

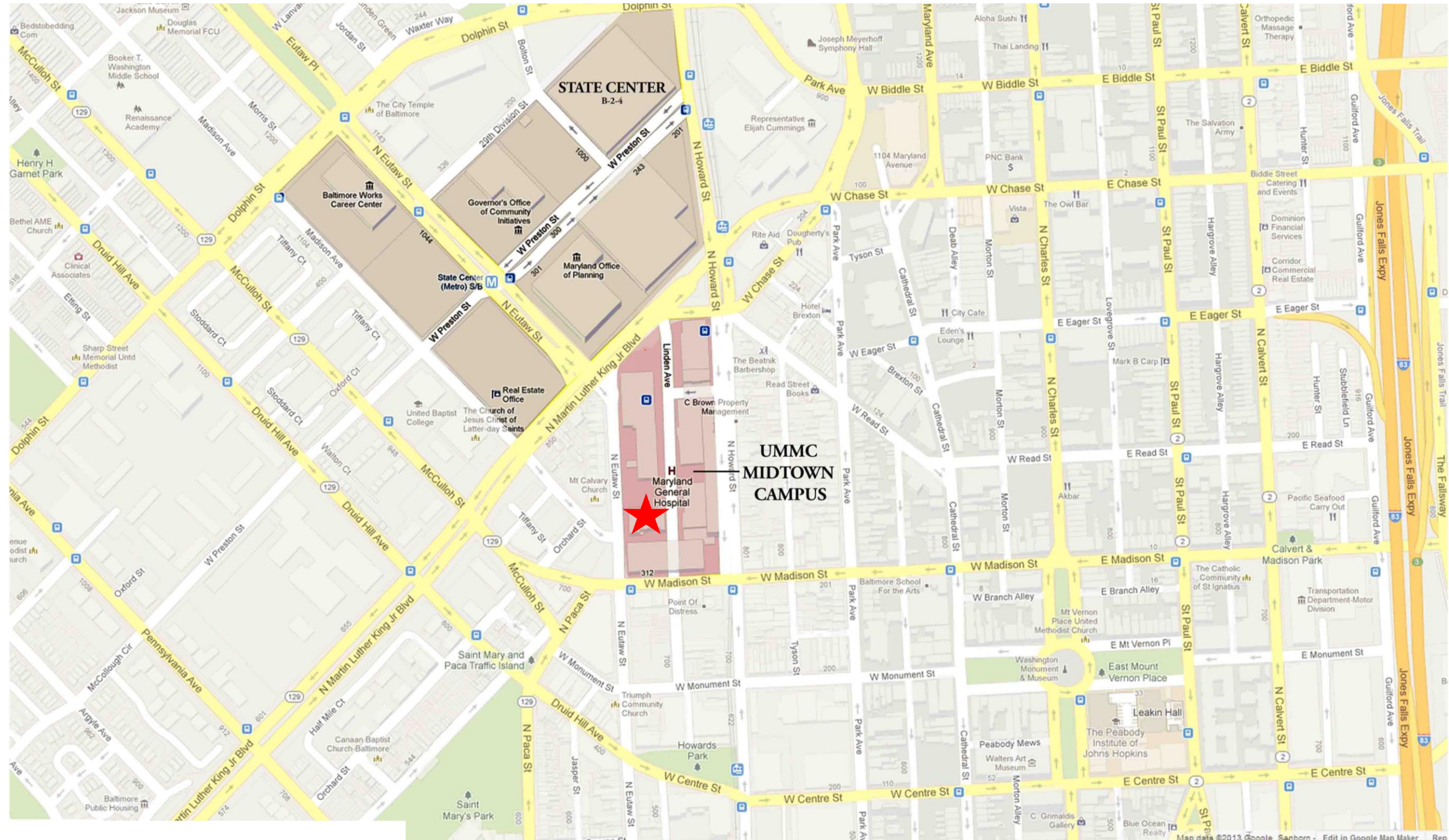


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MIDTOWN OUTPATIENT CENTER

PRESENTATION TO BALTIMORE CITY U.D.A.R.P.

MEETING # 01 – 03.03.2016










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CAMPUS ACCESS



-  UMMC CAMPUS
-  UMMC CAMPUS CIRCULATION
-  CAMPUS ACCESS
-  AMBULANCE ACCESS
-  VEHICULAR CIRCULATION
-  LIGHT RAIL
-  BUS STOP

AERIAL VIEW



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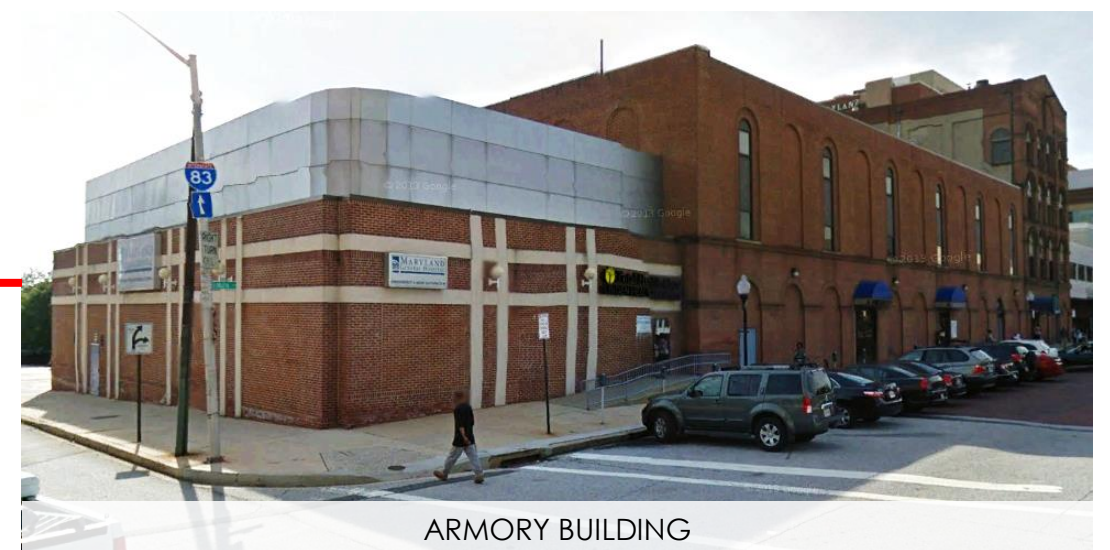
CONTEXT



ROW HOUSING



PARKING GARAGE



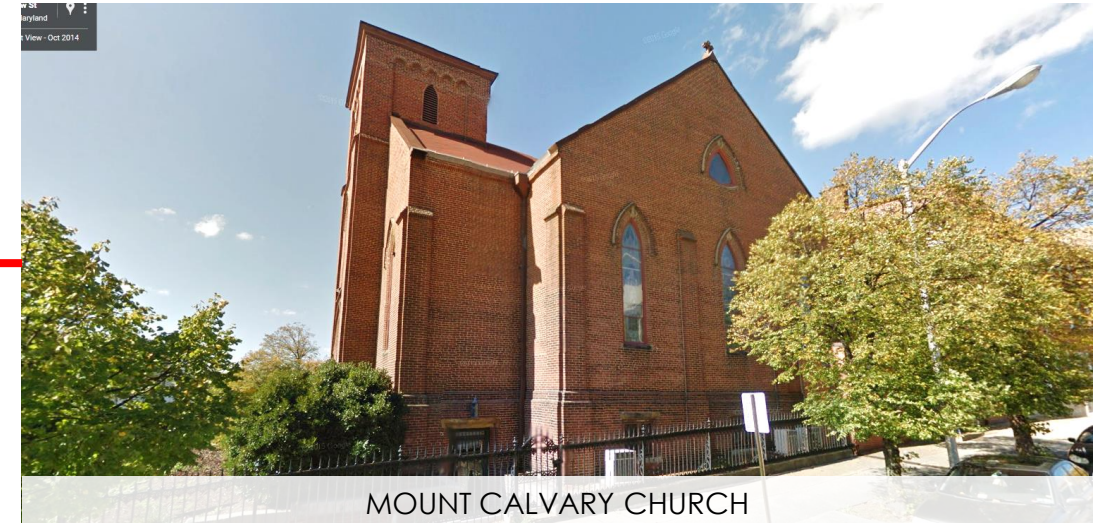
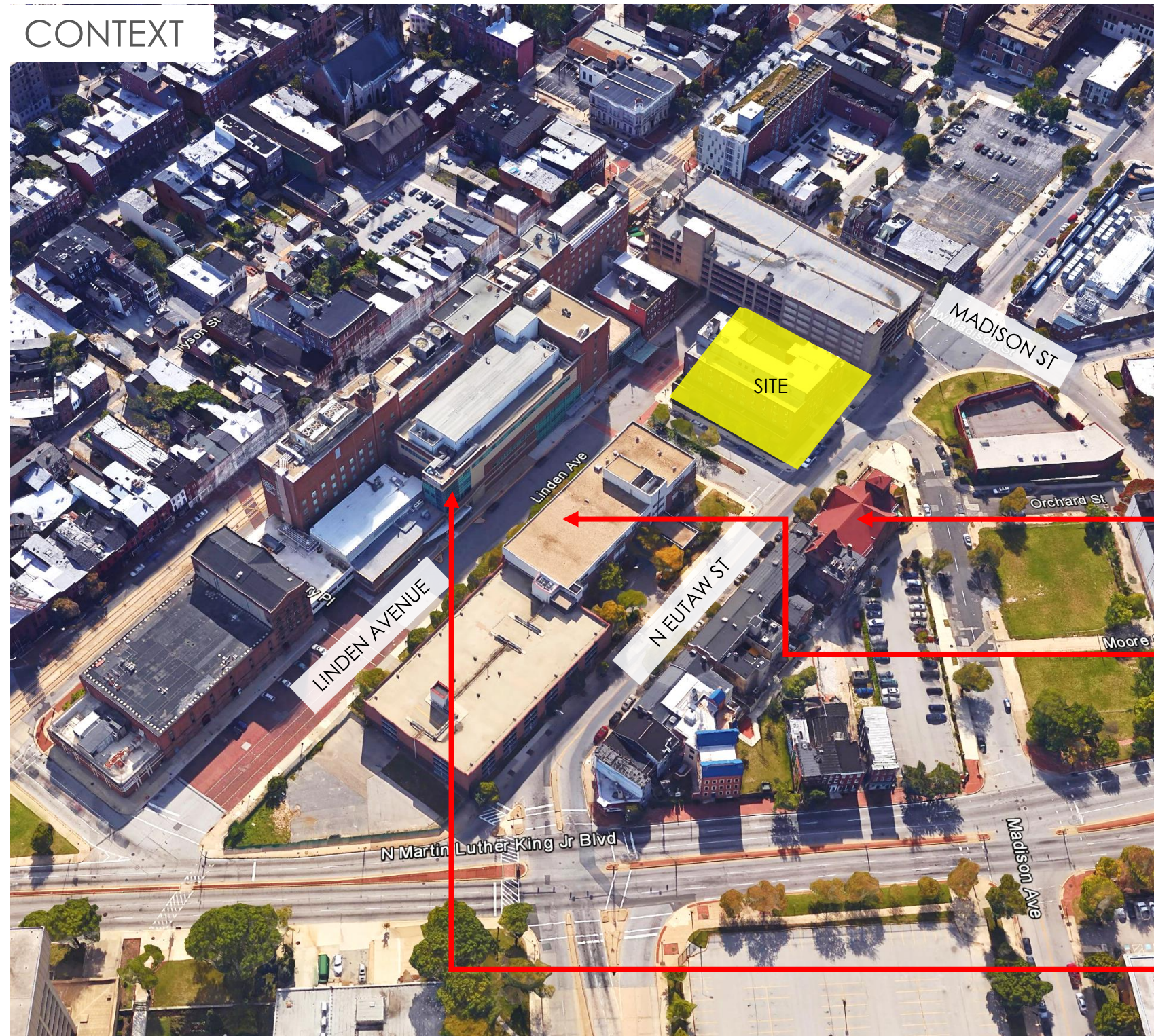
ARMORY BUILDING



