



SCHEMATIC DESIGN PRESENTATION

URBAN DESIGN & ARCHITECTURE REVIEW PANEL

NOVEMBER 10, 2016



Introduction
NEIL JURGENS
Vice President, Corporate Real Estate



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PROJECT TEAM

PROJECT TEAM

Bohlin Cywinski Jackson
Architecture Planning Interior Design

BUROHAPPOLD
ENGINEERING

NELSON
BYRD 
WOLTZ
LANDSCAPE
ARCHITECTS

Kimley»»Horn

 WBCM



CLARKNEXSEN 



Baird

TimHaa|hs

 Biohabitats

WT
WHITING-TURNER



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AGENDA

Master Plan Approval Review + Planning Principles

FRANK GRAUMAN, FAIA Bohlin Cywinski Jackson

Existing Conditions + Site Attributes

JON KRAFT, PLA Kimley-Horn

Proposed Phase 01 Project Overview

FRANK GRAUMAN, FAIA Bohlin Cywinski Jackson

JEREMY JORDAN, ASLA Nelson Byrd Woltz



APPROVED PORT COVINGTON MASTERPLAN



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APPROVED UA CAMPUS MASTERPLAN

- 3.9M SF Total Building
- 50 Acres of Development Area
- Parking Structures:
Up to 5000 Cars



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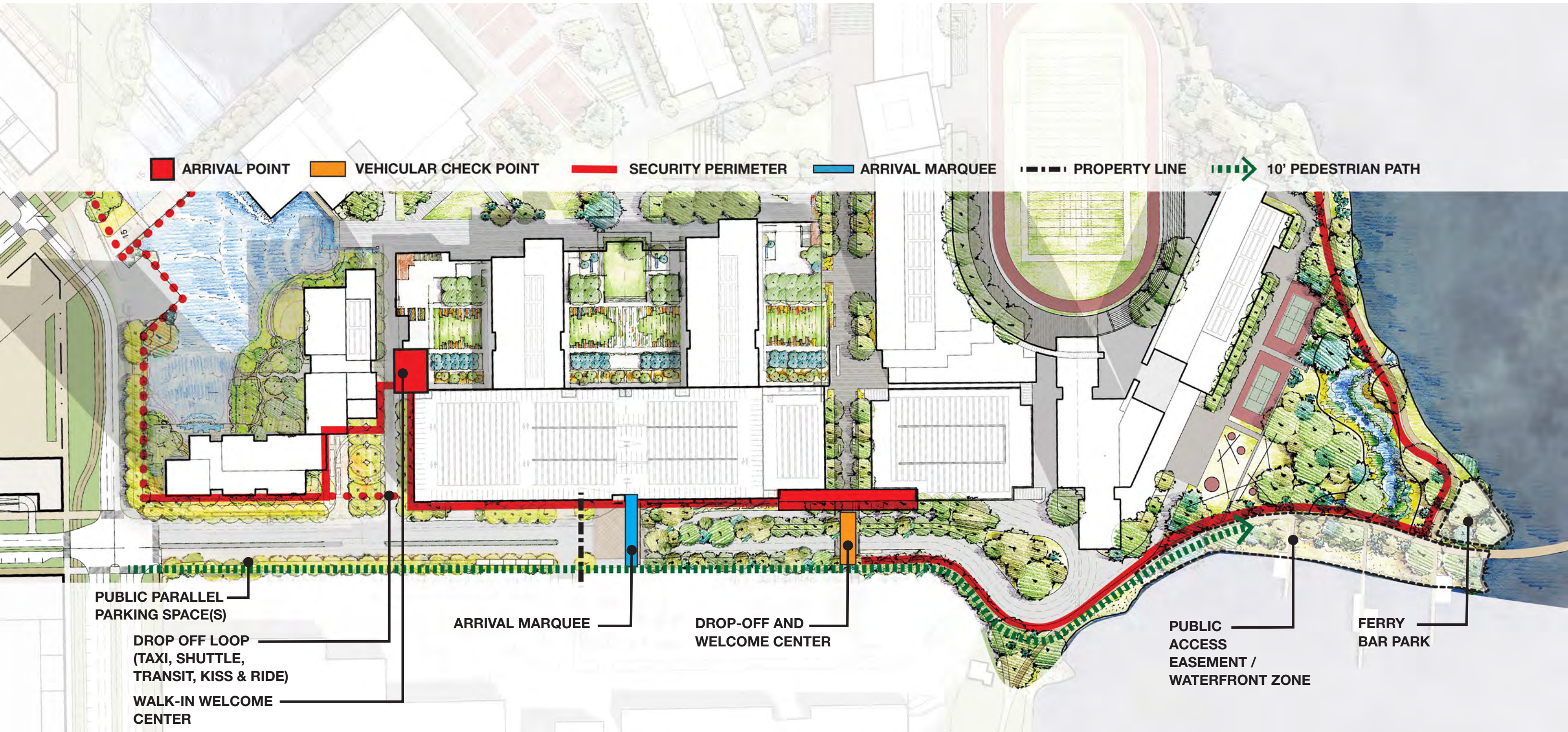
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APPROVED UA CAMPUS MASTERPLAN

RESPONSE TO UDARP MASTERPLAN COMMENTS



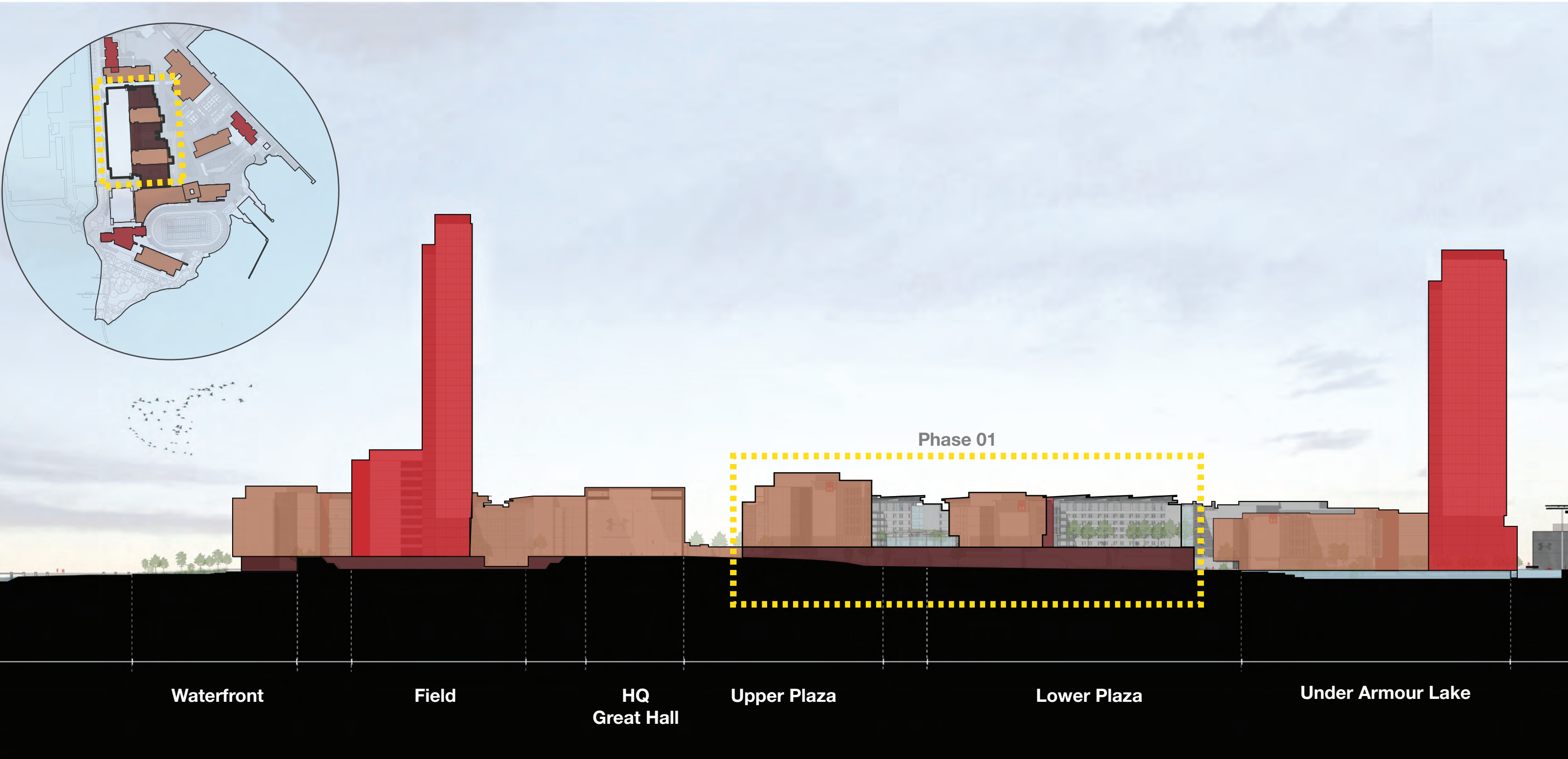
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APPROVED UA CAMPUS MASTERPLAN

