Belvedere Place Multifamily / Mixed-Use Development UDAAP Presentation December 9, 2021

Development Team Introductions

BRIDGES Community Development Corporation

Bon Secours Baltimore

WinnDevelopment

BRIDGES Community Development Corporation







THE VISION

BUILD ECONOMIC FOUNDATIONS

DEVELOP HIGH QUALITY AFFORDABLE HOUSING

PROVIDE EDUCATIONAL AND EMPLOYMENT OPPORTUNITIES

PROMOTE BUSINESS AND ENTREPRENEURIAL GROWTH





BRIDGES CDC **MASTER PLAN**

Establish a vibrant, urban, mixed-income community that builds on surrounding investments and nearby amenities to advance the safety, health, education, employment, and overall well-being of the area's residents.

BELVEDERE PLACE INITIATIVES





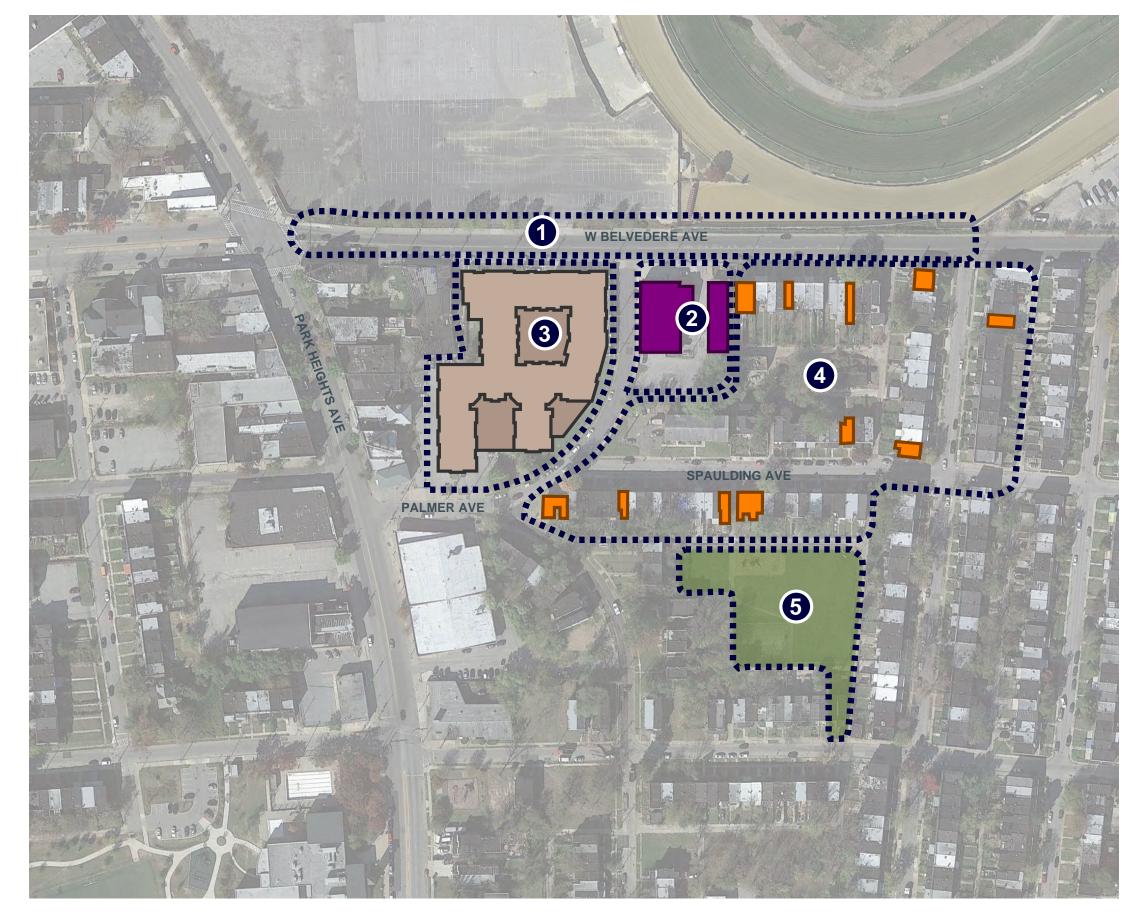




4 TOWNHOUSE RESTORATION 5 QUEENSBURY PARK







BRIDGES CDC MASTER PLAN

- 1 Belvedere Ave. Improvements
- 2 Manna Bible Baptist Church and **Nutrition Center**
 - Commercial Kitchen and Cold Storage
 - First Floor Retail, including Cafe
 - Culinary Training Classrooms for Families, Seniors and Youth
 - Job Training for Culinary Skills
- 3 Multifamily/Mixed-Use Housing
- 4 Townhome Renovations
- 5 Queensbury Park

