

VILLAGE CENTER AT
STADIUM PLACE
05-05 UDARP





In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents.

- GEDCO is an interfaith organization that addresses poverty, homelessness, hunger, senior isolation, unemployment and affordable housing
- Incorporated in 1991
- 57 Member Organizations consisting of churches, synagogues, higher learning institutions, community organizations
- GEDCO currently owns, manages, operates 14 facilities in Baltimore City
- Master Developer of a national model for a continuum of care affordable senior housing community
- Developer of the first Green House in the State of Maryland



- Planned Unit Development – maximum 600 units of age restricted housing
- It is a national model for providing housing and comprehensive services for mixed income urban seniors on a campus that also serves the surrounding neighborhoods
- Approximately 408 units of affordable and market rate housing with services
- The first Green House in the State of Maryland
 - 49 nursing home beds providing 36 long-term care rooms and serving 13 elders in short term rehab
- Strength of Partnerships
 - Partnership with the Y of Central Maryland
 - Development partners with Enterprise and Presbyterian Senior Living
 - Strong partnerships with adjacent neighborhood organizations
 - Public and private partnership with the federal, state, and city governments

THE COMMERCIAL GROUP

COMMERCIAL was founded in 1990 as a drywall contractor working throughout the City of Baltimore.

Executing numerous high profile projects with the highest level of excellence, quality and superior service, propelled **COMMERCIAL INTERIORS** to experience and consistent growth and become one of the largest drywall companies in the Mid-Atlantic.

In 1997, Commercial Interiors successfully expanded its core services to include General Contracting with the launch of **COMMERCIAL CONSTRUCTION**.

In 2012, **COMMERCIAL DEVELOPMENT** was created to target and produce opportunities to grow our Real Estate Portfolio in the DMV Corridor.

In 2012, all corporate divisions were formally re-branded and structured to operate independently under the parent company banner, **THE COMMERCIAL GROUP**.

In 2013, with the acquisition of two (2) properties totalling over 140 active units, **COMMERCIAL PROPERTY MANAGEMENT** was created to extend our superior customer service to our residential tenants.



COMMERCIAL DEVELOPMENT

A boutique development company based in Hanover MD, Commercial Development specializes in Urban Infill Residential Projects, Land Assemblage and Existing Asset Management. We create value for our clients, our company and the neighborhoods in which we work by planning, developing and building industry leading projects that enhance their context, infuse high quality market rate aesthetics and provide economic and social development opportunities for all involved.



At **COMMERCIAL DEVELOPMENT** we believe success is rooted in a strong foundation of integrity, a core commitment to innovation and an unyielding quest for unrealized value.

Our **TEAM STRUCTURE** allows us the ability to leverage decades of Cost Estimating, Construction, Community Planning, Land Acquisition and Project Design Experience to navigate today's complex real estate landscape. The result is an **EXTENSIVE CAPACITY** to sift through the average deal and extract the extraordinary value.

Our corporate makeup and individual team members are culled for their ability to uncover innovative opportunities while creating value based on our guiding Corporate Principals:

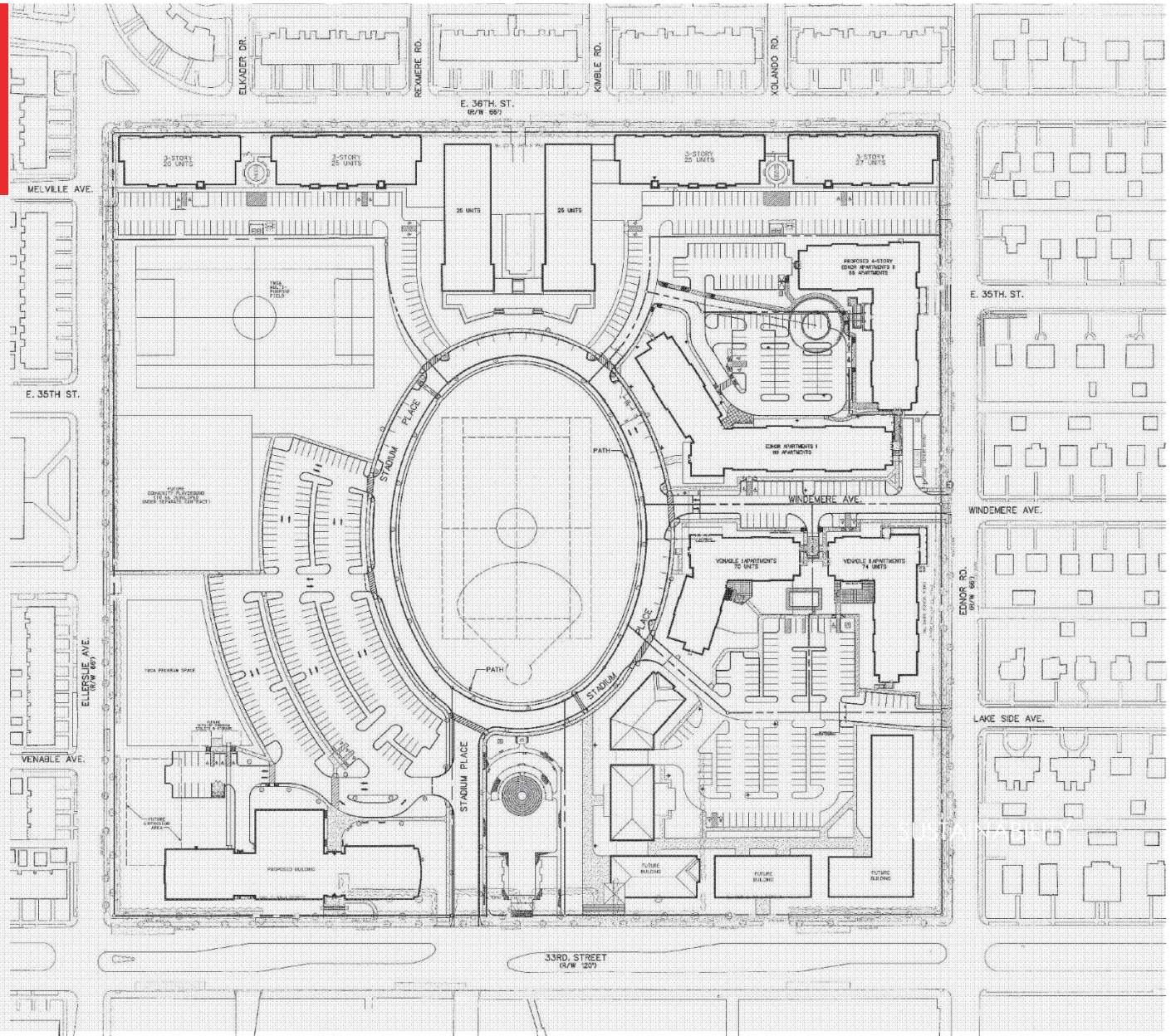
VISIONARY LEADERSHIP
STRATEGIC VETTING OF THE PROJECT MARKET
STRONG COLLABORATIVE RELATIONSHIPS

