

PROPOSED DEVELOPMENT
2001 WEST COLD SPRING LANE
BALTIMORE, MARYLAND



KEY



Cold Spring Lane LRT Station



Phase 1 Pedestrian



Phase 2 Pedestrian



Jones Falls Trail (Phase 1)



Crosswalks



Existing Pedestrian

CONTEXT / CIRCULATION

SCHEMATIC DESIGN PANEL COMMENTS:

SITE ORGANIZATION AND LANDSCAPE DESIGN:

“The panel recommended further study to the Northeast corner loading area of the site with respect to the excessive paving, proximity and lack of screening to Cold Spring Lane and suggested that the design team consider using semipervious treatment similar to the fire access driveway along the East side of the site in addition to more substantial screening along Cold Spring Lane edge. Additional suggestions included further study on the safest and most convenient way of connecting the development to the Light Rail Station as well as refinement to the Drop-off area organization as related to the various entries, site and building elements.”

SITE ORGANIZATION / LANDSCAPE DESIGN



SITE PLAN

1

Asphalt Bike Lane
Dual Lane
Painted Striping



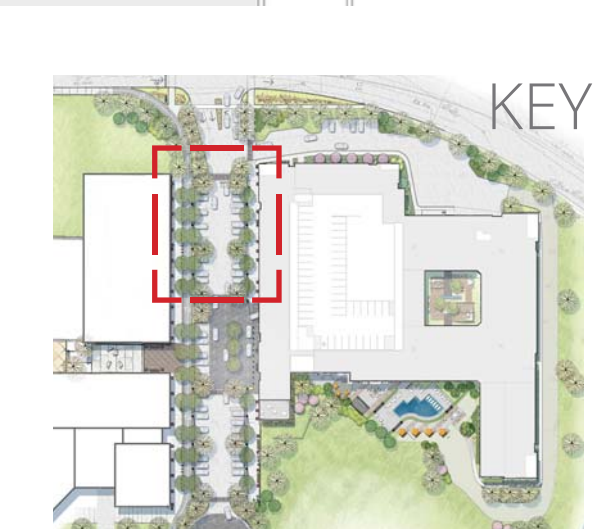
2

Scored Concrete
London Walk
3'-0" X 5'-0"
Natural Gray



3

Hanover Pavers
Appian Prest Brick
Chiseled - 6" X 6"
Gettysburg Gray



STREETSCAPE - HARDSCAPE

3

Hanover Pavers
Appian Prest Brick
Chiseled - 6" X 6"
Gettysburg Gray



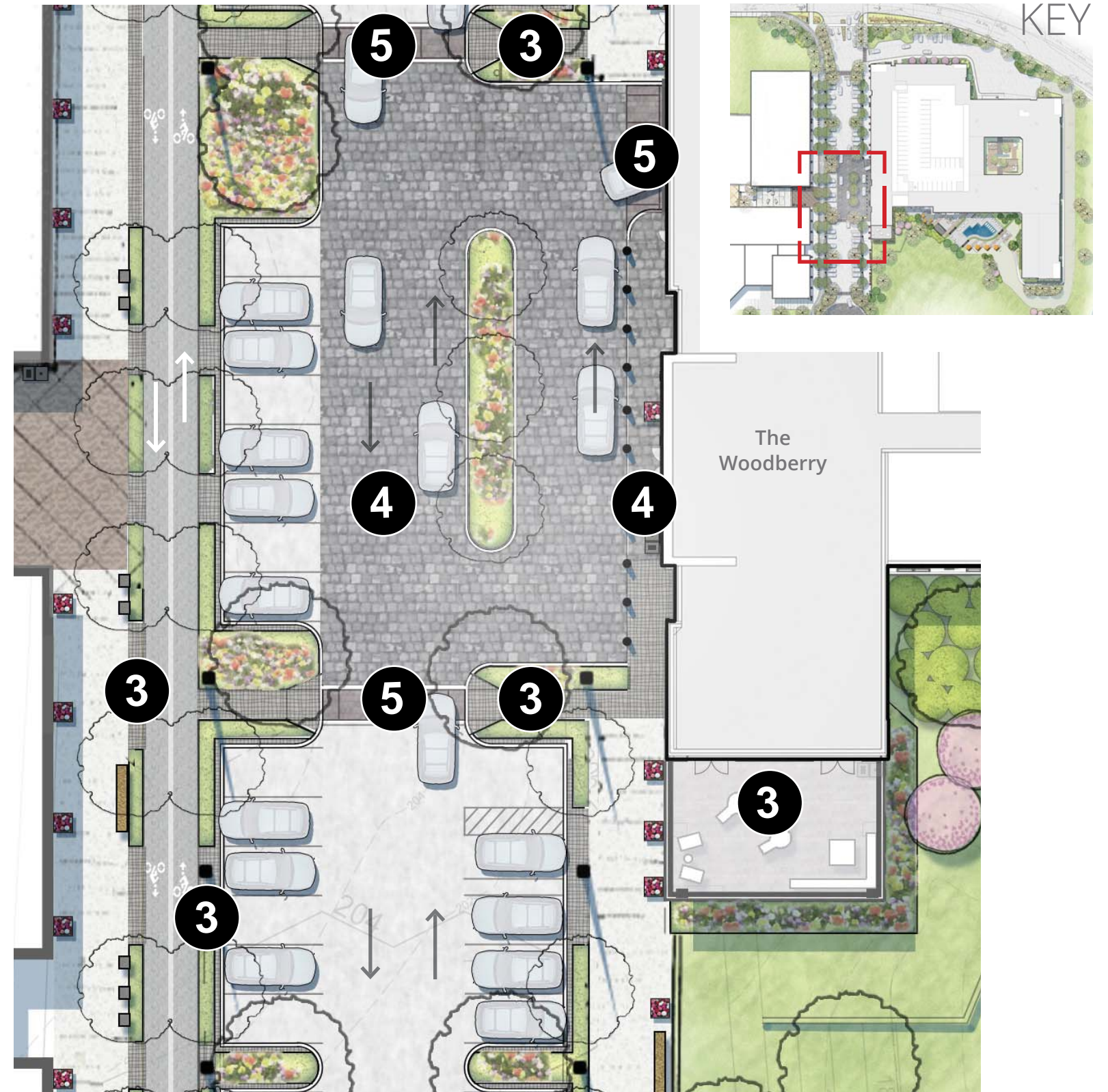
4

Pavestone
Carriage Stone
Running Bond
4"X4"X3"
Chicago Blend



5

Hanover PrestBrick
Natural Finish
Herringbone
4"X8"X3"
Charcoal



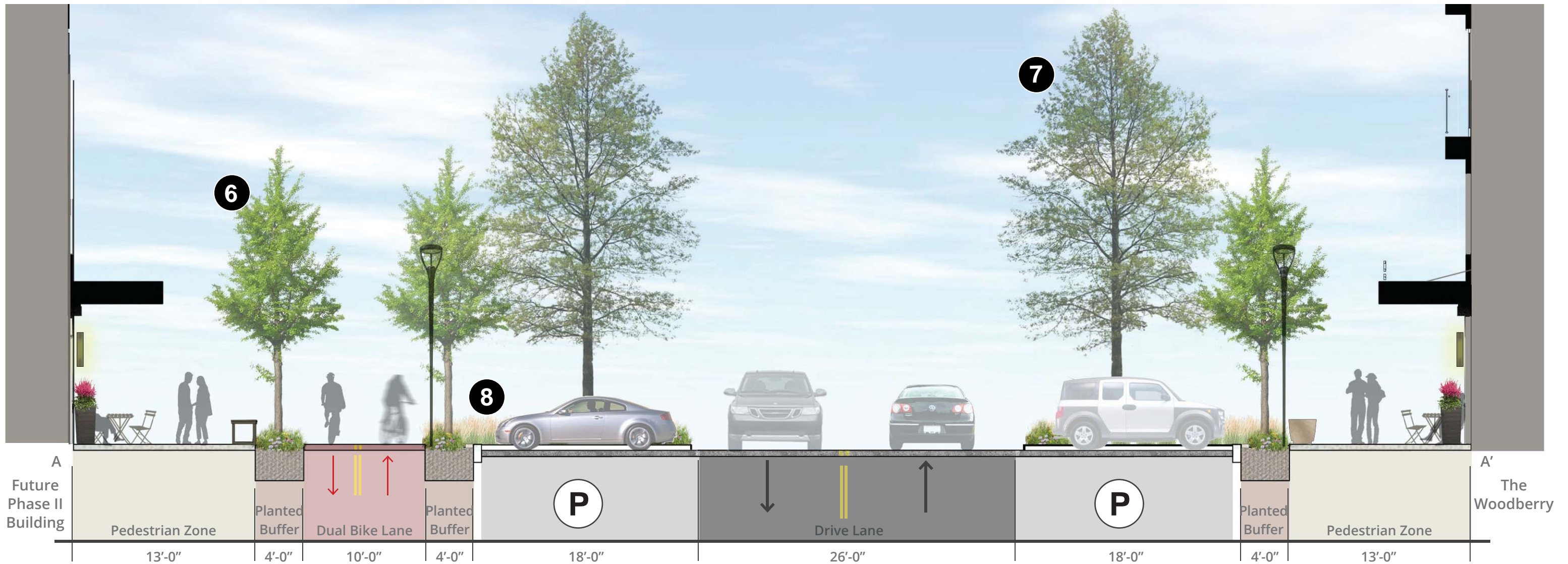
STREETSCAPE - HARDSCAPE



Site Plan - Coldspring Lane + Loading Area
UDARP - Sept. 08 2016



Site Plan - Coldspring Lane + Loading Area
UDARP - Feb. 02 2017



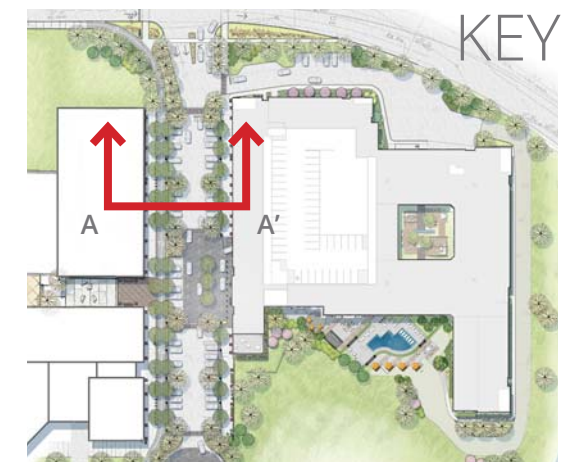
6
Ginkgo biloba 'Fastigiata'
Columnar Ginkgo



7
Quercus phellos 'Hightower'
Hightower Willow Oak



8



STREETSCAPE - SECTION A



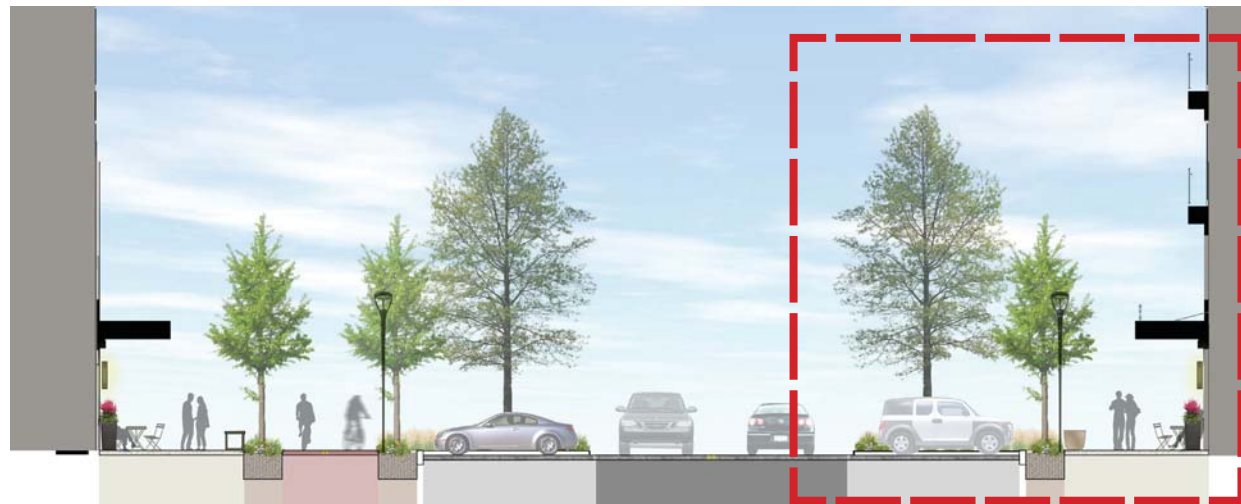
9 Furnitubes - Blyth Mk 2 20" X 20"
Dark Grey