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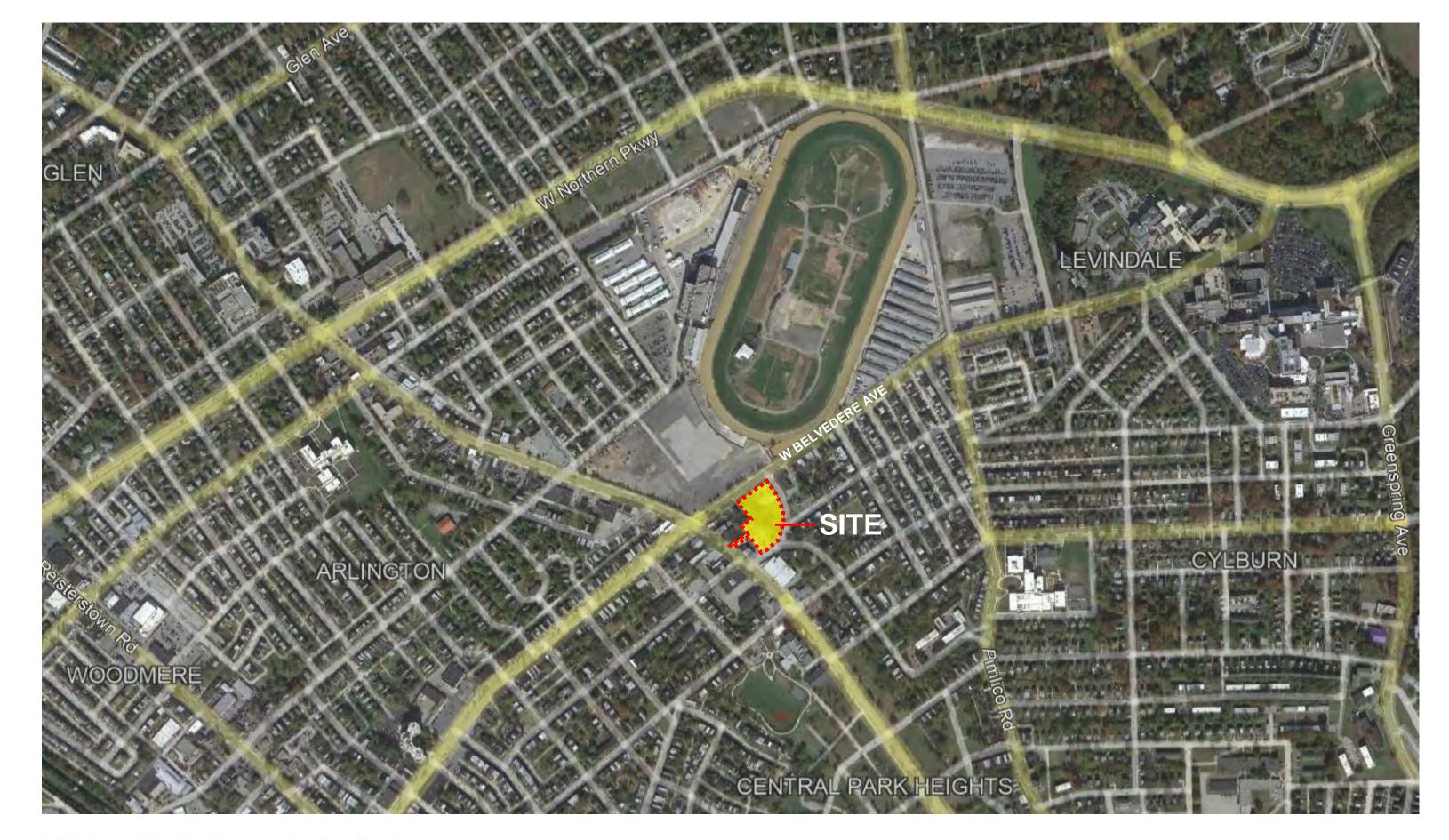
BRIDGES CDC DEVELOPMENT MASTER PLAN