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CONTEXT



MOUNT CALVARY CHURCH



MEDICAL OFFICE BUILDING



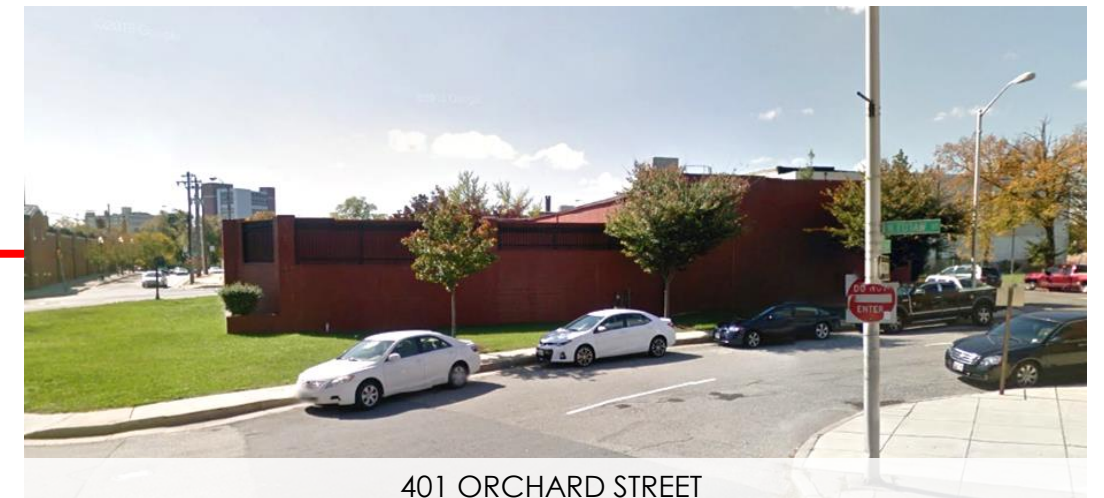
MAIN HOSPITAL



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CONTEXT



401 ORCHARD STREET



PARKING GARAGE



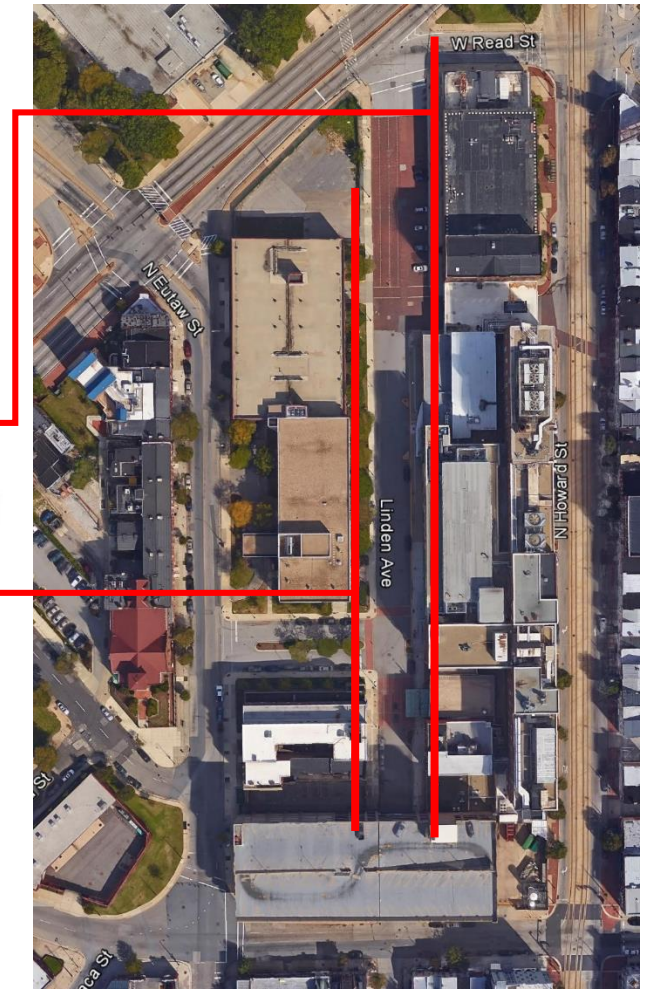
801-827 LINDEN AVE



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EXISTING STREET VIEWS



LINDEN AVENUE – EAST ELEVATION

EXISTING BUILDINGS ON SITE



LINDEN AVENUE – WEST ELEVATION

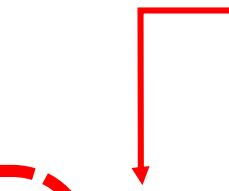
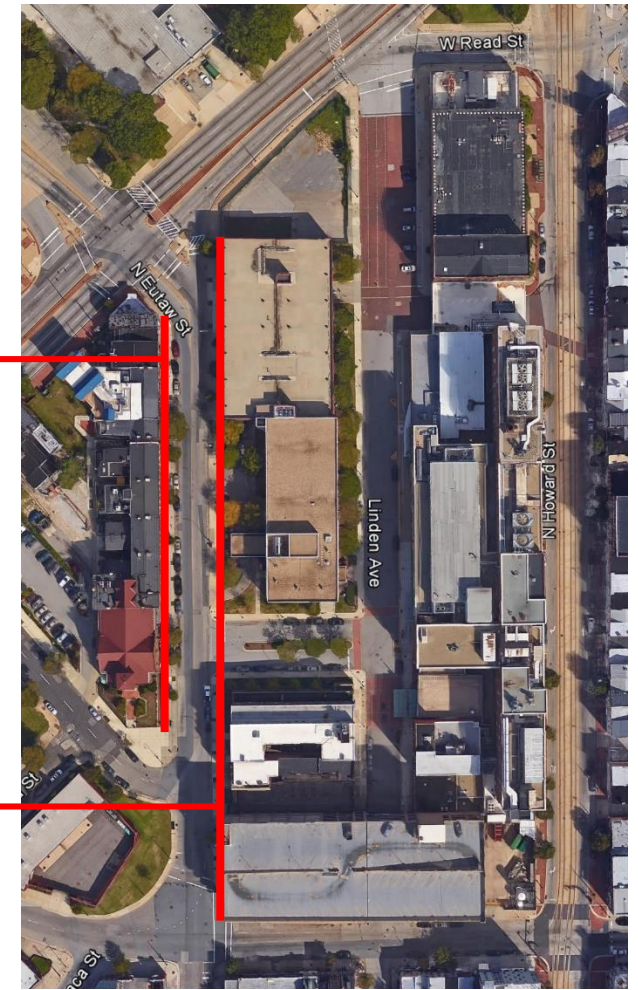


