

10 EAST PRATT STREET

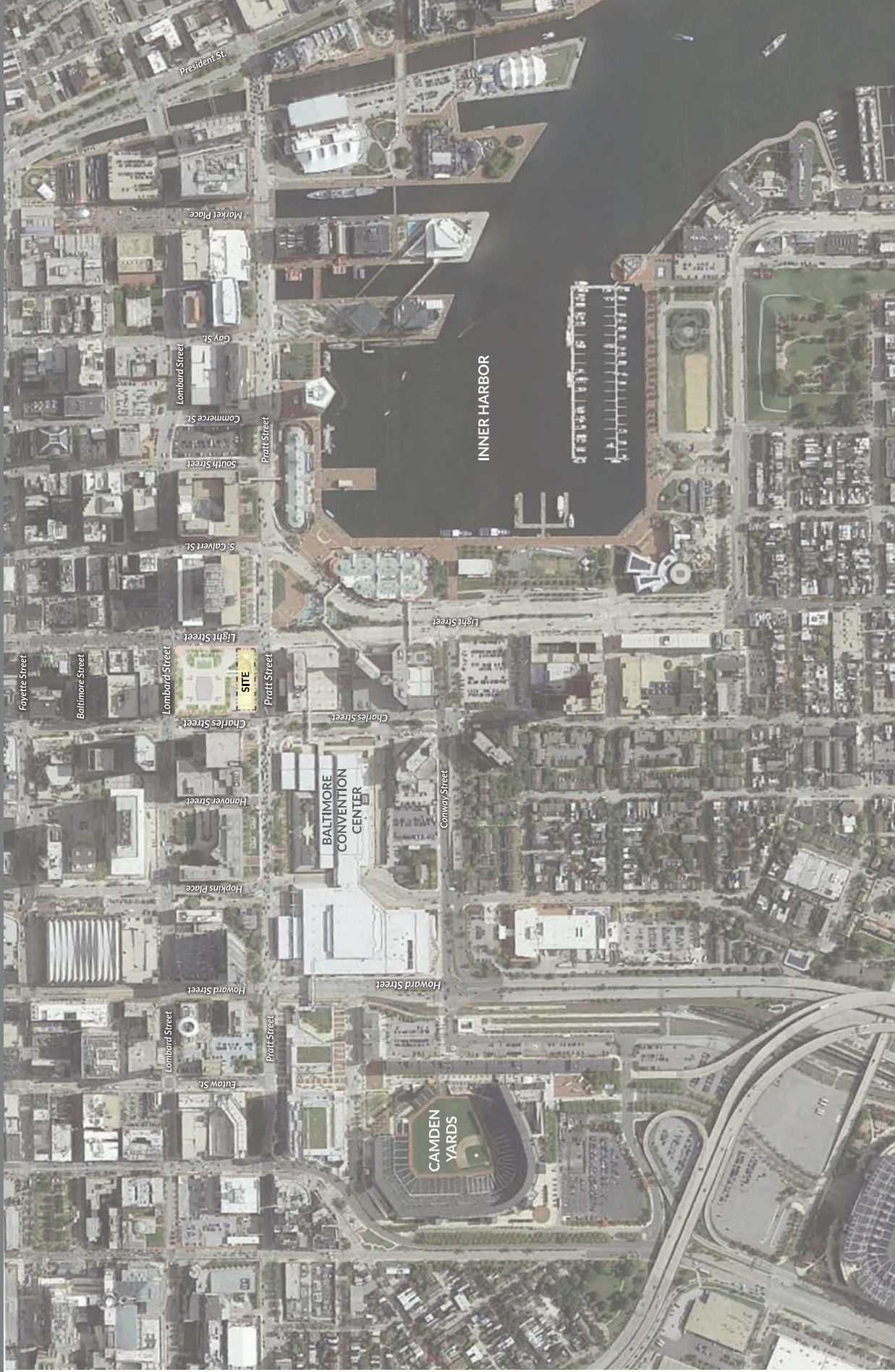
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UDARP SCHEMATIC PRESENTATION
JANUARY 12, 2017



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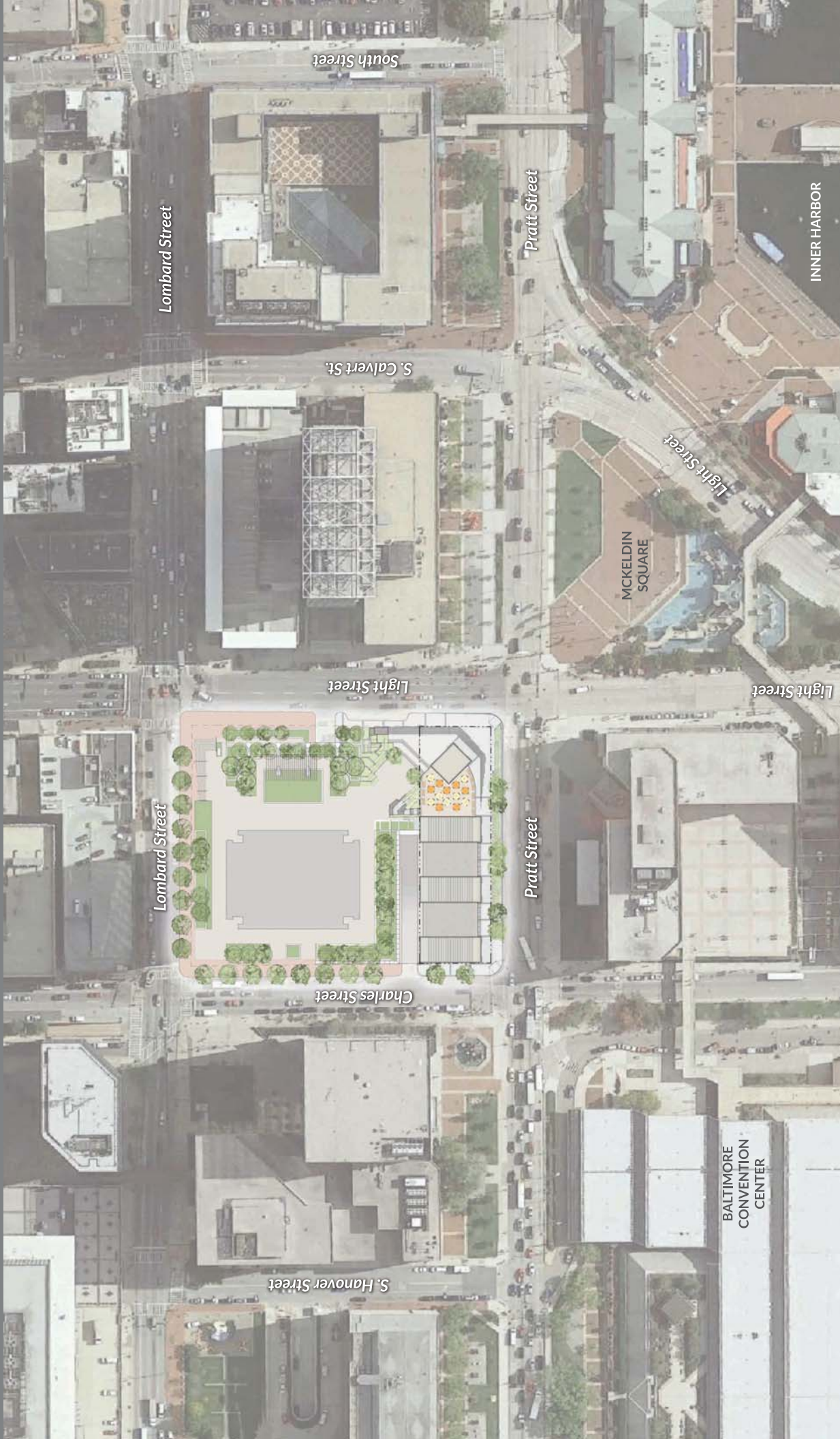
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Site Plan

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Site Plan-Enlarged

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Site Analysis: View Pratt St. & Light St.

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Site Analysis: Views from Harbor Place

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Site Analysis: View Pratt St. & Charles St.

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Site Analysis: View Pratt St. & Charles St.