MASSING + BUILDING HEIGHTS

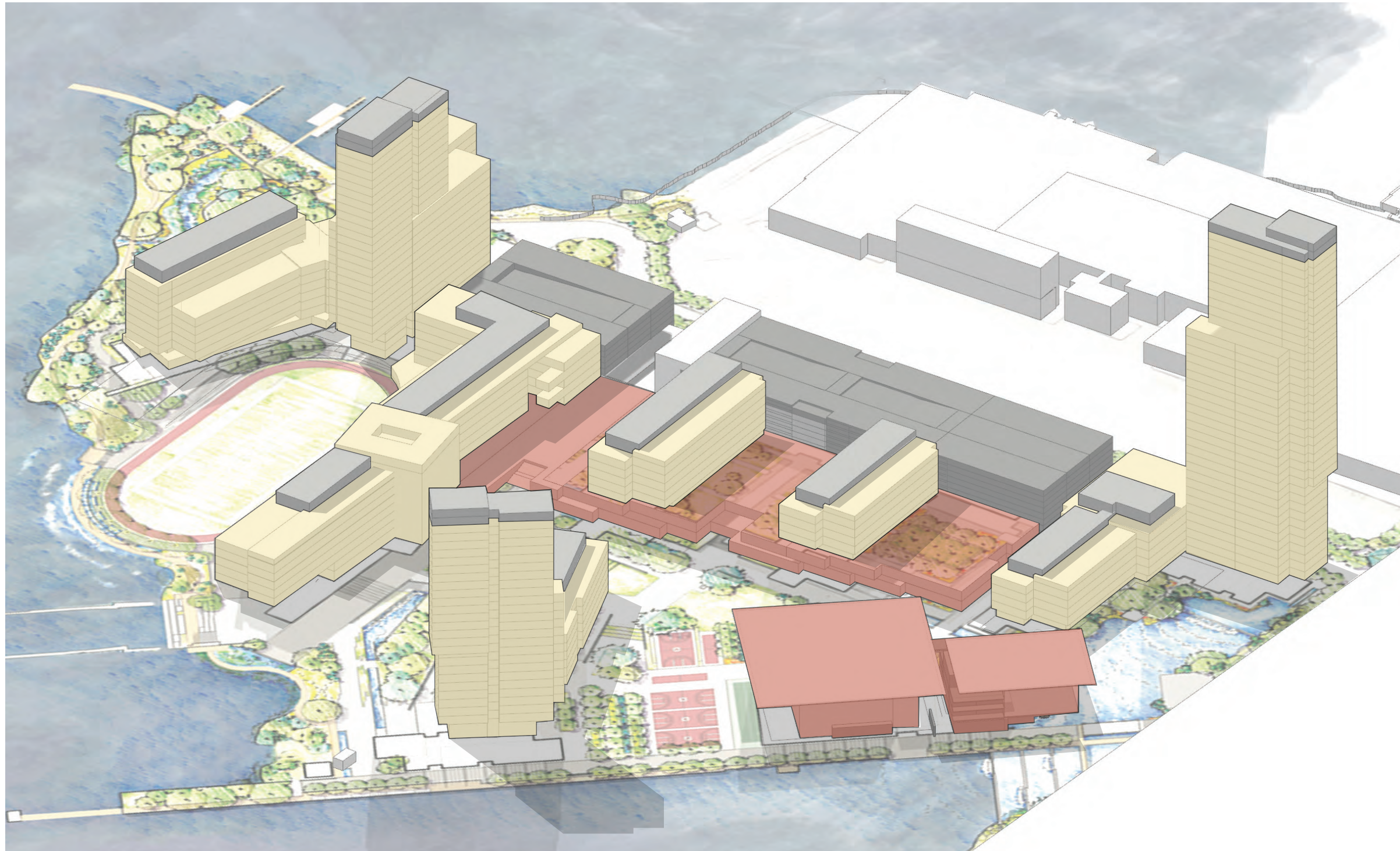


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APPROVED UA CAMPUS MASTERPLAN BUILDING PROGRAM



BUILDING PROGRAM

OFFICE
2,928,500 GSF

AMENITY
529,000 GSF

SERVICE
331,875 GSF

PARKING
Up to 5000 Stalls

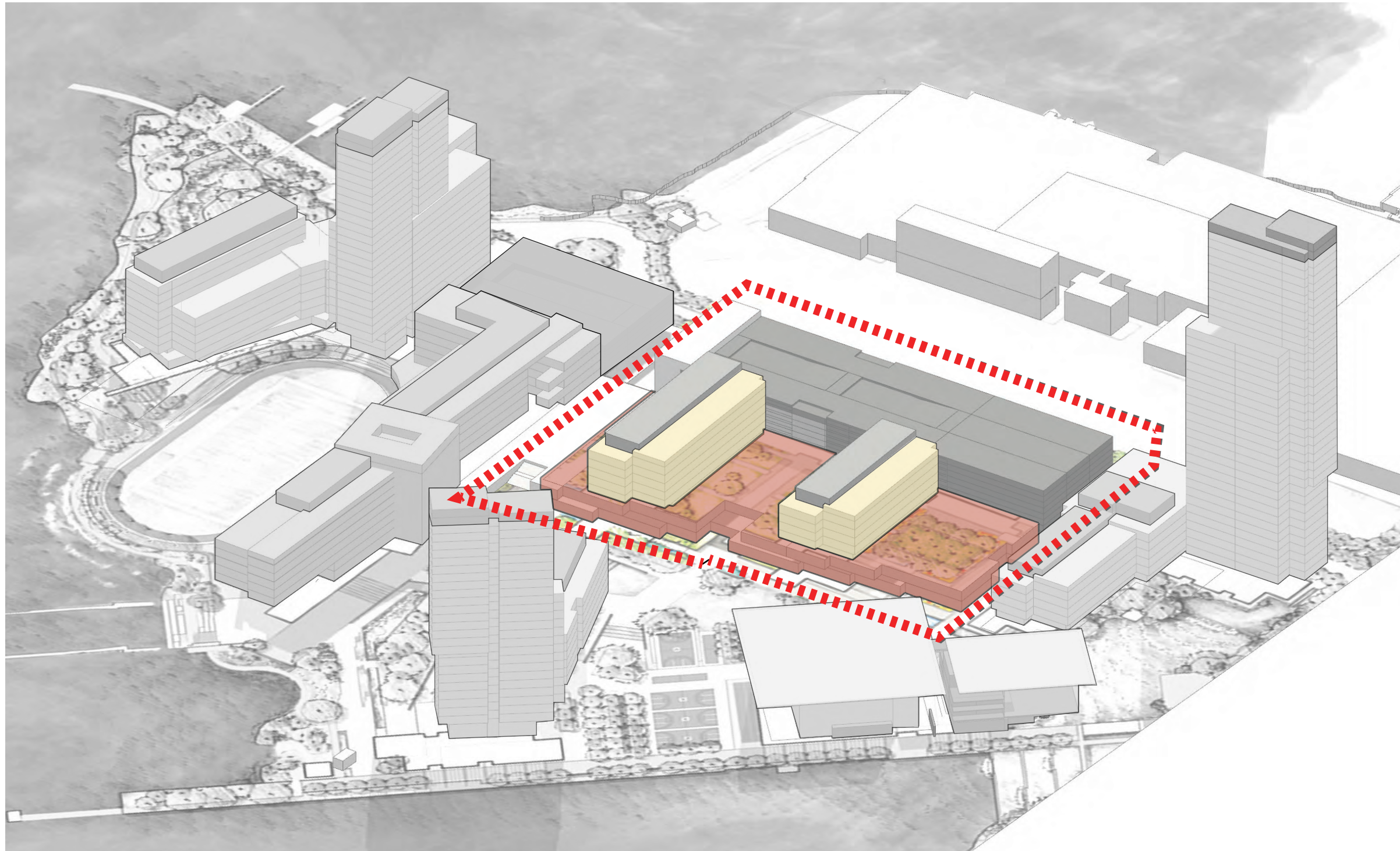


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APPROVED UA CAMPUS MASTERPLAN

