

# CHASEN COMPANIES

## **UDAAP Presentation**

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**1400 Aliceanna Street - Schematic Design**

**1400 Aliceanna/ 600 S. Caroline Streetscape and Urban Design**

**CHASEN**  
COMPANIES

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# 1400 Aliceanna Street & 600 S. Caroline Street - New Project Overview

Featuring:

Two (2) Five story mixed-use properties

272 luxury boutique apartment units (180 one bedroom and 92 two bedroom units)

53,200 square feet of commercial retail space

Exterior will maintain a brick façade to preserve the property's existing structure and unique historic features.

Revitalization of sidewalk and streetscape to include improvements and pedestrian accessibility

# Progress Updates

- Obtained CHAP Concept Approval for height, scale and massing of 600 S. Caroline St. on December 14th  
Will return in coming months for further design review - Design team asked to remove exterior frame structure;  
study alignment and proportion of proposed setbacks with respect to the bays of existing historic building
- Respond to UDAAP design comments for 1400 Aliceanna
- Continue to develop flood mitigation plan
- Detailed Landscape Plans

# Existing Conditions



Aerial View

1400 Aliceanna

600 S Caroline

Harbor East

Fells Point

Harbor Point

Street View – Aliceanna & Eden Streets

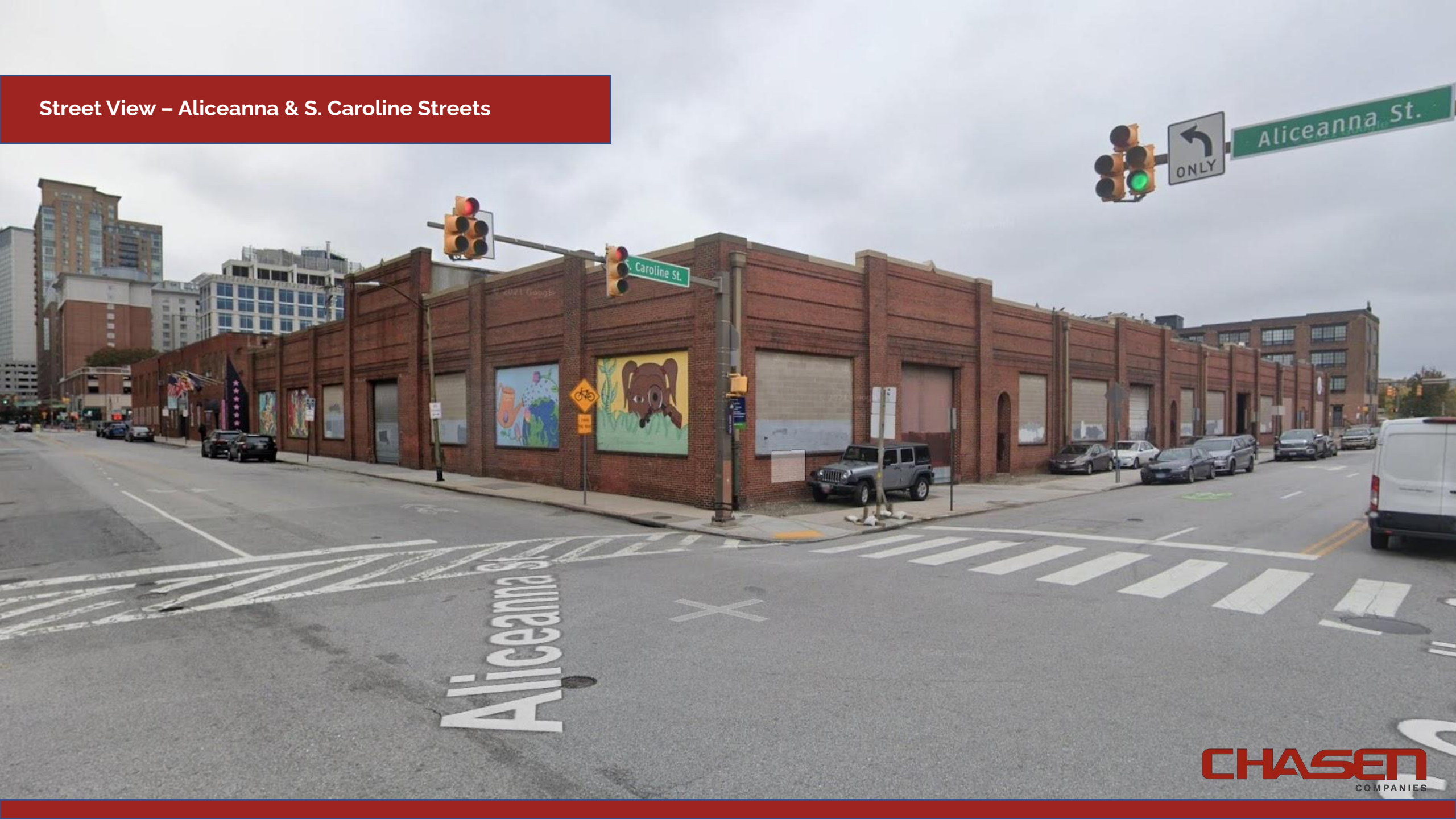


# Street View – Eden & Aliceanna Streets

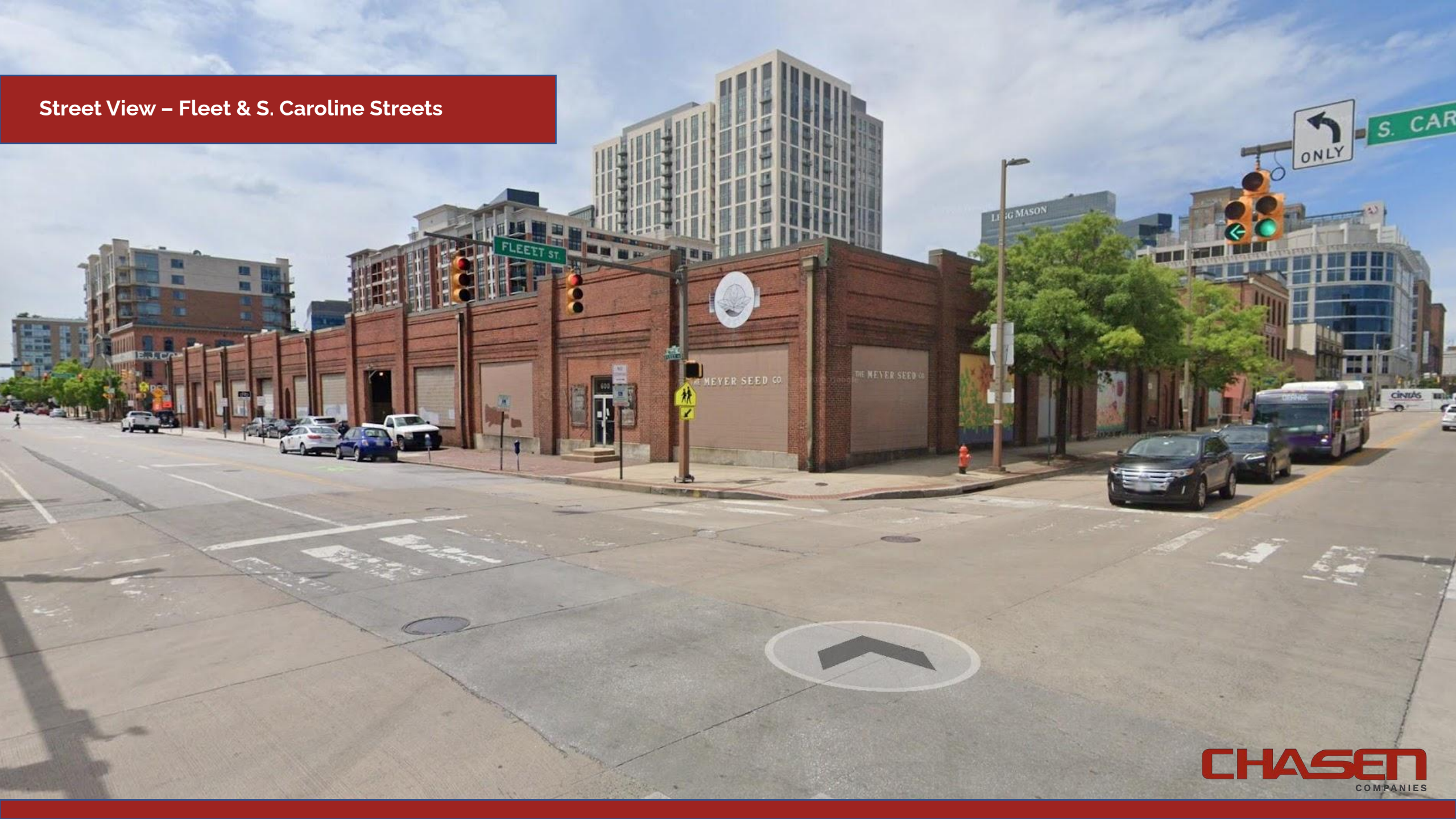




Street View – Aliceanna & S. Caroline Streets



Street View – Fleet & S. Caroline Streets



Southwest View

Aliceanna St.

Eden St.

1400 Aliceanna

Southwest View

1400 Aliceanna

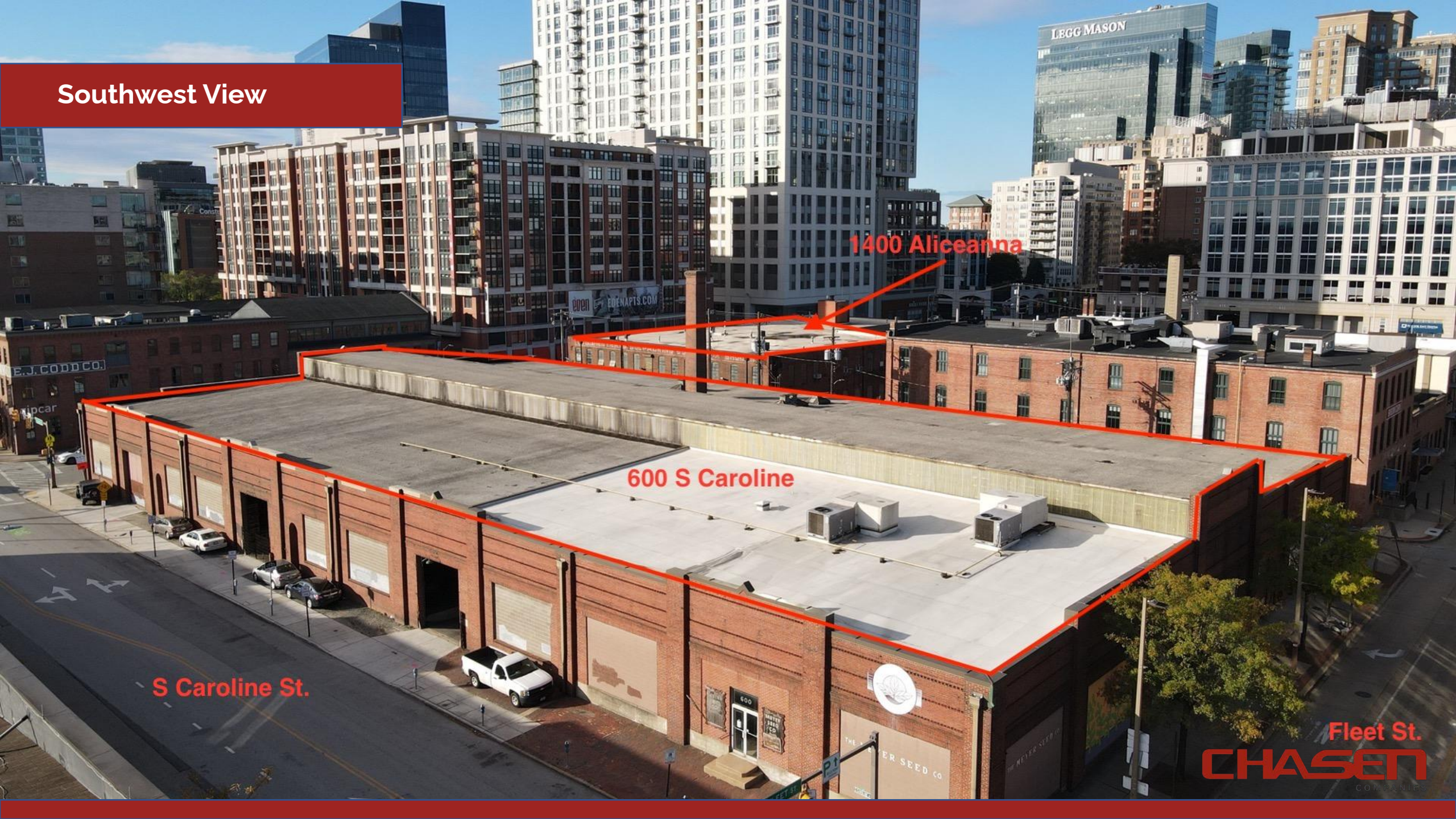
600 S Caroline

S Caroline St.

Fleet St.

CHASEN

COMMERCIAL



Northeast View

600 S Caroline

1400 Aliceanna

Eden St.

Aliceanna St.

