

METRO HEIGHTS – 2700 REISTERSTOWN ROAD



MARKS, THOMAS ARCHITECTS

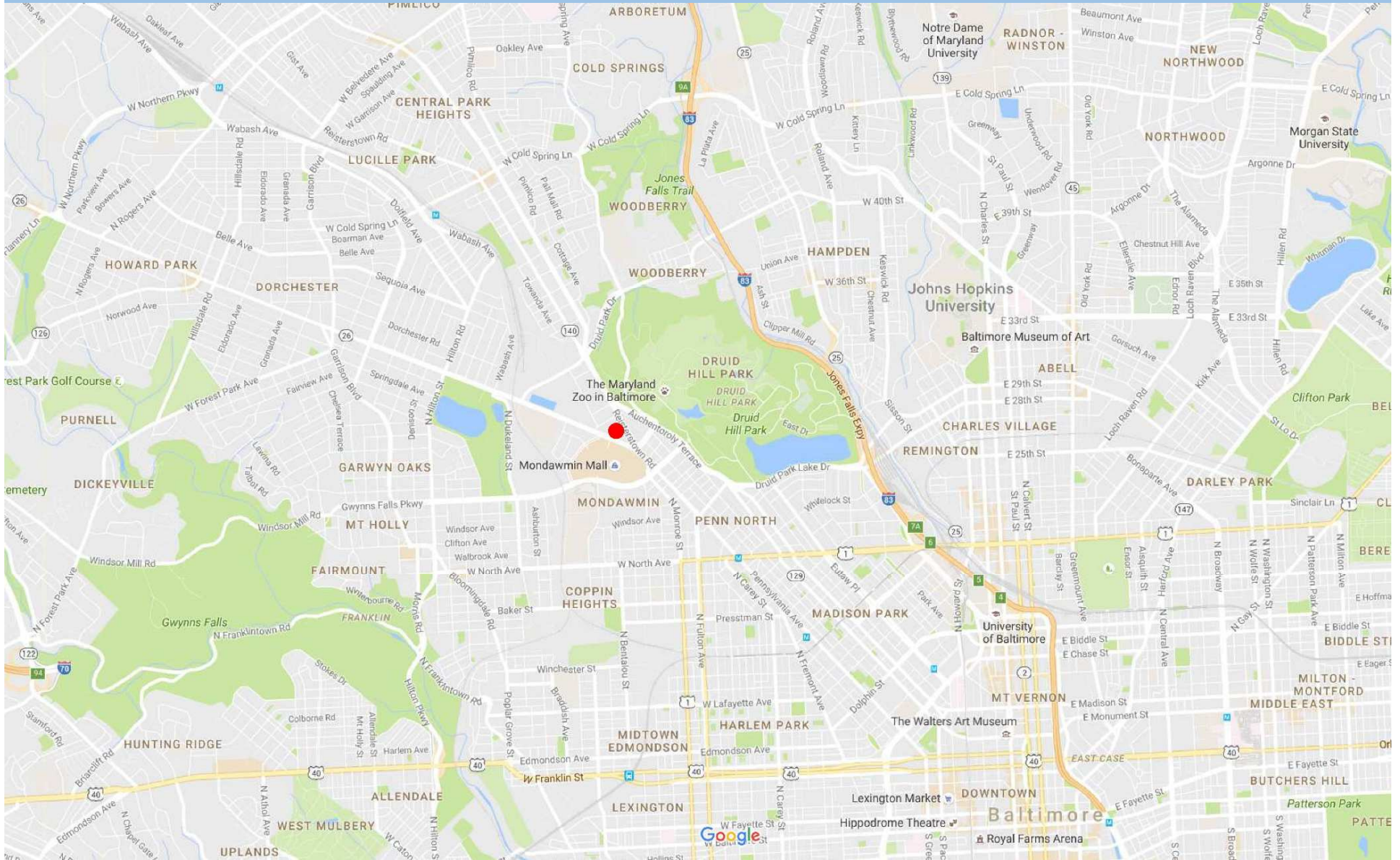
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Vicinity Map



