

2017|05|18

BAINBRIDGE FEDERAL HILL

Final UDARP

Kimley»Horn

BAINBRIDGE

THE BAINBRIDGE COMPANIES LLC

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SCHEMATIC DESIGN COMMENTS

01 Building Massing

...deeper + wider setback between volumes

...contrasting treatment of top floors

...glass joint should be more bridge-like [narrower + longer]

...align southern building joint with curb cut [1/3-2/3 relationship for southern masses]

...misalignment of building and property lines

02 Visibility of Digital Harbor High School from Key Highway

03 greater detail for Covington garage facade requested

...additional entrance at south end of Covington

04 Landscape comments

...additional detail requested for Covington garage facade, stoop entries, main entrances

...clarify logic in use of shade v. ornamental street trees

...clarify relationship to + interface with excluded triangular parcel

01

Context



MARYLAND SCIENCE CENTER

AMERICAN VISIONARY ARTS MUSEUM

FEDERAL HILL PARK

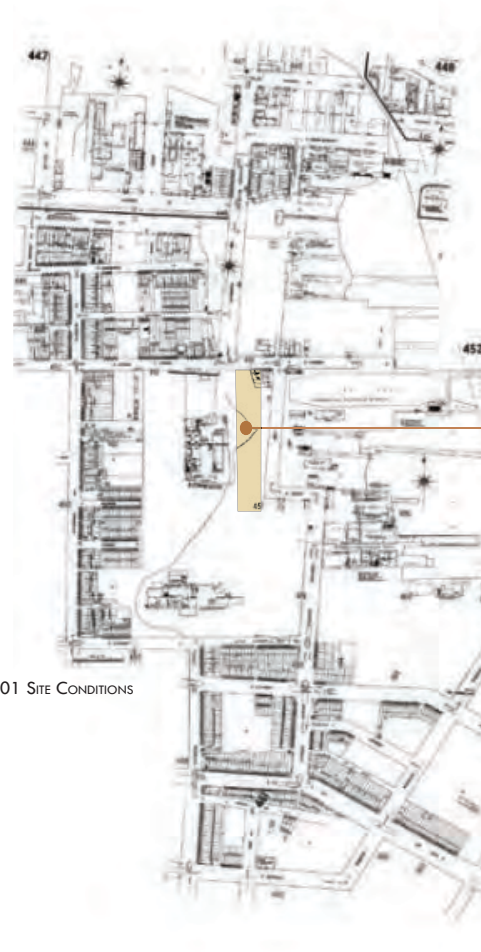
HARBORVIEW TOWER

CROSS ST. MARKET

SITE

DIGITAL HARBOR HIGH SCHOOL

4 Bainbridge Federal Hill



1901 SITE CONDITIONS



1952 SITE CONDITIONS

APPROXIMATE SITE LOCATION



SITE



5 Bainbridge Federal Hill

02

Updated Building Design





NORTHEAST AERIAL
[SCHEMATIC UDARP]

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NORTHEAST AERIAL
[UPDATED]

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SOUTHEAST AERIAL
[SCHEMATIC UDARP]



10 Bainbridge Federal Hill

SOUTHEAST AERIAL
[UPDATED]



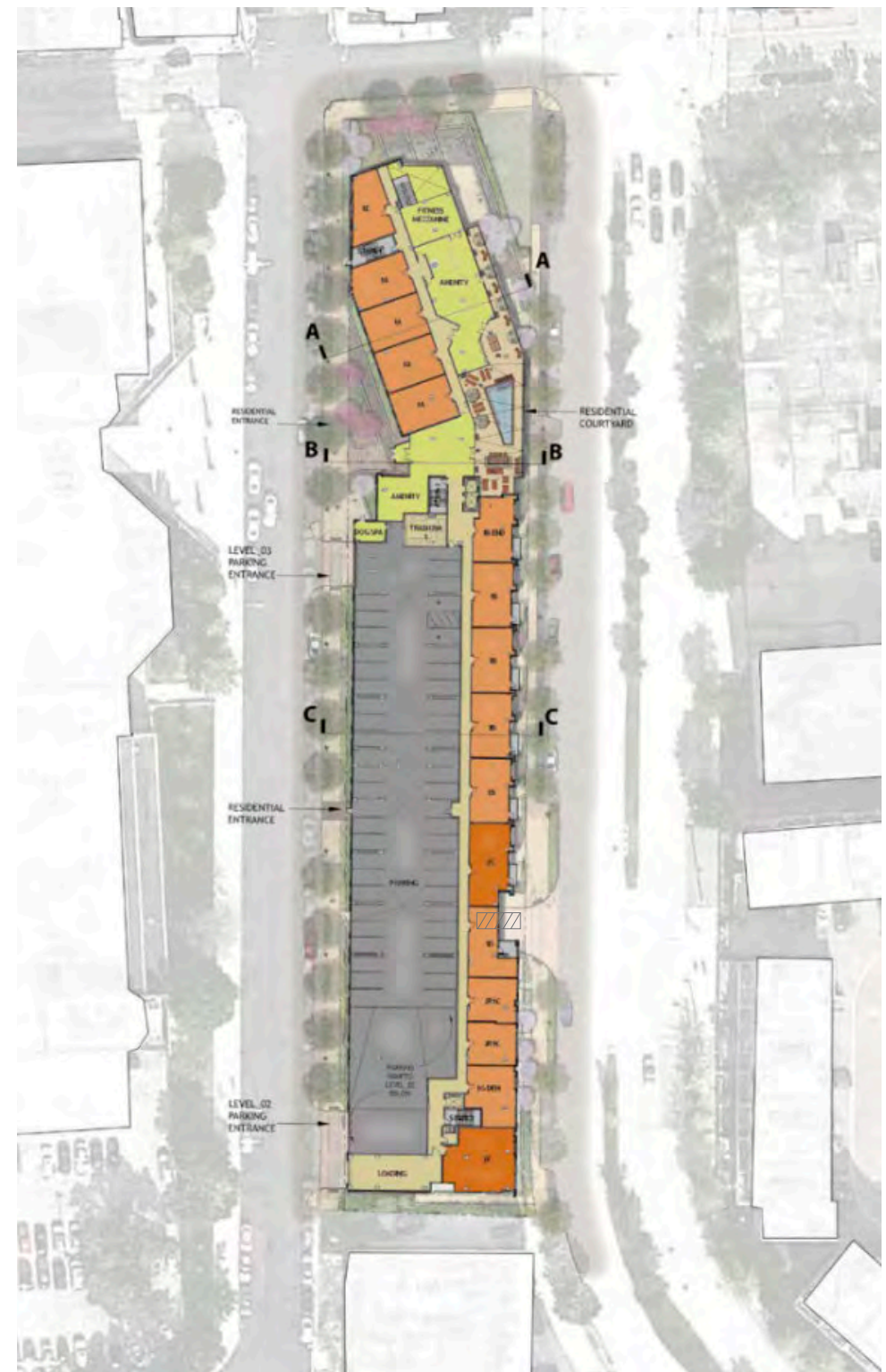
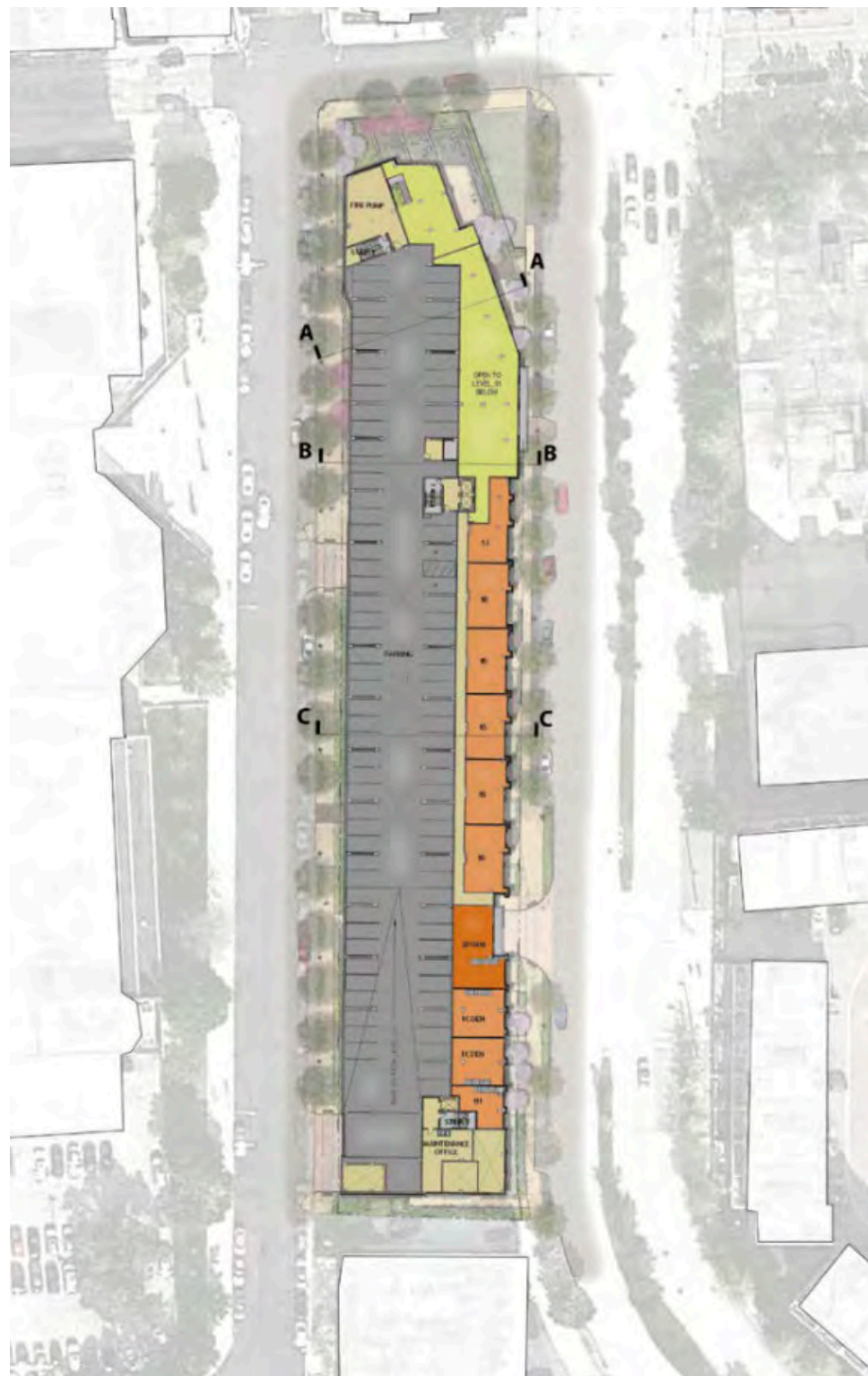
11 Bainbridge Federal Hill

SOUTHWEST AERIAL
[UPDATED]



