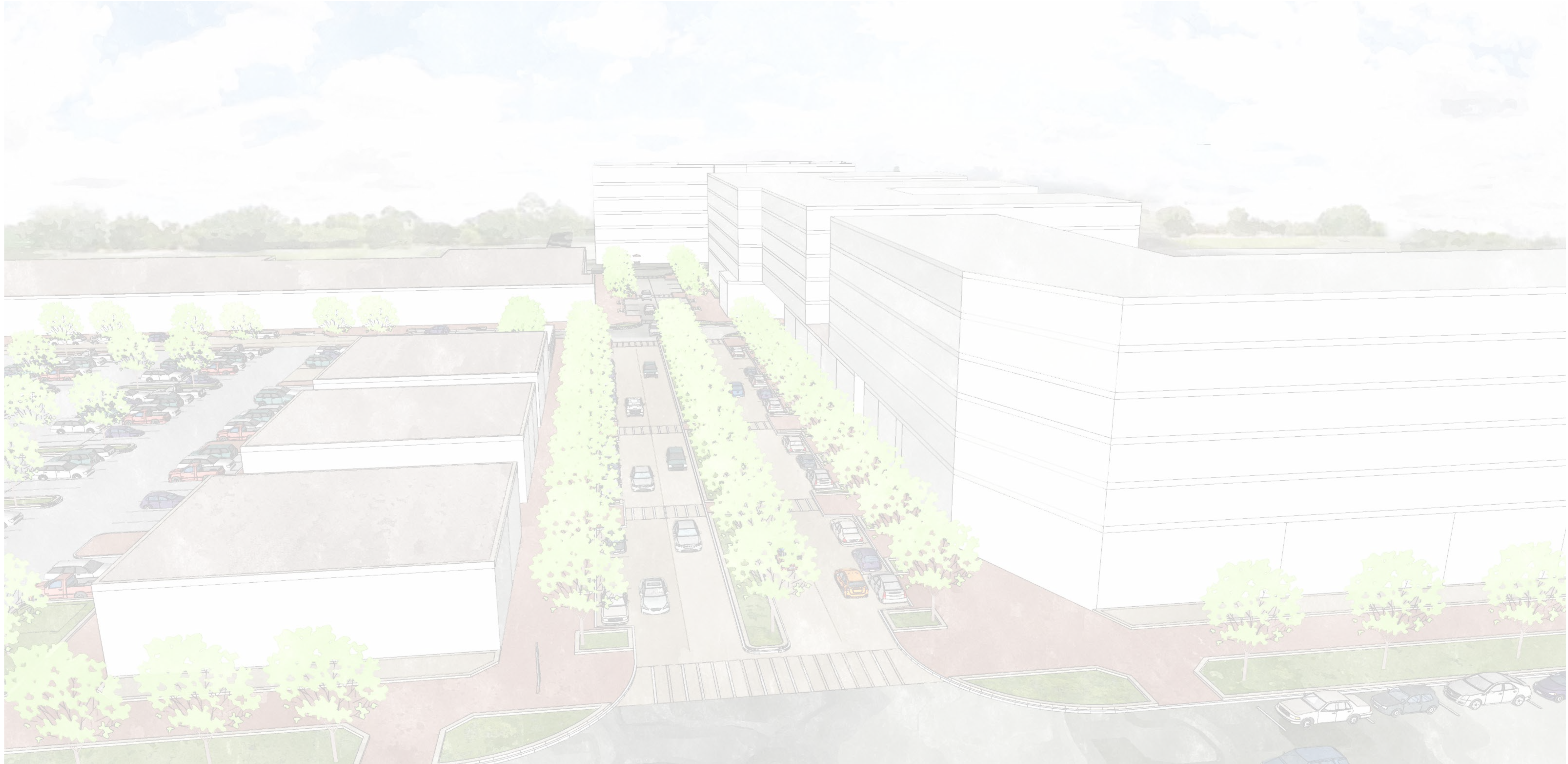


5601 Eastern Avenue

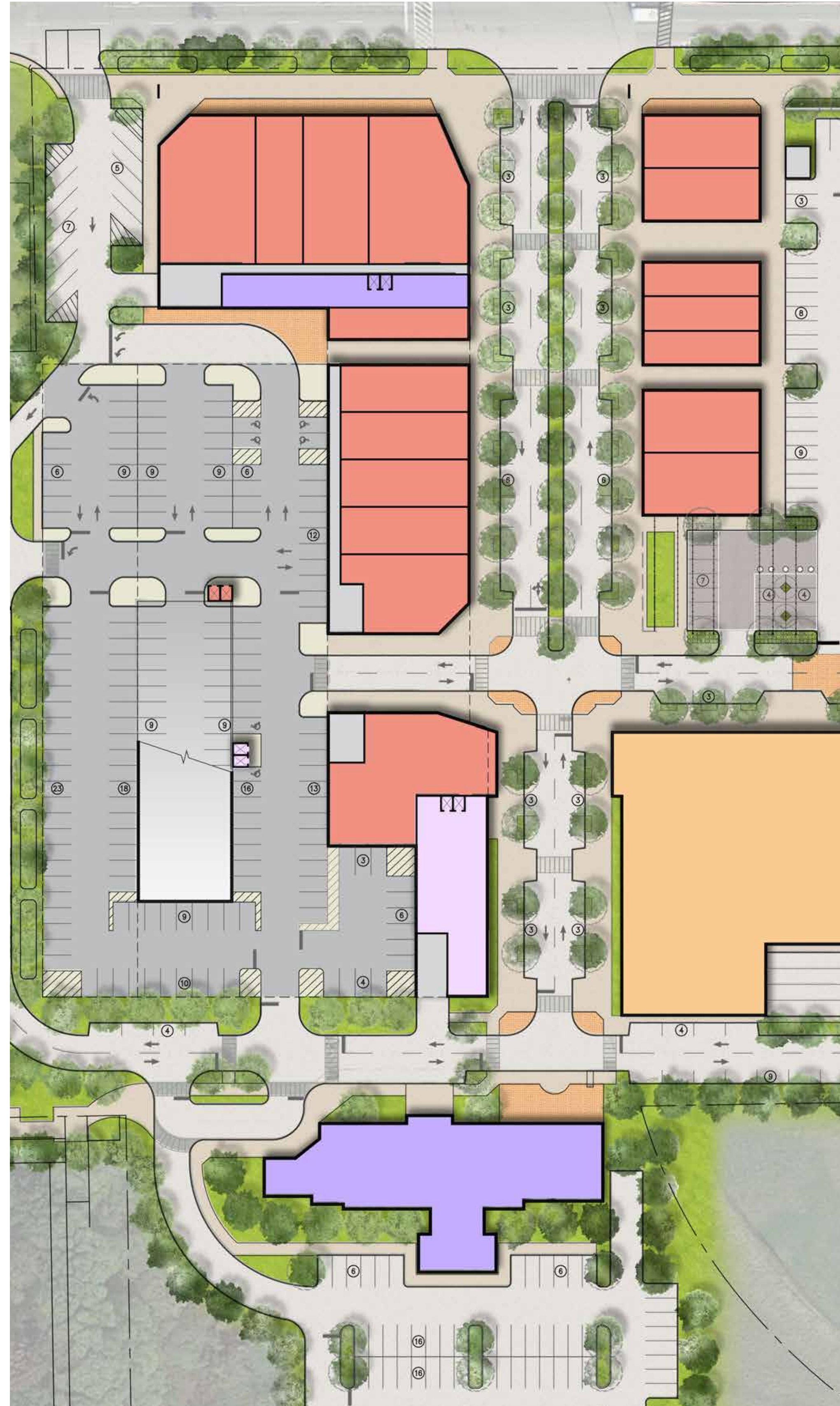


Presentation to Urban Design & Architecture Review Panel

March 16, 2017

MASTER PLAN RESUBMISSION

Architectural Master Plan Resubmission



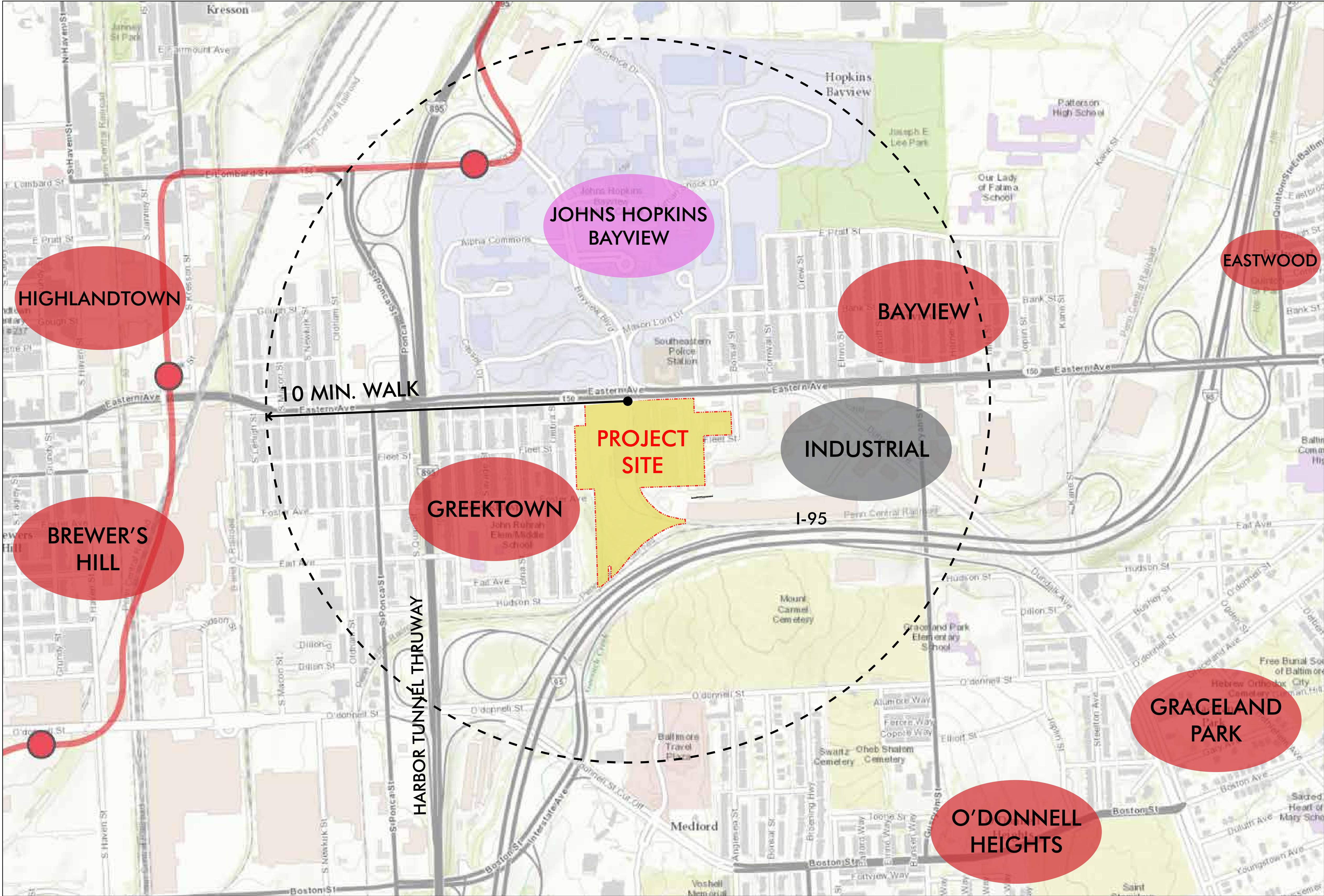
Presented by:

