

PUBLIC FORUM

**THE LOFTS AT EASTPORT LANDING
EASTPORT SHOPPING CENTER
AUGUST 28, 2018**

SPONSORED BY THE EASTPORT CIVIC ASSOCIATION (ECA)

AGENDA

- Welcome & Introductions *Vic Pascoe, President, ECA*
- Revised Plan Submission *Bill Reichhardt, Concerned Citizens Group*
 - Effect & Scope of the Mediation Agreement
 - Amended Site Design Plan Application
 - Issues Going Forward Under P&Z Review
 - Communication & Problem Solving with Developers & City
 - Using eTrakit to Review Application/Plans
 - Filing Written Comments with P&Z
- City's Review Timeline *Pete Gutwald, Director, Planning & Zoning*
- Developer's Comments *Alex Kopicki, Solstice Partners*
- Questions? *please use notecards provided & reference the slide # of plan or photo (submit before end)*

Amended Site Design Plan Application - Slide #1





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415.774.1000
www.bayeng.com

Bibliography	
Author	Reference
1. [Blank]	1. [Blank]
2. [Blank]	2. [Blank]
3. [Blank]	3. [Blank]
4. [Blank]	4. [Blank]
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10. [Blank]	10. [Blank]

<p> 1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms and the underlying causes of the problem. </p> <p> 2. The second step is to gather information about the problem. This involves collecting data and identifying the stakeholders who are affected by the problem. </p> <p> 3. The third step is to analyze the information. This involves identifying the key issues and the potential solutions to the problem. </p> <p> 4. The fourth step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem. </p> <p> 5. The fifth step is to implement the plan. This involves putting the plan into action and monitoring the progress. </p> <p> 6. The sixth step is to evaluate the results. This involves assessing the effectiveness of the solution and identifying any areas for improvement. </p>

Amended Site Design Plan Application - Slide #3

Chesapeake Ave. View (top) & Americana Dr. View (bottom)



Architect

**HAMMOND
WILSON**

Chesapeake
Architecture

209 West Street
Annapolis, MD 21401
410.487.8048

hammondwilson.com

**THE LOFTS at
EASTPORT
LANDING**

60 Chesapeake Avenue
Annapolis, Maryland

UNAPPROVED AND FOR INFORMATION ONLY

Change and/or deletion of the information on this drawing without the written consent of the architect is prohibited. The architect assumes no responsibility for the accuracy of the information on this drawing. The architect is not responsible for the accuracy of the information on this drawing. The architect is not responsible for the accuracy of the information on this drawing. The architect is not responsible for the accuracy of the information on this drawing.

Revised: 06/20/2017

DATE: 06/20/2017	BY: JAW
DESIGN: JAW	DATE: 06/20/2017
PROJECT: 101	SCALE: 1/8" = 1'-0"

Chesapeake Avenue &
Americana Drive
Elevations

Amended Site Design Plan Application - Slide #4

Norman Dr. View (top) & Plaza View (bottom)



HAMMOND
WILSON

Location:
Project:
Architect:

