

PARK HEIGHTS AVENUE

SENIOR BUILDING

MULTI-FAMILY BUILDING

WOODLAND AVENUE

VIRGINIA AVENUE

PARK HEIGHTS SENIOR BUILDING

UDAAP – Design Development Presentation

December 9, 2021



TEAM Park Heights Redevelopment

MASTER DEVELOPER

The NHP Foundation
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ARCHITECT

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MULTI-FAMILY DEVELOPER

The NHP Foundation / The Henson
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Dana Henson

CIVIL ENGINEER

and LANDSCAPE ARCHITECT
STV, Inc
Heather English, PLA, ASLA

FOR-SALE DEVELOPMENT PARTNER

Marenberg Enterprises Incorporated

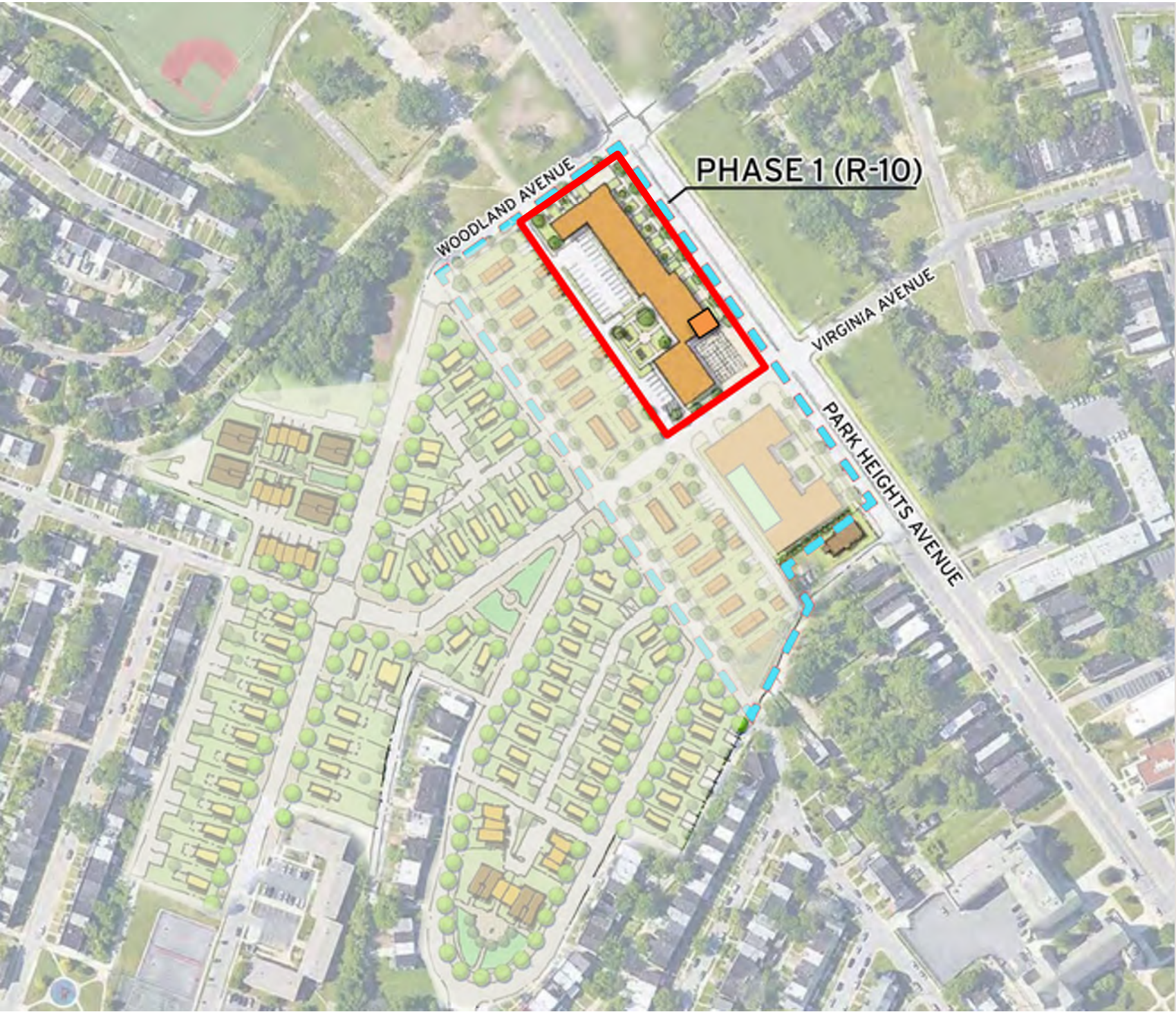
CONTRACTOR

Southway Builders, Inc.



PARK HEIGHTS SENIOR BUILDING

PLANNED DEVELOPMENT



Phase 1

• Senior Building	100 Units
• Multi-Family Building	53 Units
• Single Family For-Sale	17 Units

Future phase, products to be determined

• Apartments in Manor Homes	36 Units
• Town Homes	22 Units
• Single Family For-Sale	61 Units

NEIGHBORHOOD GATEWAY



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BUILDING COMMENTS

“Darker brick on Park Heights speaks to it being important, but as it move to the edge becomes very suburban.”