Robert C. Northfield, NCARB
Master Architect/Planner
BCT Architects

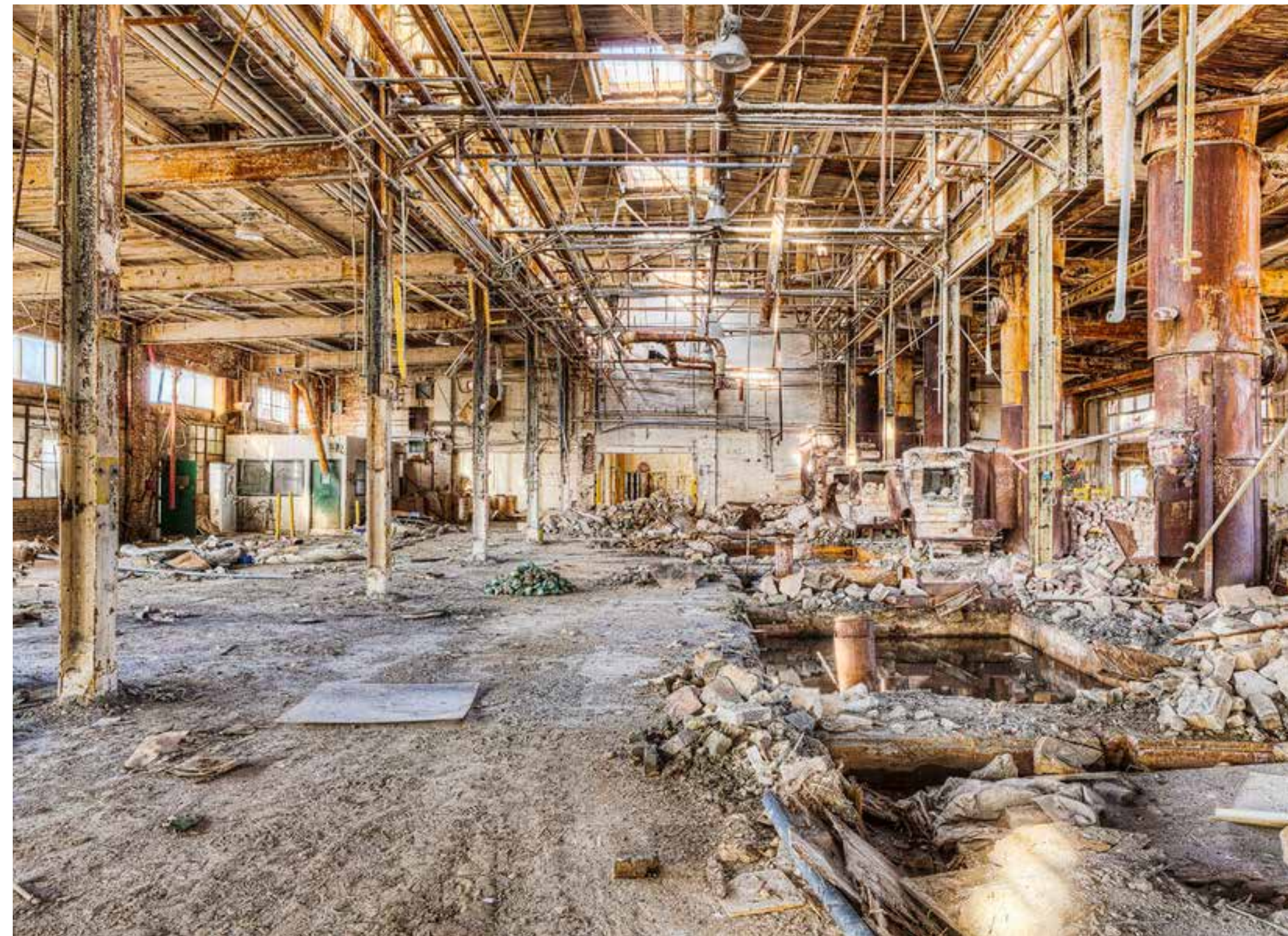
Nicole C. Reedy, LEED Green Associate
Landscape Architect
Morris & Ritchie Associates, INC

Master Plan is subject to approvals by the Environmental Protection Agency and the Maryland Department of the Environment.