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Site Analysis: View Toward Site from Center of Plaza

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Site Analysis: View From Edge of Plaza Level

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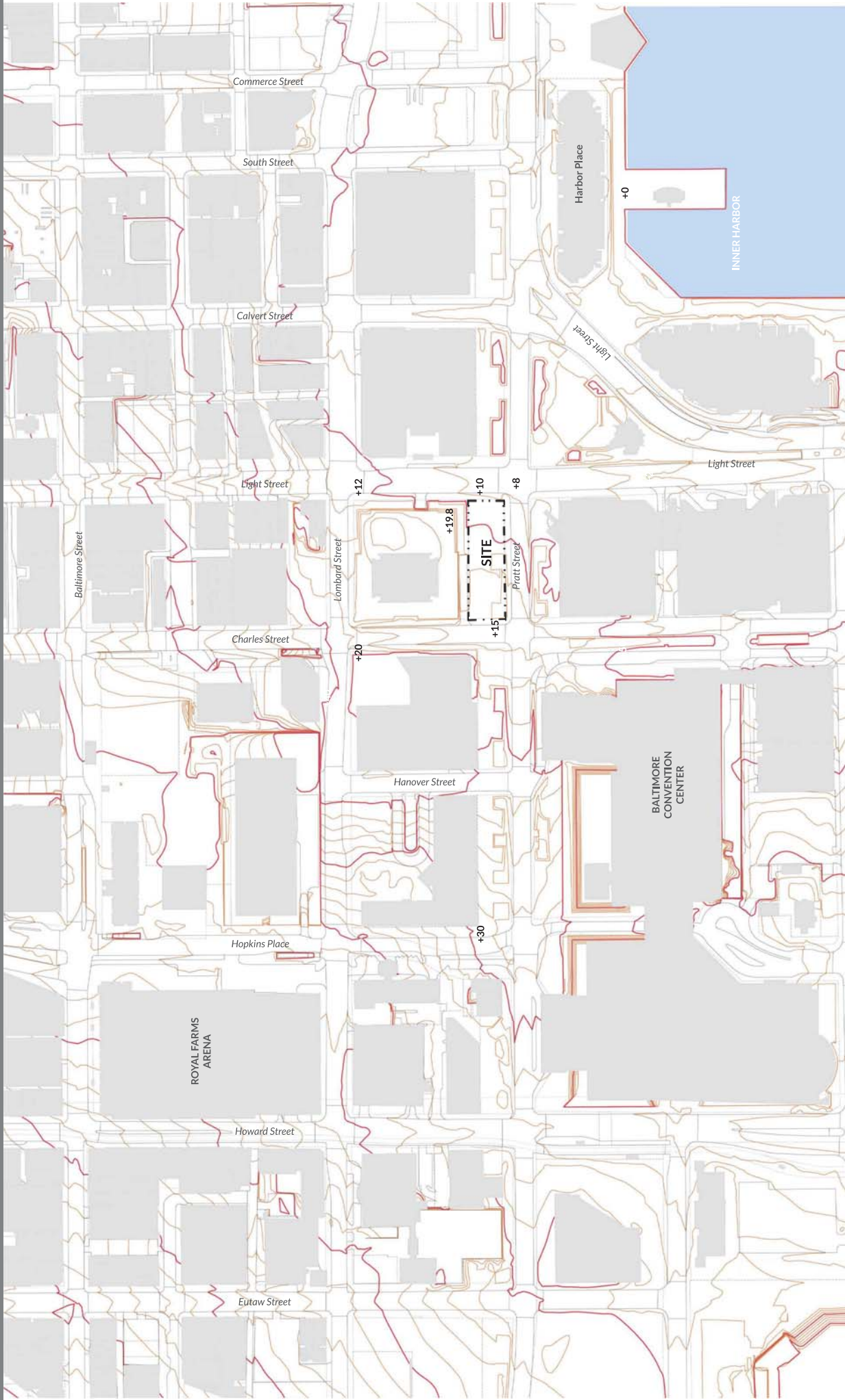


Site Analysis: View Pratt St. & Charles St.

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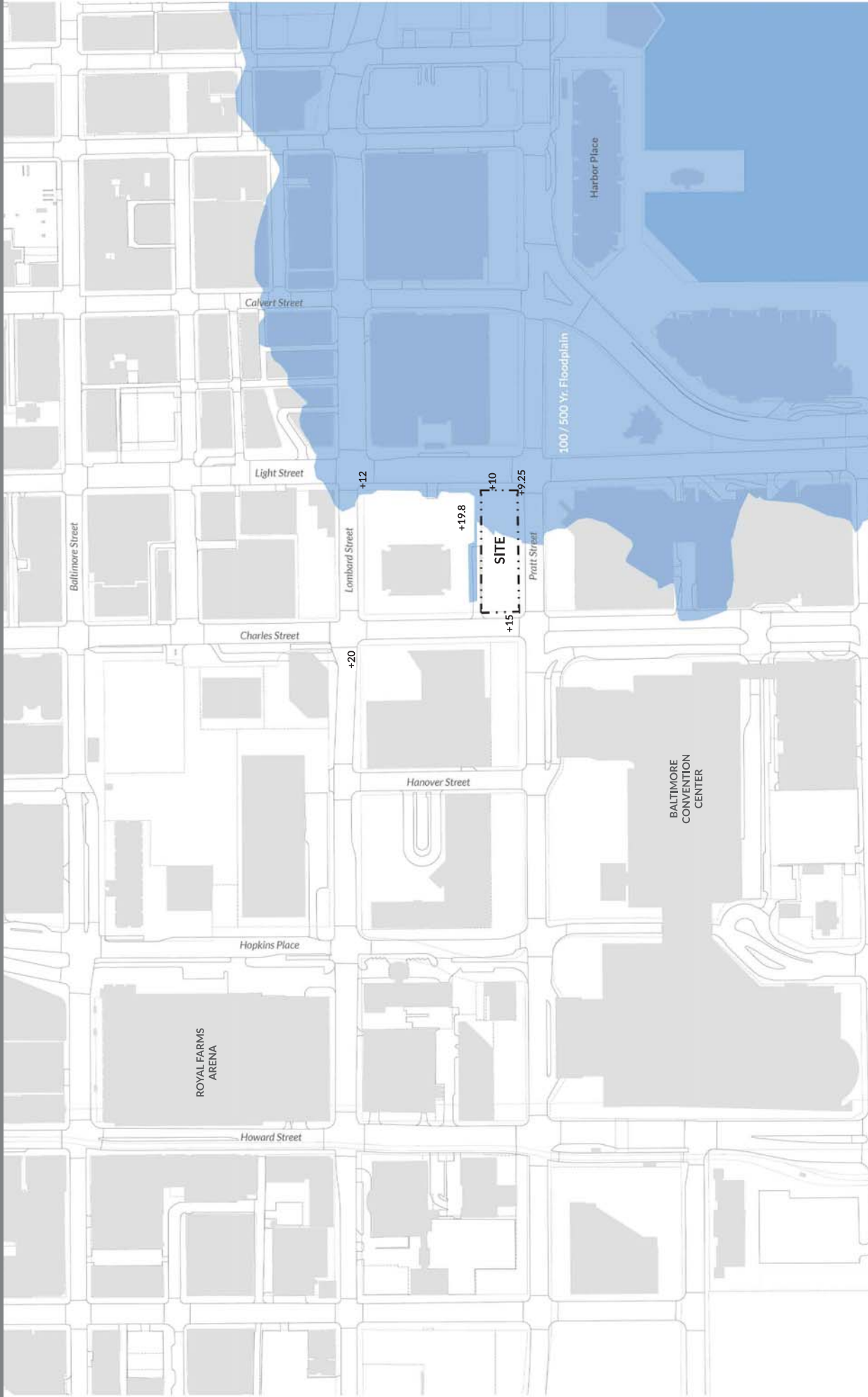
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Site Analysis: Topography

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Site Analysis: Floodplain (FIRM)



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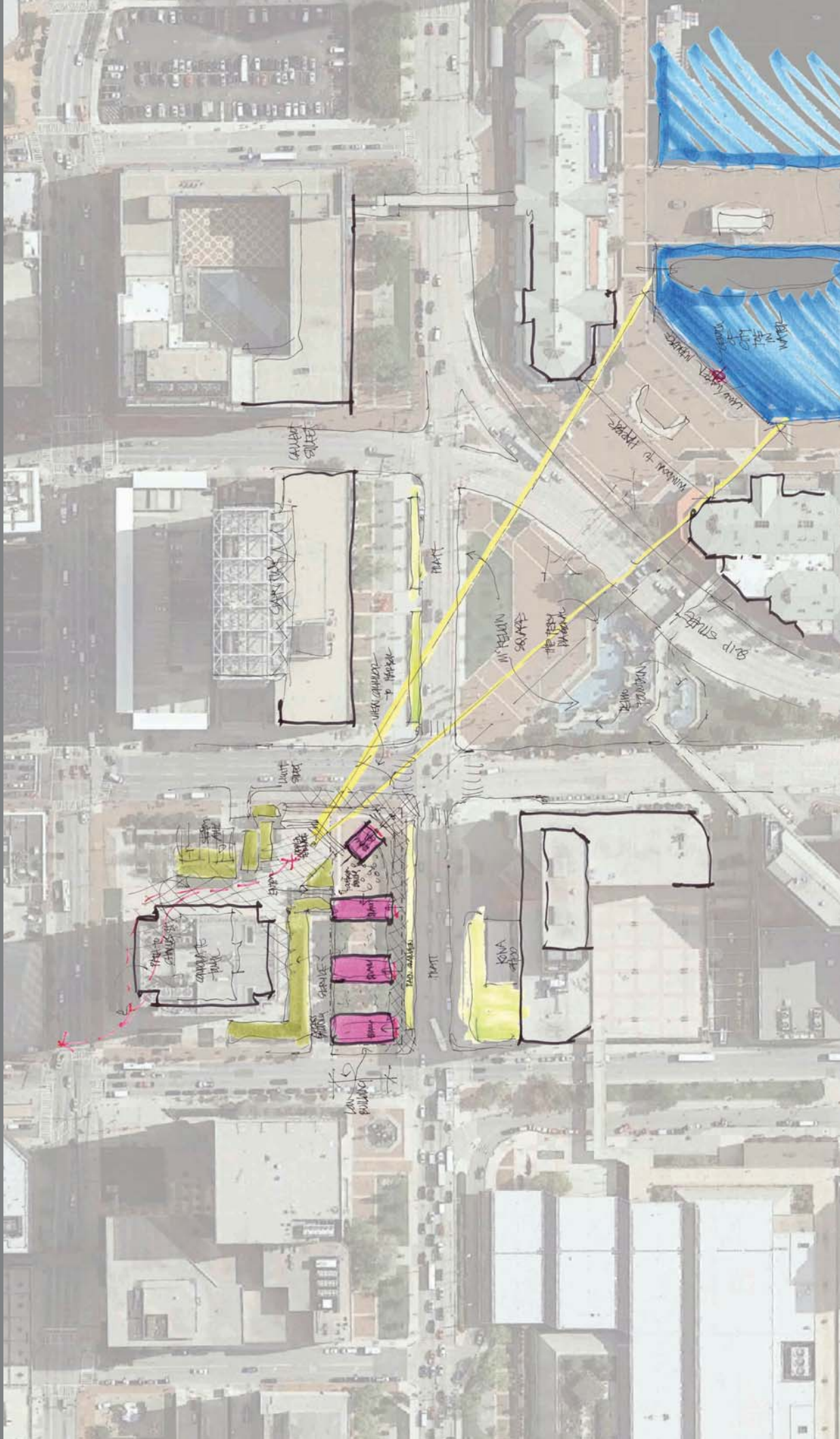
Site Analysis: Existing Transamerica Tower

