

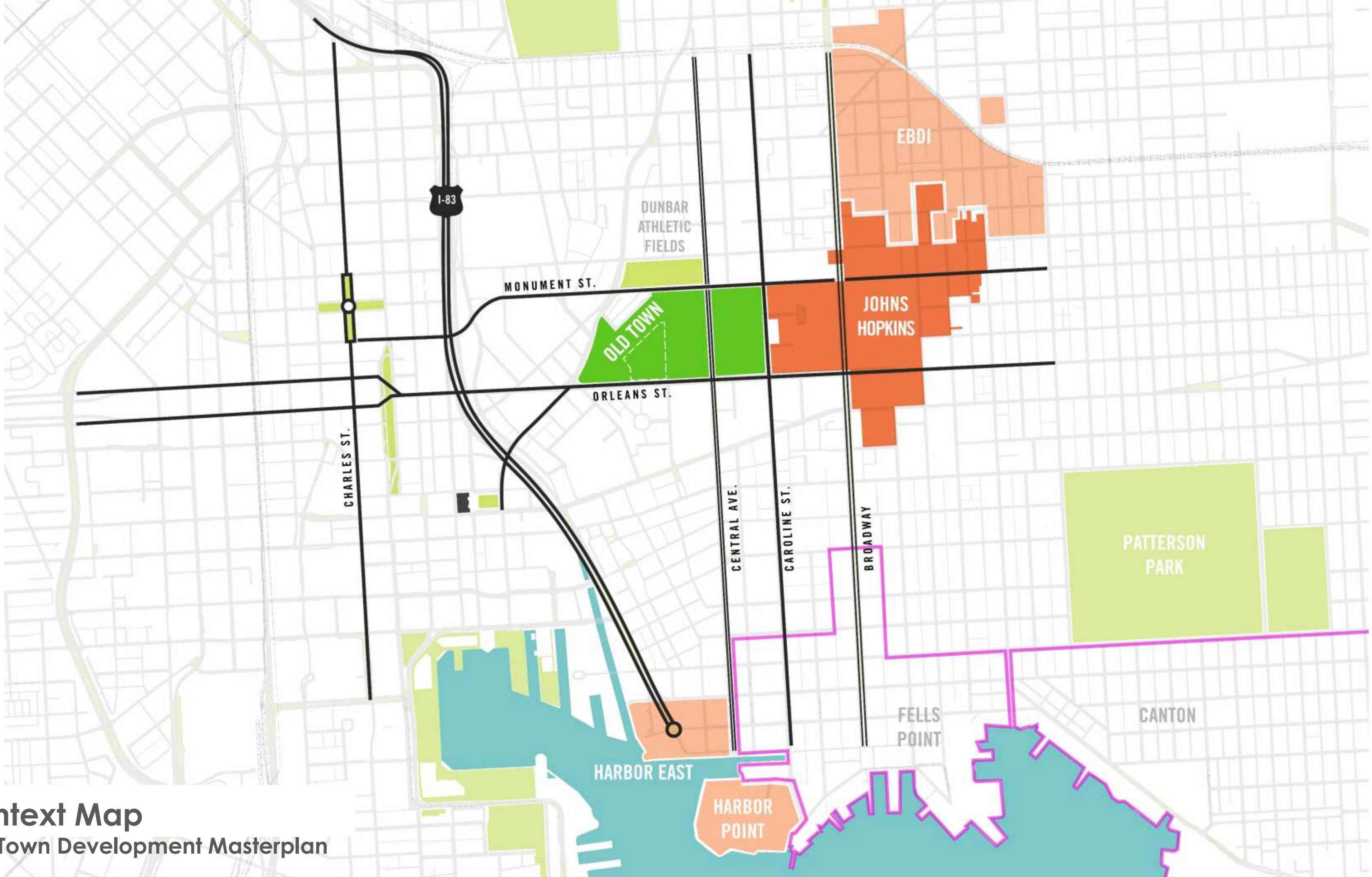
Proposed Old Town Master Plan UDARP Discussion