Our approach and values provide a **BROAD OUTLOOK** and the required flexibility to assemble an excellent diverse portfolio and Development Team. It is our firm belief that our approach enhances our reputation as an honorable, creative and dependable development partner.

COMMERCIAL DEVELOPMENT
Where ingenuity meets opportunity



VILLAGE CENTER AT STADIUM PLACE



ORIGINAL PUD



MARKS, THOMAS ARCHITECTS





View from field looking North at Stadium Place



The intersec. of 36th St. & Ednor looking South



The intersec. of 36th St. & Yolando Road looking East



intersec. of Ednor Rd. & Windemere Ave. looking South



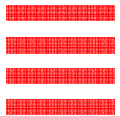
View from Ednor St. looking South towards 35th St.



View at the intersect of Lakeside Ave. & Ednor Rd. looking North



View from Windemere Avenue looking North



MARKS, THOMAS ARCHITECTS





View from Ednor looking North at Stadium Pl



View from Windemere Avenue looking North



View from Windemere Avenue looking South



View from Ednor looking South at Stadium Place



View of site from across 33rd Street



View of site from across 33rd Street



View of YMCA Entrance



View of YMCA from street



View from 33rd Street West



View from 33rd Street East

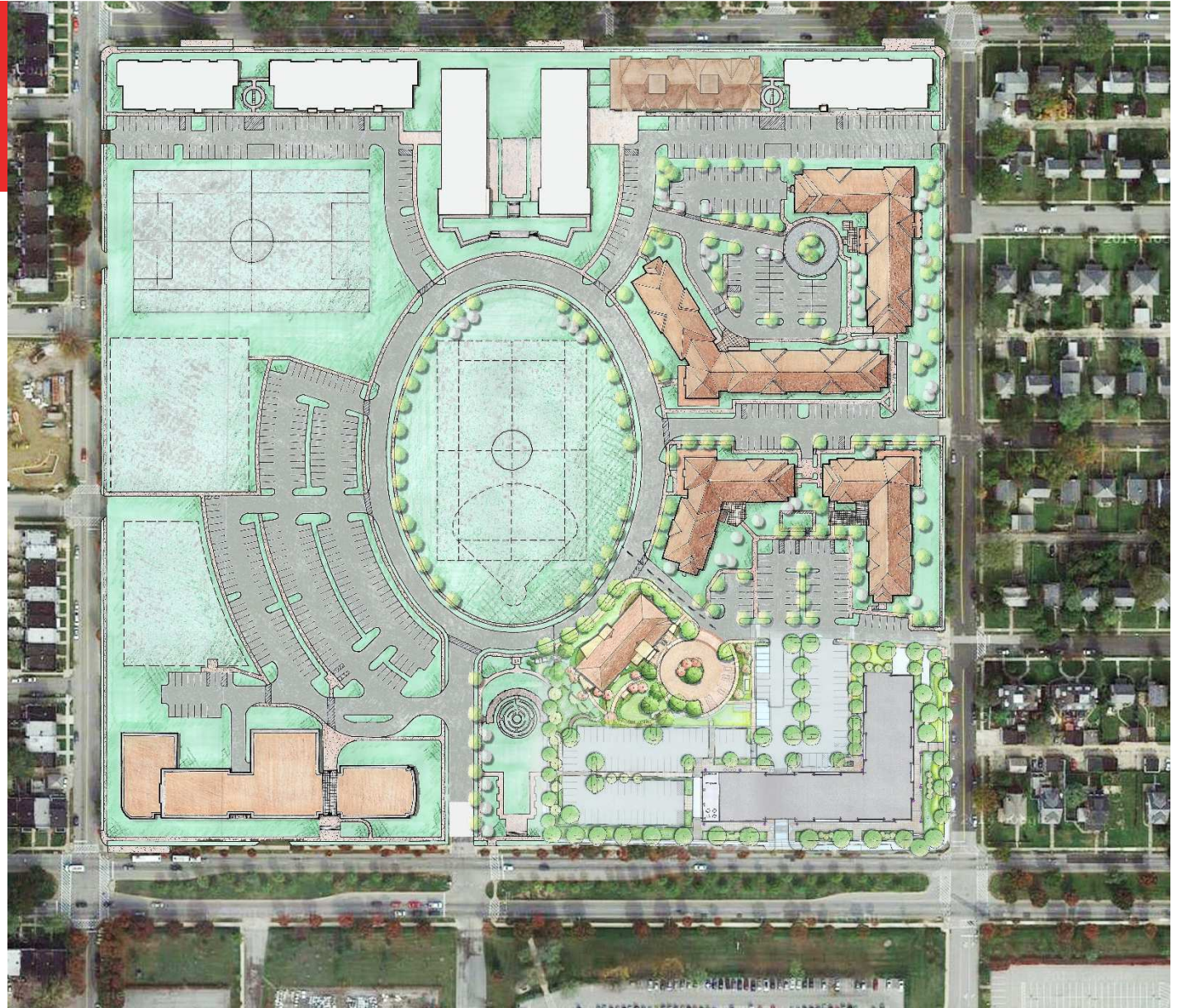




MARKS, THOMAS ARCHITECTS



VILLAGE CENTER AT STADIUM PLACE



PROPOSED SITE PLAN



MARKS, THOMAS ARCHITECTS



CRAIG
RICHMOND
LANDSCAPE
ARCHITECTURE



commercial
DEVELOPMENT



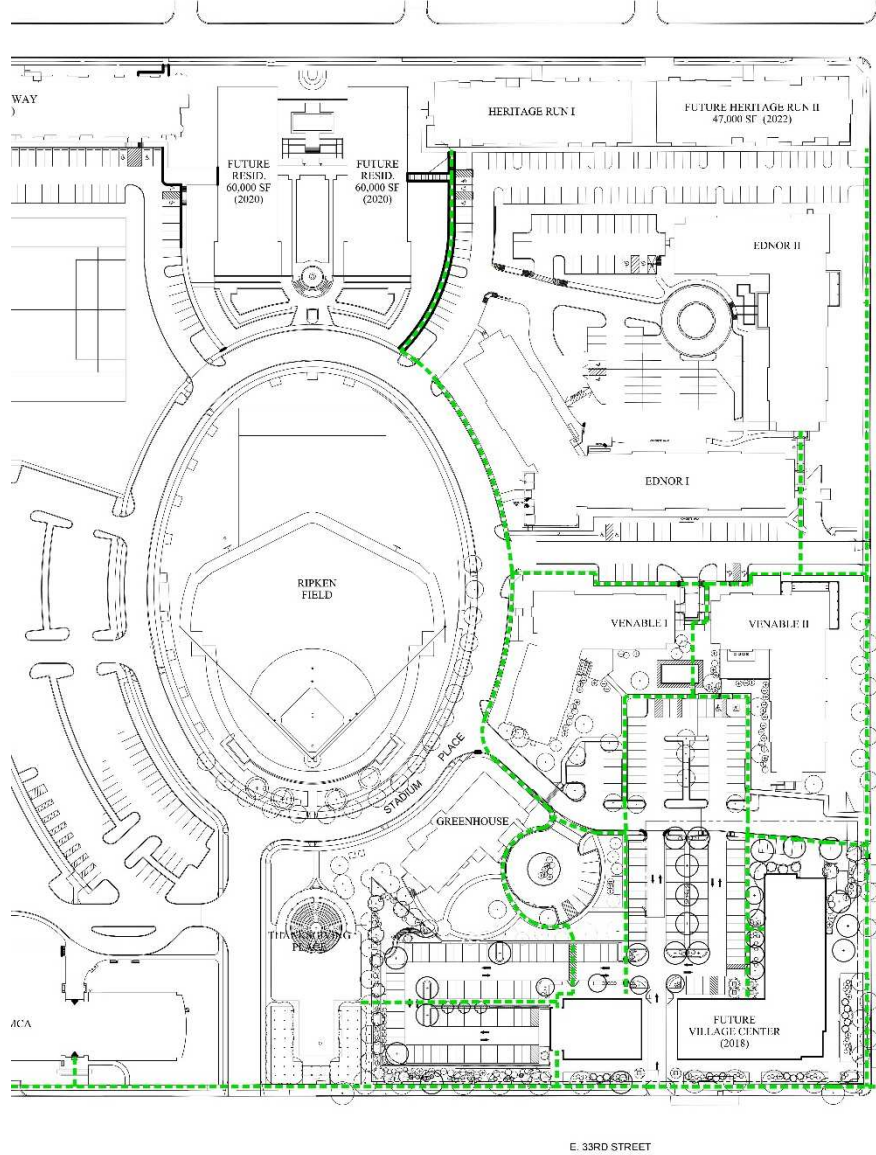
GEDCO
25 YEARS
1991 • 2016



THANKSGIVING PLACE CONNECTION



VIEWS TO SITE



PEDESTRIAN PATH DIAGRAM



WALK THE OVAL



TAKING A BREAK



TURNING TOWARD THE VILLAGE CENTER



MARKS, THOMAS ARCHITECTS





PLAZA BIRDS EYE VIEW



MARKS, THOMAS ARCHITECTS





JOHN HOPKINS UNIVERSITY AT EASTERN