VICINITY MAP UDAAP MEETING

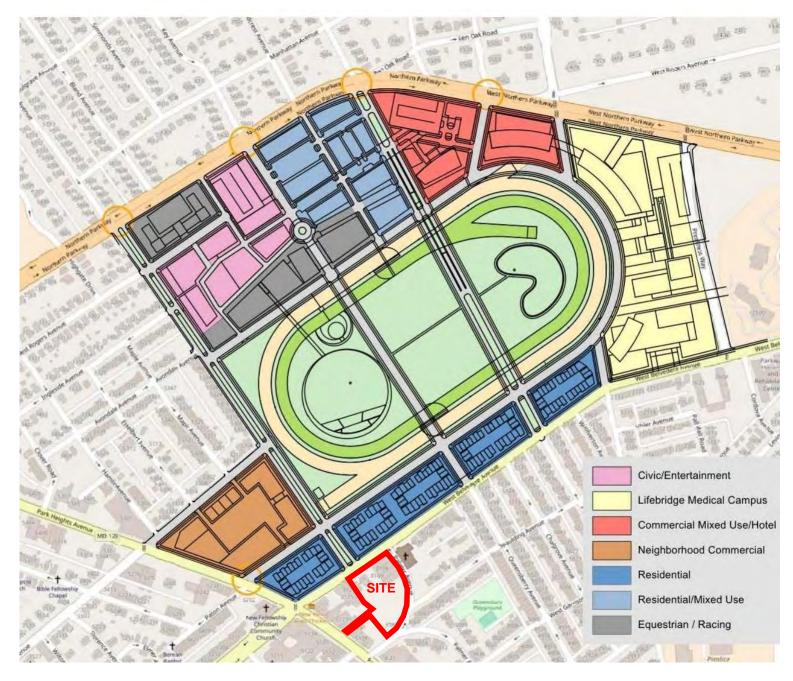






PIMLICO MASTER PLAN REDEVELOPMENT

BALTIMORE URBAN RENEWAL PLAN - PARK HEIGHTS



ADJACENT TO PROPOSED PLAN BOUNDARY

IMPLICATIONS

Urban Impact

The proposed site for Belvedere Place will be located at the terminus of a prominent boulevard connecting Northern Parkway to Belvedere Avenue.

Local Development

Adjacent city blocks will include residential and neighborhood commercial zones. The proposed site will be one short block from Pimlico Racetrack.

DESIGNATION: NEIGHBORHOOD BUSINESS + MEDIUM DENSITY RESIDENTIAL

DESIGN STANDARDS

Height

-To scale appropriately with the existing area, new construction shall not exceed 5 stories or be less than 2 stories in height.

Parking

-Surface parking lots must not be visible from Park Heights Avenue. Parking lots should be located in the rear of the building.

Facades

- Buildings must address public streets with pedestrian friendly features that engage the street.
- The use of projecting elements is encouraged to avoid flat facades on upper floors.
- A minimum of 60% of street level façade should be transparent, using traditional store-front windows where appropriate

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BELVEDERE PLACE





LEGEND

Low Density Residential Medium Density Residential

High Density Residential

Neighborhood Business Community Business

Community Commercial

Light Industrial General Industrial

Office Residential

VY Public

12/9/2021

3101 W. BELVEDERE AVE.BALTIMORE, MARYLAND 21215











PROPOSED PIMLICO REDEVELOPMENT













VIEW 1 - RETAIL ON BELVEDERE AVE.



VIEW 2 - MANNA BIBLE BAPTIST CHURCH



VIEW 3 - ROWHOUSES ALONG SPAULDING AVE.



VIEW 4 - RETAIL ALONG PARK HEIGHTS AVE.