BUILDING PROGRAM: PHASE 01



BUILDING PROGRAM

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AMENITY
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SERVICE
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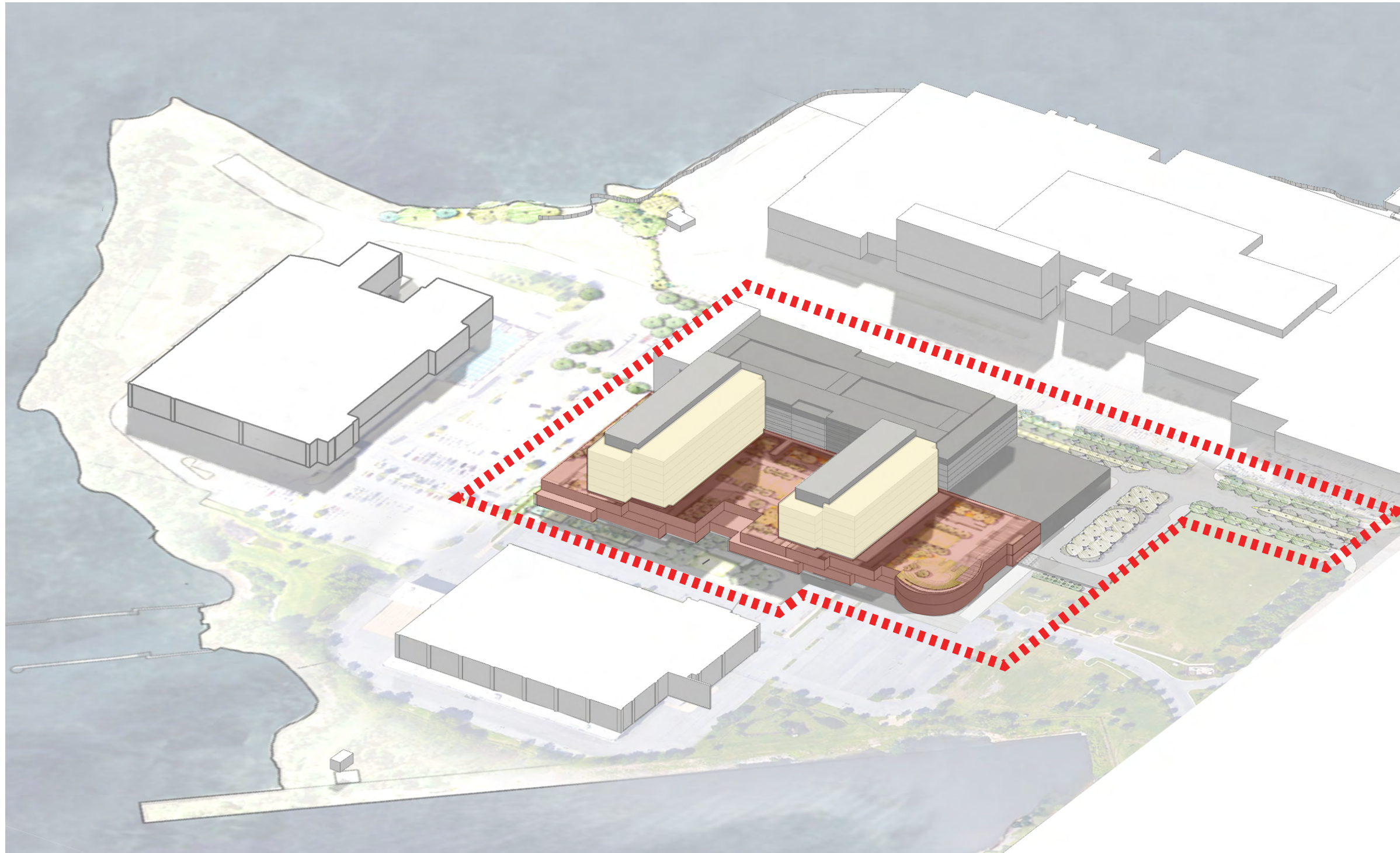
PARKING
Up to 5000 Stalls



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PHASE 01 BUILDING PROGRAM



BUILDING PROGRAM

OFFICE 295,000 GSF
AMENITY 226,000 GSF
SERVICE 89,000 GSF
PARKING 1,500 Stalls
PHASE 01



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JEREMY JORDAN, ASLA Nelson Byrd Woltz



EXISTING CONDITIONS + SITE ATTRIBUTES



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PORT COVINGTON EXISTING CONDITIONS



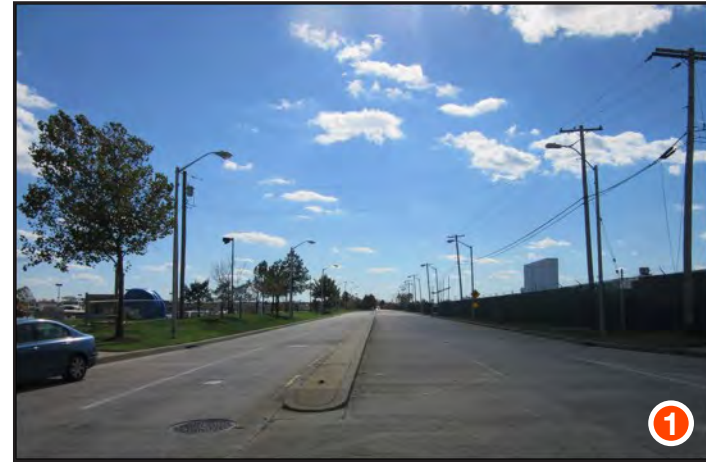
- 1 Under Armour Building 37
- 2 Former WalMart
- 3 Ferry Bar Park
- 4 NGK Locke
- 5 Baltimore Sun



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PORT COVINGTON EXISTING CONDITIONS



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PORT COVINGTON EXISTING CONDITIONS



BUILDING 37



BUILDING 37



BUILDING 37



LOCKE NGK



UA BUILDING (FORMER WALMART)



SUN BUILDING

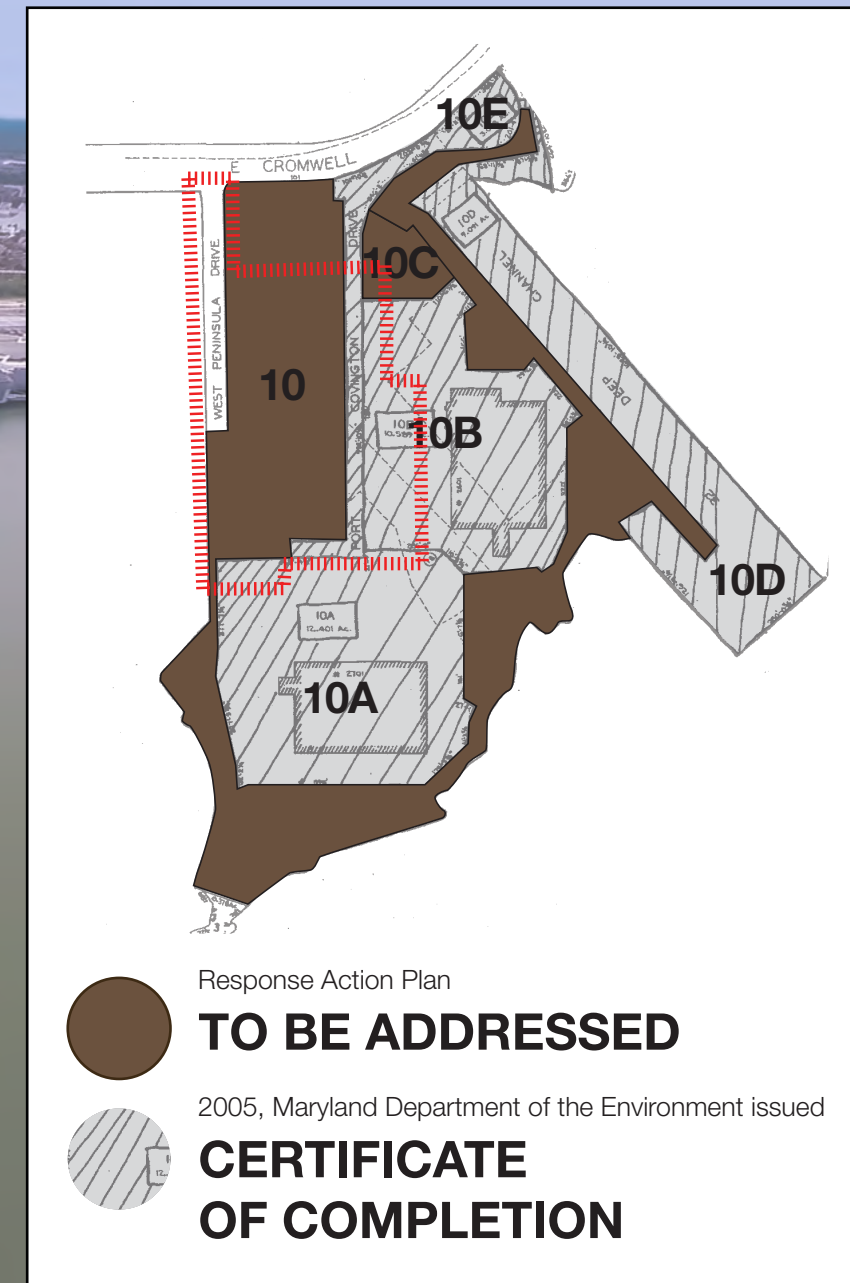


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PORT COVINGTON

EXISTING CONDITIONS: BROWNFIELD



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PORT COVINGTON EXISTING CONDITIONS