CHASEN



# Neighborhood Context Photos - Streetscape Improvements



# Neighborhood Context Photos - Streetscape Improvements



## Existing Conditions - Fleet Street





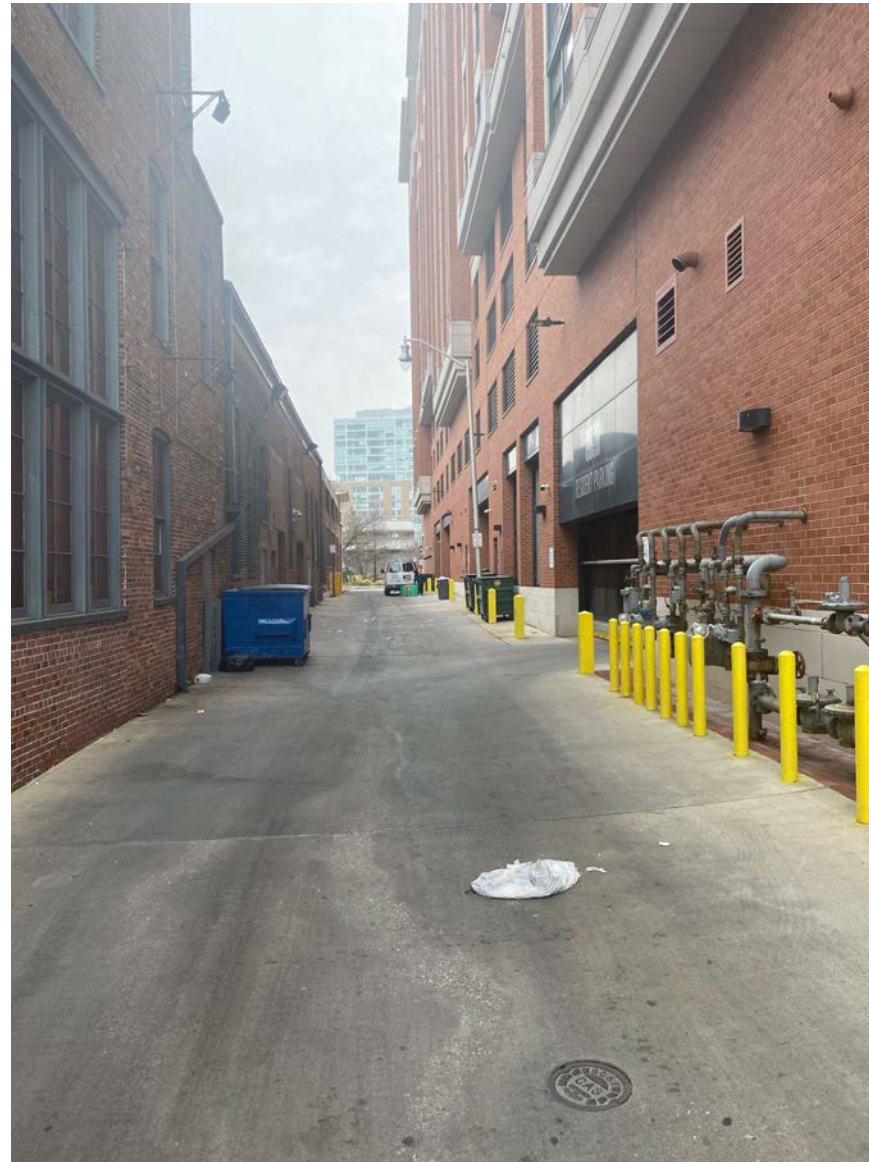
## Existing Conditions - S. Caroline Street



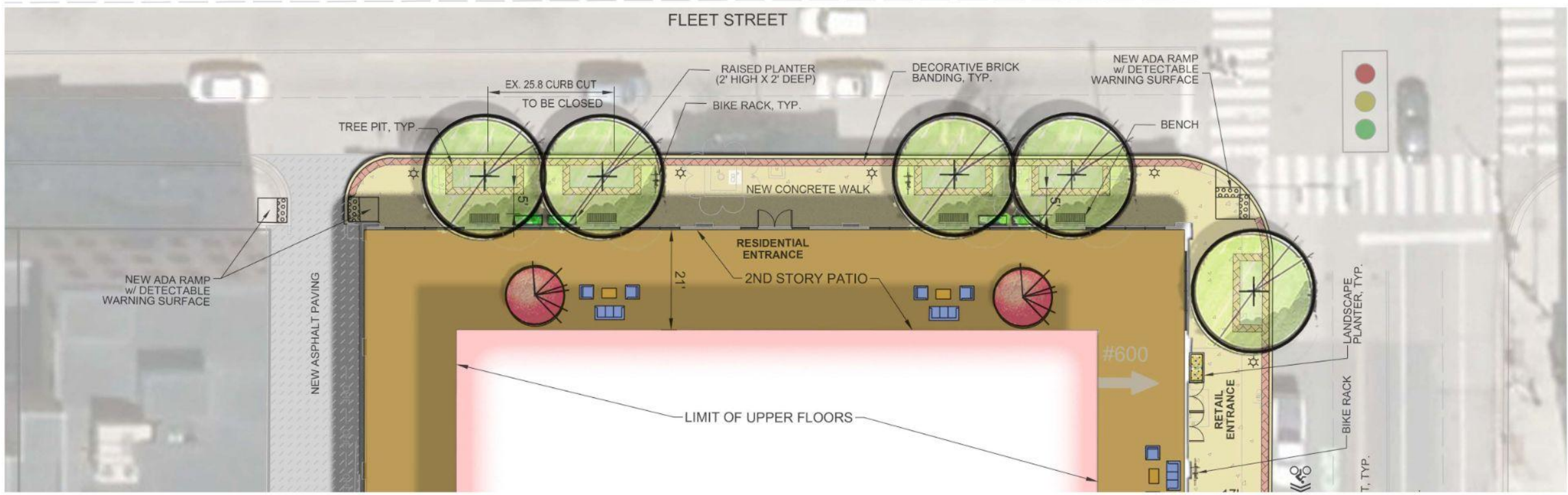
## Existing Conditions/ Bollards - Spring Street