UDAAP MEETING





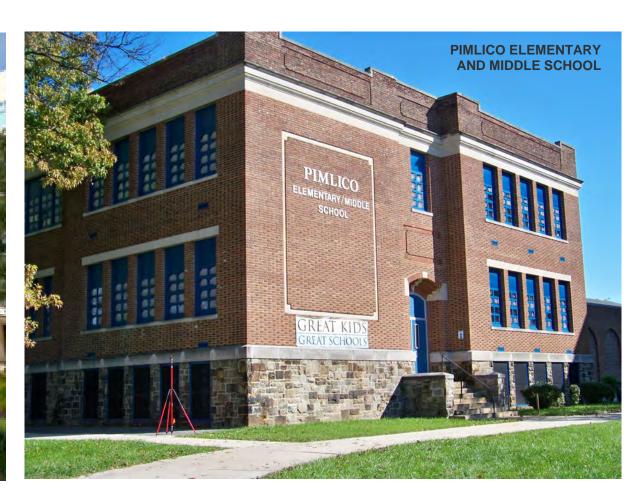




SITE AND LOCAL CONTEXT













SIGNIFICANT ARCHITECTURE IN PIMLICO / PARK HEIGHTS





















Modern forms with timeless details Current, contemporary, fresh Exciting window patterns Mix of materiality and layering



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PRECEDENT RESEARCH

BELVEDERE PLACE



1234 McELDERRY, OLD TOWN/SOMERSET

420 AISQUITH, OLD TOWN/SOMERSET

G+P UDAAP Projects

Bold and modern Current, fun, fresh Pops of color and material variation Simple forms



1234 McELDERRY, OLD TOWN/SOMERSET
Elevated courtyard overlooks neighborhood



1234 McELDERRY, OLD TOWN/SOMERSET Exciting resident amenities, active courtyards

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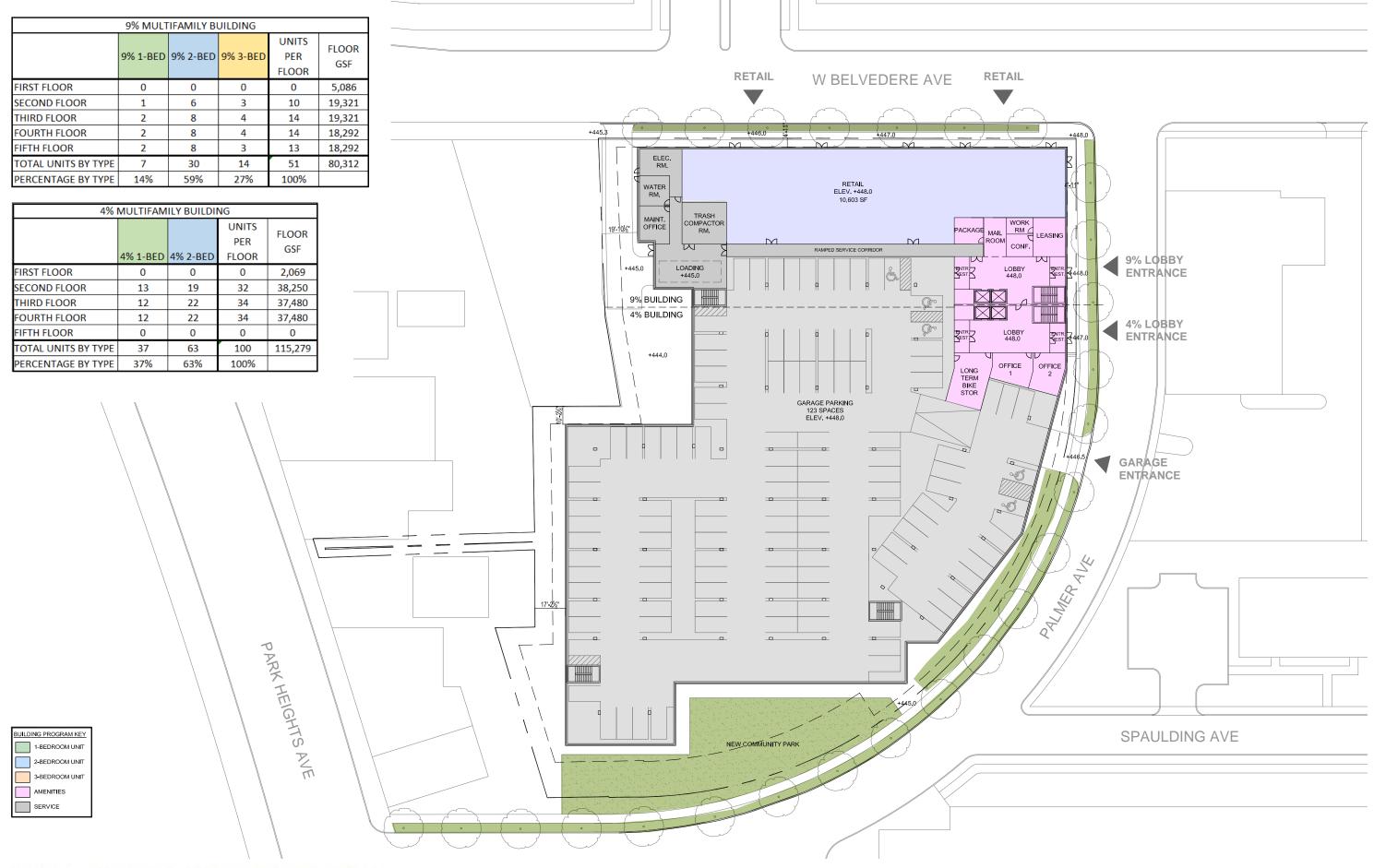
PRECEDENT RESEARCH - GRIMM + PARKER UDAAP PROJECTS