Baltimore, MD

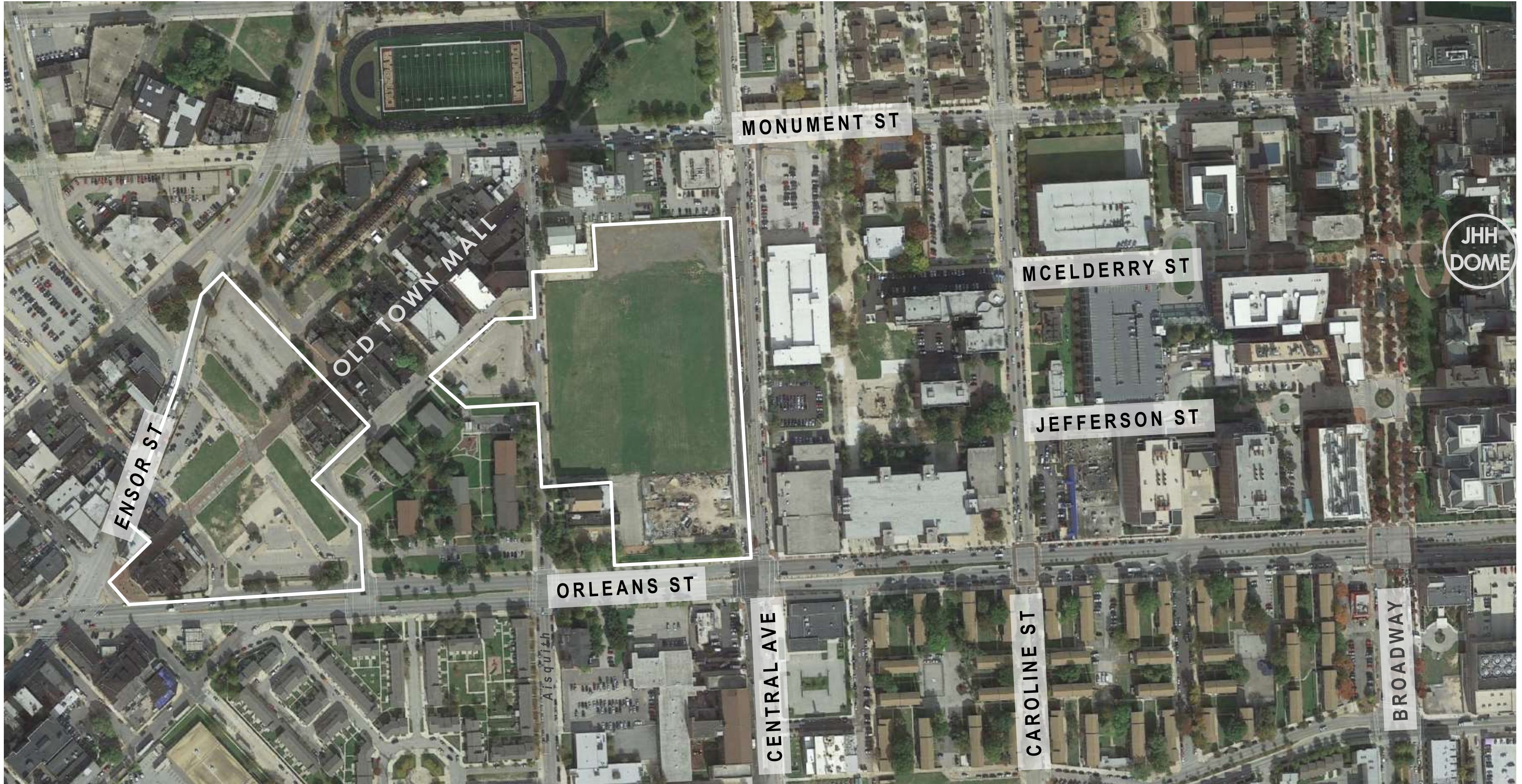
September 8, 2016

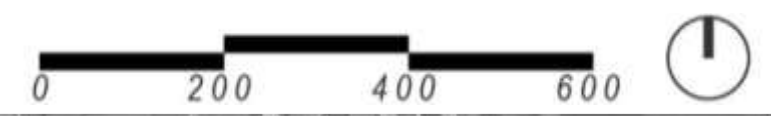
BEATTY • DEVELOPMENT





Context Map
Old Town Development Masterplan

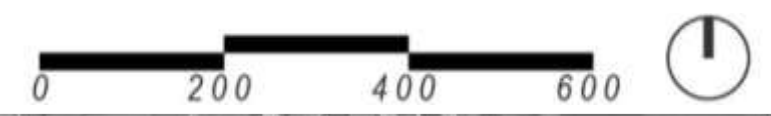




Context

View looking northeast from North Gay Street

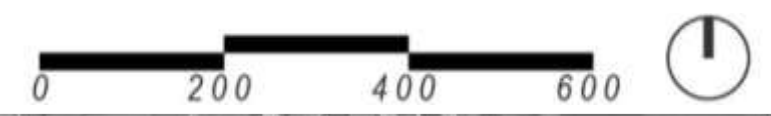




Context

View looking
northeast on Old Town
pedestrian mall





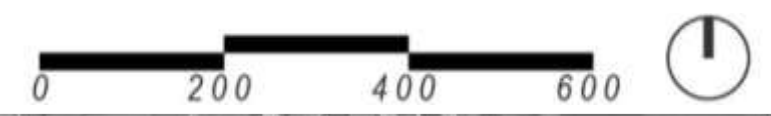
Context

View looking southwest on
Old Town pedestrian mall



View looking southwest on Old Town pedestrian mall in the 1960's

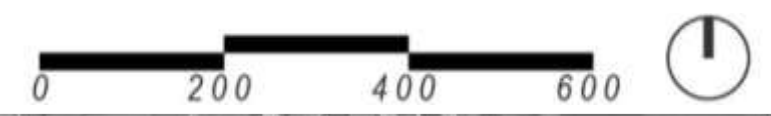




Context

View looking
northeast along N.
Central Ave. at
NAF Prep

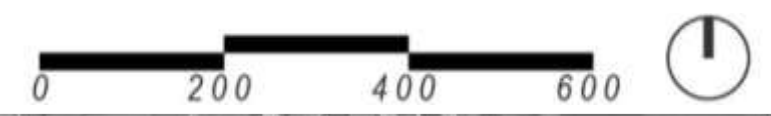




Context