200 West Street
Annapolis, MD 21401
410.267.6040

hammondwilson.com

THE LOFTS at
EASTPORT
LANDING

100 Chesapeake Avenue
Baltimore, Maryland

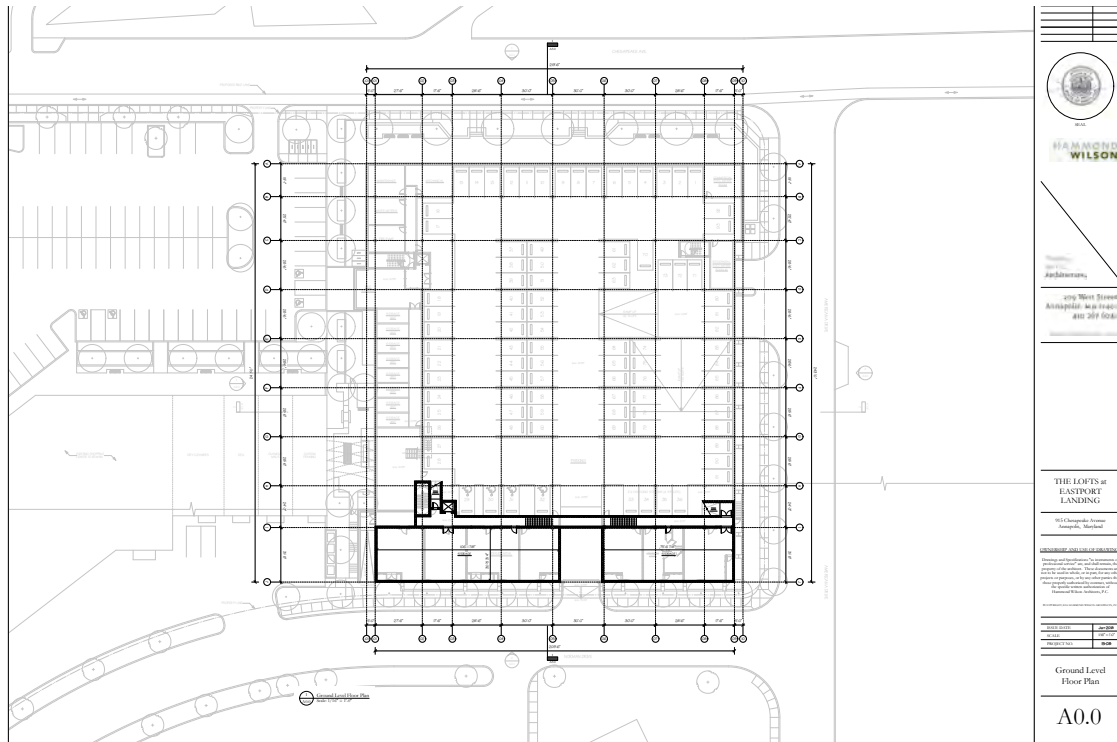
OVERSIGHT JURISDICTION: BALTIMORE
The undersigned hereby certifies that the above information is true and correct to the best of their knowledge and belief, and that they are duly qualified to perform the duties of the undersigned as set forth in the Maryland Professional Code of Ethics, and that they are duly licensed to practice in the State of Maryland.

Architect's Registration Number: 0000000000

DATE: 01/11/2017	BY: [Signature]
DATE: 01/11/2017	BY: [Signature]

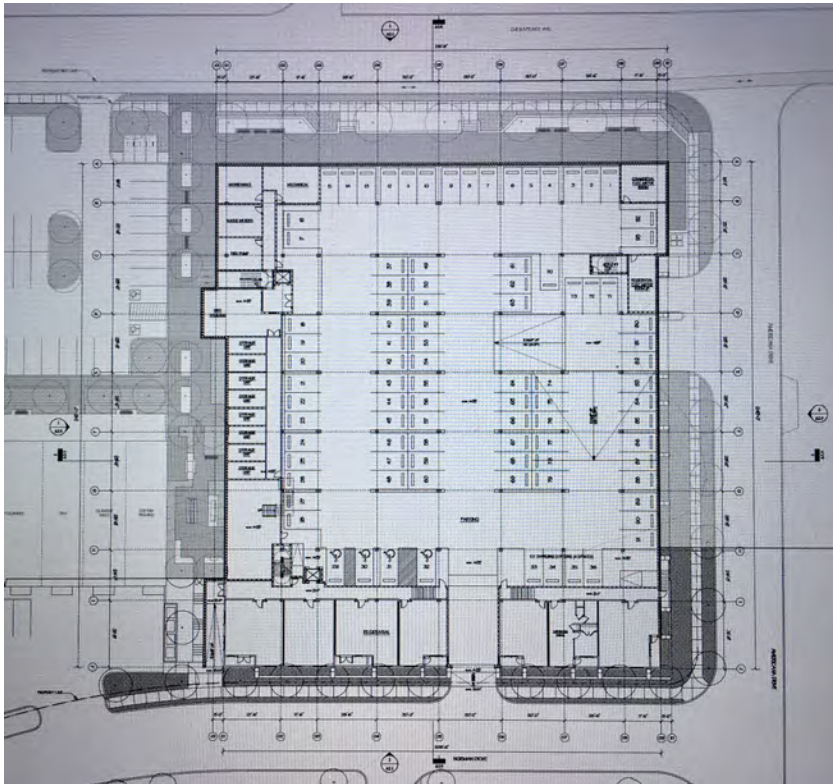
Norman Drive &
Shopping Center
Elevations

Half-Basement Level (Commercial Storage)