FIRST FLOOR PLAN















SECOND FLOOR

BUILDING PROGRAM KEY 2-BEDROOM UNIT 3-BEDROOM UNIT AMENITIES SERVICE

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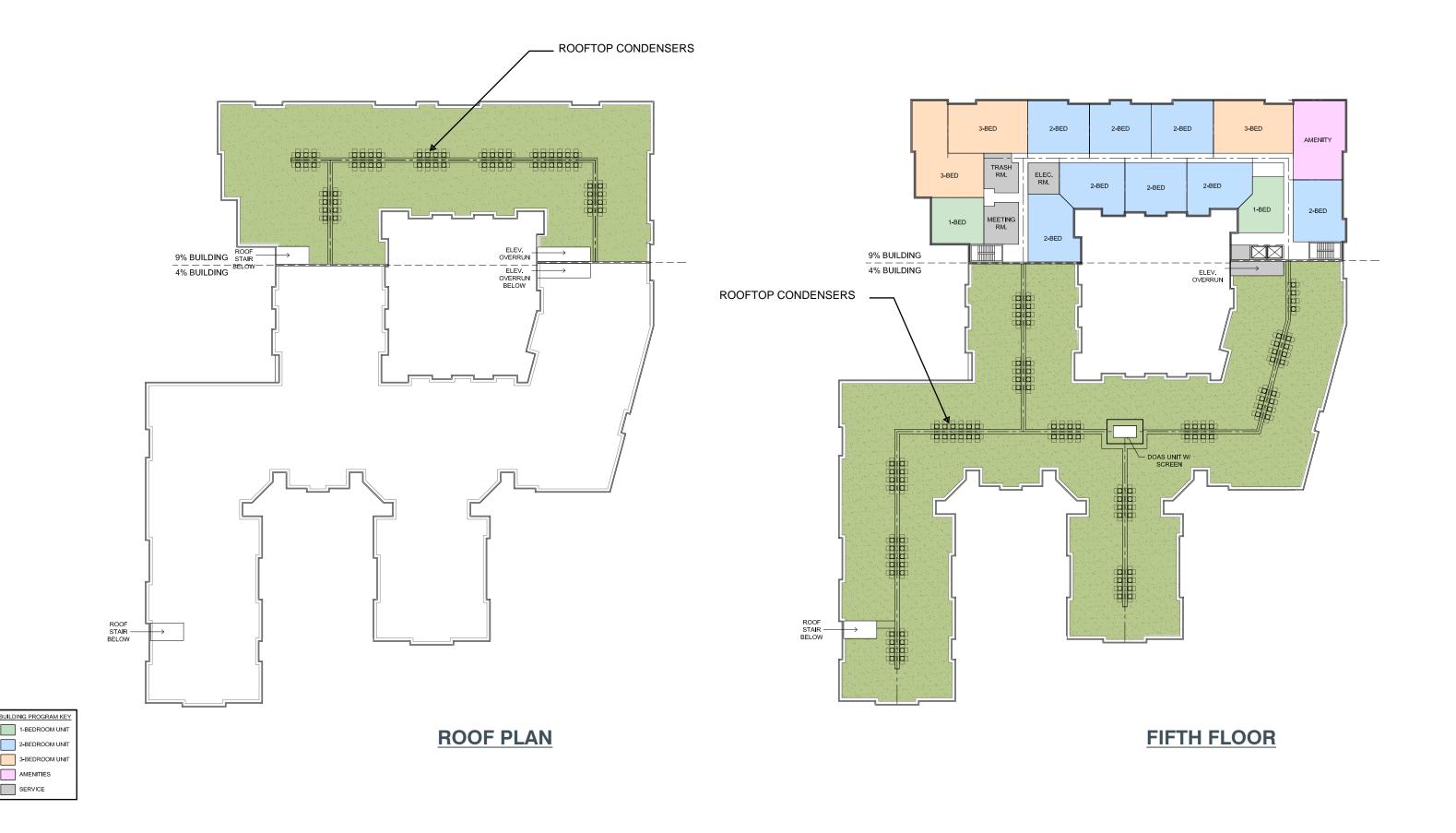
SECOND - FOURTH FLOOR PLAN











