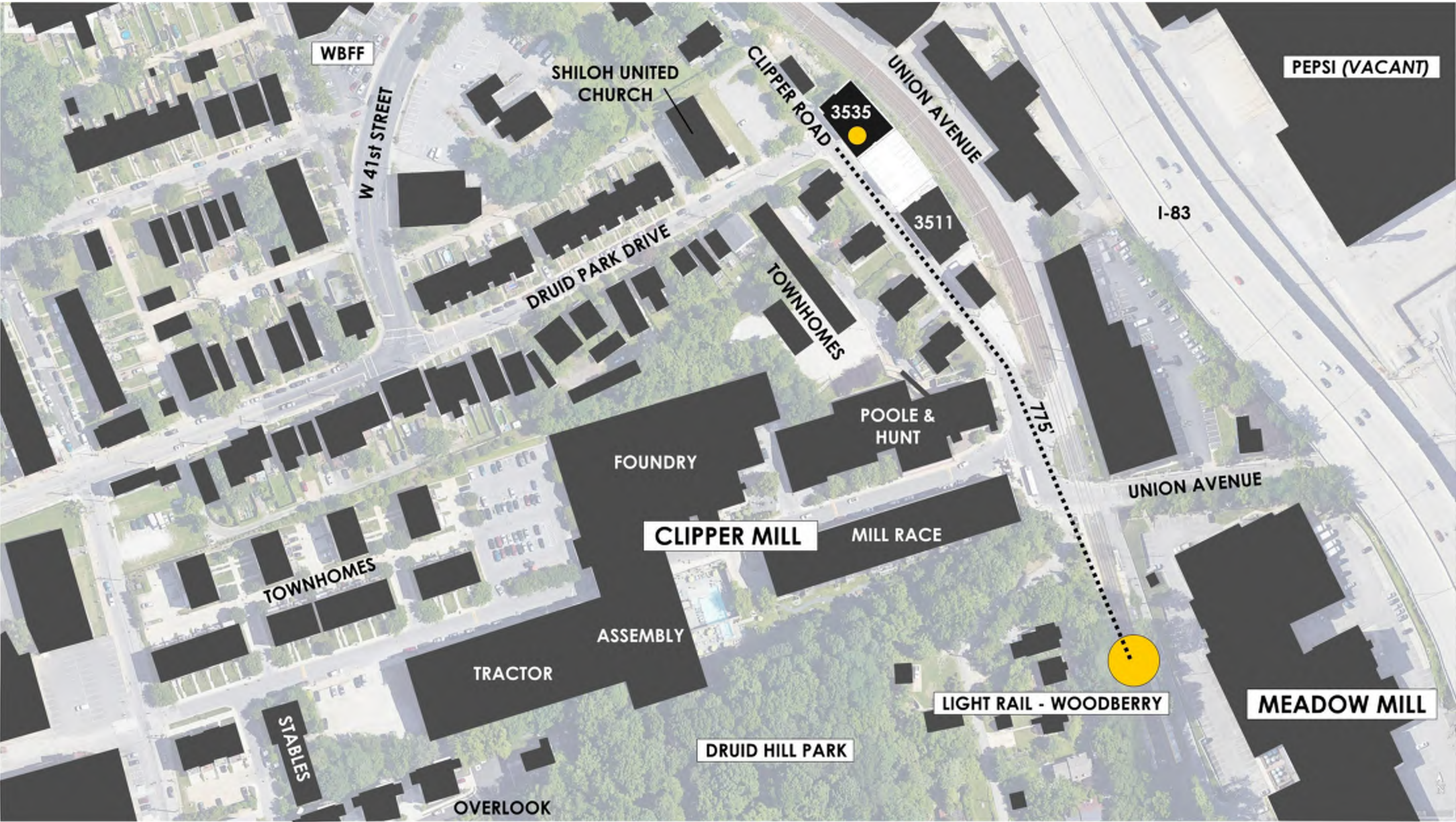
