

VILLAGE CENTER AT STADIUM PLACE



MARKS, THOMAS ARCHITECTS



CRAIG
RICHMOND
LANDSCAPE
ARCHITECTURE





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



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 intersec of Lakeside Ave. & Ednor Rd. looking North



View from Windemere Avenue looking North



View from Ednor looking North at Stadium Place



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 YMCA Entrance



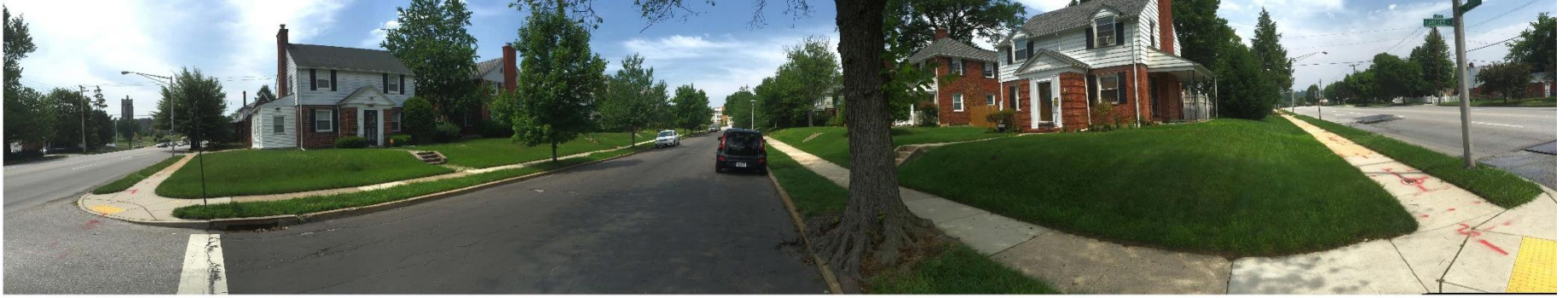