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EXISTING STREET VIEWS



N EUTAW STREET – WEST ELEVATION



N EUTAW STREET – EAST ELEVATION

EXISTING BUILDINGS ON SITE

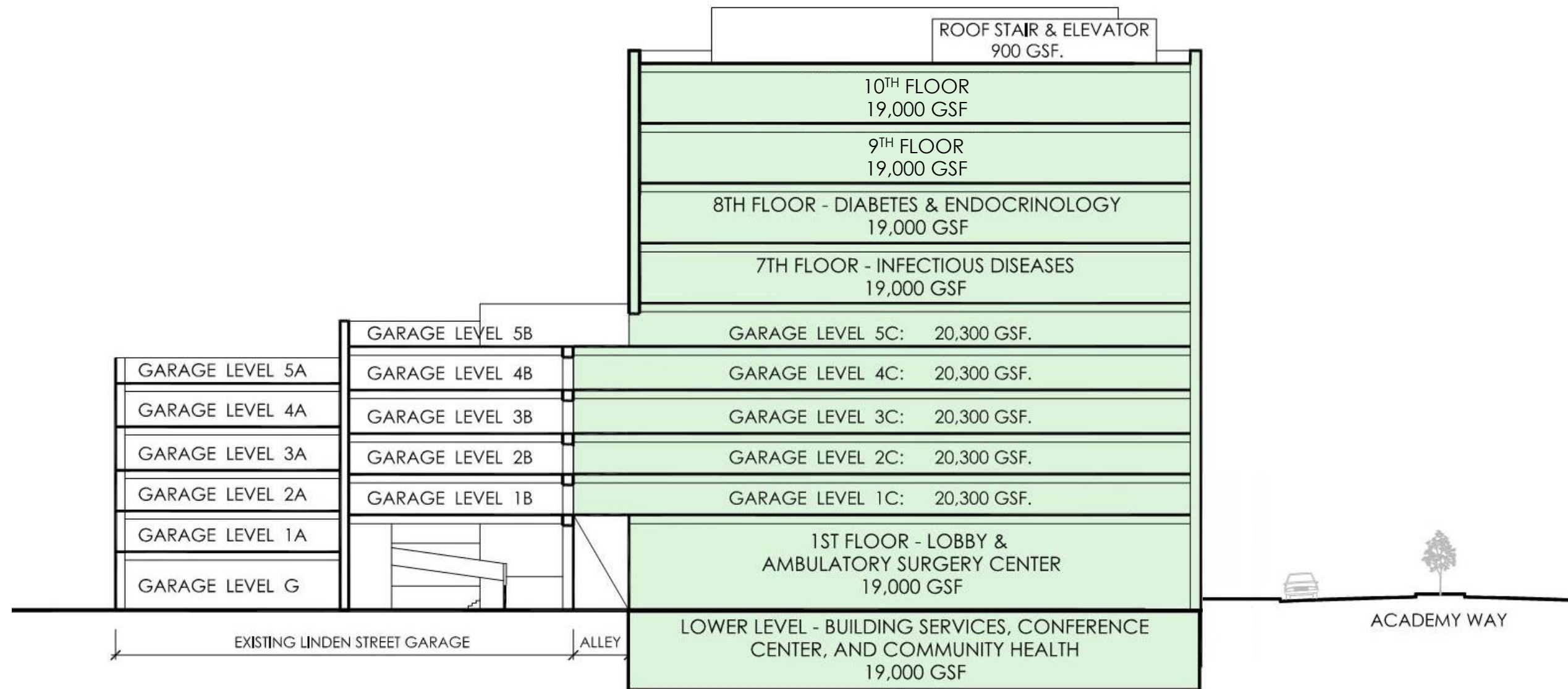


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STACKING DIAGRAM



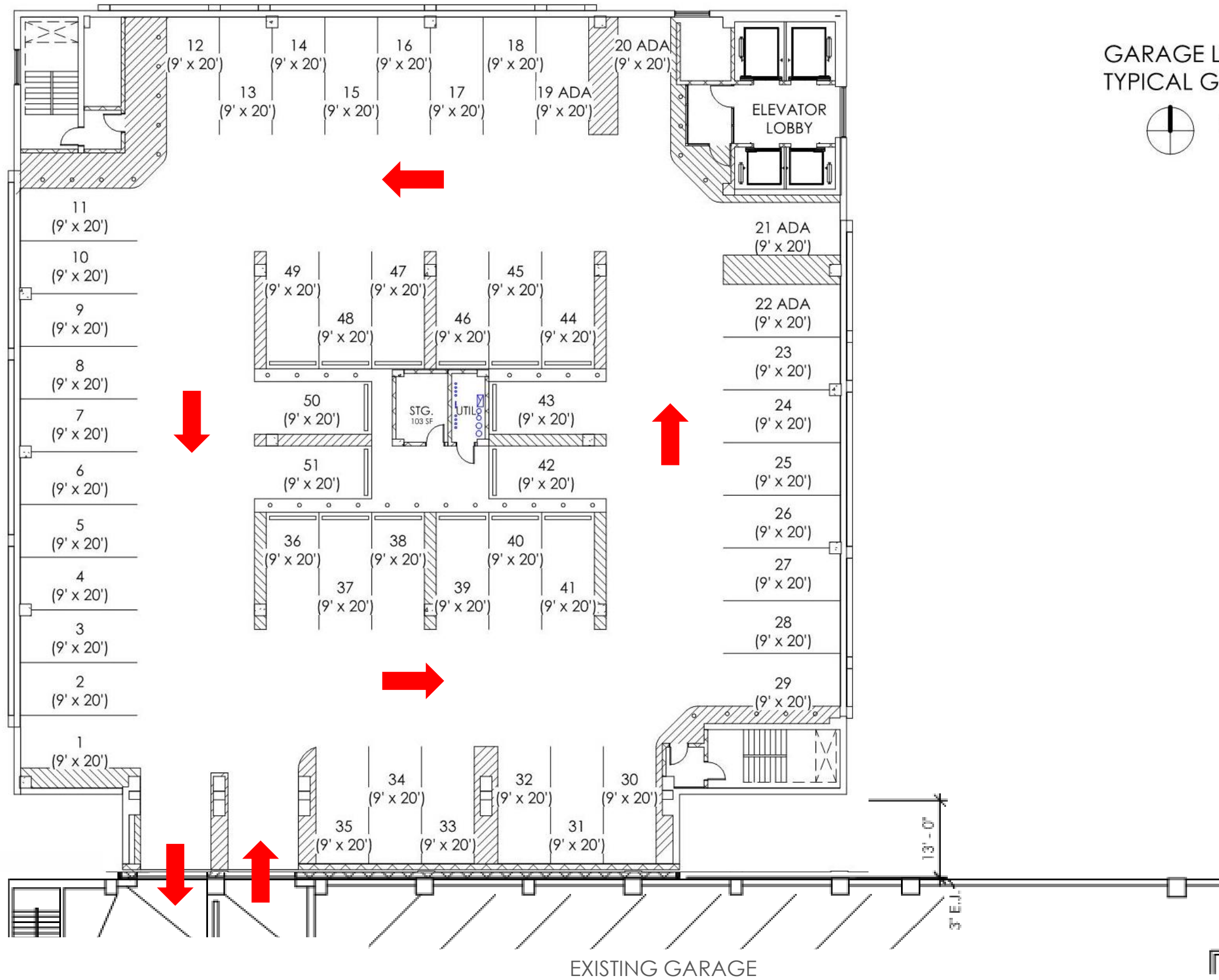
BUILDING FLOOR AREA: **114,000 GSF** (BASEMENT INCLUDED)
 GARAGE FLOOR AREA: **101,500 GSF**
 ROOF STAIR & ELEVATOR: **900 GSF**

TOTAL BUILDING GROSS AREA: 212,400 GSF
(255 NEW PARKING SPACES)
 LESS 15 EXISTING SPACES (RESTRIPING
 OF EX. GARAGE MAY BE REQUIRED)
 NET GAIN **240 SPACES**

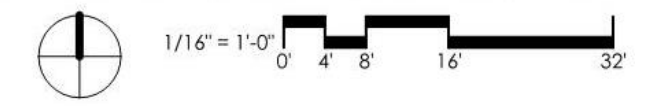


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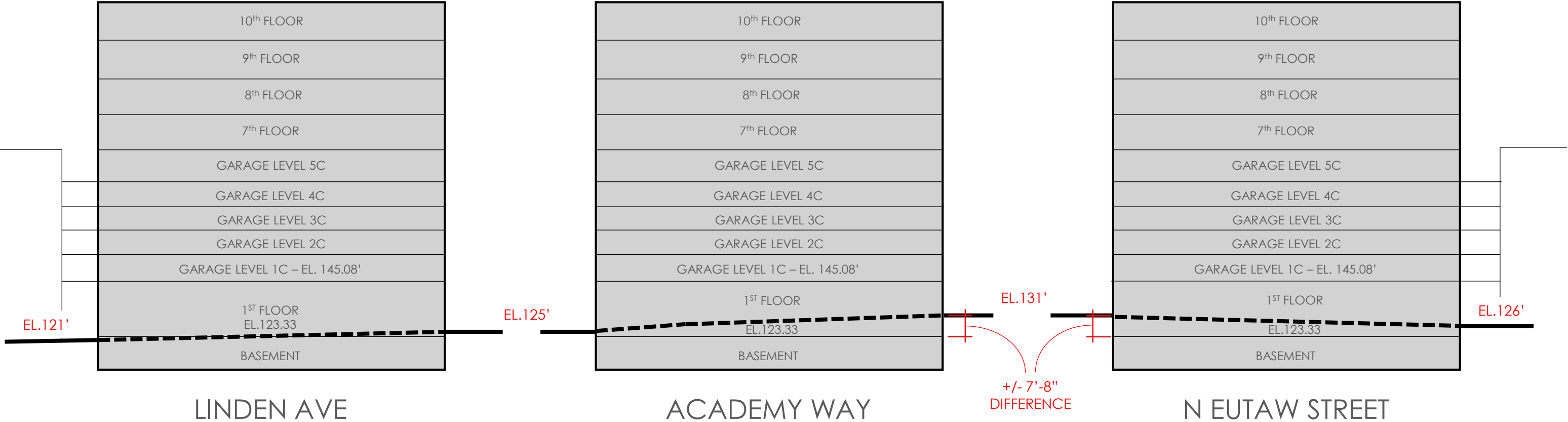
GARAGE LEVEL 5C
TYPICAL GARAGE FLOOR LAYOUT