10

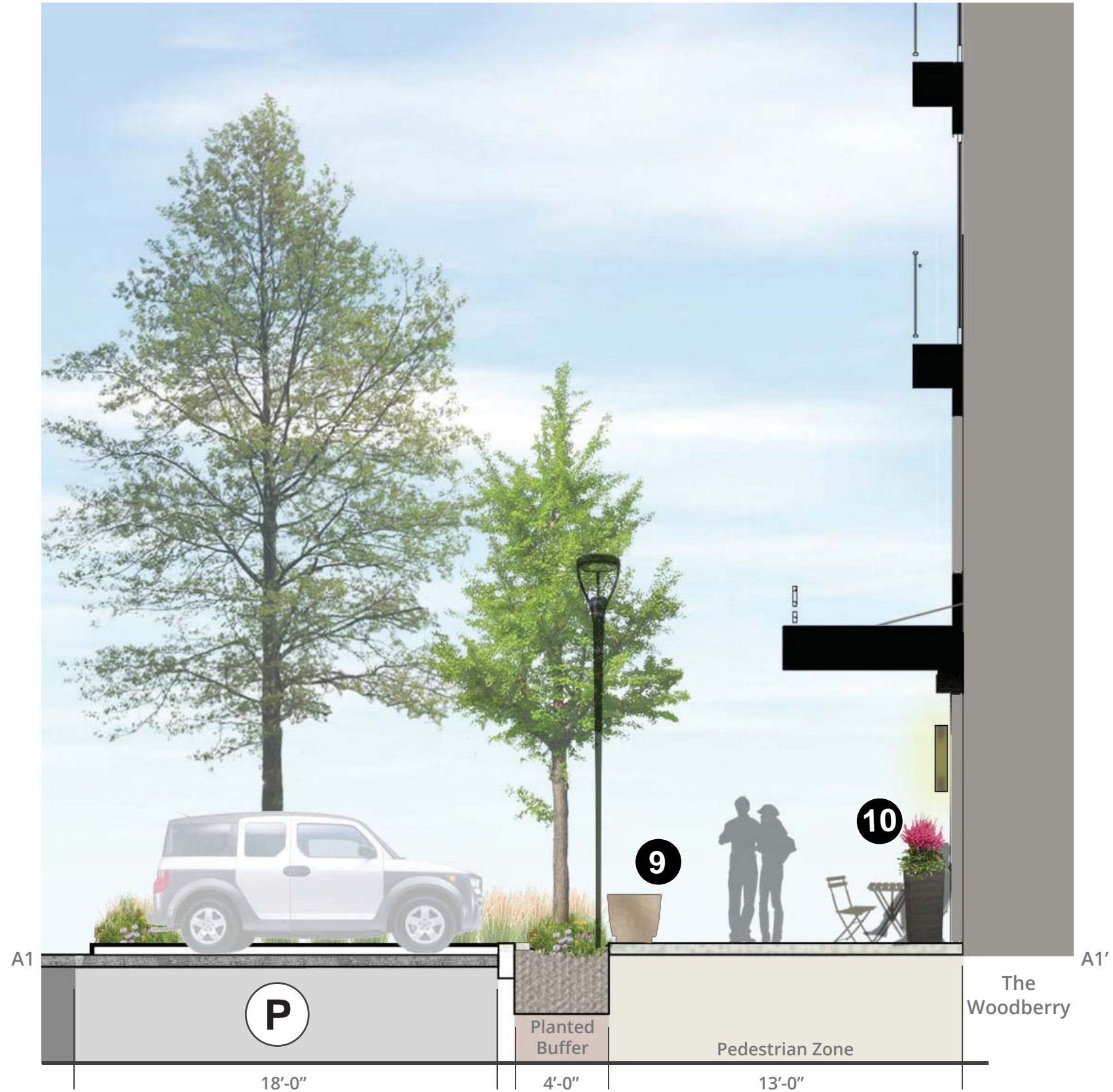
Crate and Barrel - Tidore Tall
12"W X 12"D X 24"H