View of YMCA from street



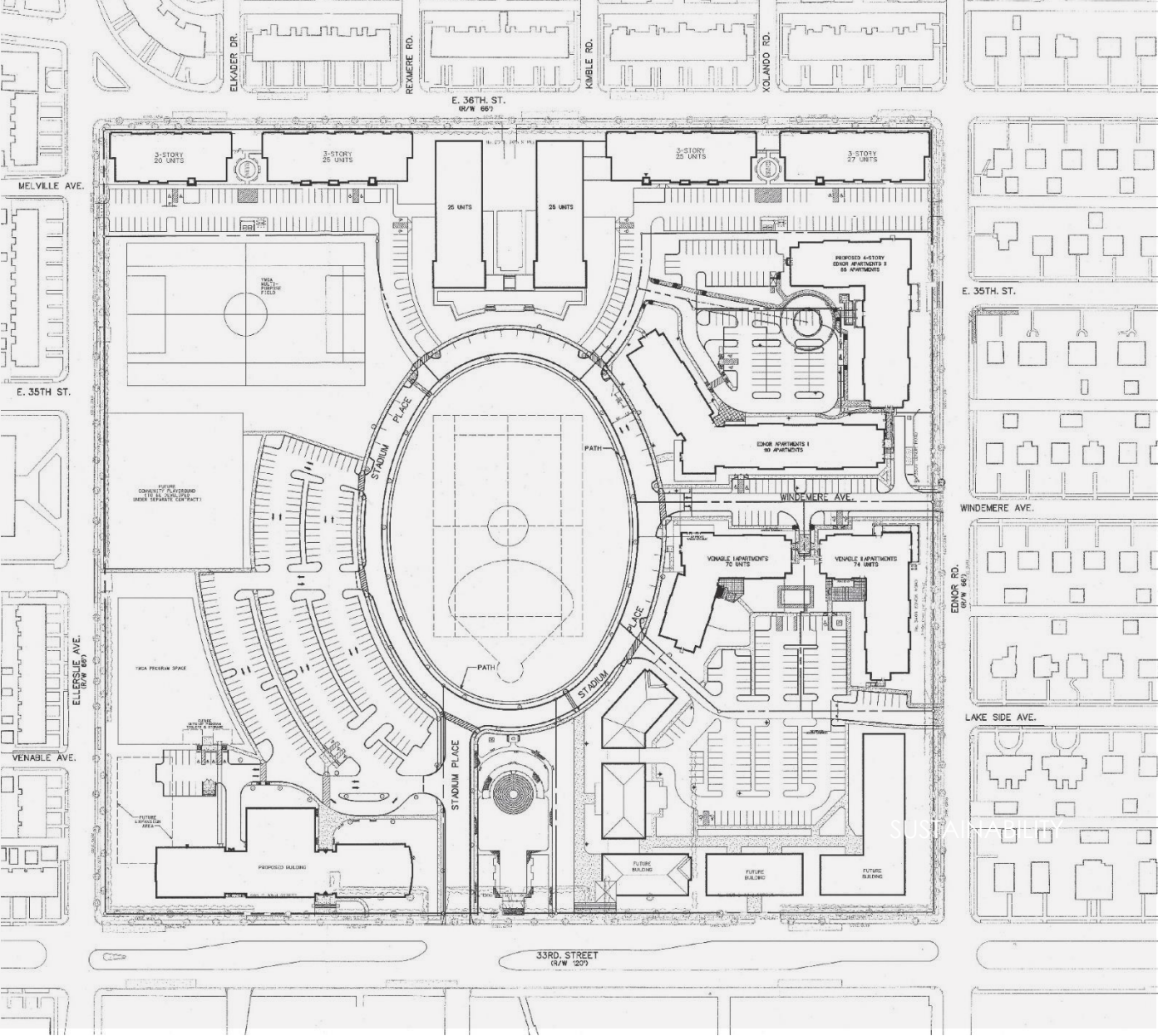
View from 33rd Street West



View from 33rd Street East

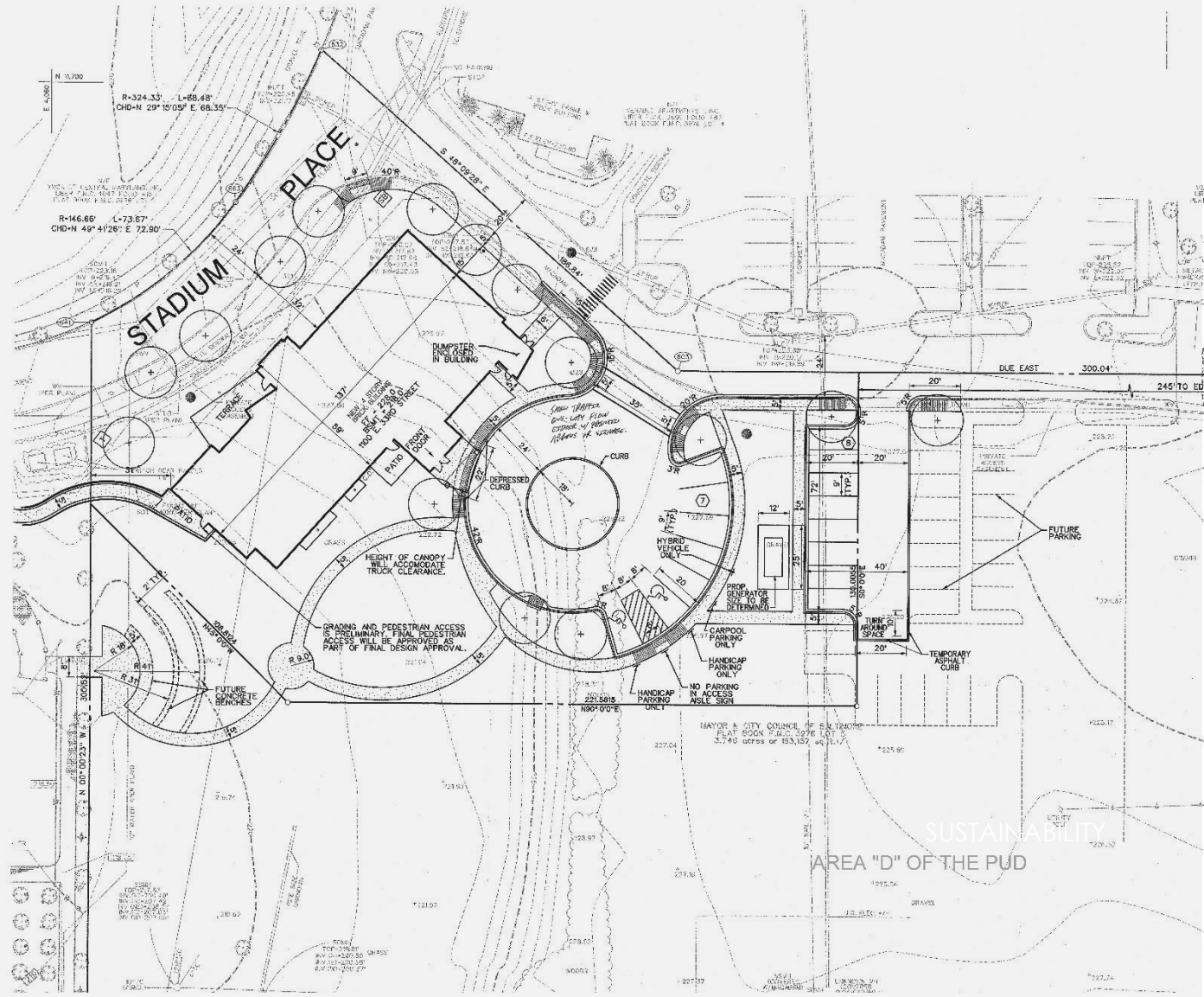


VILLAGE CENTER AT STADIUM PLACE



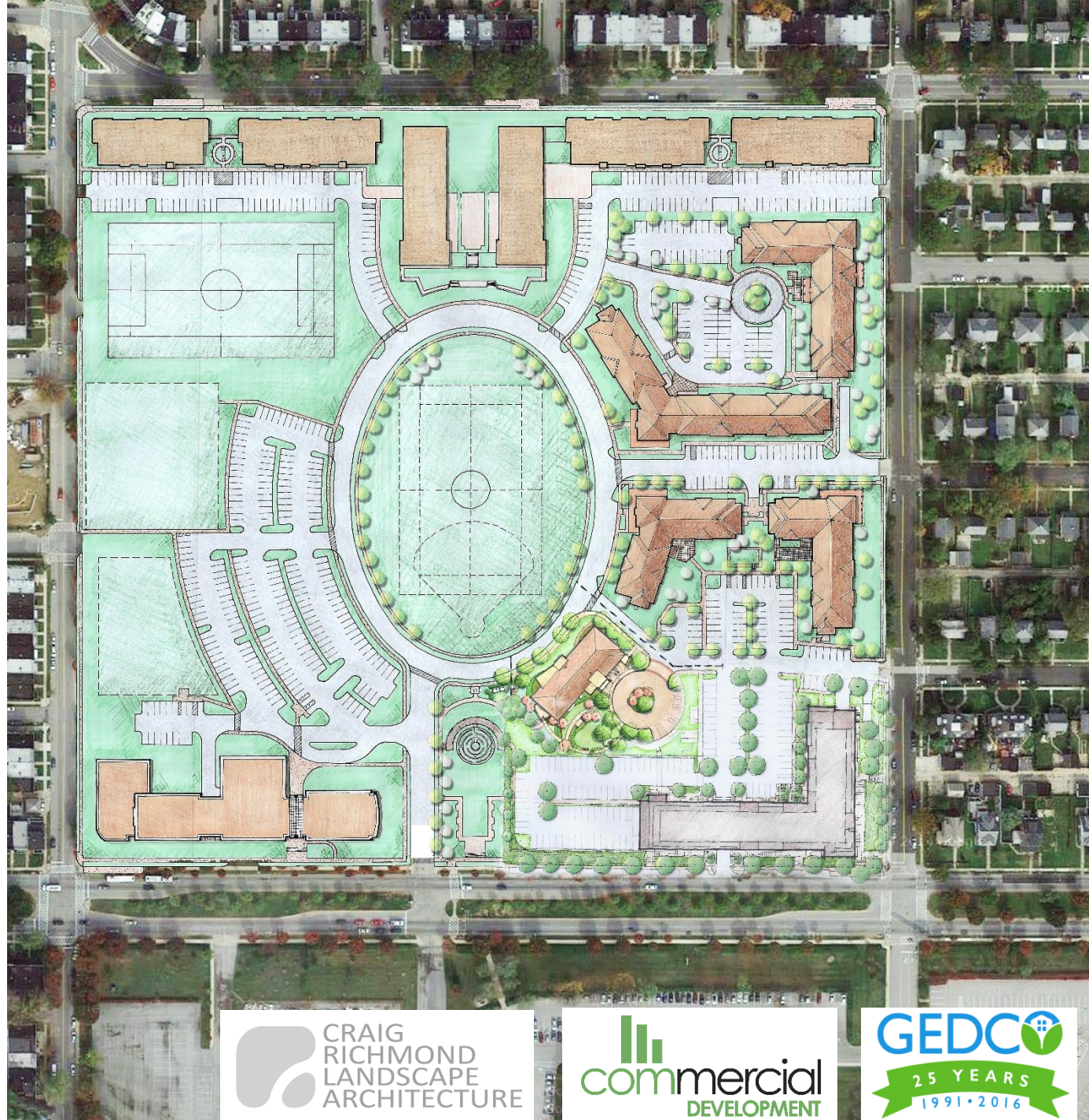