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SITE ELEVATIONS

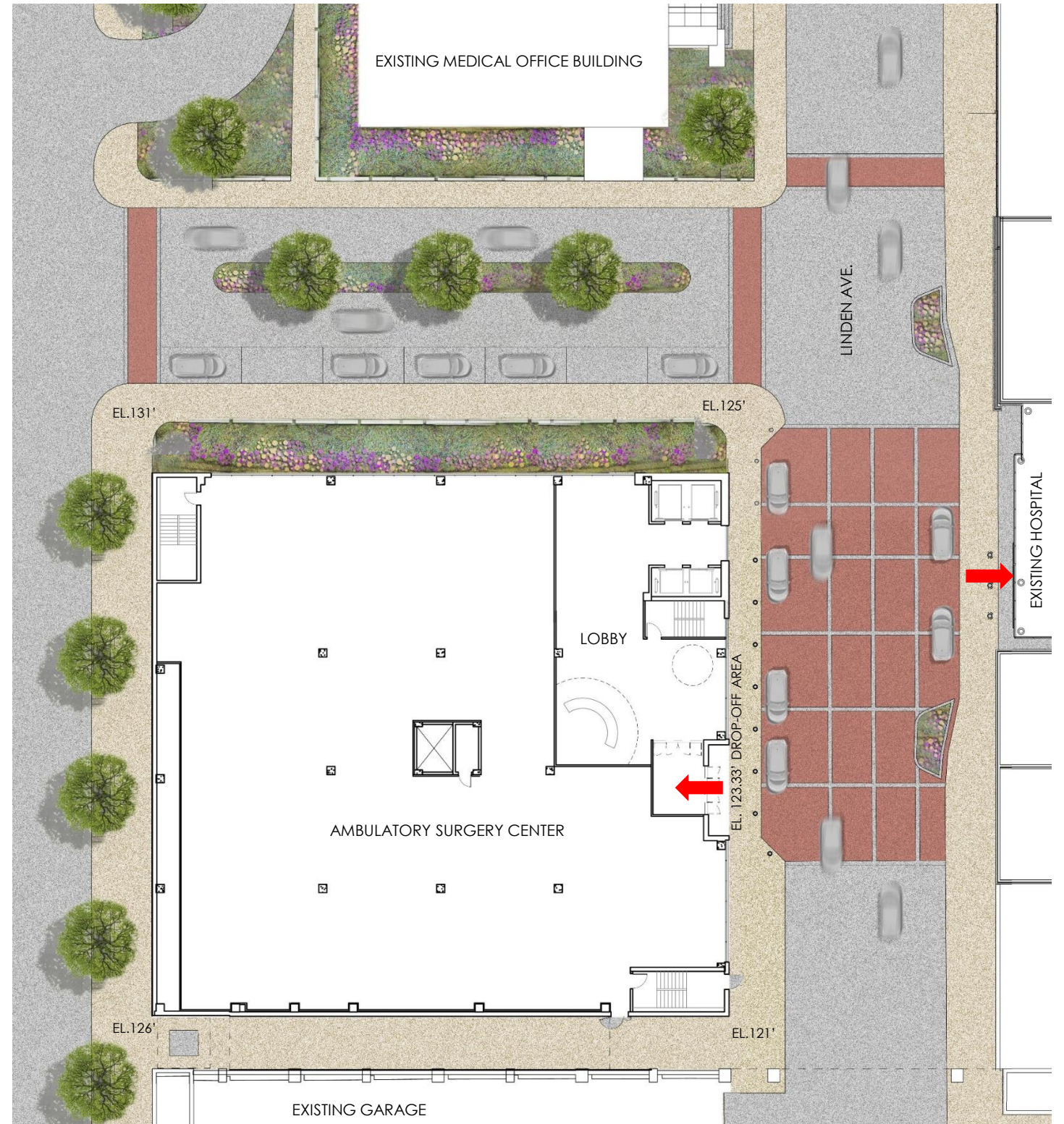


EXISTING SITE VIEW



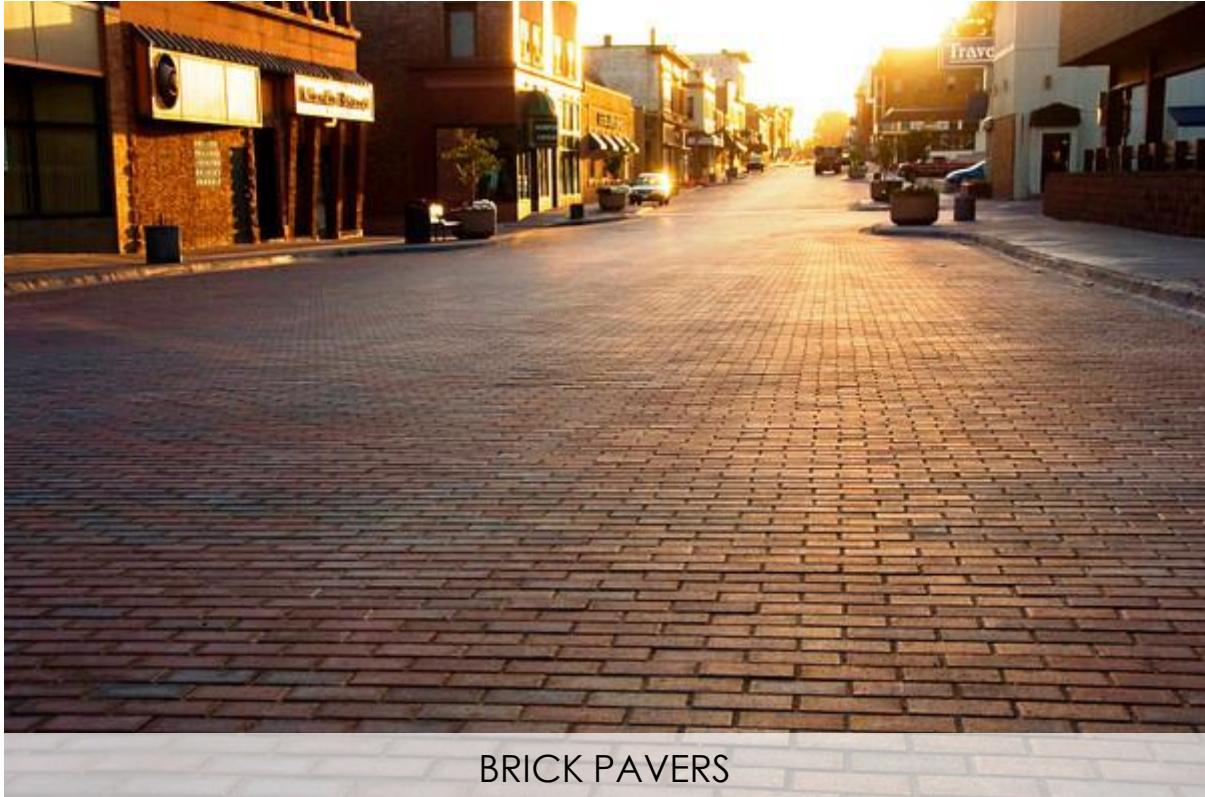
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PROPOSED SITE



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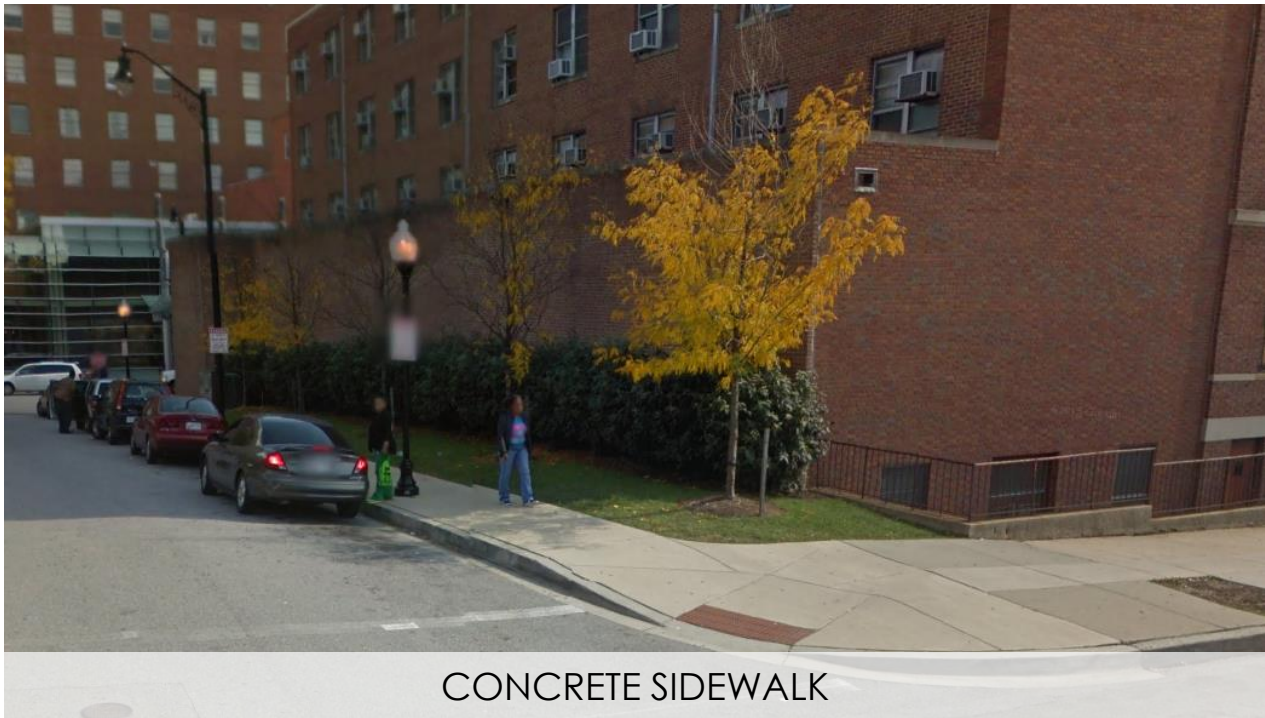
SITE PAVEMENT & VERTICAL ACCENTS