“The bays are good but are starting to send a message that it’s not new Park Heights but trying to capture the area of other suburban areas. Please bring it to today.”

“Brick placement and colors should be studied more”

- *Park Heights façade- striped brick at bottom base is not of today. Not as much of Baltimore. Needs more brick articulation and not rely on the color graphic interpretation. Reconsider.*
- *Color choices and placement on both front and rear facades are dated.*

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ARCHITECTURAL PRECEDENTS

*Weaving back
the streetscape*

*Establishing a strong
neighborhood entry*



THE
BALTIMORE
BAY



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ARCHITECTURAL PRECEDENTS

Taking cues from the past and paying homage



LOUISA MAY ALCOTT SCHOOL - OTTO G. SIMONSON



THE NORMANDIE 2622 ST. PAUL STREET - OTTO G. SIMONSON



CITY PIER - SIMONSON & PIETSCH



MARYLAND CASUALTY BUILDING - OTTO G. SIMONSON

A
RICH
ARCHITECTURAL
HISTORY

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BUILDING COMMENTS

“Rear of the building has a generic suburban look. The beige/white color selection should be reconsidered. The bottom of the elevation has an undifferentiated base and reads like a service side.”

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SITE COMMENTS



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OVERALL SITE PLAN Evolution



As presented August 12, 2021

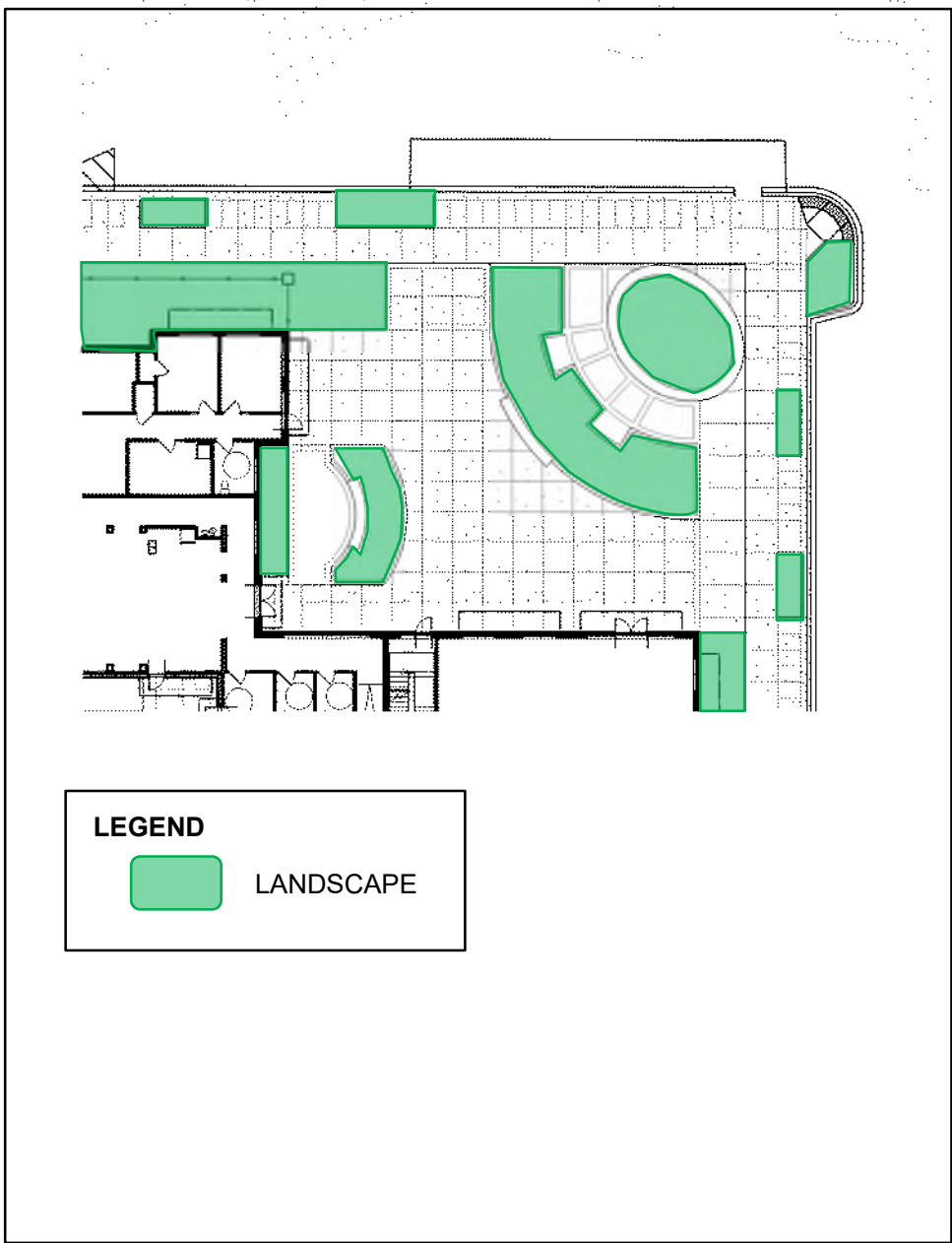
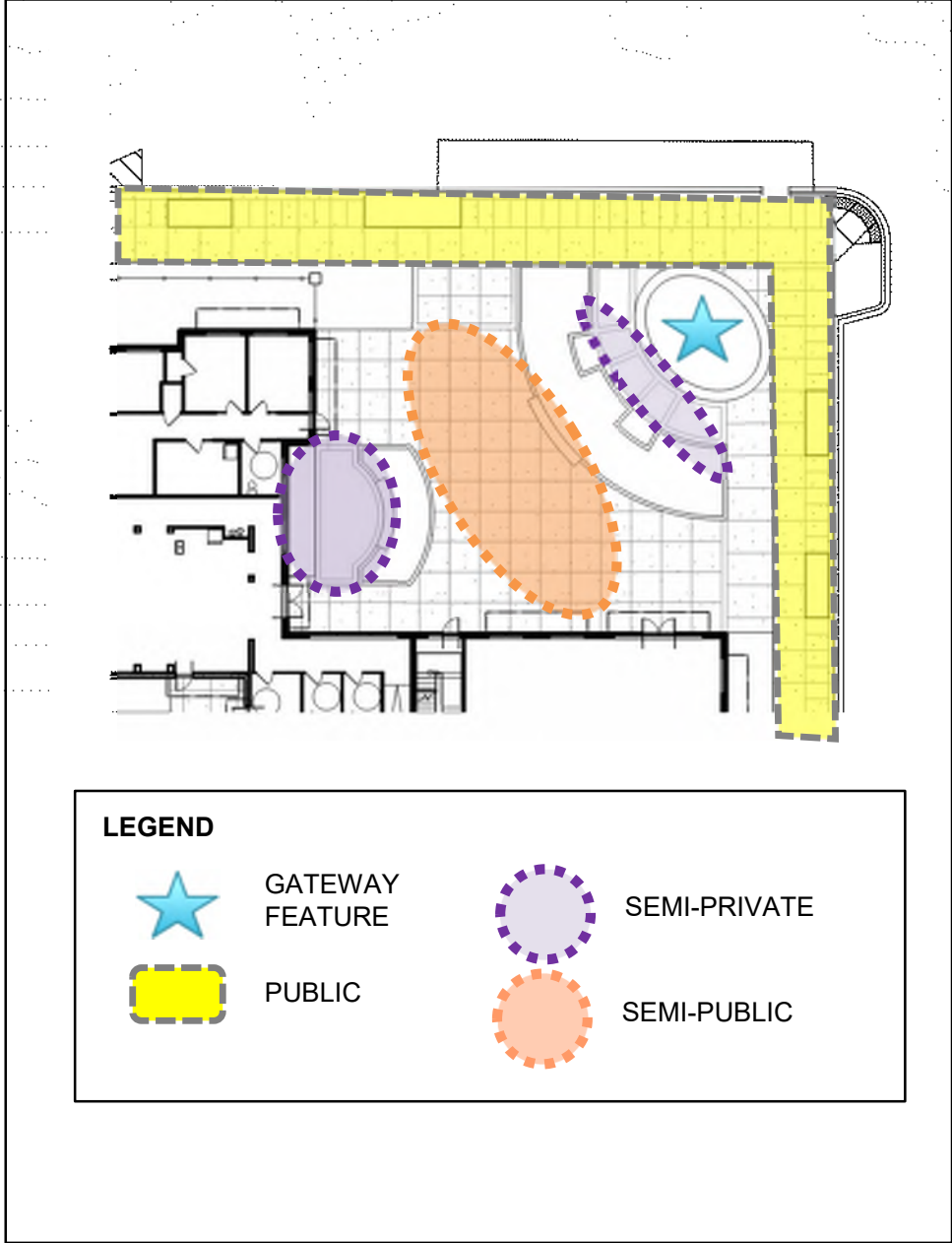
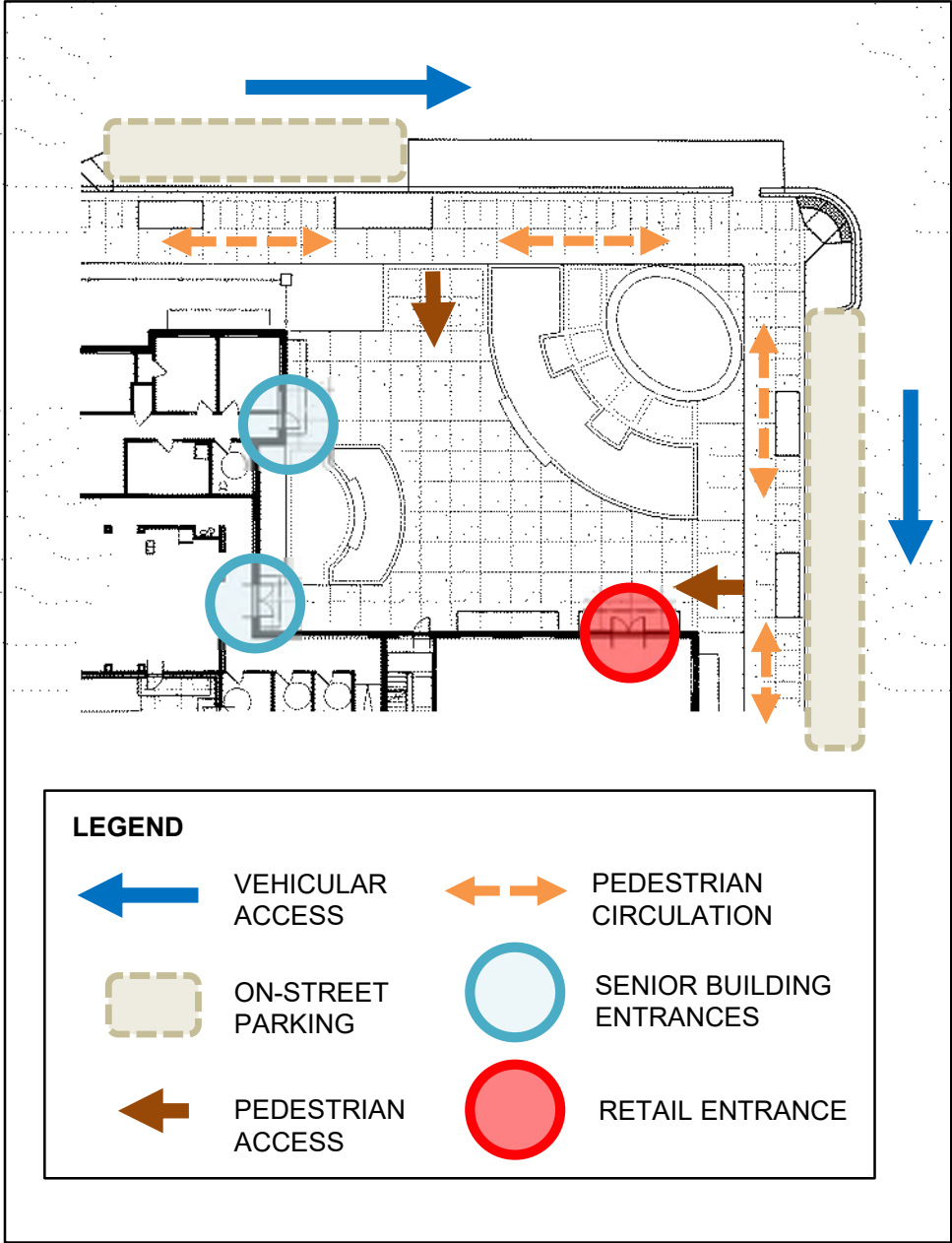
“Improvement in the streetscape have a good neighborhood feel, but make sure to wrap the landscape around the chamfered corner.”