 100' Critical Area Buffer



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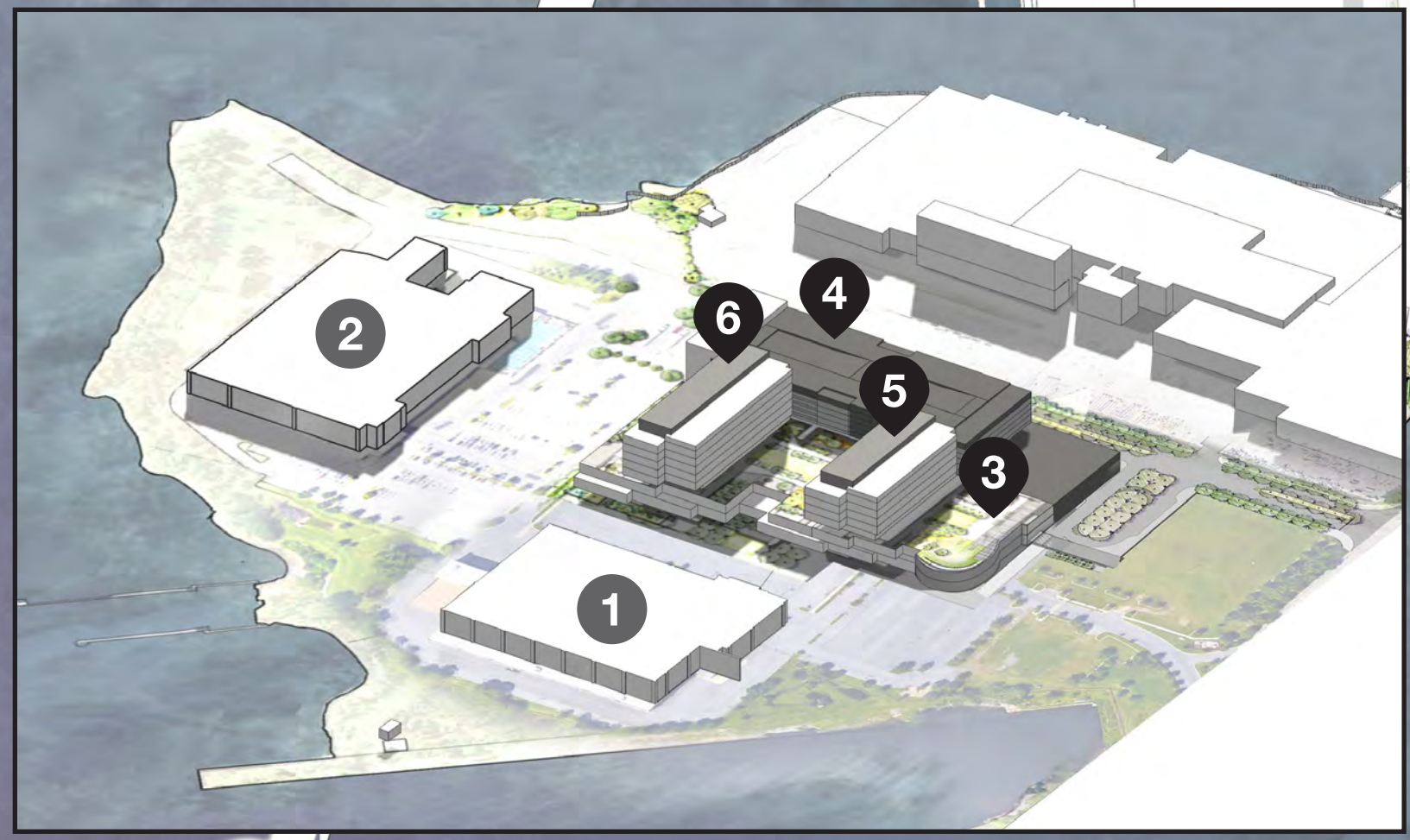
FRANK GRAUMAN, FAIA Bohlin Cywinski Jackson

JEREMY JORDAN, ASLA Nelson Byrd Woltz



PHASE 01

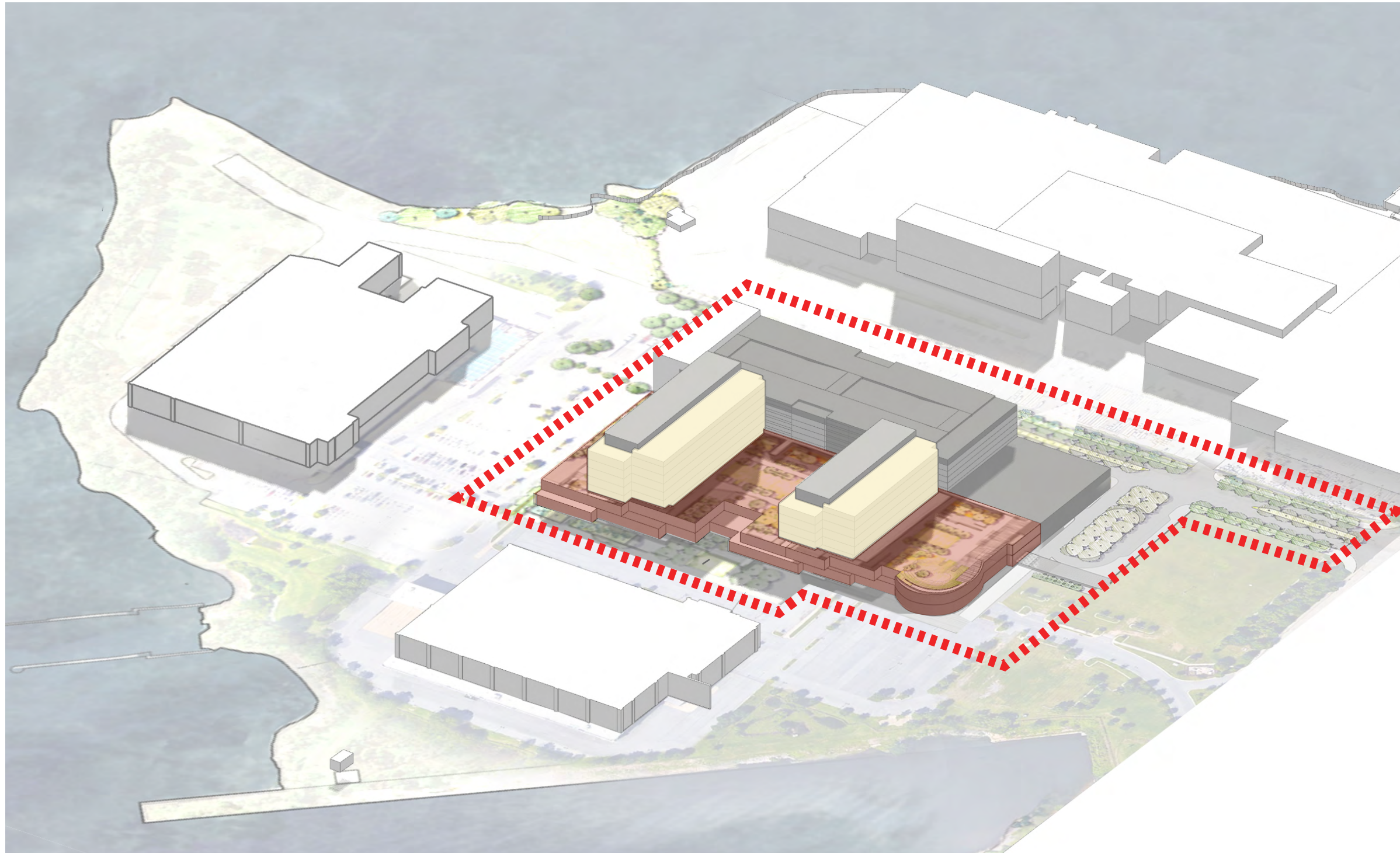
- 1 BUILDING 37 (existing)
- 2 FORMER WALMART (existing)
- 3 STATION HOUSE
- 4 PARKING
- 5 BUILDING 1
- 6 BUILDING 2