12 Bainbridge Federal Hill

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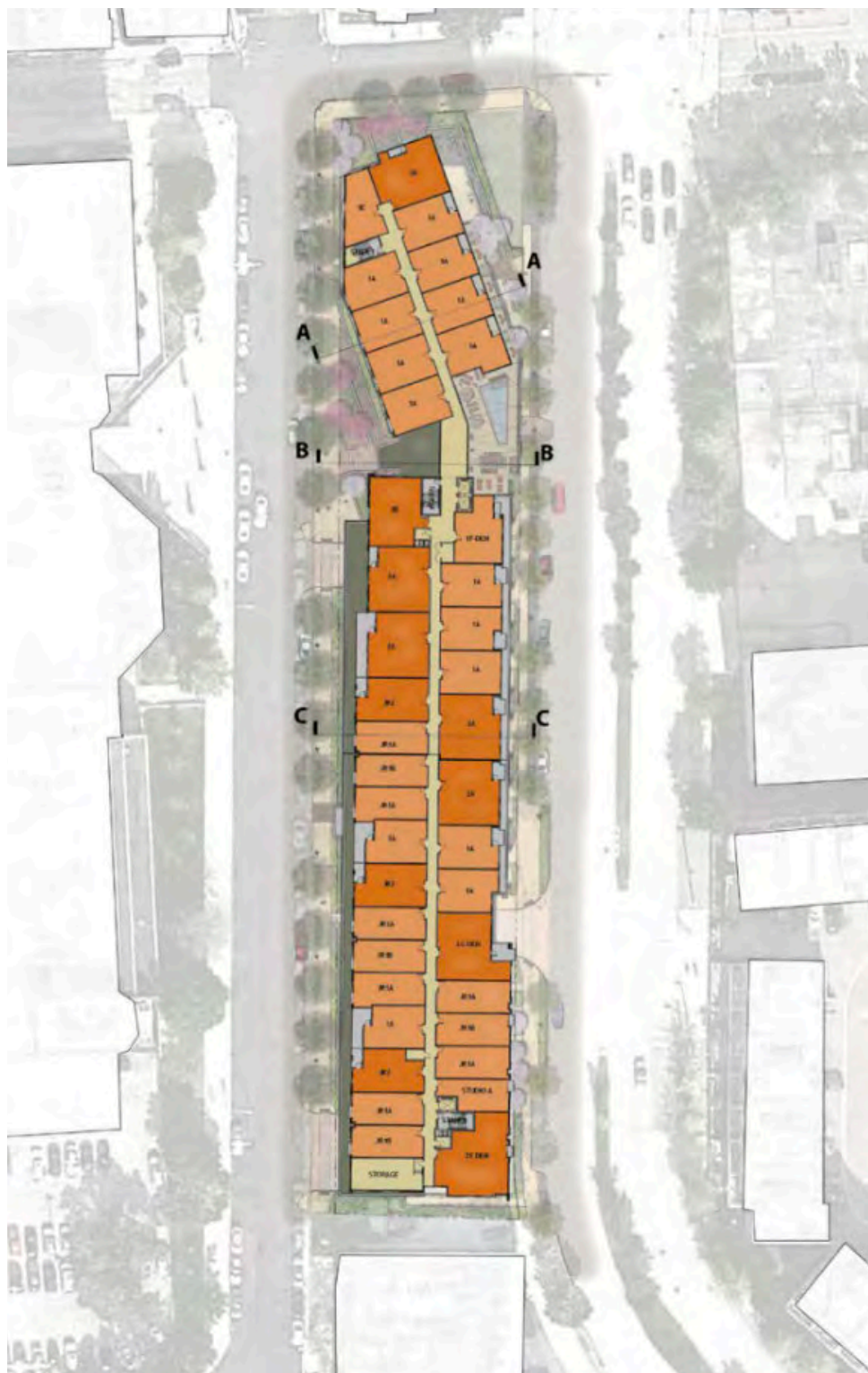


LEVEL_01 [KEY HIGHWAY LEVEL]

LEVEL_02

LEVEL_03 [COVINGTON LEVEL]

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LEVELS_04=07 [TYPICAL RESIDENTIAL LEVEL]



LEVEL_08 [UPPER AMENITY LEVEL]

14 Bainbridge Federal Hill

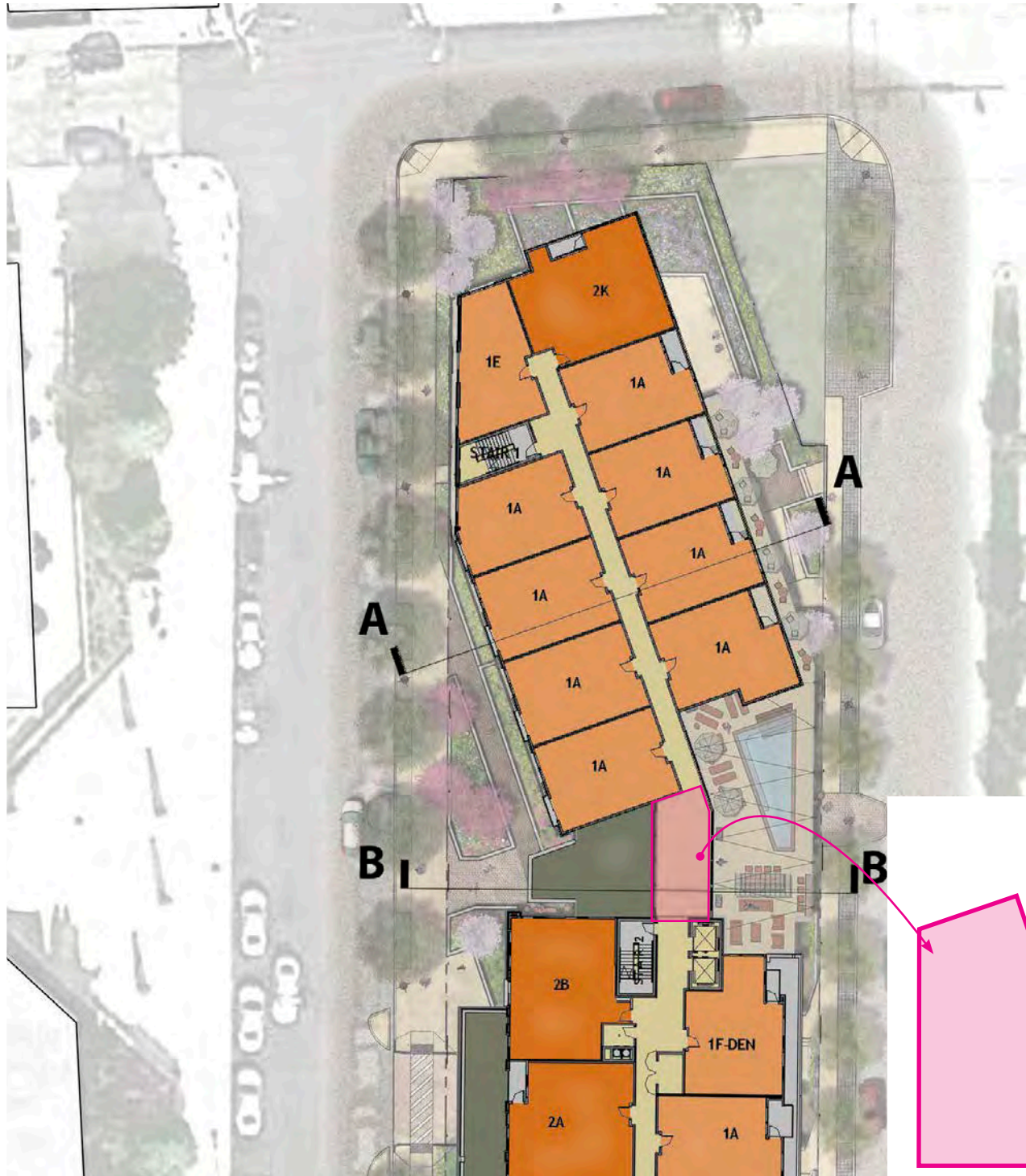


UPDATED DESIGN

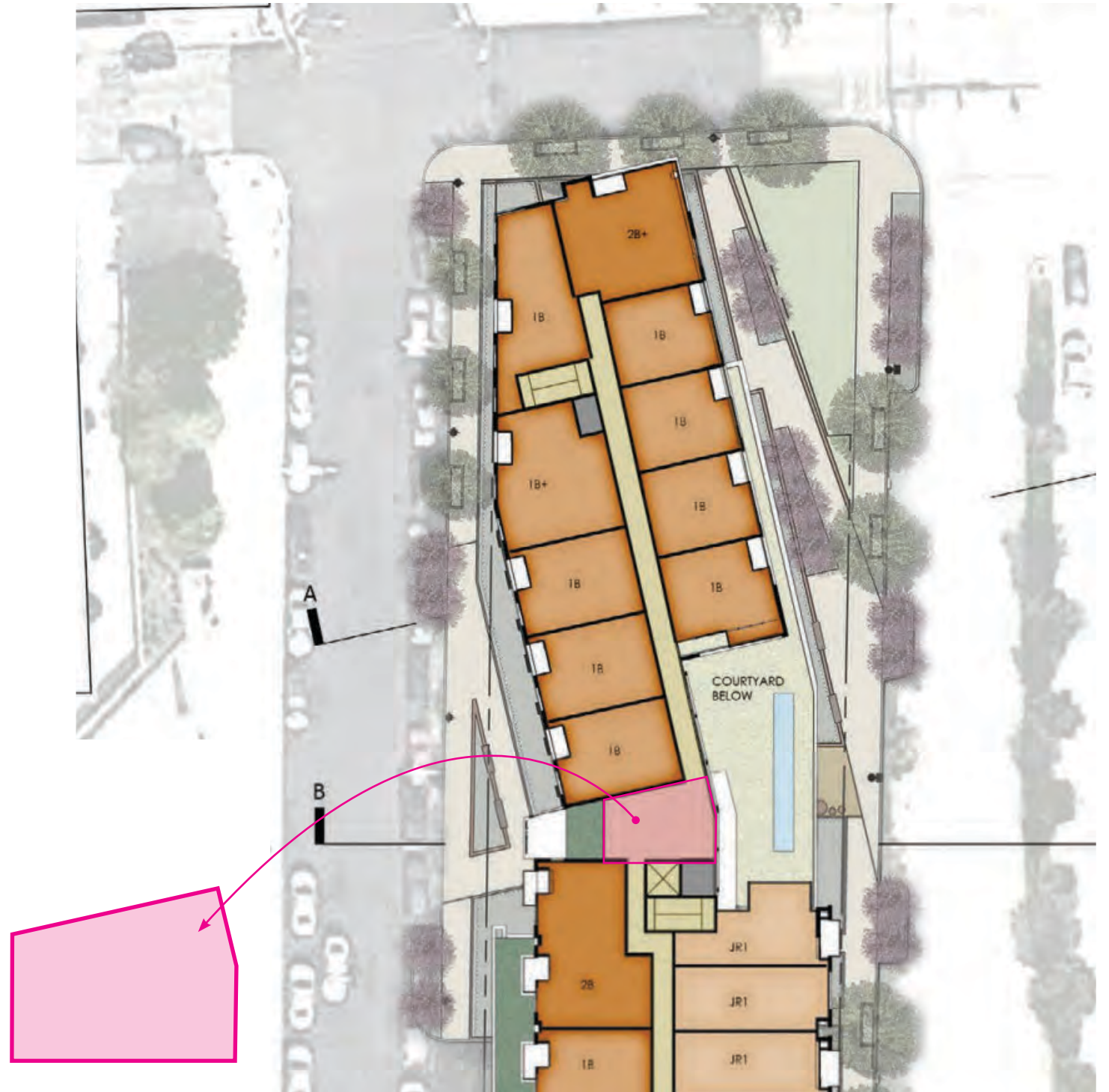
15 Bainbridge Federal Hill



SCHEMATIC UDARP



UPDATED DESIGN



SCHEMATIC UDARP



E-W SECTION A-A [@ BURIED GARAGE]



E-W SECTION C-C [@ EXPOSED GARAGE]





E-W SECTION B-B [@ BRIDGE]



SCHEMATIC UDARP E-W SECTION [@ BRIDGE]



EAST [KEY HIGHWAY] ELEVATION
SCHEMATIC UDARP



EAST [KEY HIGHWAY] ELEVATION
UPDATED DESIGN

20 Bainbridge Federal Hill



WEST [COVINGTON ST.] ELEVATION

SCHEMATIC UDARP



WEST [COVINGTON ST.] ELEVATION

UPDATED DESIGN

21 Bainbridge Federal Hill



NORTH [Cross St.] ELEVATION

SCHEMATIC UDARP



SOUTH ELEVATION



NORTH [Cross St.] ELEVATION

UPDATED DESIGN



SOUTH ELEVATION

NORTHEAST CORNER
[UPDATED]





SCHOOL
SPEED
LIMIT
25
M.P.H.
7AM-4PM
SCHOOL DAYS ONLY

NO
STOPPING
←→

SOUTHEAST CORNER
[SCHEMATIC UDARP]



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SOUTHEAST CORNER
[UPDATED]



26 Bainbridge Federal Hill

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NORTHWEST CORNER
[SCHEMATIC UDARP]



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NORTHWEST CORNER
[UPDATED]