ORIGINAL PUD

VILLAGE CENTER AT STADIUM PLACE



GREEN HOUSE MINOR AMENDMENT

VILLAGE CENTER AT STADIUM PLACE



PROPOSED SITE PLAN



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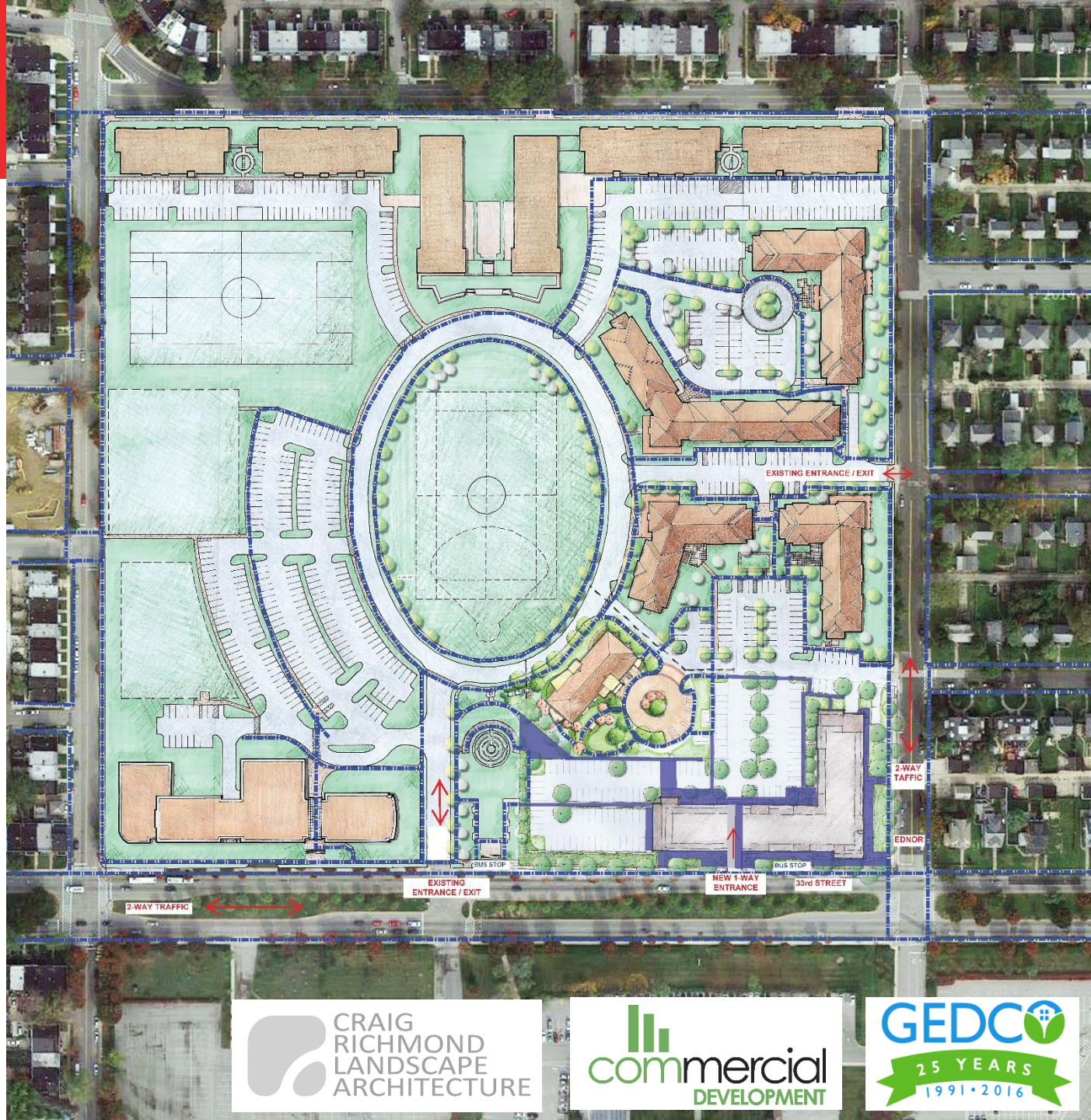