BRICK PAVERS



BRICK STAMPED CONCRETE



CONCRETE SIDEWALK



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SITE PLANT MATERIAL



THORNLESS HONEY LOCUST



LITTLE LEAF LINDEN



LITTLE LEAF LINDEN SEED & FLOWER



STORMWATER MANAGEMENT



STORMWATER MANAGEMENT



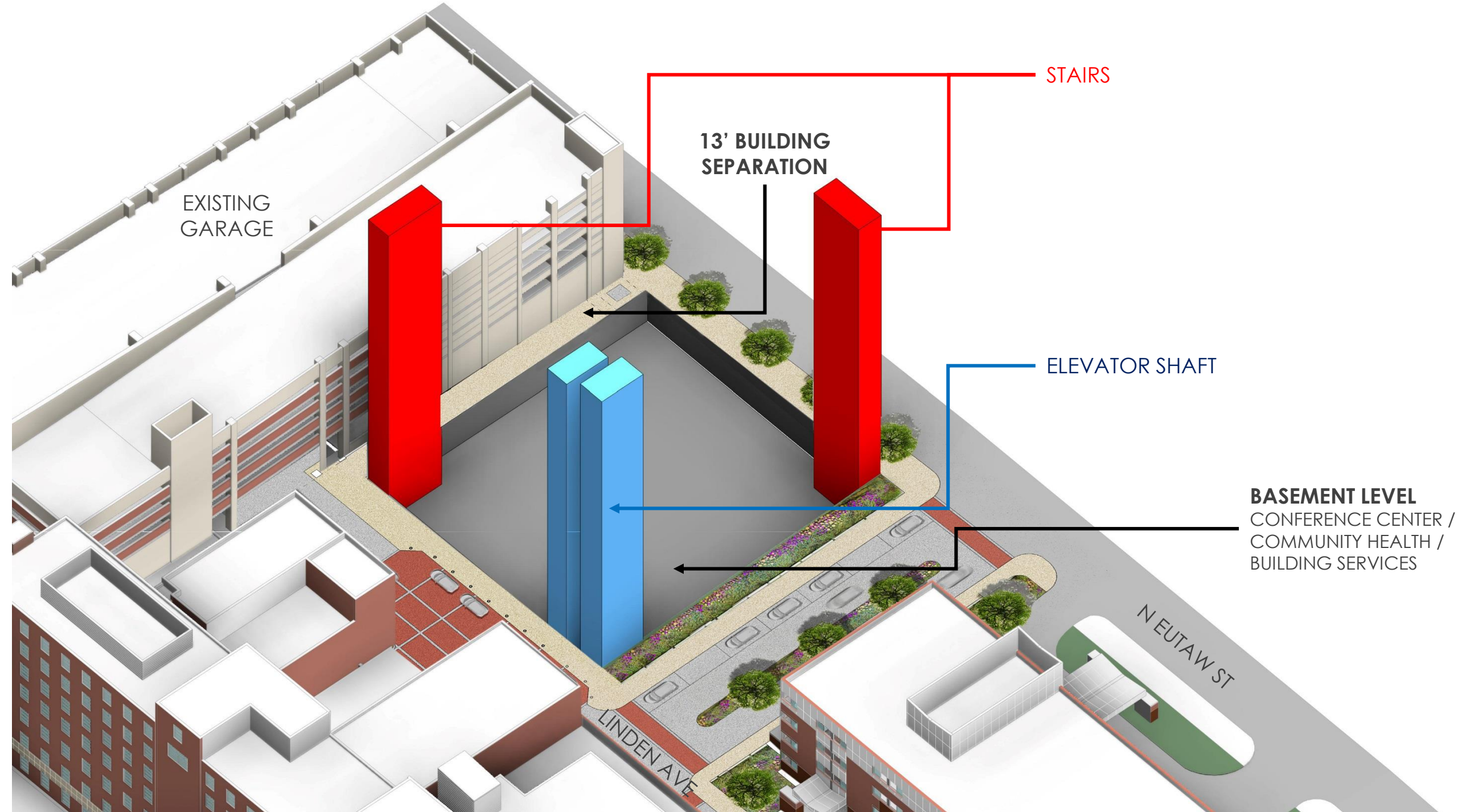
STORMWATER MANAGEMENT



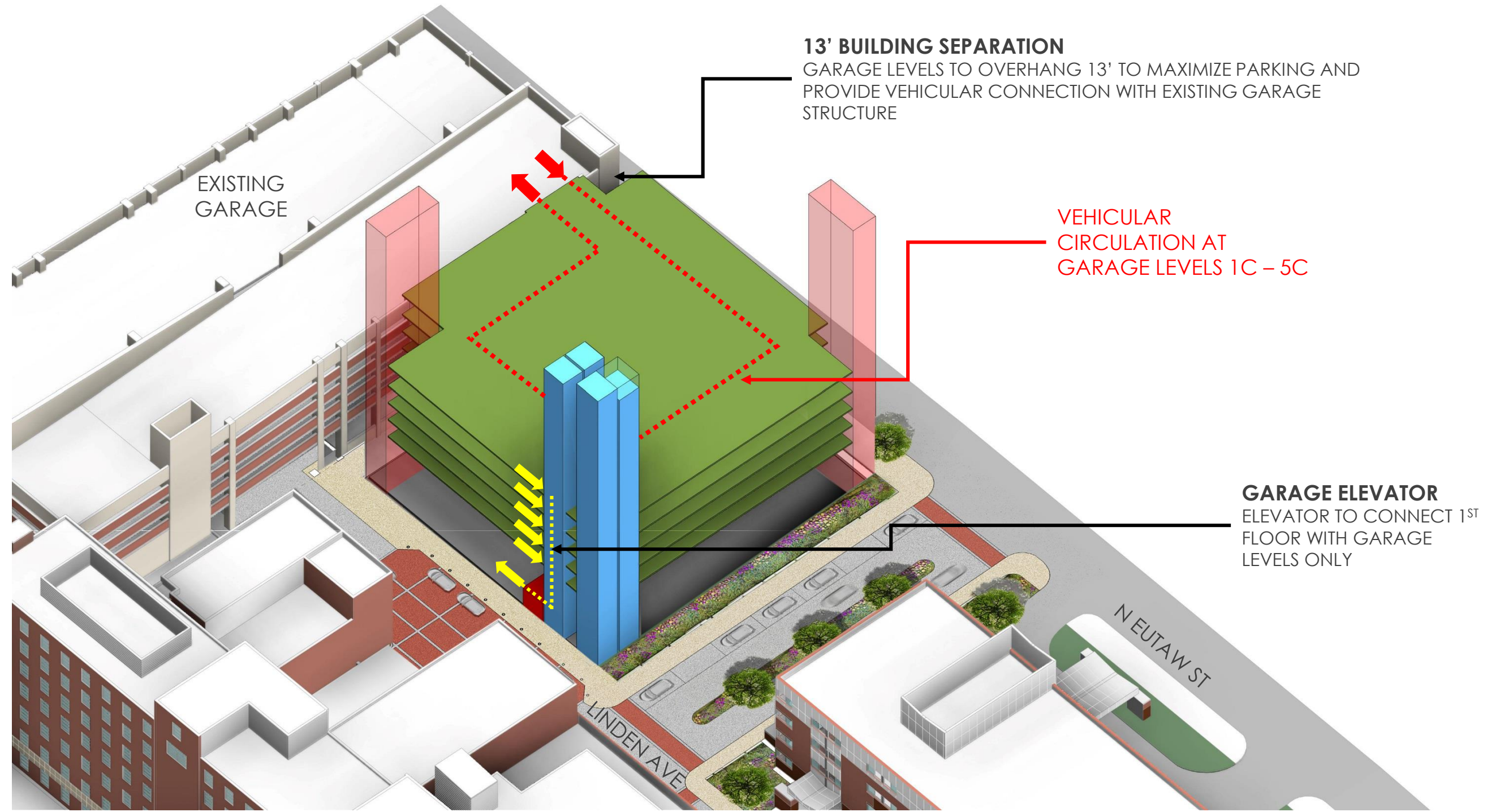
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BASEMENT



GARAGE LEVELS 1C - 5C

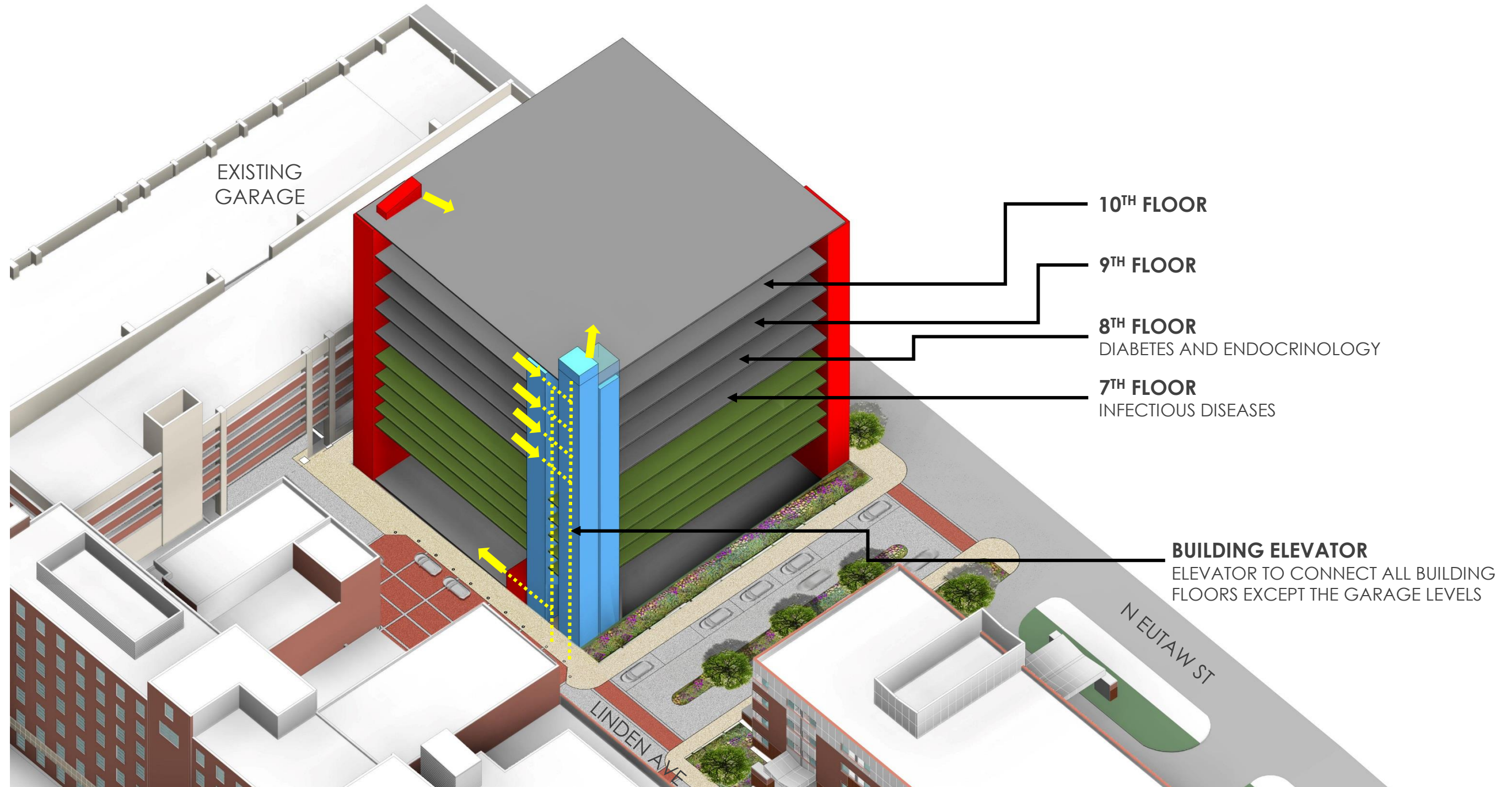


13' BUILDING SEPARATION
GARAGE LEVELS TO OVERHANG 13' TO MAXIMIZE PARKING AND PROVIDE VEHICULAR CONNECTION WITH EXISTING GARAGE STRUCTURE

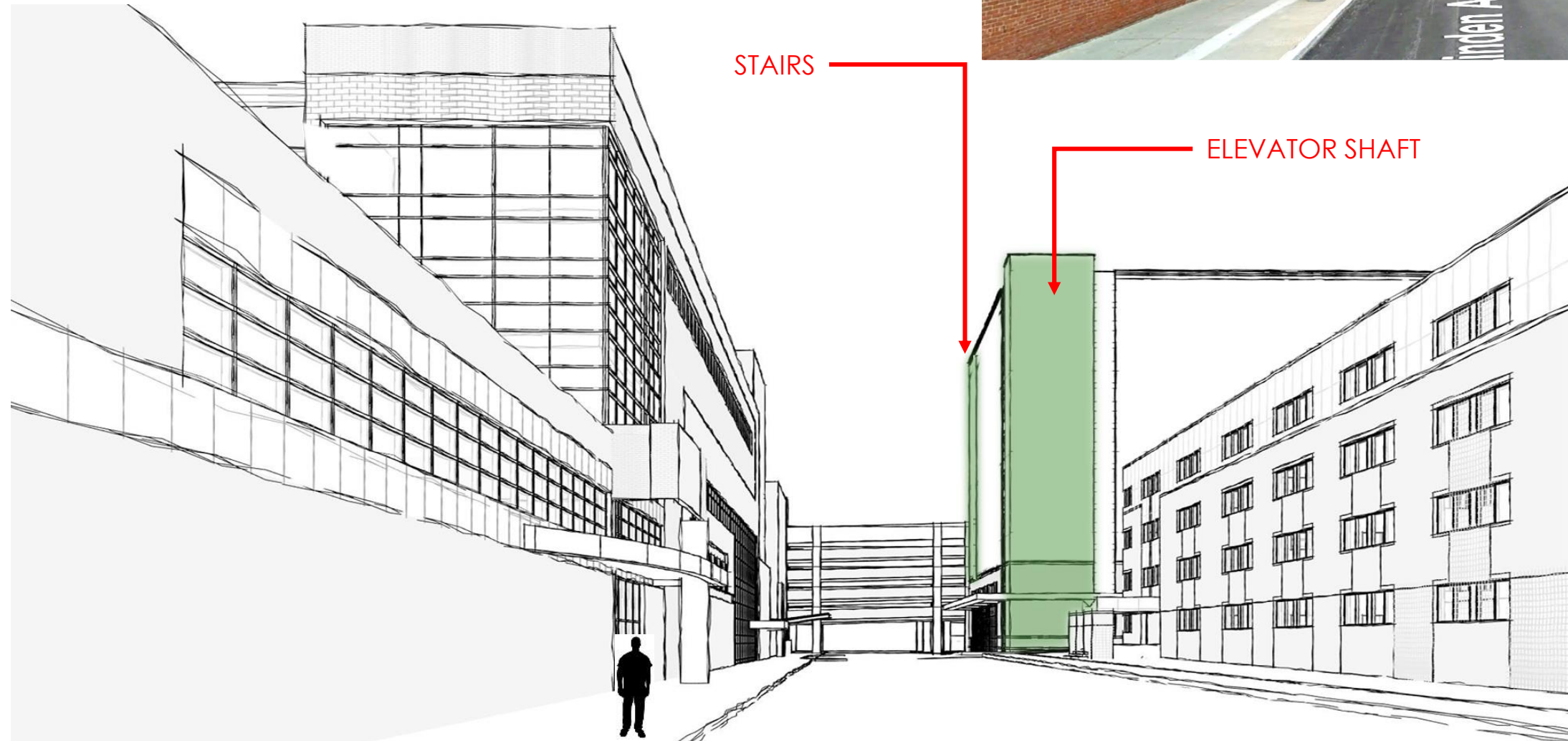
VEHICULAR CIRCULATION AT GARAGE LEVELS 1C - 5C