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COMMUNITY PLAZA Diagrams



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COMMUNITY PLAZA Evolution



As presented August 12, 2021

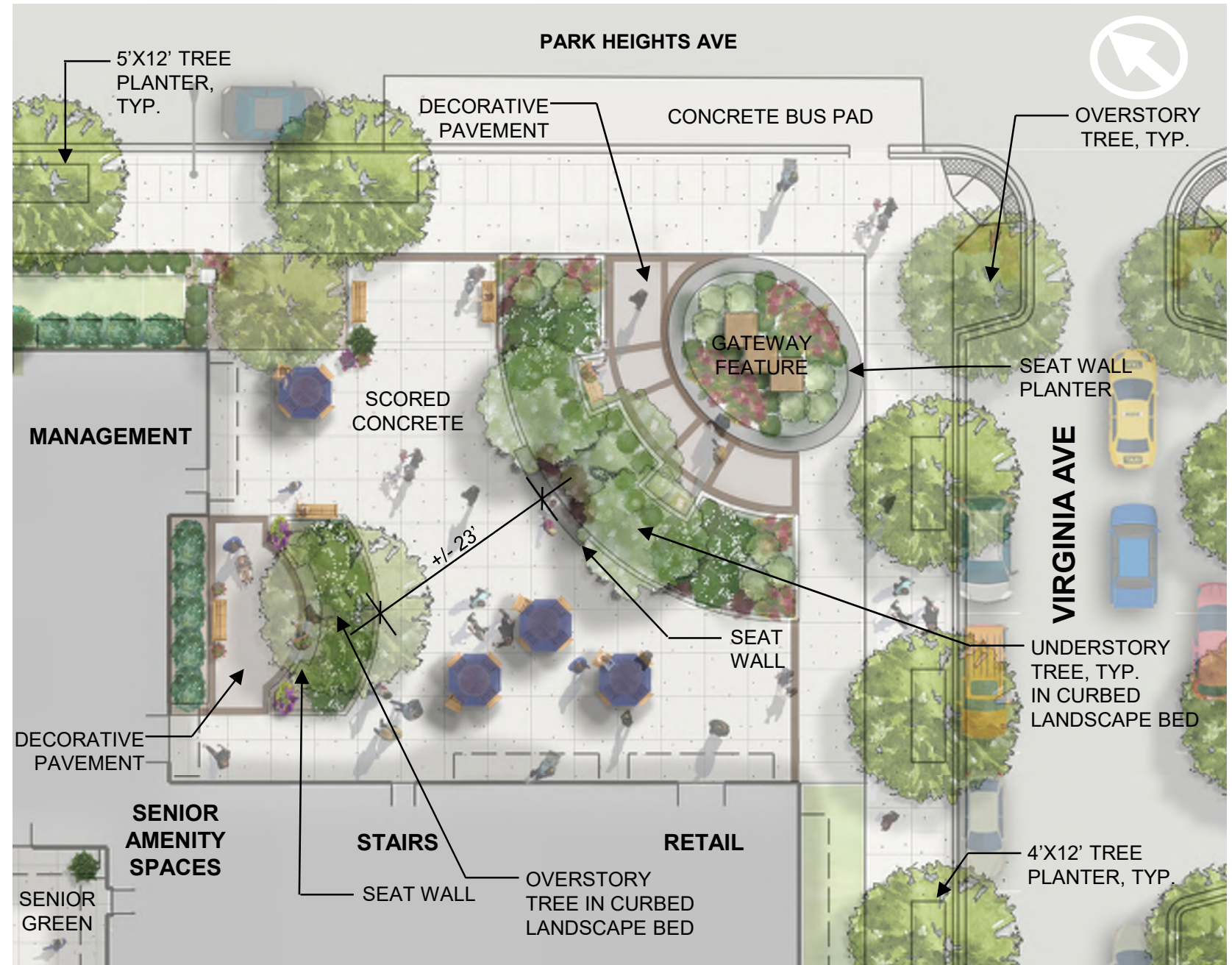
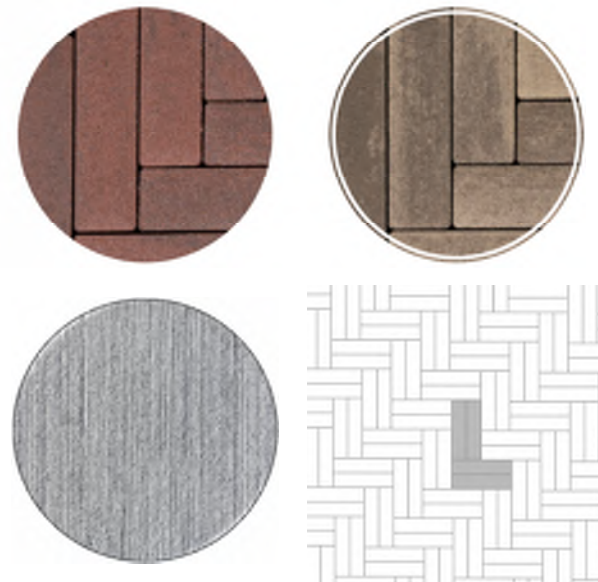
“The front plaza is a good feature, but should have more study.”