commercial
DEVELOPMENT



GEDCO
25 YEARS
1991 • 2016

VILLAGE CENTER AT STADIUM PLACE



PEDESTRIAN PATHS



MARKS, THOMAS ARCHITECTS



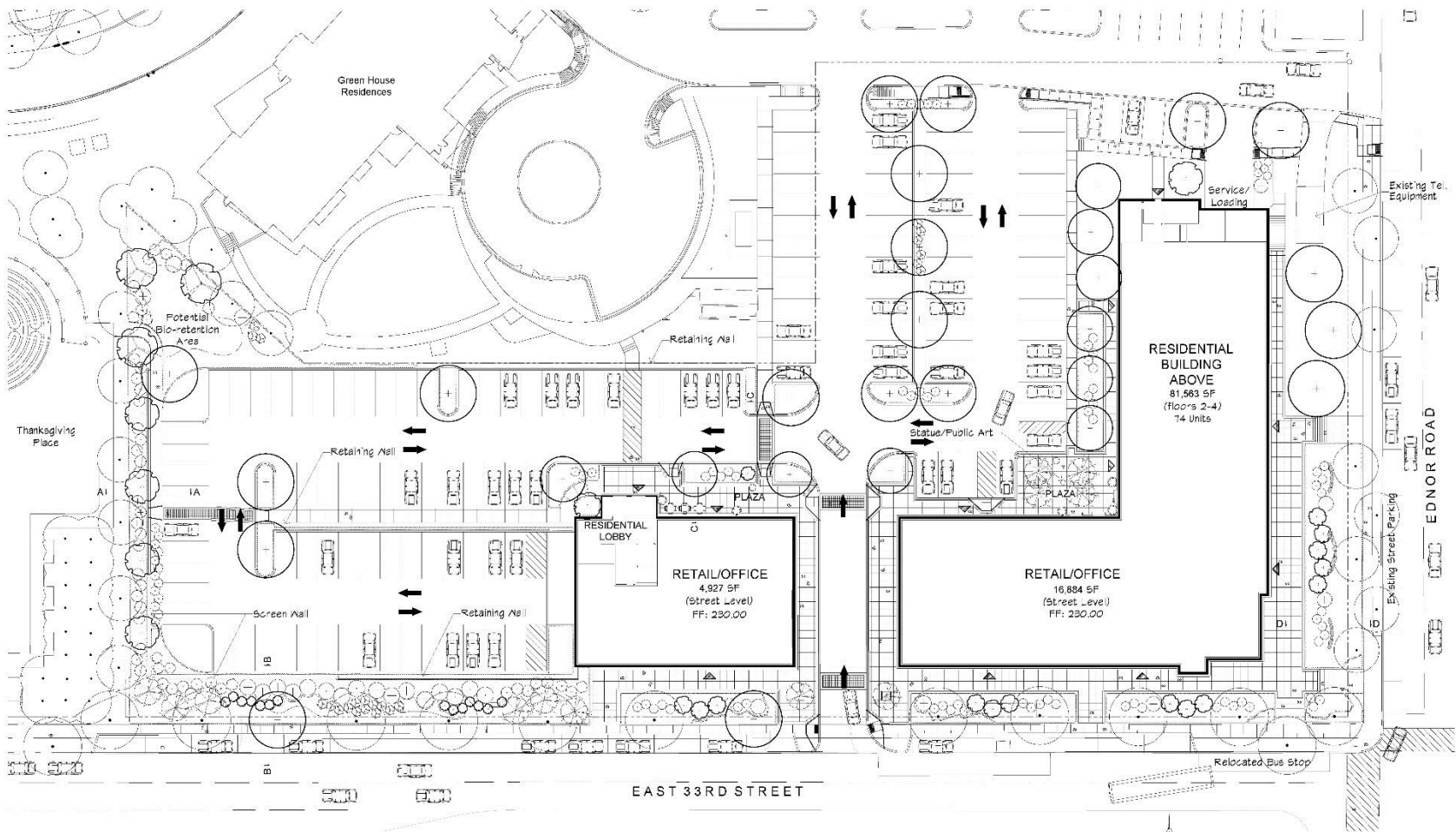