Neighborhood Map



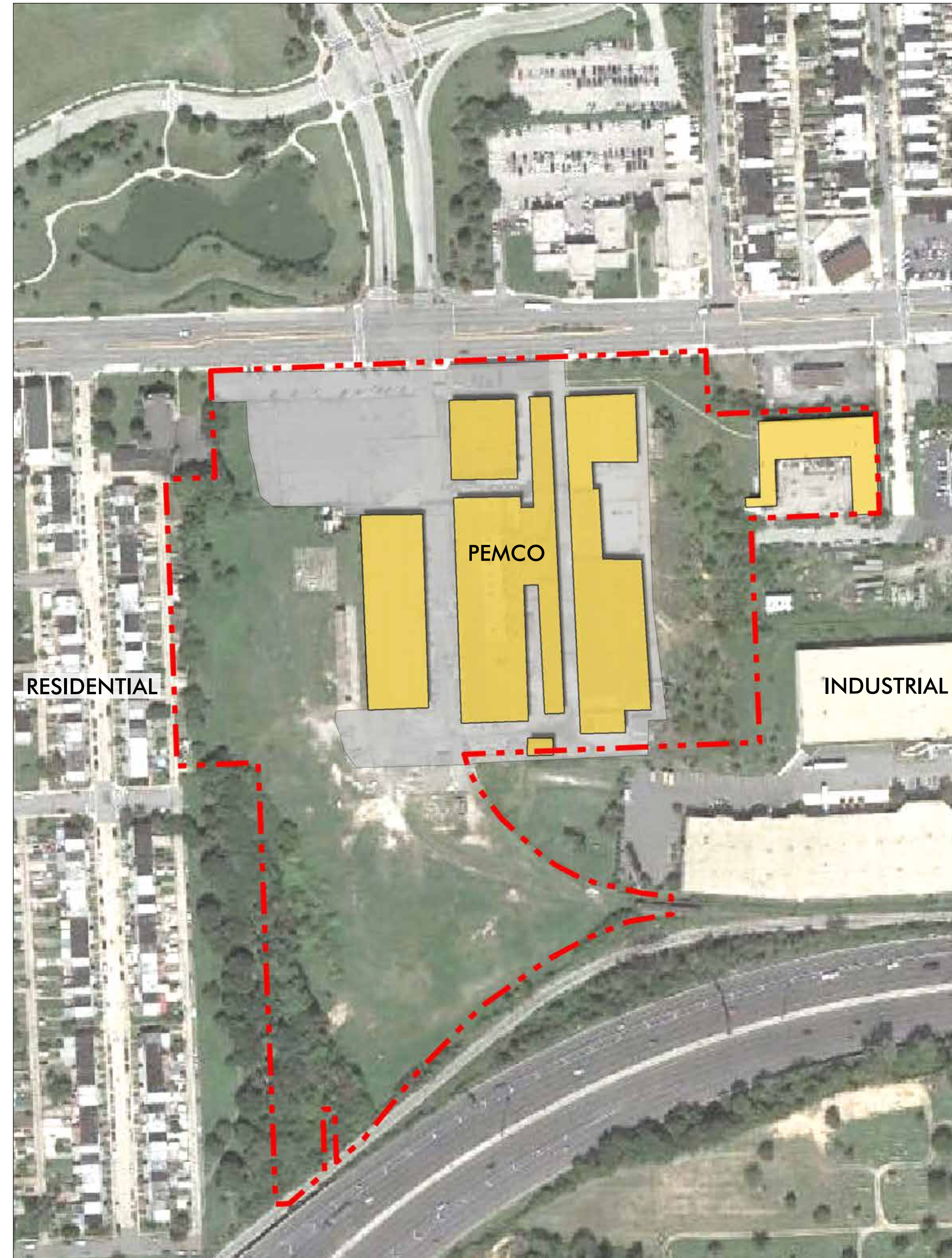
Existing Site Conditions: 19.9 Acres



EXISTING INTERIOR



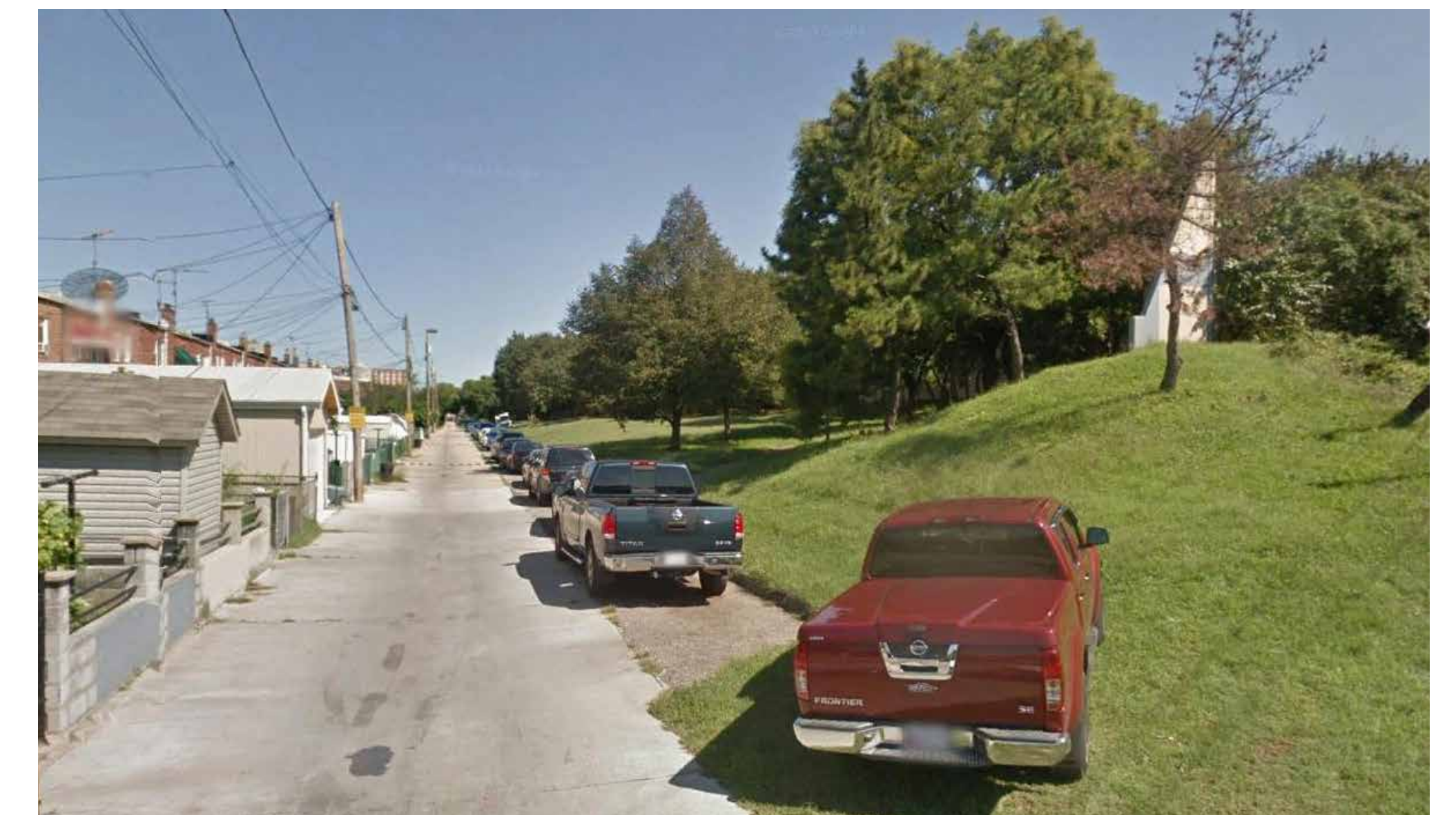
EASTERN AVENUE VIEW



EXISTING BUILDING SITE



EXISTING EXTERIOR



NEIGHBORHOOD RESIDENT PARKING



MCB Real Estate LLC
2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com

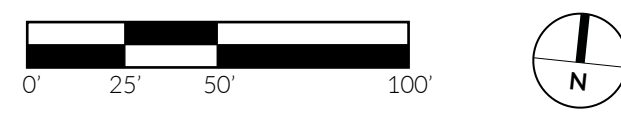
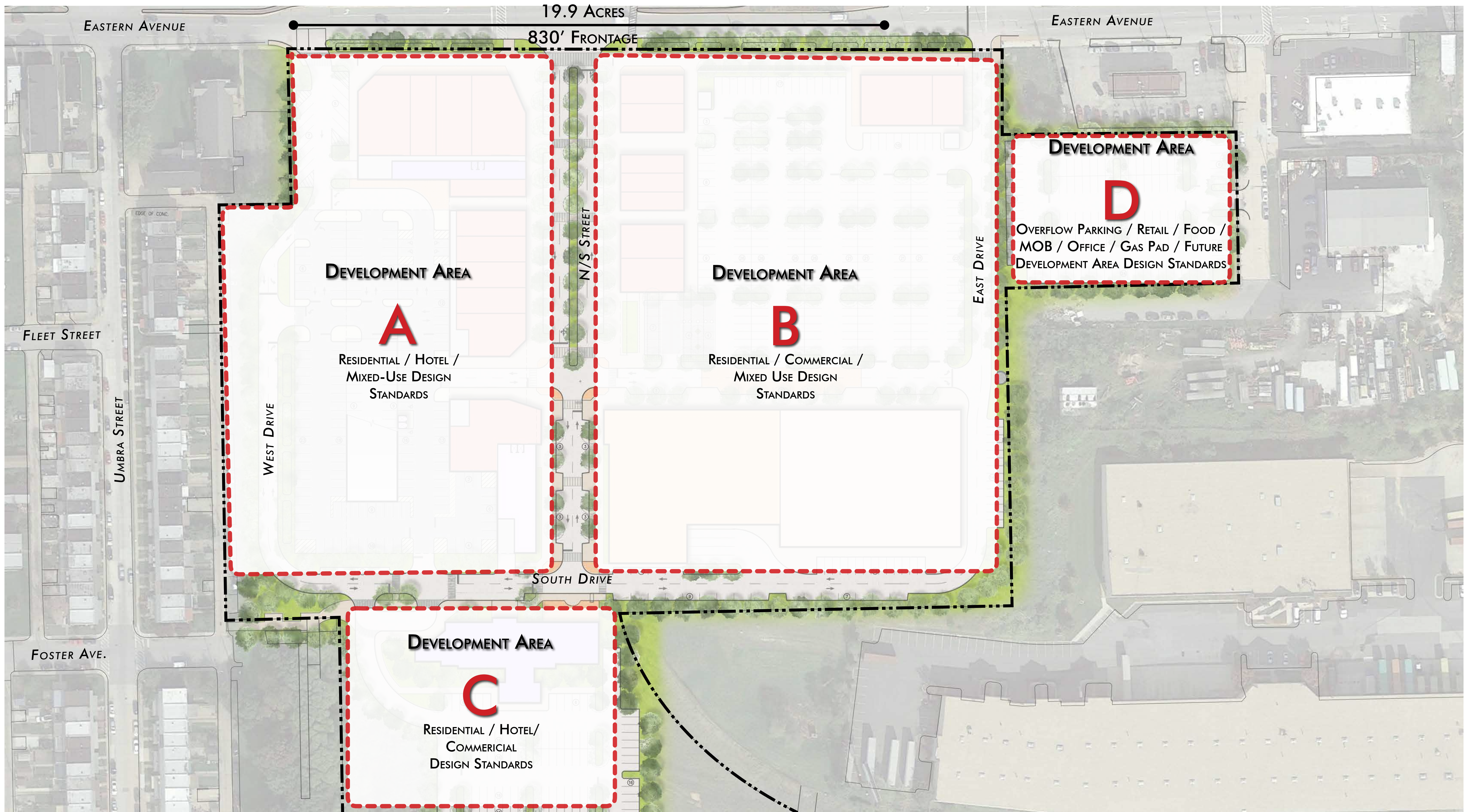


MORRIS & RITCHIE
ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



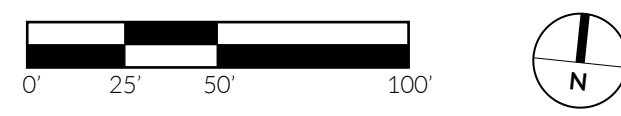
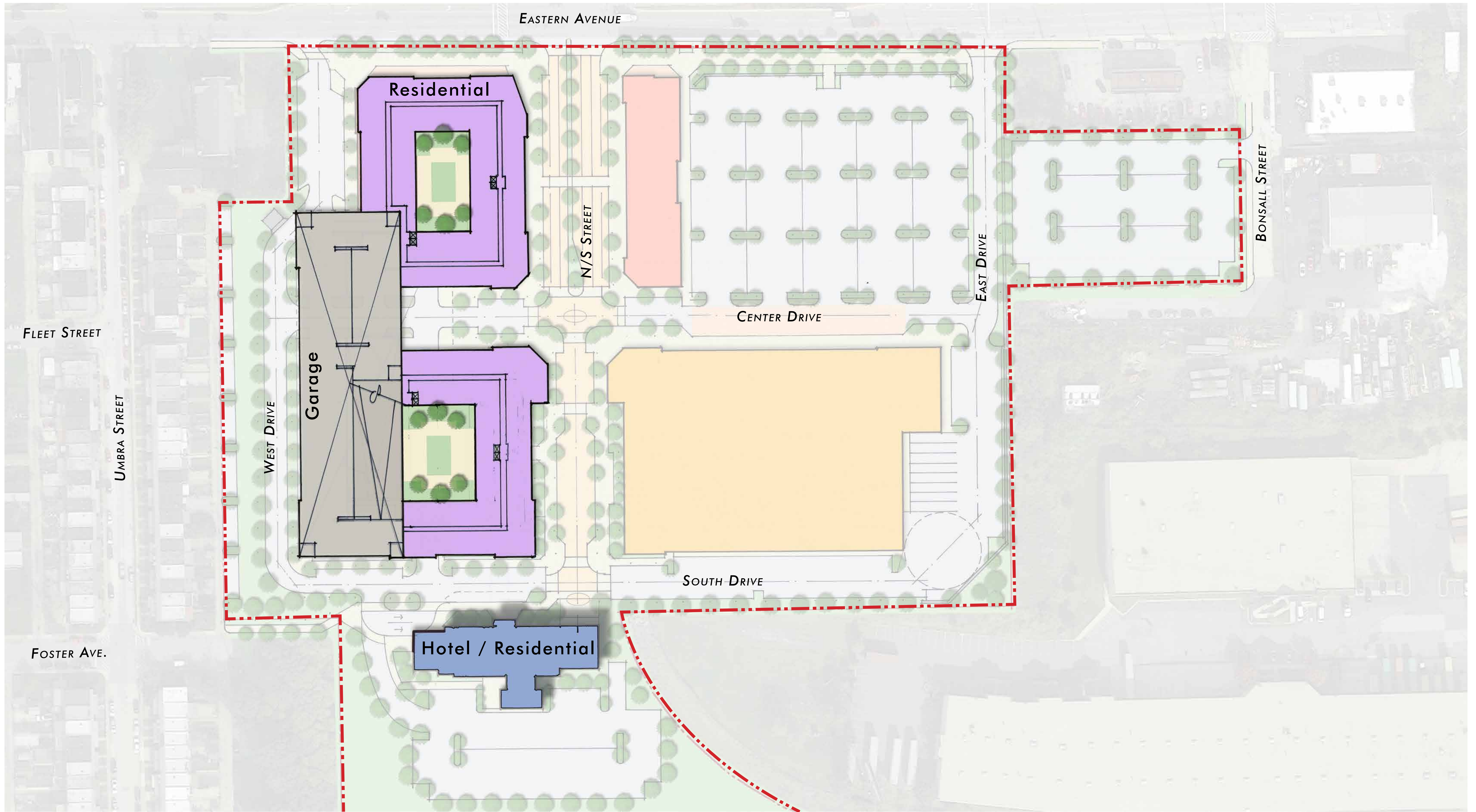
Development Areas