KEY



STREETSCAPE - SECTION A1



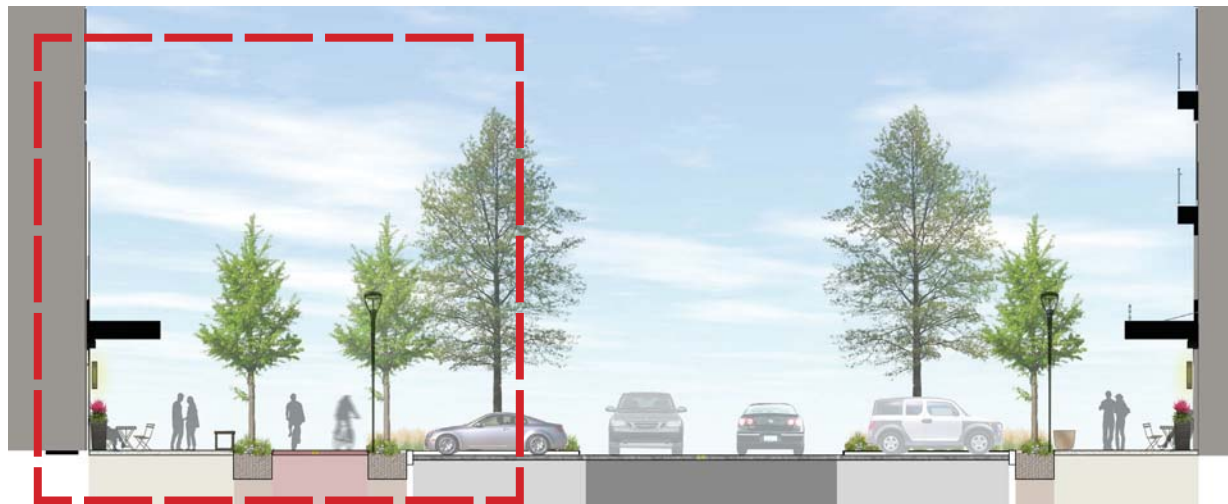


11 Maglin - OGM 1900 6'-0"
IPE - Black

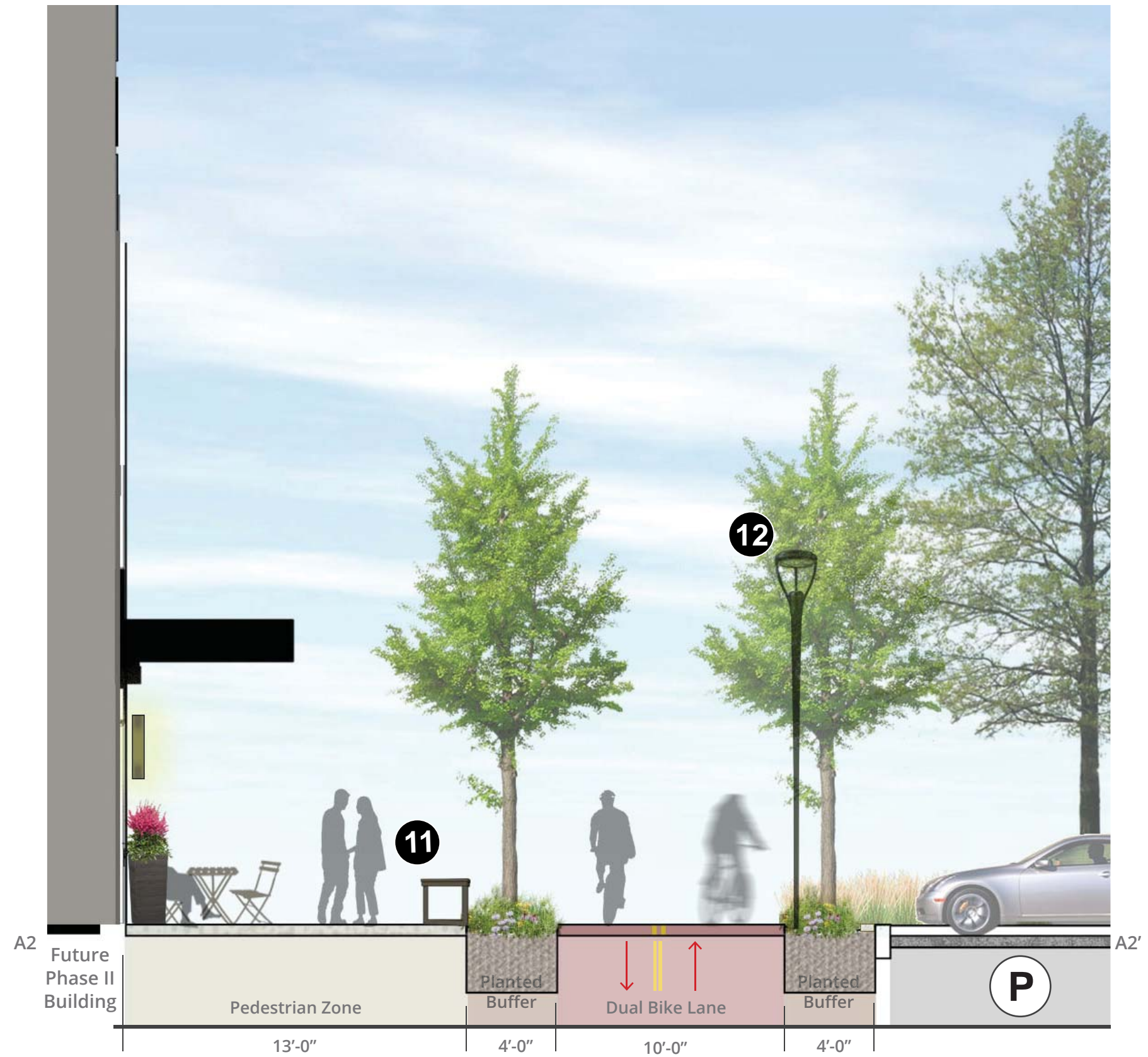


12 Lithonia Lighting - MRP LED
12'-0" HT. - Black

KEY



STREETSCAPE - SECTION A



13



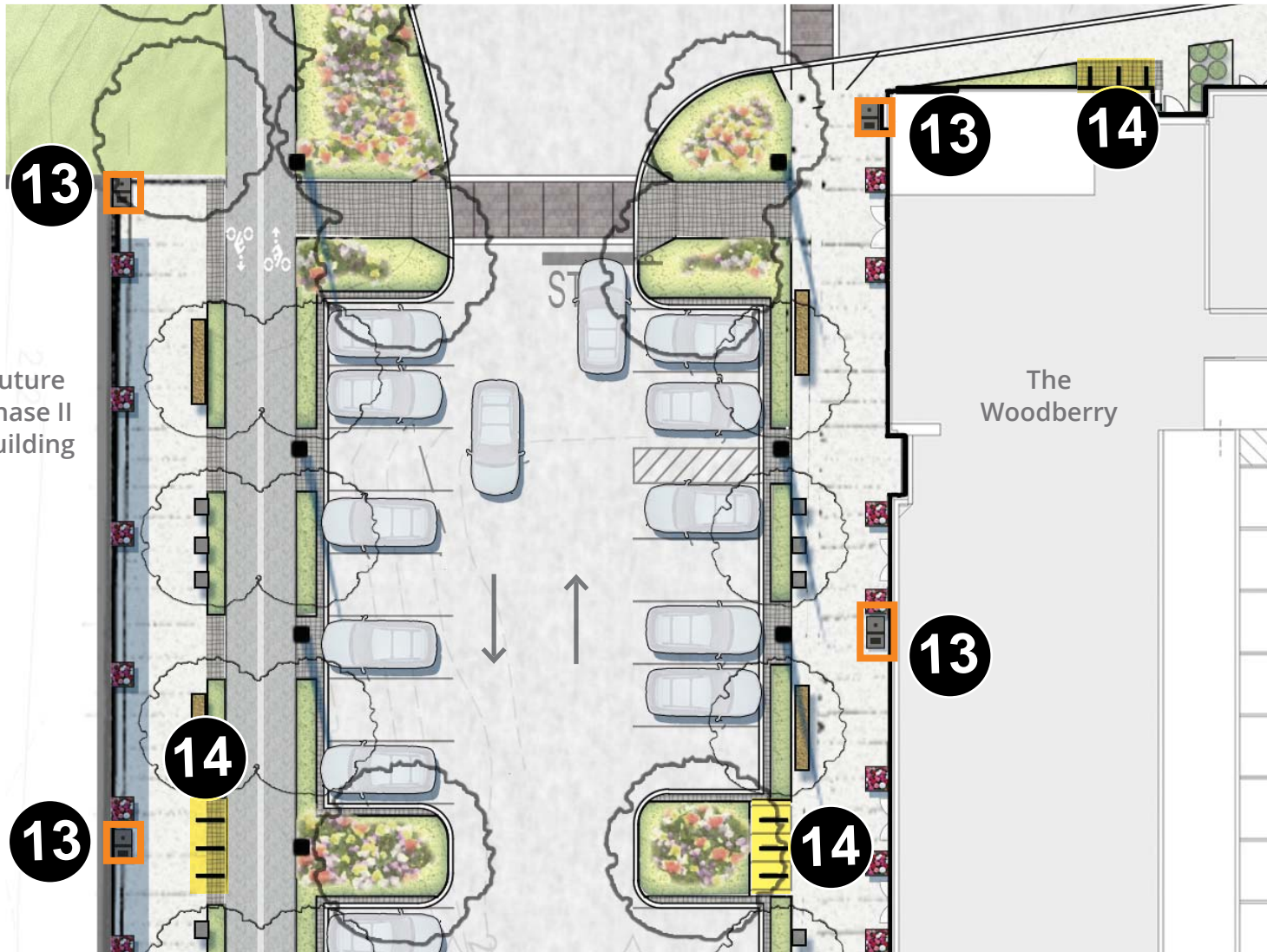
Equiparc - EP 3950-RU-Double
Waste and Recycling Receptacle
2 - 24 Gallon Liners
Black - IPE



14



Derco - Arc Bike Rack
Black Powder Coat



STREETSCAPE - SITE FURNITURE



Ginkgo biloba 'Fastigiata'
Columnar Ginkgo

- 2.5" cal.
- At installation approx. 14'-16' ht.
- 7'-0" branching ht.



Quercus phellos 'Hightower'
Hightower Willow Oak

- 2.5" cal.
- At installation approx. 14'-16' ht.
- 7'-0" branching ht.



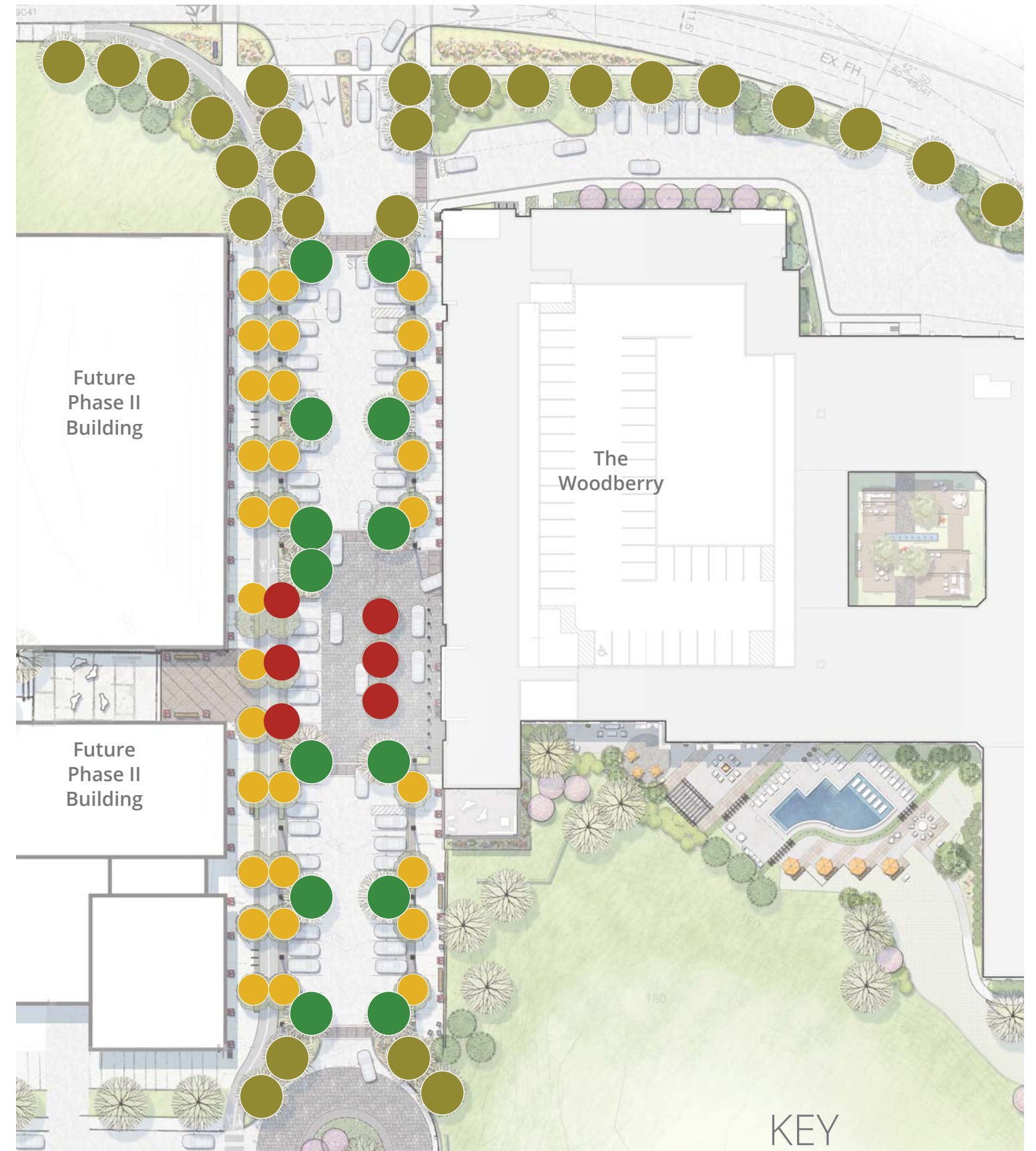
Platanus x acerifolia
London Plane Tree

- 2.5" cal.
- At installation approx. 14'-16' ht.
- 7'-0" branching ht.

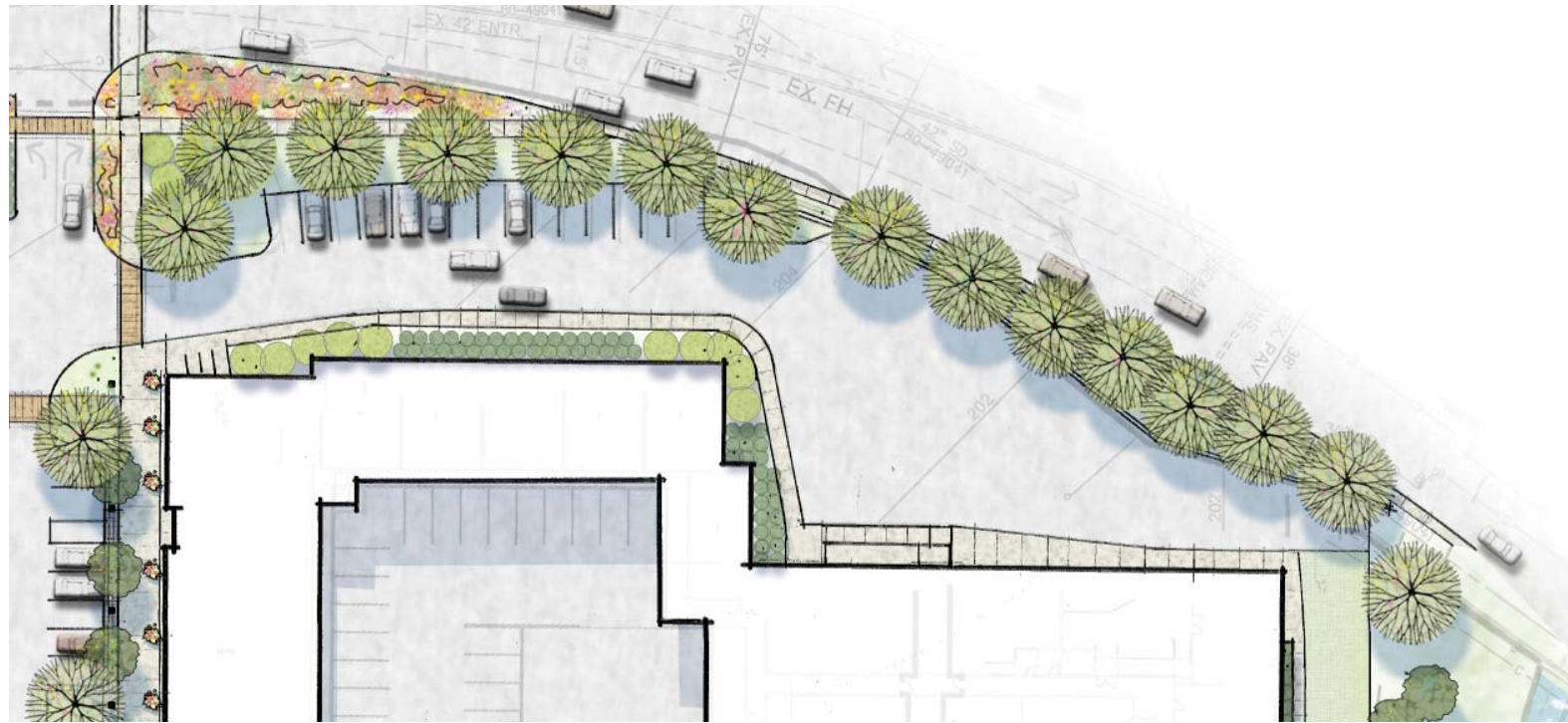


Nyssa sylvatica 'Tupelo Tower'
Columnar Blackgum

- 2.5" cal.
- At installation approx. 14'-16' ht.
- 7'-0" branching ht.