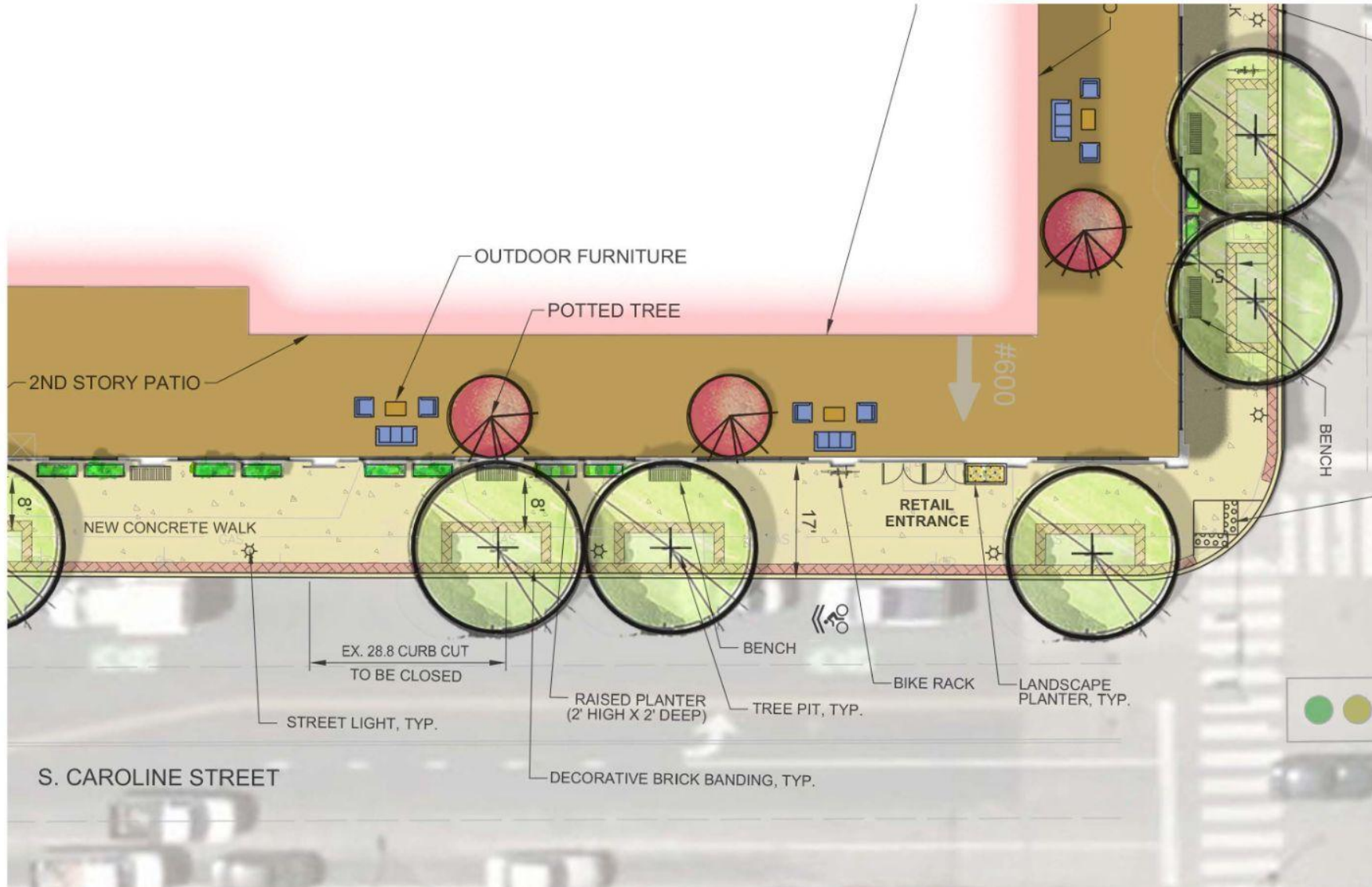
# Spring St. Looking South - Behind the Eden Building



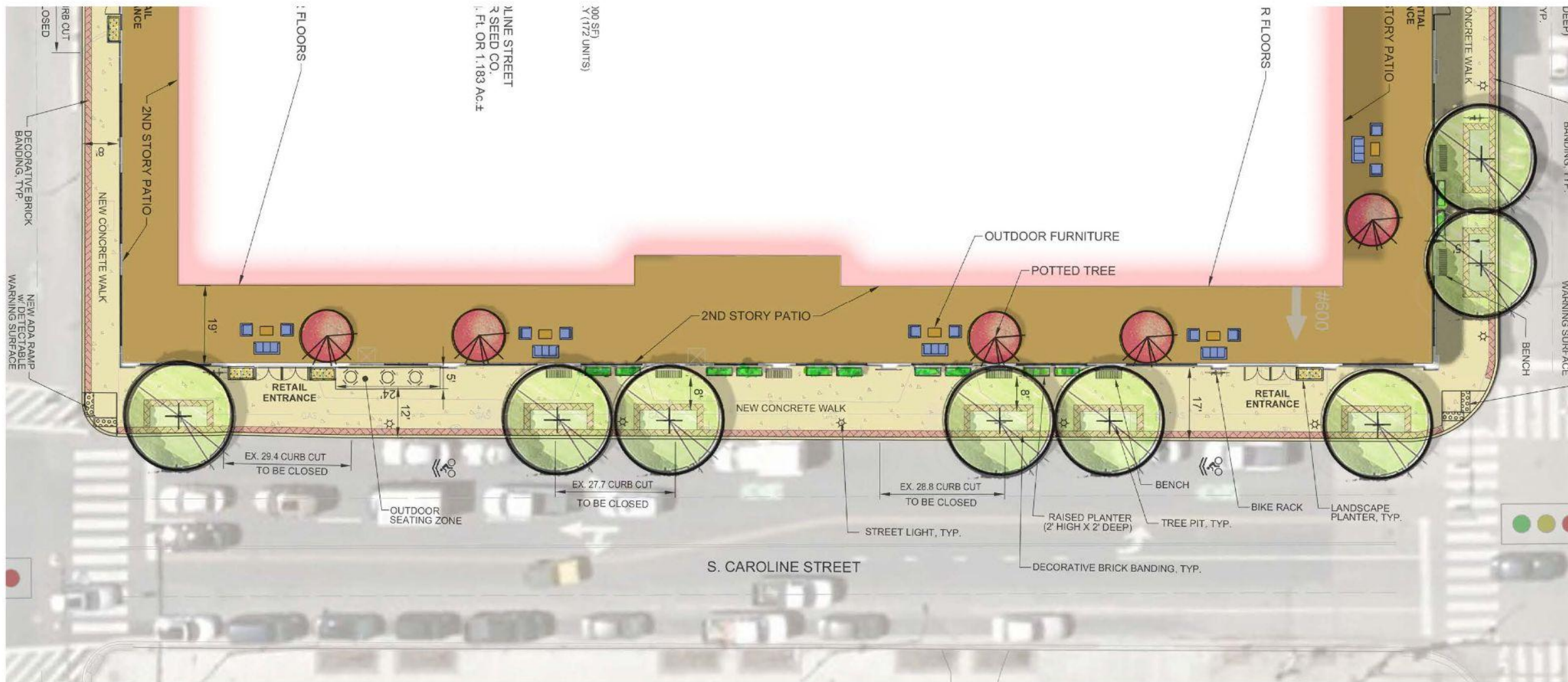
# Proposed Conditions Site Plan Fleet Street