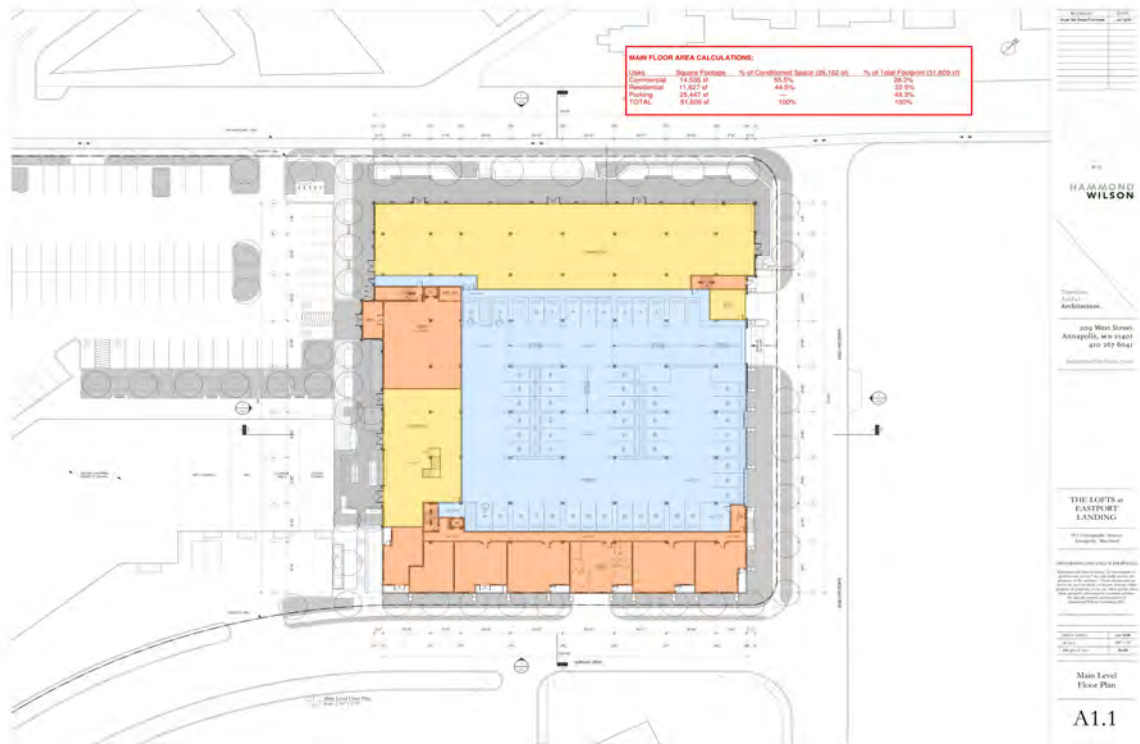
Amended Site Design Plan Application - Slide #6

Lower Level (Residential Units/Parking)



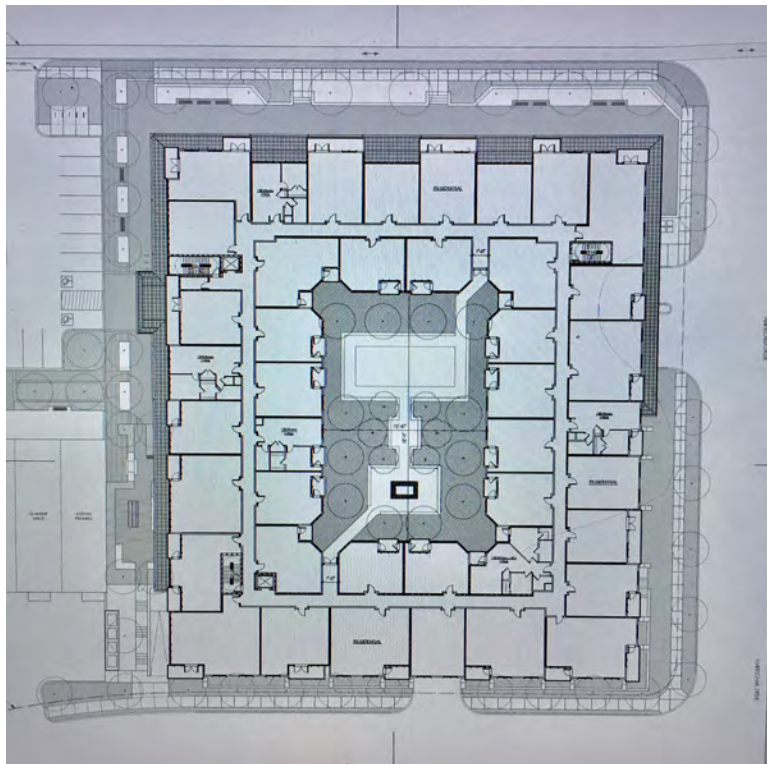
Amended Site Design Plan Application - Slide #7