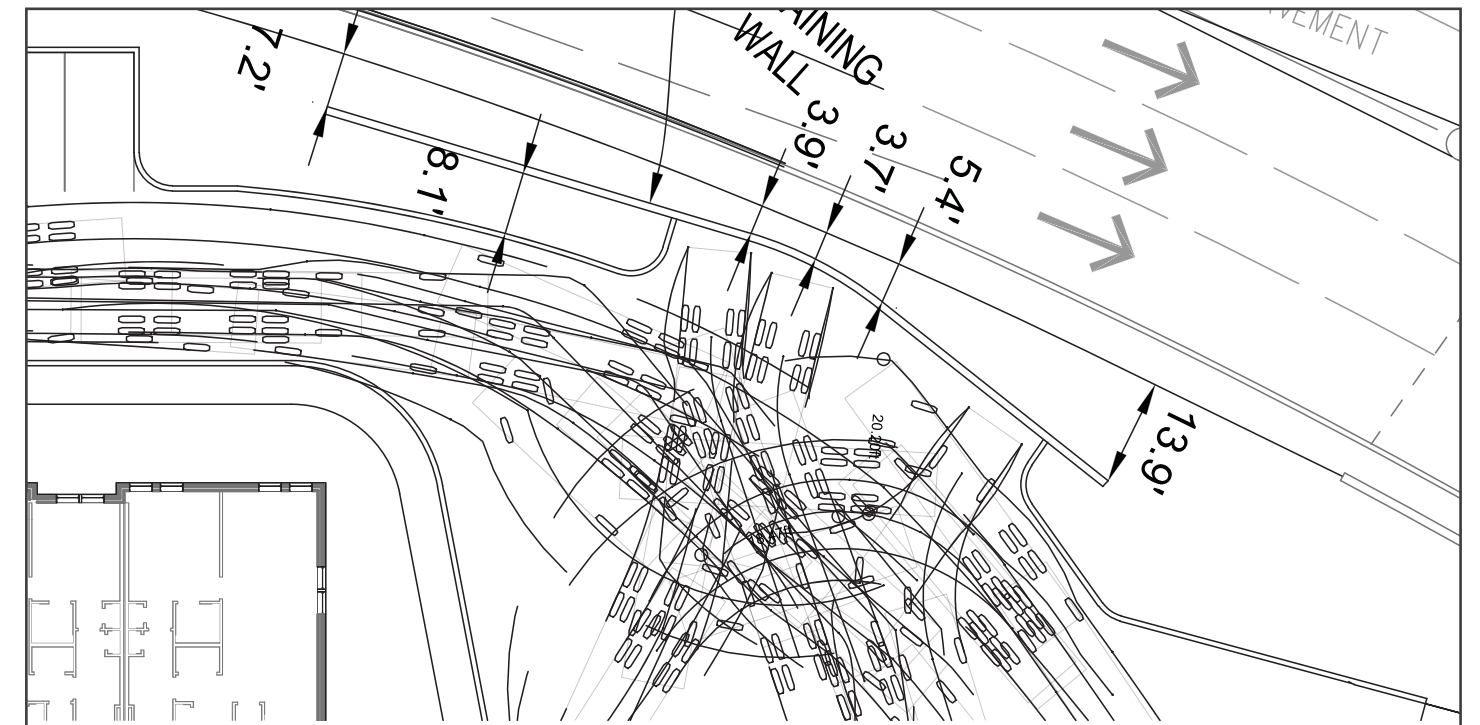
STREETSCAPE - STREET TREES



Site Plan - Coldspring Lane + Loading Area
UDARP - Sept. 08 2016

UDARP Comments - Sept. 02 2017

- Study Loading Area with Respect to Excessive Paving
- Lack of Screening to Coldspring Lane
- Consider Using Semi-Pervious Treatment at Fire Access Drive



Site Plan - Coldspring Lane + Loading Area
Autoturn Study - Accommodates 30' Trash Trucks & Delivery Vans



Site Plan - Coldspring Lane + Loading Area
UDARP - Feb. 02 2017

Additional Planting

Reduced Parking

Additional Planting

Additional Planting

Ideal Pavers
Uni Eco-Stone



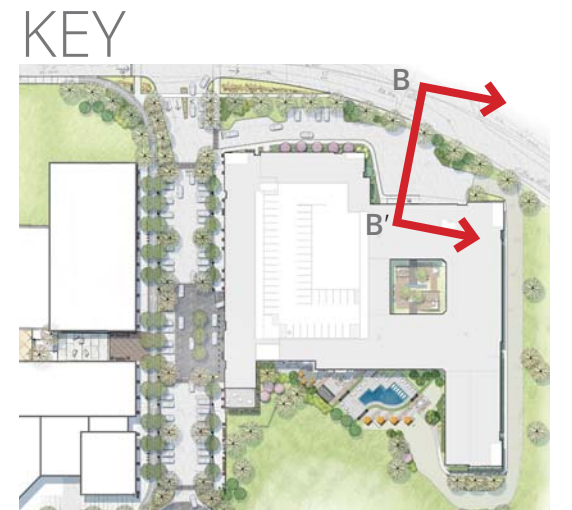
STREETSCAPE - COLDSRING SCREENING



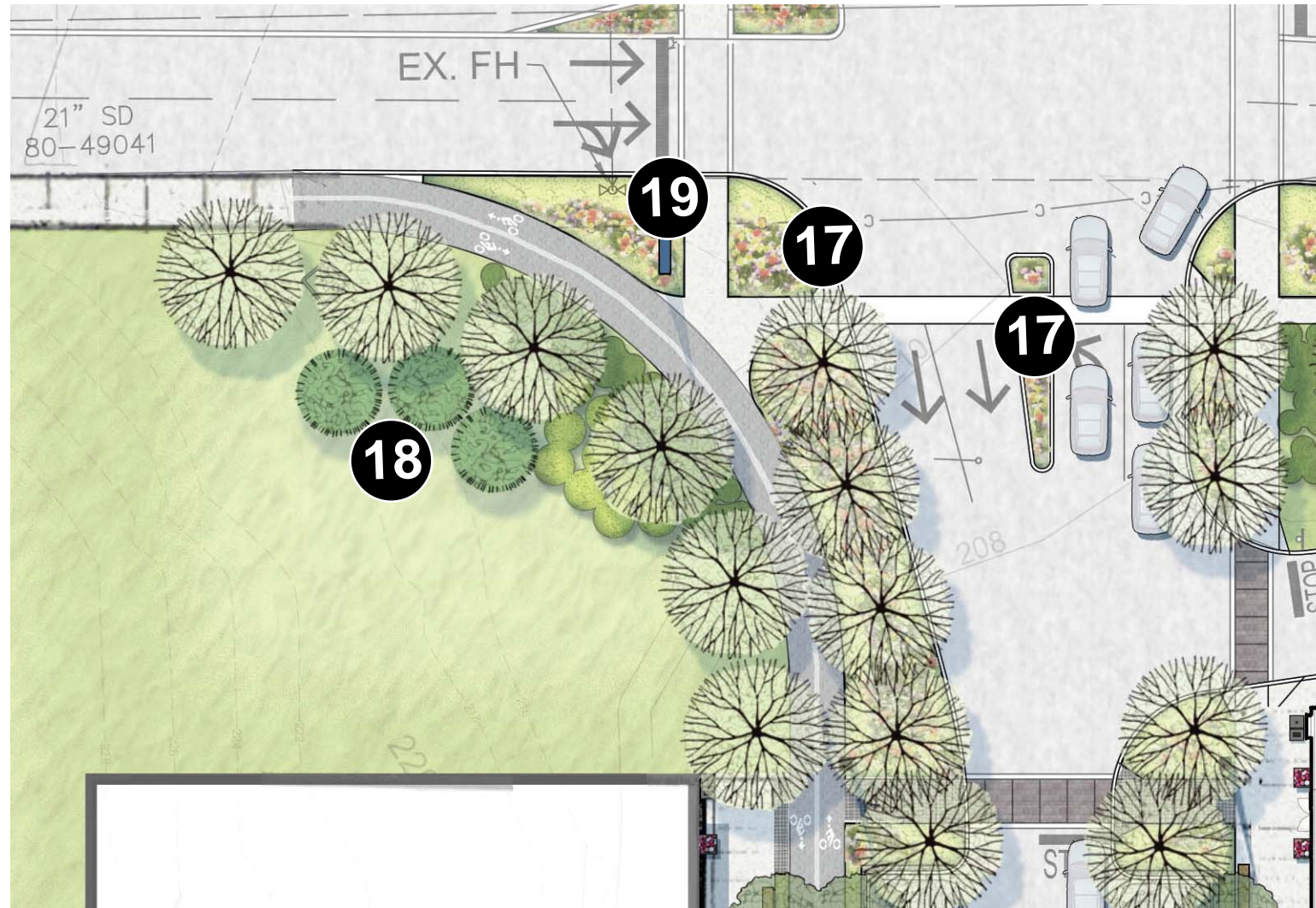
15 Ideal Pavers
 Uni Eco-Stone
 9" X 4.5" X 3.25"
 Heavy Duty - Approved for
 Emergency Vehicles



16 *Platanus x acerifolia*
 London Plane Tree



LOADING ZONE / FIRETRUCK ACCESS - SECTION B



17

Calamagrostis x acutiflora
Feather Reed Grass *Rudbeckia hirta*
Blackeyed Susan



18

Pinus strobus
Eastern White Pine



19

Entry Pylon
Branding & Retail Identity



ENTRY PYLON

Major Trees



River Birch



Columnar Ginkgo



Columnar Blackgum



London Plane



Swamp White Oak



Swamp White Oak

Minor Trees



Serviceberry



Eastern Redbud



Sweetbay Magnolia

Evergreen Trees



American Holly



Dwarf Southern Magnolia



Eastern White Pine

Shrubs



Red Chokeberry



Panicle Hydrangea



Dwarf Inkberry



Dwarf Sweetspire



Red Sprite Winterberry



Smooth Witherod

Grasses & Perennials



Prairie Dropseed



Blue Grama Grass



Black-Eyed Susan & Feather Reed



Purple Coneflower



Dwarf Shasta Daisy



Dwarf Russian Sage

STREETSCAPE - PLANT PALETTE

SCHEMATIC DESIGN PANEL COMMENTS:

BUILDING ARTICULATION AND MATERIAL PALETTE:

“The panel suggested that the design team revisits the overall articulation of building massing and façade in an effort to simplify and clarify the visual language and aesthetic choices for the building. Specific recommendations included removing the ambiguity of the simultaneous use of traditional and layered modern styles in favor of the use of a single aesthetic system, using fewer elements while taking advantage of applying distinct treatment to the front (facing roads) vs. back (facing natural landscape) of the building, hierarchy of entries and prominent corners vs. recessive portions of the façade, greater visual interest towards the upper levels vs. the base and deeper recesses at important facade breaks. The panel encouraged the design team to reconsider the use of corrugated metal at the ground level and the overall color palette for better integration with the natural surroundings while maintaining the use of accent color. It also encouraged additional study of the retail façade to find ways to add relief.”