Approved: Ground Level Plan



Approved: Upper Level Plan



Approved: Southeast View over Eastern Avenue



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com

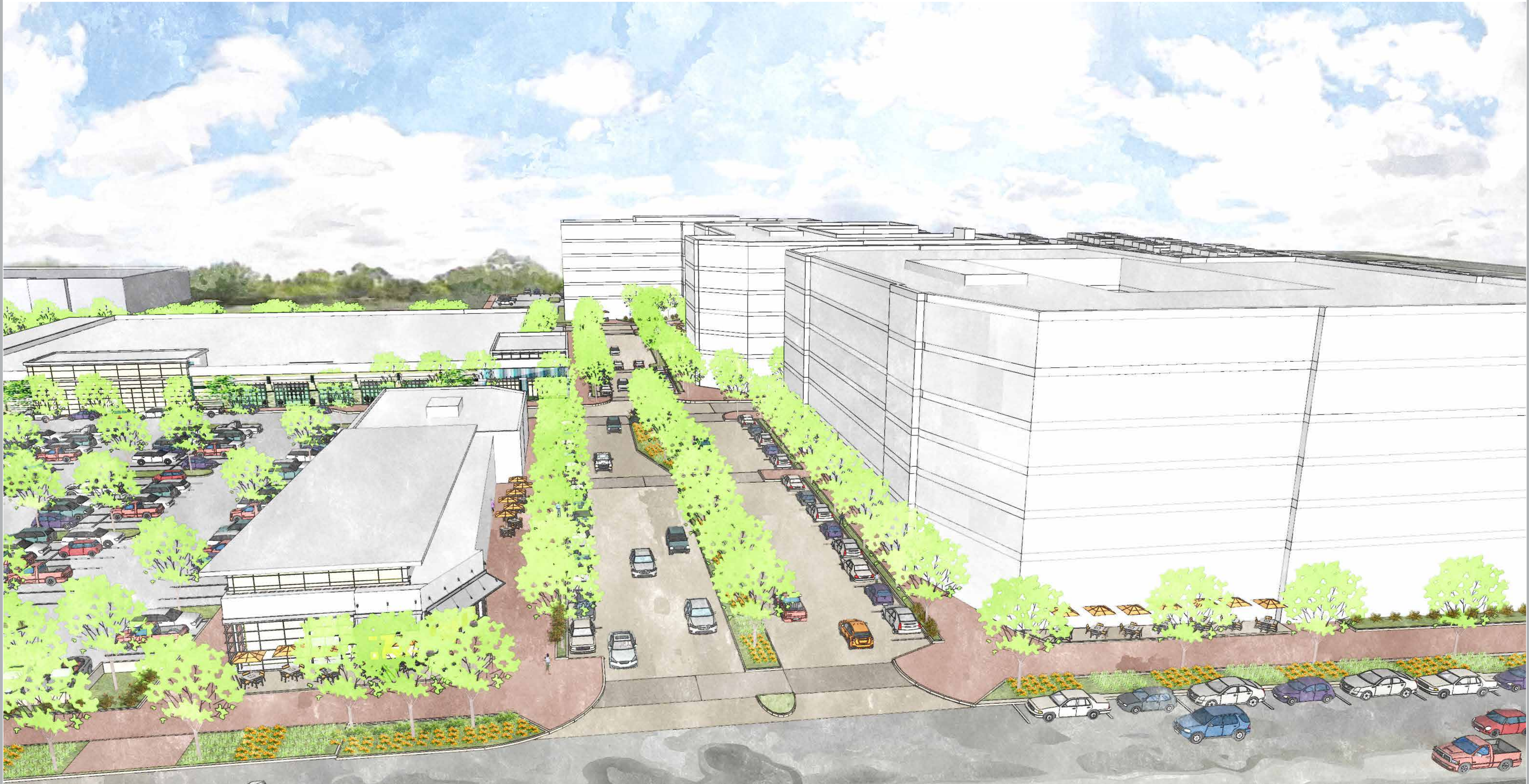


MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



Approved: Boulevard View



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com



BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



Approved: Southwest View over Eastern Avenue



MCB Real Estate LLC
2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



Approved vs. Proposed

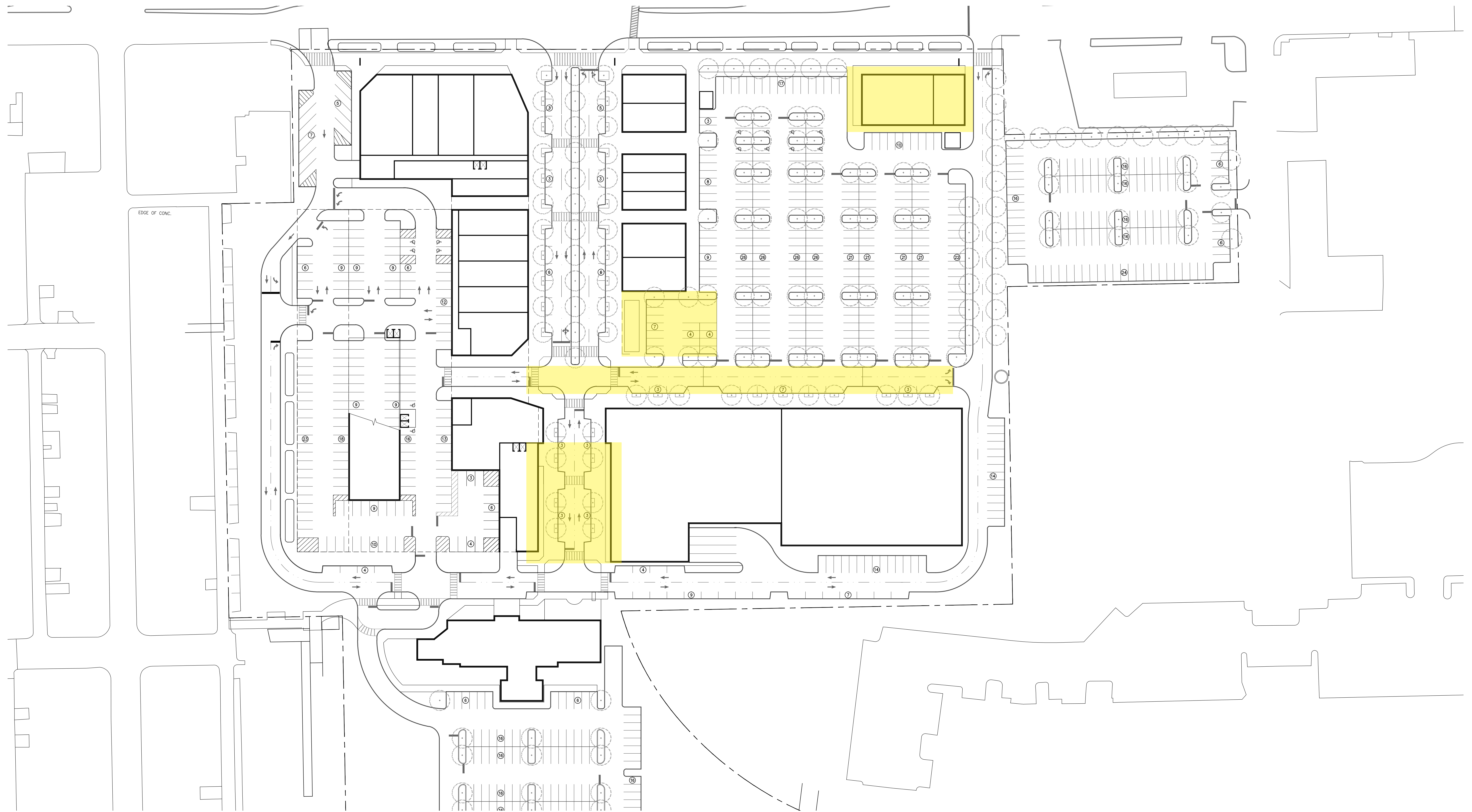


Approved Ground Level Plan



Proposed Ground Level Plan

Proposed Modifications



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com

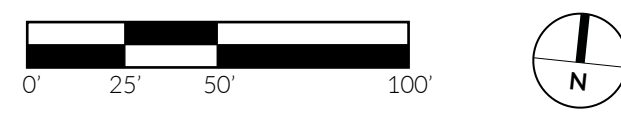


**MORRIS & RITCHIE
ASSOCIATES, INC.**
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

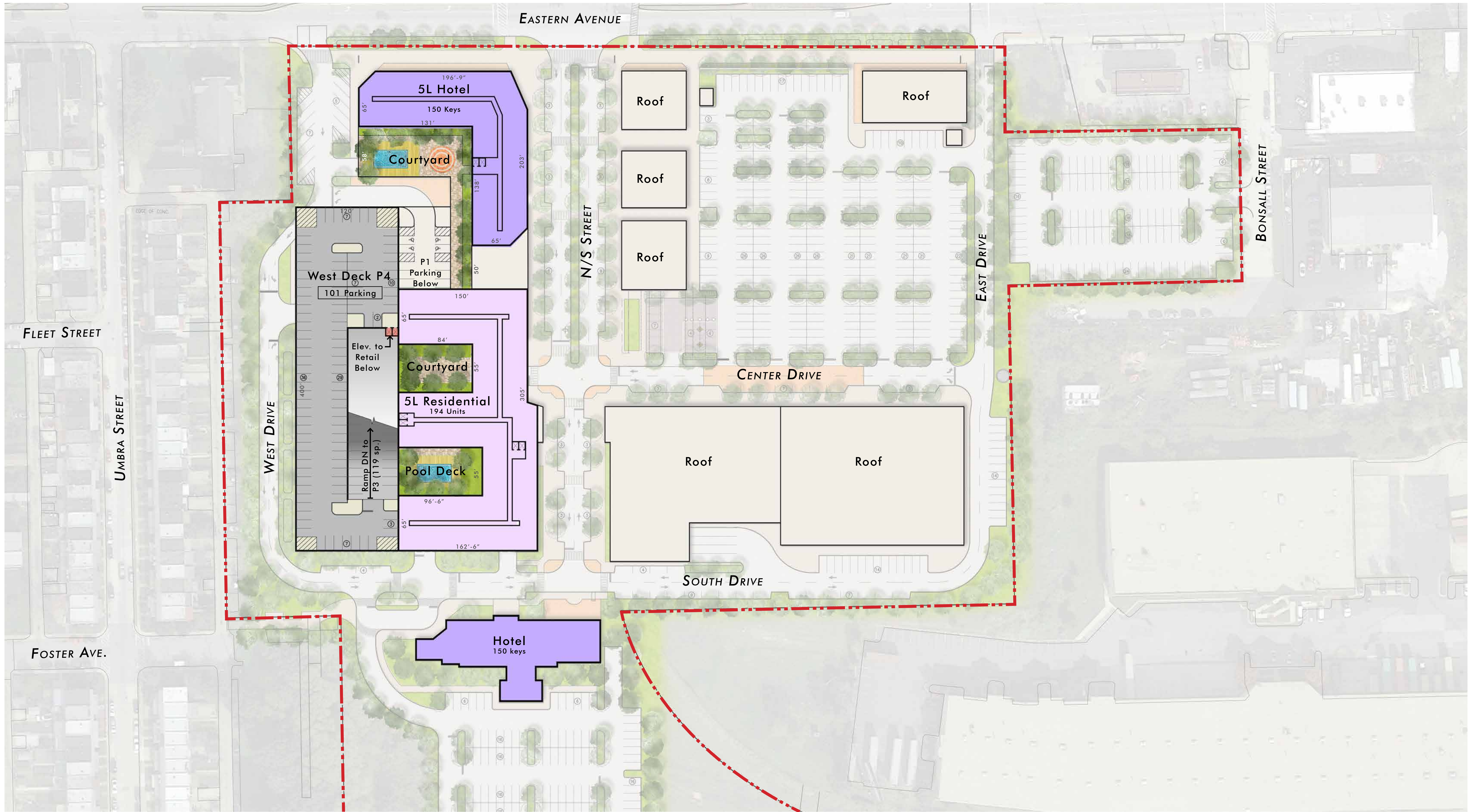
BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



Proposed: Ground Level Plan



Proposed: Upper Level Plan



MCB Real Estate LLC
 2701 N Charles Street | Suite 404
 Baltimore, Maryland 21218
 www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
 1220-C East Joppa Road, Suite 505
 Towson, Maryland 21286
 T. 410.821.1690
 www.mragta.com



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS,
 LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
 One Charles Center
 100 N Charles Street | 18th Floor
 Baltimore, Maryland 21201
 T. 410.837.2727
 copyright © 2017 | bct architects
 all rights reserved