THE WEINBERG YMCA



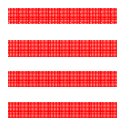
CITY COLLEGE



FLAT ROOFS NEAR SITE



WAVERLY ELEMENTARY SCHOOL



MARKS, THOMAS ARCHITECTS





CORNER VIEW



MARKS, THOMAS ARCHITECTS



VILLAGE CENTER AT STADIUM PLACE



33RD STREET ELEVATION



VILLAGE CENTER AT STADIUM PLACE



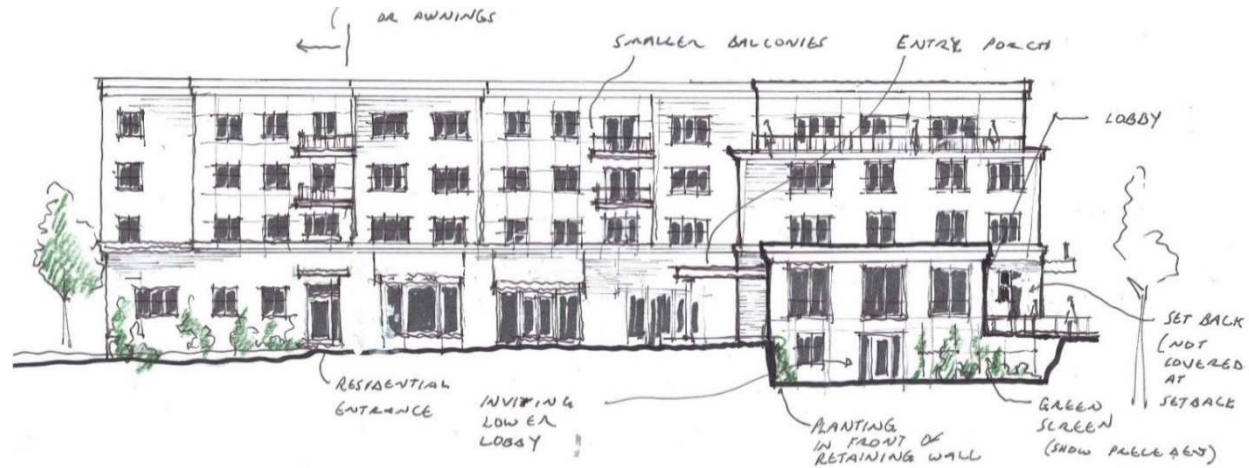
EDNOR ELEVATION



MARKS, THOMAS ARCHITECTS



VILLAGE CENTER AT STADIUM PLACE



WEST ELEVATION



MARKS, THOMAS ARCHITECTS



CRAIG
RICHMOND
LANDSCAPE
ARCHITECTURE



VILLAGE CENTER AT STADIUM PLACE



NORTH ELEVATION



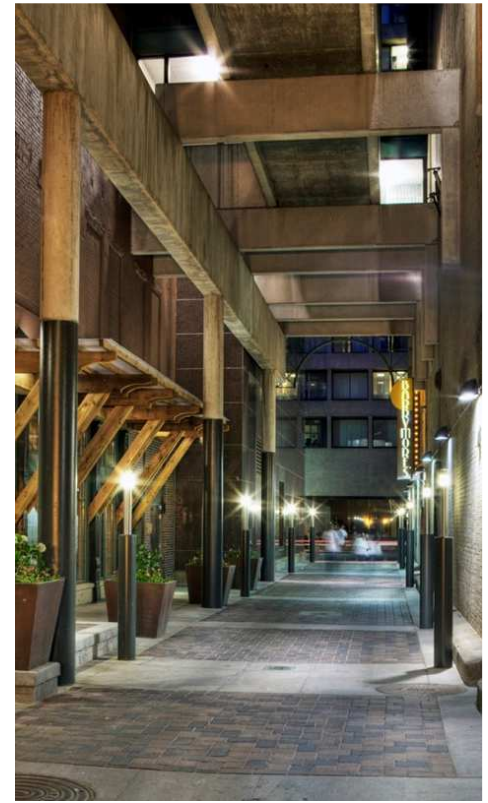