28 Bainbridge Federal Hill

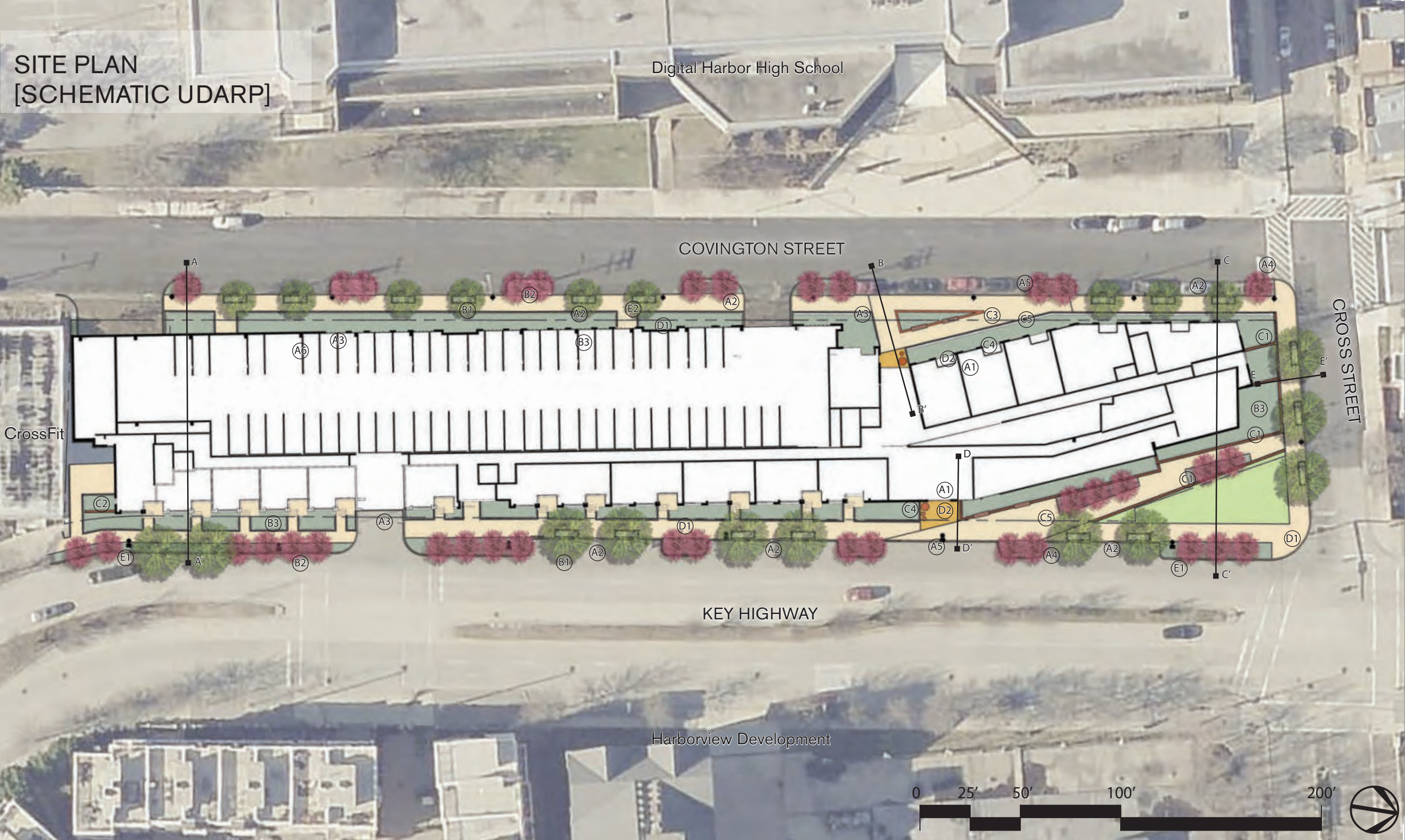
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03

Updated Landscape Design

SITE PLAN
[SCHEMATIC UDARP]



- LEGEND**
- SITE FEATURES**
 A1 PRIMARY PEDESTRIAN ENTRY
 A2 PARALLEL STREET PARKING
 A3 PARKING GARAGE ENTRANCE
 A4 CURB BUMP-OUT
 A5 LEVEL 1 AMENITY AREA
 A6 PROPERTY LINE
- PLANTING**
 B1 SHADE TREE
 B2 ORNAMENTAL TREE
 B3 LOW SHRUBS, GROUNDCOVER AND ORNAMENTAL GRASSES
- FURNISHINGS**
 C1 RETAINING WALL
 C2 FREESTANDING SCREEN WALL
 C3 RAISED PLANTER
 C4 MOVE-ABLE PLANTERS
 C5 BIKE RACKS
- HARDSCAPE**
 D1 CAST-IN-PLACE CONCRETE
 D2 SPECIAL PAVING
- LIGHTING**
 E1 KEY HIGHWAY TYPICAL POLE
 E2 PEDESTRIAN SCALE ACORN FIXTURE

**SITE PLAN
[UPDATED]**



LEGEND

SITE FEATURES

- A1 PRIMARY PEDESTRIAN ENTRY
- A2 PARALLEL STREET PARKING
- A3 PARKING GARAGE ENTRANCE
- A4 CURB BUMP-OUT
- A5 LEVEL 1 AMENITY AREA
- A6 PROPERTY LINE
- A7 LEVEL 3 AMENITY AREA
- A8 BGE / TRASH LAY-BY