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PHASE 01 BUILDING PROGRAM



BUILDING PROGRAM

OFFICE 295,000 GSF
AMENITY 226,000 GSF
SERVICE 89,000 GSF
PARKING 1,500 Stalls
PHASE 01



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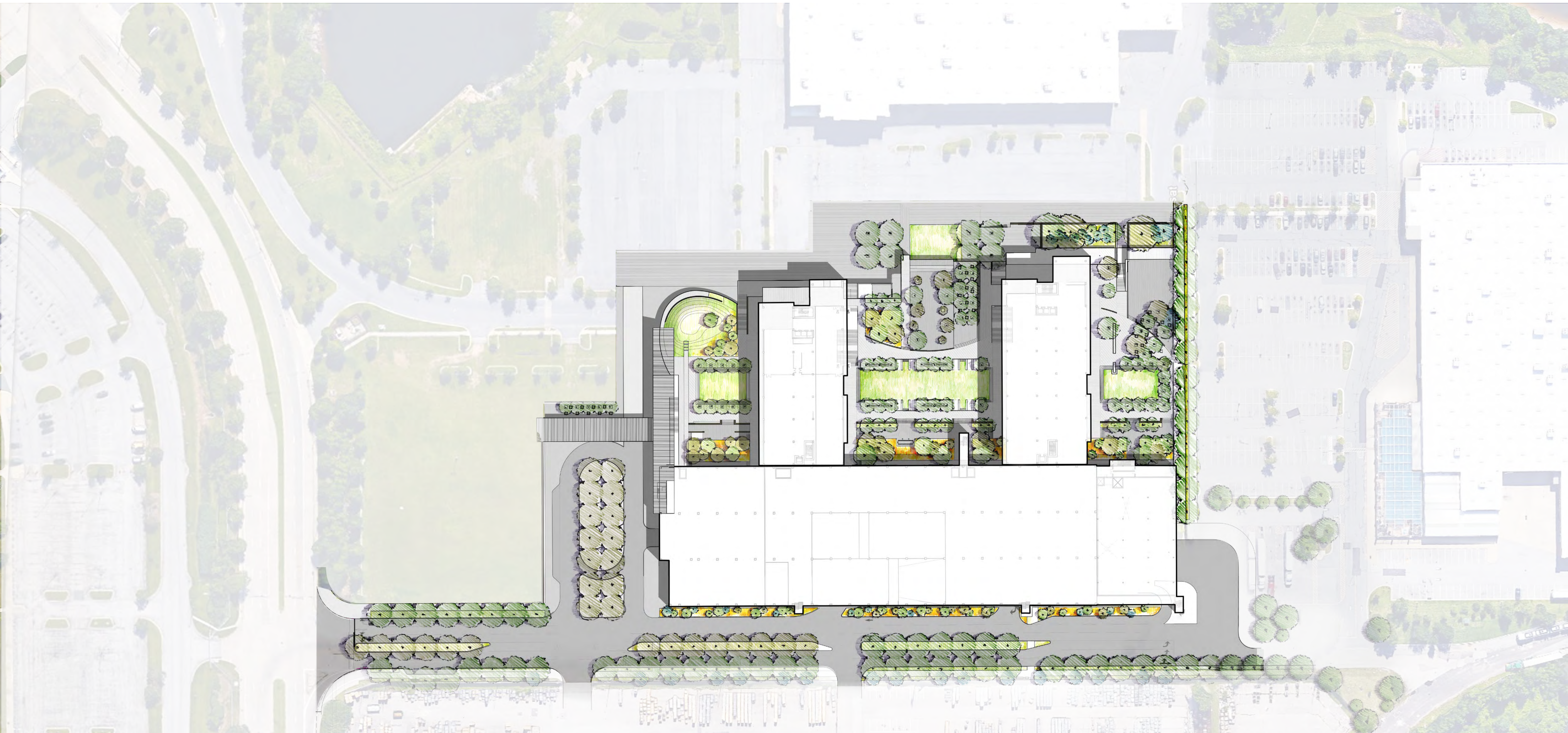
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PHASE 01

CHARACTER - LANDSCAPE



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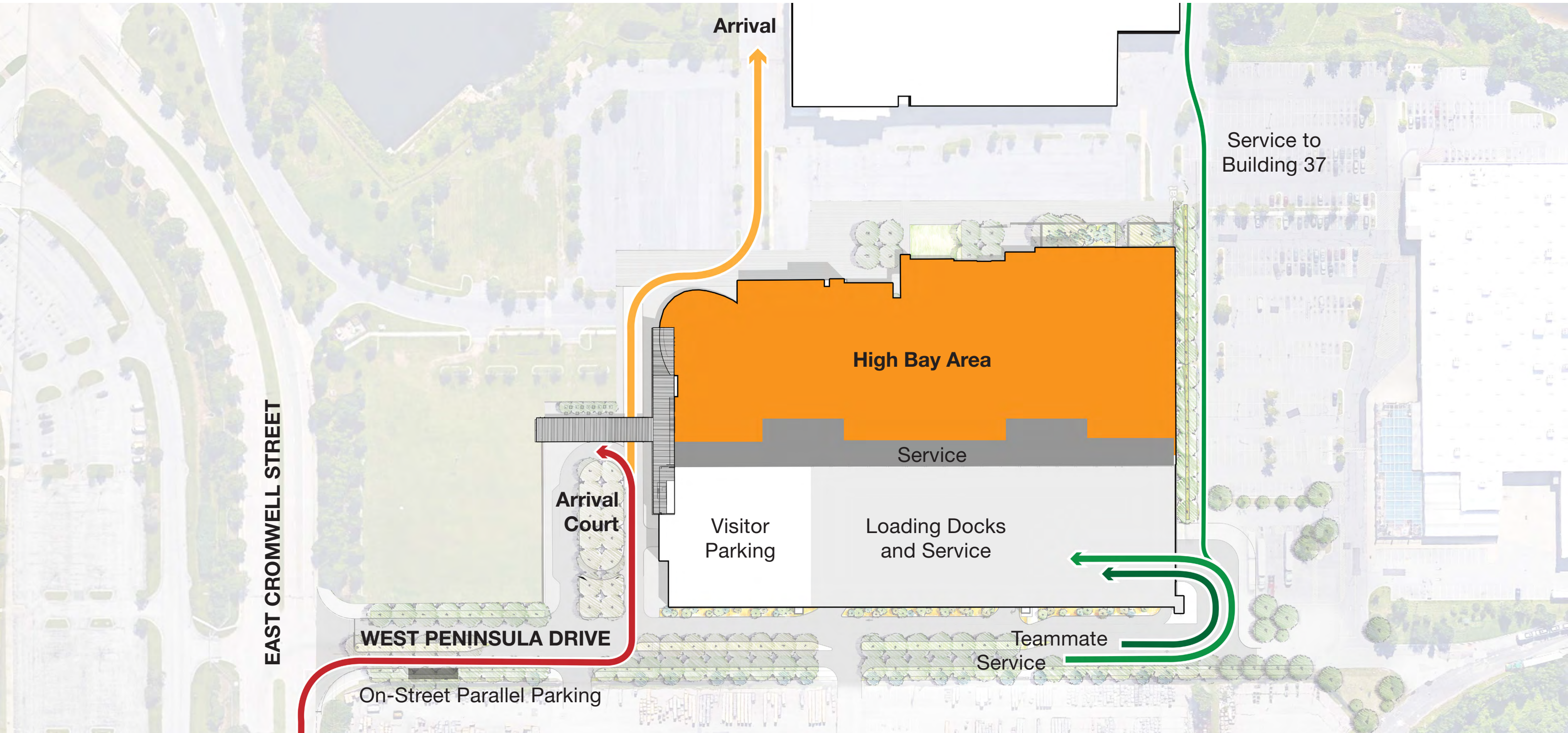
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PHASE 01