“This part of the City is a bit more of a suburban area of the City and should have more planting and less paving.”

“...when plaza is not in use for events...It should feel vibrant all year...”

“Striping and finishing of the plaza is adding up to something a little outdated.”

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PARK HEIGHTS SENIOR BUILDING

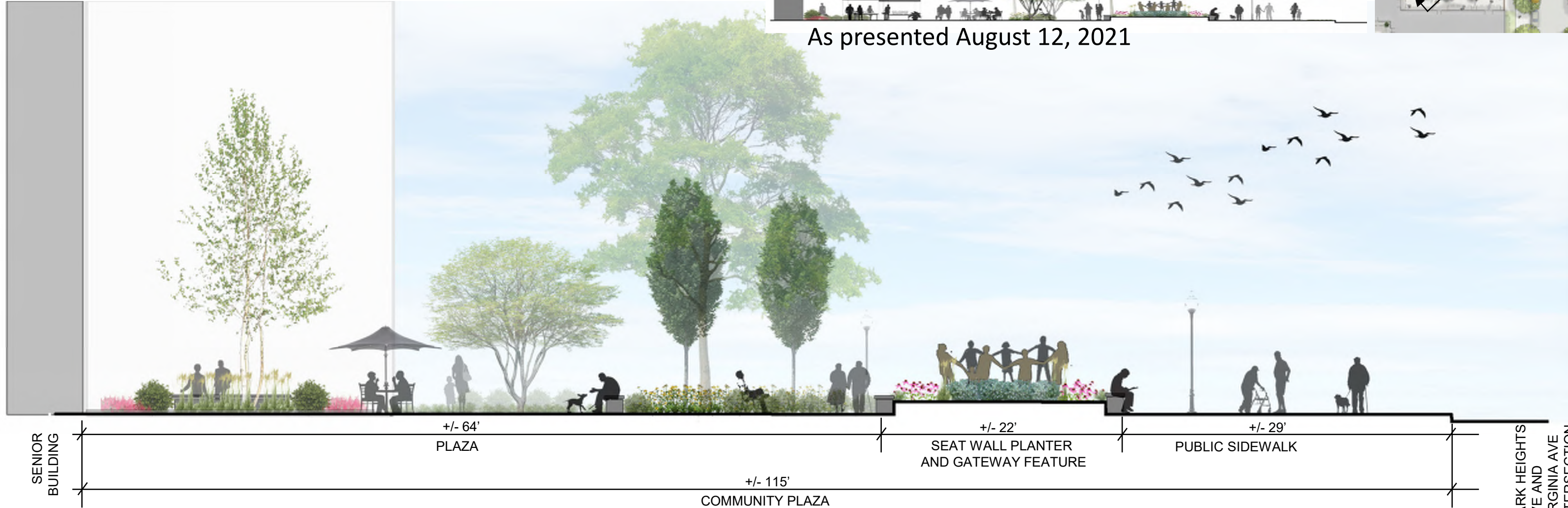


COMMUNITY PLAZA Section A - A'