PLANTING

- B1 SHADE TREE
- B2 ORNAMENTAL TREE
- B3 LOW SHRUBS, GROUNDCOVER AND ORNAMENTAL GRASSES
- B4 BIORETENTION PLANTINGS

FURNISHINGS

- C1 RETAINING WALL
- C2 BENCH SEATING
- C3 BICYCLE REPAIR STATION

HARDSCAPE

- D1 CAST-IN-PLACE CONCRETE
- D2 SPECIAL PAVING

LIGHTING

- E1 KEY HIGHWAY TYPICAL POLE
- E2 PEDESTRIAN SCALE ACORN FIXTURE

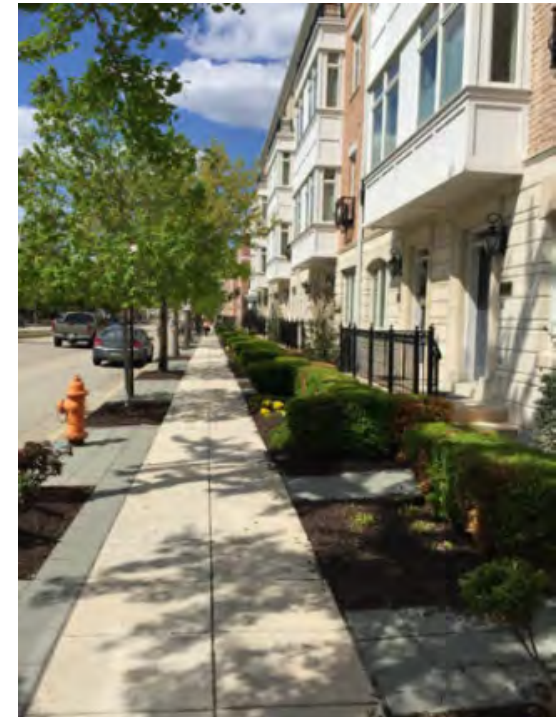
STREETSCAPE
CONTEXT



KEY HIGHWAY - ON-SITE



KEY HIGHWAY - ADJACENT AREA



COVINGTON STREET - ON-SITE



COVINGTON STREET - ADJACENT AREA

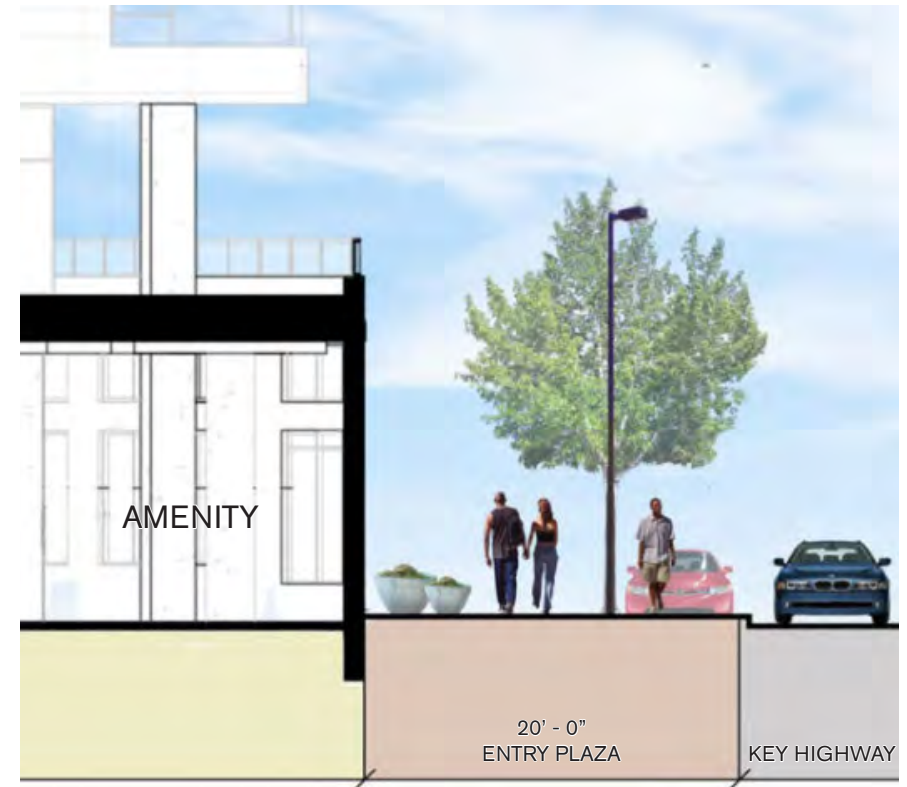
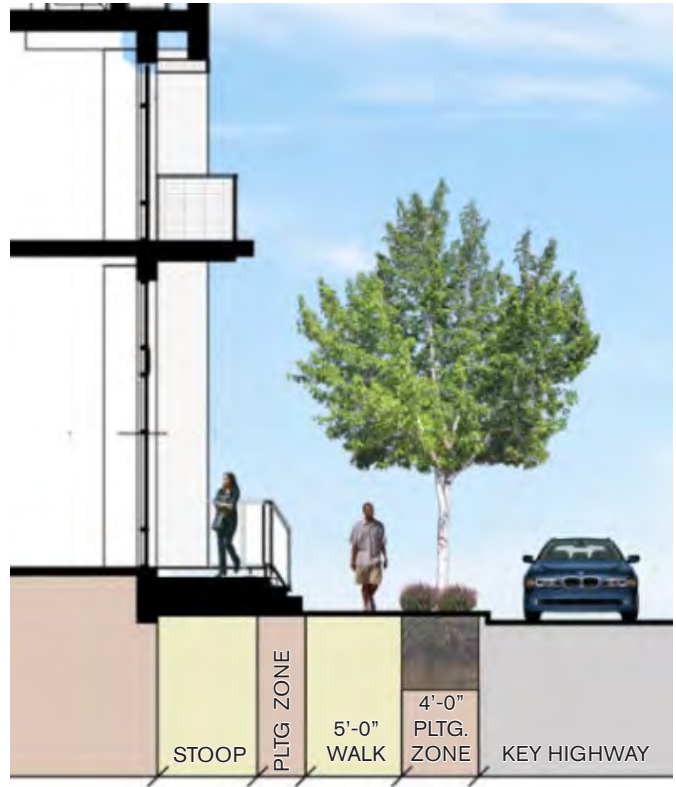
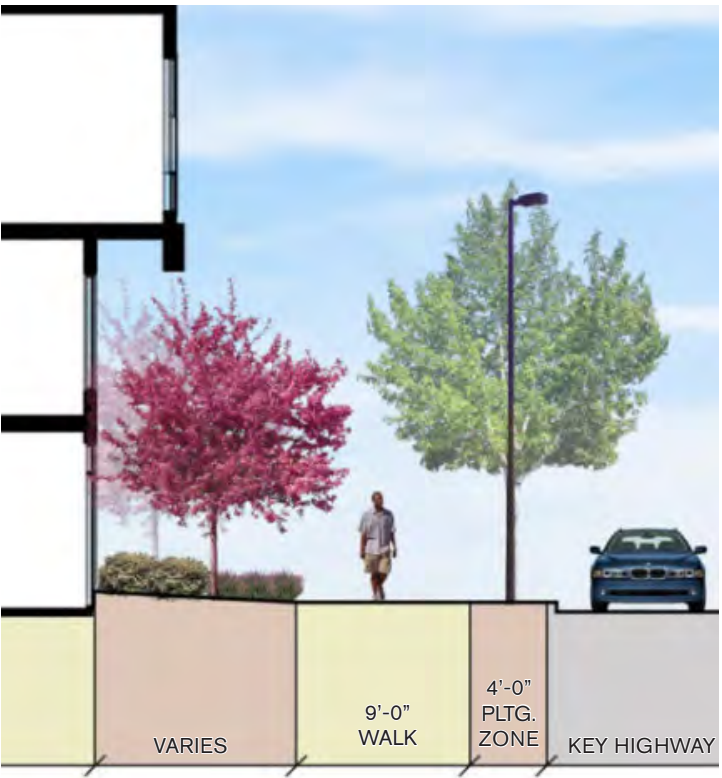
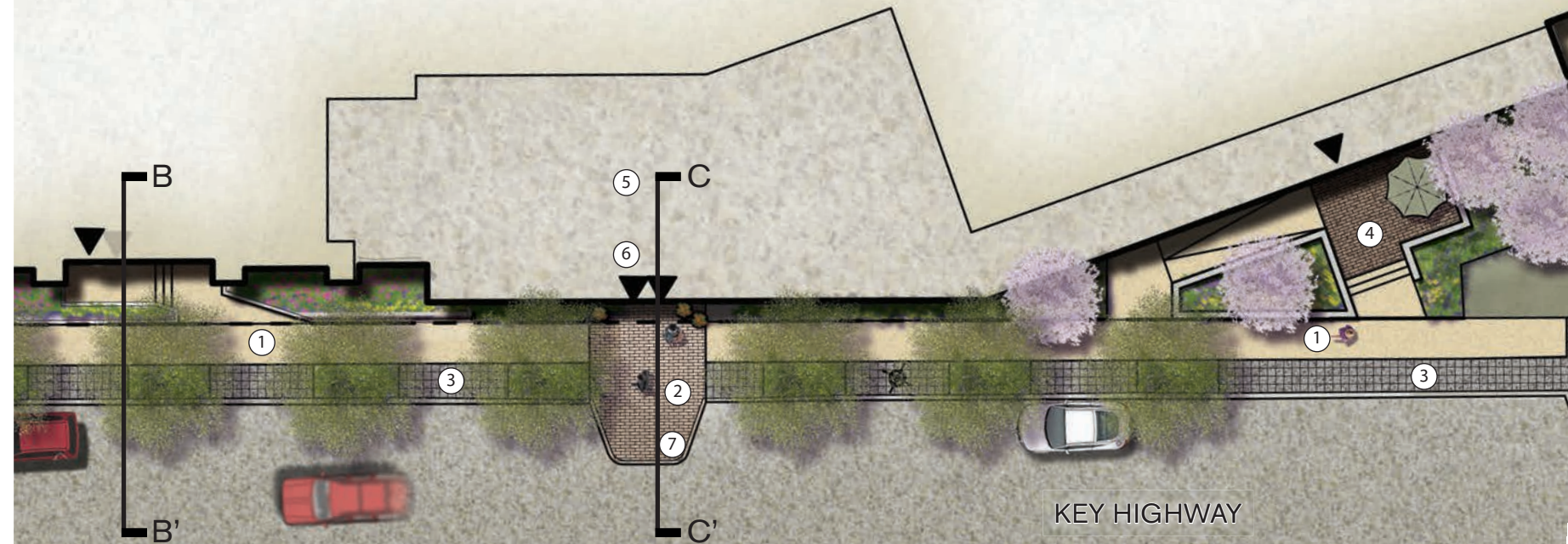
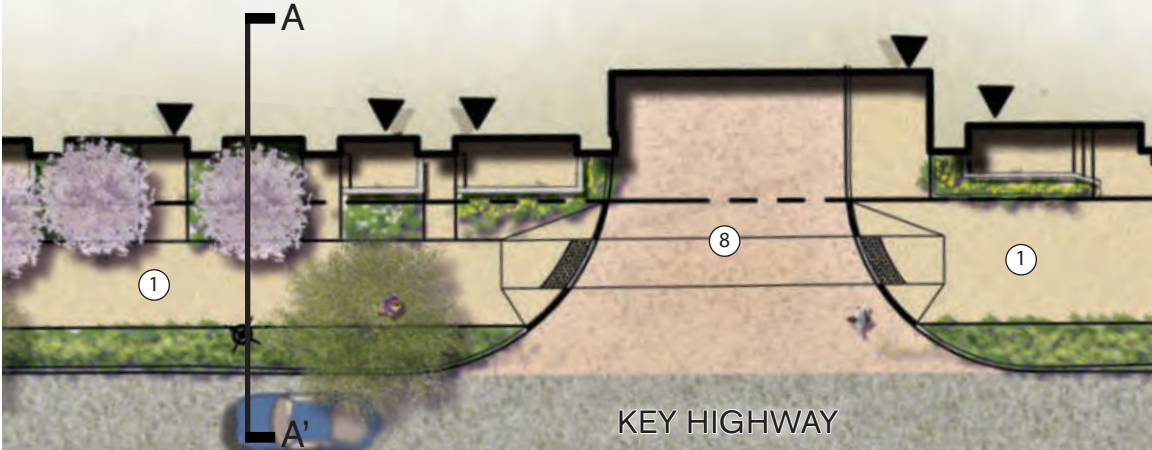


CROSS STREET - ON-SITE



CROSS STREET - ADJACENT AREA

KEY HIGHWAY ENLARGEMENTS



- LEGEND**
- ① CAST-IN-PLACE CONCRETE
 - ② CONCRETE UNIT PAVERS - ENTRANCES
 - ③ CONCRETE UNIT PAVERS - KEY HIGHWAY
 - ④ LEVEL 1 AMENITY AREA
 - ⑤ LEVEL 3 AMENITY AREA
 - ⑥ PRIMARY PEDESTRIAN ENTRY
 - ⑦ CURB BUMP-OUT
 - ⑧ PARKING GARAGE ENTRANCE





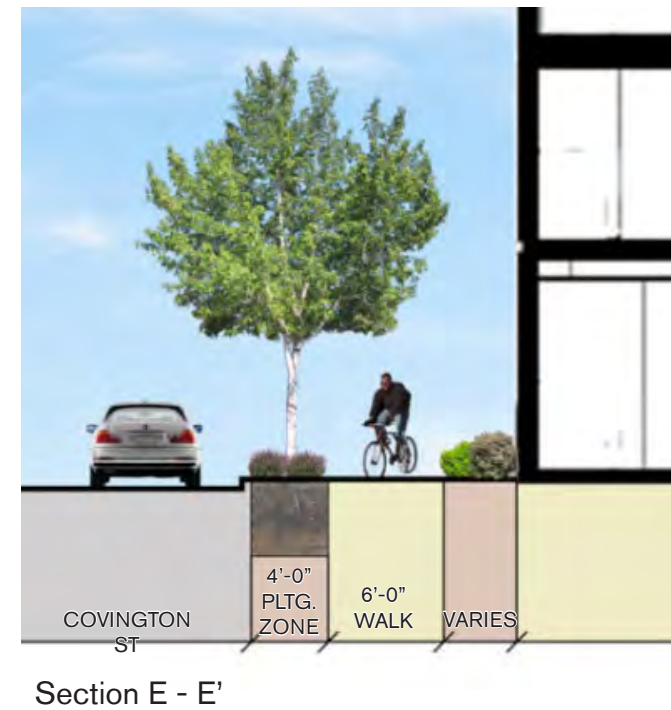
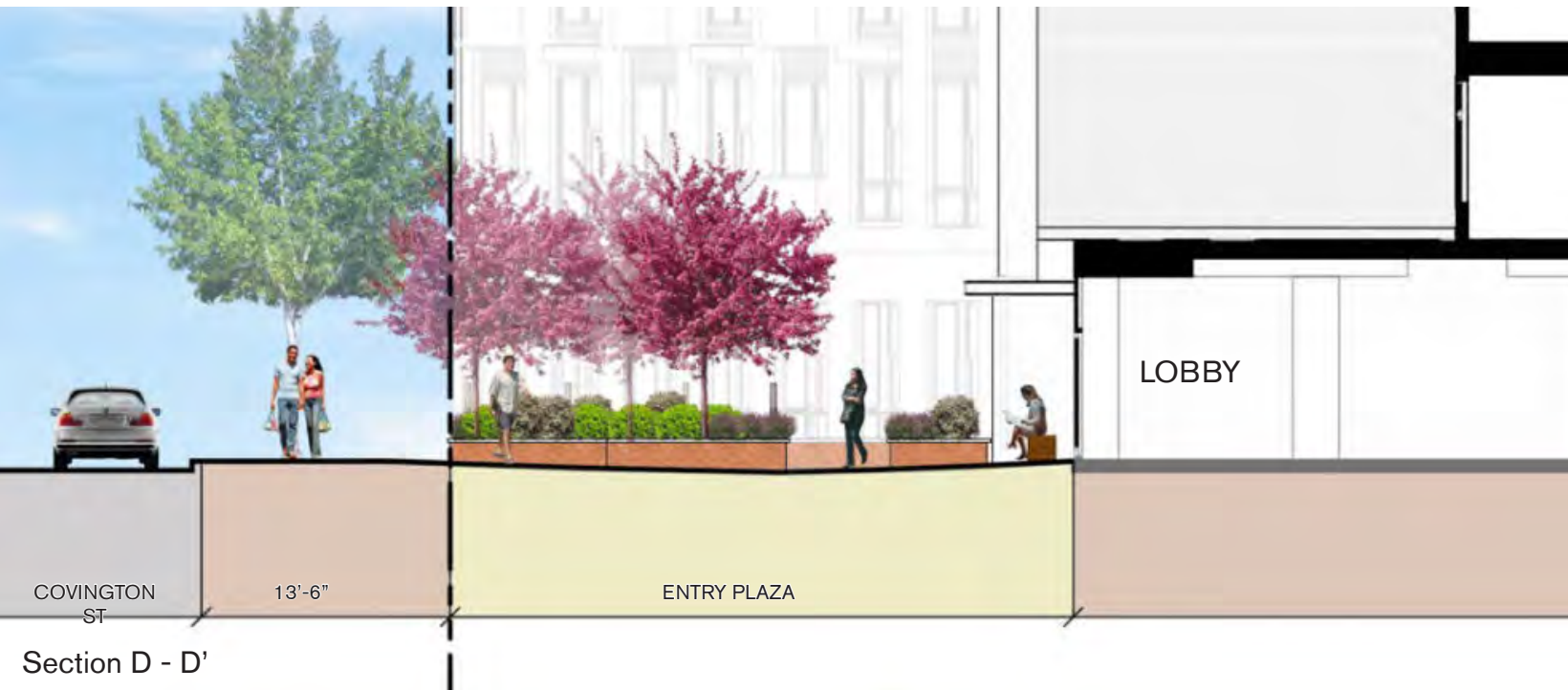
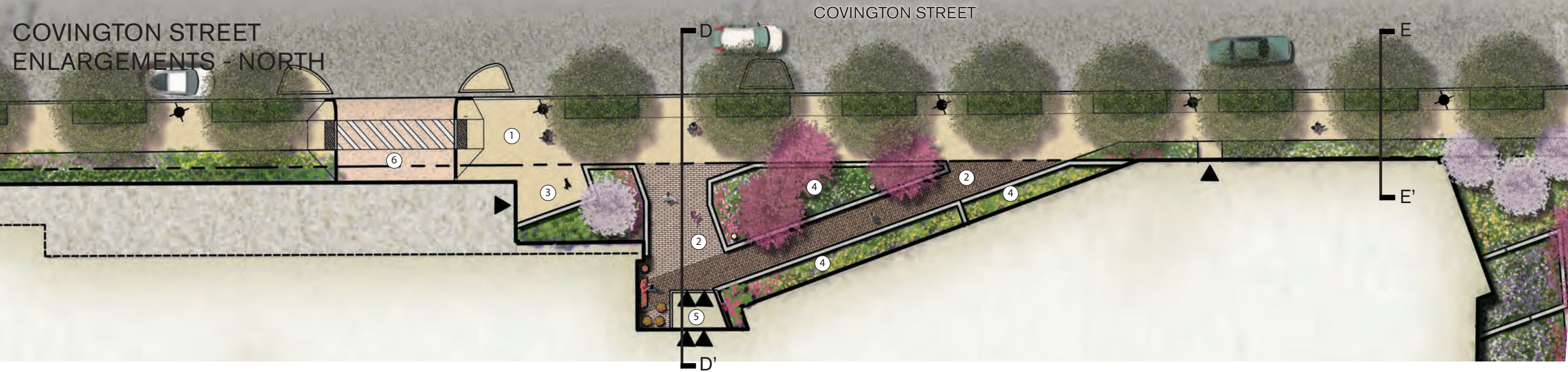