GARAGE ELEVATOR
ELEVATOR TO CONNECT 1ST FLOOR WITH GARAGE LEVELS ONLY

7TH FLOOR – 10TH FLOORS



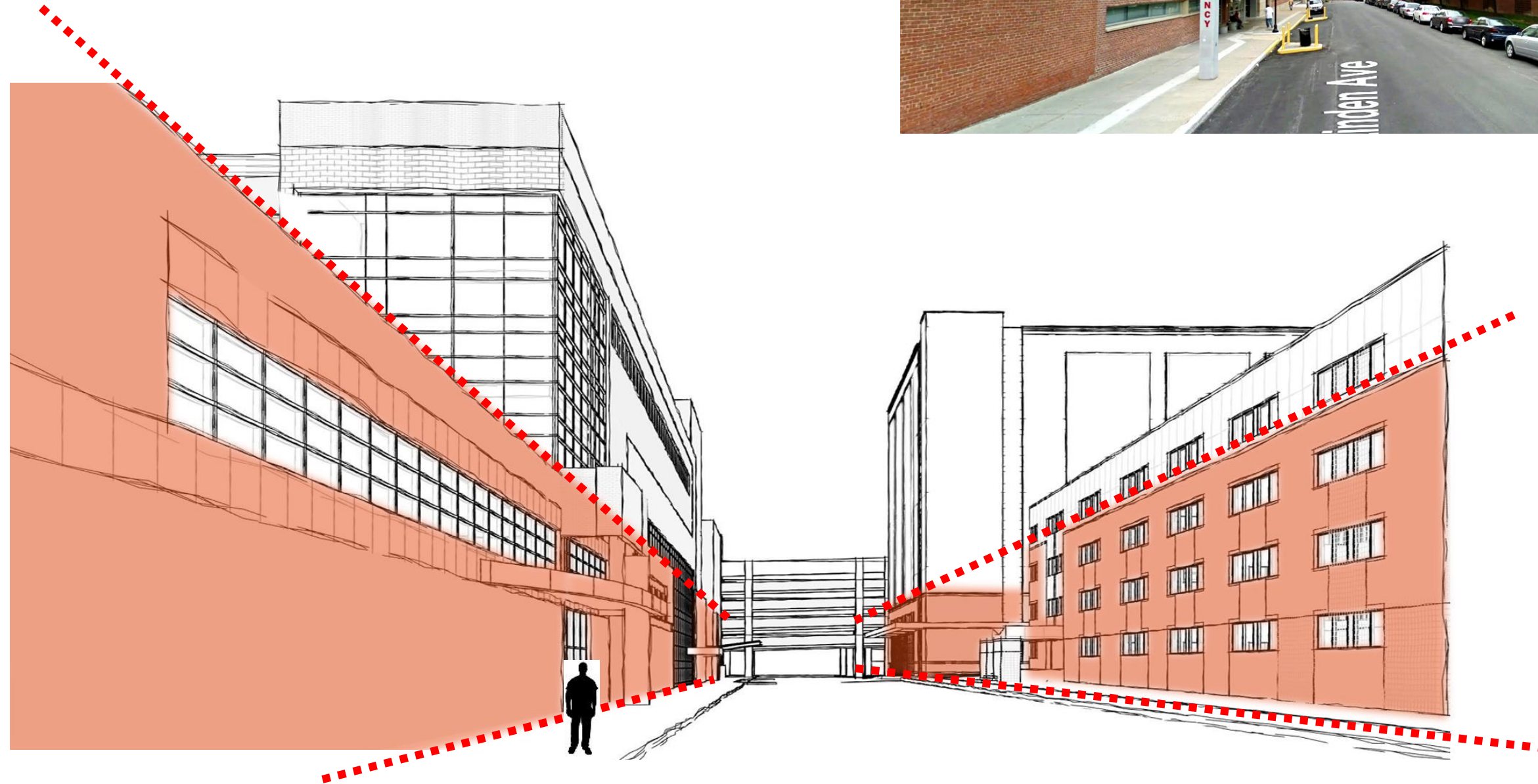
VIEW FROM LINDEN AVENUE



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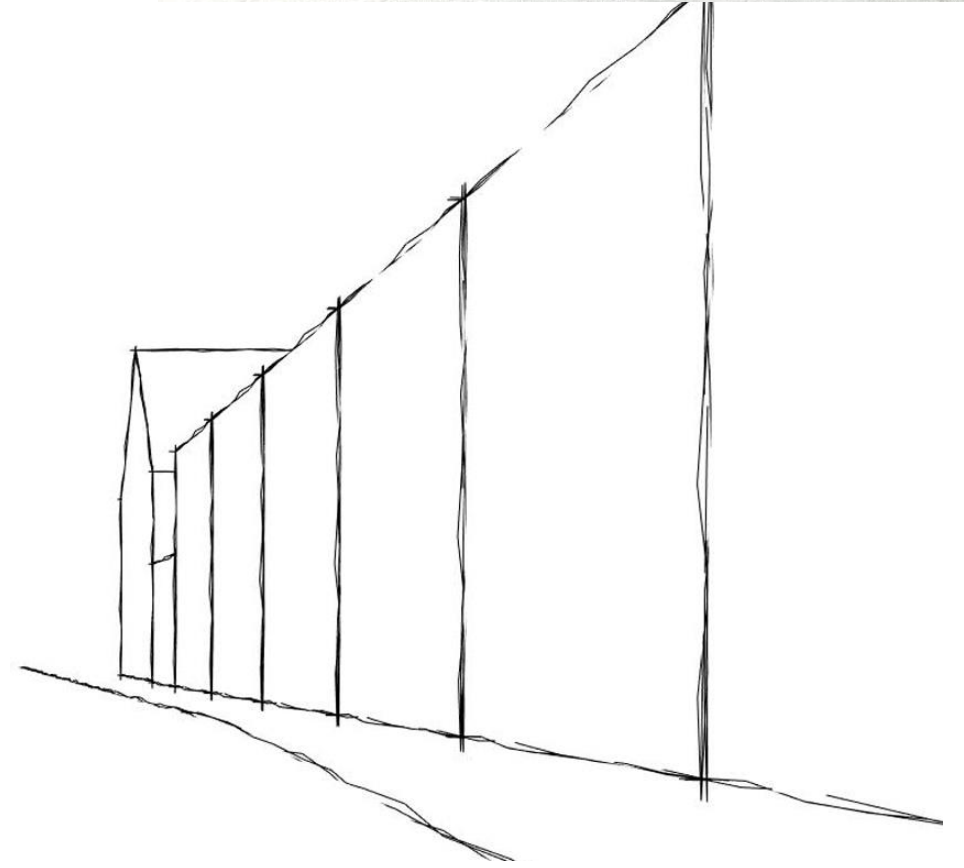
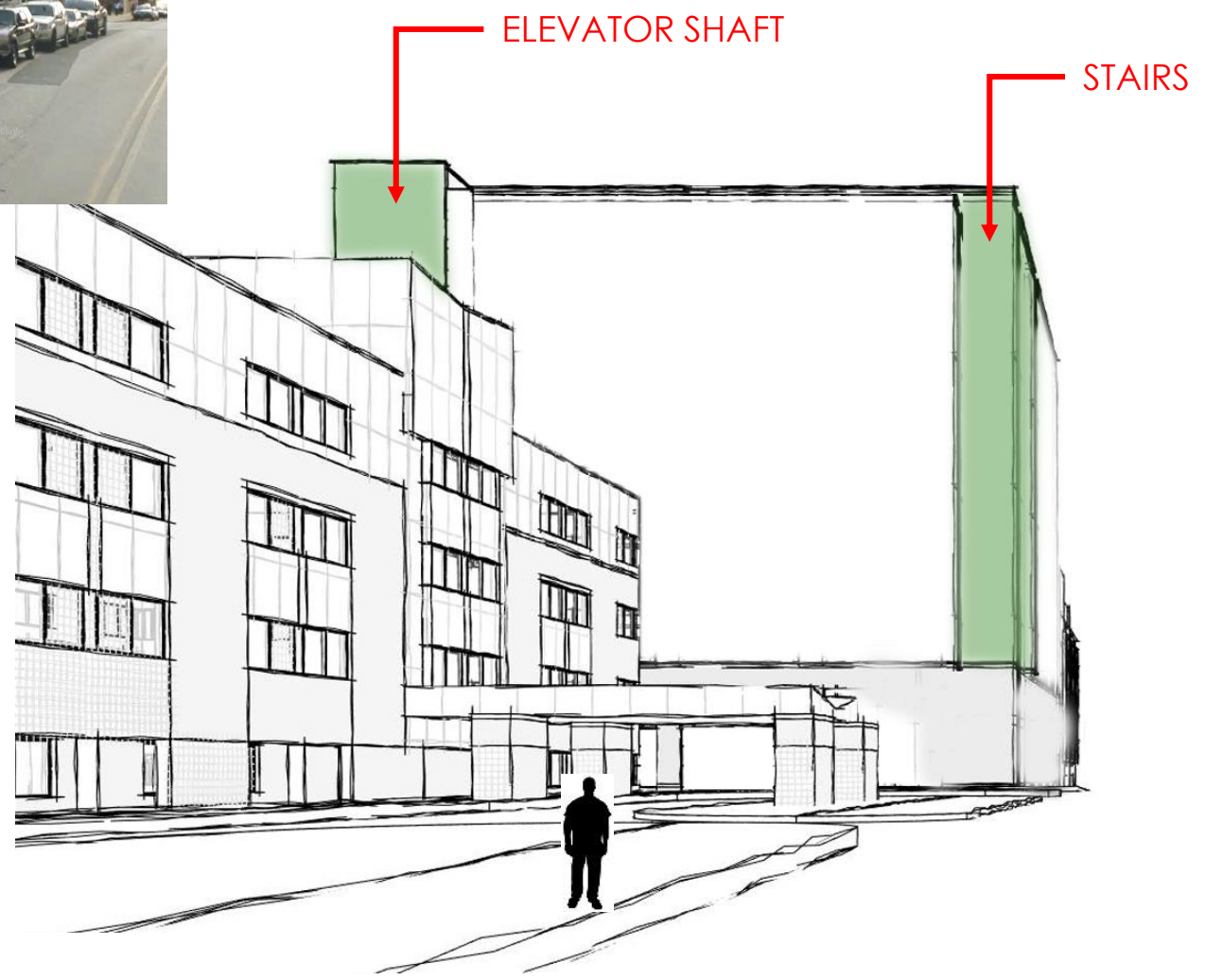
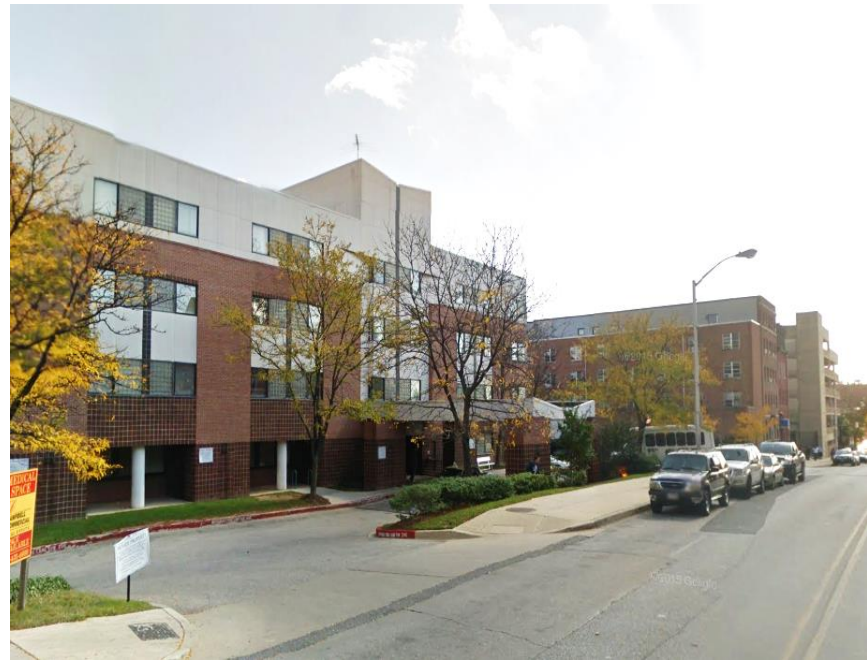
VIEW FROM LINDEN AVENUE