Proposed: Southeast View over Eastern Avenue



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com

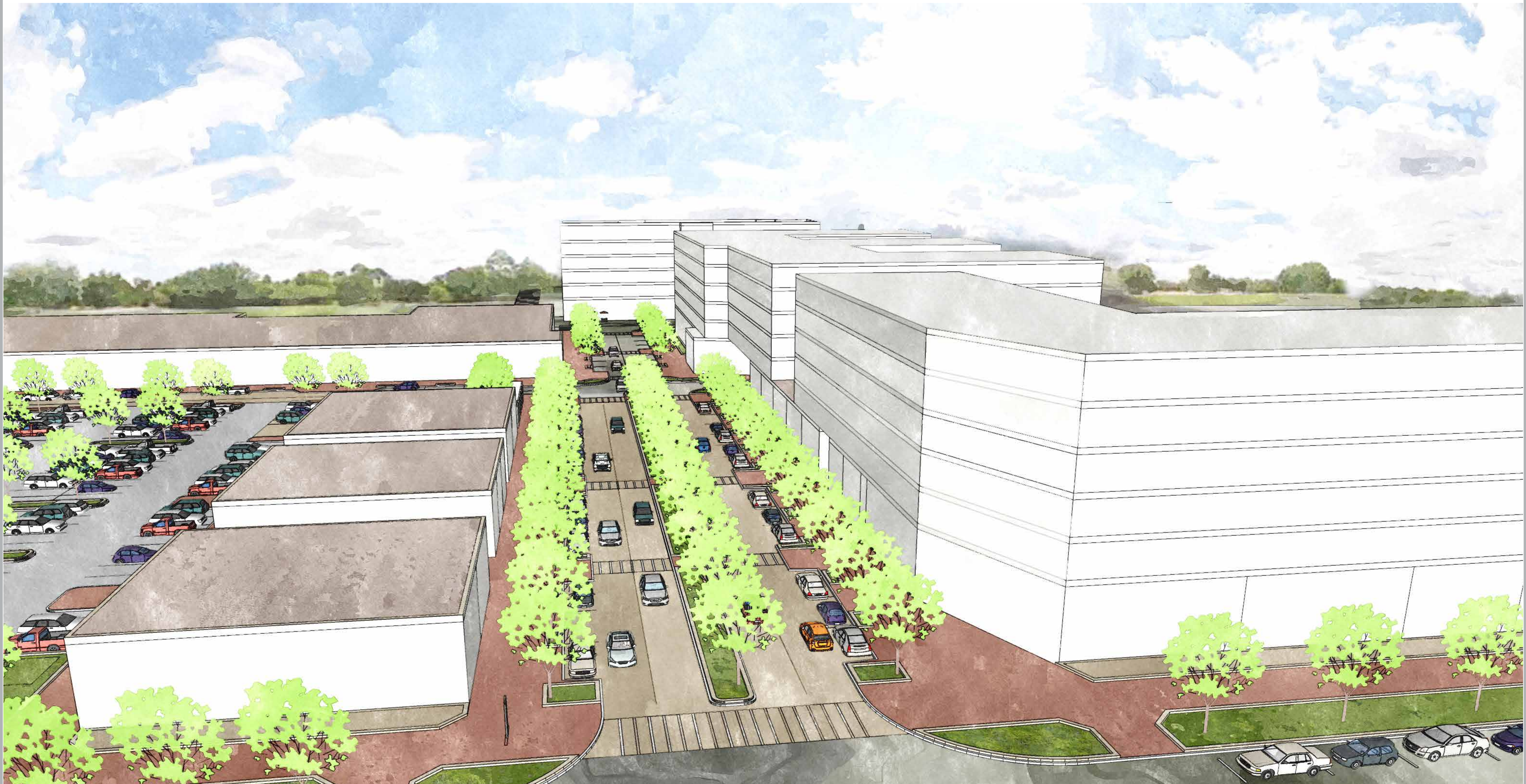


**MORRIS & RITCHIE
ASSOCIATES, INC.**
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



Proposed: Boulevard View



MCB Real Estate LLC
2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com



MORRIS & RITCHIE
ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



Proposed: Southwest View over Eastern Avenue



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com



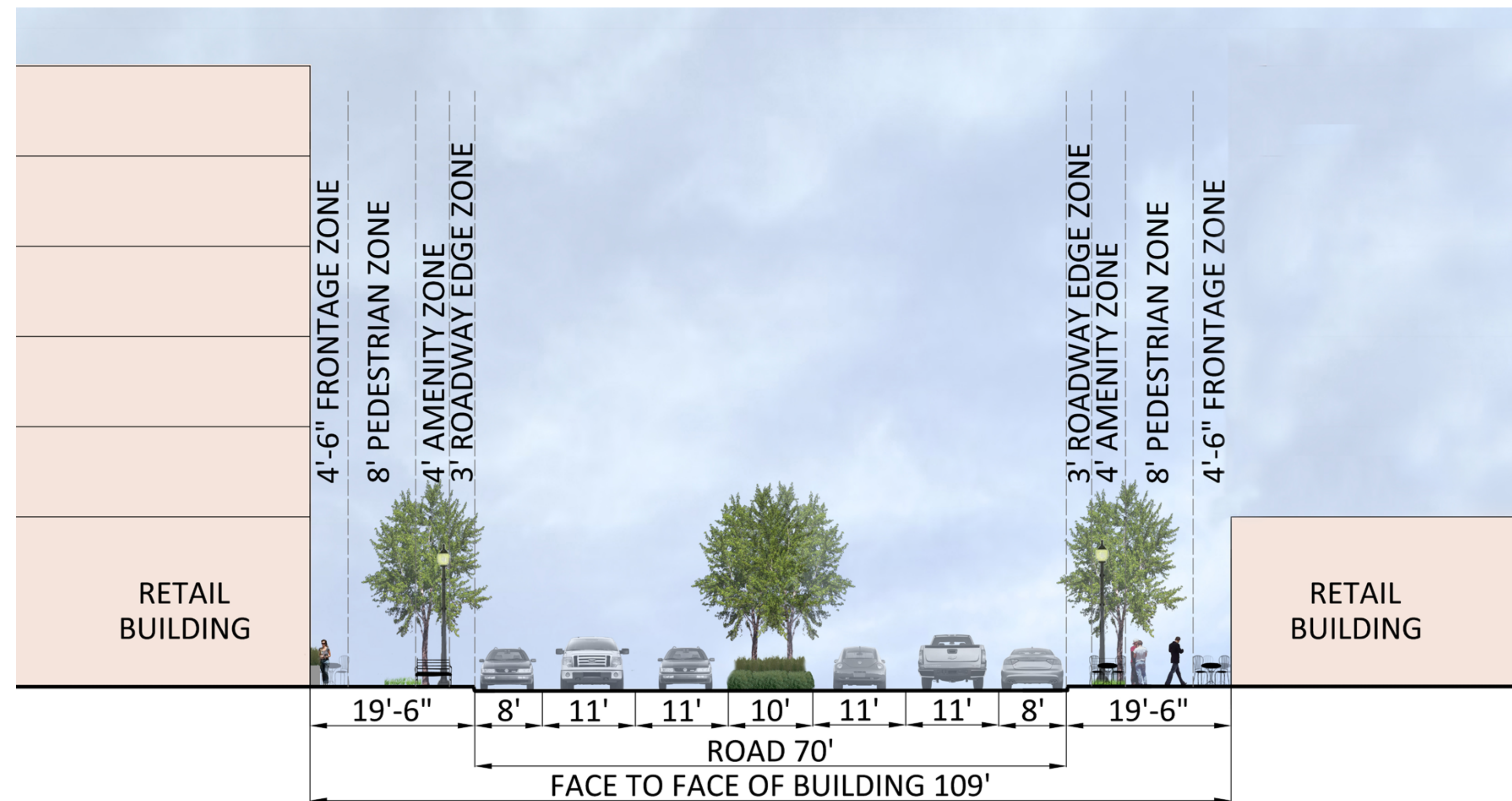
MORRIS & RITCHIE
ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