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COVINGTON STREET ENLARGEMENTS - NORTH



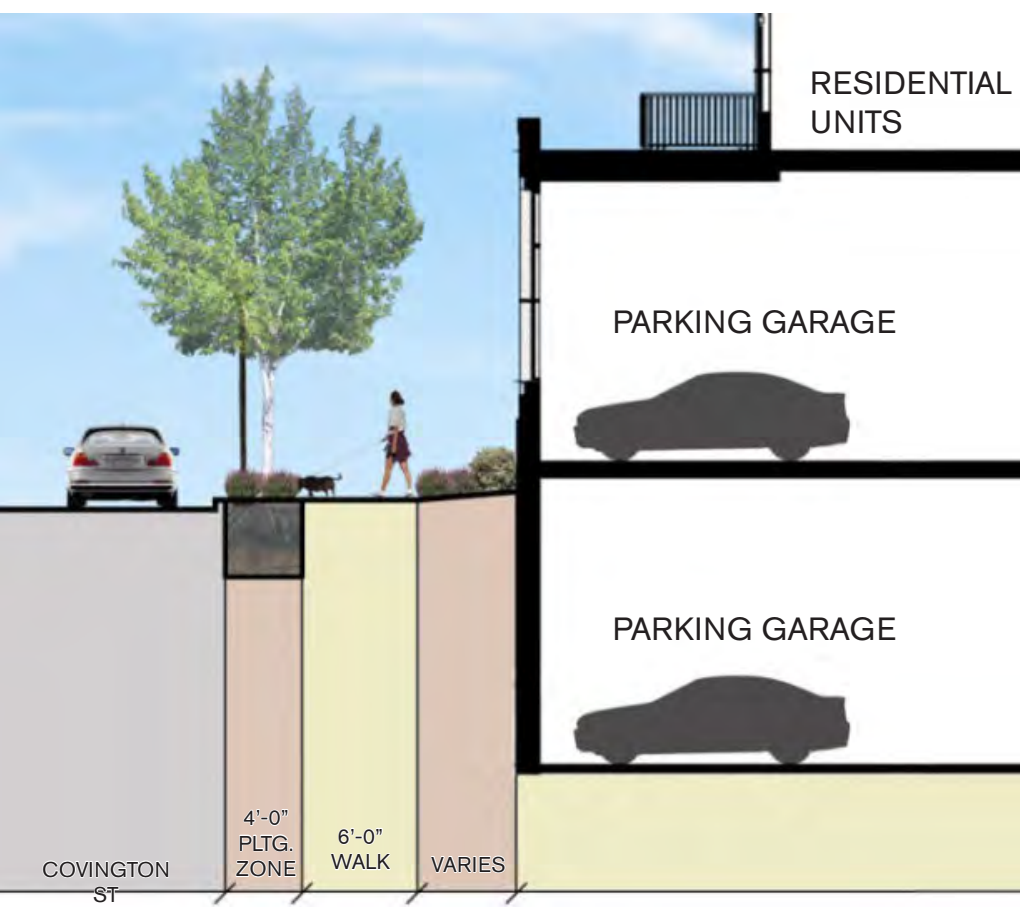
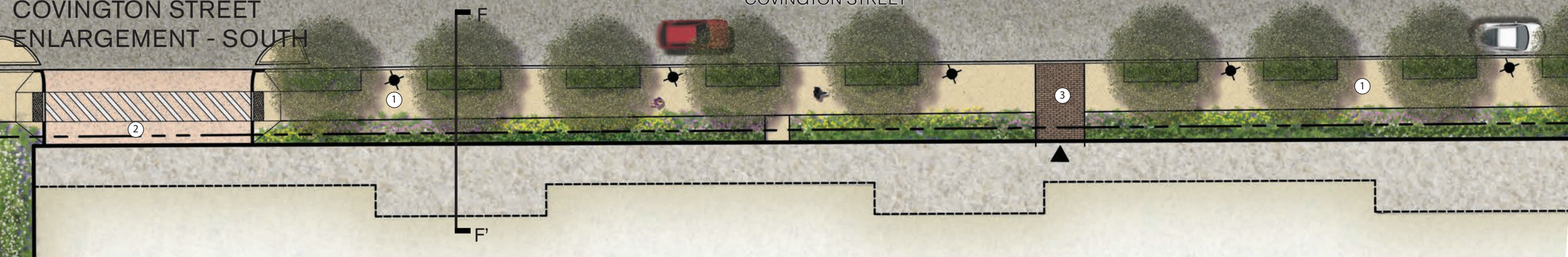
LEGEND

- ① CAST-IN-PLACE CONCRETE
- ② CONCRETE UNIT PAVERS - ENTRANCES
- ③ BIKE REPAIR STATION
- ④ RAISED CORTEN PLANTERS
- ⑤ PRIMARY PEDESTRIAN ENTRANCE
- ⑥ PARKING GARAGE ENTRANCE



COVINGTON STREET
ENLARGEMENT - SOUTH

COVINGTON STREET



Parking Garage Treatment Elevation

LEGEND

- ① CAST-IN-PLACE CONCRETE
- ② PARKING GARAGE ENTRANCE
- ③ CONCRETE UNIT PAVER
- ④ PARKING GARAGE ENTRANCE





SCHEMATIC UDARP



UPDATE PROPOSAL

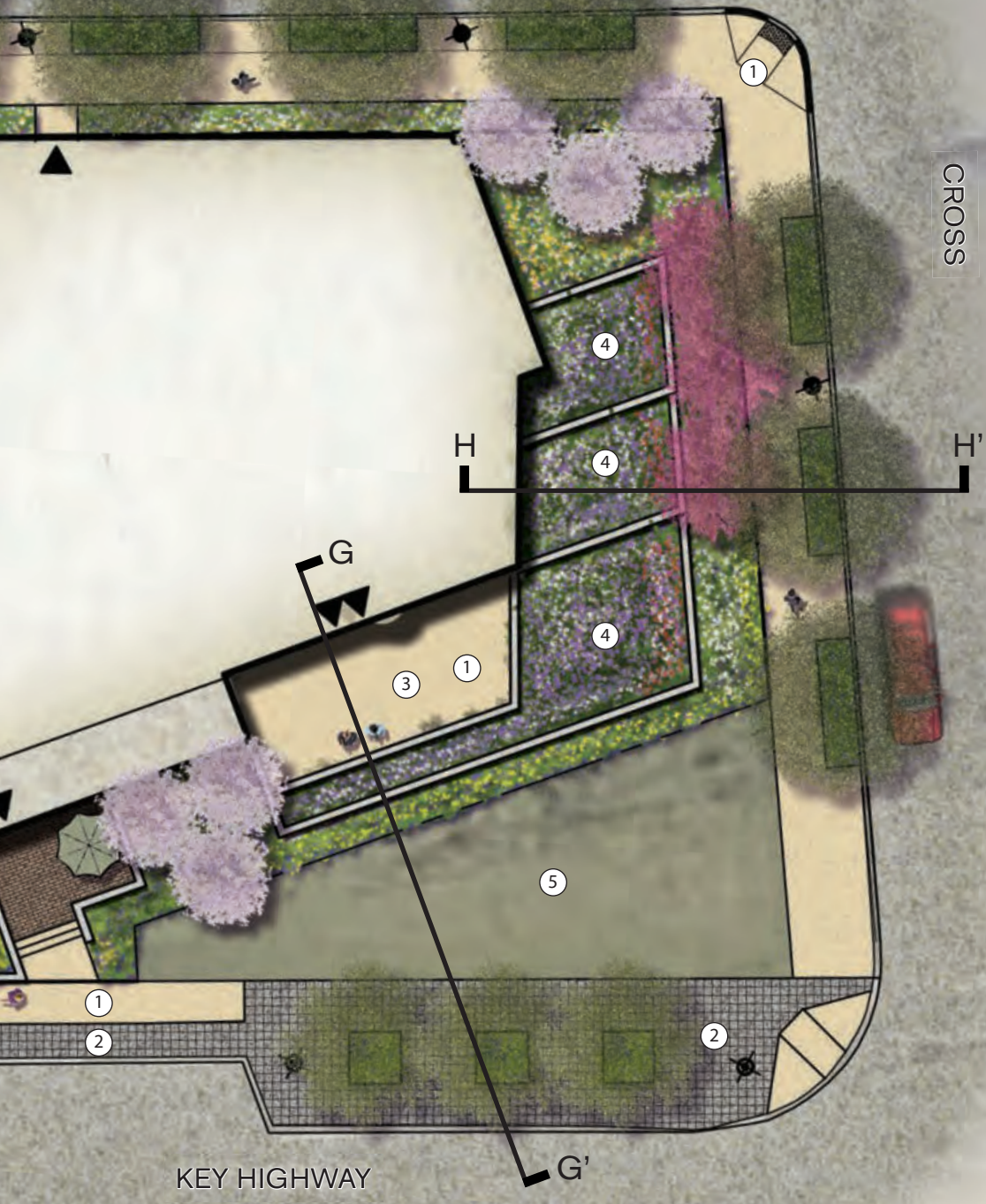


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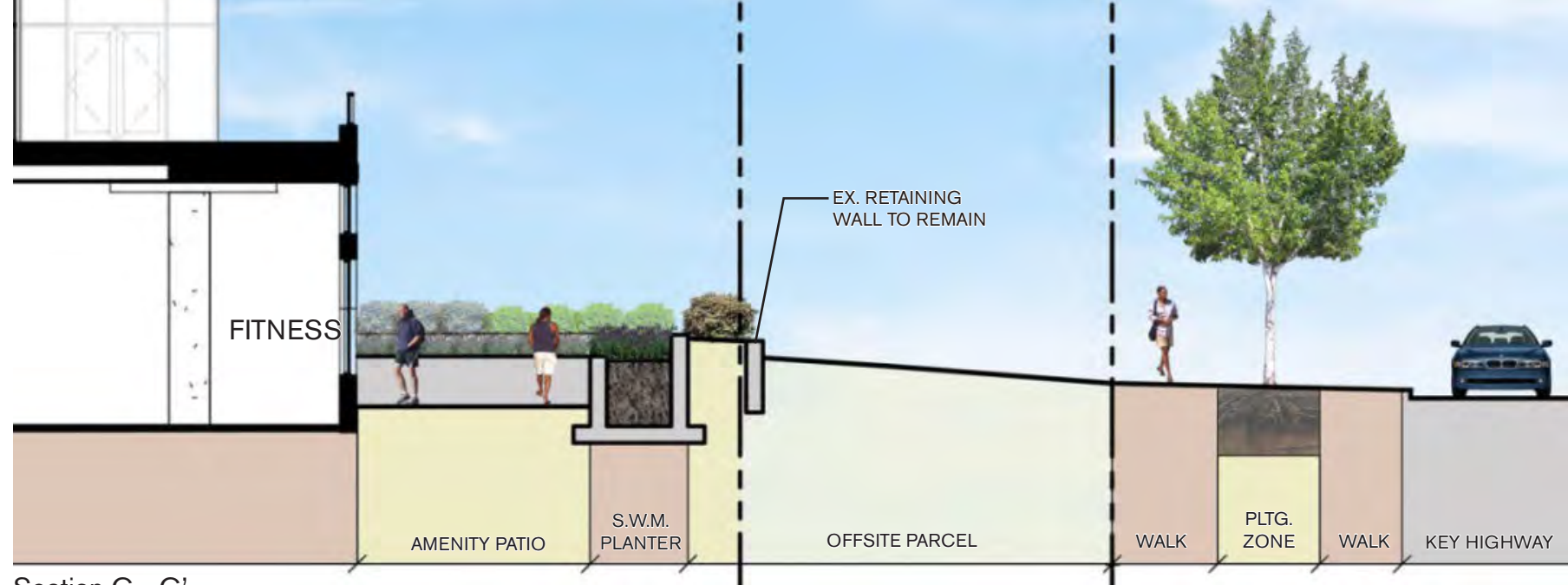
COVINGTON STREET