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise

Aerial View of Site



MARKS, THOMAS ARCHITECTS

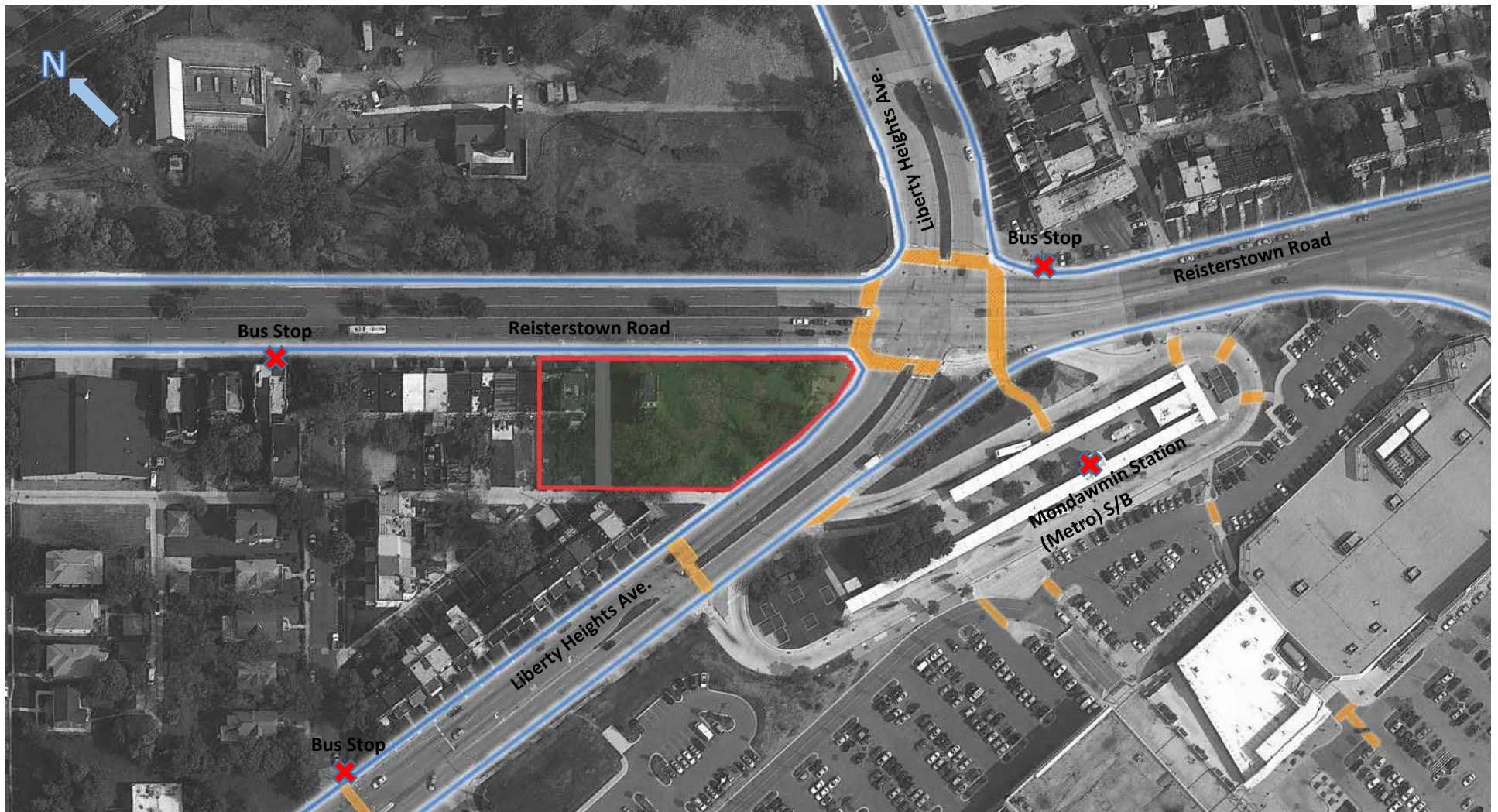
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

How Will Pedestrians Approach This Site?