FIFTH FLOOR AND ROOF PLAN











CONCEPTUAL AERIAL VIEW FROM W. BELVEDERE AVE. & PALMER AVE.











CONCEPTUAL AERIAL VIEW FROM SPAULDING AVE.











CONCEPTUAL AERIAL VIEW FROM NEW BOULEVARD











VIEW FROM BELVEDERE AVE AND PALMER AVE

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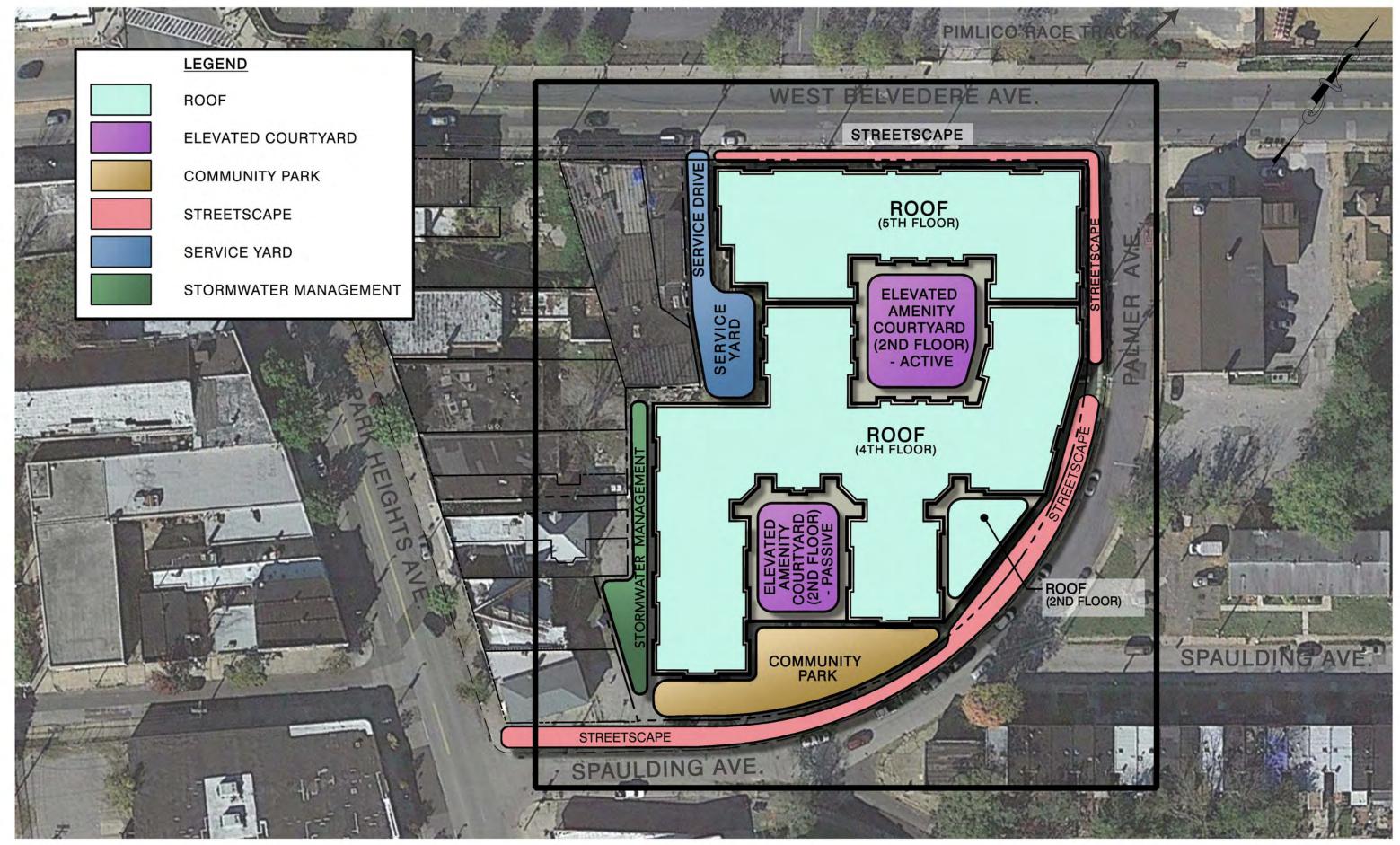
CONCEPTUAL STREET VIEW FROM W. BELVEDERE AVE. & PALMER AVE.