View looking northeast along N. Central Ave. at NAF Prep

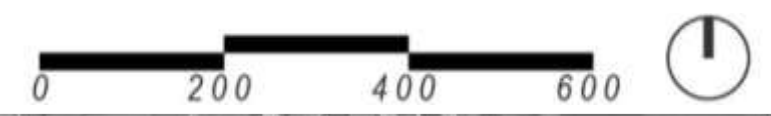




Context

View looking east along McElderry Street



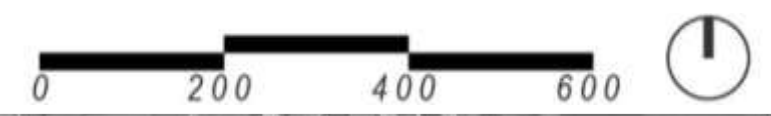


Context



View looking southwest on N. Caroline Street at Dunbar Middle School





Context

View looking east on McElderry Street toward Johns Hopkins Hospital



Aerial view looking northeast at Johns Hopkins Hospital

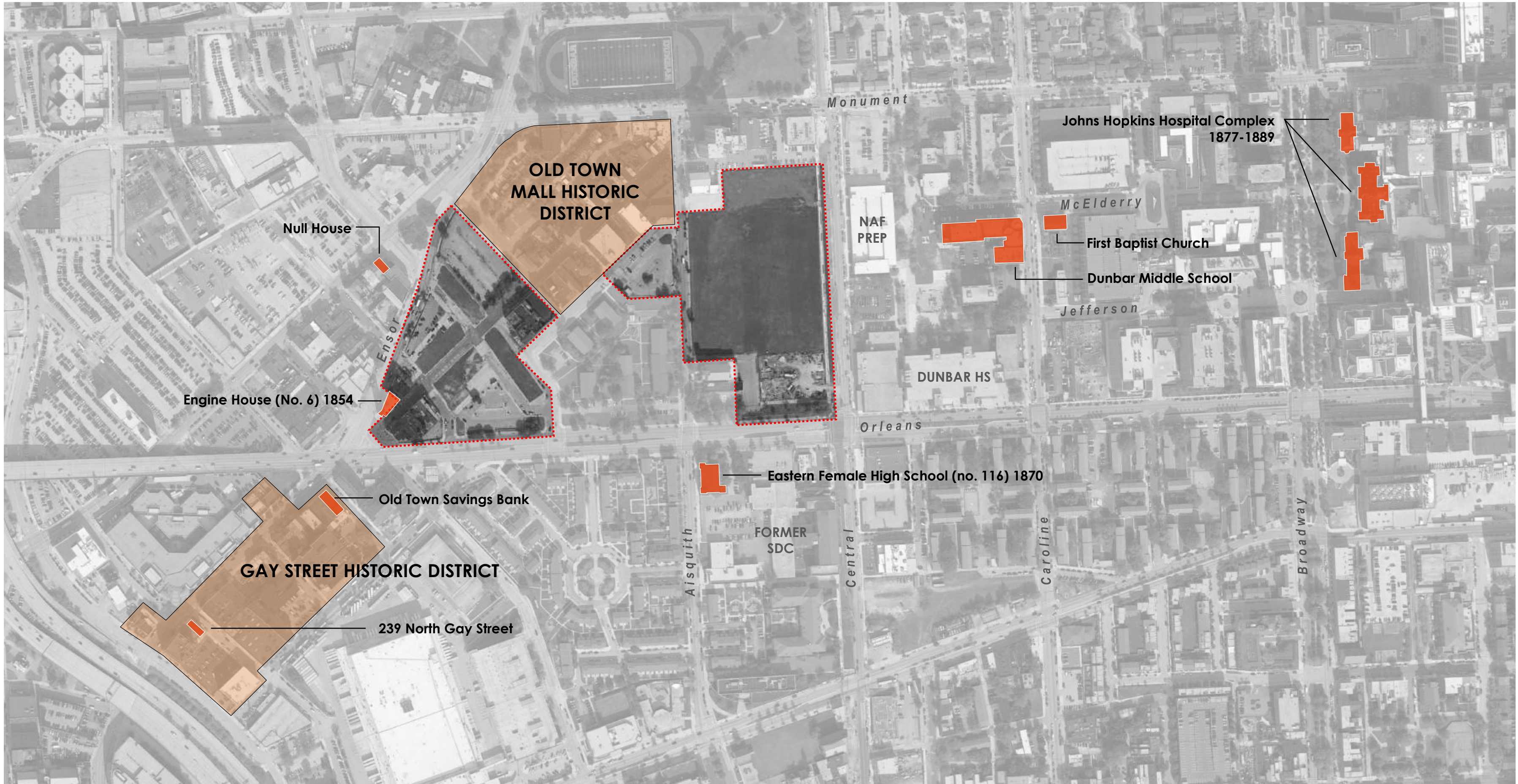


Aerial view looking northeast
across the development site



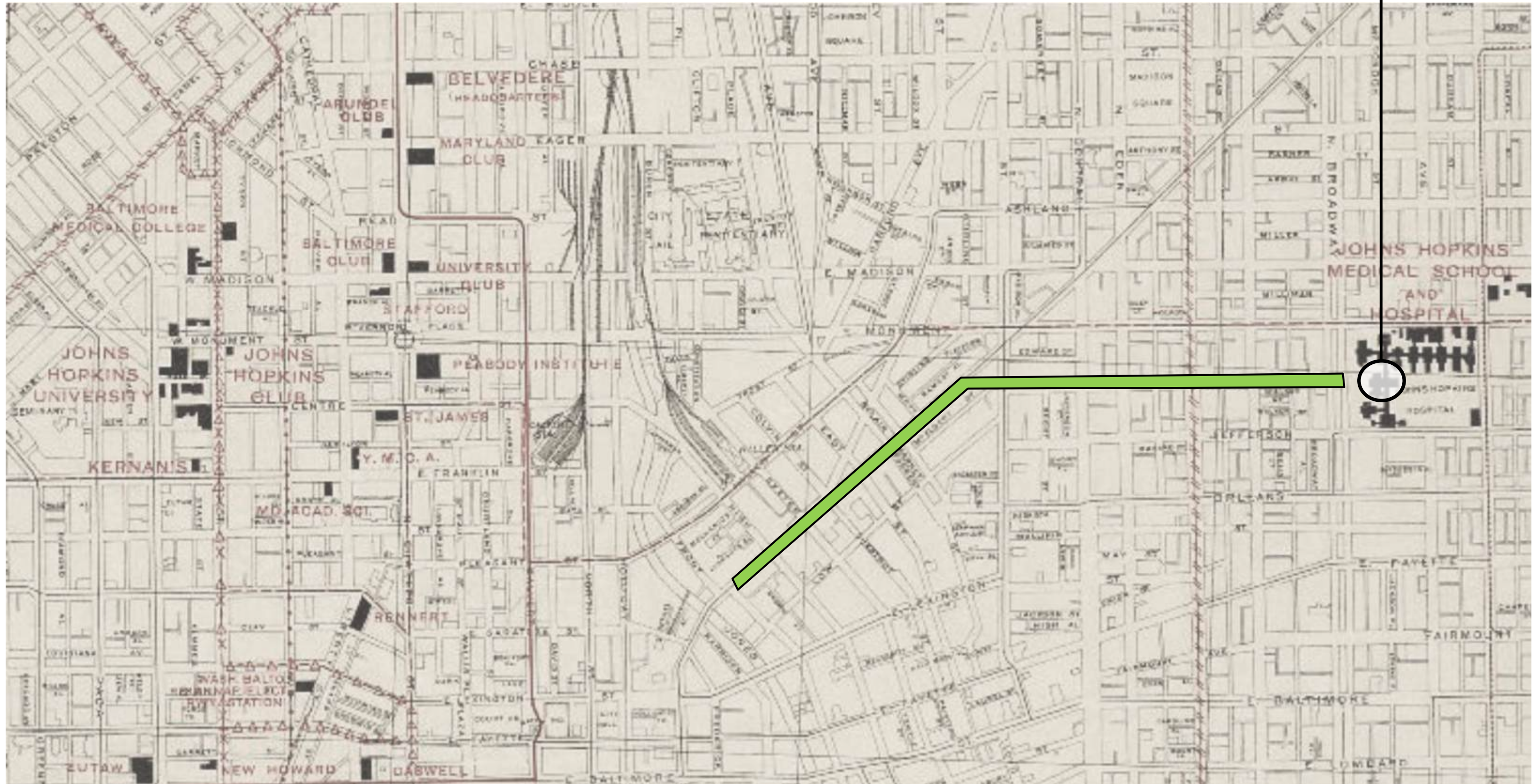


Existing Conditions



Historical Properties

Proposed Old Town Master Plan
Long Term Vision

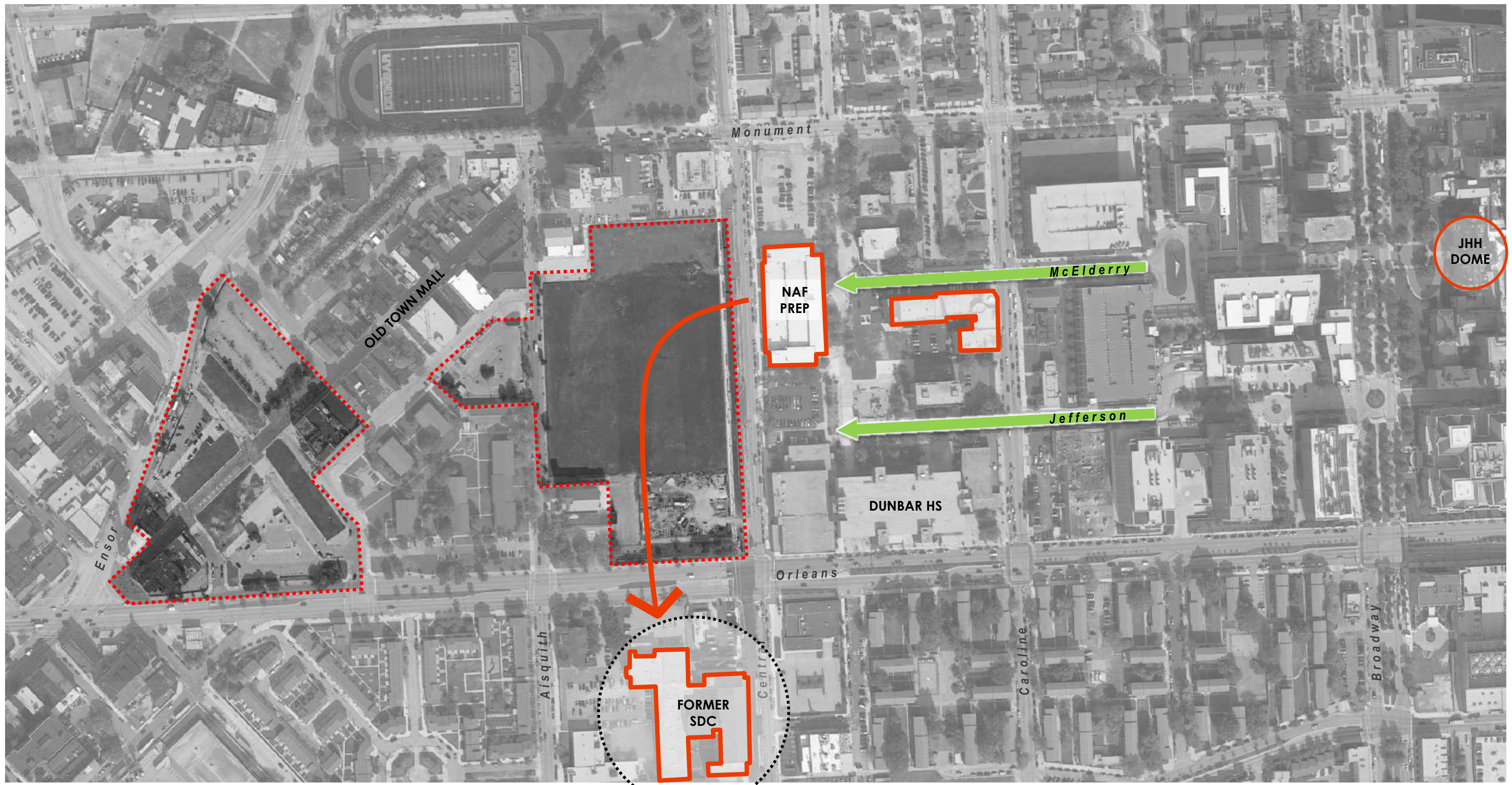
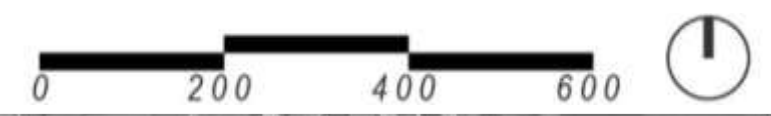