CROSS STREET ENLARGEMENT

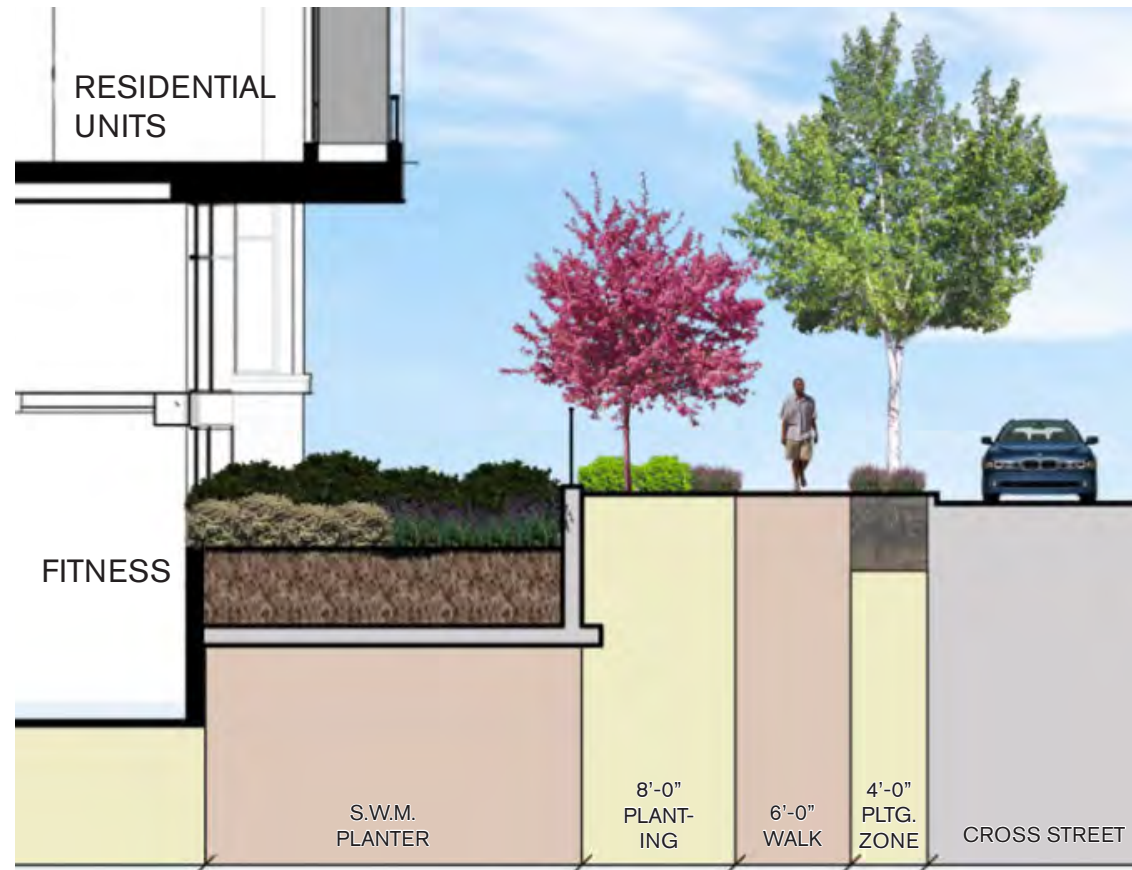


KEY HIGHWAY

CROSS



Section G - G'



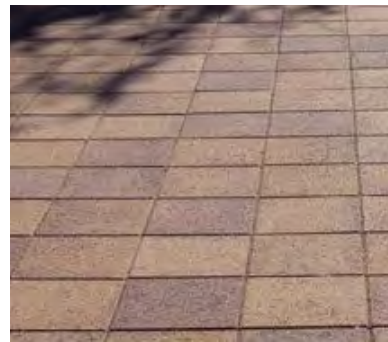
Section H - H'

LEGEND

- ① CAST-IN-PLACE CONCRETE
- ② CONCRETE UNIT PAVERS - KEY HIGHWAY
- ③ LEVEL 1 AMENITY AREA
- ④ BIORETENTION PLANTINGS
- ⑤ OFF-SITE PARCEL



STREETSCAPE FINISHES AND FURNISHINGS



CONCRETE UNIT PAVERS AT KEY HIGHWAY



CONCRETE UNIT PAVERS AT ENTRANCES



BROOM-SWEPT CONCRETE PAVEMENT



RUBBED CONCRETE WALLS



RAISED CORTEN PLANTER



DECORATIVE BENCH



WASTE RECEPTACLE



LIGHT BOLLARD



BIKE REPAIR STATION



MOVE-ABLE POTS

STREETSCAPE
PLANTING MATERIALS PALLETTE

COVINGTON
ENTRANCE



KEY HIGHWAY
STREETSCAPE



COVINGTON
STREETSCAPE

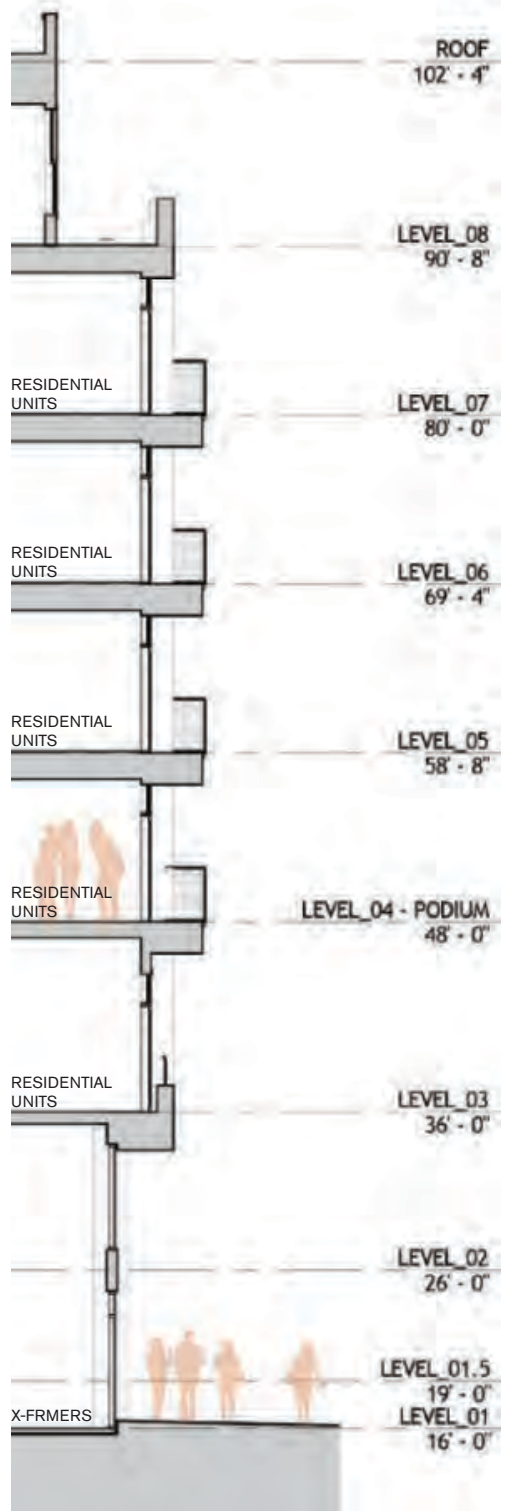


CROSS STREET +
BIORETENTION

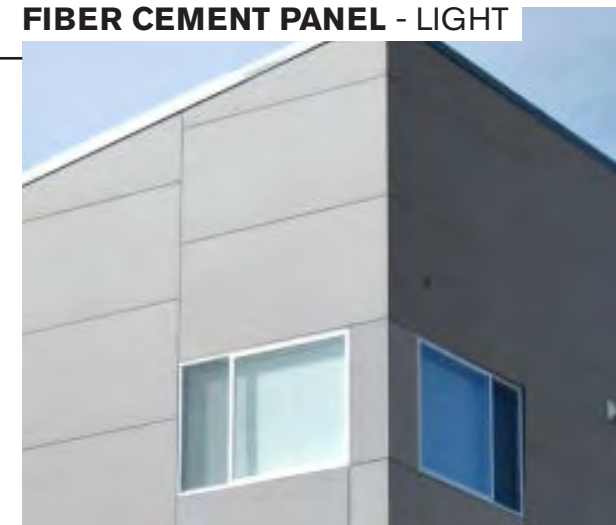


04

Architectural Details



FIBER CEMENT PANEL - LIGHT



FIBERCEMENT BALCONY PANEL



BRICK - DARK



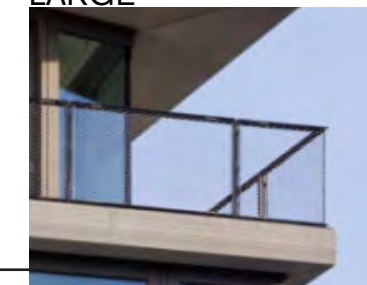
ARCHITECTURAL METAL MESH - FINE



BRICK - LIGHT

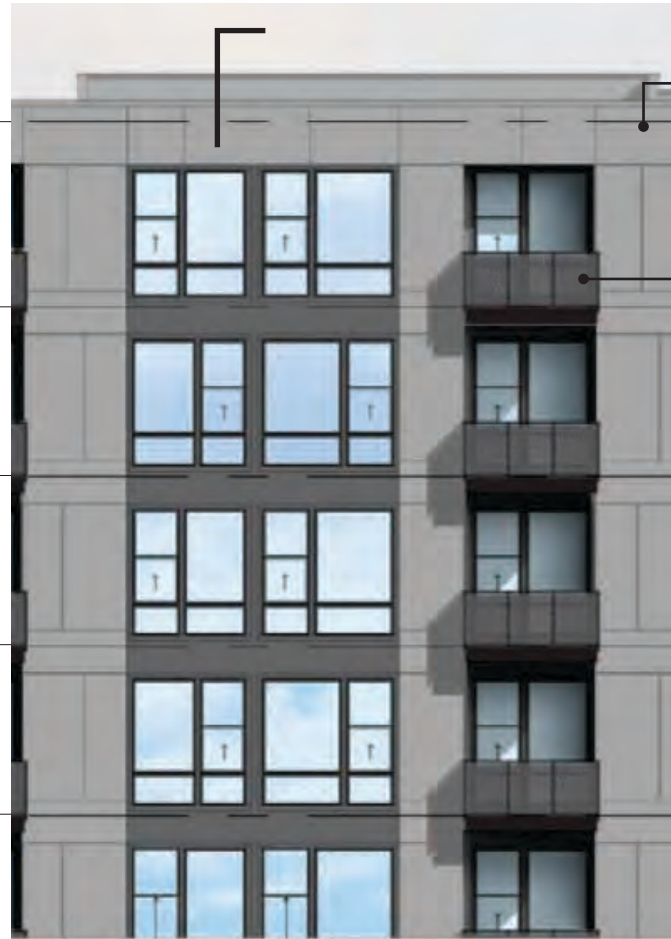
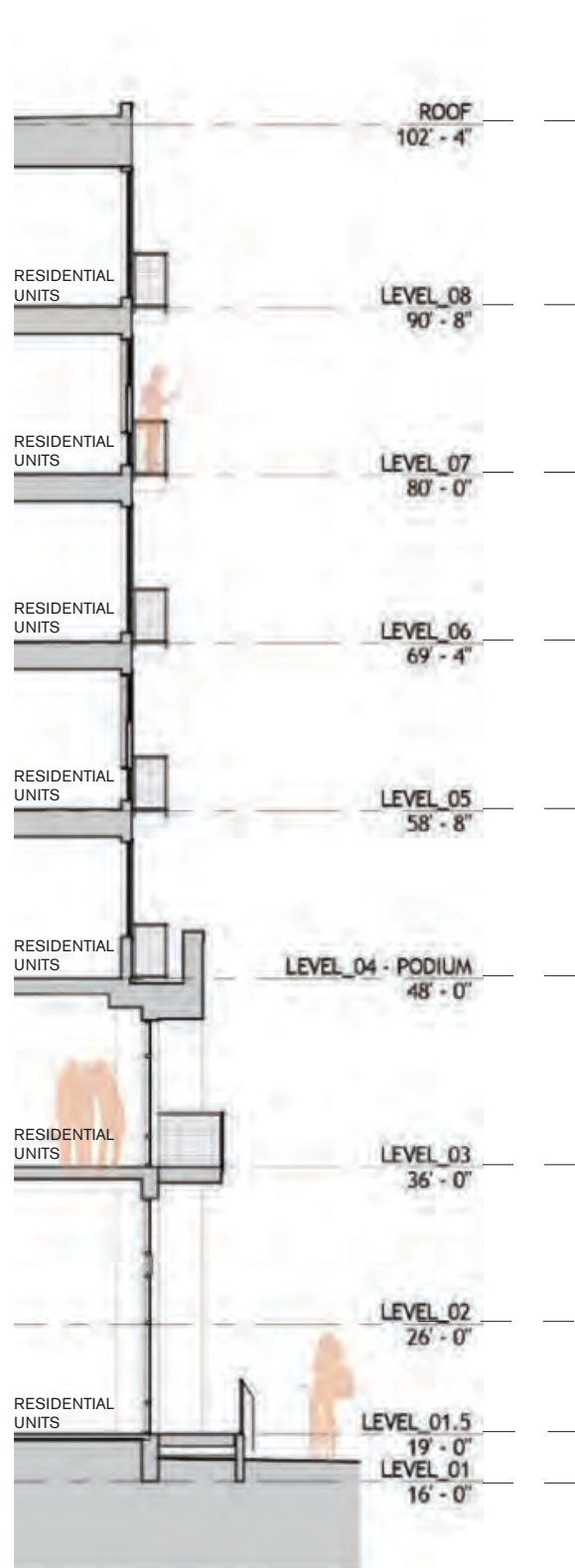