North/South St Section - Entry Drive

Approved PUD Section



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com

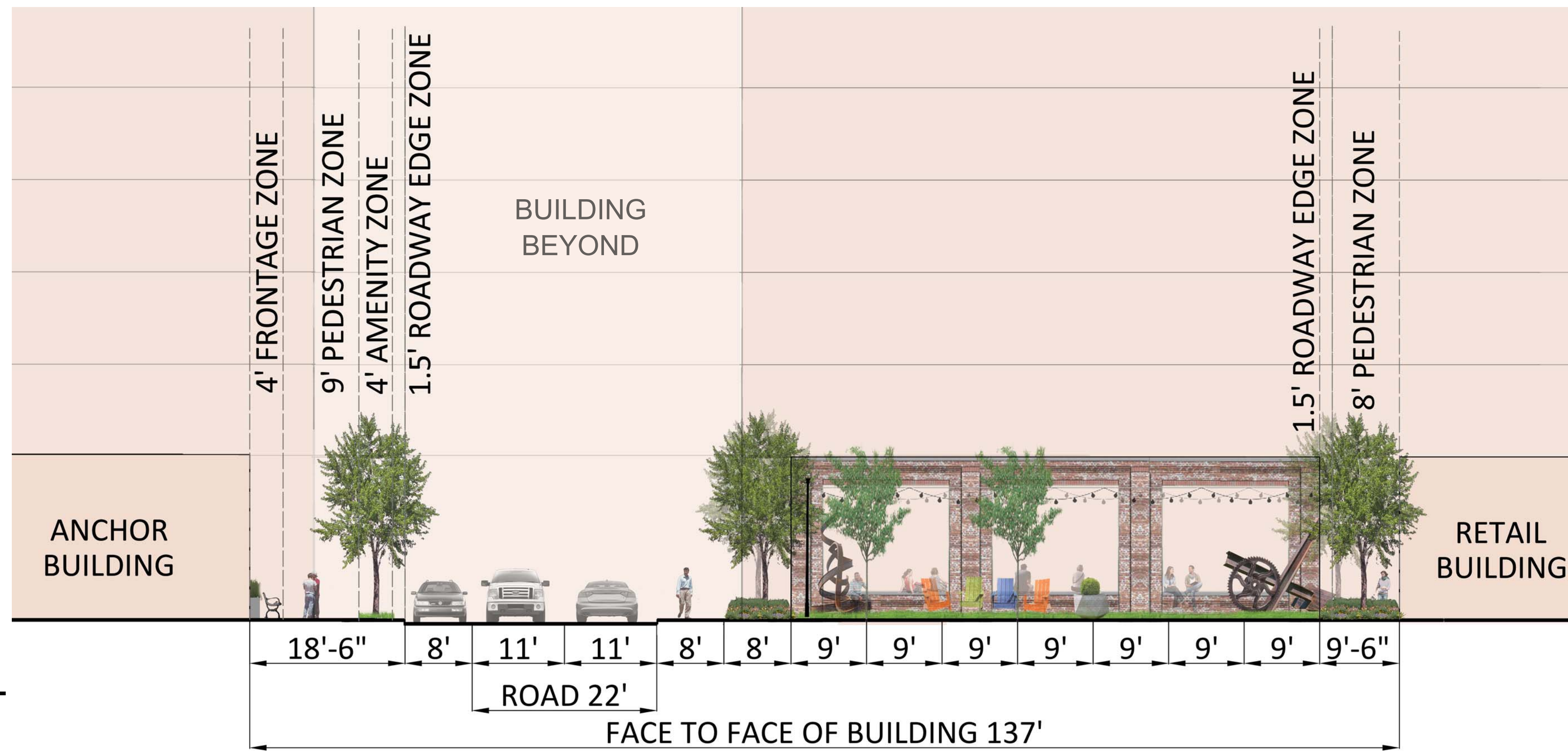


BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved

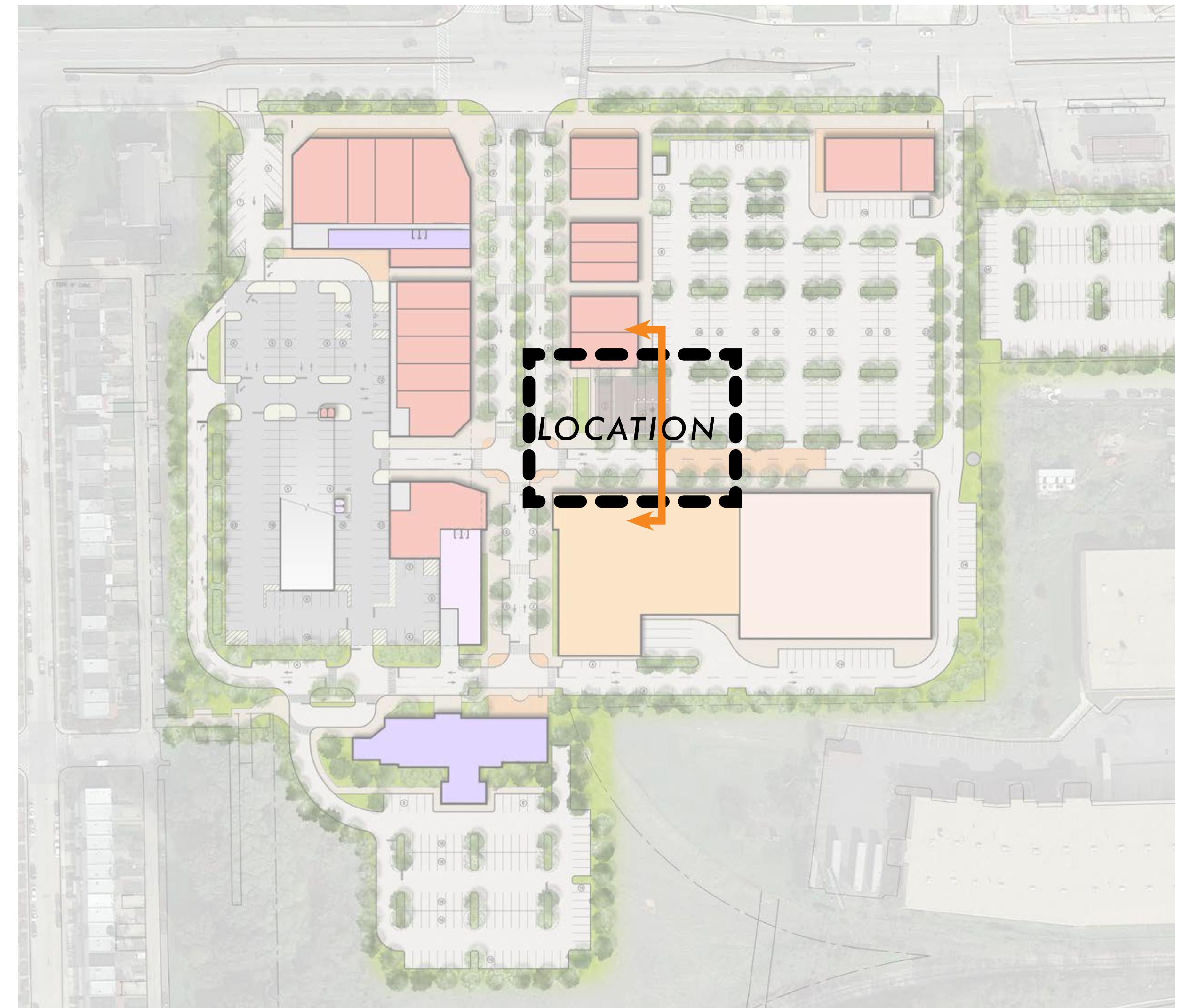
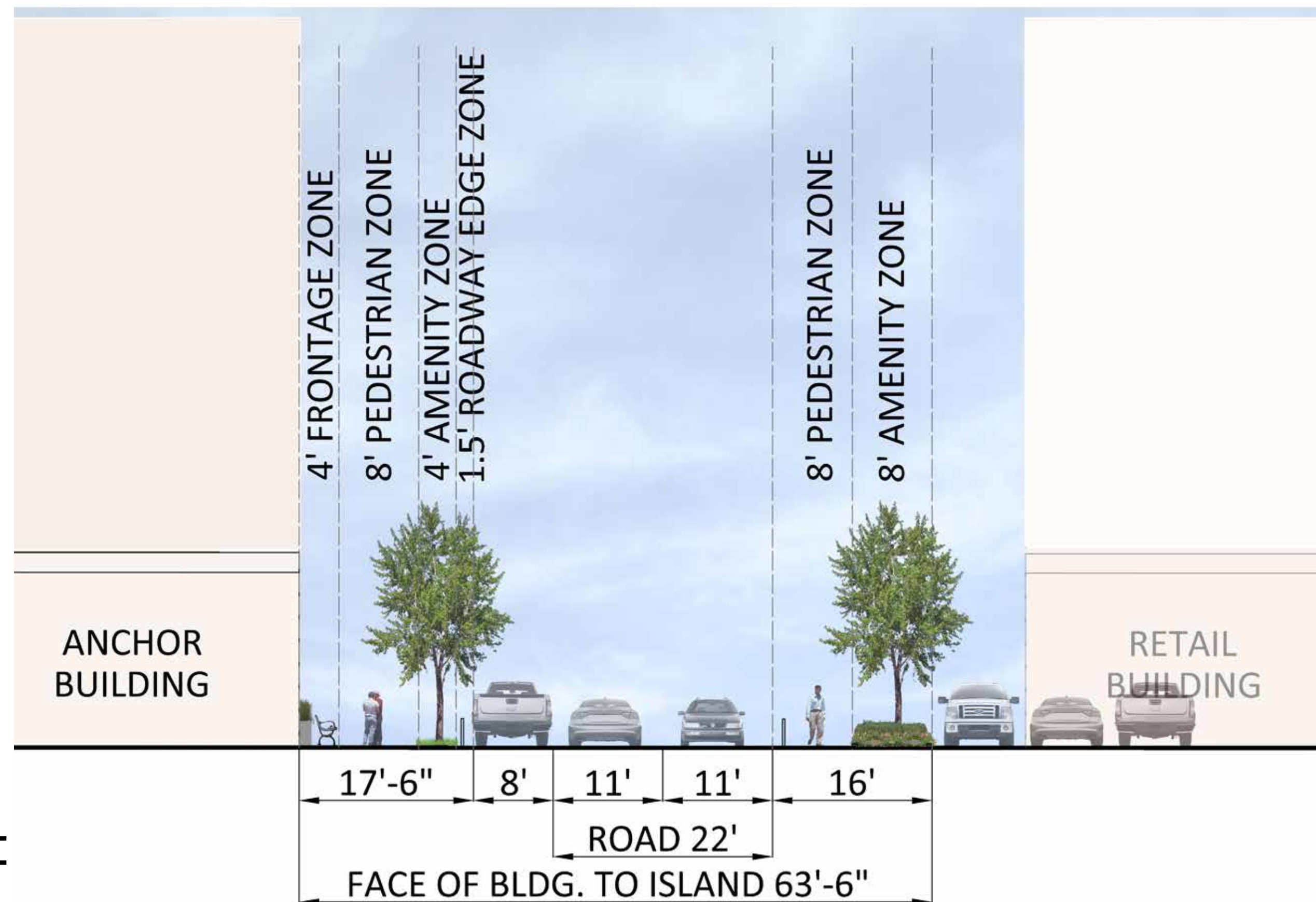


PARK(ing) Lot Plaza

Proposed Section



Approved PUD Section

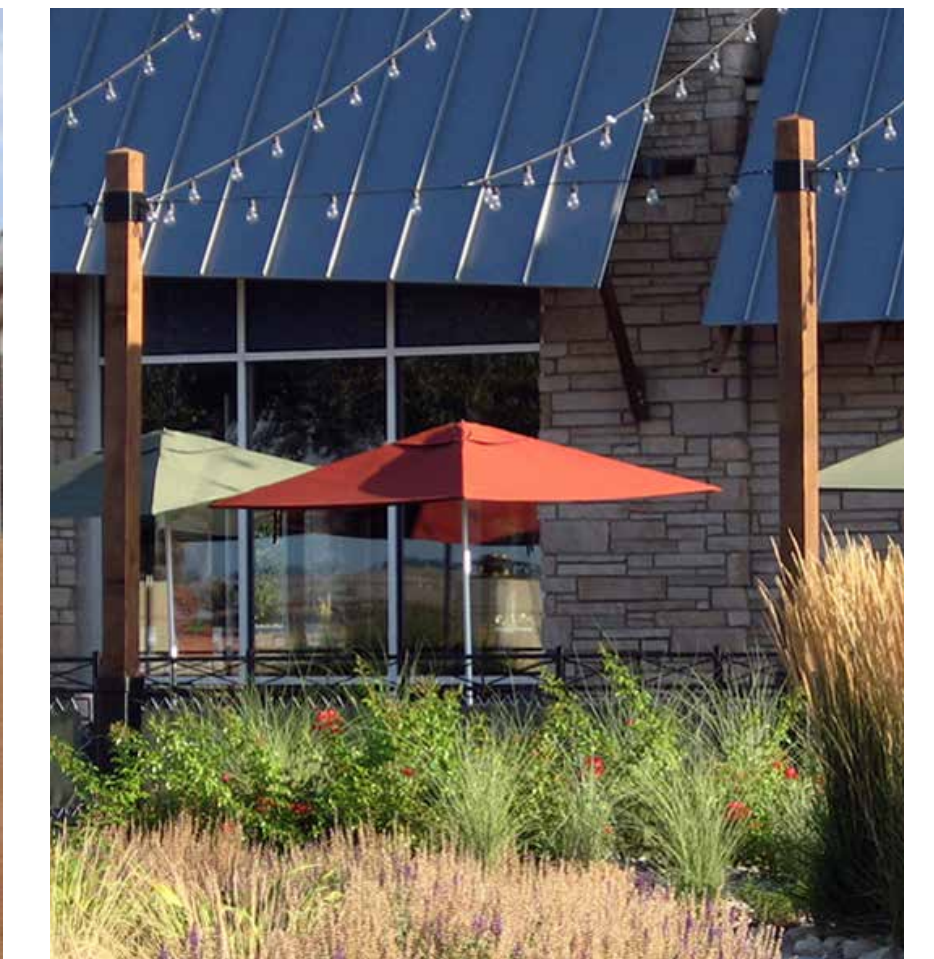


PARK(ing) Lot Plaza



FEATURES:

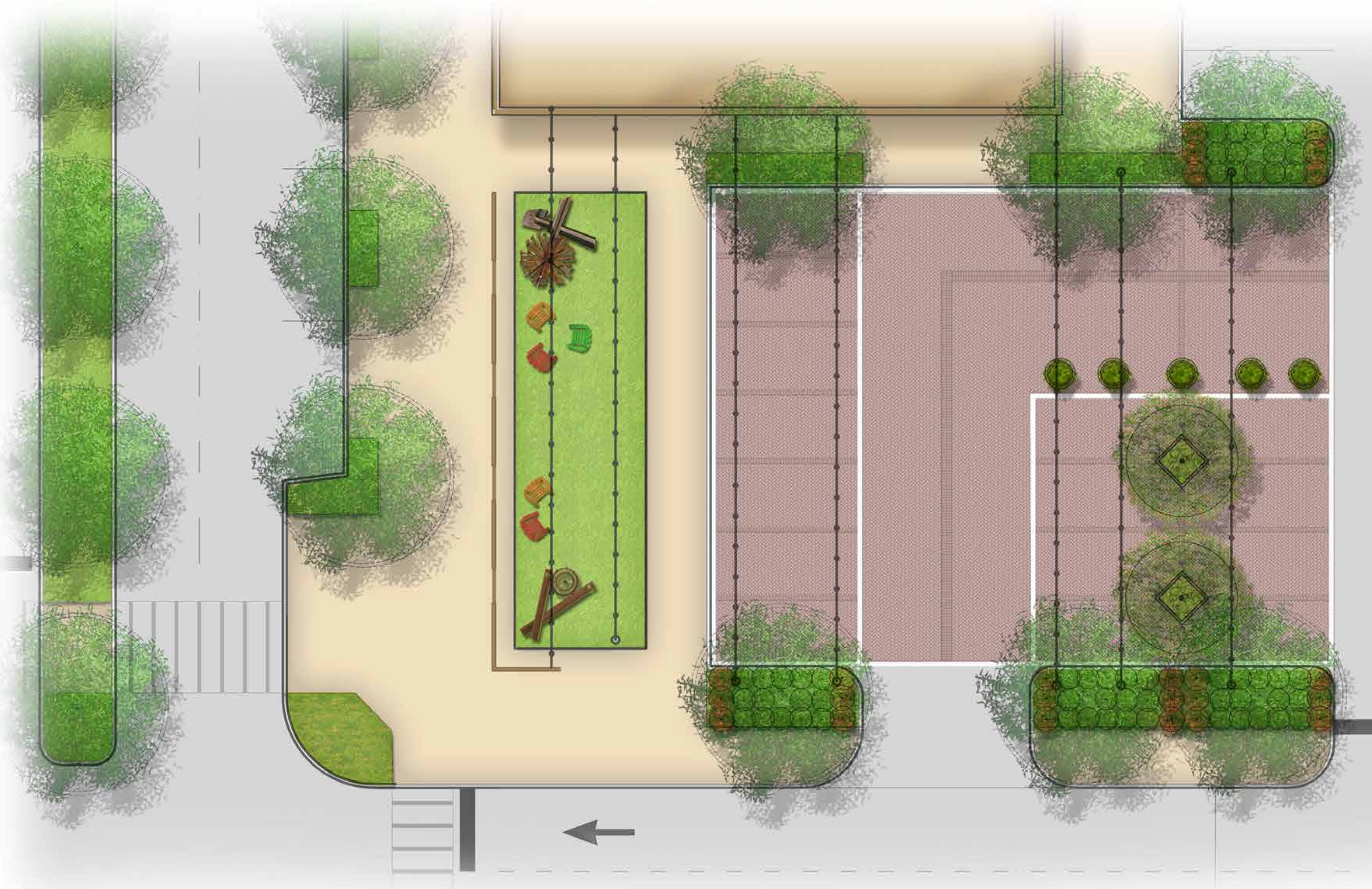
- Brick Paver Design
- Planters
- Tree Pits
- Overhead Lighting
- Industrial Relic Artwork
- Flexible Seating
- Feature Wall with Seatwalls



PARK(ing) Lot Plaza

FLEXIBILITY OF SPACE:

Opportunities for markets, concerts, food trucks, flexible seating, etc.