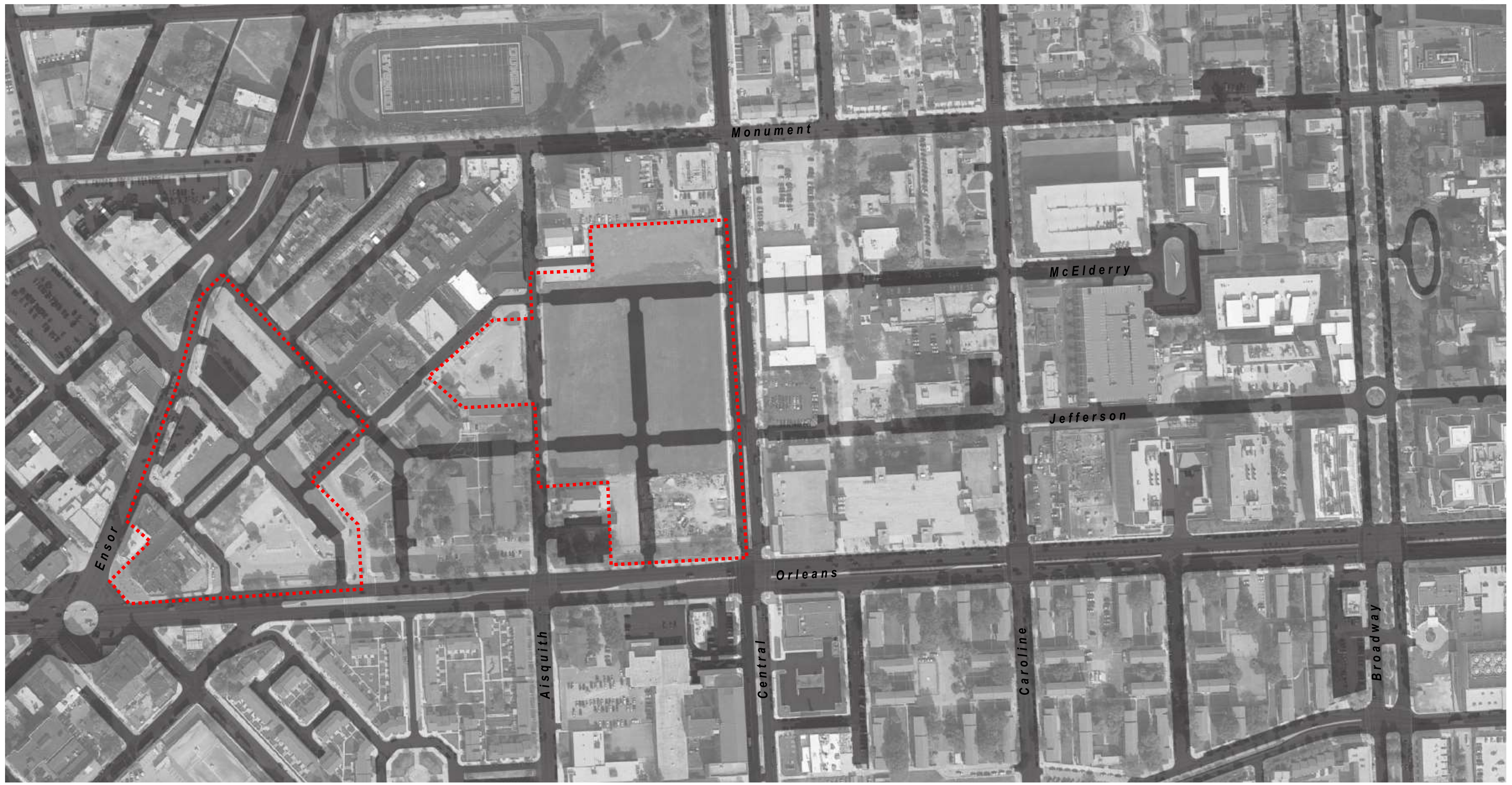
History (1937)



History (1937)