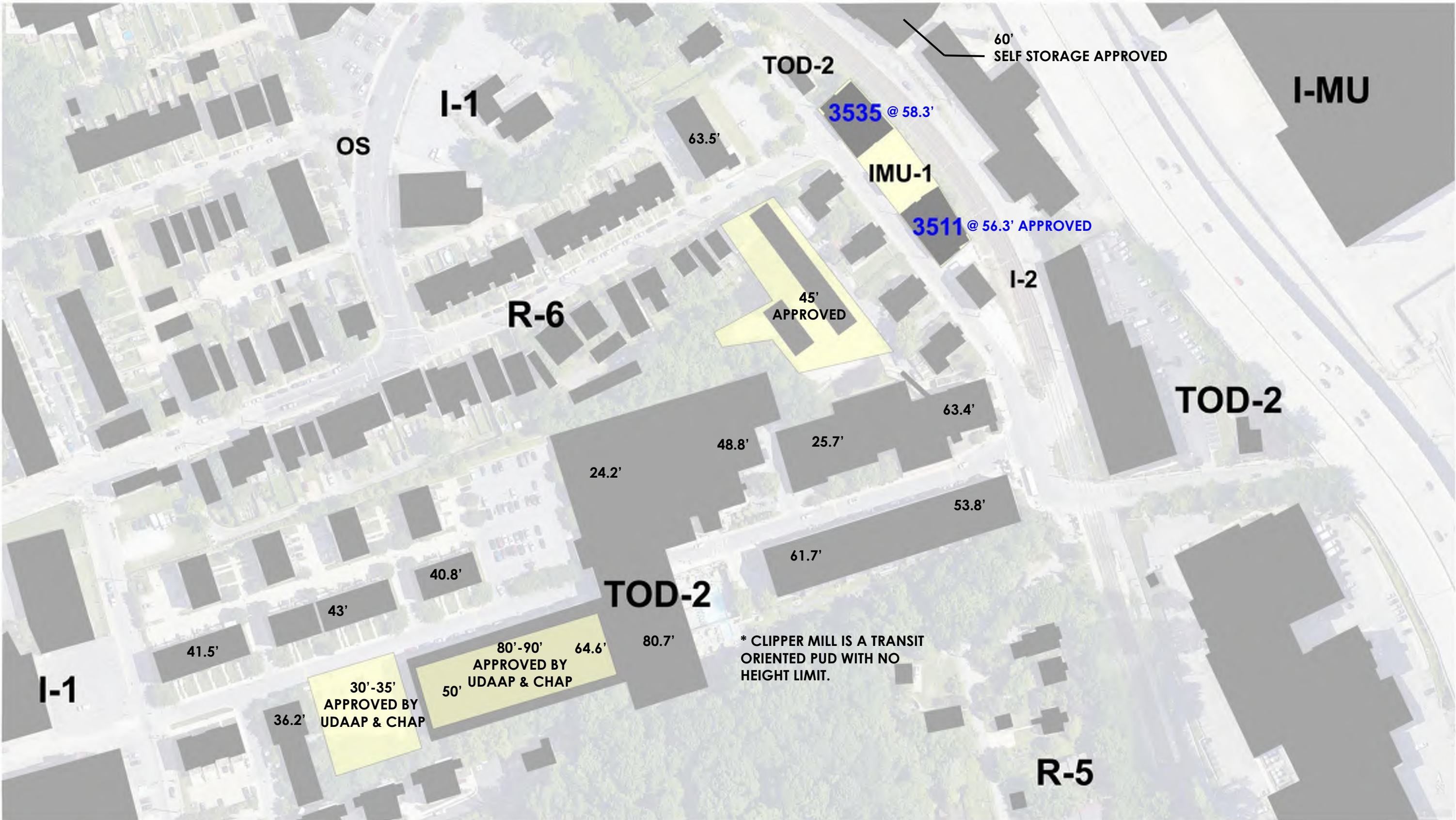