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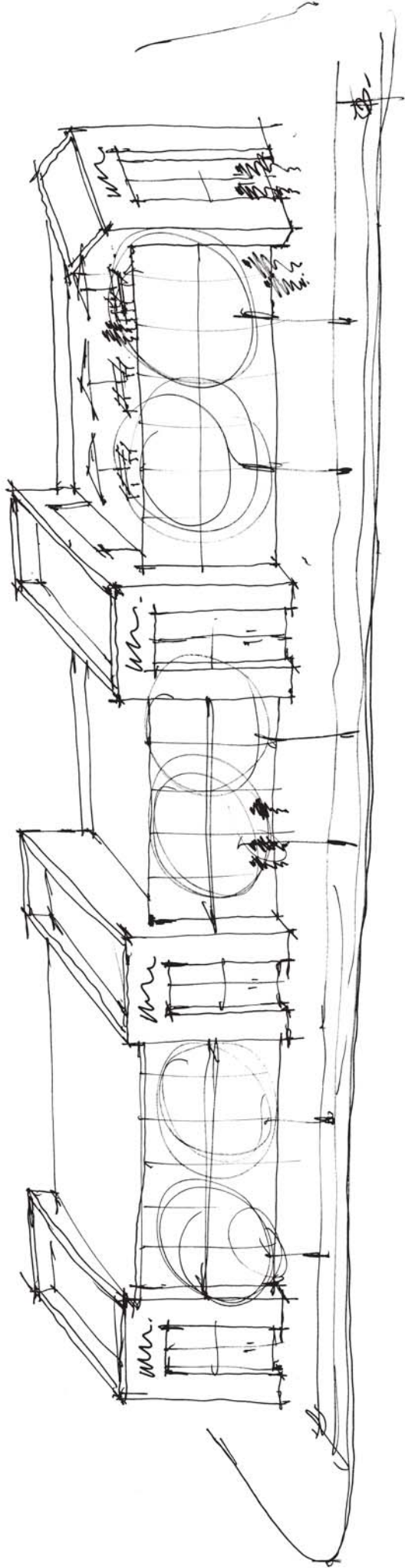
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Urban Design Diagram

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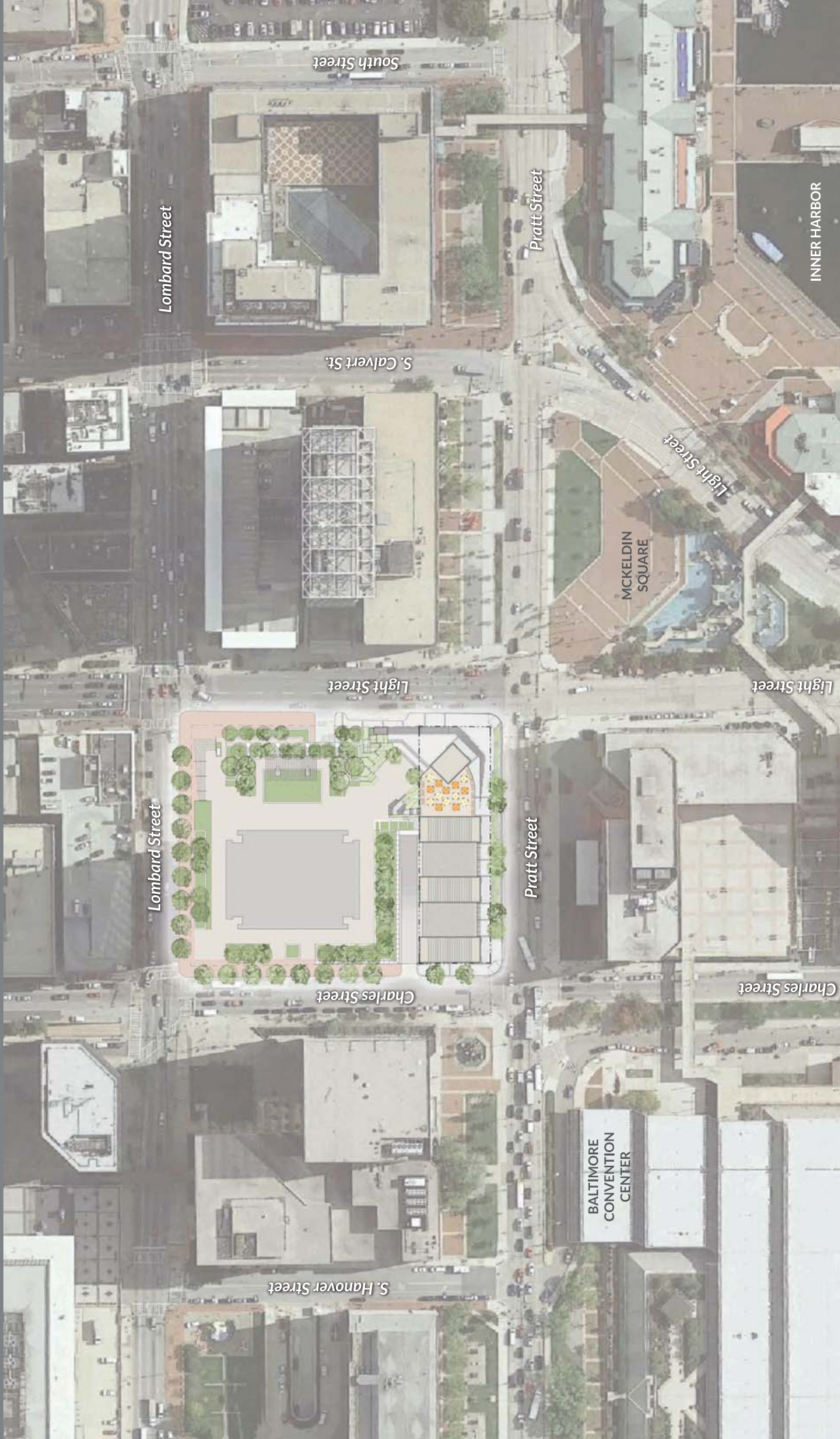
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Concept Sketch

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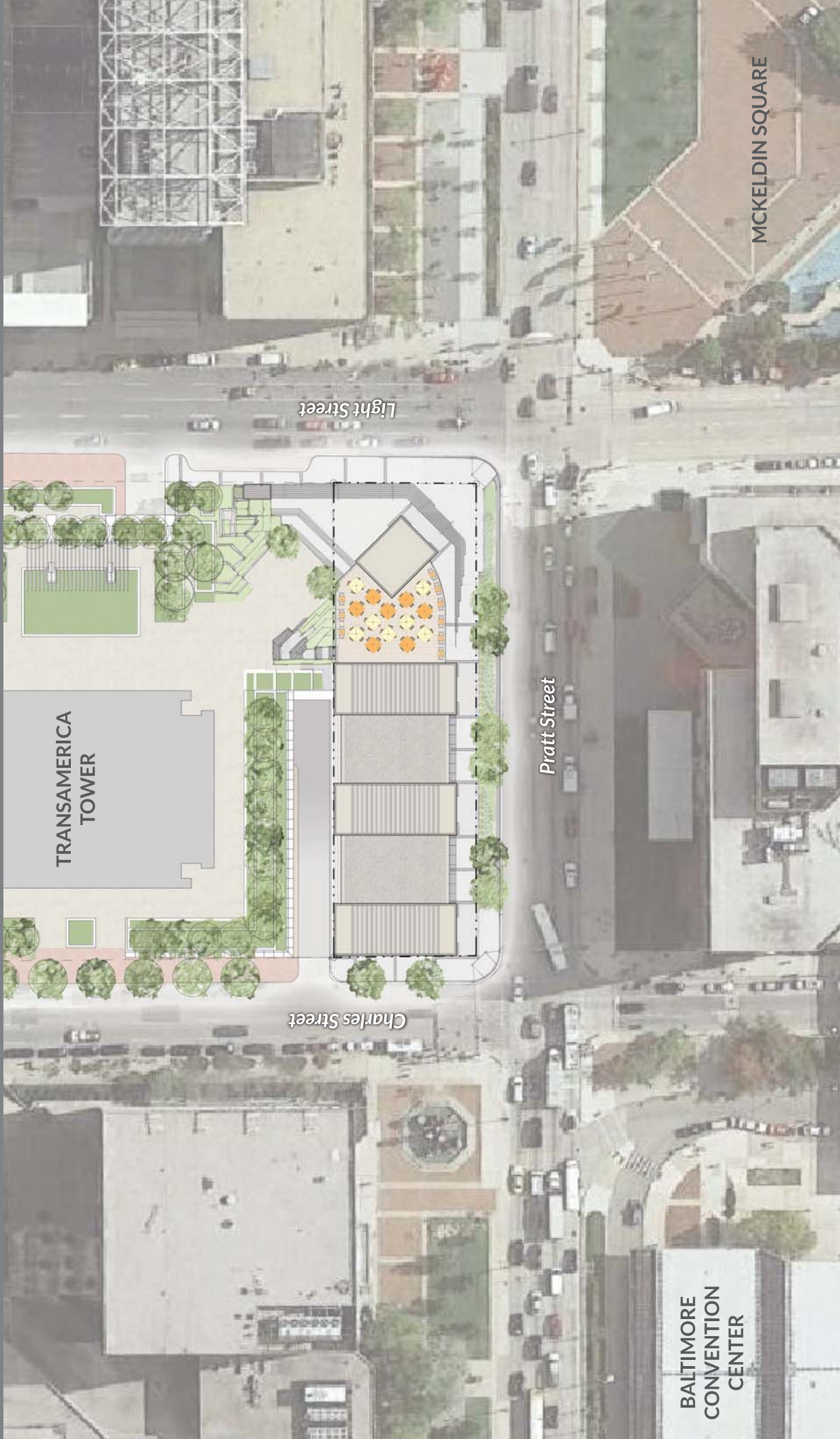
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Site Plan-Enlarged