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Current Conditions



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Site Photos



MARKS, THOMAS ARCHITECTS

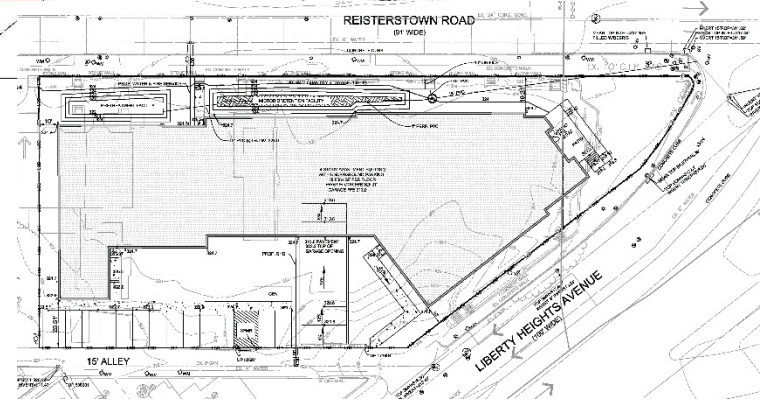
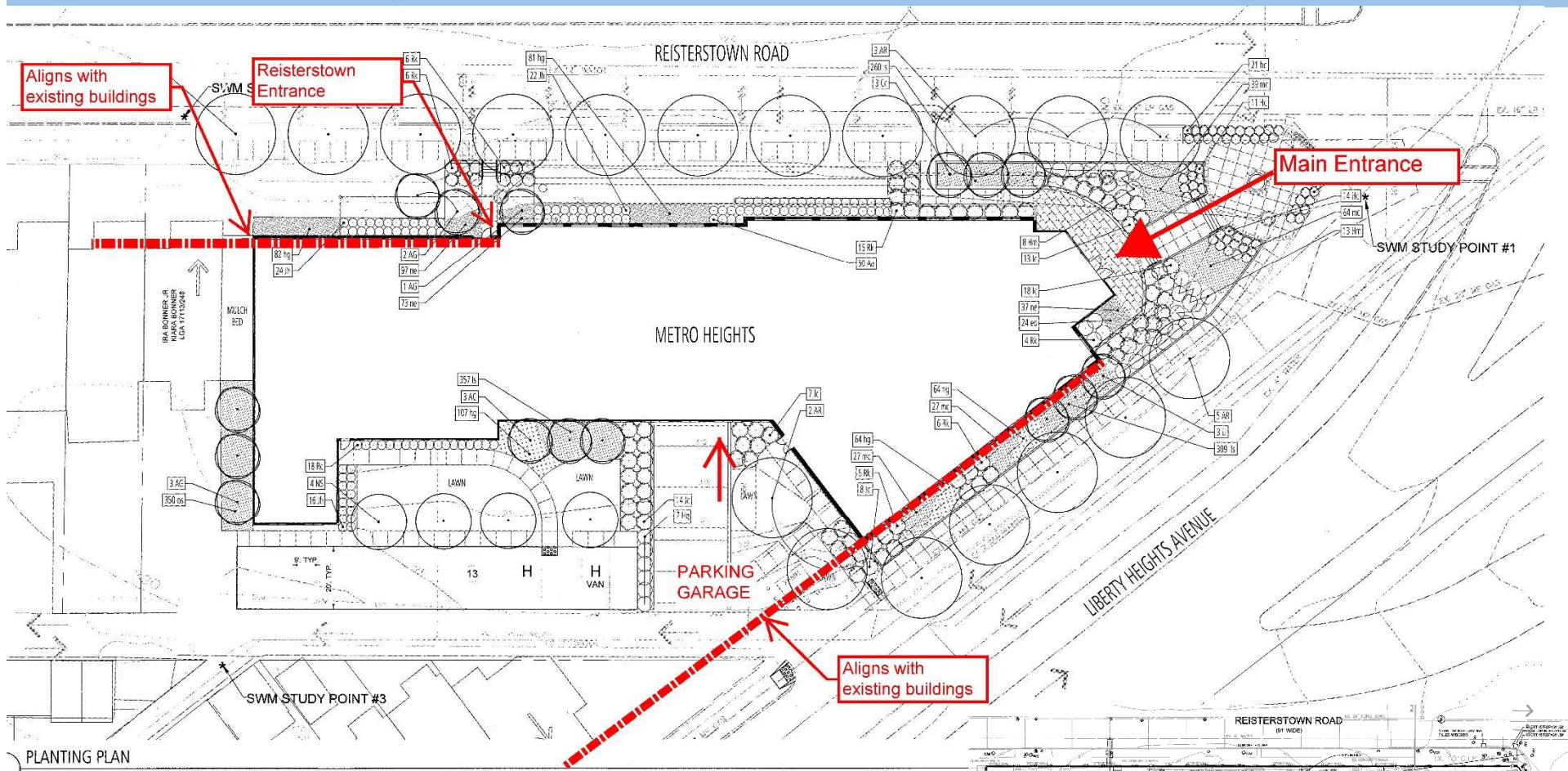
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Site Plan – Basic