SITE BUBBLE DIAGRAM

























STREETSCAPE



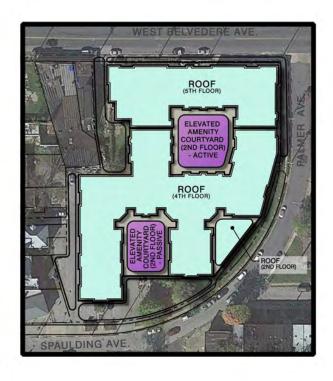












ACTIVE COURTYARDS







PASSIVE COURTYARDS









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ROOFTOP COURTYARDS

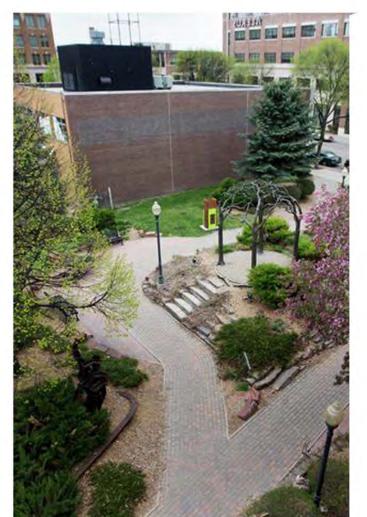


























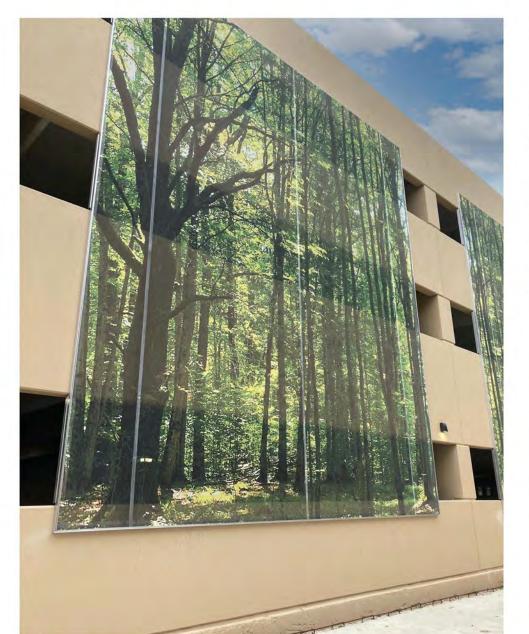


WinnCompanies Secours
Community Works





POCKET PARKS



Shell Federal Credit Union Garage (Screen by FlexFacades)



LAPD / Main Street Garage (Screen by WSTyler)



Sheraton Hotel (Dallas, TX) (Art by Mariel Pohlman in partnership by Frost Bank and CultureMap Dallas)



LOVE Project (Art by Michael Owen)



Corcoran Street Garage (Screen by Olalekan Jeyifous)



Albany Garage Mural (Art by Michael Conlin)



Albany Garage Mural (Art by Michael Conlin)



Arundel Preserve Garage (Encore Development Corp.)