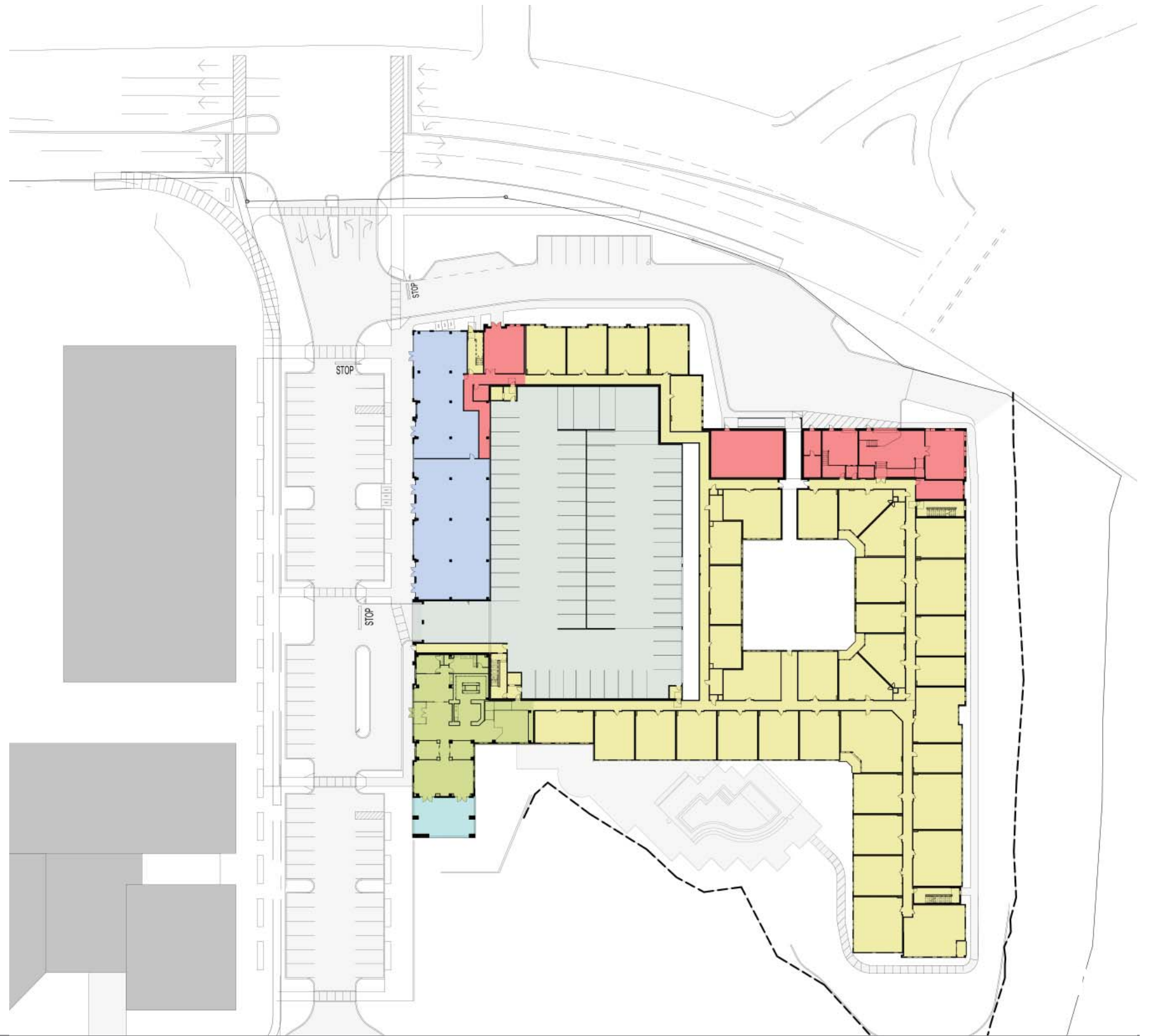
BUILDING EXTERIOR ELEMENTS:

“The panel recommended a stronger, promontory treatment to the Overlook Porch as well as revisiting the Drop-off and Retail canopies in favor of a type more suitable to a residential/mixed-use building while maintaining clarity and hierarchy of use. Other suggestions included splitting the garage driveway opening with a pier to control the ground level proportions as well as removing the ventilation gap around the garage in favor of mechanical ventilation in order to widen the internal Courtyard for greater light penetration.”

BUILDING ARTICULATION / PALETTE & EXT. ELEMENTS



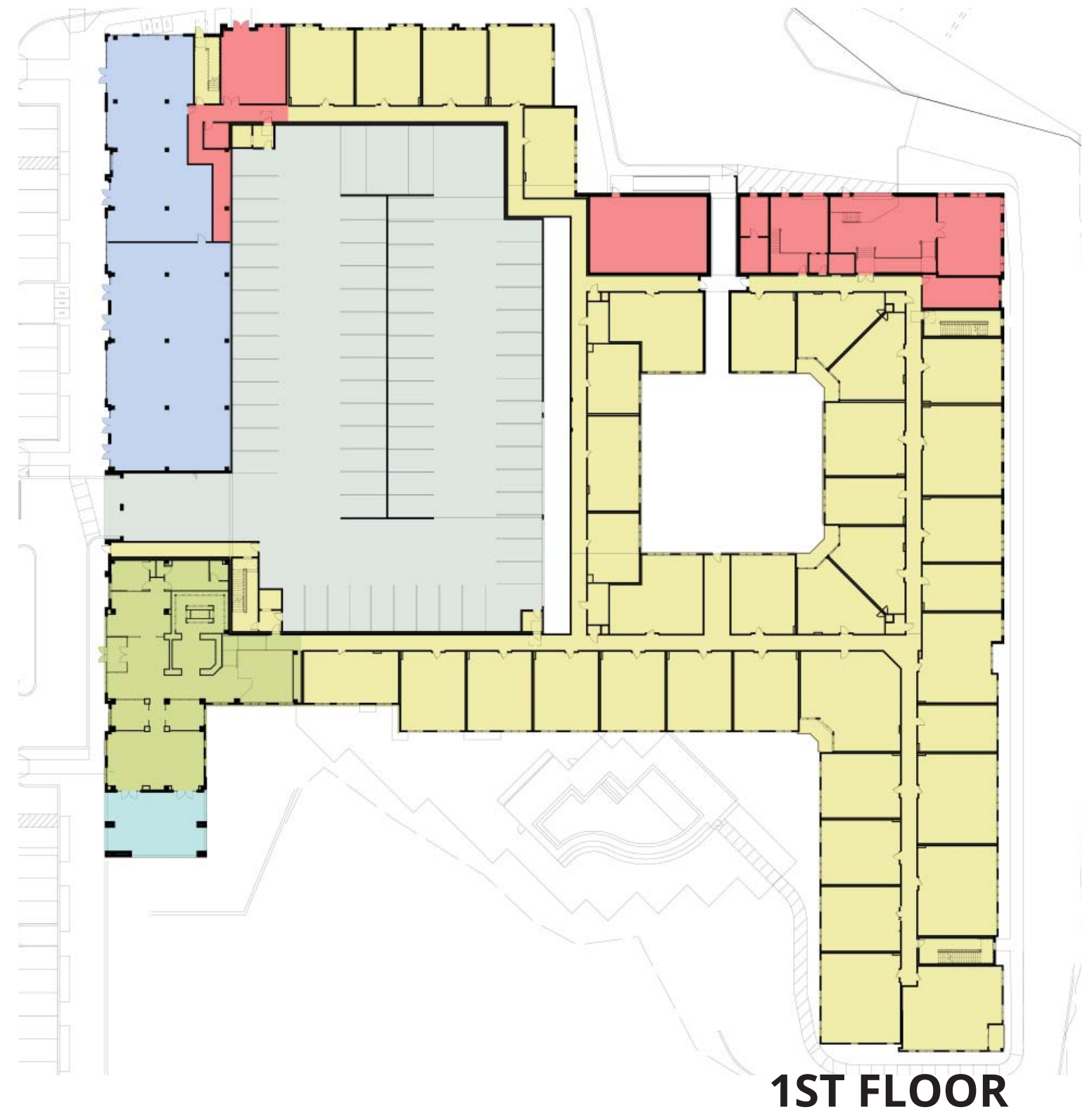
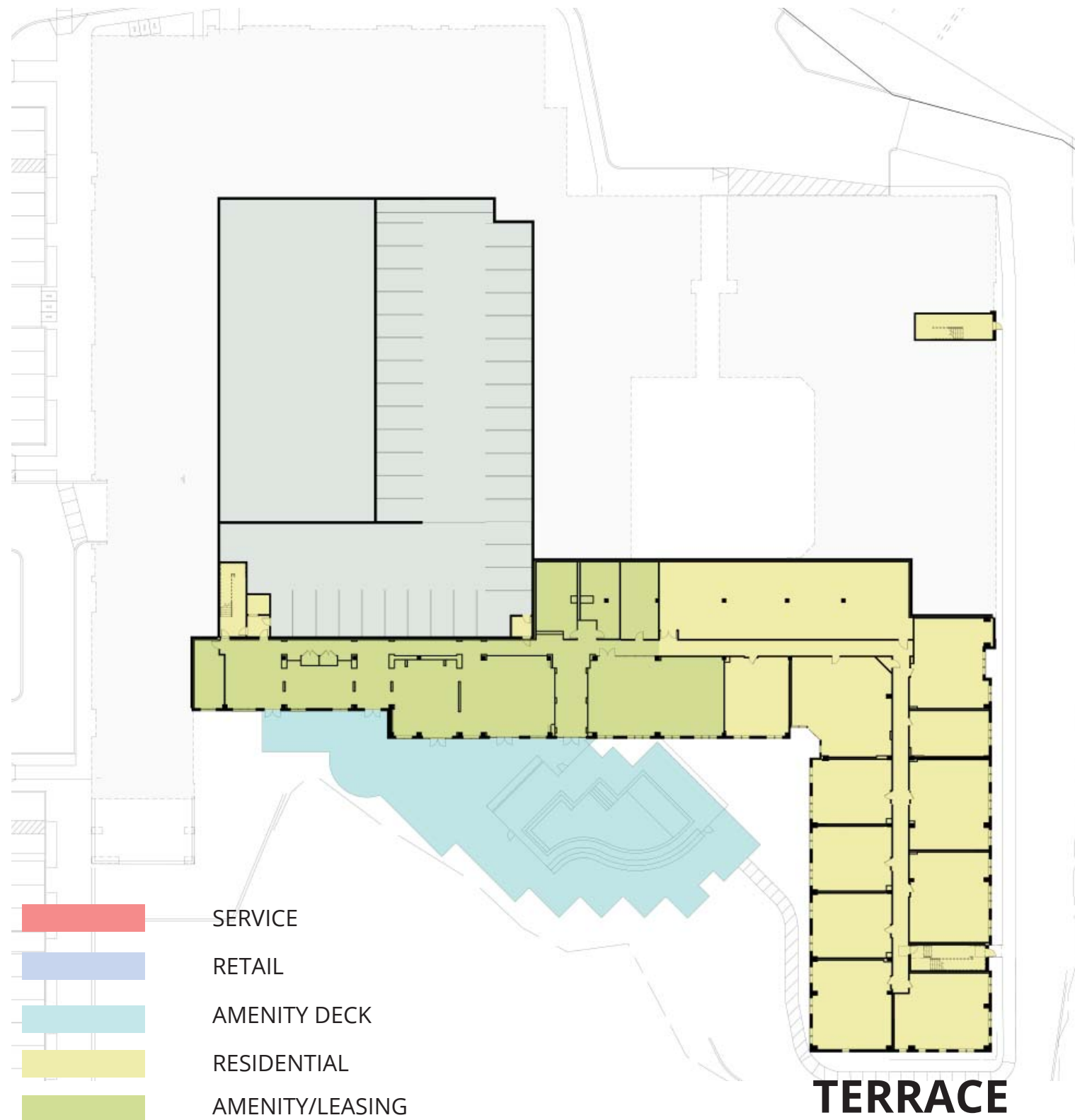
ENLARGED POOL COURTYARD PLAN



