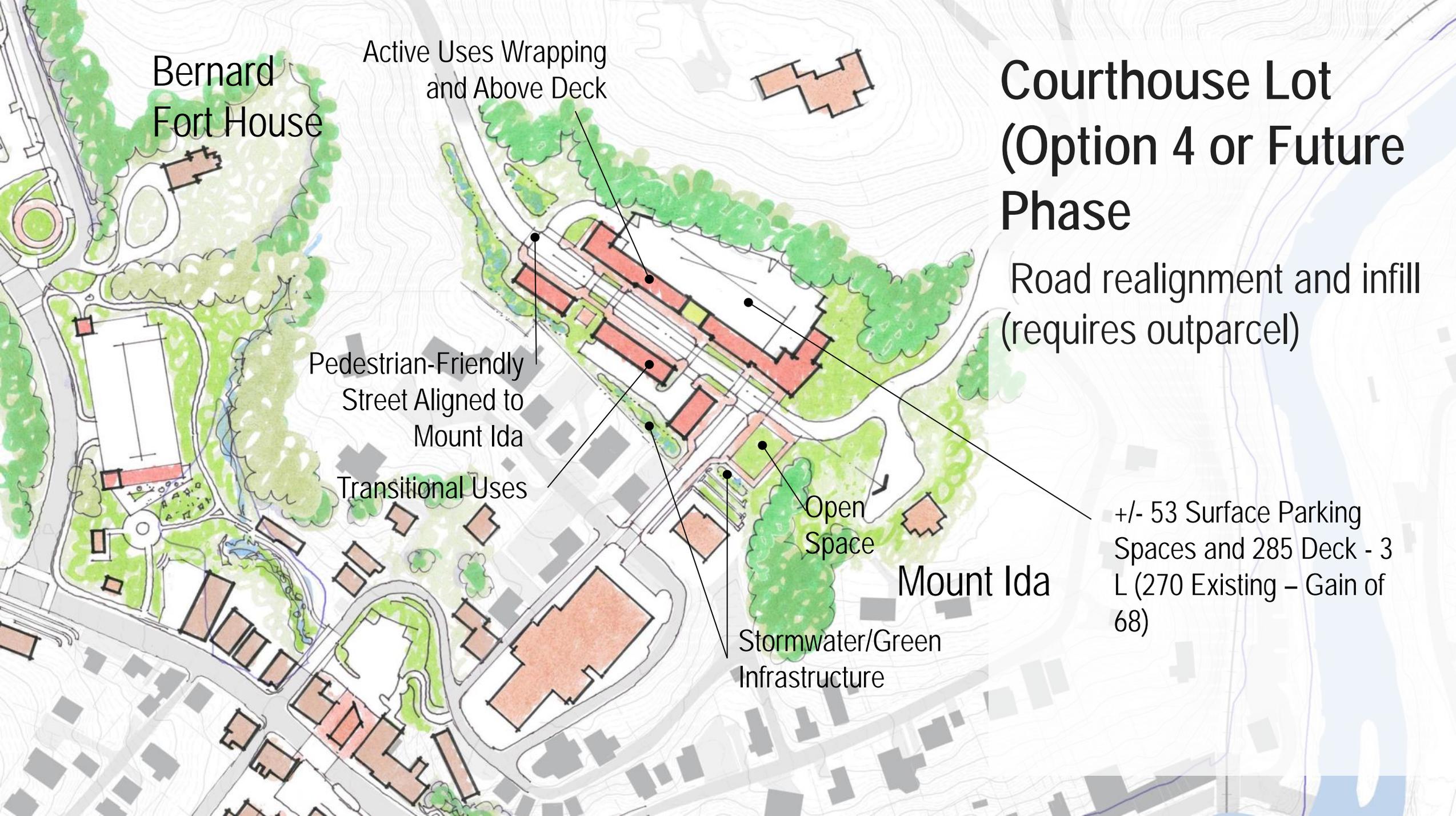
Courthouse Lot (Option 3 or Future Phase)

Infill development and stronger frontage for Mount Ida

Stormwater/Green Infrastructure

Mount Ida

+/- 30 Surface Parking Spaces and 245 Deck - 3 L (270 Existing - Gain of 5)



Bernard
Fort House

Active Uses Wrapping
and Above Deck

Courthouse Lot (Option 4 or Future Phase

Road realignment and infill
(requires outparcel)

Pedestrian-Friendly
Street Aligned to
Mount Ida

Transitional Uses

Open
Space

Mount Ida

+/- 53 Surface Parking
Spaces and 285 Deck - 3
L (270 Existing - Gain of
68)