MARKS, THOMAS ARCHITECTS

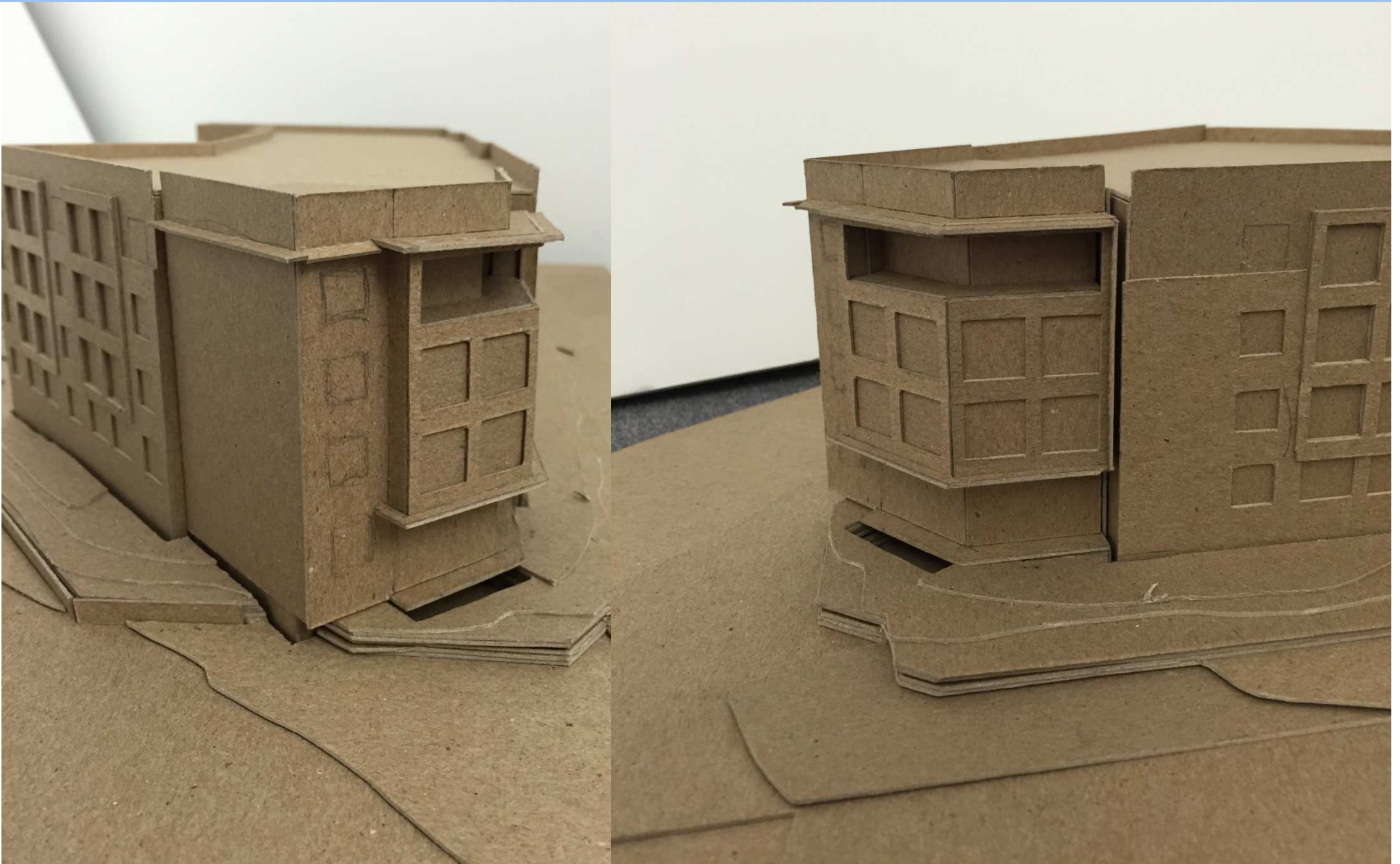
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Design Process Previous Scheme (Model)



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Current Scheme (Model)



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Previous Scheme



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Corner Studies



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Post UDARP Study 1



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Post UDARP Study 2



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Current Scheme



MARKS, THOMAS ARCHITECTS

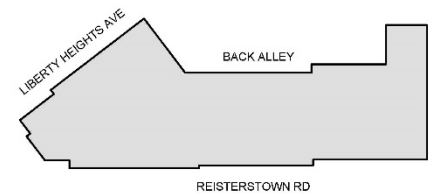
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