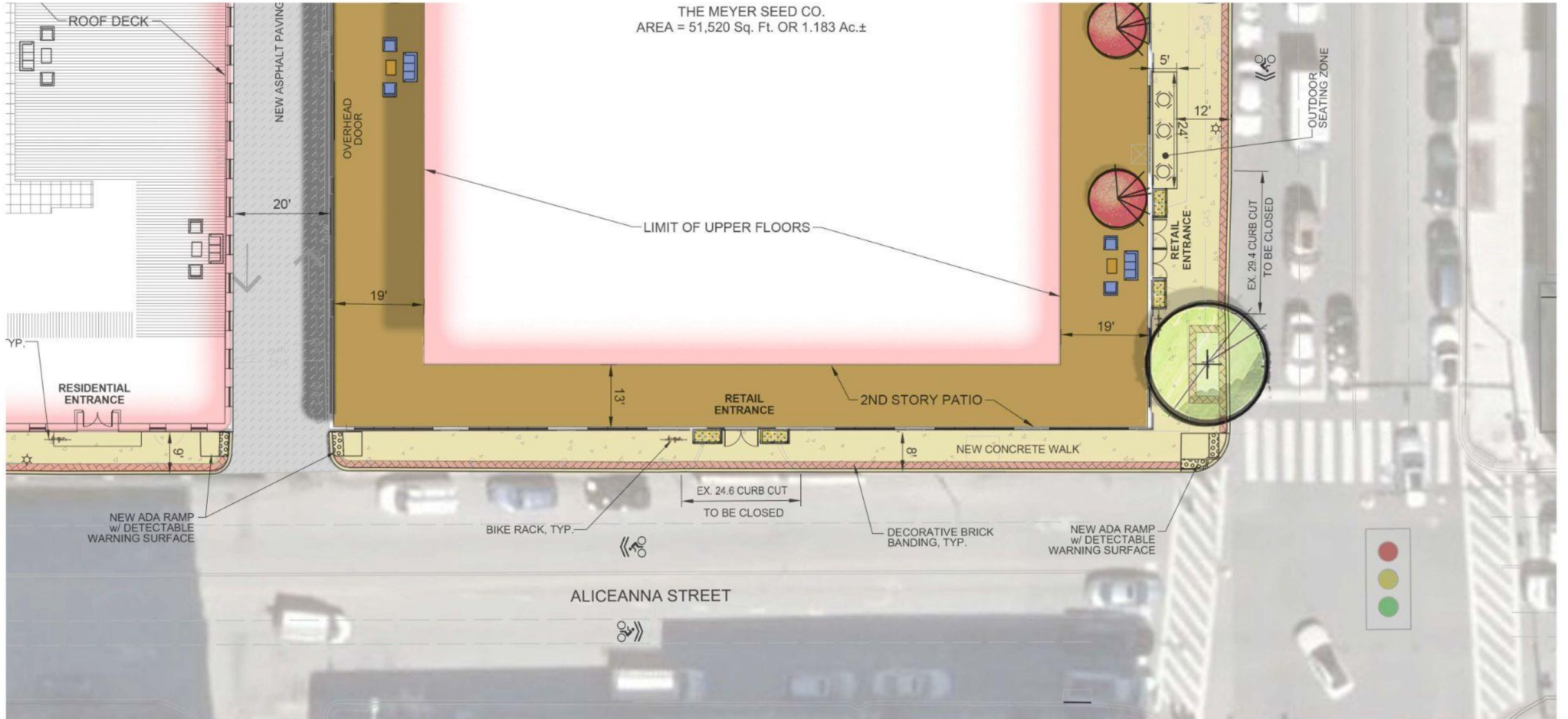
# Proposed Conditions Site Plan S. Caroline & Fleet Street



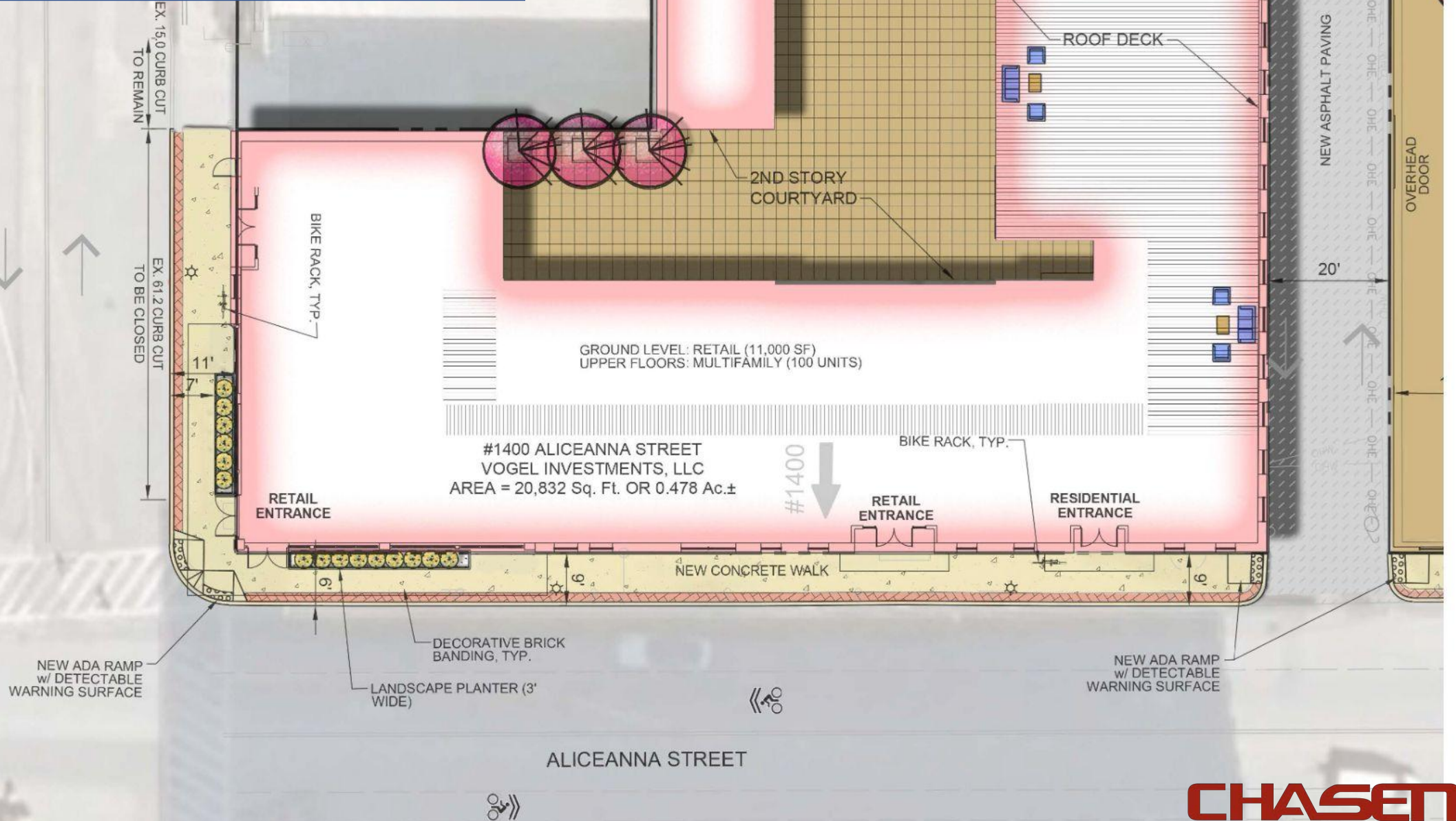
# Proposed Conditions Site Plan - S. Caroline Street