ARCHITECTURAL METAL MESH - LARGE



ENTRY SCONCE





**ARCHITECTURAL
METAL MESH -
LARGE**



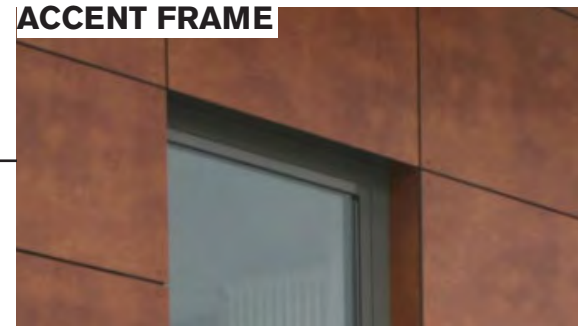
BRICK - GREY



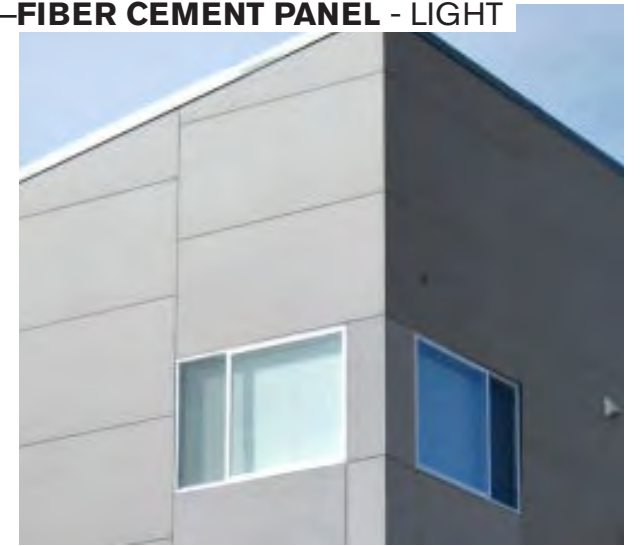
BRICK - LIGHT



ACCENT FRAME



FIBER CEMENT PANEL - LIGHT



ENTRY SCONCE





NICHIHA PANEL - DARK



FIBER CEMENT PANEL - MEDIUM



NICHIHA PANEL - ACCENT



BRICK - DARK



ARCHITECTURAL METAL MESH - LARGE

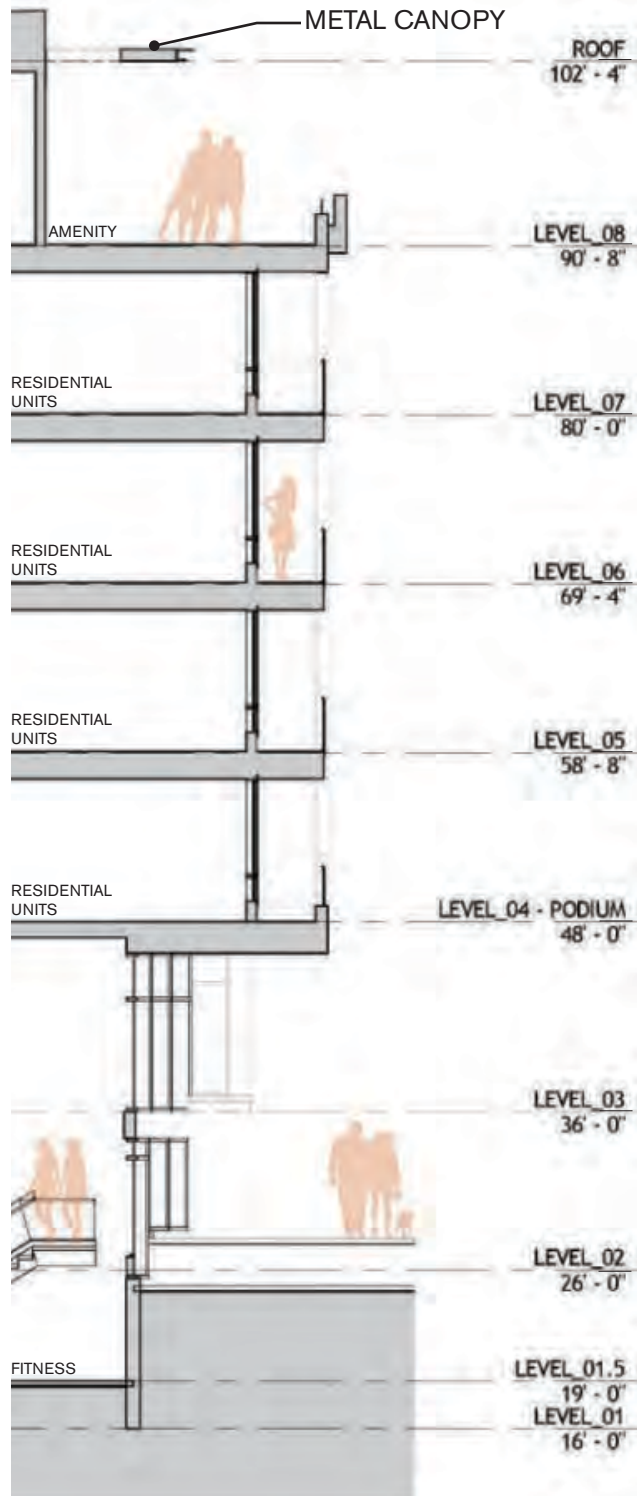


GLASS RAILING



ALUMINUM STOREFRONT

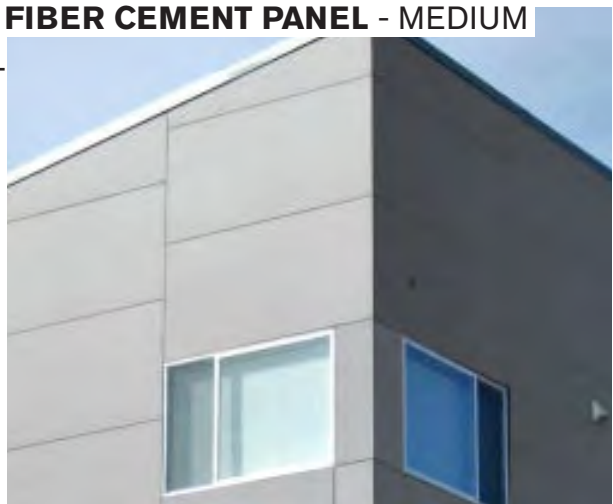




GLASS RAILING



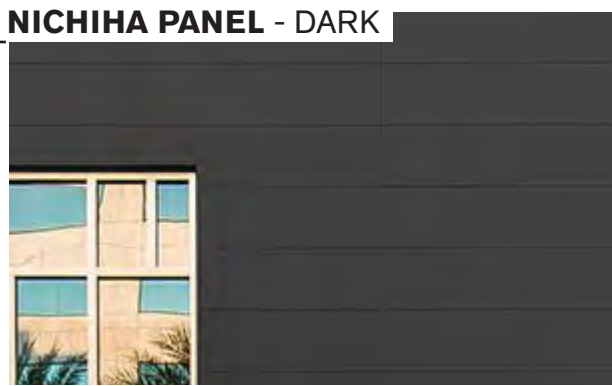
FIBER CEMENT PANEL - MEDIUM



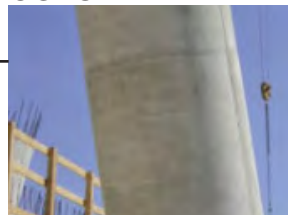
NICHIHA PANEL - ACCENT



NICHIHA PANEL - DARK



EXPOSED CONC. COLUMN

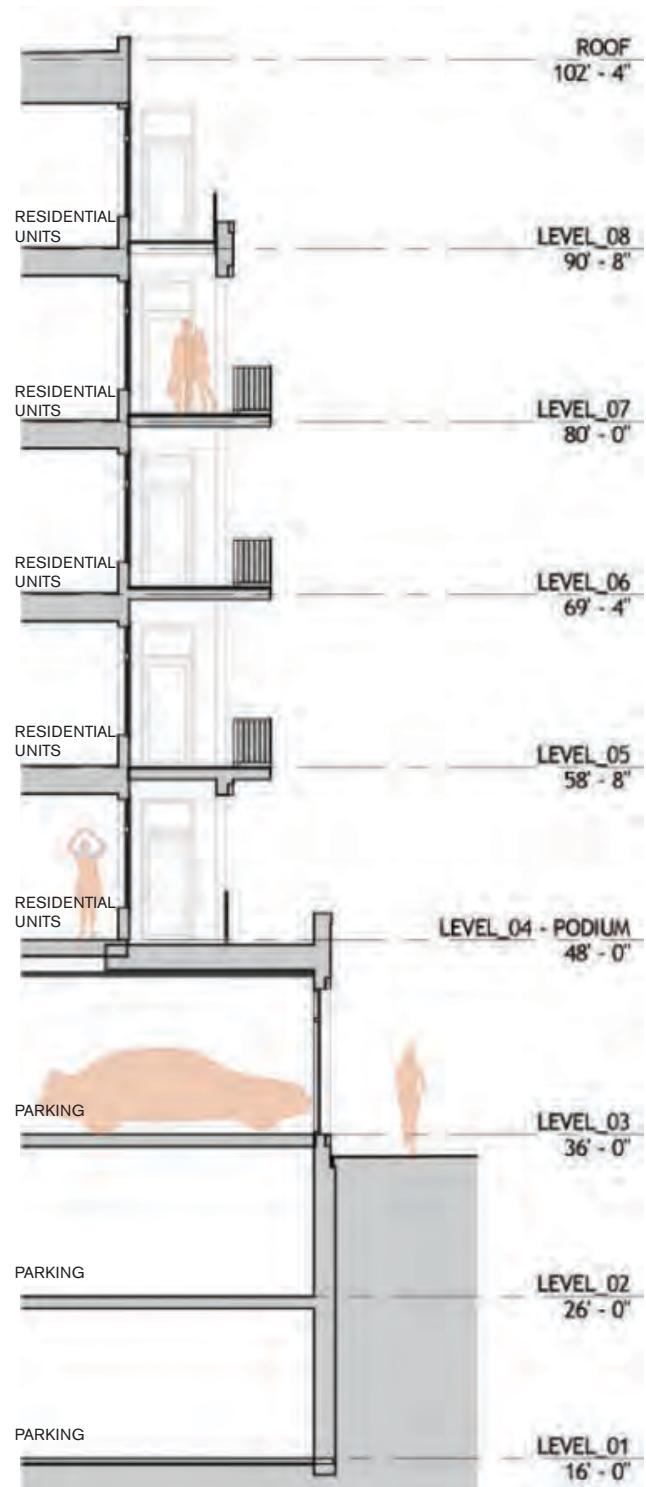


MESH BALCONY PANEL

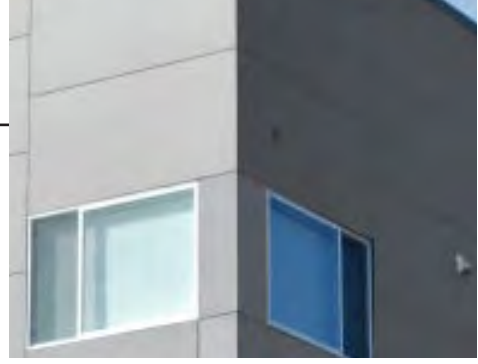


BRICK - LIGHT

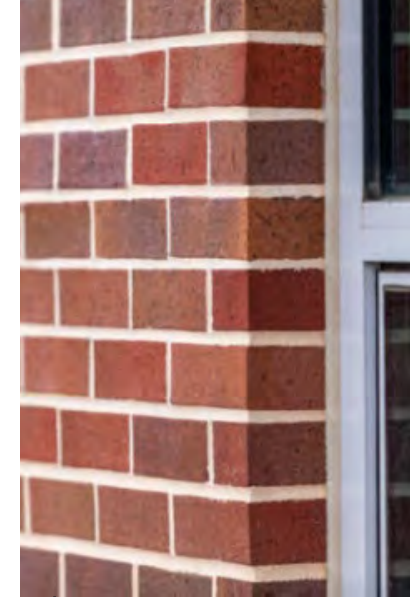




FIBER CEMENT PANEL - MEDIUM



BRICK - RED



FIBER CEMENT SIDING



PAINTED METAL PICKET BALCONY



COILING GARAGE DOOR