 **FLOURA TEETER**
landscape architects

 **Enterprise**[®]

Color Studies



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



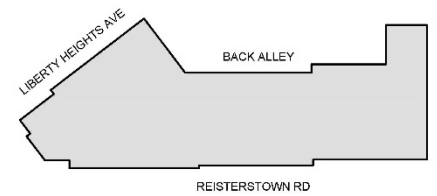
FLOURA TEETER
landscape architects

Enterprise®

Previous Reisterstown Elevation



REISTERSTOWN ROAD ELEVATION



MARKS, THOMAS ARCHITECTS

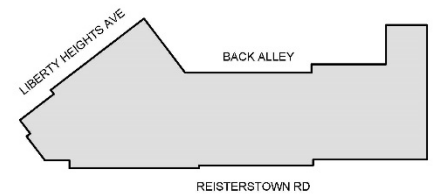
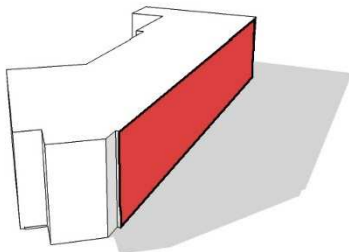
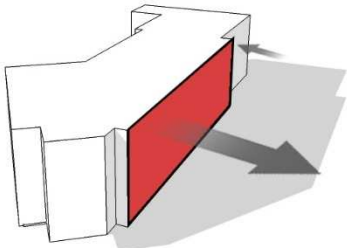
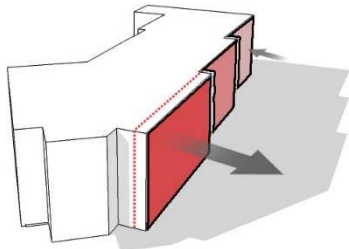
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Reisterstown Elevation Studies



MARKS, THOMAS ARCHITECTS

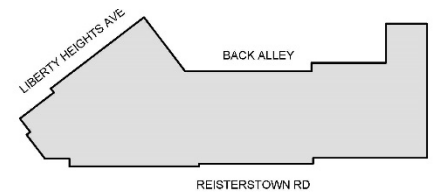
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Reisterstown Elevation Studies



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



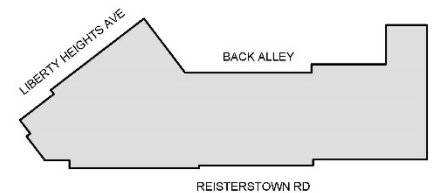
FLOURA TEETER
landscape architects

Enterprise®

Current Reisterstown Elevation



REISTERSTOWN ROAD ELEVATION



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

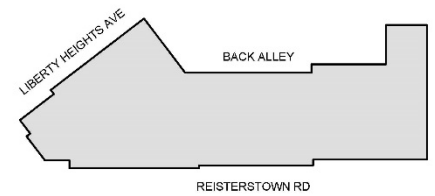
Previous Liberty Heights Elevation



BACK ALLEY ELEVATION



LIBERTY HEIGHTS AVE ELEVATION



MARKS, THOMAS ARCHITECTS

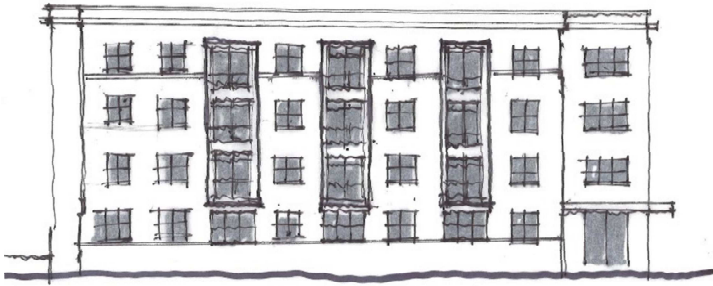
Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