# Proposed Conditions Site Plan - Aliceanna Street



# Proposed Conditions Site Plan - Aliceanna Street





# Caroline Street Elevation with Proposed Streetscape Improvements



## Spring St. Improvements/Images



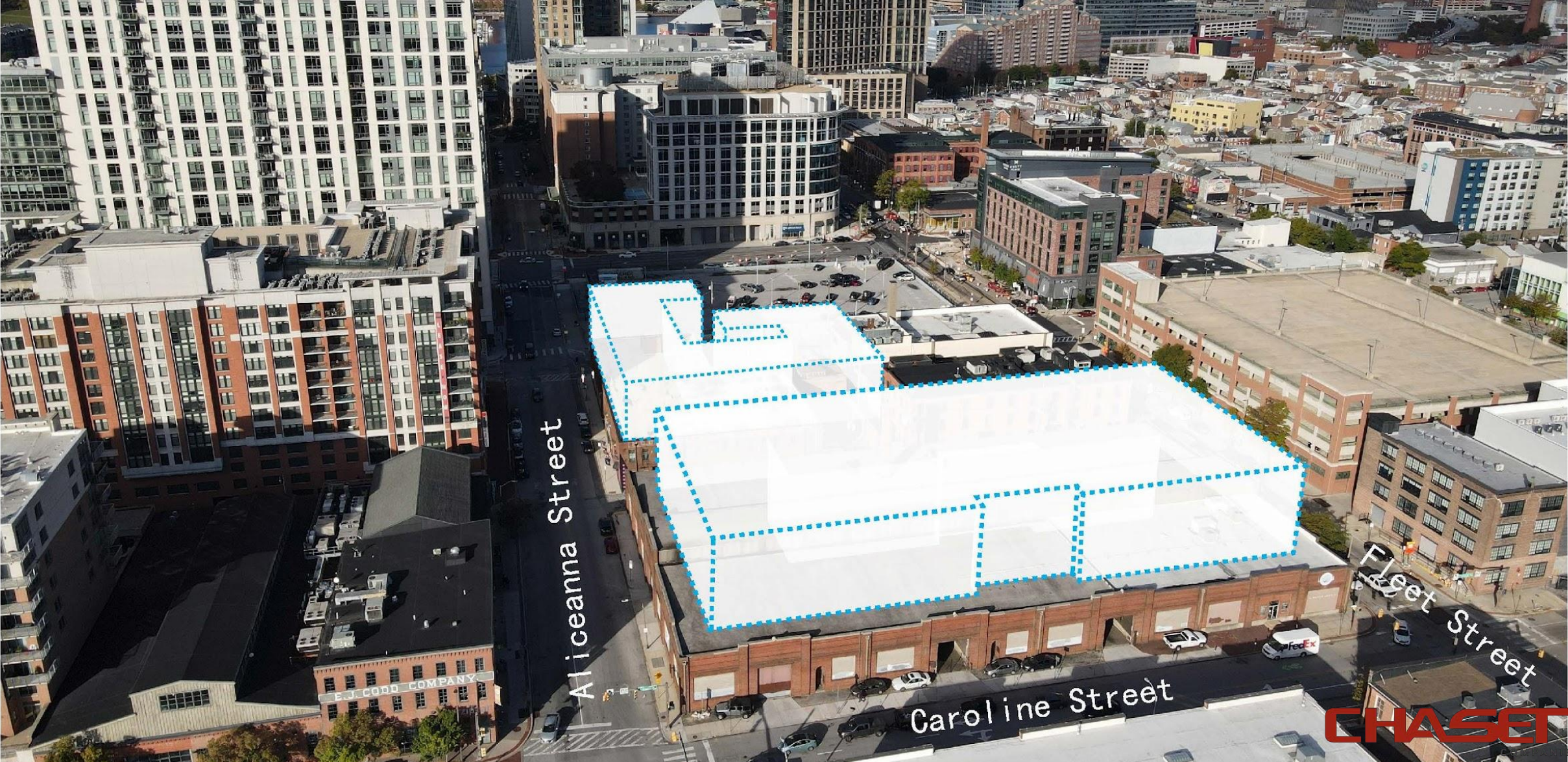
## Examples of Flood Protection Equipment - 1400 Aliceanna