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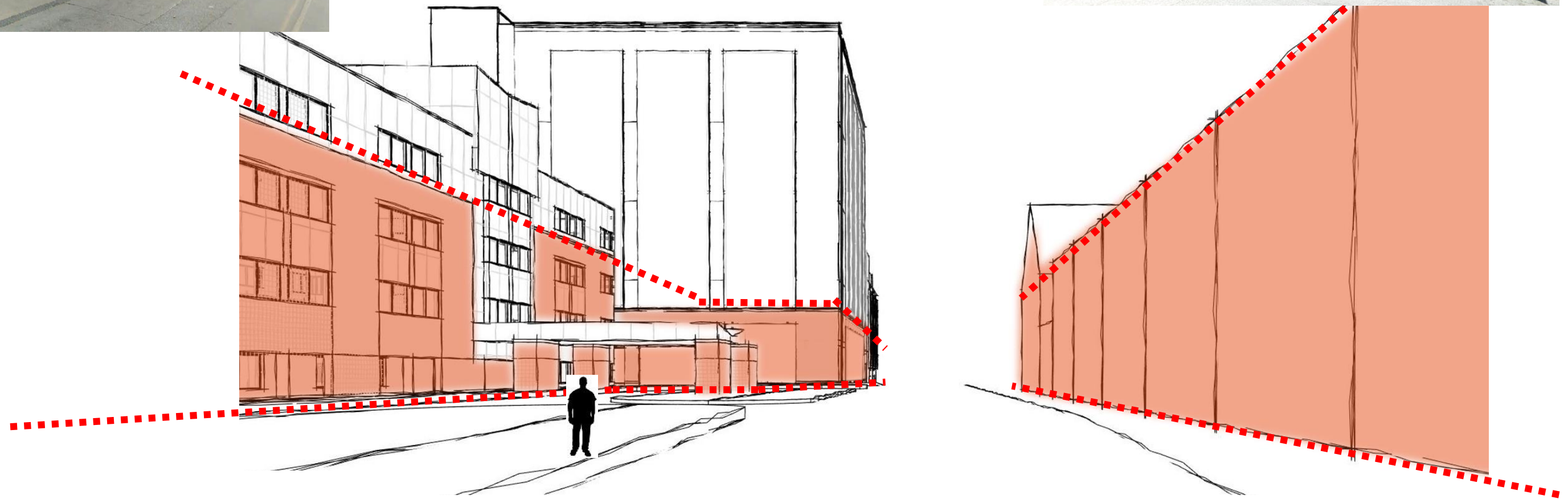
VIEW FROM N EUTAW STREET



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VIEW FROM N EUTAW STREET



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PROJECT EVOLUTION



STUDY A

STUDY B

STUDY C

PROJECT EVOLUTION



STUDY D

STUDY E

VIEW FROM LINDEN AVENUE - STUDY D



VIEW FROM N EUTAW STREET - STUDY D



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VIEW FROM LINDEN AVENUE - STUDY E



VIEW FROM N EUTAW STREET - STUDY E



ENLARGED ELEVATION



LINDEN AVENUE



N EUTAW STREET



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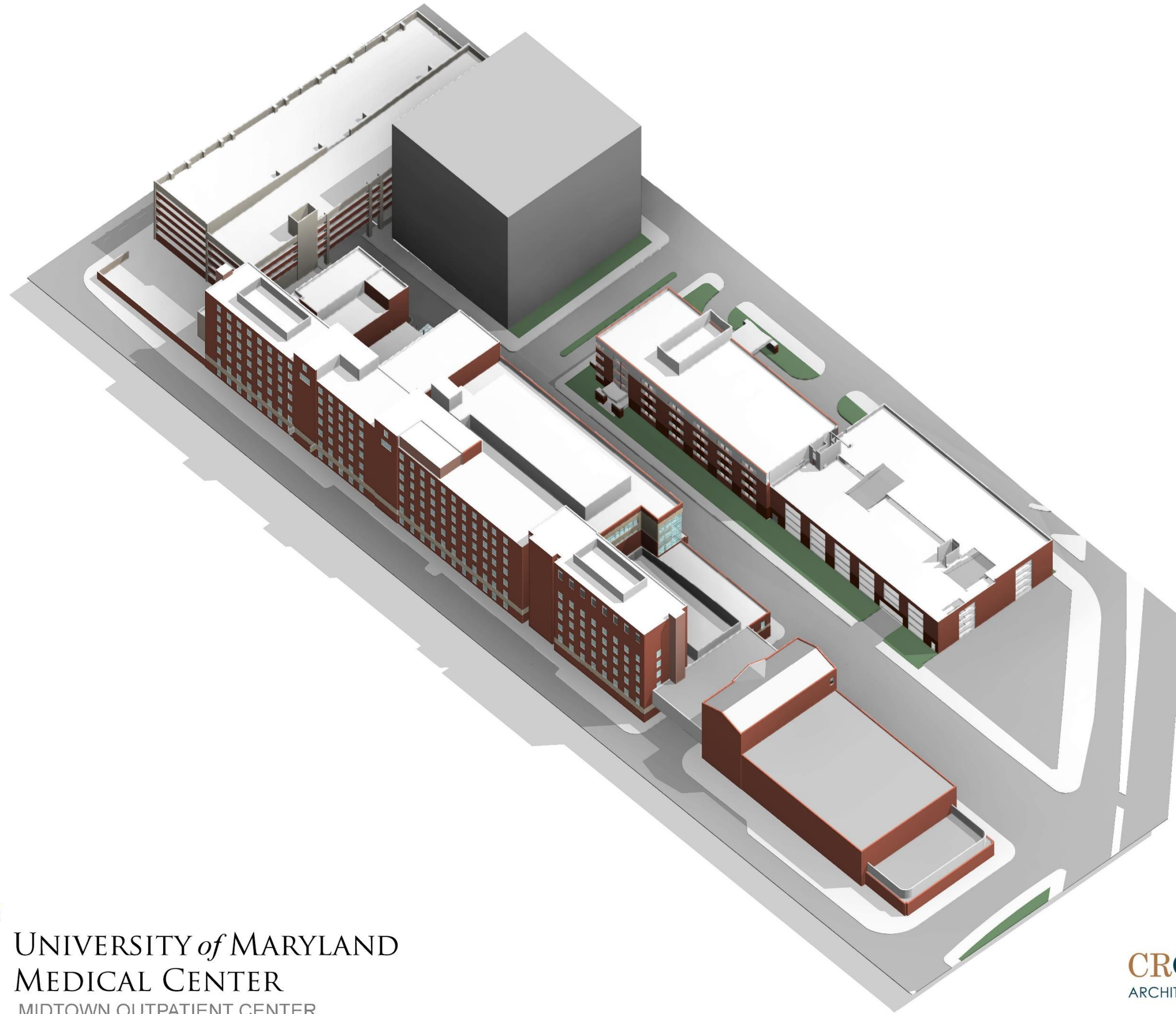
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ENLARGED ELEVATION – N EUTAW STREET