ENTRANCE EXPERIENCE



MARKS, THOMAS ARCHITECTS





ENTRANCE EXPERIENCE



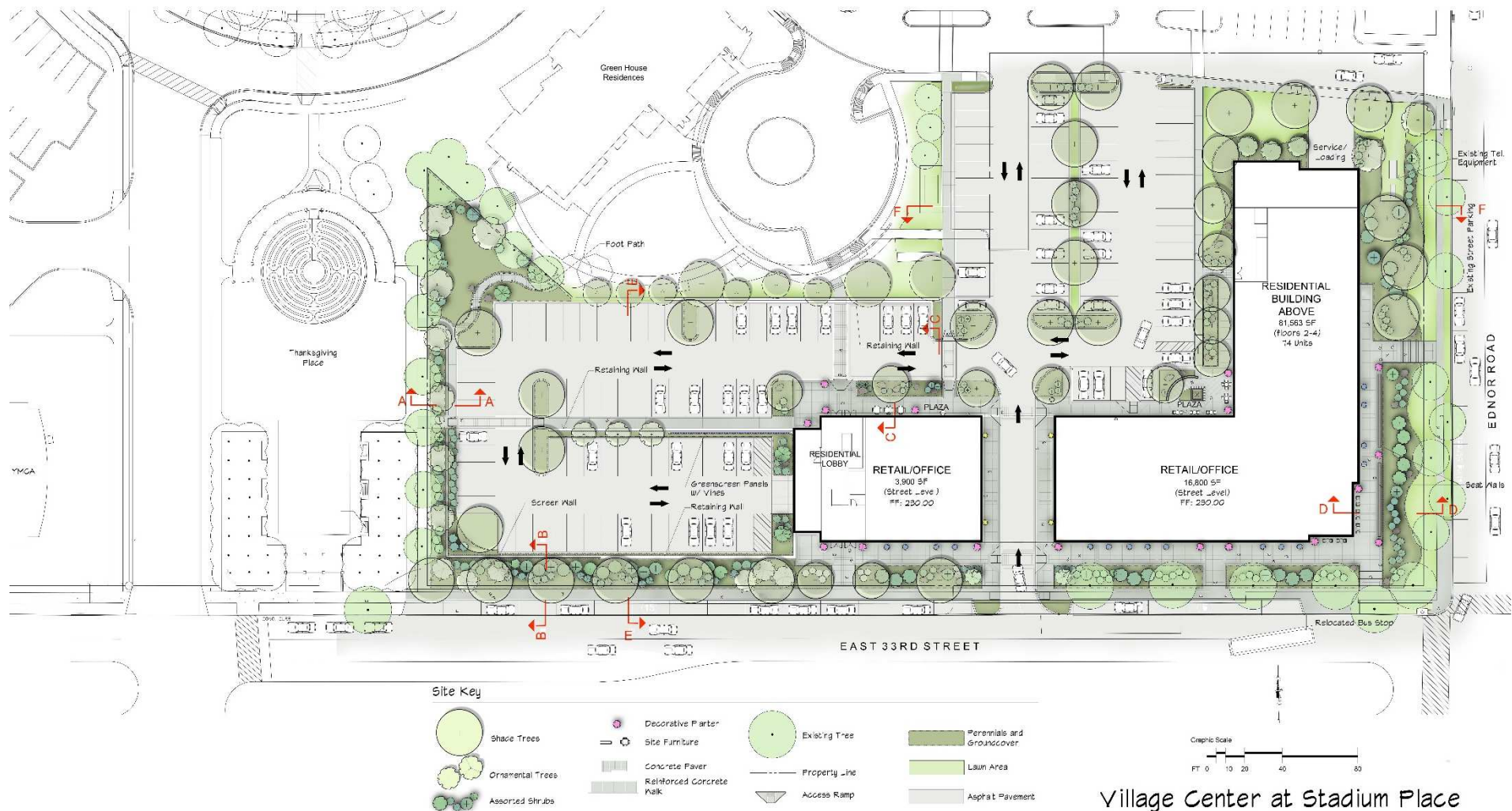
MARKS, THOMAS ARCHITECTS





PROPOSED PLAZA VIEW

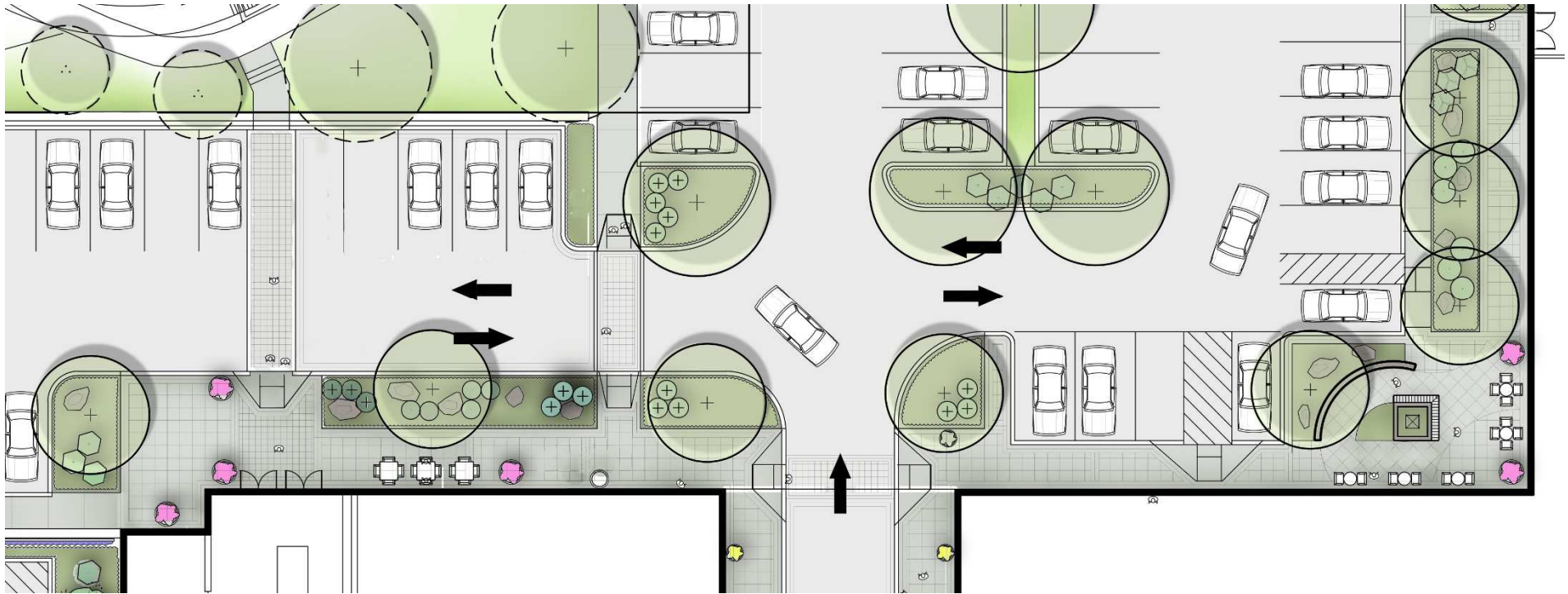




Village Center at Stadium Place
Conceptual Site Plan

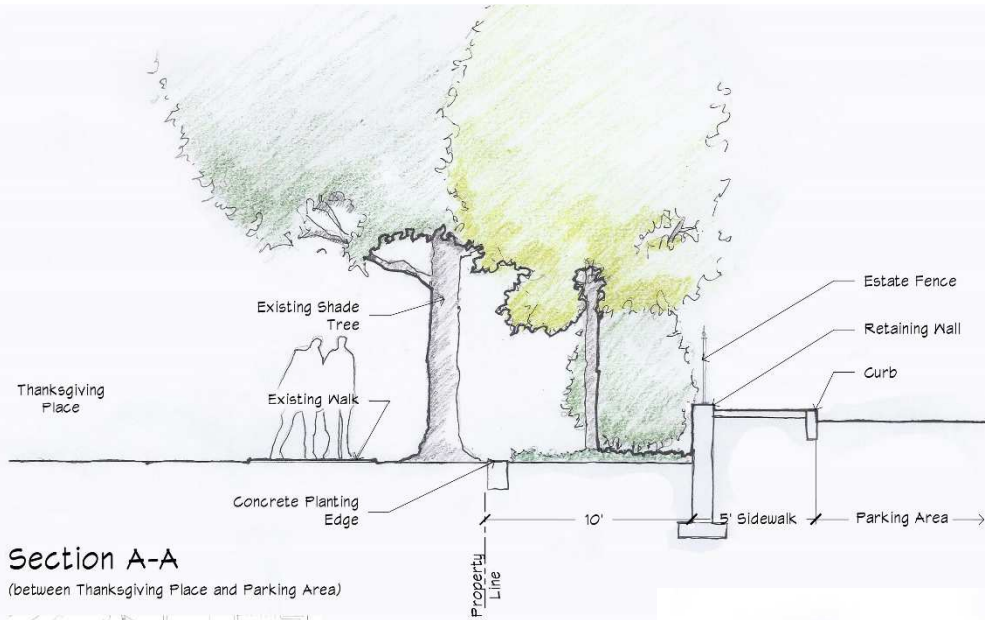
PLAZA EXPERIENCE



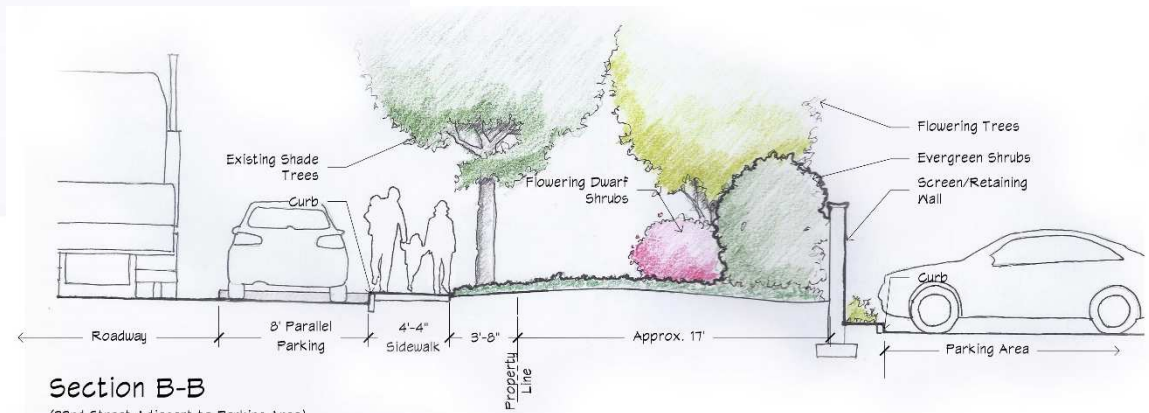
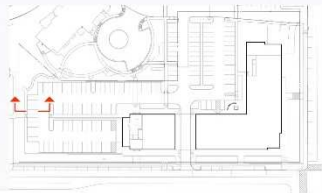


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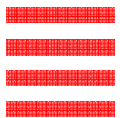
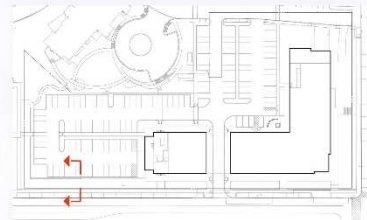




Section A-A
(between Thanksgiving Place and Parking Area)