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As presented August 12, 2021



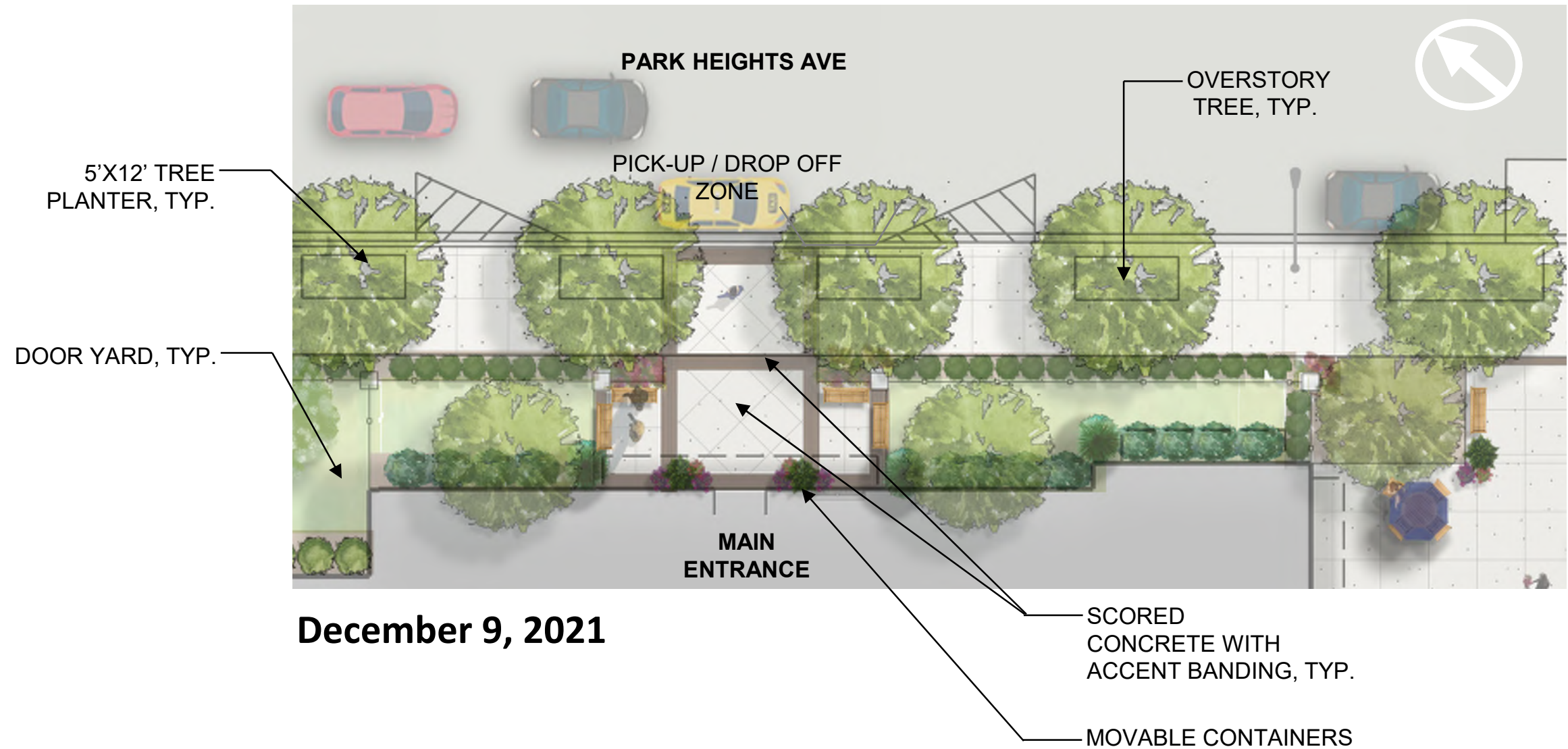
MAIN ENTRANCE



As presented May 6, 2021

“Main entrance beginning to work better. Extend the paving from front door to curb edge to further announce the entry point.”