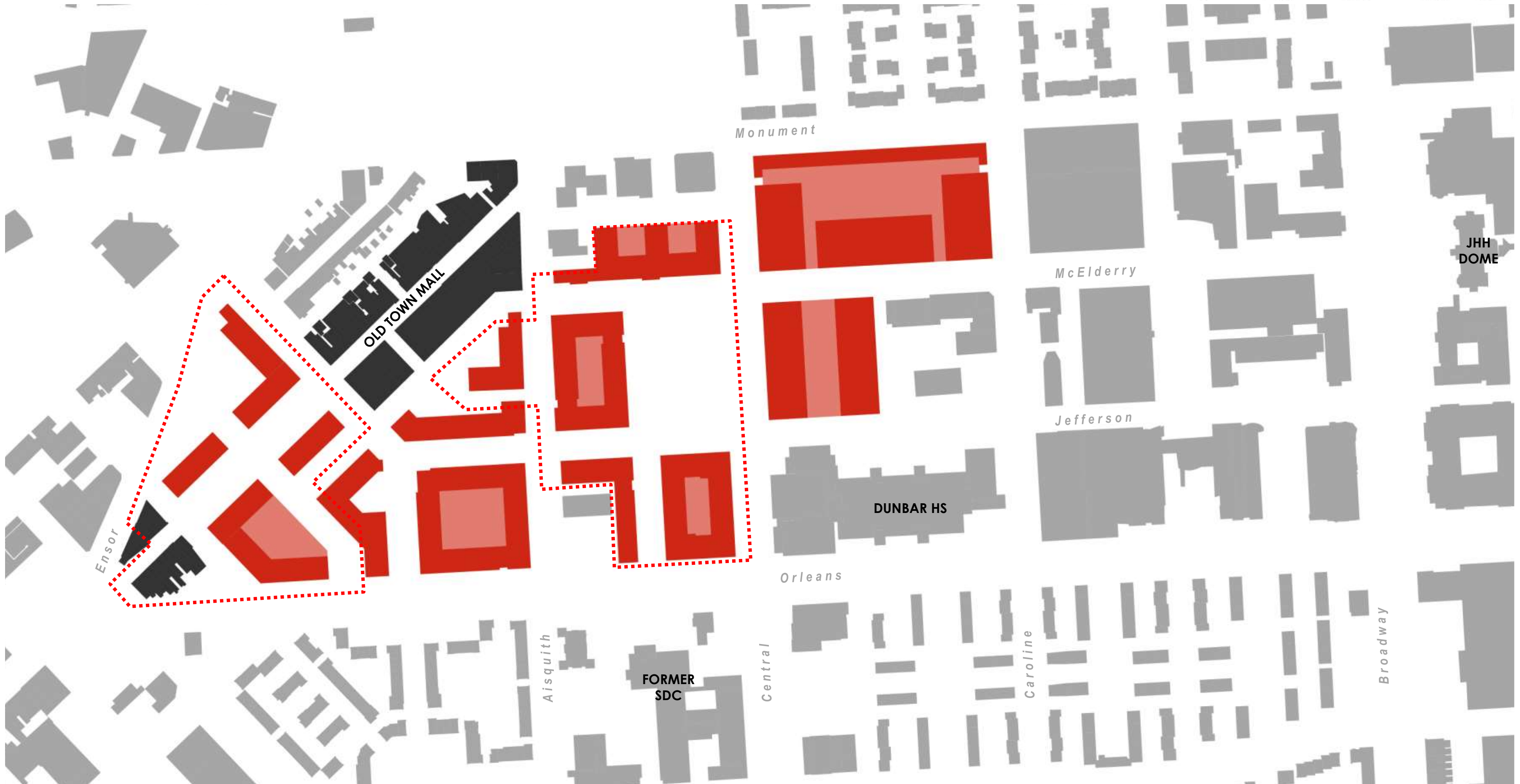
Connectivity



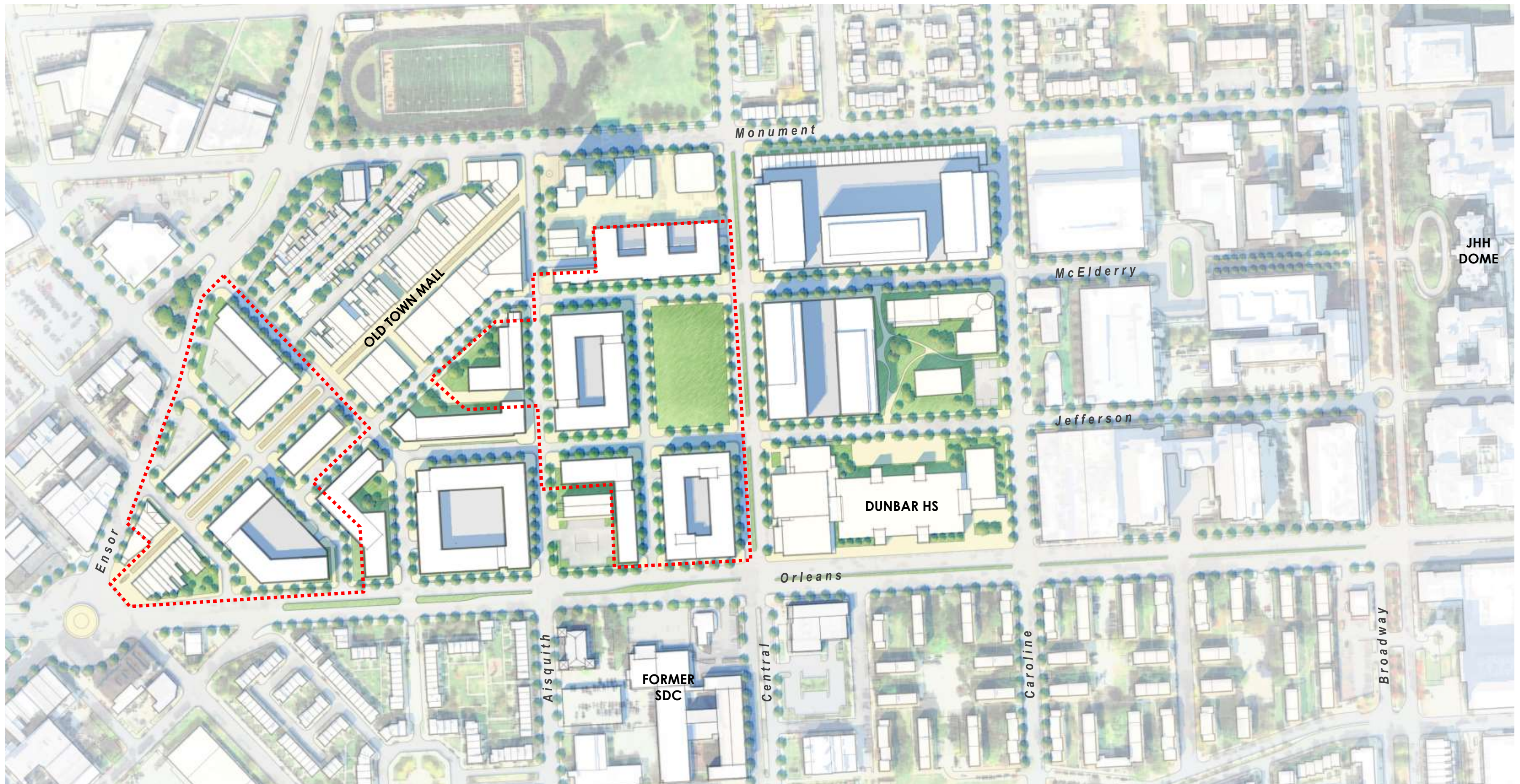
Proposed Street Grid



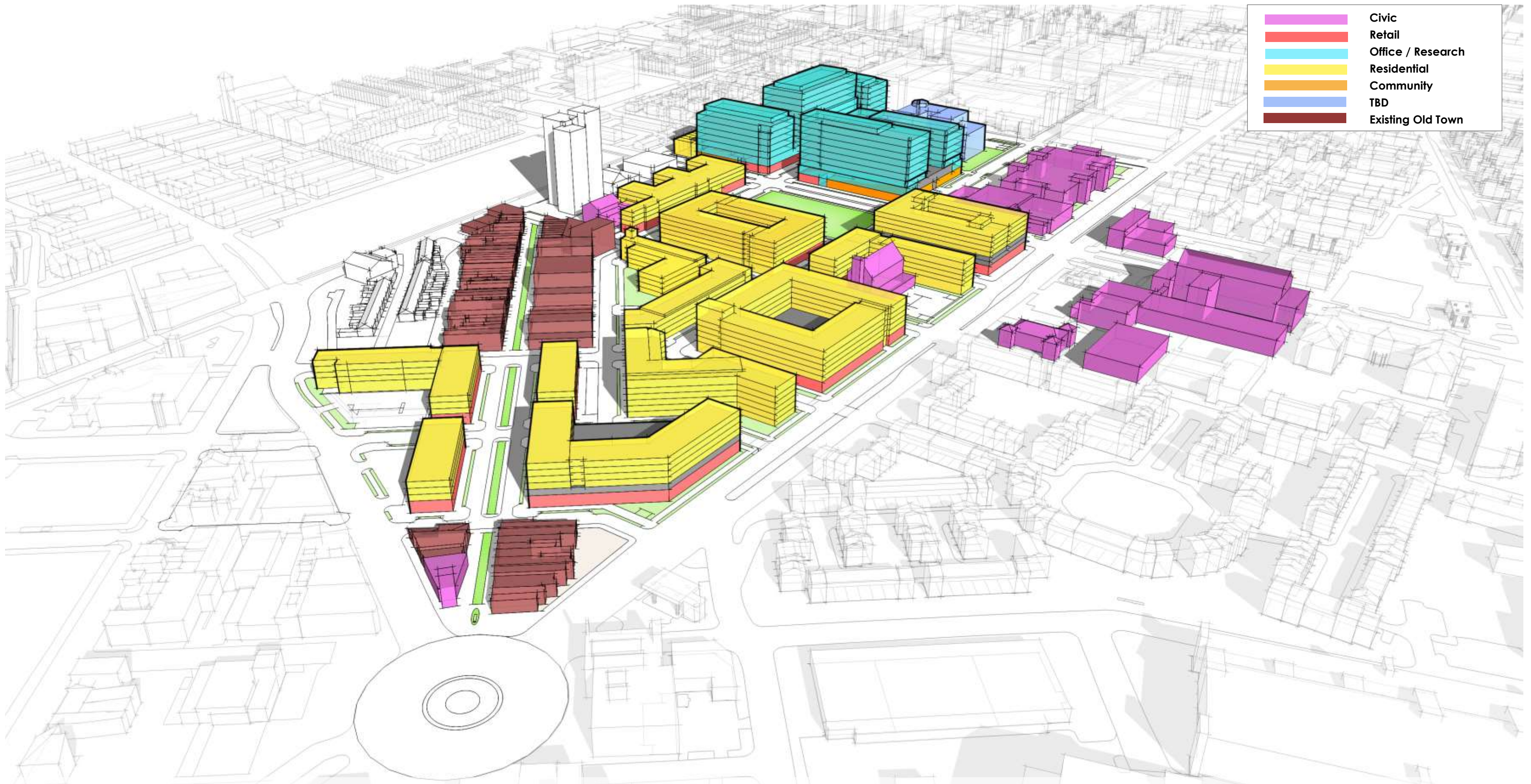
Proposed Block Structure



Proposed Figure Ground



Proposed Site Plan



█	Civic
█	Retail
█	Office / Research
█	Residential
█	Community
█	TBD
█	Existing Old Town