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com



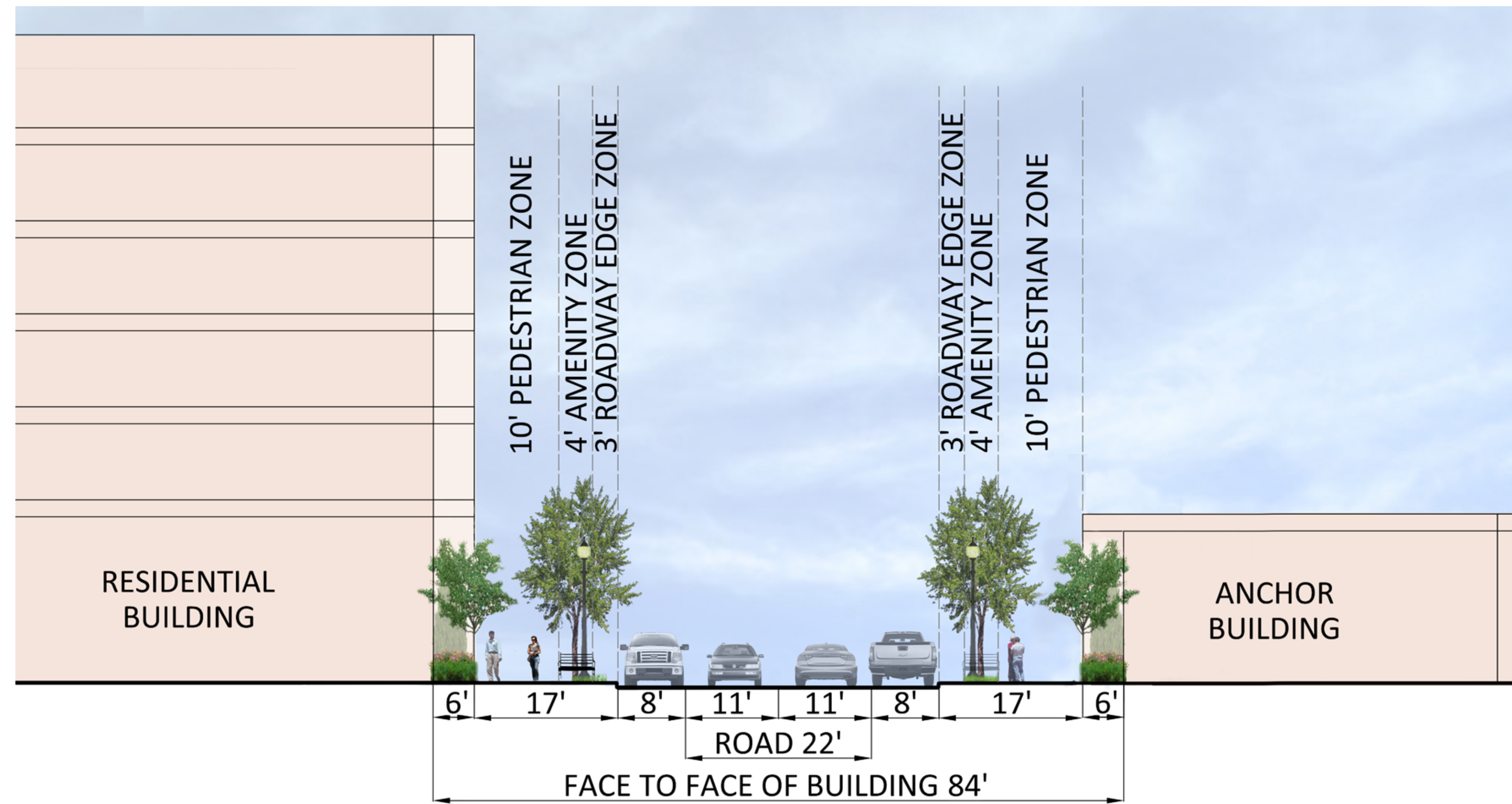
MORRIS & RITCHIE
ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS & SURVEYORS

BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved

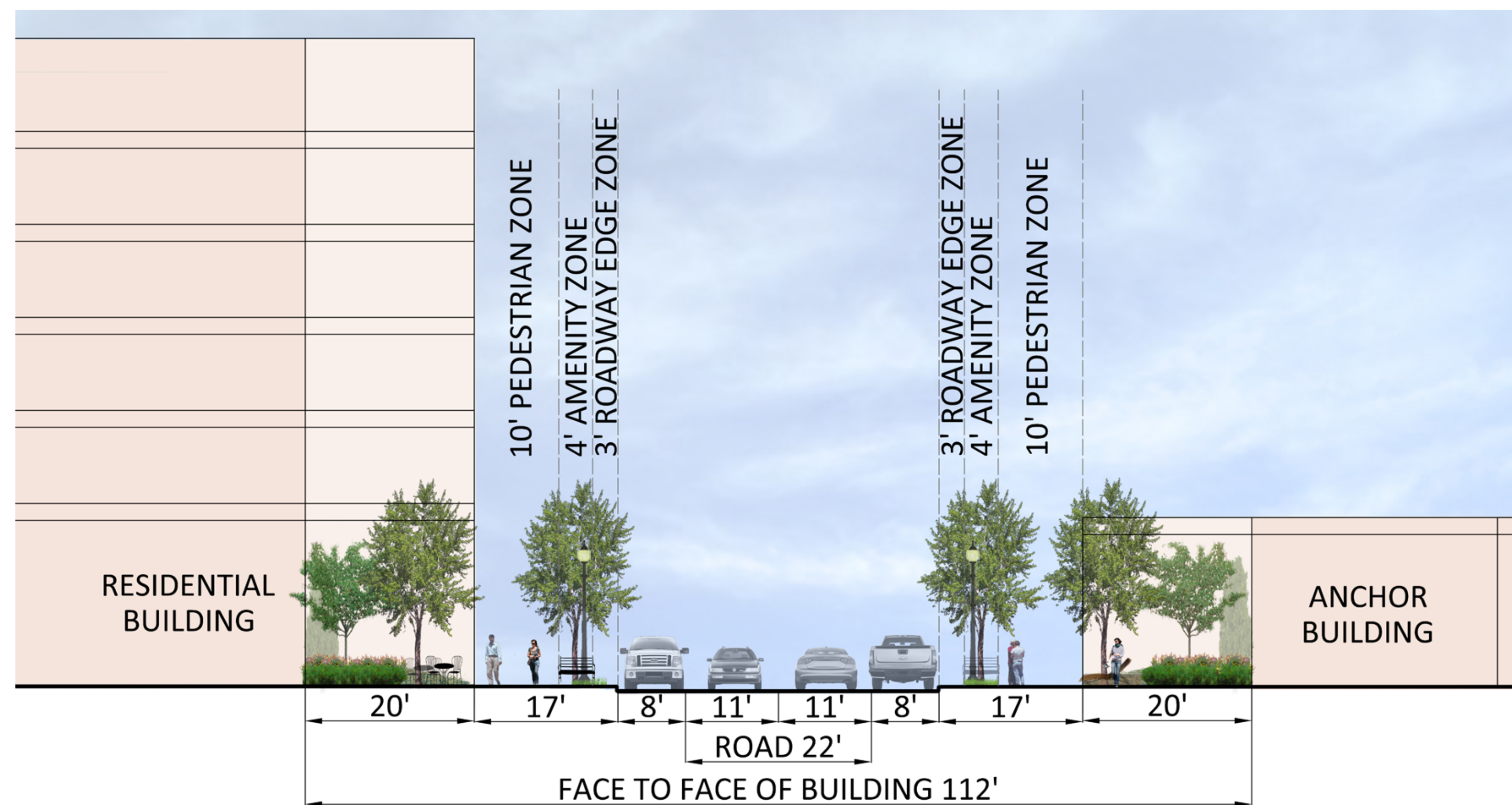


North/South St Section - Residential

Proposed Section



Approved PUD Section



MCB Real Estate LLC

2701 N Charles Street | Suite 404
Baltimore, Maryland 21218
www.mcbrealestate.com

5601 Eastern Avenue

March 16, 2017

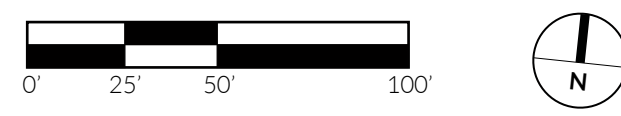
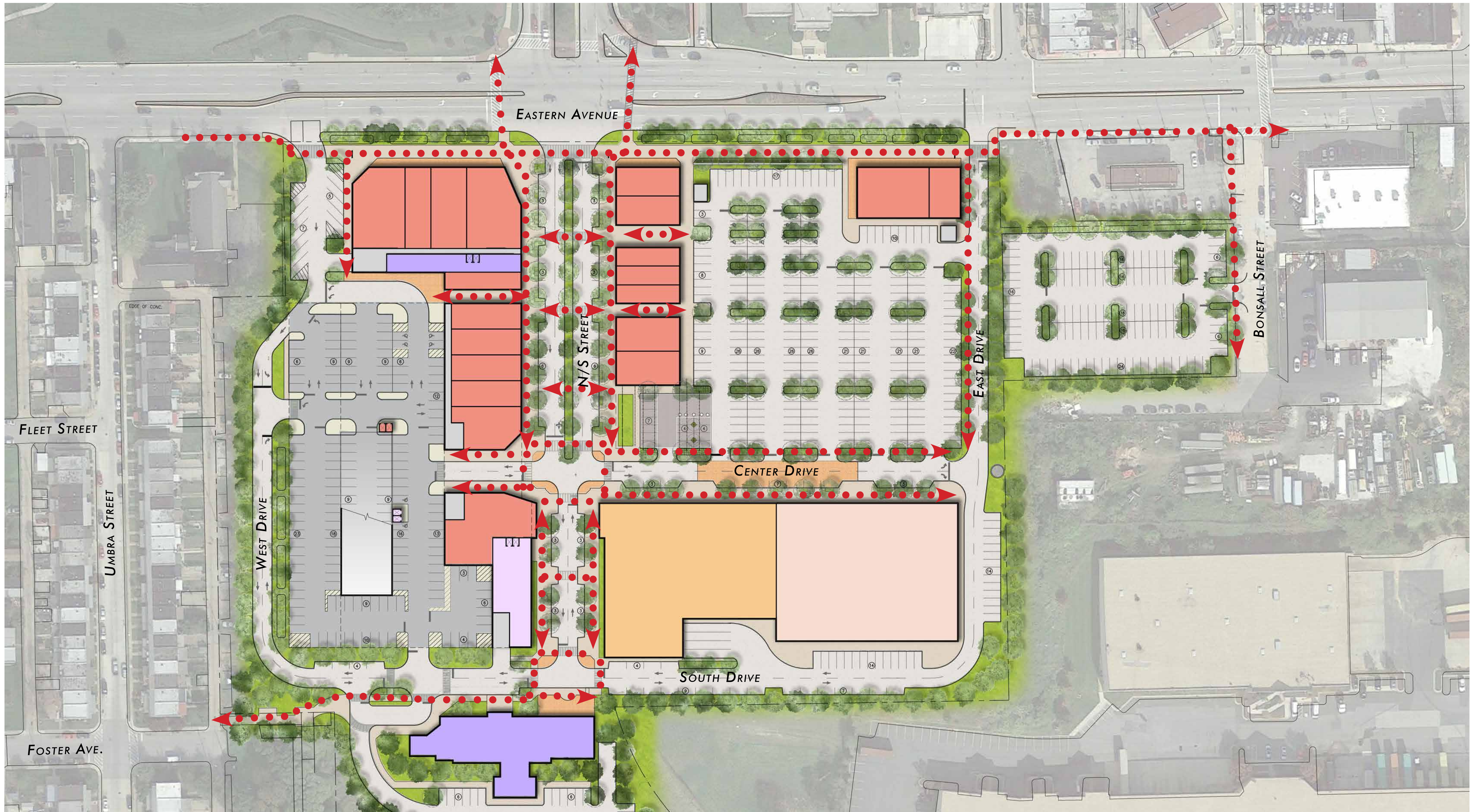
Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
T. 410.821.1690
www.mragta.com