Street Level (Commercial Space/Parking, & Residential Units/Lobby)



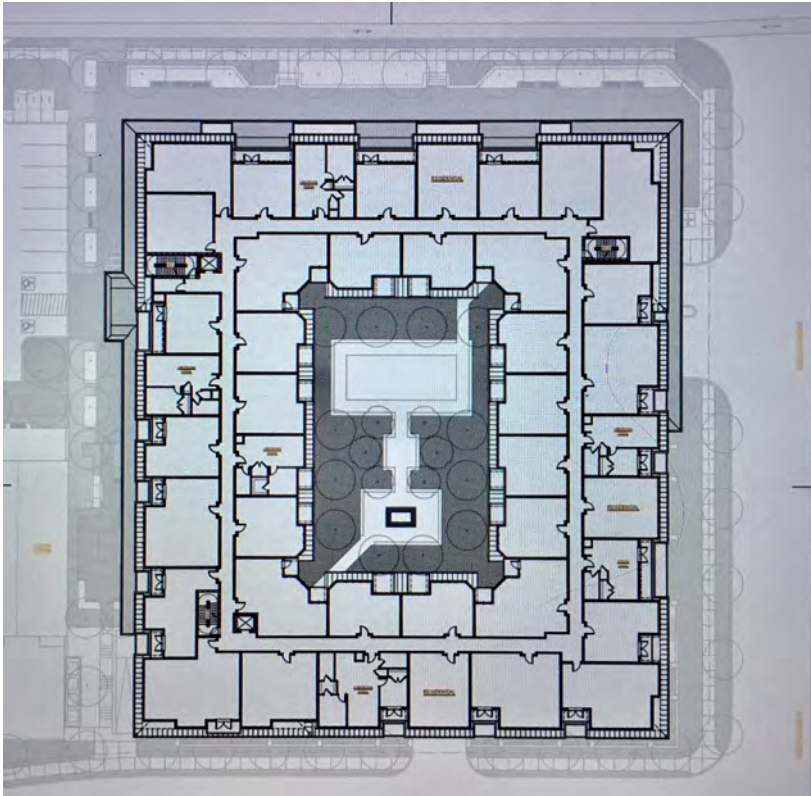
Amended Site Design Plan Application - Slide #8

Upper Level (Residential/Pool)



Amended Site Design Plan Application - Slide #9

Top Level (Residential)



Amended Site Design Plan Application - Slide #10

Commercial Space:

Street Level square footage (SF) as a proportion of conditioned space increased from 45% pre-Mediation to 55.5% post-Mediation:

• Commercial	14,535 SF	(along Chesapeake Ave. & plaza)
• Residential	11,627 SF	(along Norman Dr. w/ lobby on plaza)
• Parking	<u>25,447 SF</u>	(commercial, w/entrance off Americana Dr.)
TOTAL	51,609 SF	

Residential Space:

• Lower Level	7 units + Storage/Utilities/Residents' Parking
• Street Level	7 units + Lobby
• Upper Level	42 units + Pool
• Top Level	<u>42 units</u>
TOTAL	98 units

View from Bay Ridge Ave. & Madison St.

3rd MEDIATION MEETING



Original Building Envelope

Amended Site Design Plan Application - Slide #12

View from Bay Ridge Ave. & Chesapeake Ave.

3rd MEDIATION MEETING



Amended Site Design Plan Application - Slide #14

View from Chesapeake Ave. & Post Office



Amended Site Design Plan Application - Slide #15

- Issues Going Forward Under P&Z Review:
 - Mass & Scale
 - Traffic & Mobility
 - Parking
 - Environmental/Storm Water Treatment
 - Adequate Public Facilities
 - Architectural Character
 - etc.
- Communication & Problem Solving with Developers & City

Amended Site Design Plan Application

Hand Out Provided

- Using eTrakit to Review Application/Plans:
 - Go to www.annapolis.gov
 - Search “Government” drop down menu & select “Online Permit Tracking”
 - Click on “Projects”
 - Using the search tool “Address begins with” type in: “915 Chesapeake”
 - This will bring up all of the documents that the City has for this project, including comments by the public
 - To see the latest site design plans, click on “Lofts at Eastport Landings Site Design Statement 7-12-18.pdf” (the new Project # is SDP2018-006)