Aerial Looking Northeast



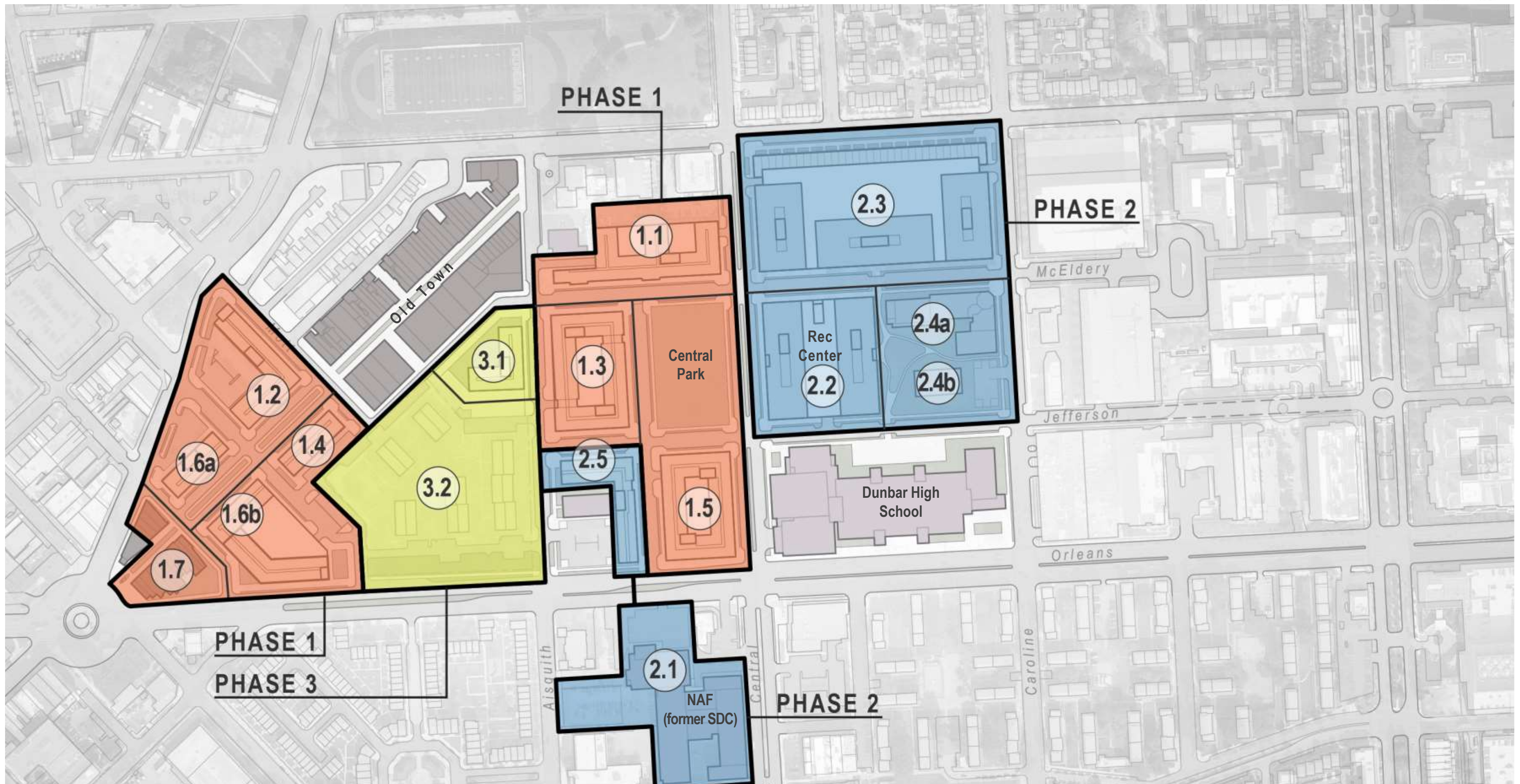
- Civic
- Retail
- Office / Research
- Residential
- Community
- TBD
- Existing Old Town

Aerial Looking Northwest



Central Green Character Sketch

Proposed Old Town Master Plan
Near Term Plan





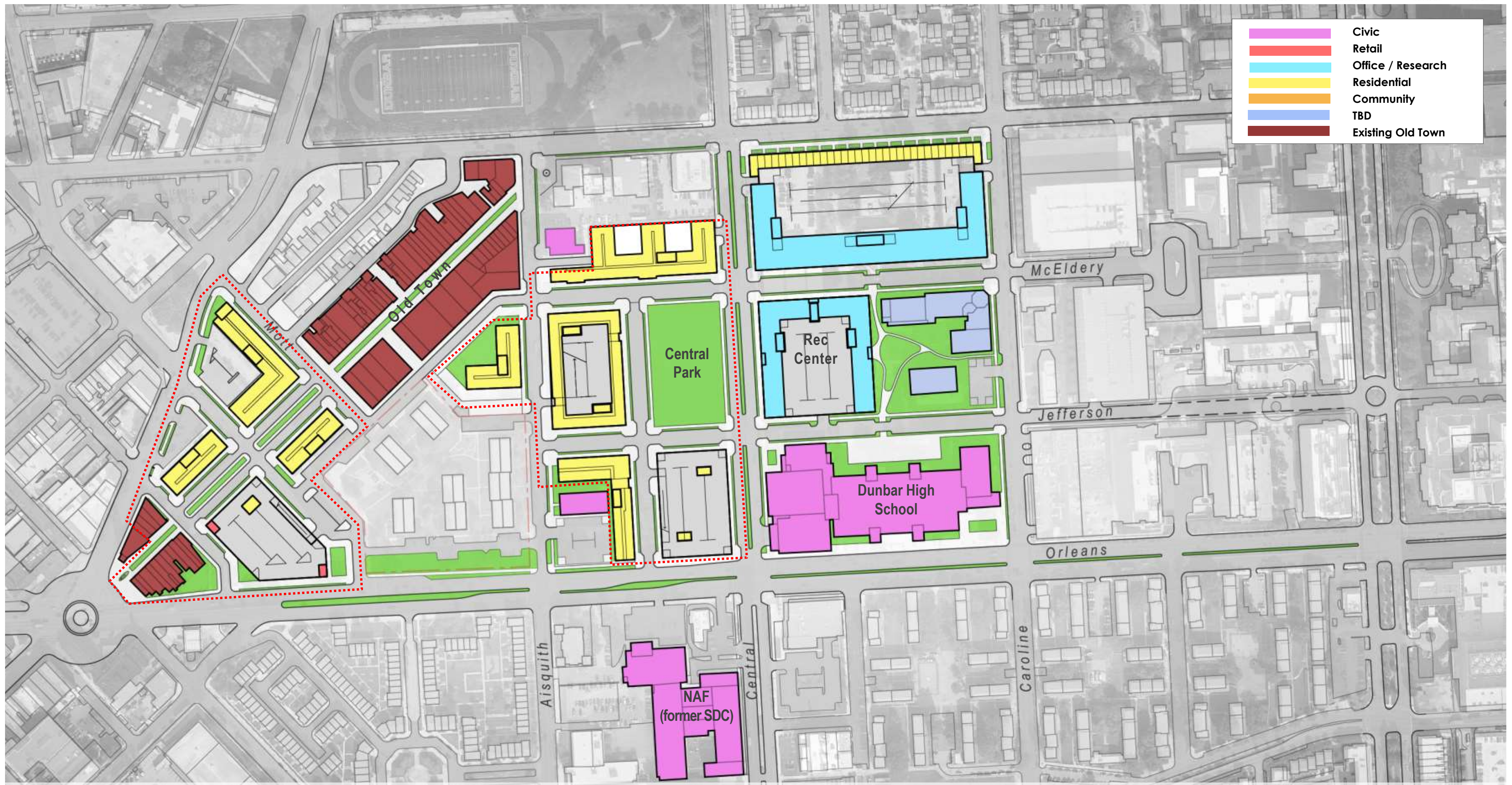
█	Civic
█	Retail
█	Office / Research
█	Residential
█	Community
█	TBD
█	Existing Old Town



Ground Level



█	Civic
█	Retail
█	Office / Research
█	Residential
█	Community
█	TBD
█	Existing Old Town