- SERVICE
- RETAIL
- AMENITY DECK
- RESIDENTIAL
- AMENITY/LEASING

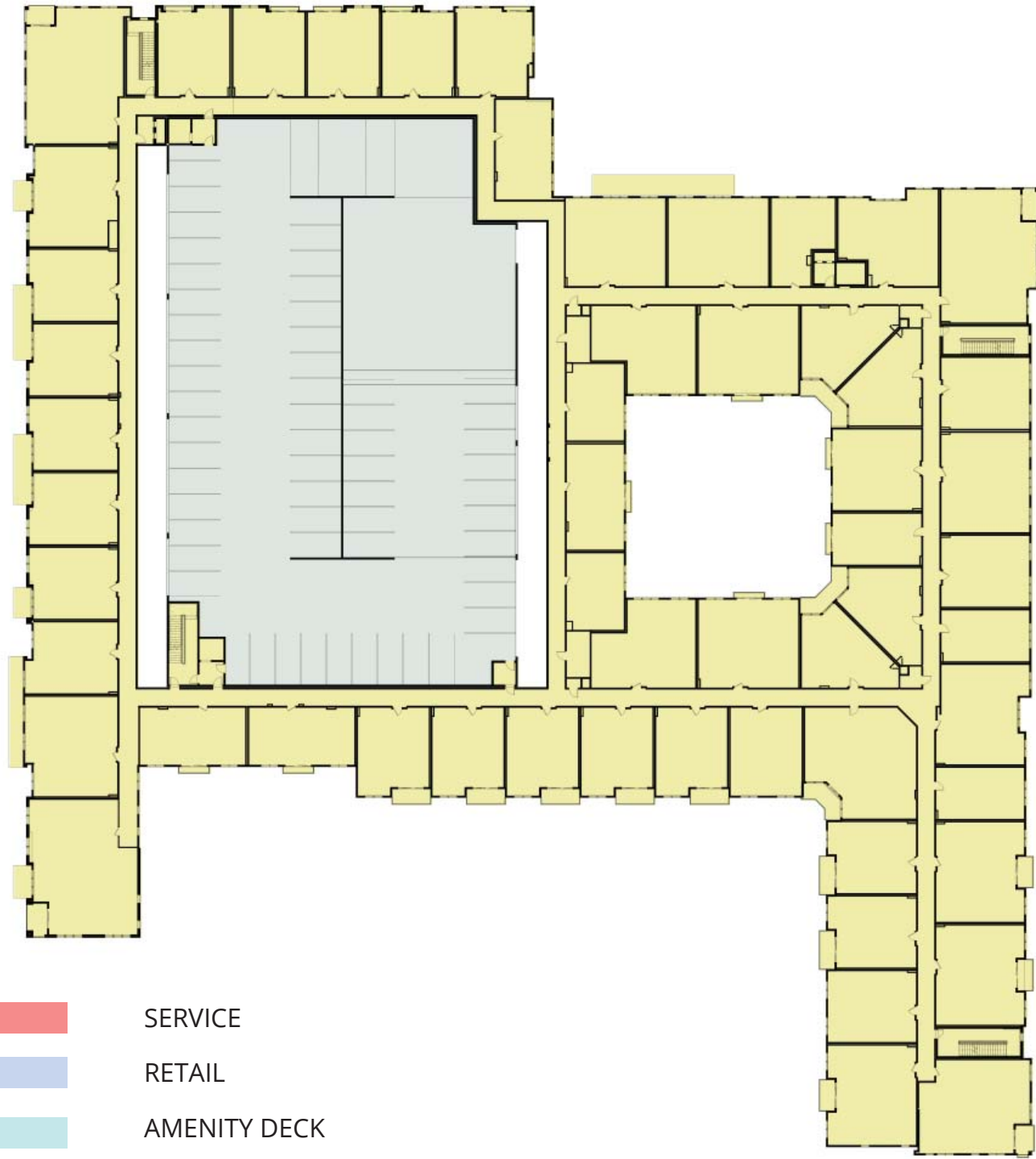
KEY

PROGRAMMATIC SITE PLAN

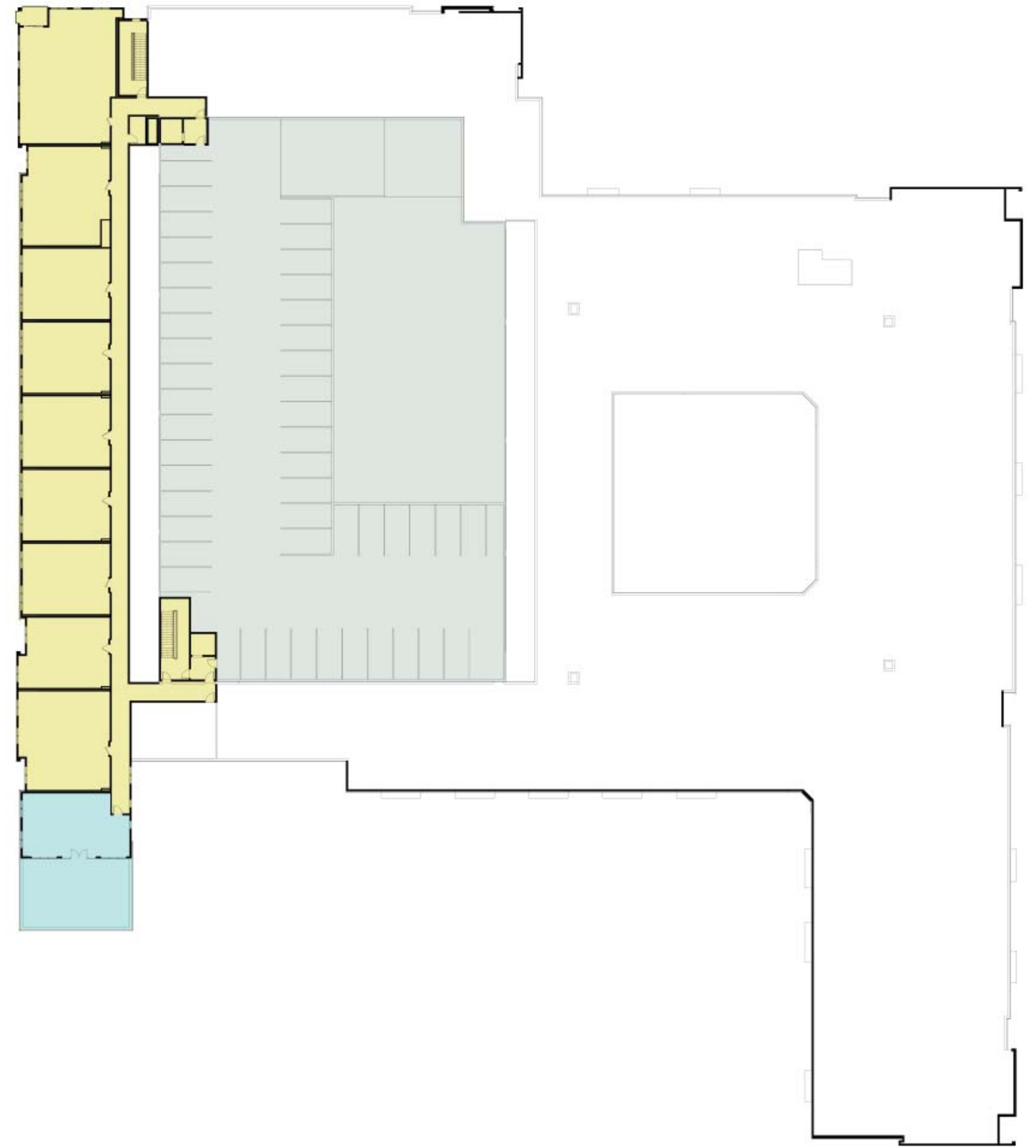


- SERVICE
- RETAIL
- AMENITY DECK
- RESIDENTIAL
- AMENITY/LEASING

KEY
FLOOR PLANS



2-5 FLOORS



6TH FLOOR

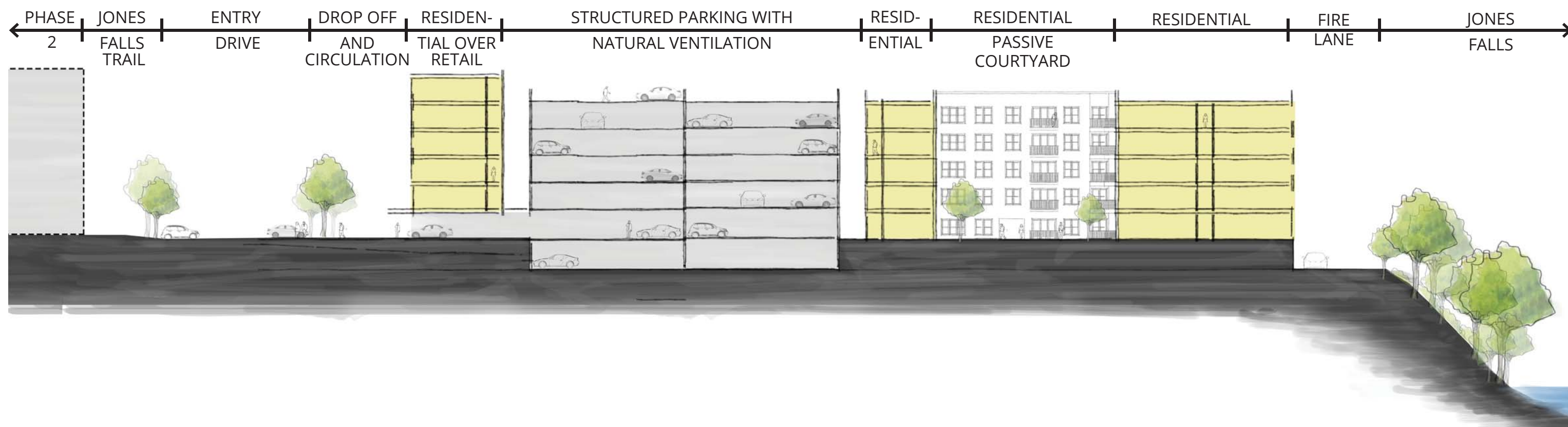
- SERVICE
- RETAIL
- AMENITY DECK
- RESIDENTIAL
- AMENITY/LEASING

KEY