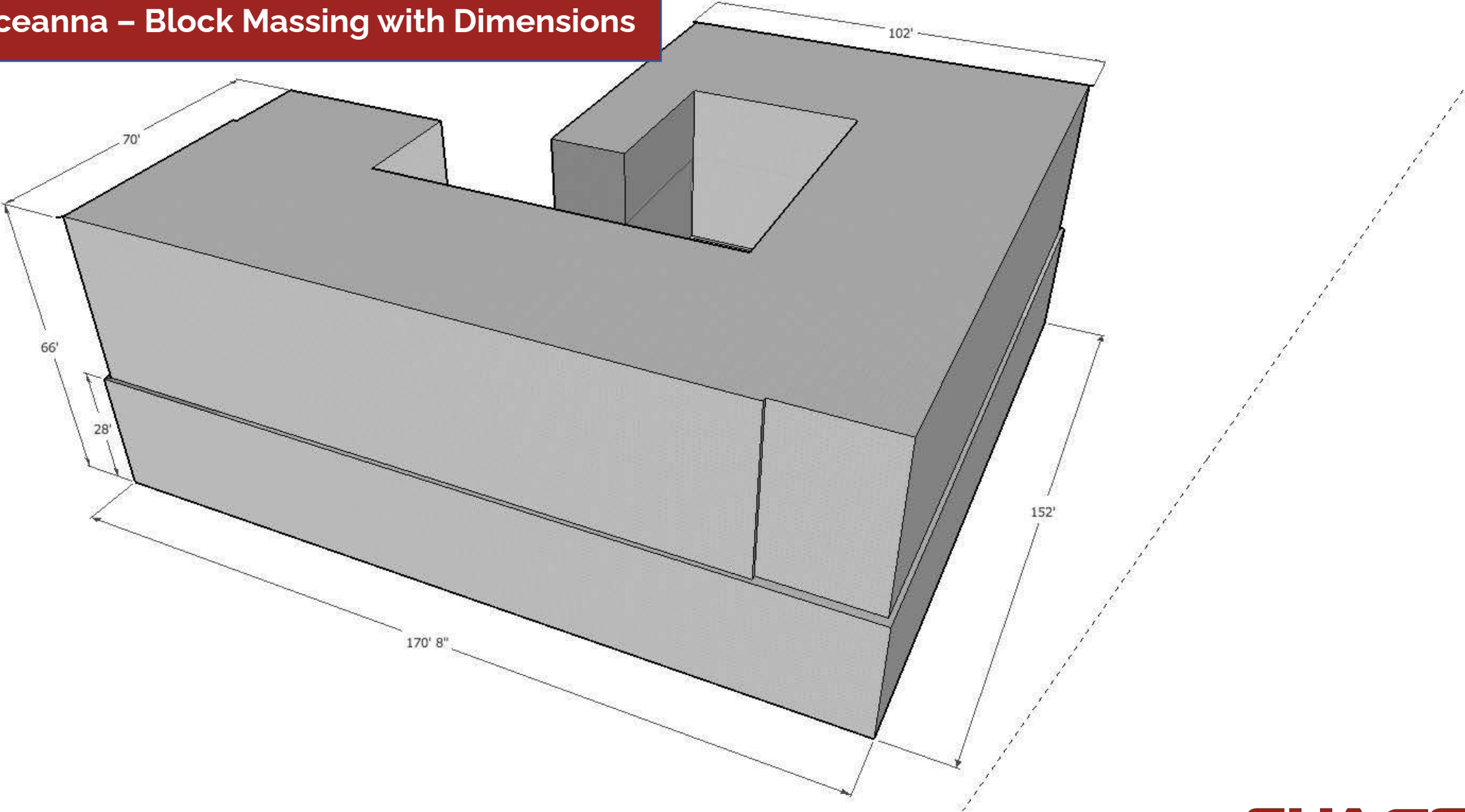
## Flood Protection Images - EJ Codd Building