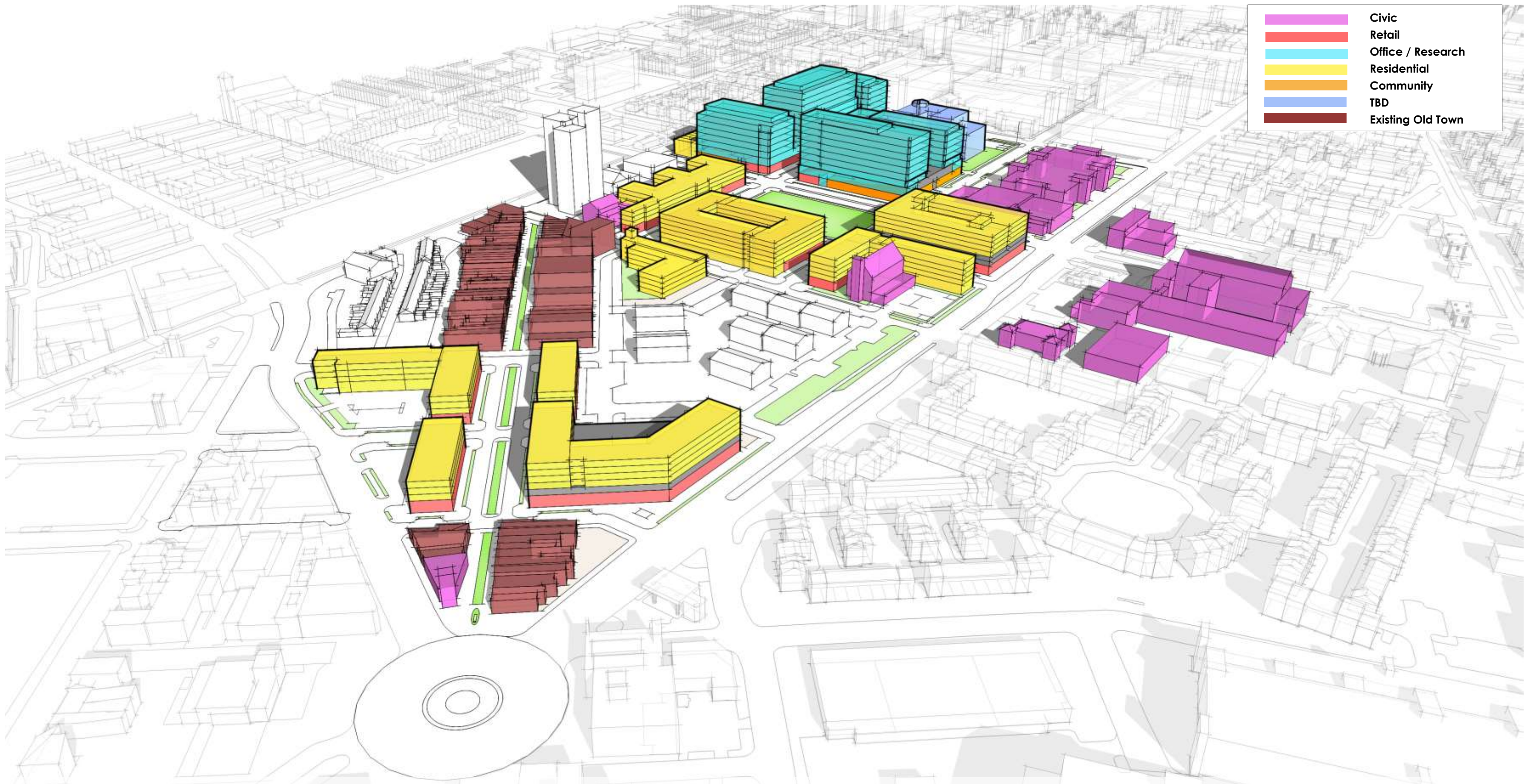
Second Level



	Civic
	Retail
	Office / Research
	Residential
	Community
	TBD
	Existing Old Town



Typical Upper Level



	Civic
	Retail
	Office / Research
	Residential
	Community
	TBD
	Existing Old Town

Aerial Looking Northeast



- Civic
- Retail
- Office / Research
- Residential
- Community
- TBD
- Existing Old Town

Aerial Looking Northwest

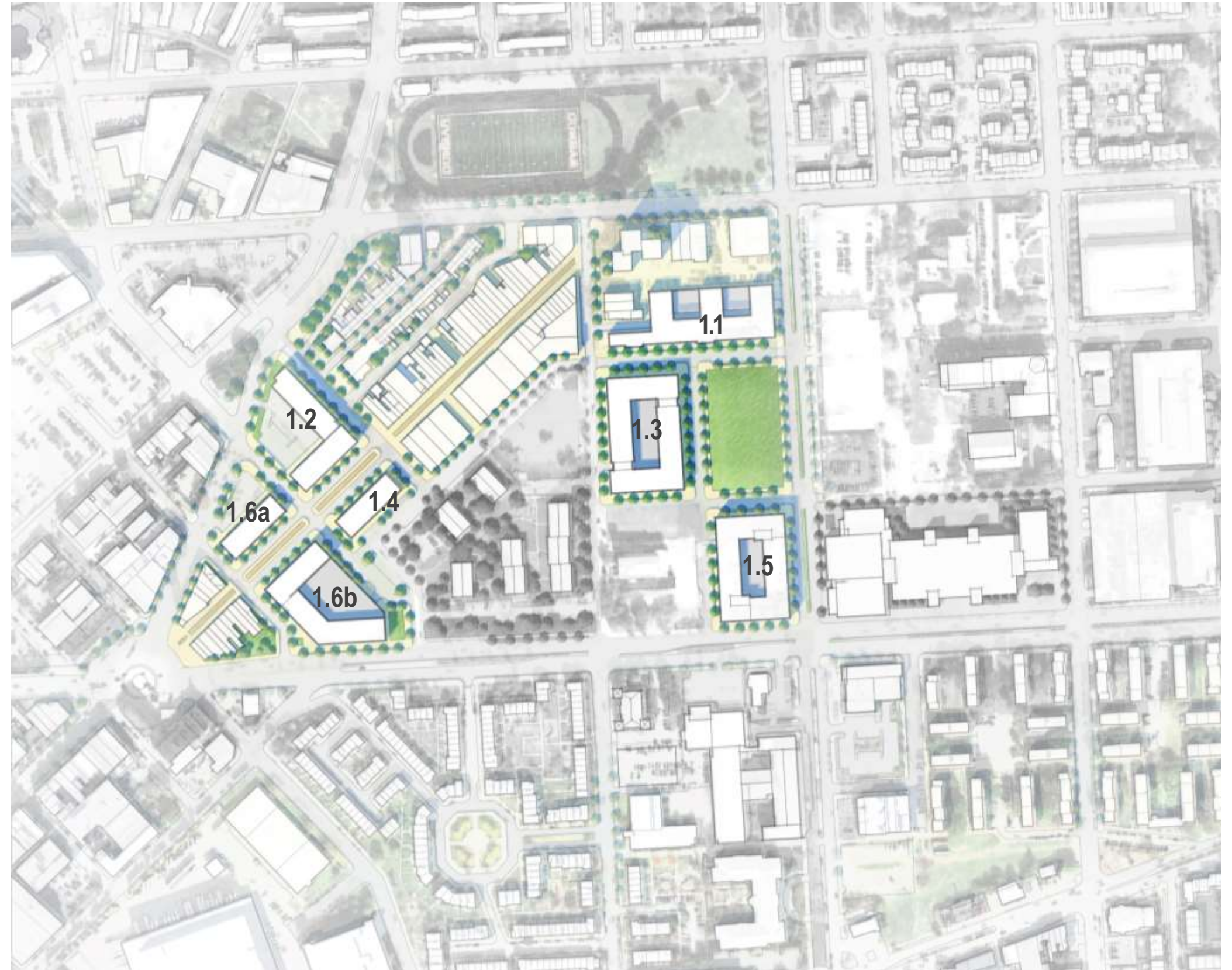


- Civic
- Retail
- Office / Research
- Residential
- Community
- TBD
- Existing Old Town