FLOOR PLANS

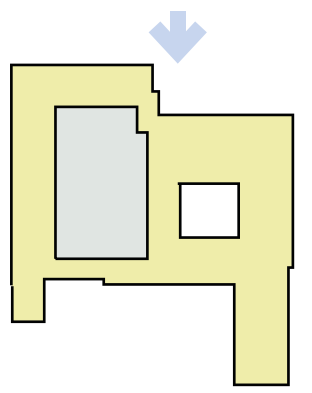


EAST/WEST SECTION



OVERALL SITE SECTION

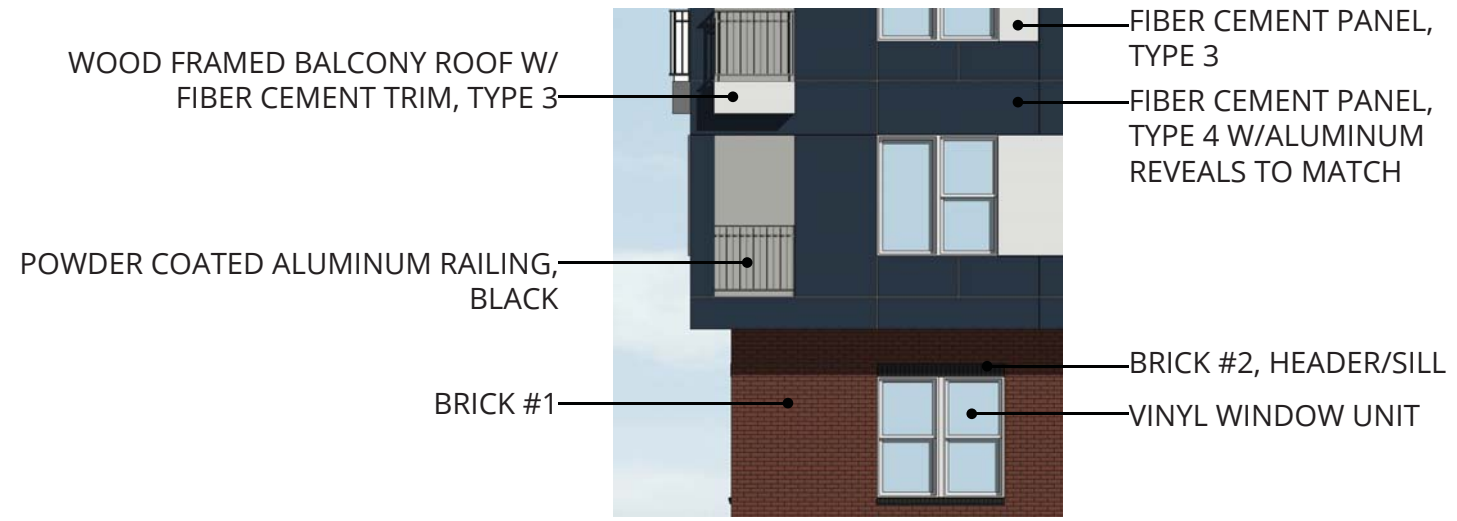
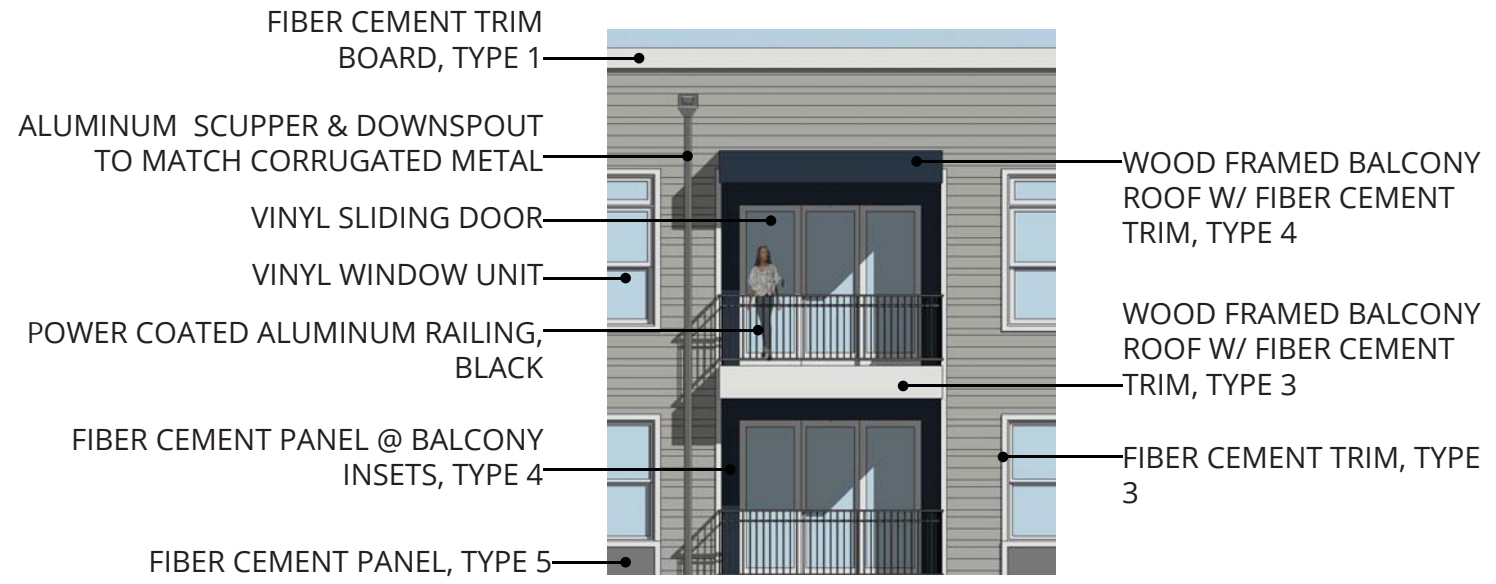
PREVIOUS ELEVATION



CURRENT ELEVATION

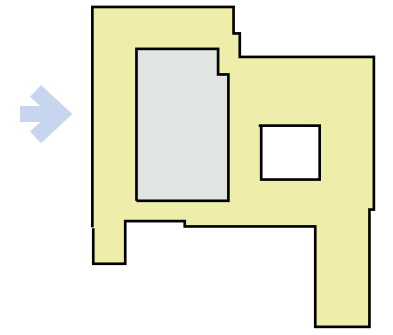


NORTH ELEVATION



NORTH ELEVATION

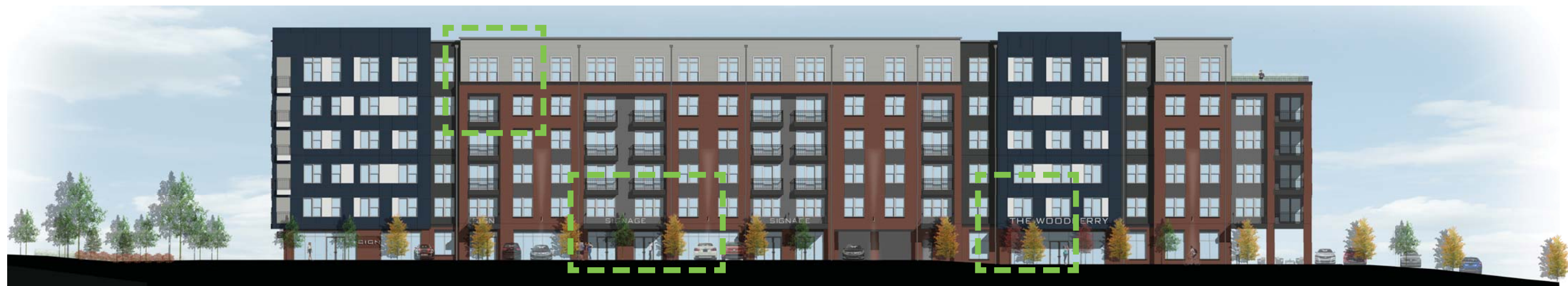
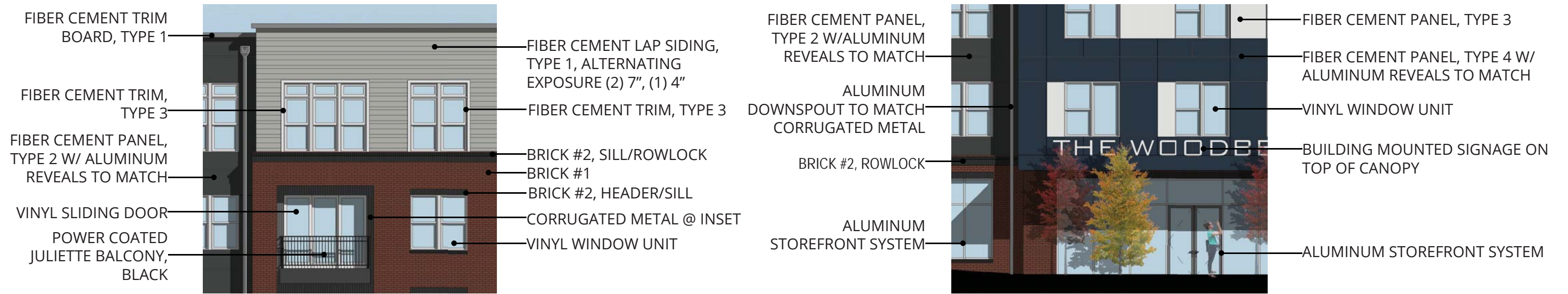
PREVIOUS ELEVATION