GROUND FLOOR WITH SITE PLAN



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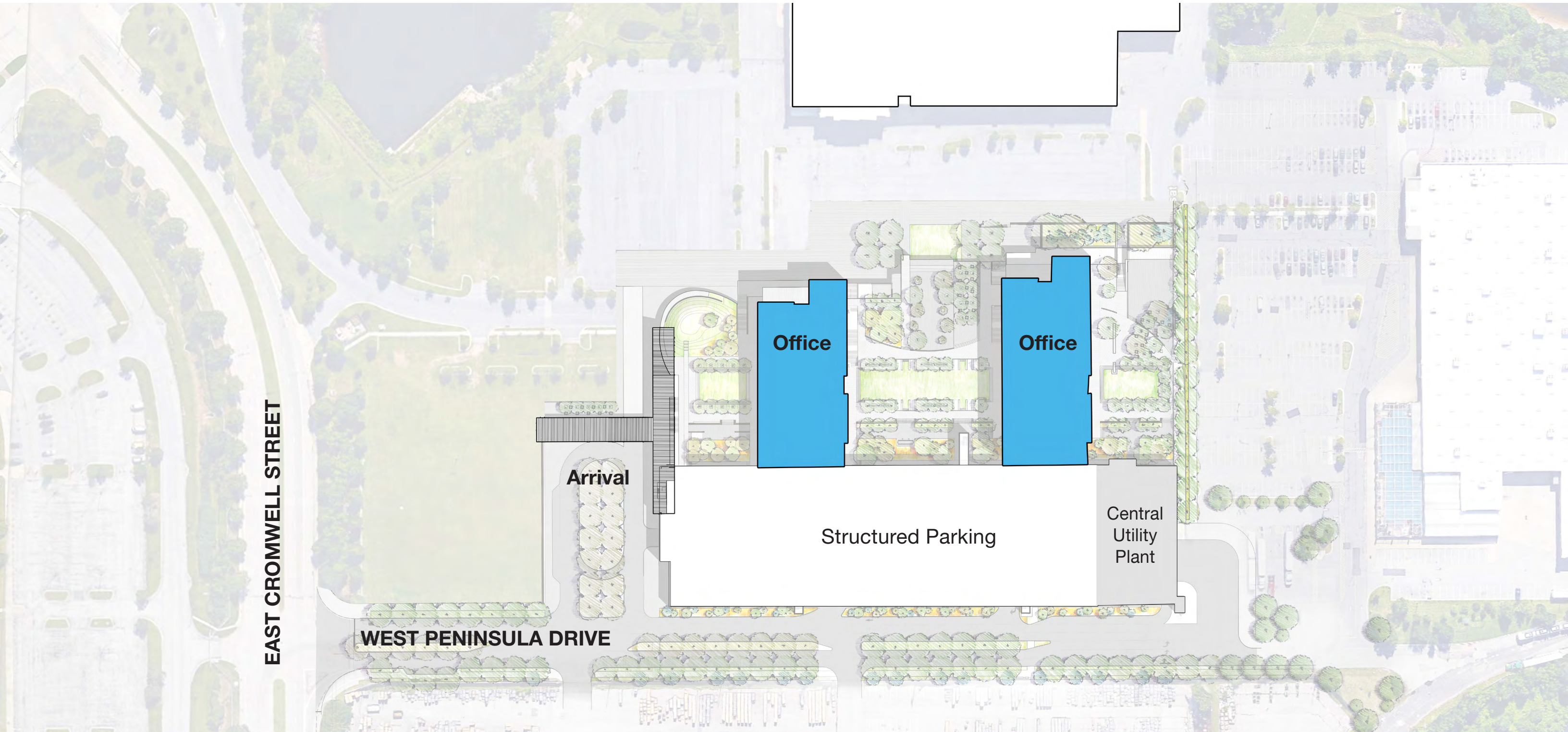
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UPPER FLOORS WITH TERRACE LANDSCAPE



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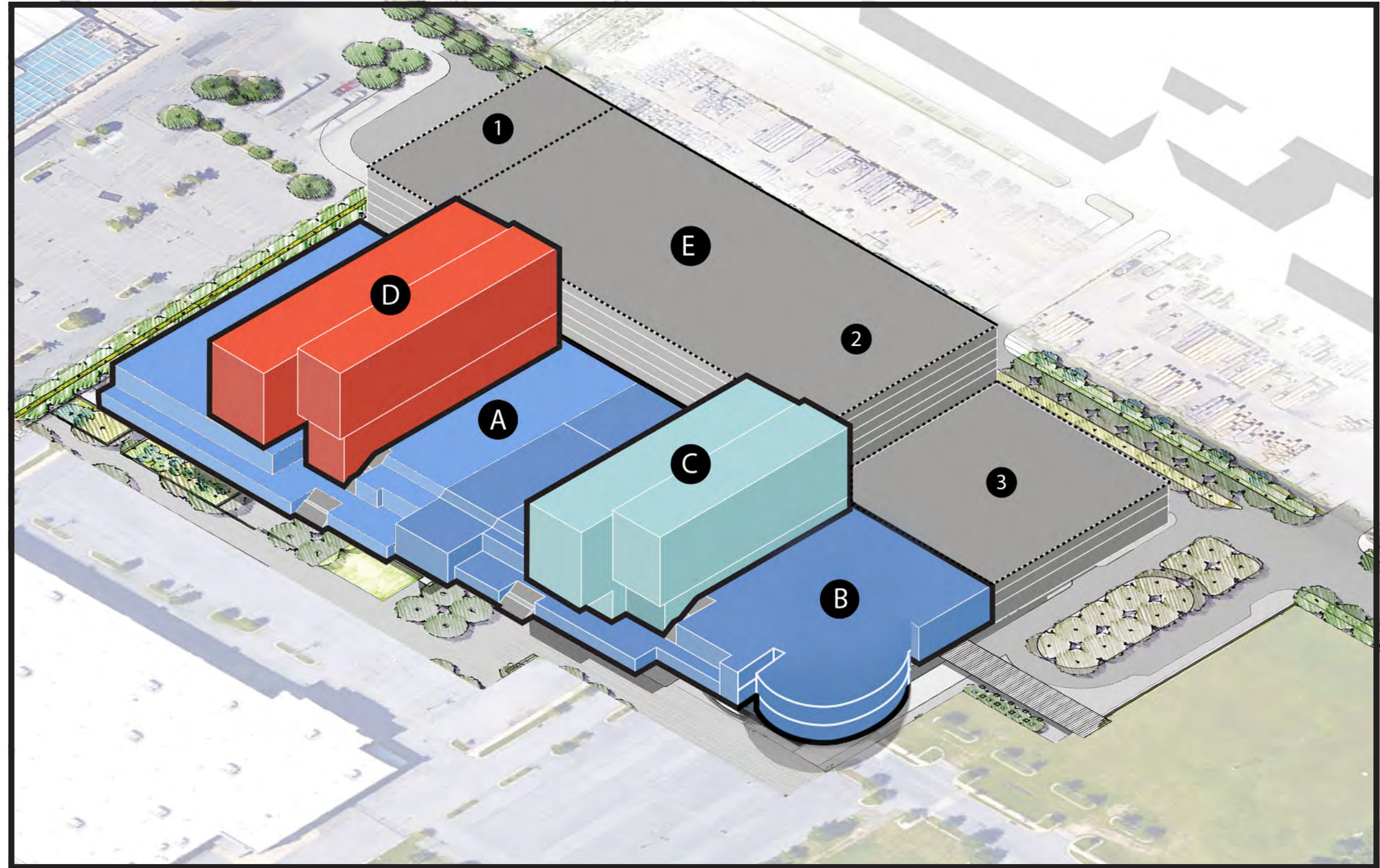
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PHASE 01 MASSING

- A** PLINTH SOUTH
100,000 GSF
High Bay Space
- B** PLINTH NORTH
120,000 GSF
High Bay Space
- C** OFFICE BUILDING 1
129,000 GSF
- D** OFFICE BUILDING 2
177,000 GSF
- E** PARKING STRUCTURE
Ground Level:
Shipping, Receiving, +
Service
- 1** Integrated CUP
- 2** Teammate Parking
- 3** Visitor Parking
- F** BUILDING 37
(existing)
- G** LOCKE INSULATOR BUILDING
- H** WEST PENINSULA AVE
- K** CROMWELL AVE