Aerial Looking Northwest

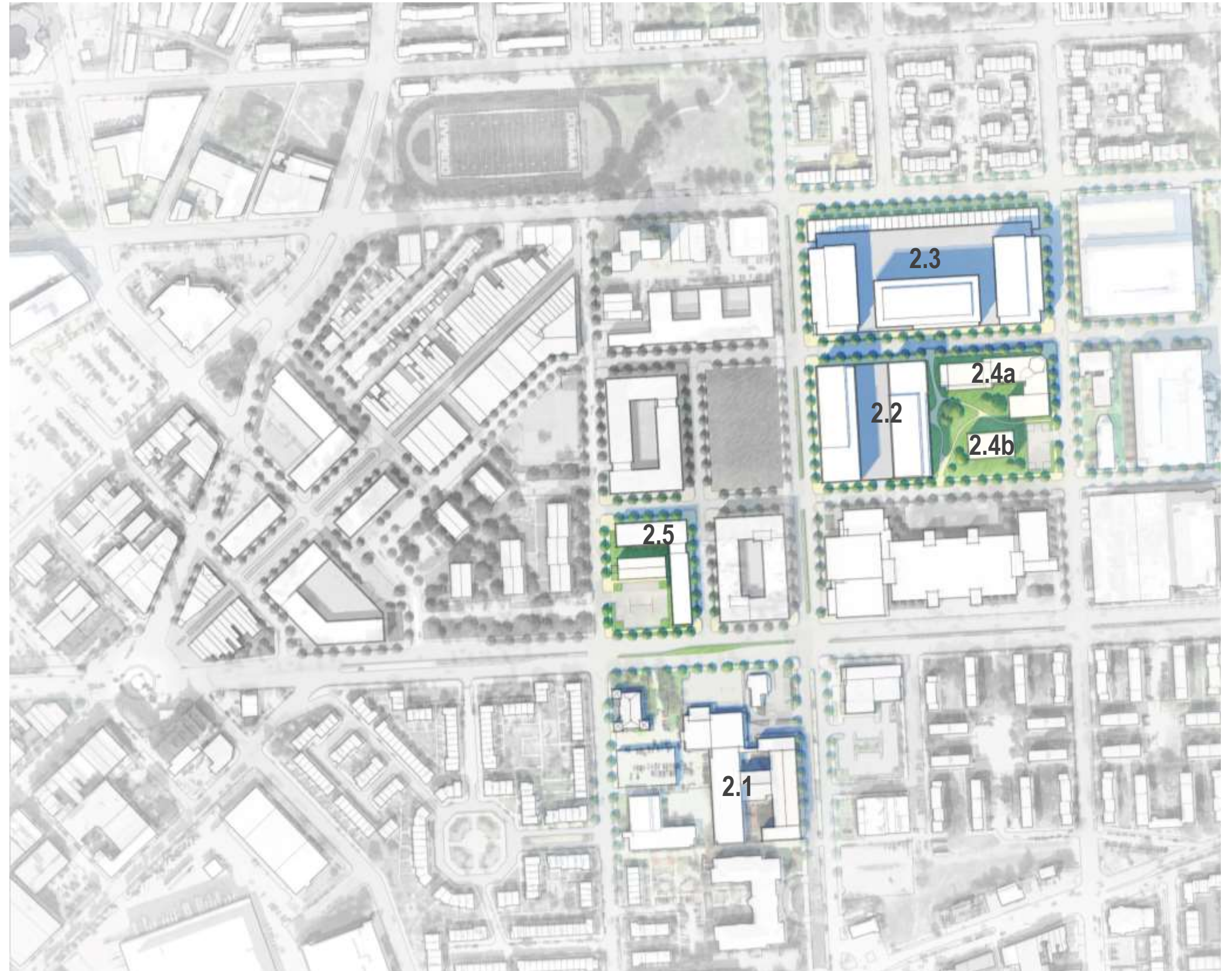
Thank You!

	Retail (SF)	Residential (SF)	Office (SF)	Community (SF)	Other (SF)	Rowhouse (Count)	Parking (Count)	Building Total (SF)	Parking Total (Count)
Building 1.1								146,040	110
G (Px2)	24,002	4,408					110		
2		39,210							
3		39,210							
4		39,210							
Building 1.2								91,704	0
G	10,572	12,354							
2		22,926							
3		22,926							
4		22,926							
Building 1.3								231,909	222
G (Px2)	16,347	13,286					143		
2 (P)		27,660					79		
3		43,654							
4		43,654							
5		43,654							
6		43,654							
Building 1.4								44,688	0
G	8,922	2,250							
2		11,172							
3		11,172							
4		11,172							
Building 1.5								205,052	246
G	40,496	3,400					246		
2 (Px2)		2,000							
3		39,789							
4		39,789							
5		39,789							
6		39,789							
Building 1.6a								43,560	0
G	8,640	2,250							
2		10,890							
3		10,890							
4		10,890							
Building 1.6b								156,376	126
G	41,449	1,807					126		
2 (P)		1,200							
3		27,980							
4		27,980							
5		27,980							
6		27,980							
Phase 1 Total	150,428	768,901	0	0	0		704	919,329	704



Yield Summary – Phase 1

	Retail (SF)	Residential (SF)	Office (SF)	Community (SF)	Other (SF)	Rowhouse (Count)	Parking (Count)	Building Total (SF)	Parking Total (Count)
Building 2.1 (NAF - SF uncounted)									
Building 2.2 (typ office flr = 100' W x 300' L)								485,553	248
G	15,655		7,687	58,448					
2 (Px2)			42,671				248		
3			60,182						
4			60,182						
5			60,182						
6			60,182						
7			60,182						
8			60,182						
Building 2.3 (typ office flr N-S = 120' W x 222' L / typ office flr E-W = 120' W x 270' L)								648,080	987
G (Px2)	41,820		13,380	12,800		33	494		
2 (Px2)			66,000				494		
3			85,680						
4			85,680						
5			85,680						
6			85,680						
7			85,680						
8			85,680						
Building 2.4a (EXIST to Rennovate)								32,000	0
G (approx)				8,000					
2 (approx)				8,000					
3 (approx)				8,000					
4 (approx)				8,000					
Building 2.4b (EXIST to Rennovate)							10	28,000	10
G (approx)				7,000					
2 (approx)				7,000					
3 (approx)				7,000					
4 (approx)				7,000					
Building 2.5 (N-S res flrs= 50' W)								107,485	0
G	11,094	10,403							
2		21,497							
3		21,497							
4		21,497							
5		21,497							
Phase 2 Total	68,569	96,391	1,004,910	71,248	60,000	33	1,245	1,301,118	1,245
Phase 1&2 Build Out	218,997	865,292	1,004,910	71,248	60,000	33	1,949	2,220,447	1,949



Yield Summary – Phase 2

	Retail (SF)	Residential (SF)	Office (SF)	Community (SF)	Other (SF)	Rowhouse (Count)	Parking (Count)	Building Total (SF)	Parking Total (Count)
Building 3.1								58,196	0
G		14,549							
2		14,549							
3		14,549							
4		14,549							
Building 3.2a								87,864	
G		21,966							
2		21,966							
3		21,966							
4		21,966							
Building 3.2b								104,692	
G		26,173							
3		26,173							
4		26,173							
5		26,173							
Building 3.2c								295,334	182
G	39,438	5,025					91		
2		44,463					91		
3		51,602							
4		51,602							
5		51,602							
6		51,602							
Phase 3 Total	39,438	506,648	0	0	0	0	182	546,086	182
Total Build Out	258,435	1,371,940	1,004,910	71,248	60,000	33	2,131	2,766,533	2,131