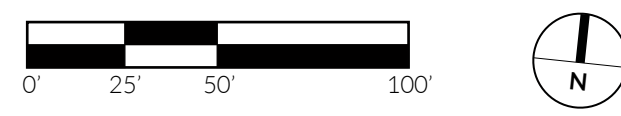
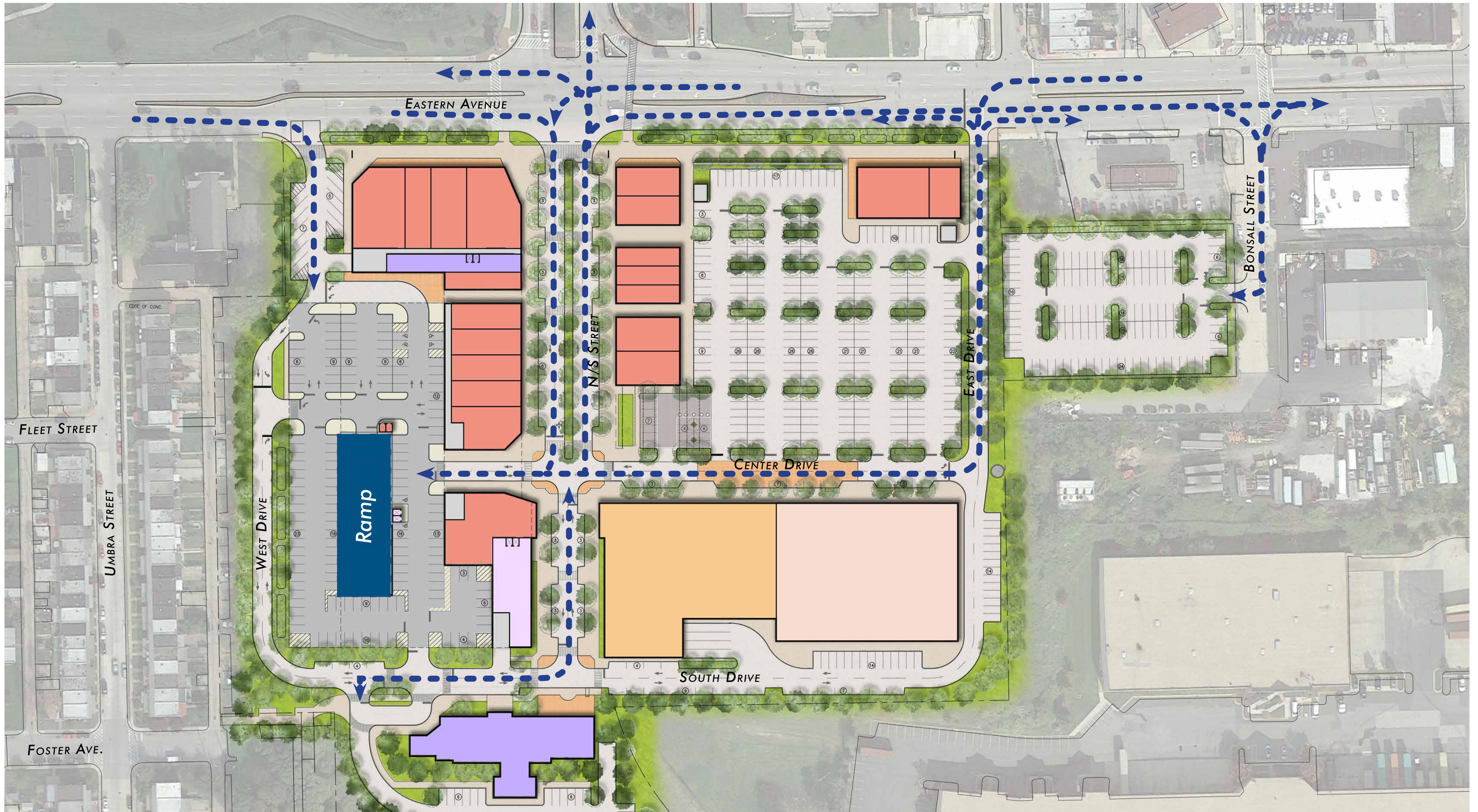
BCT Architects
One Charles Center
100 N Charles Street | 18th Floor
Baltimore, Maryland 21201
T. 410.837.2727
copyright © 2017 | bct architects
all rights reserved



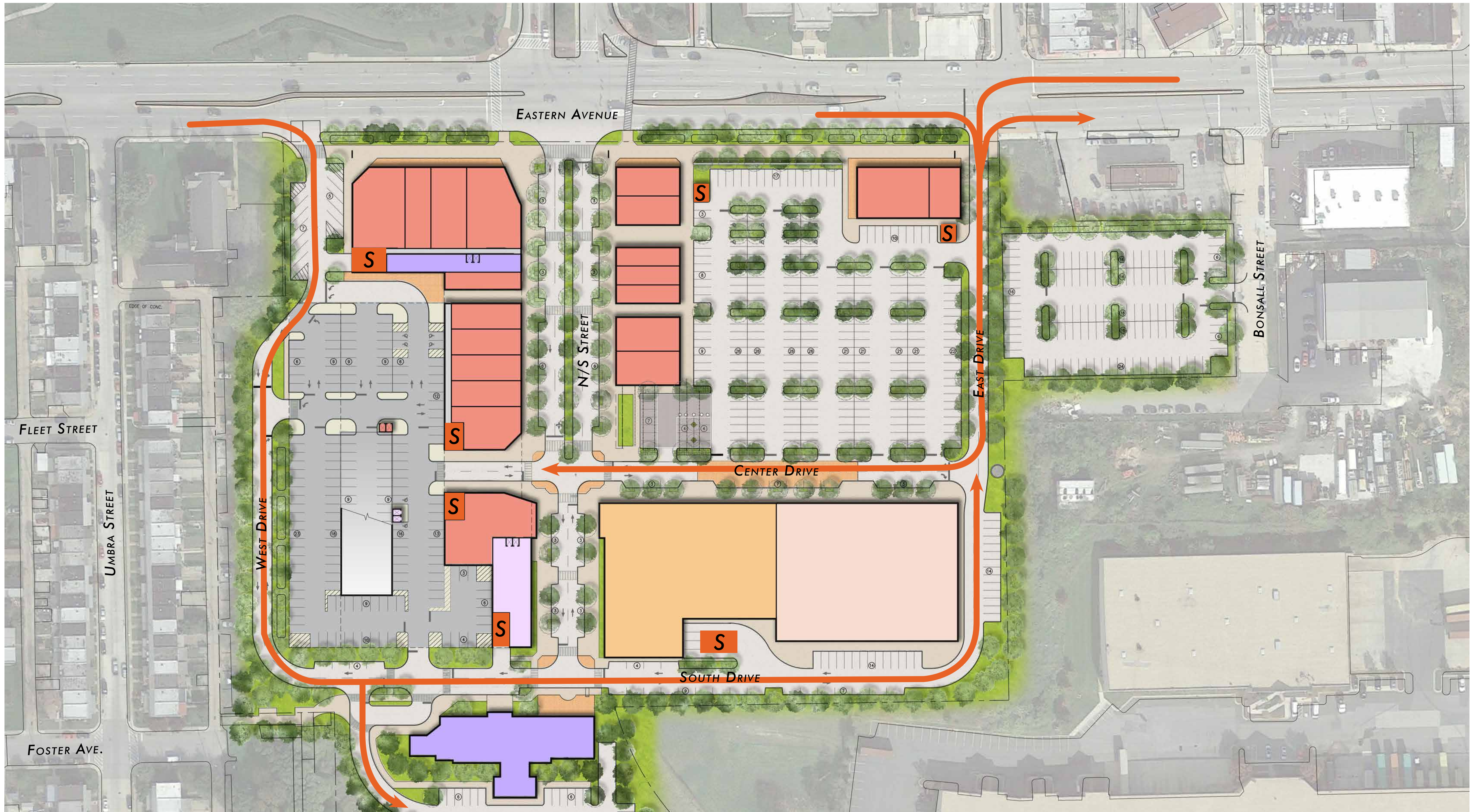
Pedestrian Circulation



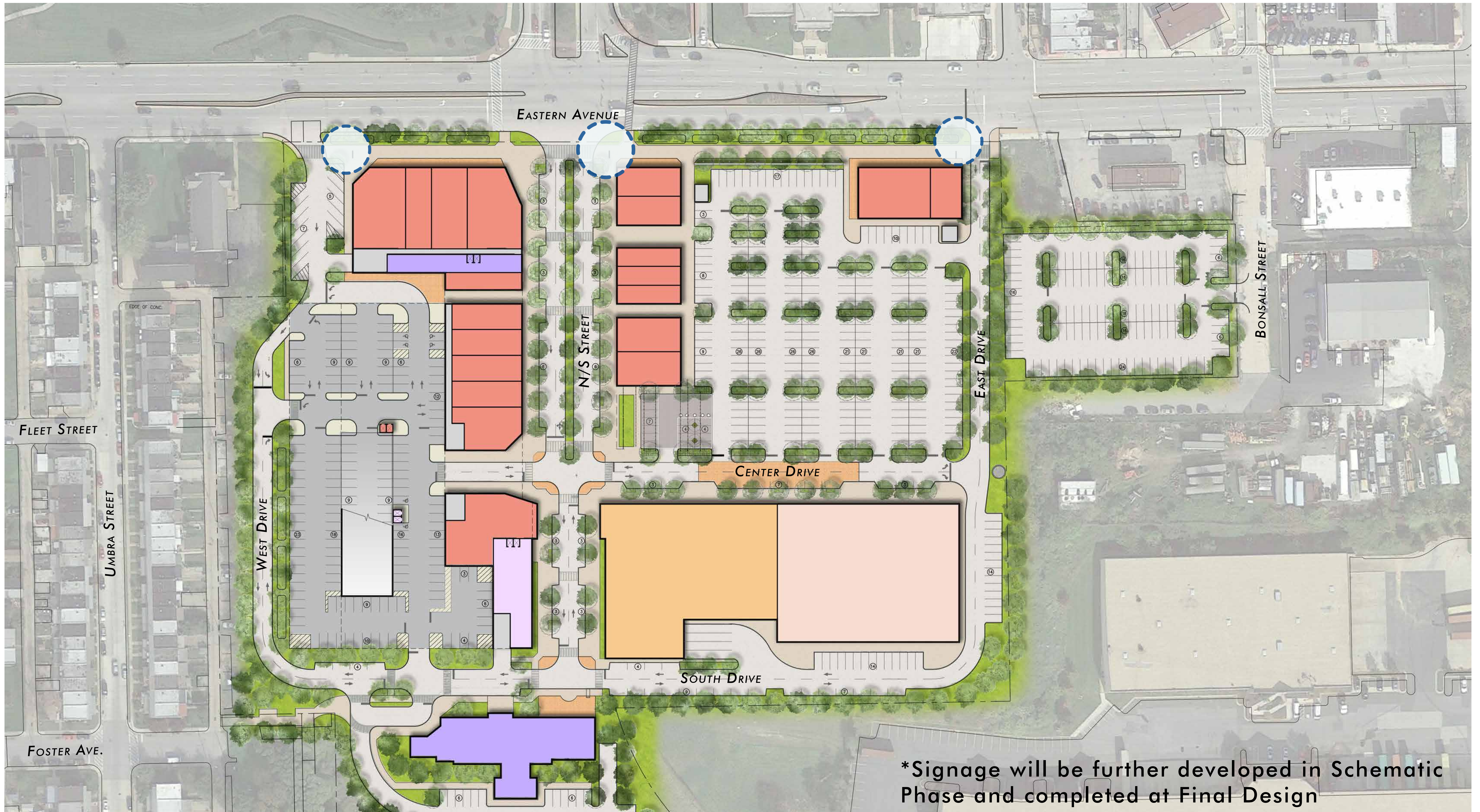
Vehicular Circulation



Service & Truck Circulation



Preliminary Project Identity Signage Locations*



*Signage will be further developed in Schematic Phase and completed at Final Design