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TRANSAMERICA
TOWER

Charles Street

Light Street

Pratt Street

BALTIMORE
CONVENTION
CENTER

MCKELDIN SQUARE



Site Plan-Enlarged

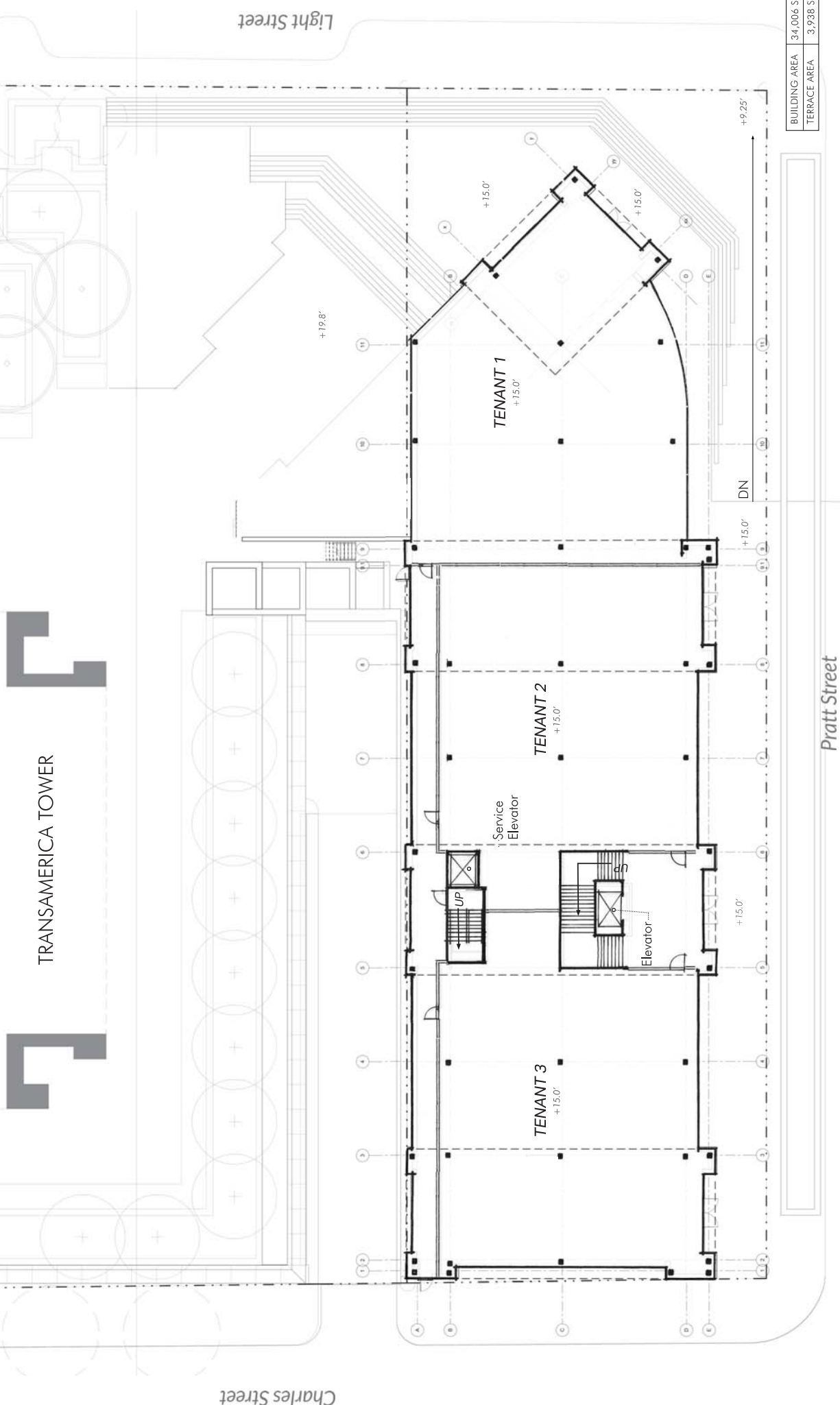
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TRANSAMERICA TOWER



Charles Street

Light Street

BUILDING AREA	34,006 SF
TERRACE AREA	3,938 SF

Pratt Street



Ground Level

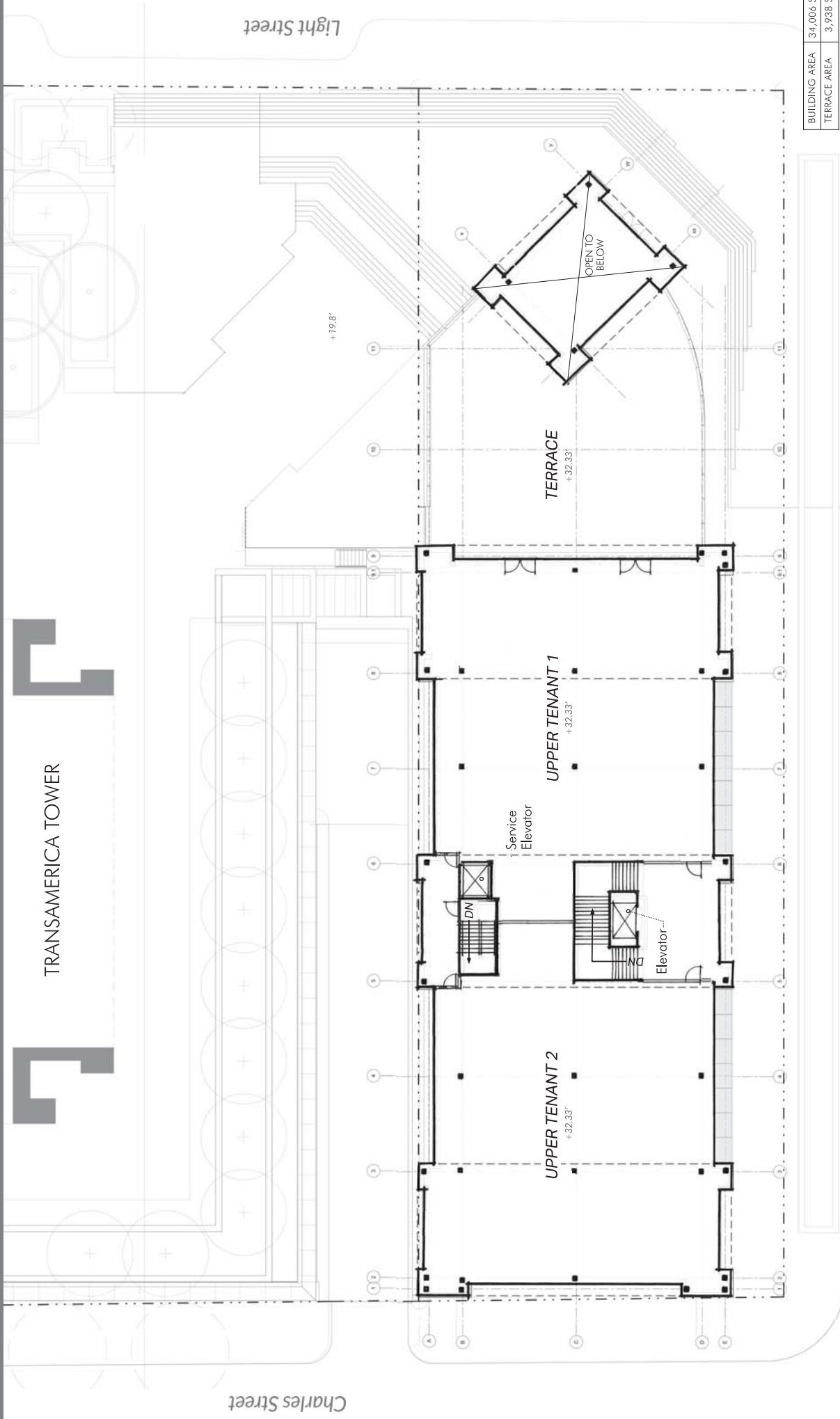
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TRANSAMERICA TOWER



Charles Street

Light Street

+19.8'

UPPER TENANT 2
+32.33'

UPPER TENANT 1
+32.33'

TERRACE
+32.33'

Service Elevator

Elevator...