ARCHITECTURAL METAL MESH MID-FILL w/ PLANT WALL



KEY HIGHWAY ENTRY



KEY HIGHWAY GARAGE ENTRANCE



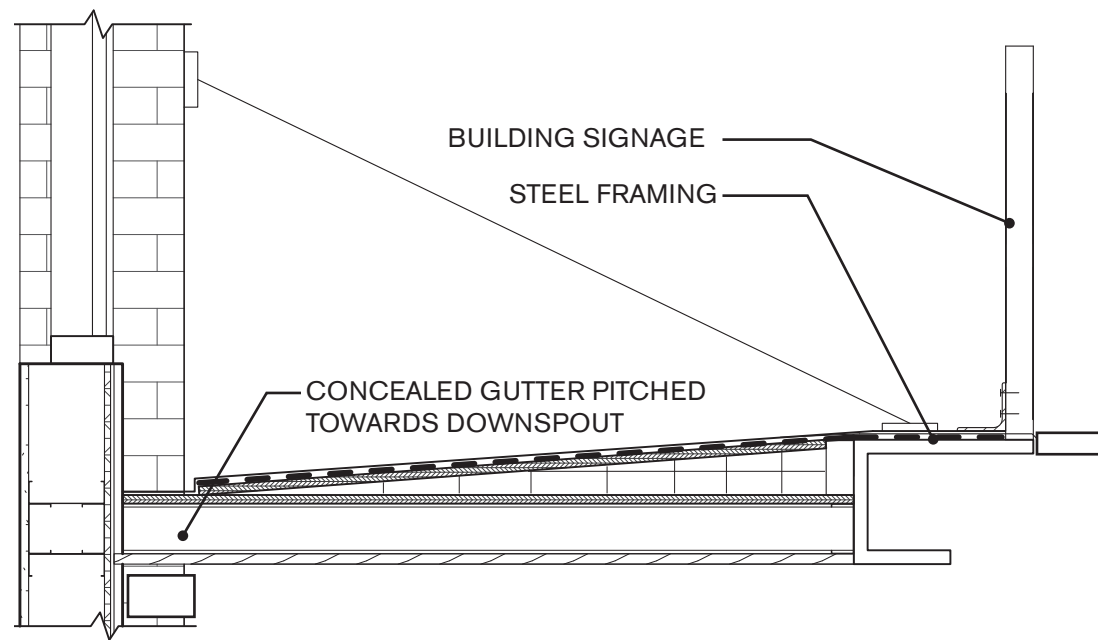
COVINGTON STREET ENTRY



COVINGTON ST. GARAGE ENTRANCE



VERTICAL SIGNAGE



TYPICAL CANOPY DETAIL

METAL LETTERING



CUT METAL SIGNAGE & CANOPY



KEY HIGHWAY ENTRY



KEY HIGHWAY GARAGE ENTRANCE



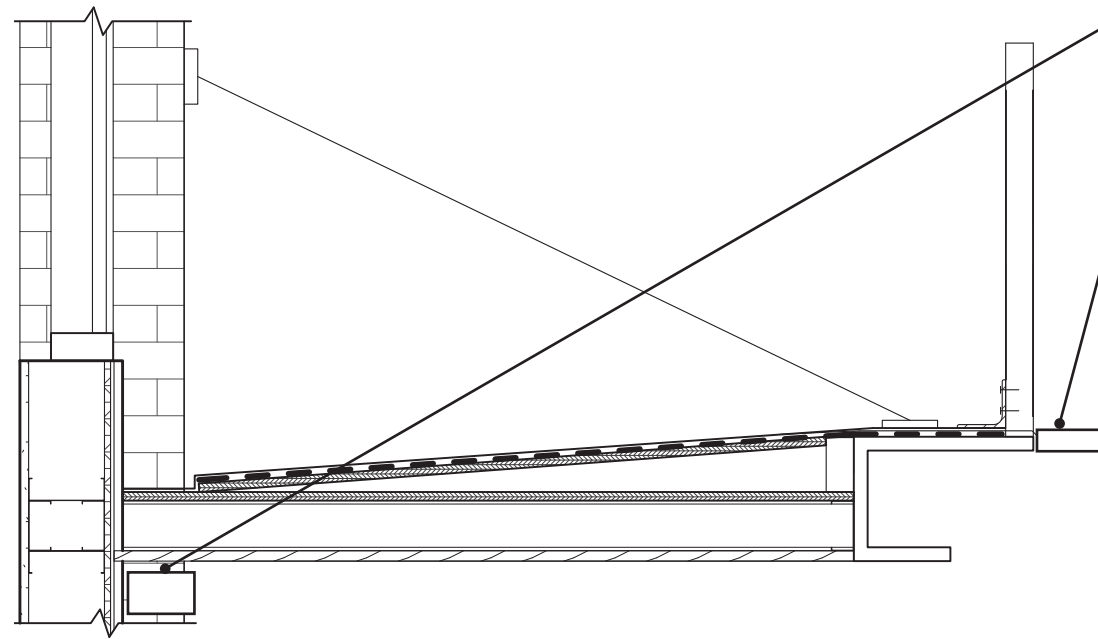
COVINGTON STREET ENTRY



COVINGTON ST. GARAGE ENTRANCE



VERTICAL SIGNAGE



TYPICAL CANOPY DETAIL

LINEAR SIGNAGE LIGHT



05

Supplemental Drawings



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NORTHWEST CORNER [COVINGTON ST. + CROSS]



NORTHEAST CORNER [KEY HIGHWAY + CROSS]



SOUTHEAST CORNER [FROM KEY HIGHWAY]



MID-BLOCK ALONG COVINGTON

SCHEMATIC UDARP PLANS



LEVEL_01



LEVEL_02



LEVEL_03

SCHEMATIC UDARP PLANS



LEVELS_04-07



LEVEL_08

SCHEMATIC UDARP BUILDING SECTIONS



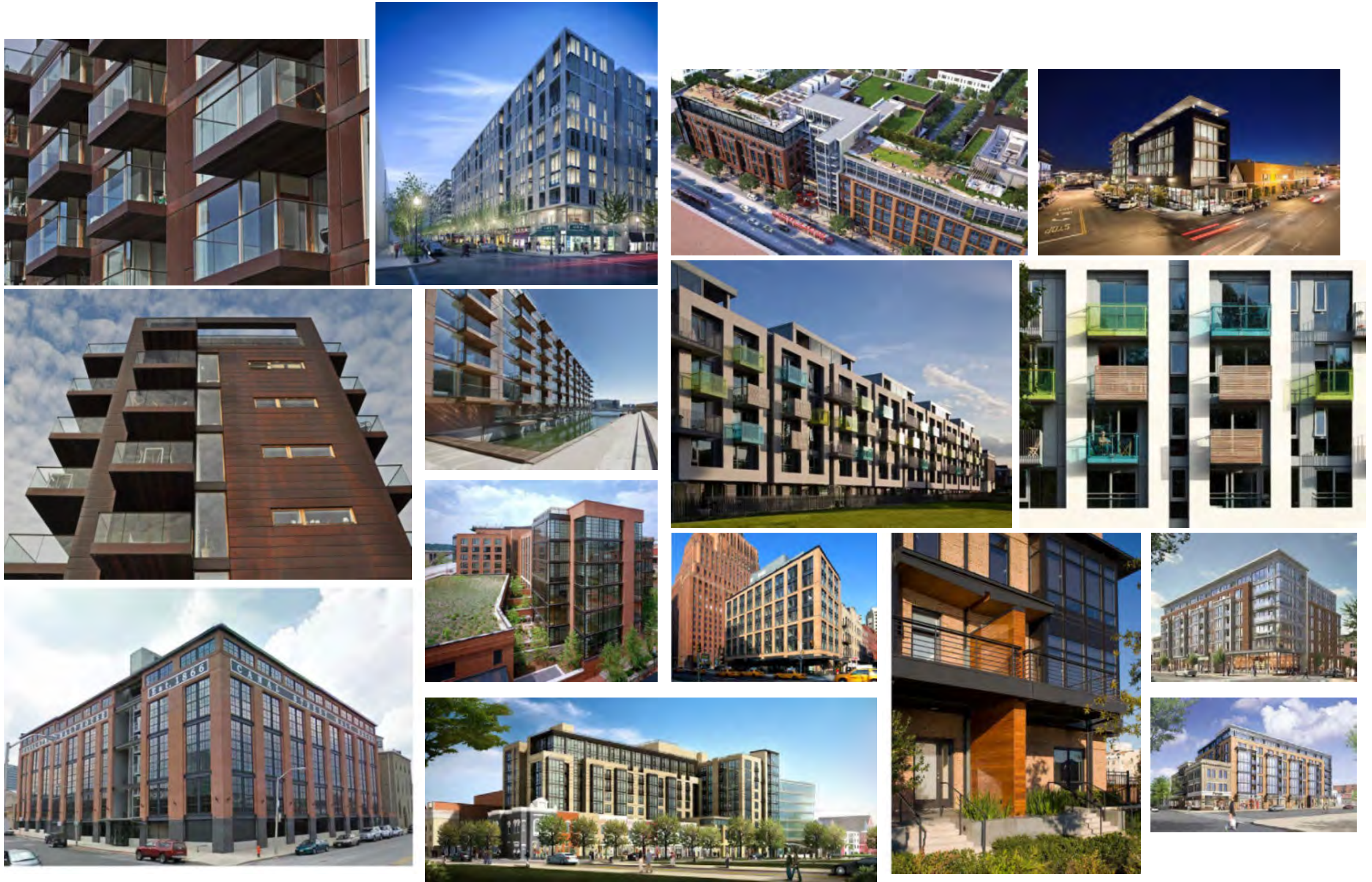
SECTION A-A [EAST-WEST]



SECTION B-B [EAST-WEST]



SECTION C-C [EAST-WEST]



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