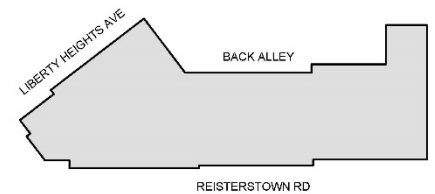
FLOURA TEETER
landscape architects

 **Enterprise**[®]

Liberty Heights Studies



LIBERTY HEIGHTS AVE ELEVATION



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

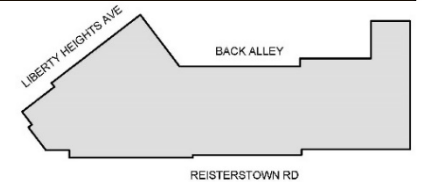
Liberty Heights Elevation



ALLEY ELEVATION



LIBERTY HEIGHTS AVE ELEVATION



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

Previous Perspective



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Current Perspective



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Current Perspective



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Context Plan



Key

-  Existing Ped. Circulation
-  Crosswalks
-  Mondawmin Transit Center
-  Traffic Lanes and Direction
-  Parks & People Foundation

Previous Site Plan



Previous Concept

- Public connection/visibility
- Trees as buffer/frame
- Engage bioretention
- Scale of public art
- Public/private space



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Site Plan



- Current Concept**
- Reoriented entrance
 - Steps and landing = stoop
 - Revised grading - unified sidewalk edge
 - Sloped walks
 - Brick walls to match building
 - Planting at upper terrace
 - No ground level bioretention

 <p>MARKS, THOMAS ARCHITECTS</p>	<p>METRO HEIGHTS Site Plan</p> <p>02/02/2017</p>	<p>Copyright - All Rights Reserved</p> <p>These drawings are protected under the Copyright Act of 1976 and shall not be reused without the written permission of the Architect.</p> <p>Architectural building designs, unit layouts, unit mix and exterior elevations renderings shown herein are for illustrative purposes only and subject to change with final design and permit documents.</p>
--	---	--