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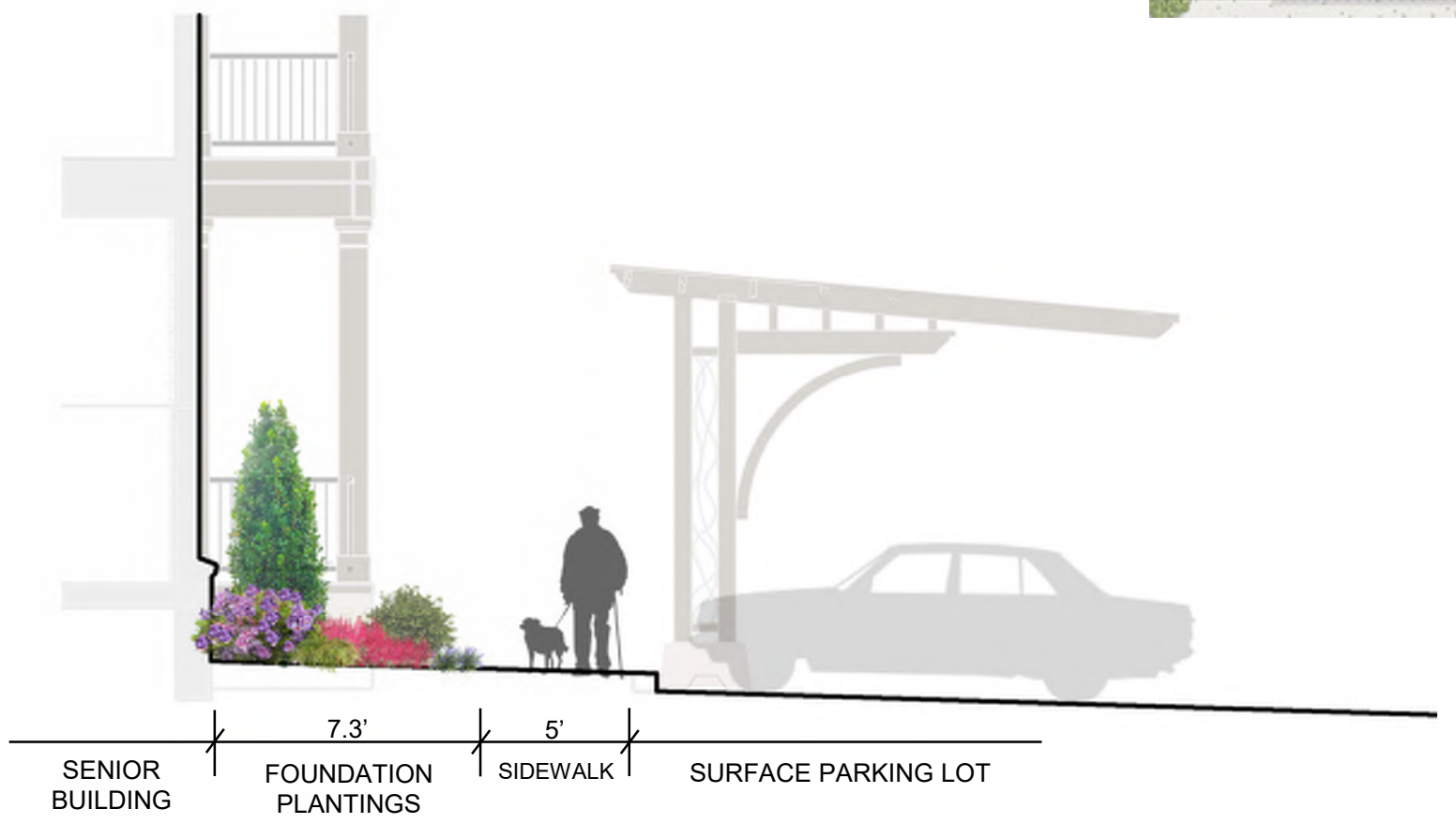
SURFACE PARKING LOT Section D – D'



“The sidewalk area between parking and building on the rear façade is very narrow. Make sure there is enough buffer between the at grade windows and the parking lot.”

“The alley side of the site could have more screening of the parking lot from the alley. It shouldn’t feel like “alley parking”. Take into consideration of those residents with less mobility...help create a vertical edge and create a more meaningful boundary.”