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ELEVATION – LINDEN

PROPOSED 10 STORY BUILDING

EXISTING PARKING GARAGE

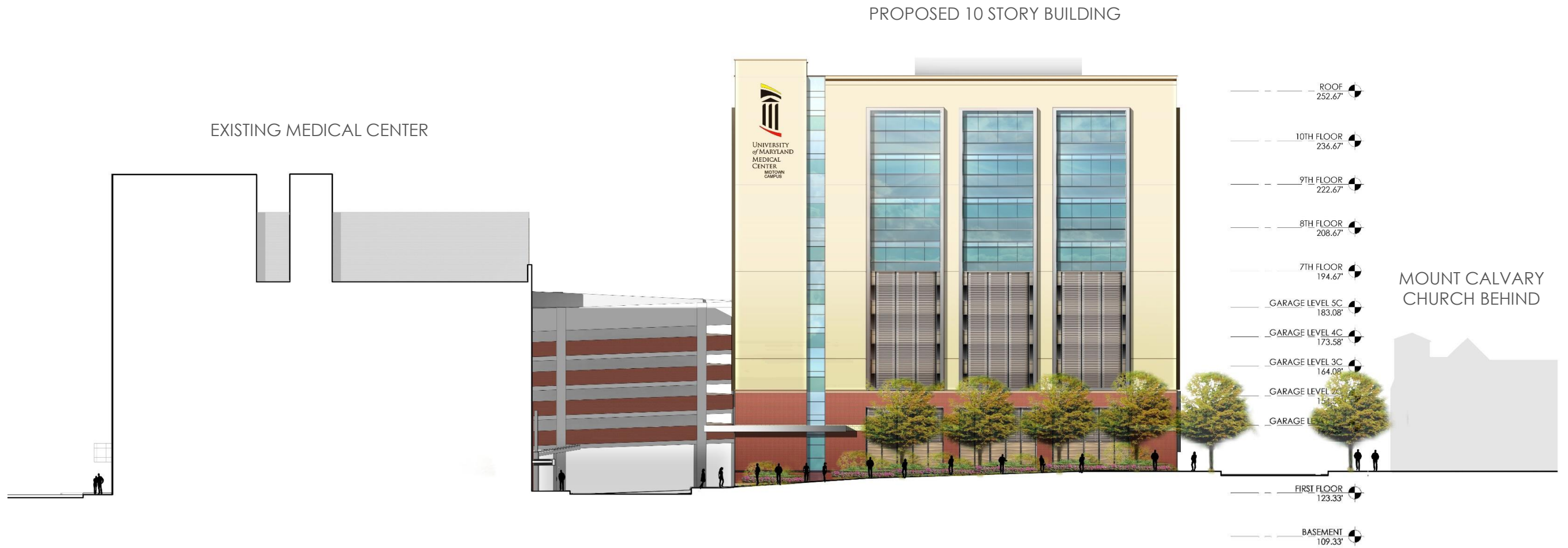
EXISTING MEDICAL OFFICE BUILDING



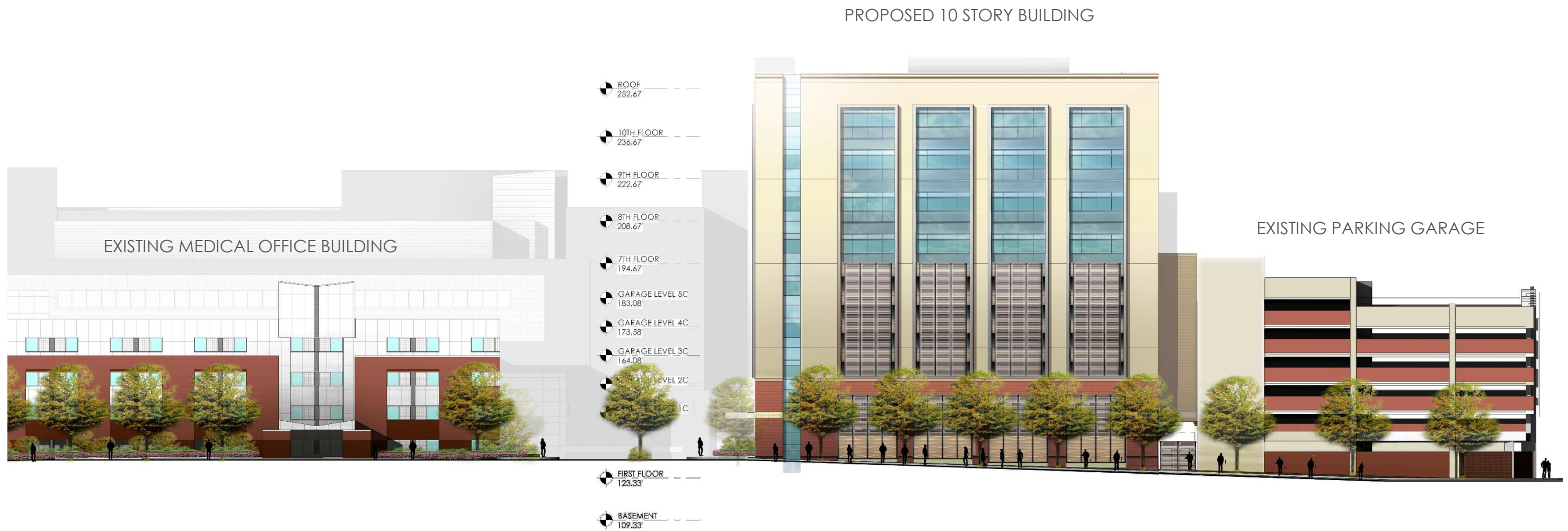
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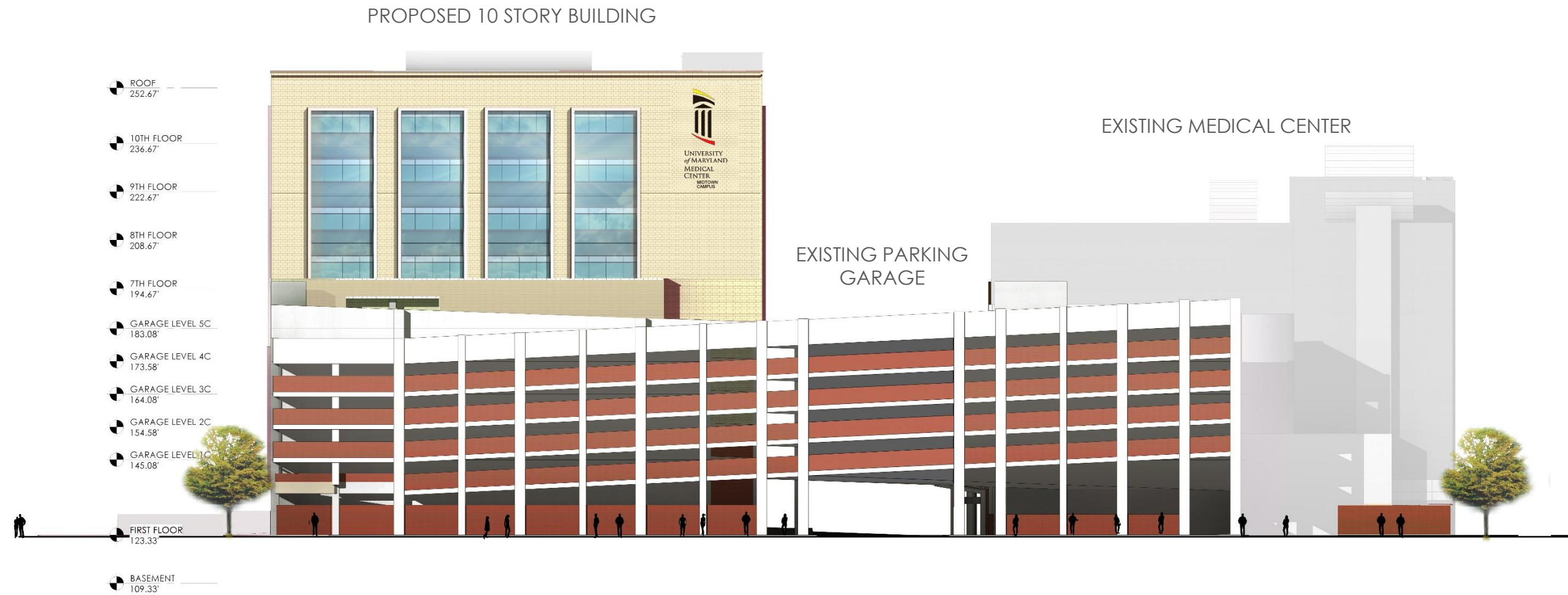
ELEVATION – ARMORY PLACE



ELEVATION – N EUTAW STREET



ELEVATION – W MADISON STREET



VIEW FROM LINDEN AVENUE - STUDY A



VIEW FROM LINDEN AVENUE



VIEW FROM N EUTAW STREET

VIEW FROM LINDEN AVENUE - STUDY B



VIEW FROM LINDEN AVENUE



VIEW FROM N EUTAW STREET

VIEW FROM LINDEN AVENUE - STUDY C



VIEW FROM LINDEN AVENUE



VIEW FROM N EUTAW STREET

VIEW FROM LINDEN AVENUE - STUDY D



VIEW FROM LINDEN AVENUE



VIEW FROM N EUTAW STREET

PREVIOUS BUILDING VIEWS









VIEW FROM MARTIN LUTHER KING JR. BLVD. & LINDEN AVE.

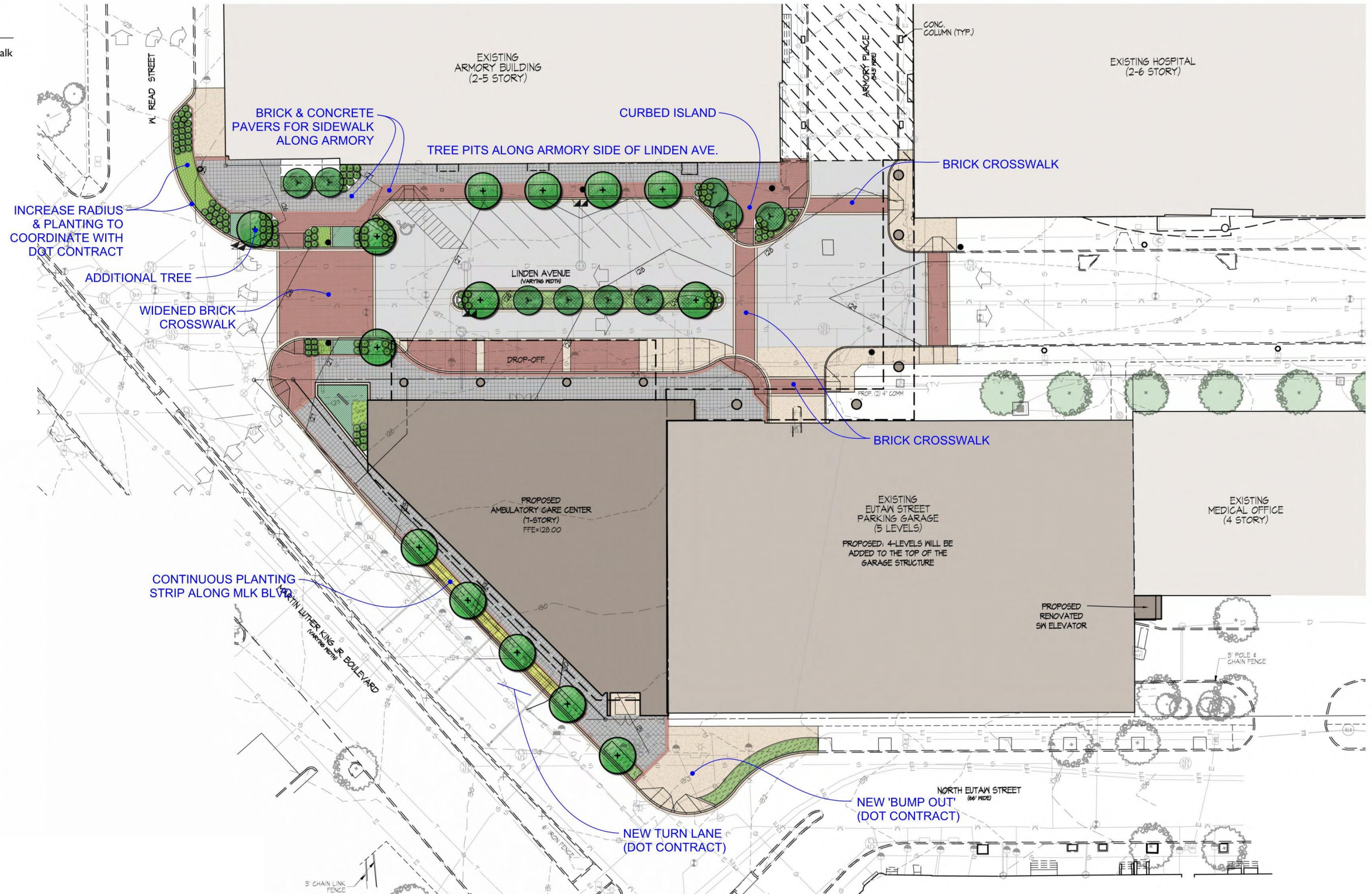


VIEW FROM MARTIN LUTHER KING JR. BLVD. & N. EUTAW ST

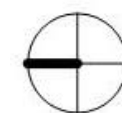
PREVIOUS CONCEPT SITE

HARDSCAPE LEGEND

-  Baltimore City brick crosswalk
-  stamped concrete
-  concrete
-  concrete pavers
-  bituminous asphalt paving
-  light pole locations (approx.)



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