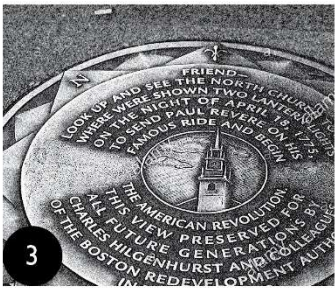
Entry Area Enlargement



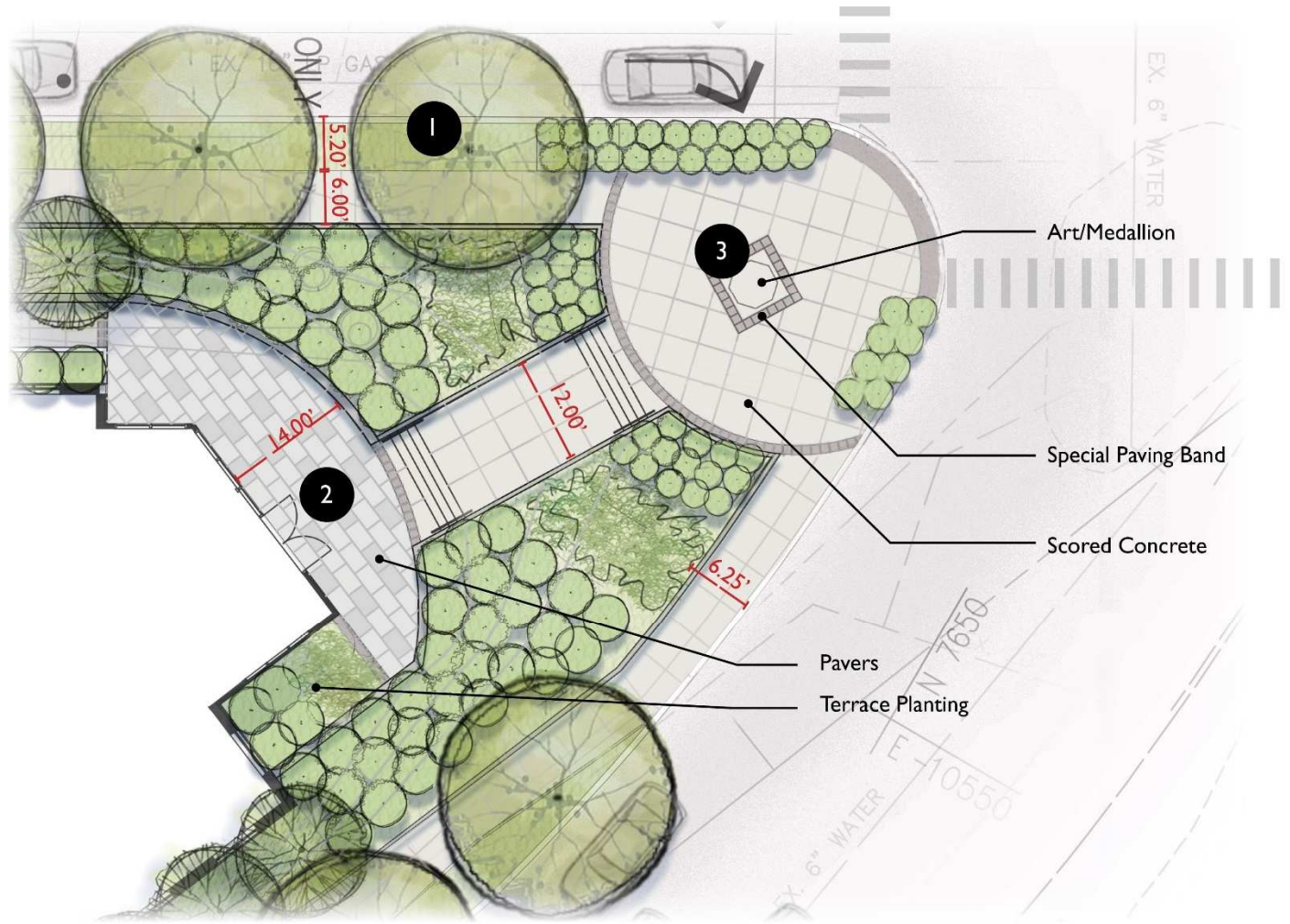
Streetscape Treatment



Terrace Pavers



Community Art Piece



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise



Section B



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



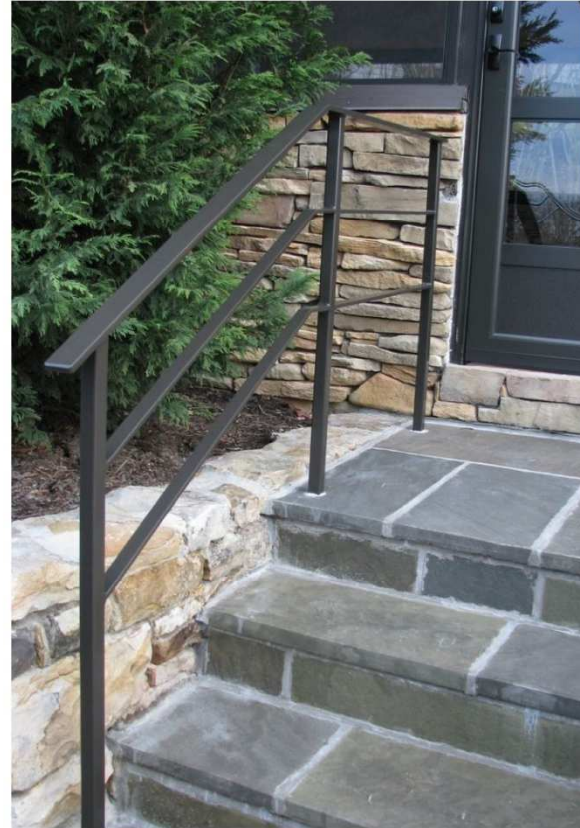
FLOURA TEETER
landscape architects

 **Enterprise**[®]

Railing Precedents



Existing Neighborhood Railings



New Railing Precedent



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]

Plant Palette



Crimson Spire Oak
Quercus robur 'Crimschmidt'
Ht. 25-45'
Sp. 12-15'



Japanese Holly
Ilex crenata 'Hetzii'
Ht. 3-6'
Sp. 3-6'



Rock Cotoneaster
Cotoneaster horizontalis
Ht. 2-3'
Sp. 6-8'



Shasta Daisy
Leucanthemum x superbum 'Becky'
Ht. 2-3'
Sp. 2-3'



London Plane Tree
Platanus x acerifolia
Ht. 70-90'
Sp. 60-70'



Fragrant Sumac
Rhus typhina 'Gro Low'
Ht. 1-2'
Sp. 6-8'



Autumn Joy Sedum
Sedum telphium 'Autmn Joy'
Ht. 2-3'
Sp. 2'



Liriope
Liriope muscari 'Big Blue'
Ht. 1-2'
Sp. 1-2'



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

Enterprise®

METRO HEIGHTS – 2700 REISTERSTOWN ROAD



COMMENTS AND QUESTIONS



MARKS, THOMAS ARCHITECTS

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



FLOURA TEETER
landscape architects

 **Enterprise**[®]