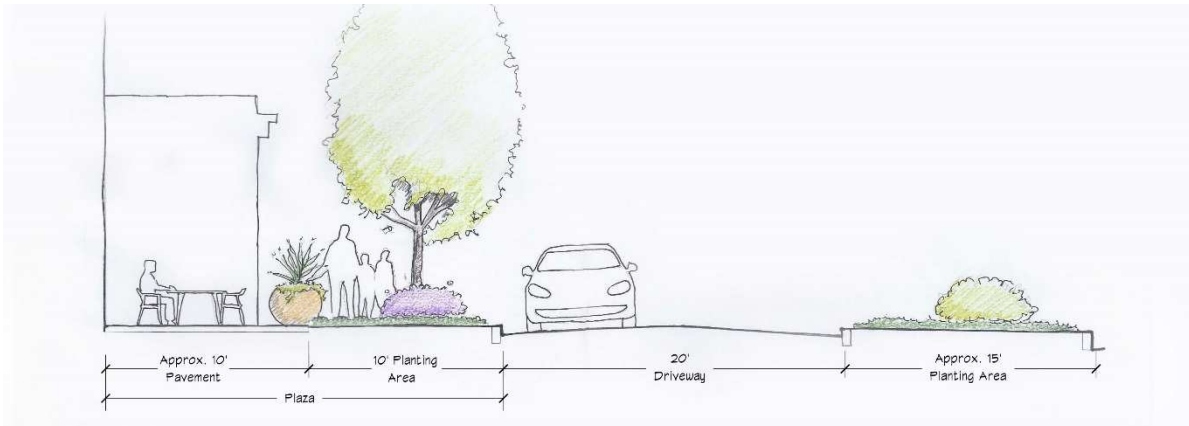


Section B-B
(33rd Street Adjacent to Parking Area)



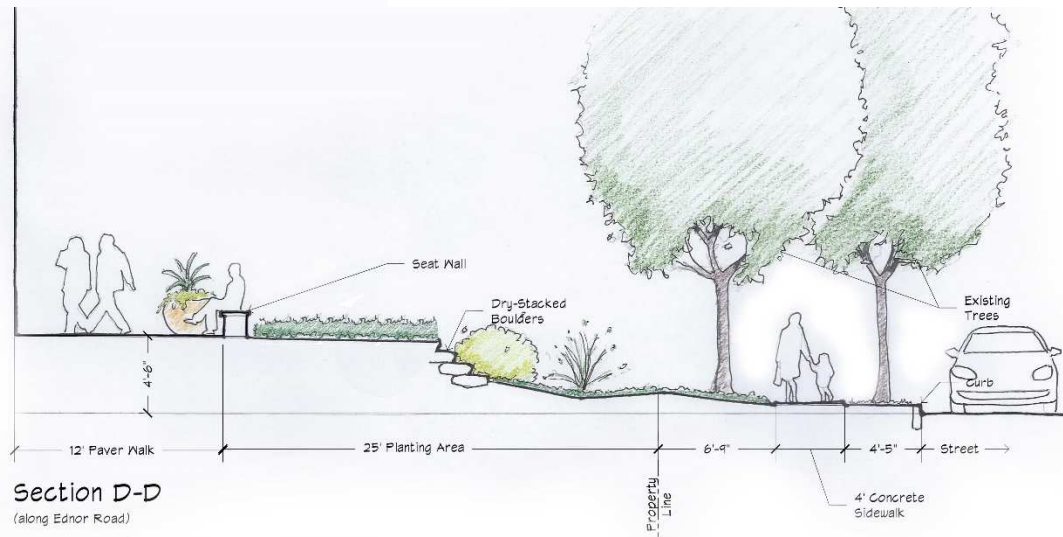
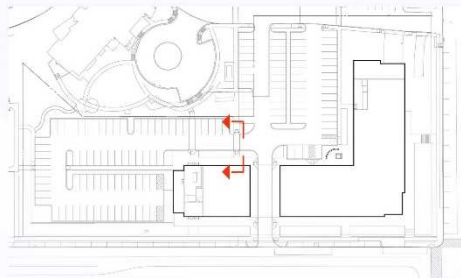
MARKS, THOMAS ARCHITECTS





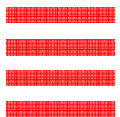
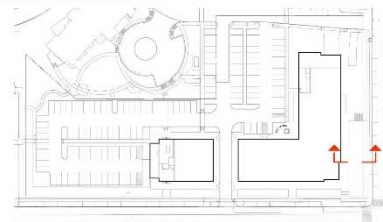
Section C-C

(at West Plaza)



Section D-D

(along Ednor Road)

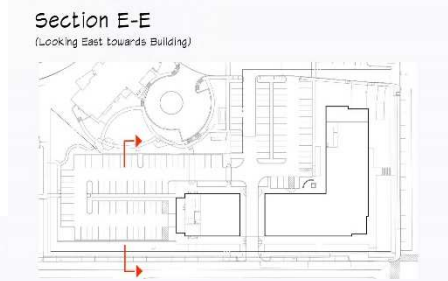
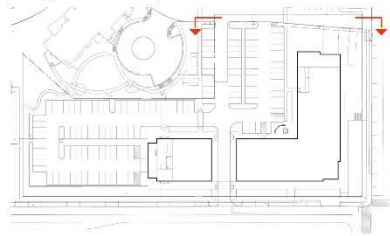