3535 Clipper Road
Baltimore, MD 21211
A Transit Oriented Development

CHAP Design Review
August 19, 2020

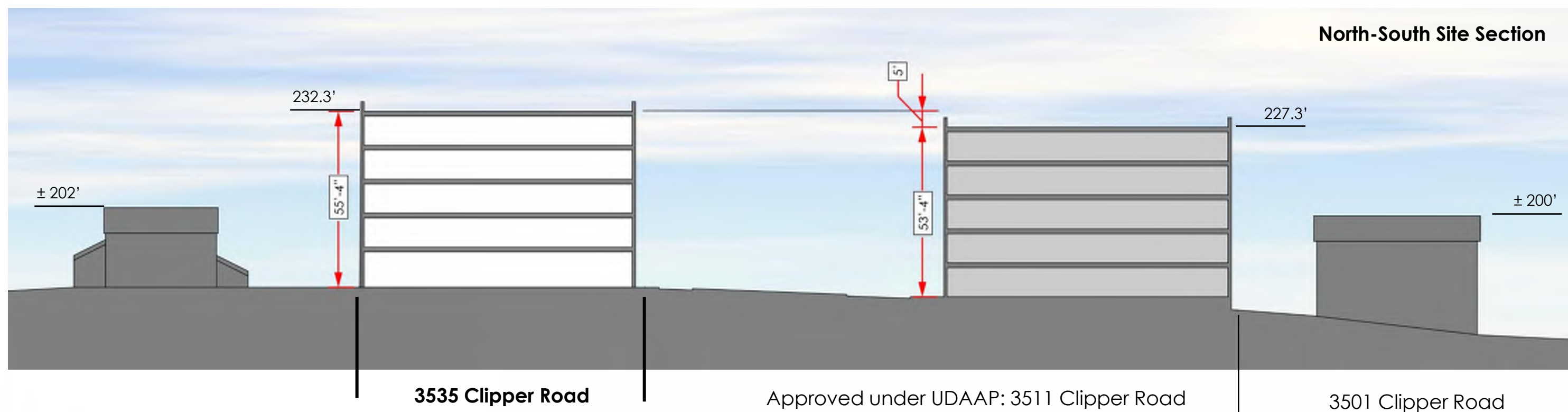
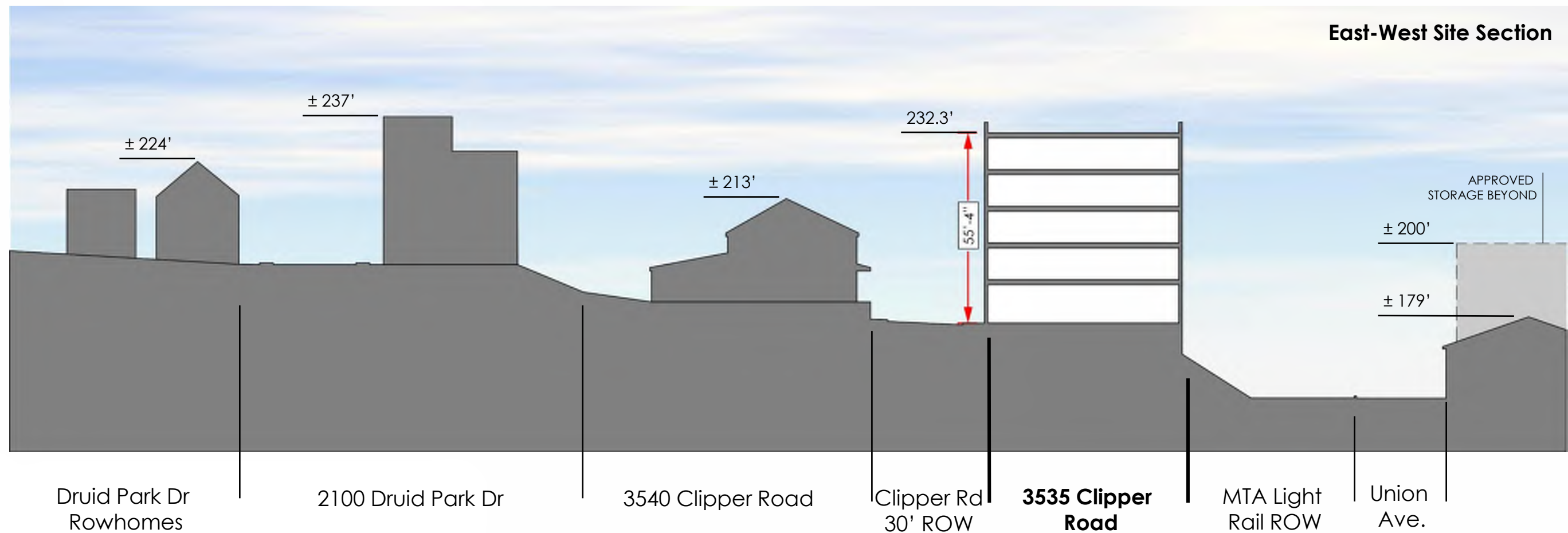


Vicinity Plan



 FUTURE DEVELOPEMENT SITE

Zoning and heights



TOD-2

TRANSIT-ORIENTED DEVELOPMENT, OR TOD, INCLUDES A MIX OF COMMERCIAL, RESIDENTIAL, OFFICE AND ENTERTAINMENT USES CENTERED AROUND OR LOCATED NEAR A TRANSIT STATION.