Stormwater/Green
Infrastructure

Bernard
Fort House

PFI

Courthouse Lot

Trail connection among
resources/attractions

Potential ped bridge
connection between deck
and PFI

SWM

Focal point

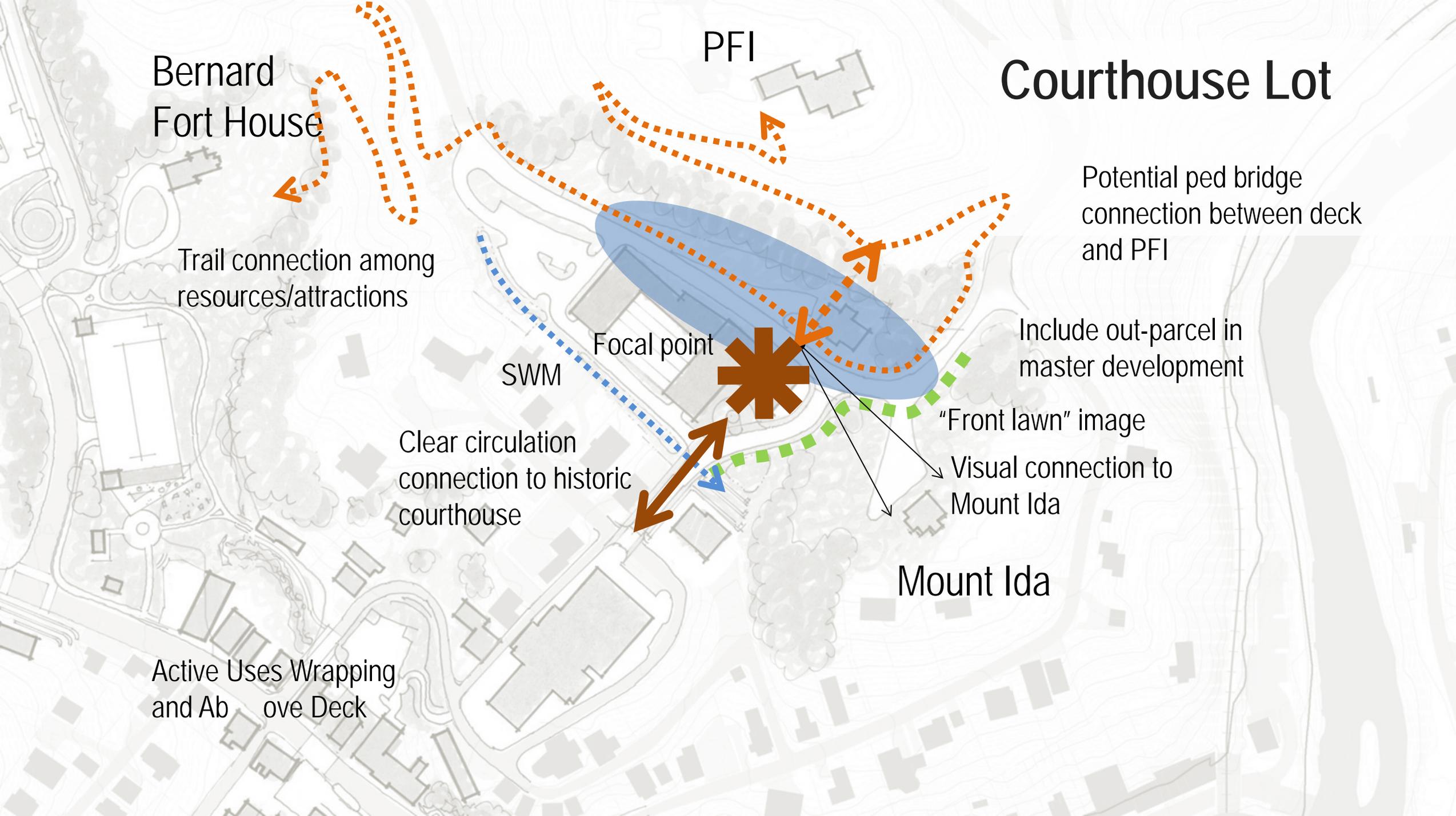
Include out-parcel in
master development

Clear circulation
connection to historic
courthouse

"Front lawn" image
Visual connection to
Mount Ida

Mount Ida

Active Uses Wrapping
and Above Deck



Lower Main Street

Potential below-street culvert to augment channel conveyance

Tiber Alley
Amenity Space

Potential Culvert Under Lower
Main Street



Riverfront

Partnership with Baltimore County

+/- 270 Deck Parking Spaces - 3L (76 Existing)

Pathways/Overlooks at Riverfront

Bike and Pedestrian Bridge

Preserve Long-Term Redevelopment Opportunity)

Selective Tree Limbing to Open View to B&O



Tiber Alley and B&O Plaza

Parking and Everyday Use

Potential Culvert Under
Lower Main Street

Bike and
Pedestrian Bridge

Parking

Service and
Loading Space



Tiber Alley and B&O Plaza

Occasional Expanded
Amenity and Event Space

Potential Culvert Under
Lower Main Street

Bike and
Pedestrian Bridge

Amenity / Event
Space