1400 Aliceanna & 600 S. Caroline – Block Massing



# 1400 Aliceanna – Block Massing with Dimensions

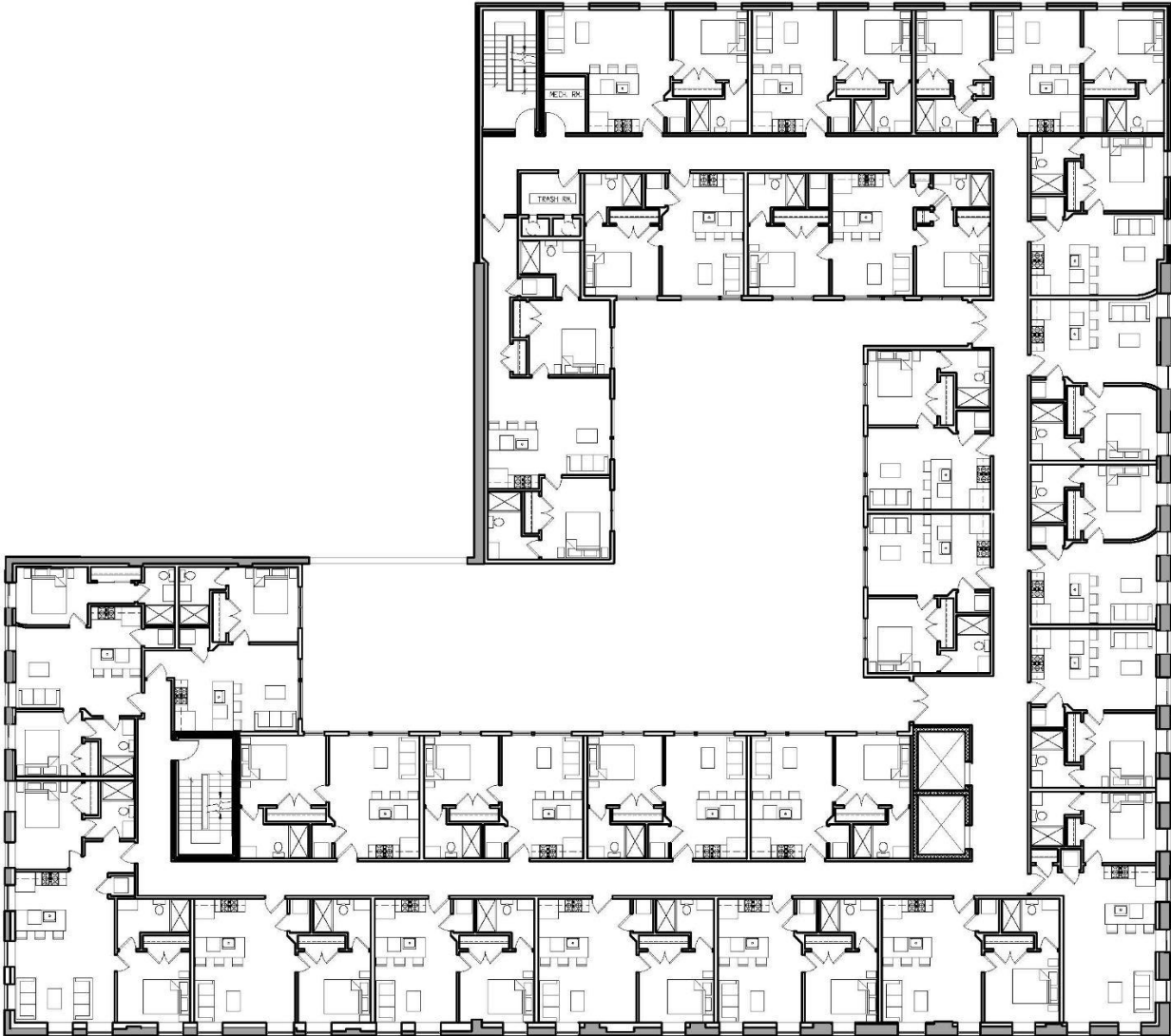


# 1400 Aliceanna – Floor Plan (Ground Level)



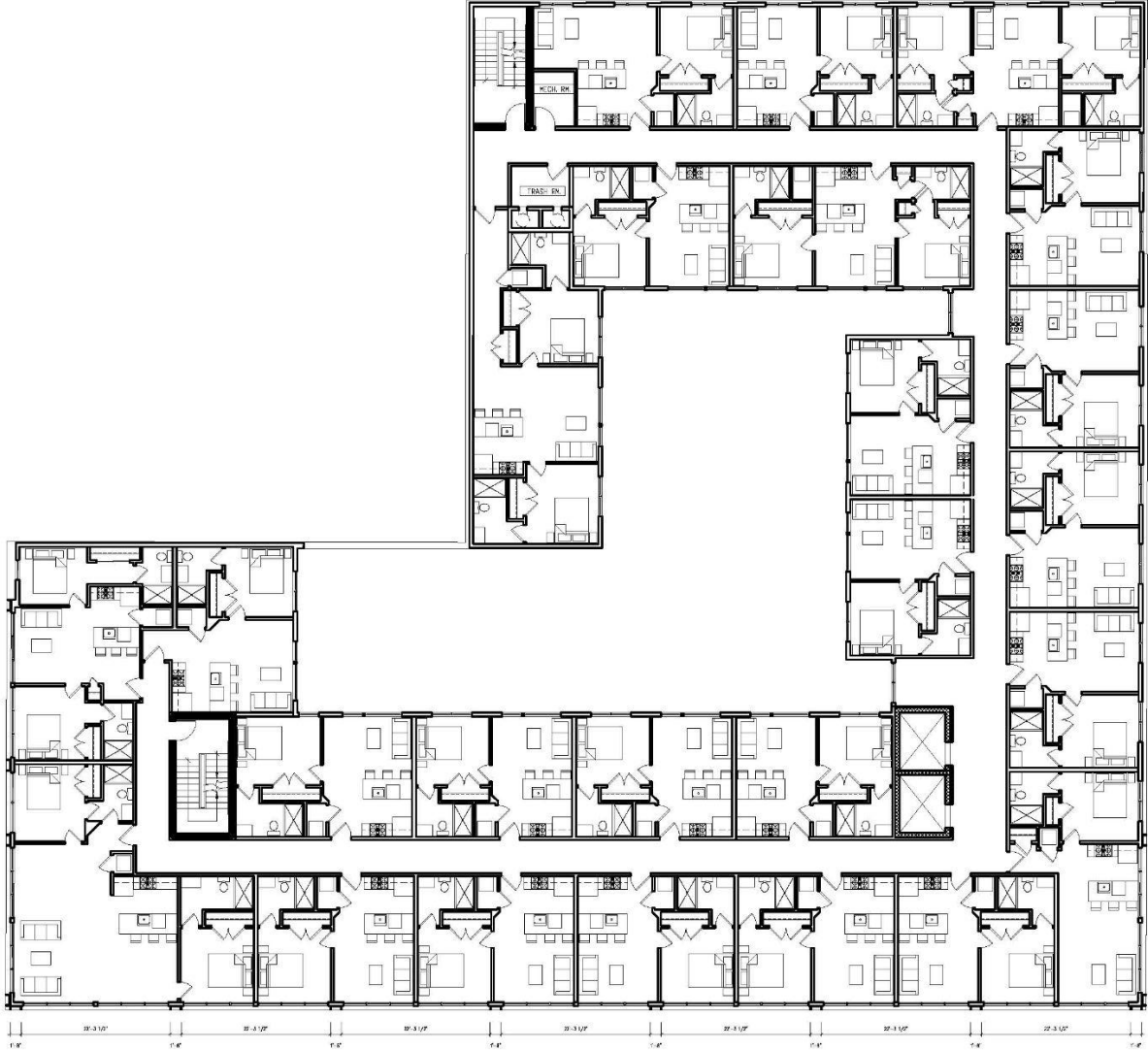
ALICEANNA STREET

# 1400 Aliceanna – Floor Plan (Level 2)

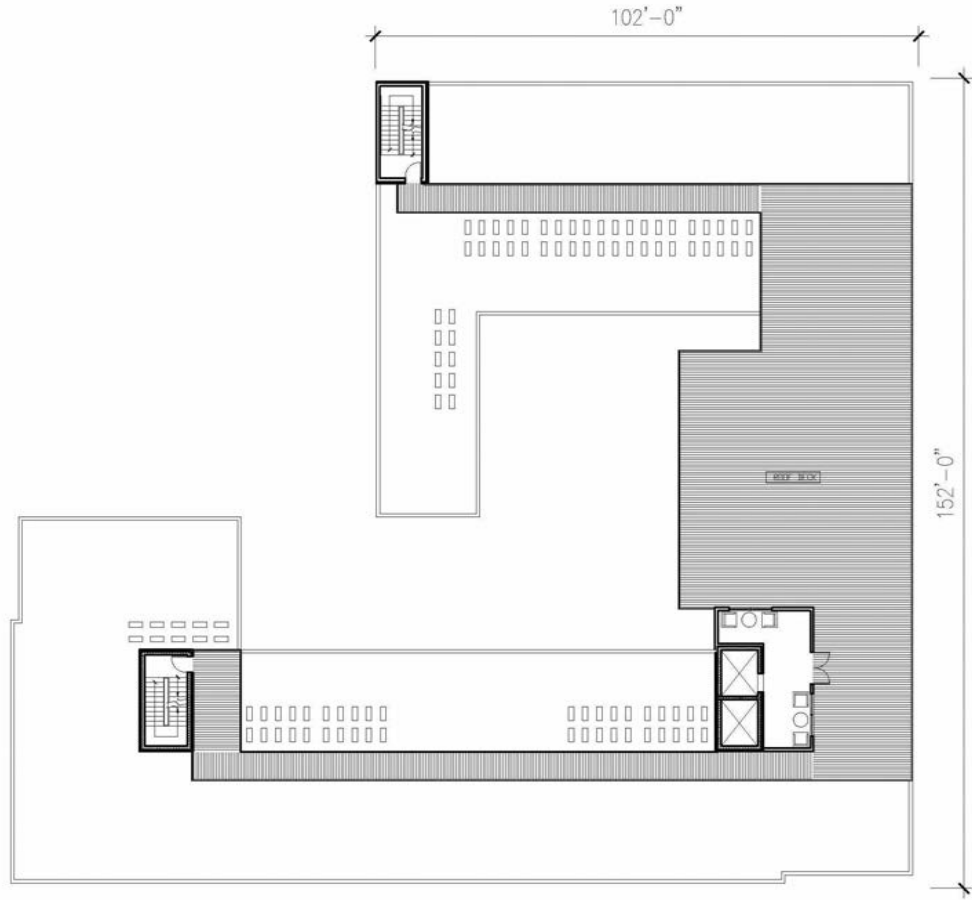




# 1400 Aliceanna – Floor Plan (Levels 3-5)



# 1400 Aliceanna – Floor Plan (Roof)



## Previous Renderings for 1400 Aliceanna



Street View – 1400 Aliceanna (Corner of Aliceanna & Eden Street)



Street View – 1400 Aliceanna (Aliceanna Street)



Street View – 1400 Aliceanna (Eden Street)

