

September 27, 2018 Town Hall Notes

What can this project do for the community? What can this project do for the greater Baltimore Avenue corridor?

- Traffic is a major issues that divides Baltimore Avenue
- Goal is to create a walkable place
- Present building has very little green space – no curb appeal
- Current site lacks visual appeal
- Maximize green space by spreading it around the site rather than loading it to one side
- Use plaza space for music events, farmers markets, community gatherings
- More activation of the space – 12 months a year use
- Retail space that keeps the area competitive
- Engaging public place
- Interaction and collaboration between the University and College Park community
- Attractive building that opens out to the site and is inclusive
- Modern, welcoming building with more glass (indoor/outdoor connection)
- Prominence and presence on Baltimore Avenue
- Building should be a focal point
- Corner of Bentley's and Cornerstone is a 'pedestrian bottleneck'; many community members avoid the bard area at night; sitting across from Cornerstone is not appealing
- Landscaping – tall trees for shade and to soften the space
- Lack of amenities, energy is no harmonious
- The building hasn't changed so the view hasn't changed
- Farmers Market has some attraction but isn't overly popular – one of the few places students and the community can co-mingle
- Engage community and students and create more opportunity for interactions between these groups
- Walkable, bike friendly community
- Variety of spaces; flexibility of spaces
- College Park doesn't currently have a civil/public gathering space; this space should be for all ages
- Plaza should work together with the plans for the Quality Inn Site
- Consider Lehigh as a public space?
- Provide shade and water features on the plaza
- Parking: adjacent garage being leased to students; possibly look at underground parking; parking is banned during elections
- Plaza to have a buffer from Baltimore Avenue for safety
- Plaza should be a destination
- Consider plaza to 'run through' the site to connect Baltimore to Yale
- Treat Baltimore Avenue like a 'Main Street'
- Create a pedestrian zone off side streets

What type of retail do you envision here? What do you not want to see?

- Bring in better retail – Milkboy, Whole Foods, hotel restaurants are changing things and bringing in young professionals
- Intrigued by European plazas and street cafes
- More locally owned and less franchises
- Unique, independent businesses
- Bentley's is too close to Baltimore Avenue to comfortably sit outside to eat; outdoor seating needs to be setback from the road or face a side street
- Apple Store or Trader Joe's would be great here
- More than just food service retail
- Bookstore – several local bookstores have closed
- Pacers – local running store that hosts its own events to drive traffic; weekly 5ks, etc.
- Do not remove the Bagel Place retail building
- Backs of retail are a wasteland; think about service and loading
- Incubator spaces for retail (pop up stores)
- Multi-purpose store that is a destination within itself
- Beer and wine shops for adults
- Riverdale Park – well done and they incorporated the local history

What should the building be?

- Avoid a building that is too tall
- Existing Knox Street garage is very severe and heavy; avoid this look
- Maximize space to avoid losing plaza
- ADA friendly, accessibility should be a priority
- Art in the building (community art, student art) on a revolving basis
- City business should not be the first thing you see when you walk in
- Civic presence; not 'wild' but not all glass
- Should look like a city hall not a university building
- Current building is functional but not aesthetically pleasing
- Atrium space to connect indoor / outdoor spaces and be multifunctional
- Rooftop terrace
- Various size meeting rooms accessible to the public
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