OPEN TO BELOW

BUILDING AREA	34,006 SF
TERRACE AREA	3,938 SF

Pratt Street

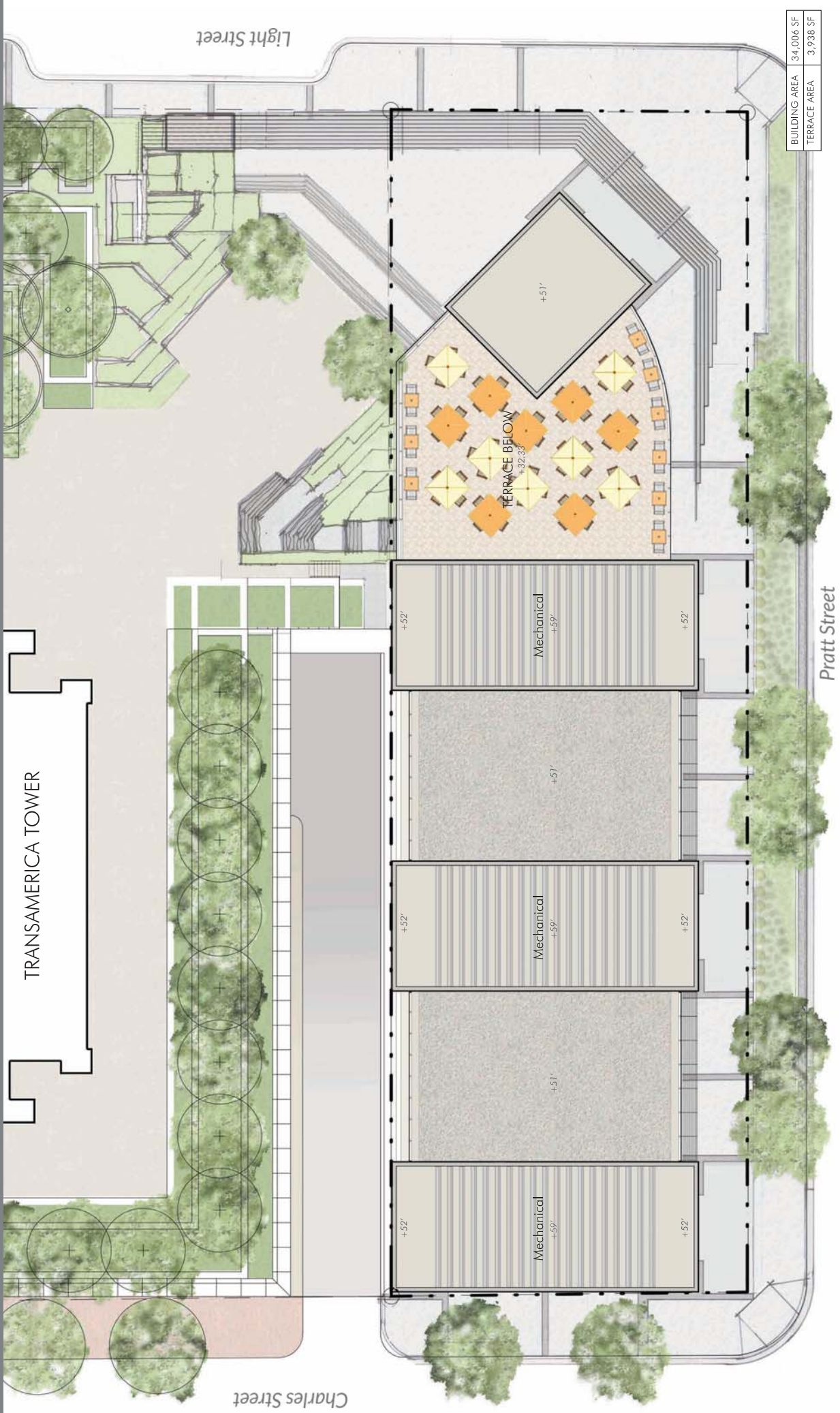


Upper Level

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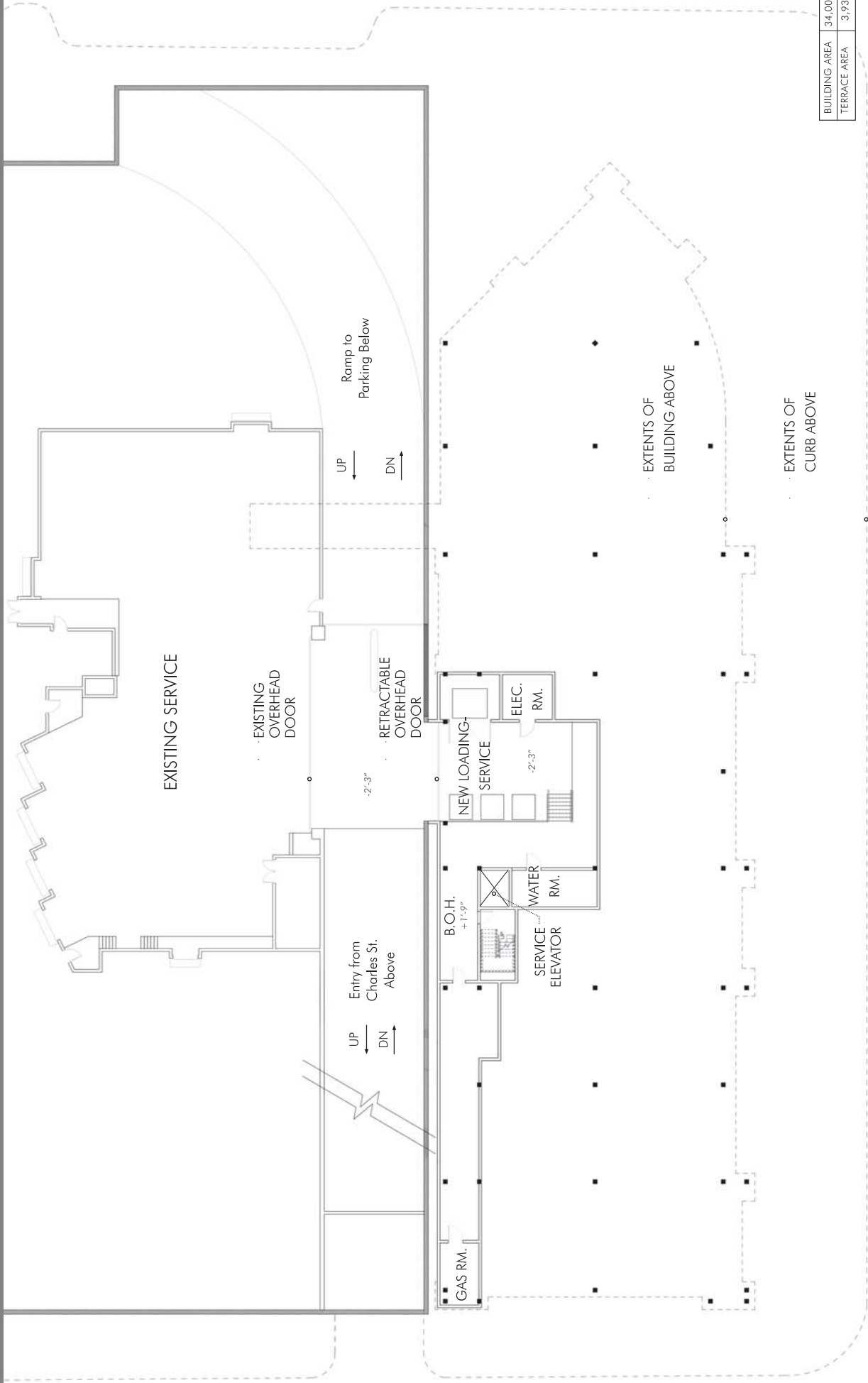


Roof Level

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BUILDING AREA	34,006 SF
TERRACE AREA	3,938 SF