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PLINTH LANDSCAPE



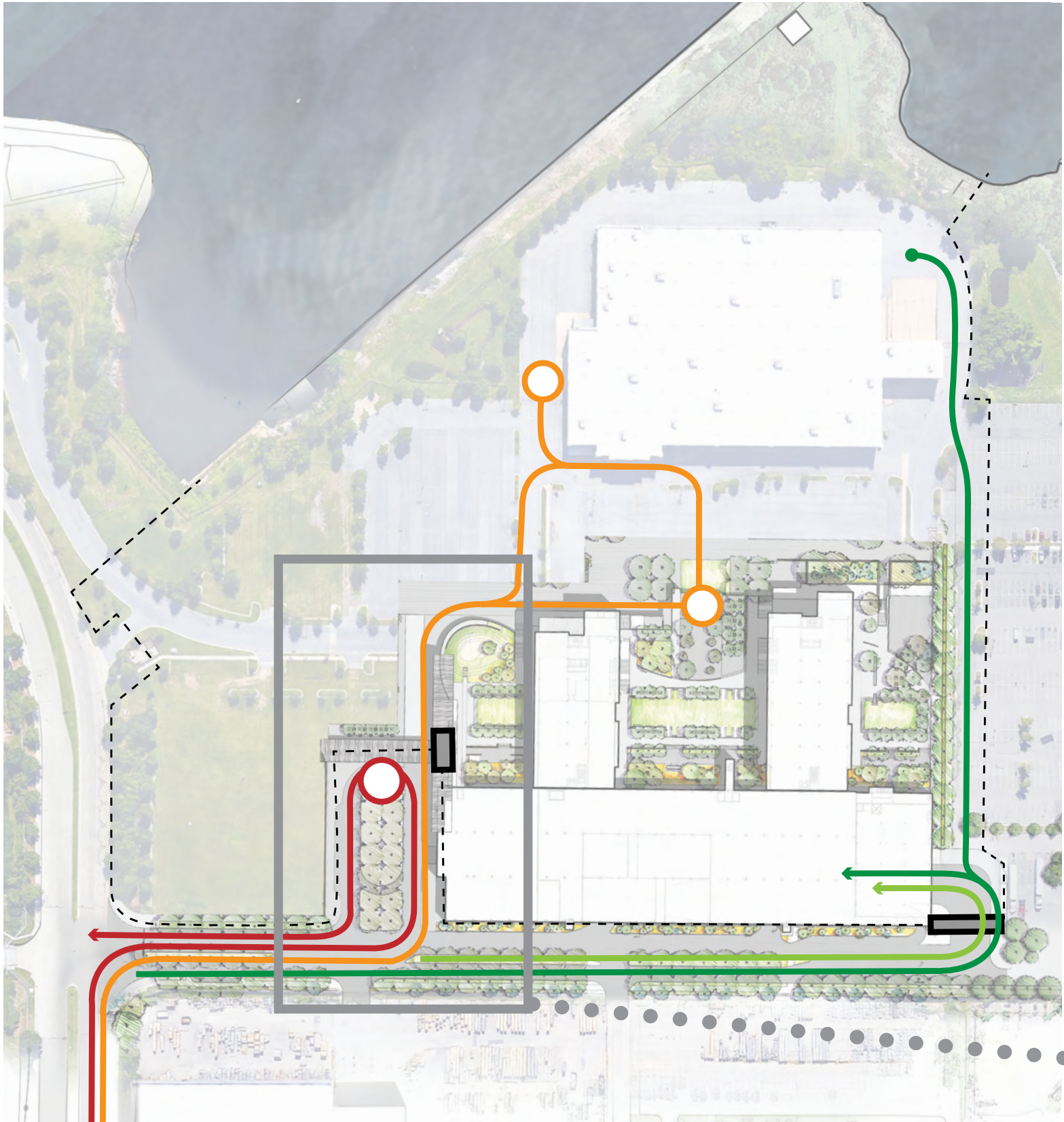
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ARRIVAL NORTH ENTRY



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WEST PENINSULA DRIVE

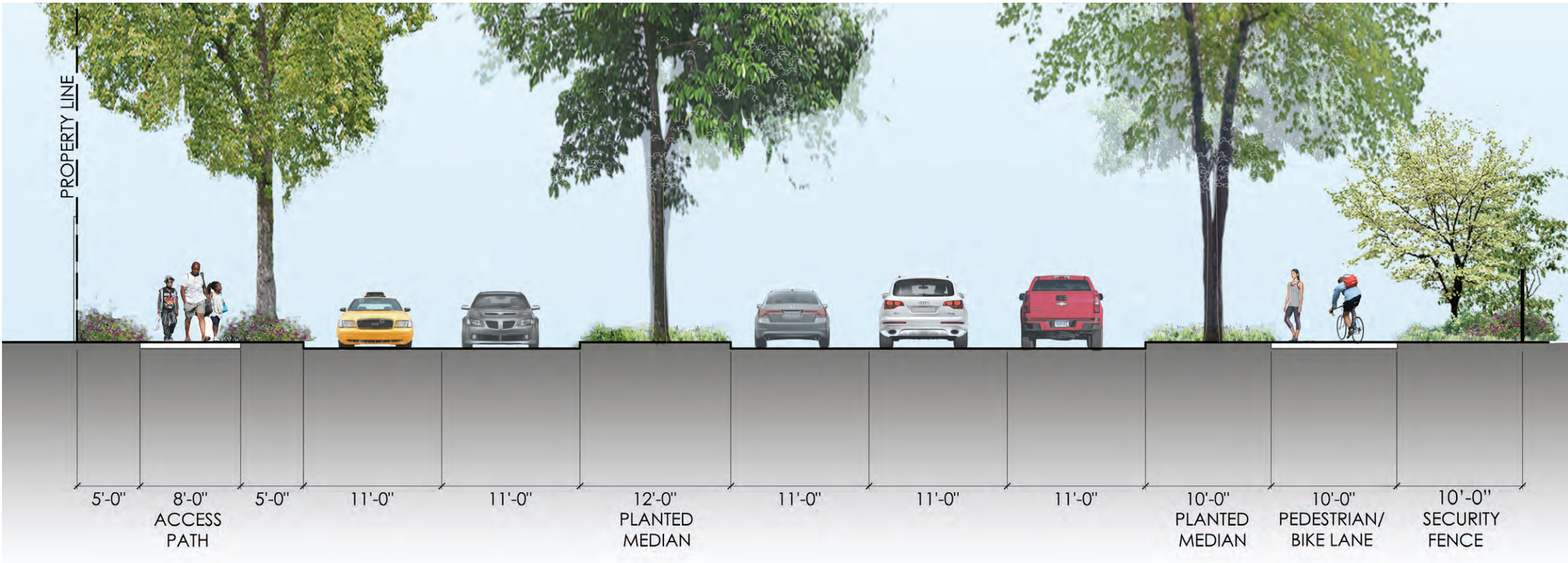
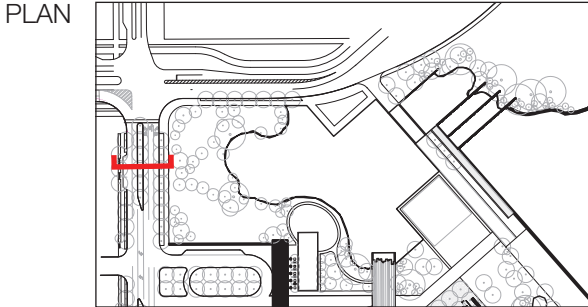