CURRENT ELEVATION



WEST ELEVATION



WEST ELEVATION

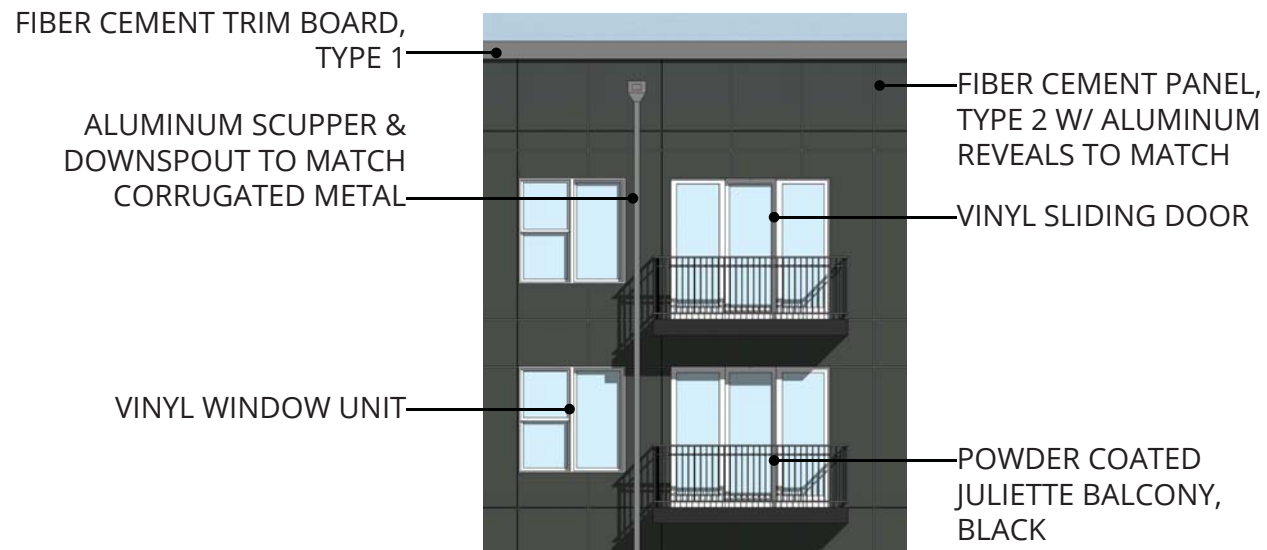
PREVIOUS ELEVATION



CURRENT ELEVATION

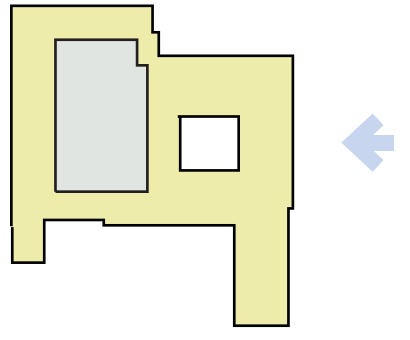


SOUTH ELEVATION



SOUTH ELEVATION

PREVIOUS ELEVATION



CURRENT ELEVATION



EAST ELEVATION



EAST ELEVATION



BUILDING PERSPECTIVE 1



BUILDING PERSPECTIVE 2



BUILDING PERSPECTIVE 3



BUILDING PERSPECTIVE 4



BUILDING SIGN



6" LED DOWNLIGHT



LED WALL PACK

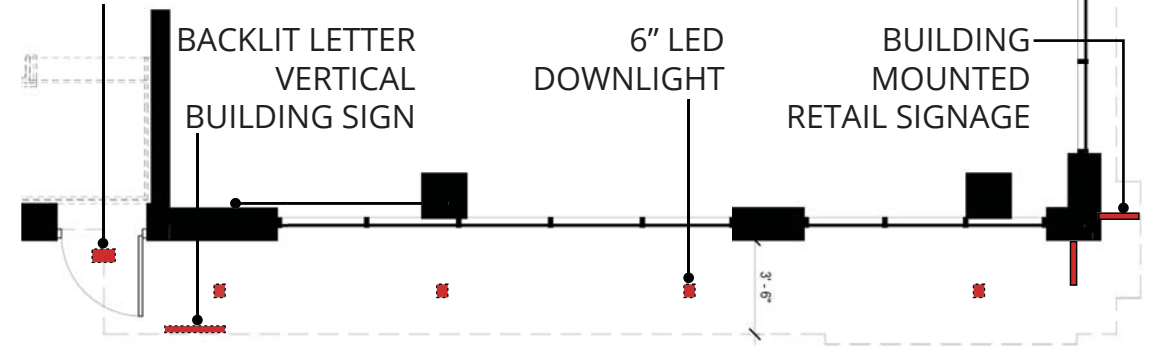


RETAIL SIGNAGE



RETAIL SIGNAGE

LED WALL PACK



BUILDING LIGHTING / SIGNAGE



RETAIL SIGNAGE - UPLIT



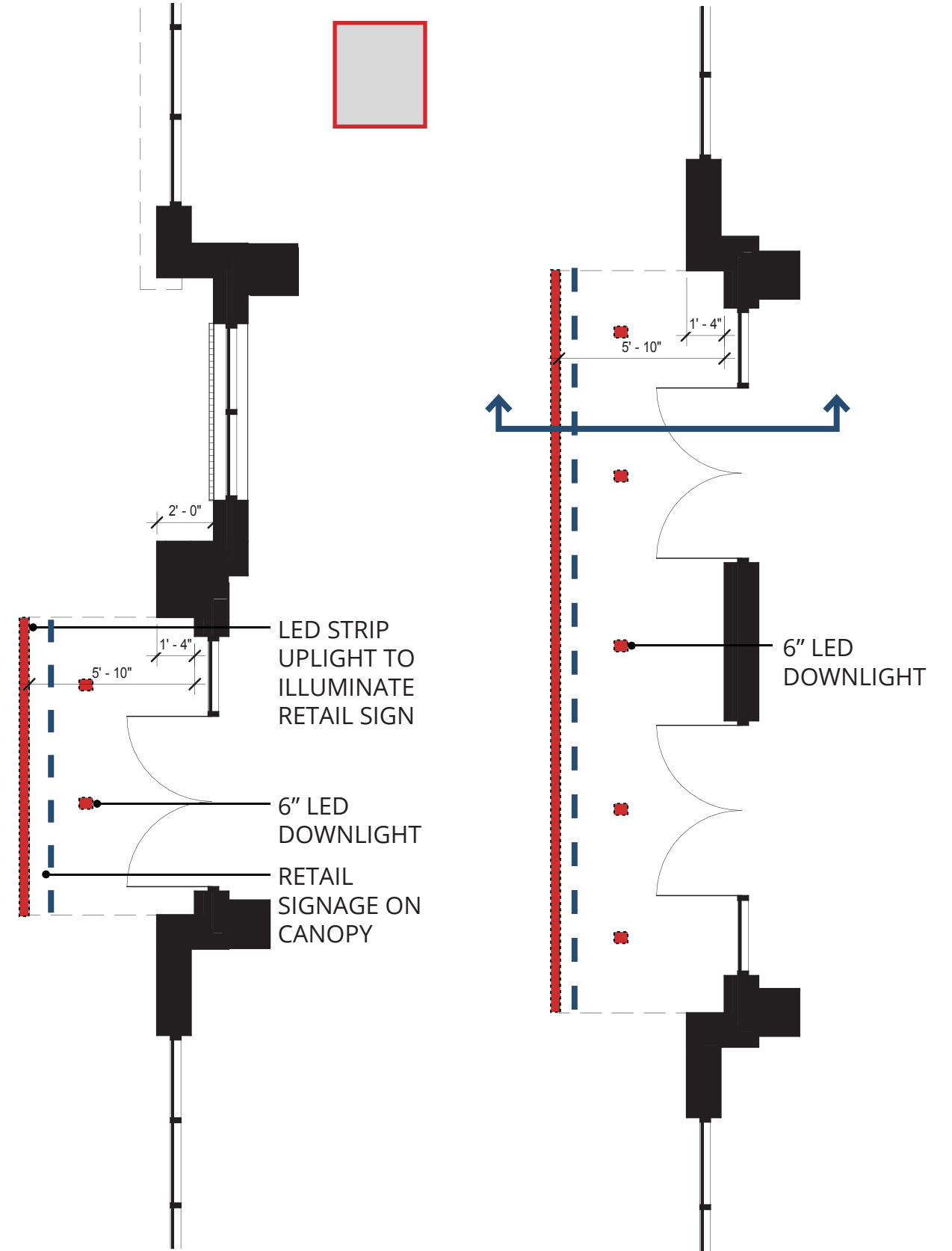
LED STRIP UPLIGHT @ SIGNAGE



5" CYLINDER UP / DOWN LIGHT



6" LED DOWNLIGHT



BUILDING LIGHTING / SIGNAGE



LED STRIP UPLIGHT @ SIGNAGE



RETAIL SIGNAGE



LED WALL PACK



6" LED DOWNLIGHT



5" CYLINDER UP / DOWN LIGHT

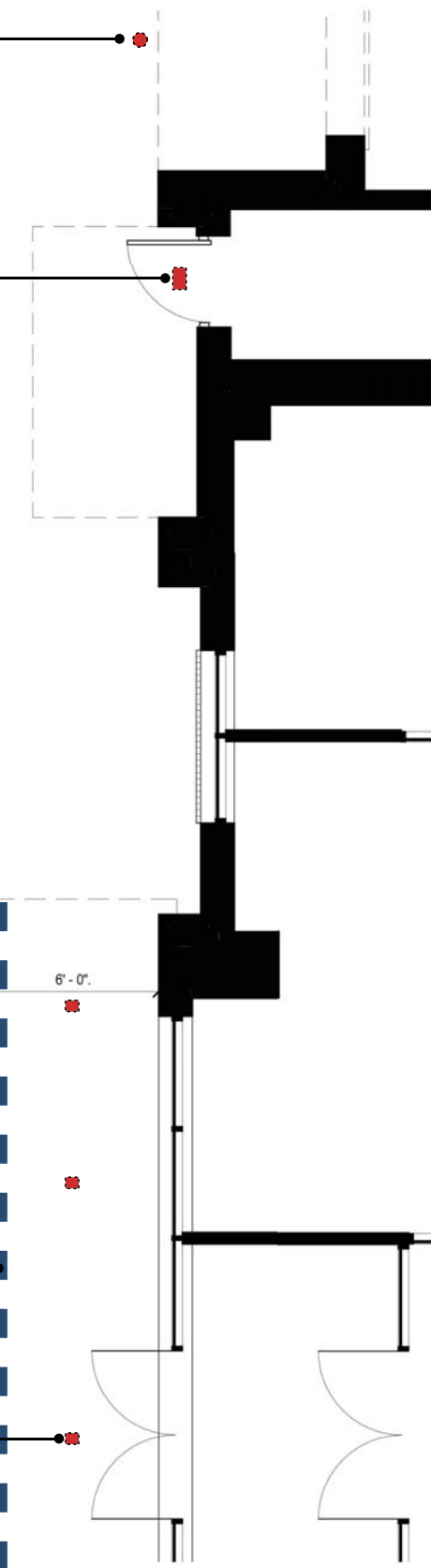
5" CYLINDER UP / DOWN LIGHT

LED WALL PACK

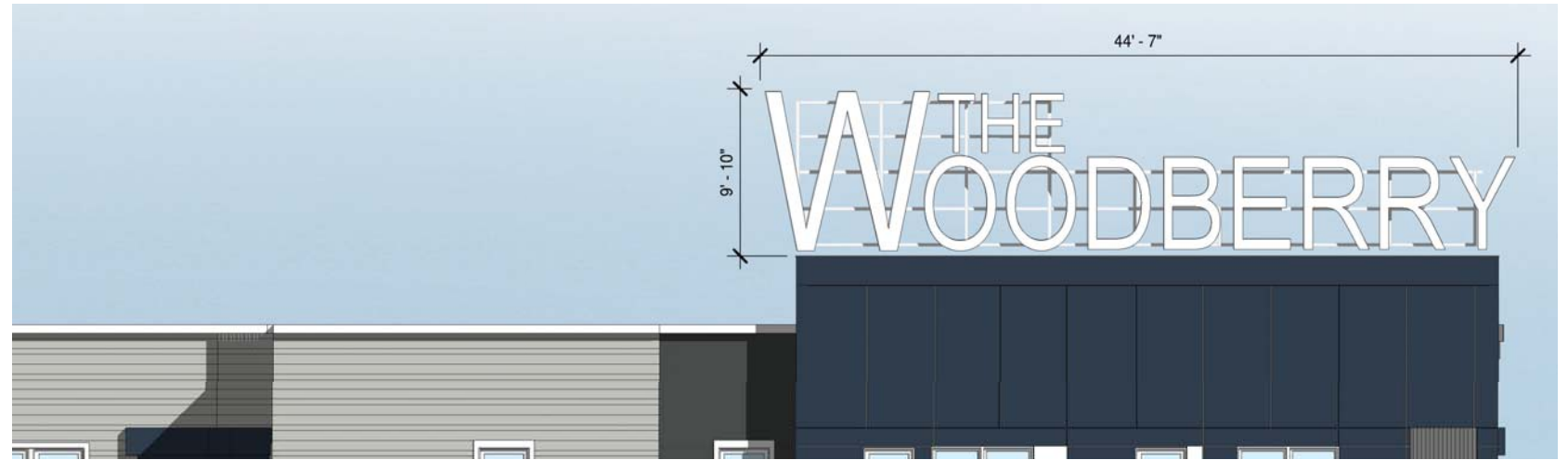
LED STRIP UPLIGHT TO ILLUMINATE RETAIL SIGN

RETAIL SIGNAGE ON CANOPY

6" LED DOWNLIGHT



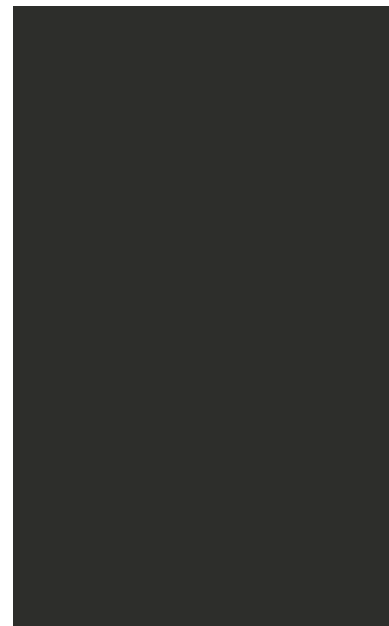
BUILDING LIGHTING / SIGNAGE



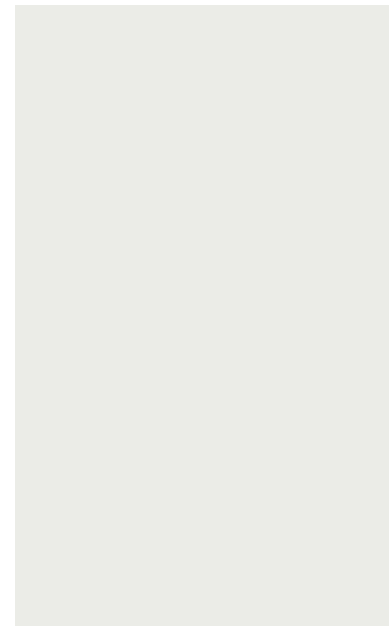
BUILDING LIGHTING / SIGNAGE



① FIBER CEMENT - LIGHT GRAY



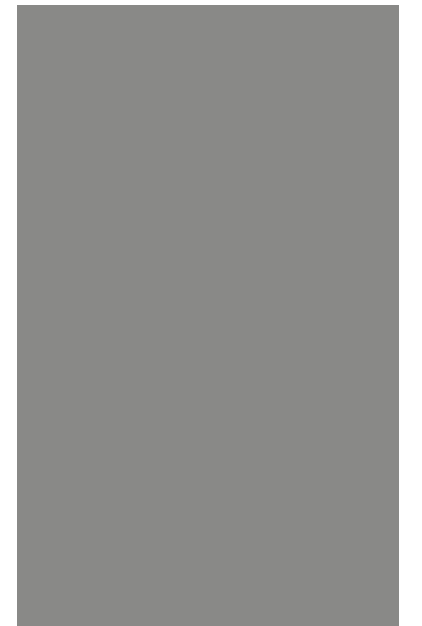
② DARK GRAY



③ WHITE



④ NAVY



⑤ MEDIUM GRAY



⑥ CORRUGATED METAL - MEDIUM GRAY



⑦ WINDOW - WHITE



⑧ STOREFRONT - CLEAR



BUILDING - NORTH



⑨ BRICK - BLACK



⑩ BRICK - RED

PRIMARY BUILDING MATERIALS