B-1 Basement Service Level

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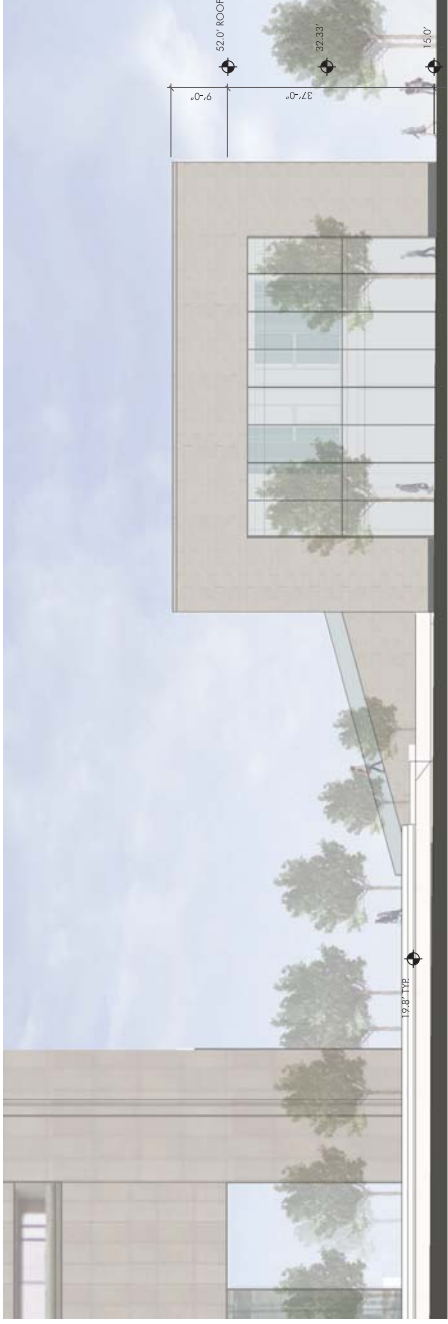
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South Elevation at Pratt Street

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West Elevation at Charles Street



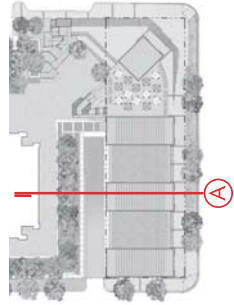
East Elevation at Light Street



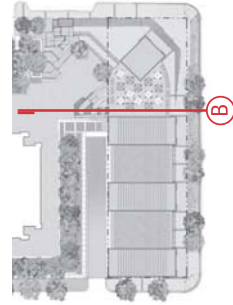
Elevations

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Building Section A



Building Section B



Building Sections

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View East at Pratt and Light Street



View East on Pratt from Charles to Light Street



View North to Light Street



Intersection of Pratt and Light Street

Pratt Street Renderings

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Pratt Street Rendering

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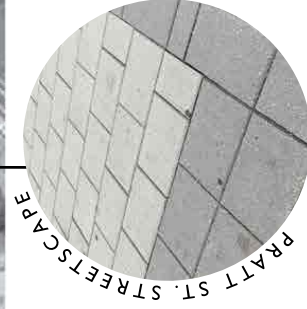
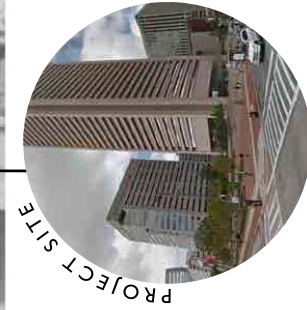
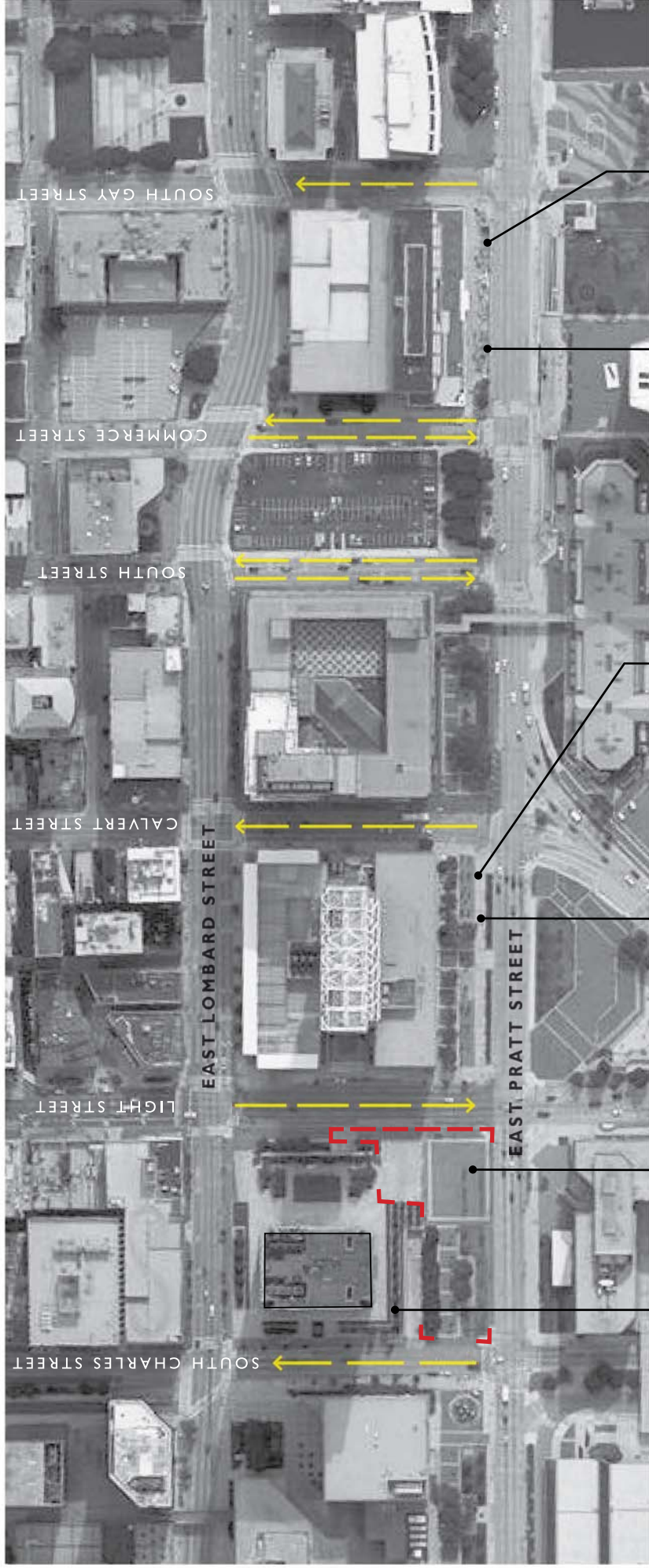
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Pratt Street Rendering

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Site Context

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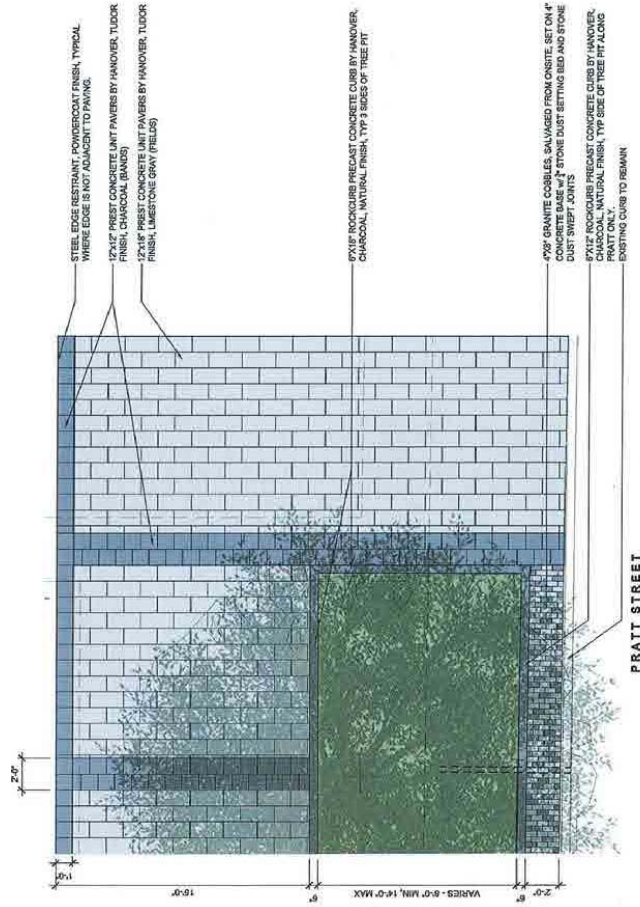
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Pratt Street Design Guidelines

- Sidewalk width; min. 15'-0" and max. 25'-0"
- Landscape zone; min. 8'-0" and max. 14'-0"
- Street trees; every 25'-0" - 35'-0" O.C.
- Street trees at consistent spacing
- Street trees min. 3" caliper
- Large shade trees preferred, 'limbed-up" for retail visibility
- Planting max. 24" ht.
- Landscape design approved by UDARP; Oct. 2009 stands as precedent and standard
- Changes will be considered on case-by-case basis
- Landscape should retain similar linear elements as approved by UDARP and outlined in the Pratt Street concept plan