William Poe Garage Mural (Art by Bask / Tes One)

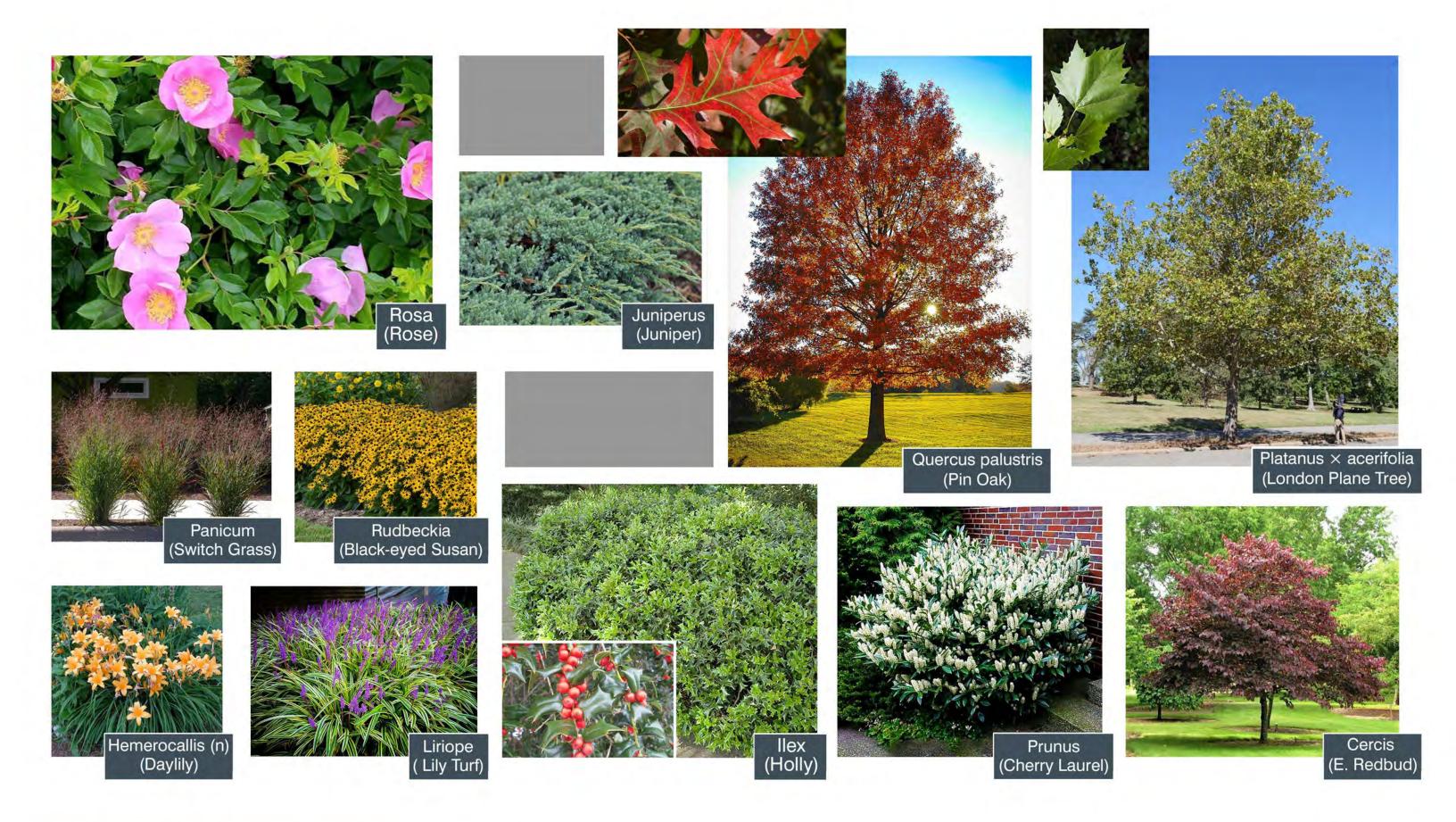
GARAGE ART











UDAAP MEETING PLANT MATERIAL