MARKS, THOMAS ARCHITECTS

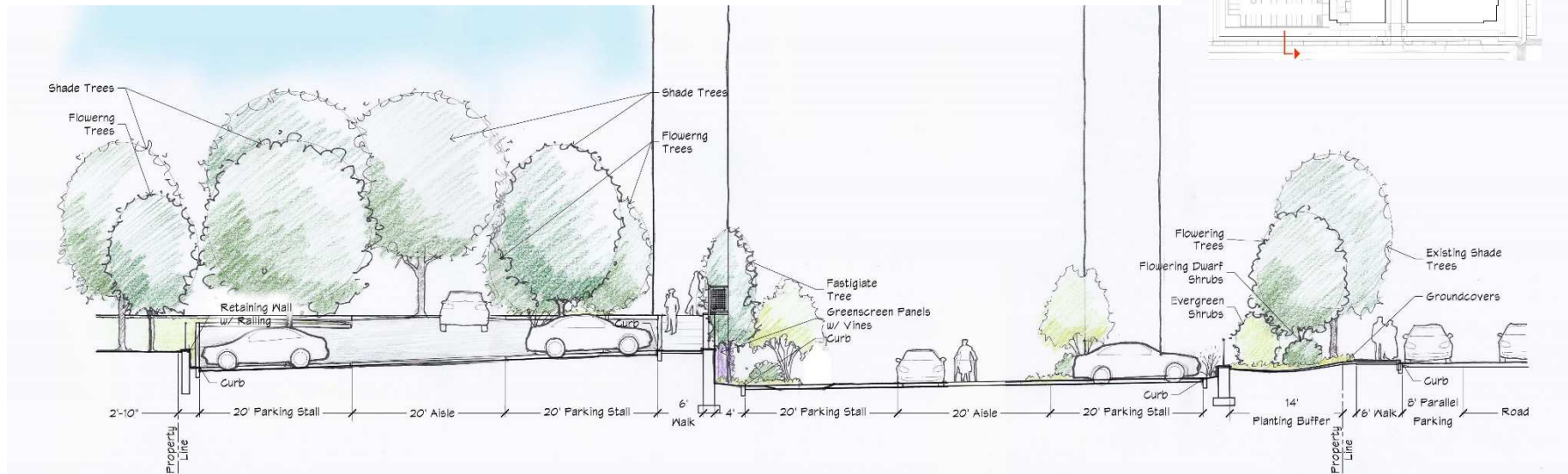




Section F-F
(Looking South towards Building)



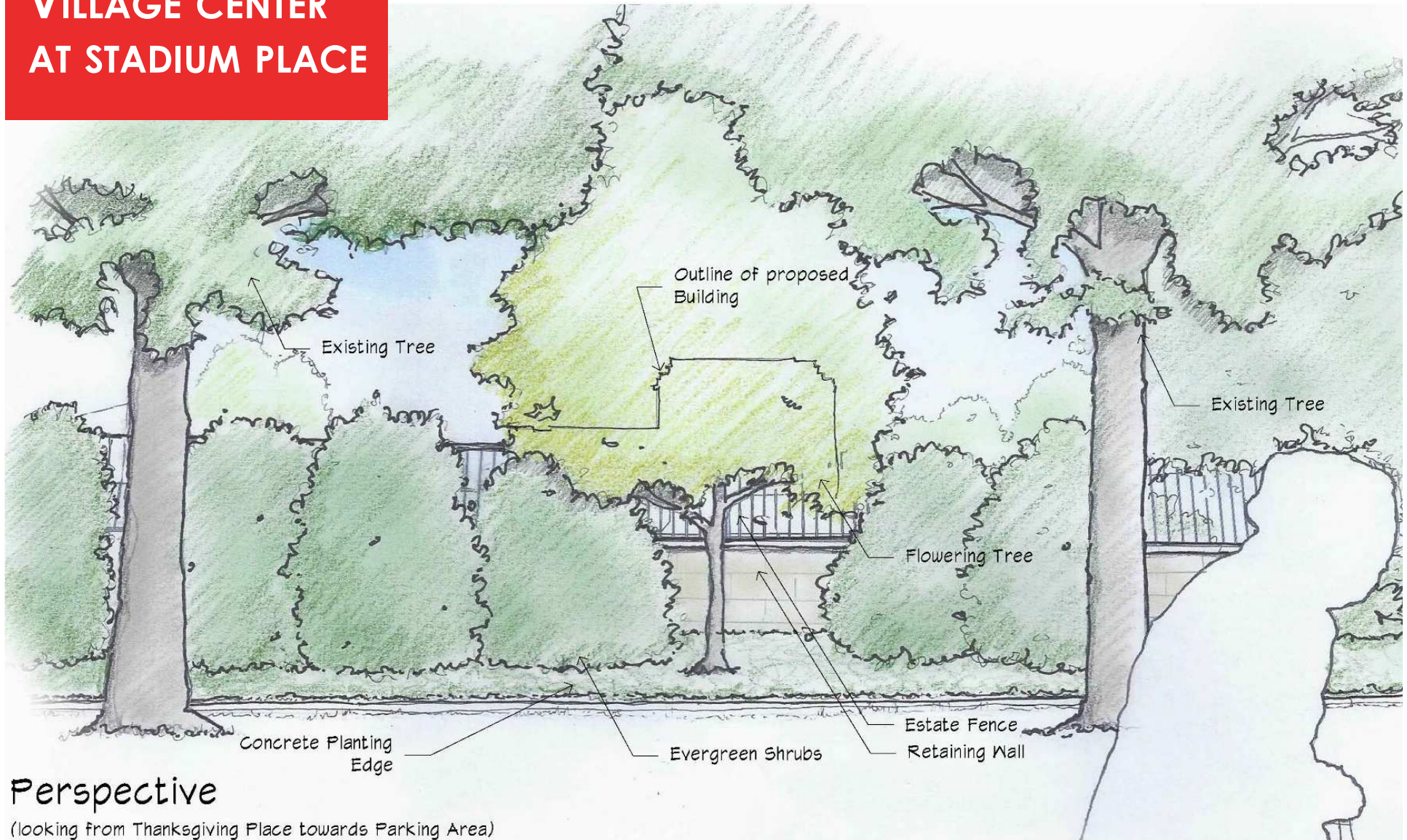
Section E-E
(Looking East towards Building)



MARKS, THOMAS ARCHITECTS



VILLAGE CENTER AT STADIUM PLACE



Perspective

(looking from Thanksgiving Place towards Parking Area)



MARKS, THOMAS ARCHITECTS