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SOLAR CANOPIES



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SOLAR CANOPIES



SENIOR GREEN Evolution

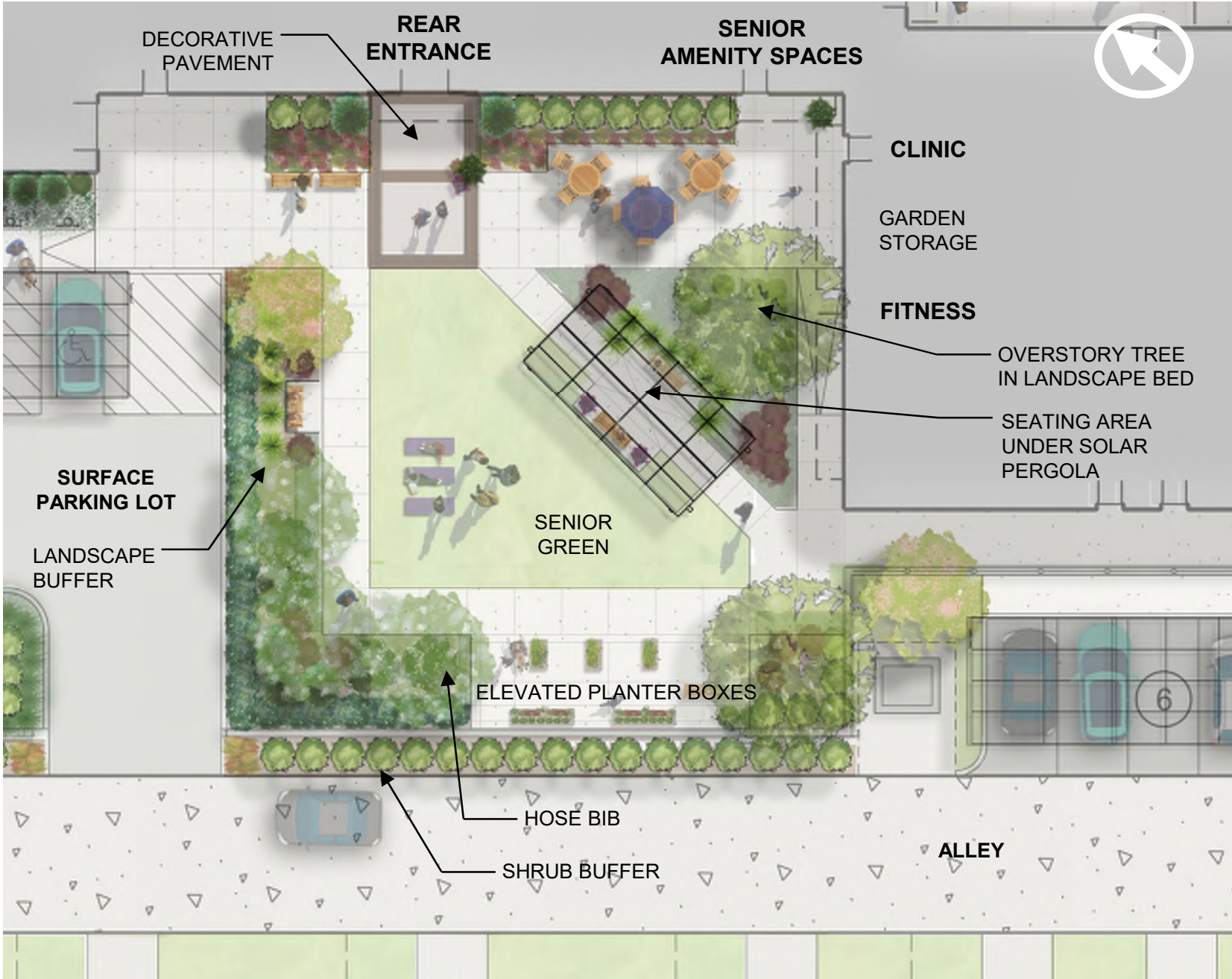


As presented August 12, 2021

“Continue to study the green area in the rear to determine if it is large enough for the named programming activities such as yoga.”

“Growing area is a good idea. Is there water access, storage, etc so it can be successful and not lie fallow. Four season landscape is critical.”

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SOLAR CANOPIES



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SOLAR STUDY SLIDE



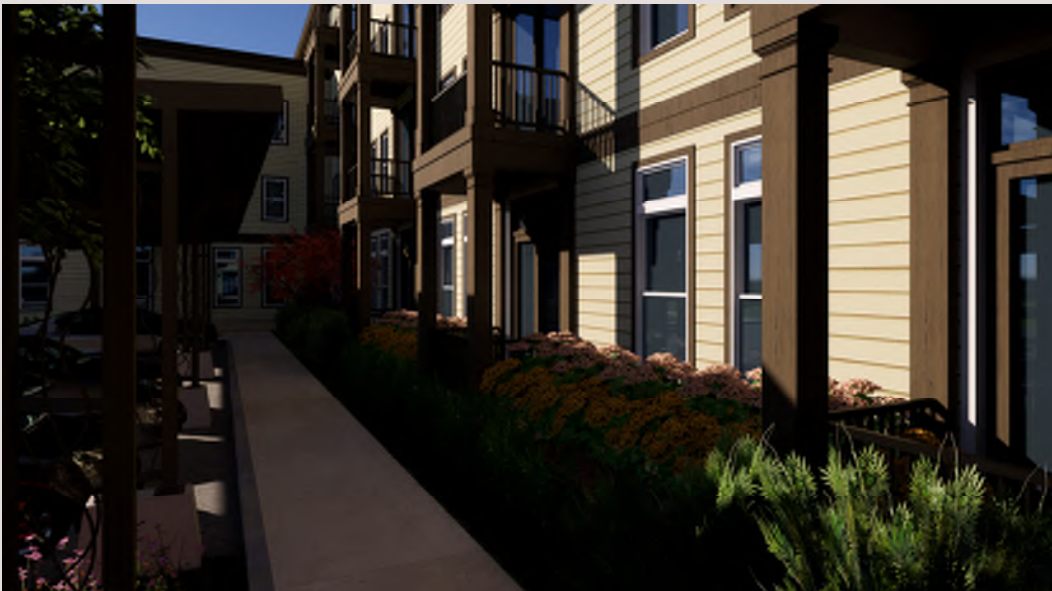
June 26 11:15 AM



November 22 10:45 AM



December 21 10:00 AM



June 26 5:00 PM



November 22 3:00 PM



December 21 2:00 PM



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SOLAR CANOPIES



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