CRAIG RICHMOND
LANDSCAPE
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GEDCO
25 YEARS
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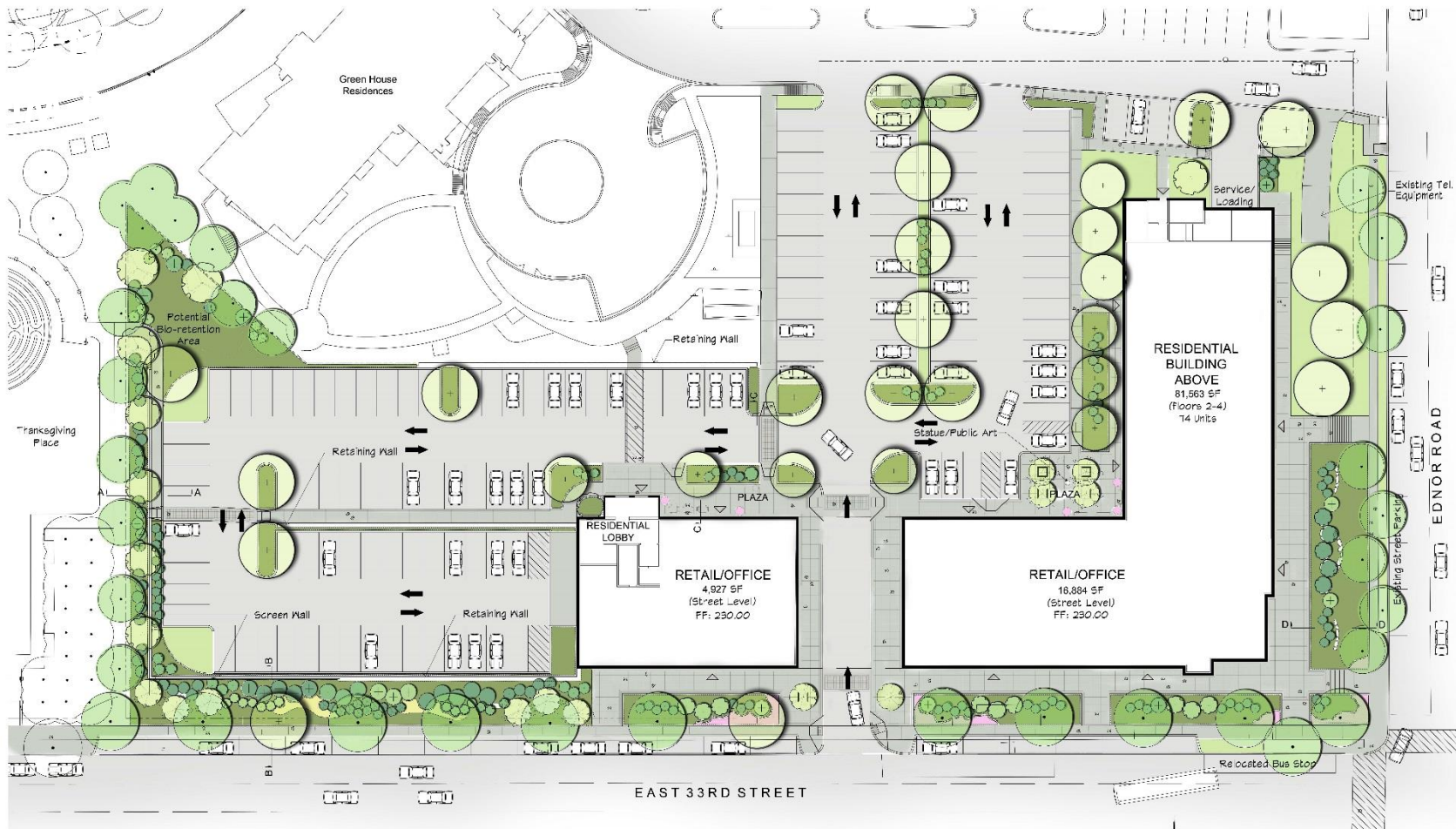