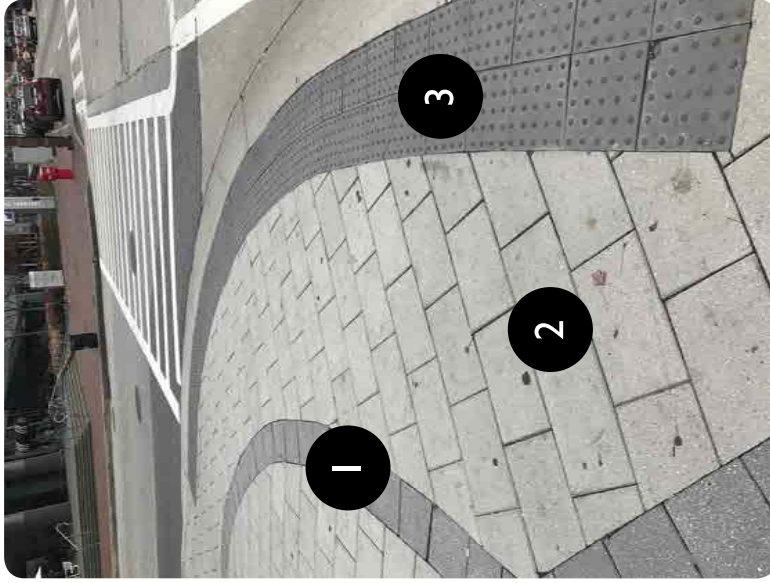
Existing Transamerica Plaza Site



Pratt Street Guidelines and Existing Transamerica Plaza

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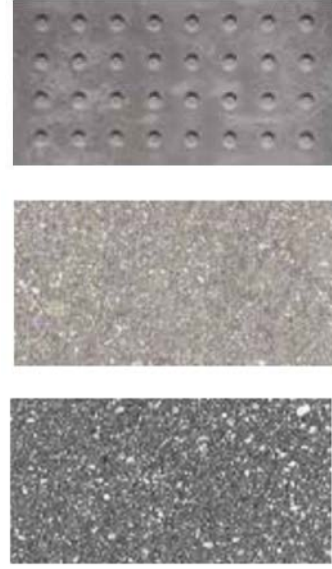
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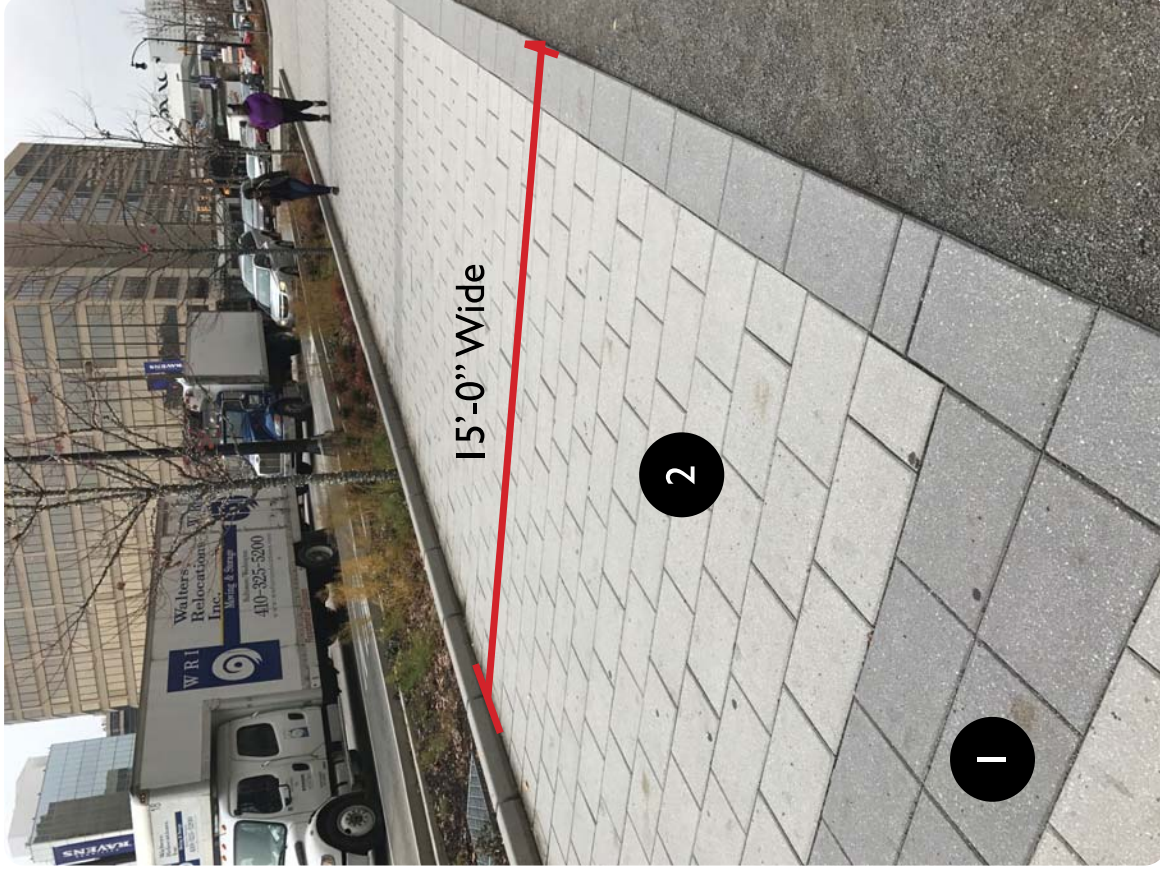
1 12" x 12" Charcoal Paver
Tudor Finish (Hanover)

2 12" x 18" Limestone Gray
Paver Tudor Finish
(Hanover)

3 12" x 12" Charcoal Paver
Detectable Warning
(Hanover)