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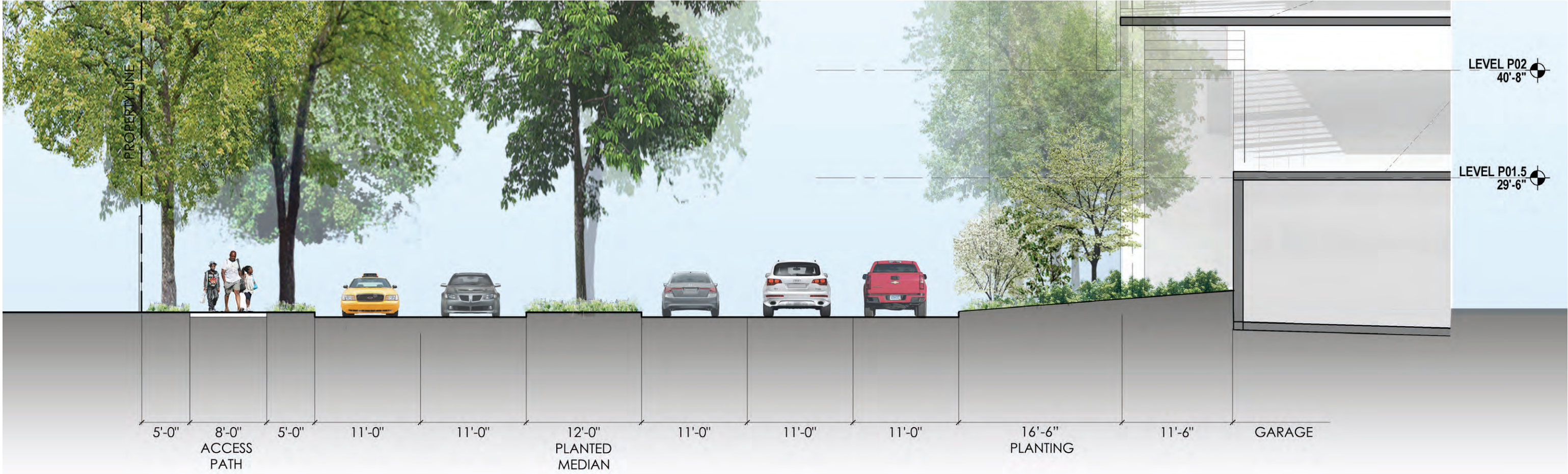
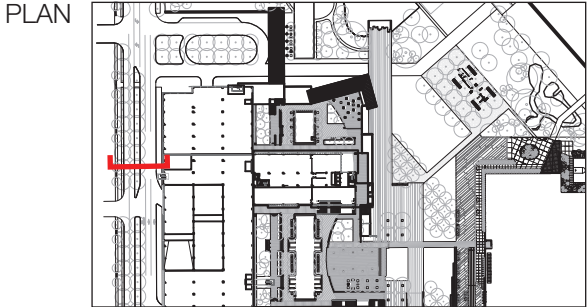
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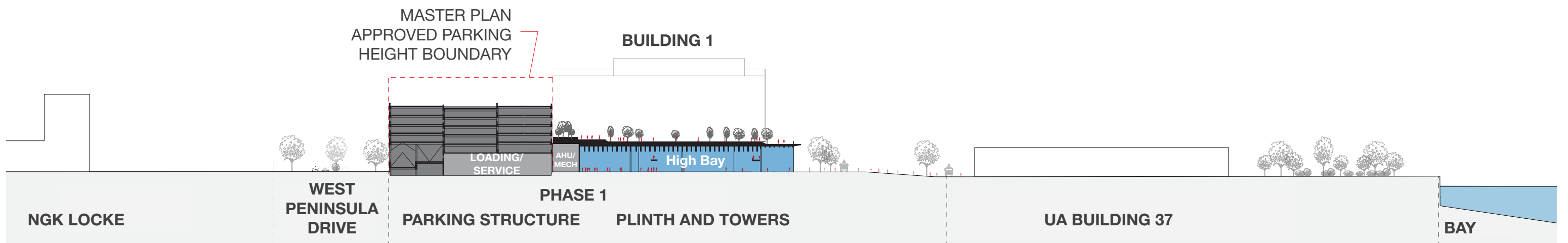
WEST PENINSULA DRIVE SECTION A



WEST PENINSULA DRIVE SECTION B



SITE SECTION



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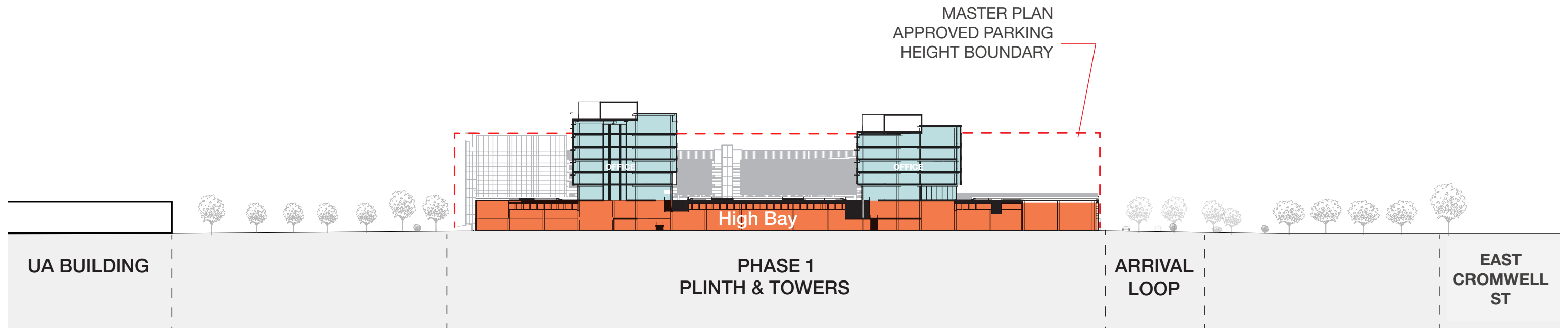
SITE SECTION



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SITE SECTION



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WEST ELEVATION



MASTER PLAN
APPROVED PARKING
HEIGHT BOUNDARY

EAST
CROMWELL
ST

ARRIVAL
LOOP

VISITOR
GARAGE

TEAMMATE
GARAGE

C.U.P

UA BUILDING

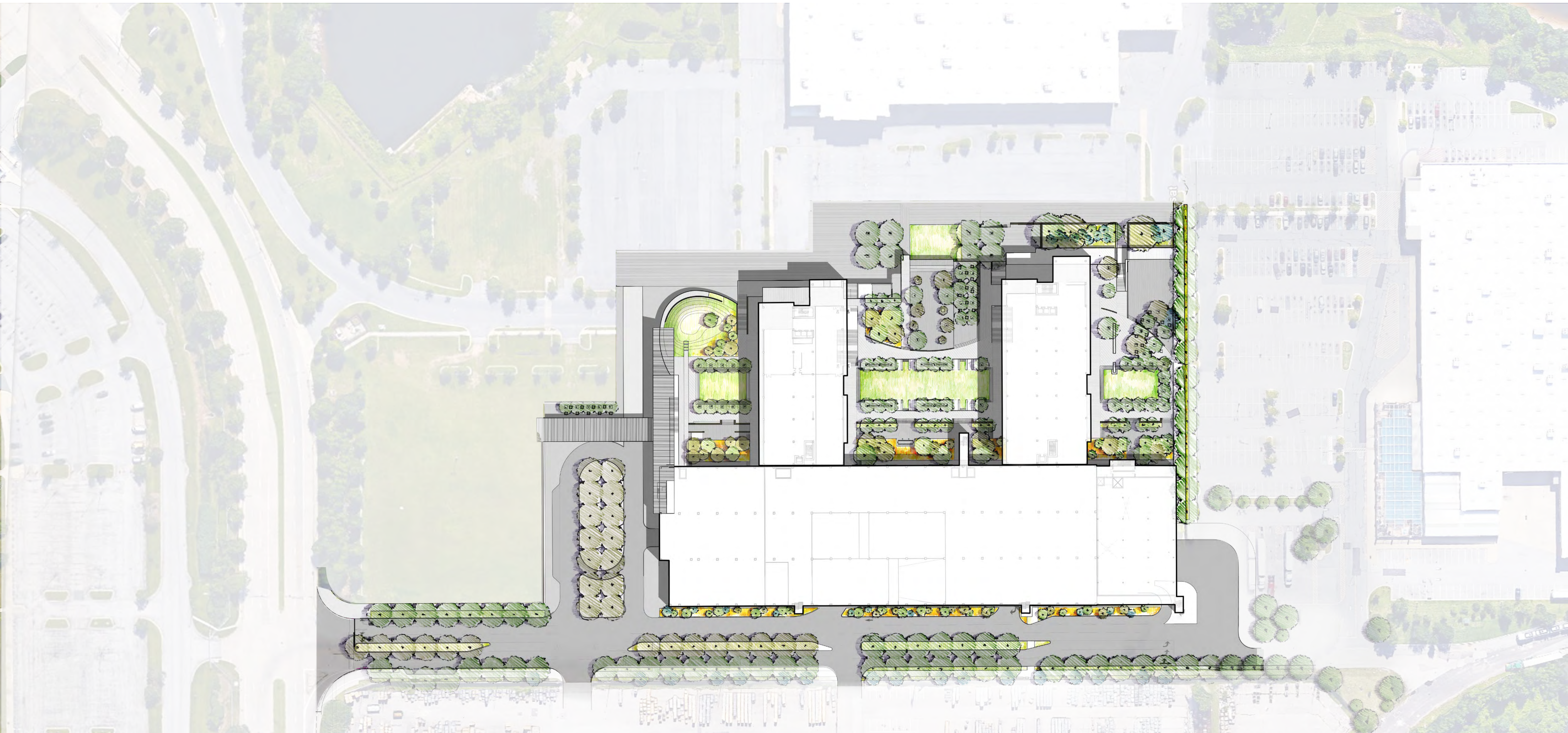


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PHASE 01

CHARACTER - LANDSCAPE



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THANK YOU