Site Key

	Shade Trees		Tree in Decorative Grate		Existing Tree		Perennials and Groundcover
	Ornamental Trees		Decorative Planter		Property Line		Bulbs
	Assorted Shrubs		Site Furniture		Entrance to Building		Annual Color
			Concrete Paver		Access Ramp		Laun Area
			Reinforces Concrete Walk				Asphalt Pavement

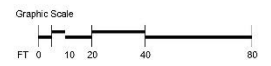


Village Center at Stadium Place
Conceptual Site Plan

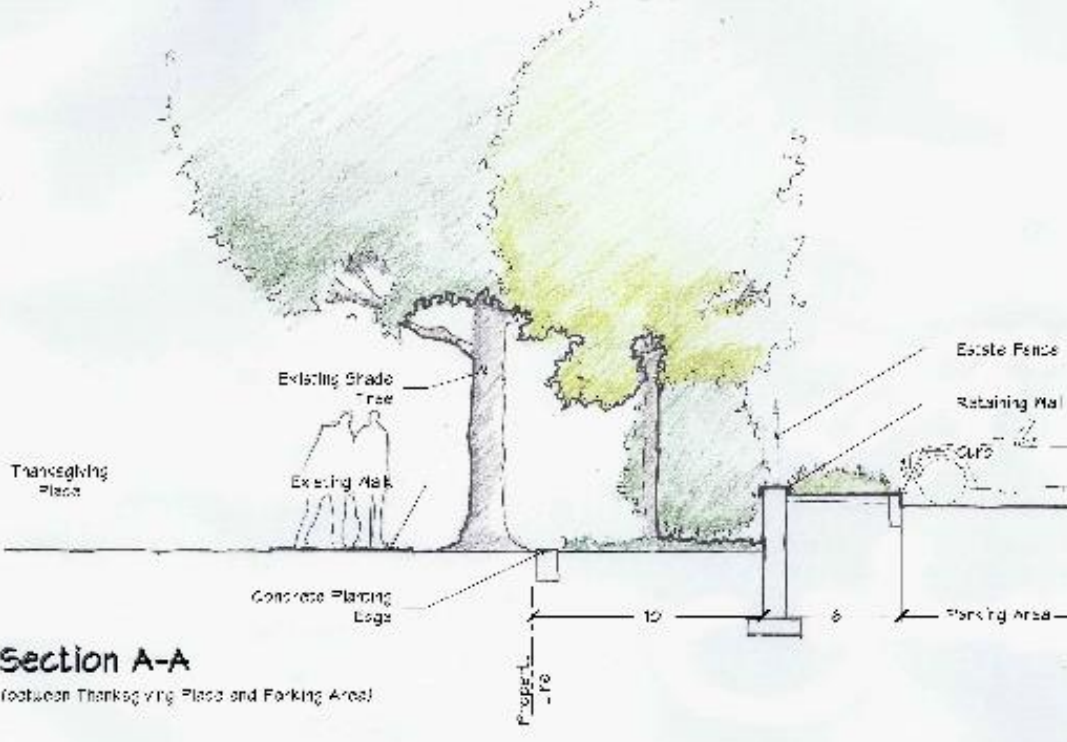


Site Key

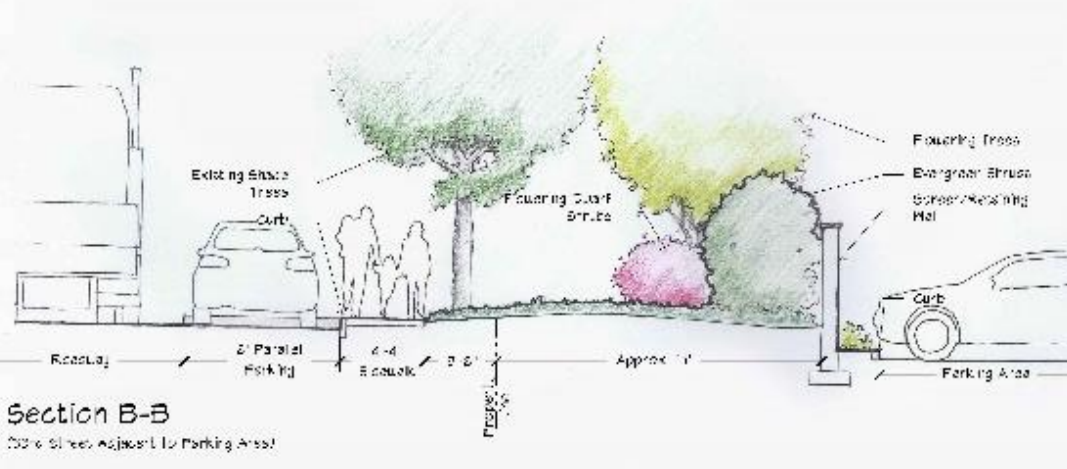
Shade Trees	Tree in Decorative Grate	Existing Tree	Perennials and Groundcover
Ornamental Trees	Decorative Planter	Property Line	Buoys
Assorted Shrubs	Site Furniture	Entrance to Building	Annual Color
Concrete Paver	Access Ramp	Lawn Area	Asphalt Pavement
Reinforced Concrete Mat			



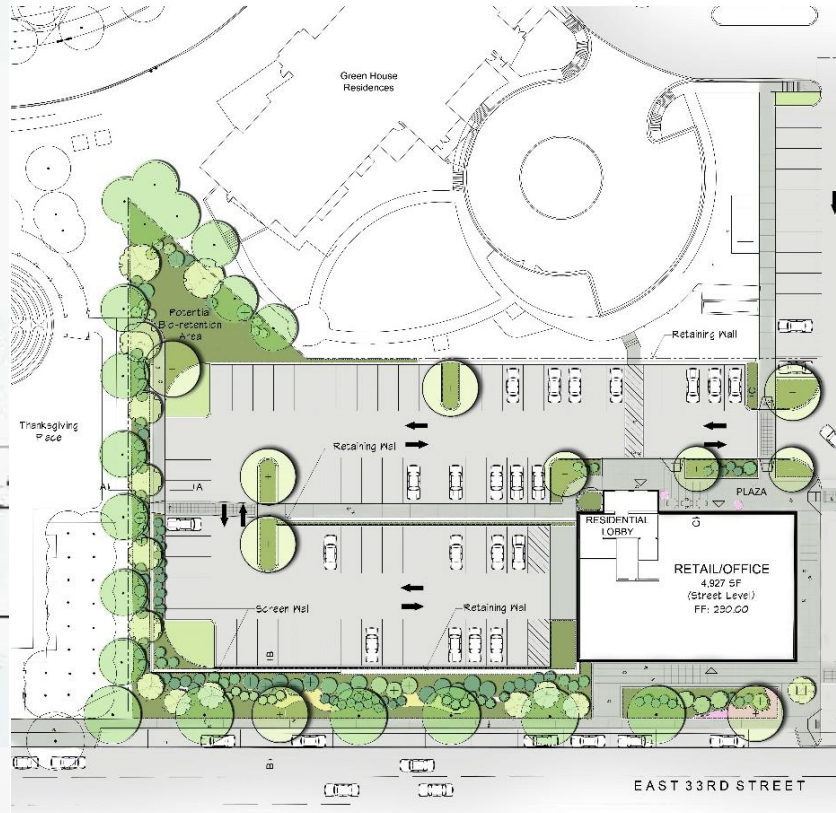
**Village Center at Stadium Place
Conceptual Site Plan**