100 East Pratt



15'-0" Wide

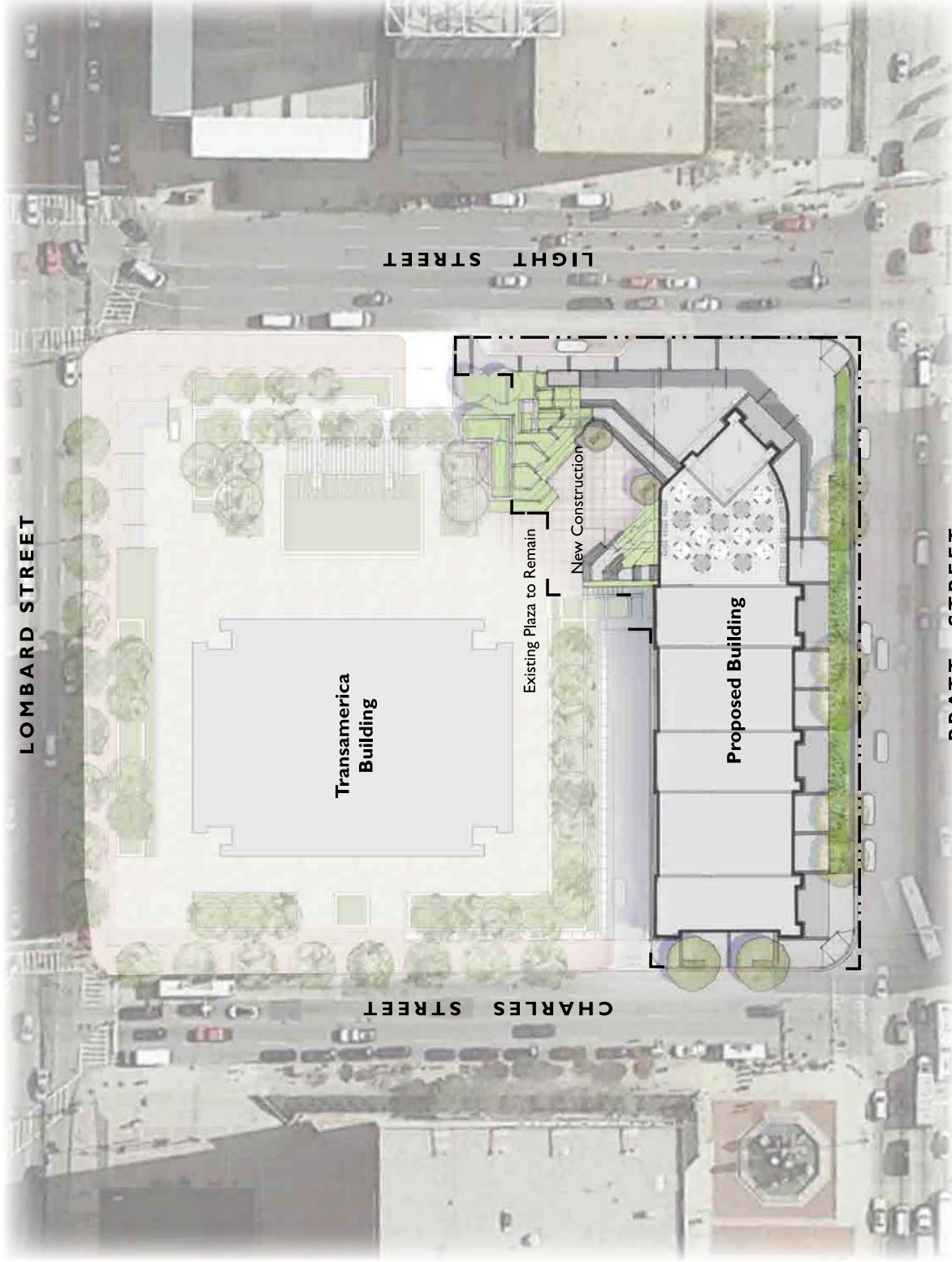
Existing Pratt Street Pavers

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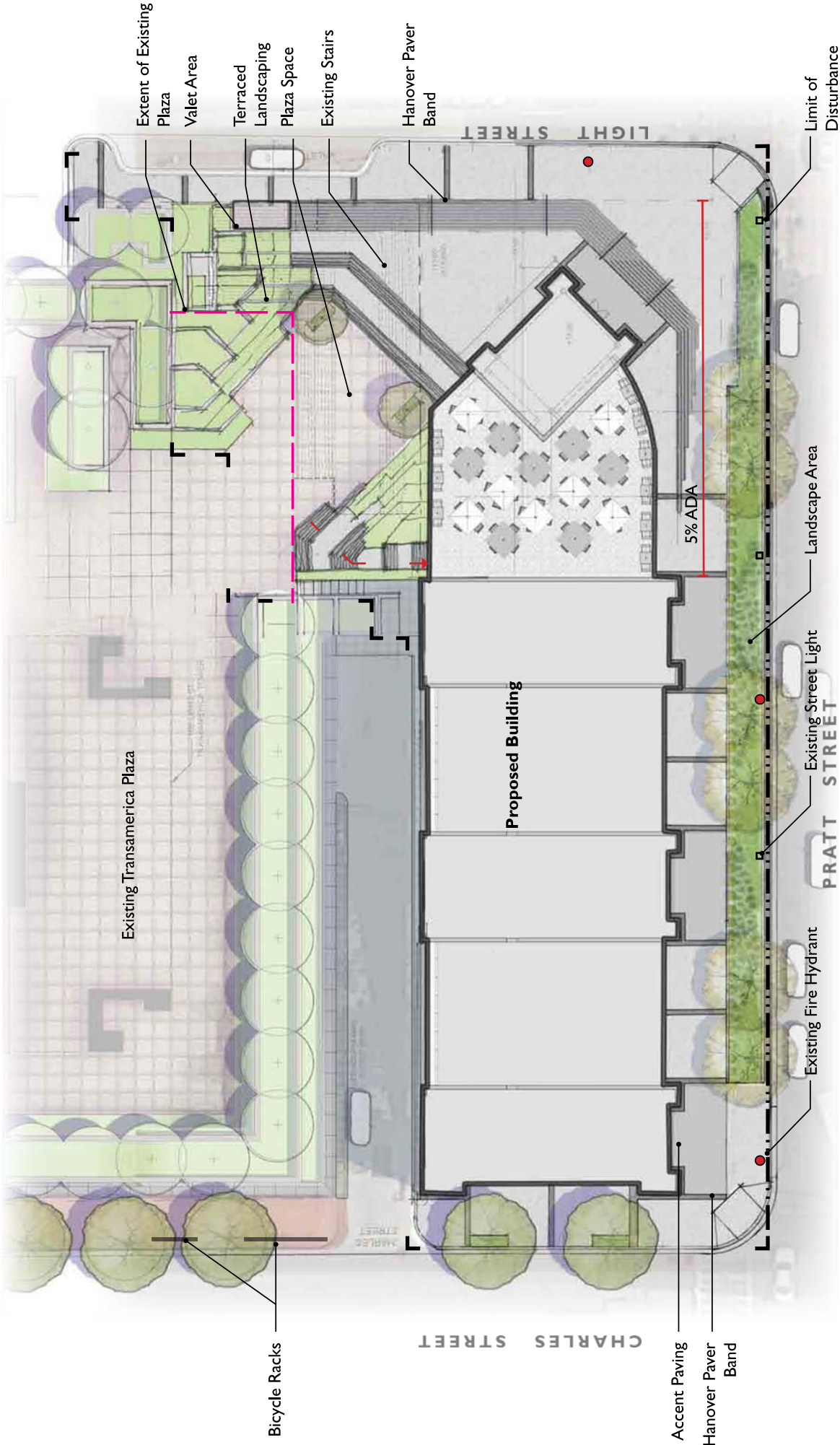


Contextual Plan

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Concept Plan

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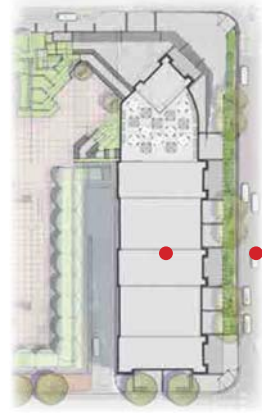
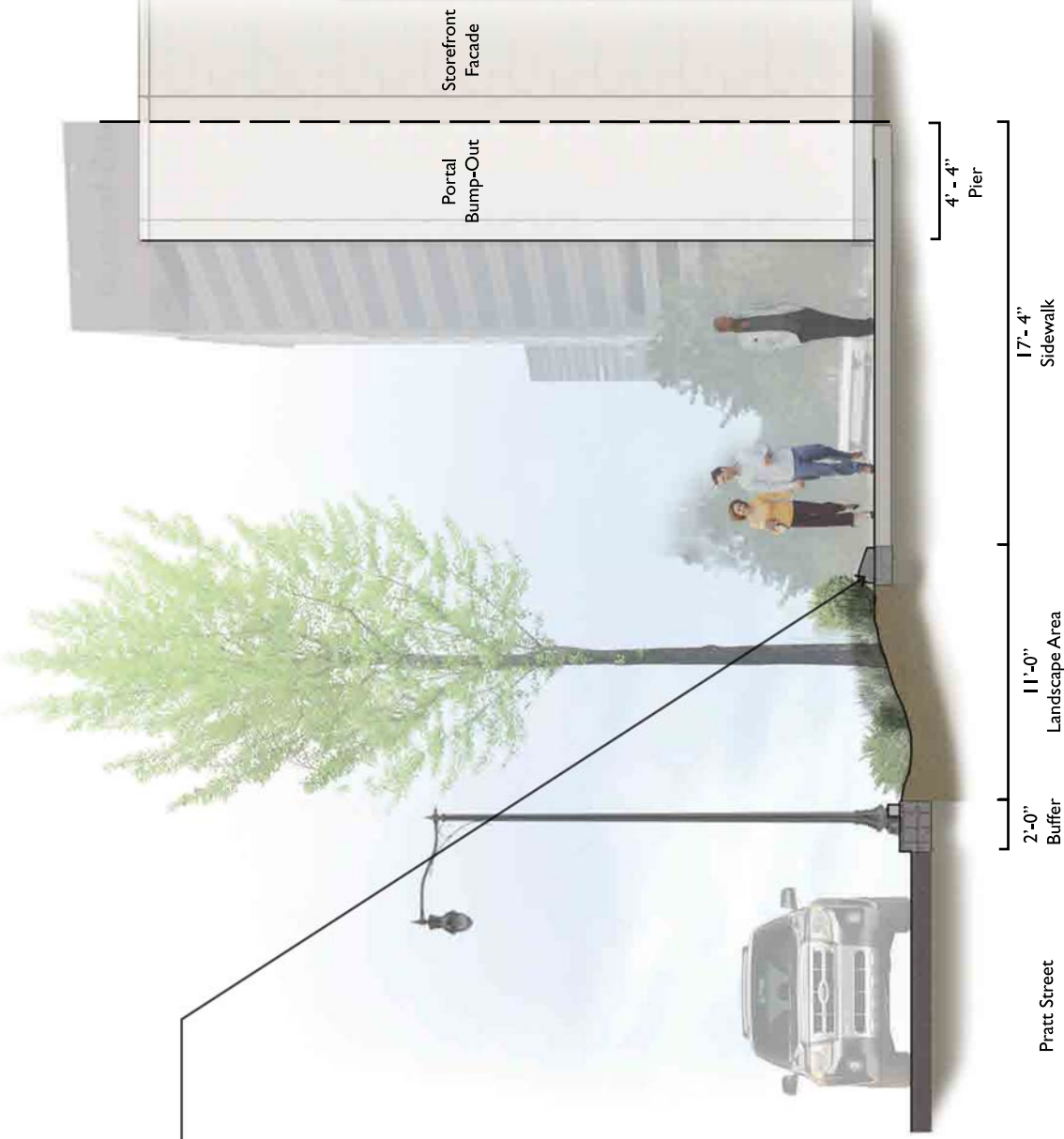
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Monumental Curb



KEY MAP

Pratt Street Streetscape Section

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Light Street

Valet Drop-Off

Sidewalk

Steps

Landing

Steps

Landing

KEY MAP

Light Street Streetscape Section

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Platanus x acerifolia
London Plane Tree

Ht: 75 - 90'
Sp: 60 - 75'



Quercus phellos 'Hightower'
Hightower Willow Oak

Ht: 40 - 75'
Sp: 25 - 50'



Clethra alnifolia 'Hummingbird'
Dwarf Summersweet

Ht: 2 - 4'
Sp: 3 - 5'



Itea virginiana 'Little Henry'
Threadleaf Bluestar

Ht: 1.5 - 2'
Sp: 2 - 3'



Muhlenbergia capilaris
Pink Muhly Grass

Ht: 2 - 3'
Sp: 2 - 3'



Rudbeckia fulgida var. *fulgida*
Black-eyed Susan

Ht: 1.5 - 2'
Sp: 1 - 2'



Streetscape Plant Palette

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Nyssa sylvatica 'Tupelo Tower'
Columnar Black Gum

Ht: 75' - 90'
Sp: 60' - 75'



Ilex crenata 'Helleri'
Japanese Holly

Ht: 2' - 4'
Sp: 3' - 5'



Amsonia hubrechtii
Threadleaf Bluestar

Ht: 2' - 3'
Sp: 2' - 3'



Betula nigra
River Birch

Ht: 40' - 70'
Sp: 40' - 70'



Hydrangea quercifolia 'Ruby Slippers'
Oakleaf Hydrangea

Ht: 3' - 5'
Sp: 3' - 5'



Pennisetum alopecuroides 'Hameln'
Fountain Grass

Ht: 1.2' - 2.5'
Sp: 1.5' - 2.5'



Plaza Plant Palette

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