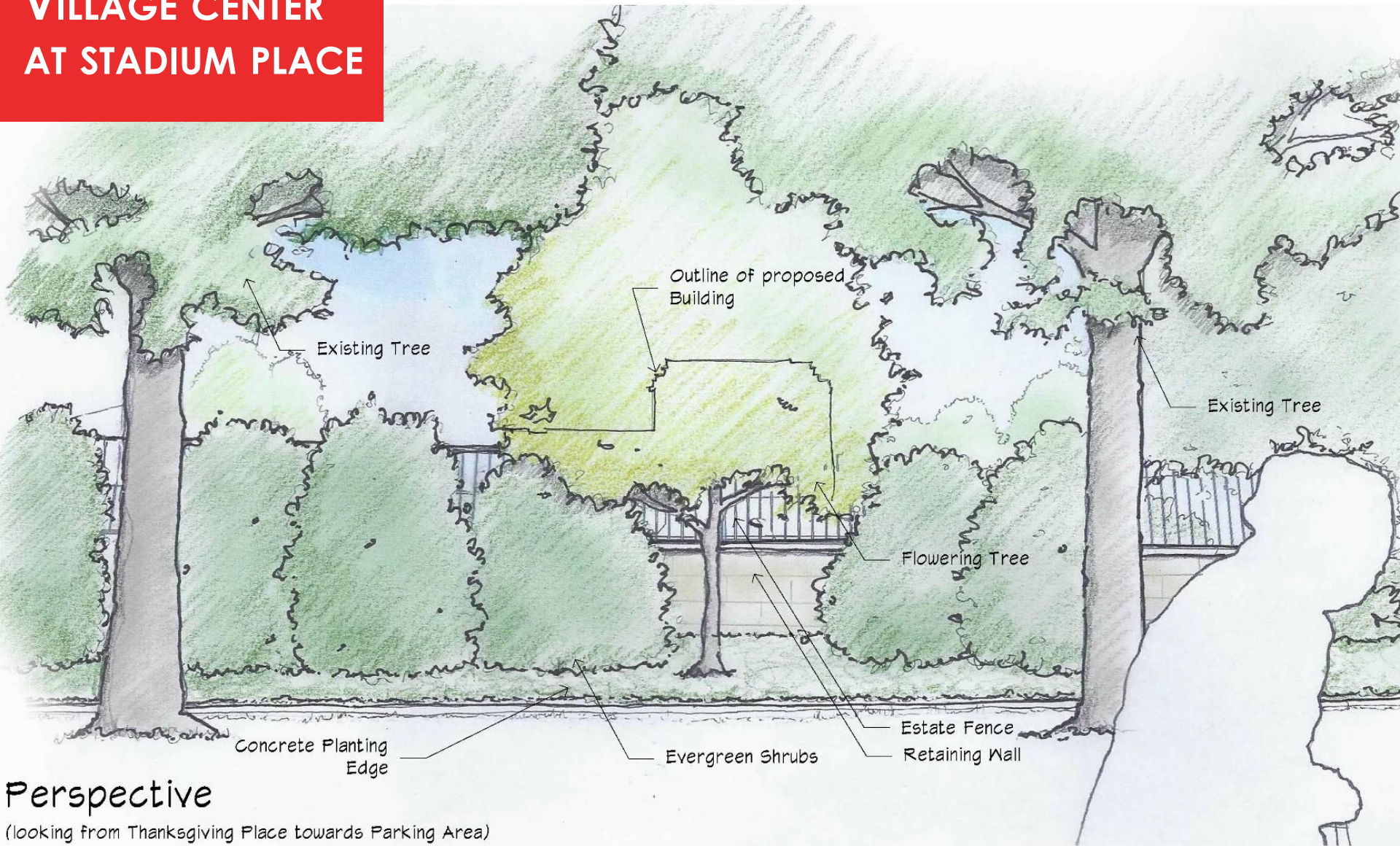
Section A-A
 (between Thanksgiving Place and Parking Area)



Section B-B
 (30' S Street Adjacent to Parking Area)



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VILLAGE CENTER AT STADIUM PLACE



VIEW FROM ABOVE WITH STADIUM PLACE BEYOND

VILLAGE CENTER AT STADIUM PLACE



VIEW FROM CORNER OF 33RD AND EDNOR

VILLAGE CENTER AT STADIUM PLACE



33RD STREET VIEW



33RD STREET VIEW



VIEW FROM STADIUM PLACE

VILLAGE CENTER AT STADIUM PLACE



VILLAGE CENTER AT STADIUM PLACE