DENSE, WALKABLE, MIXED-USE DEVELOPMENT NEAR TRANSIT ATTRACTS PEOPLE AND ADDS TO VIBRANT, CONNECTED COMMUNITIES.

TOD PRIMARILY OCCURS WHEN REGIONAL OR LOCAL GOVERNMENTS ENCOURAGE IT THROUGH LAND USE PLANNING, ZONING LAWS, AND CHANGES TO BUILDING CODES, AMONG OTHER THINGS. WHEN A TOD COINCIDES WITH A FEDERALLY FUNDED TRANSIT PROJECT, FTA MAY PROVIDE FINANCIAL ASSISTANCE, TECHNICAL ASSISTANCE, TRAINING, AND OTHER RESOURCES TO COMPLEMENT THE REGIONAL OR LOCAL TOD.

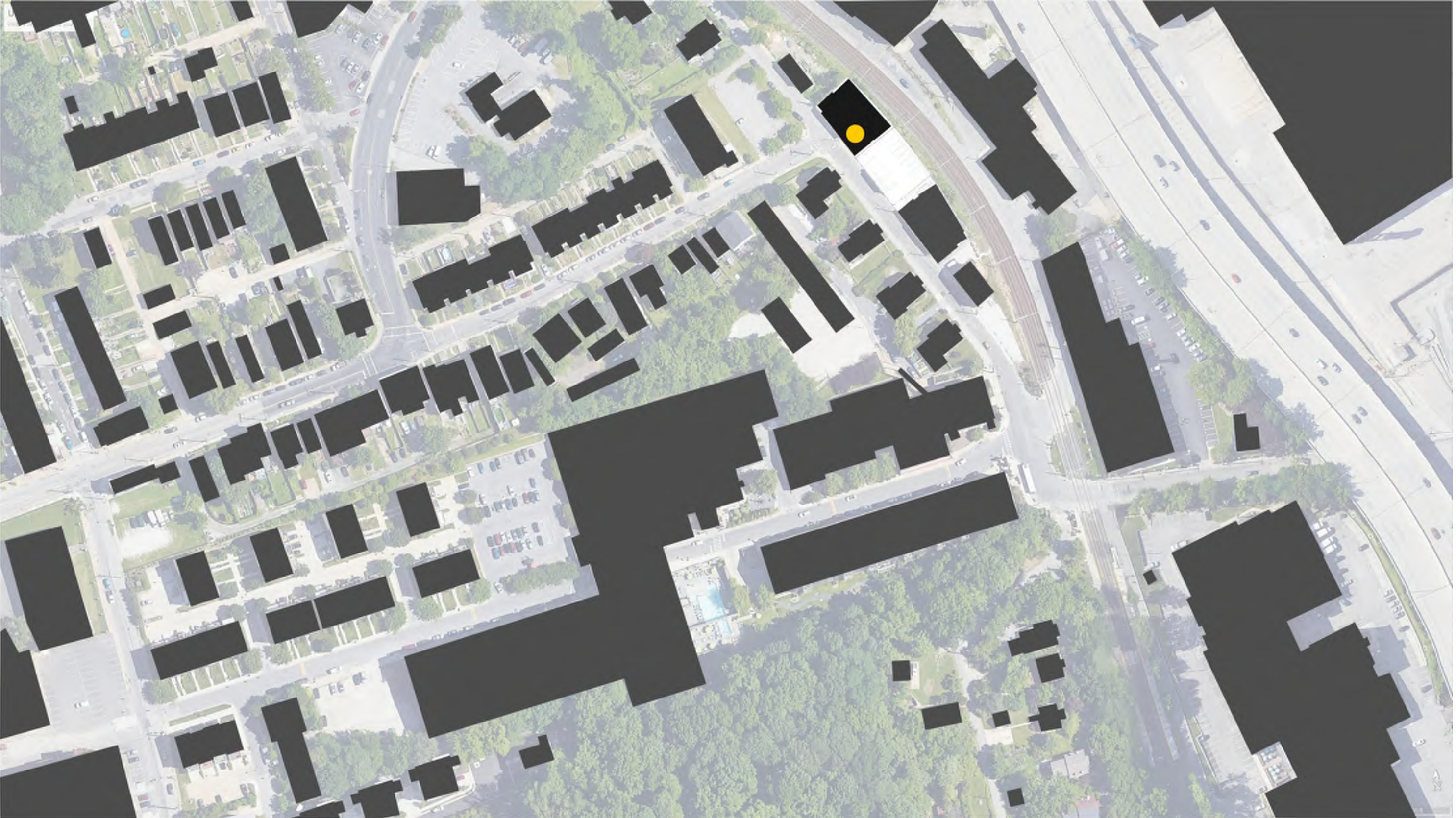
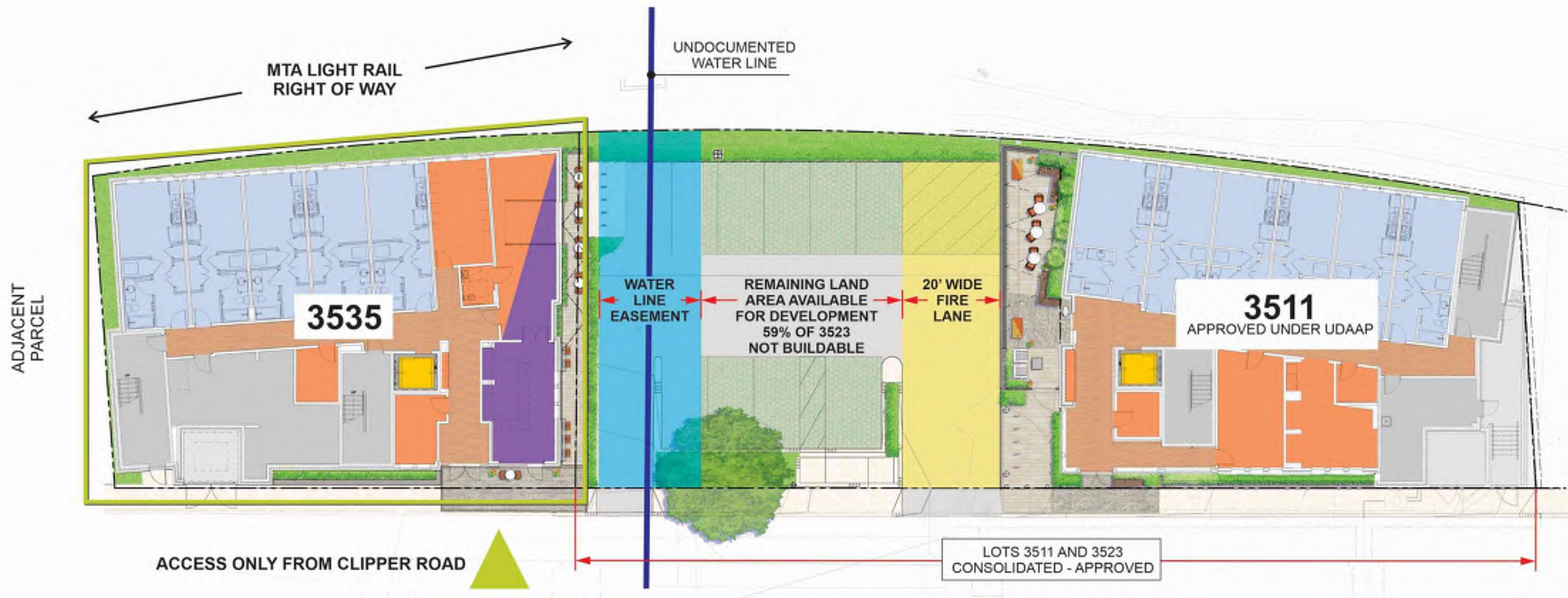
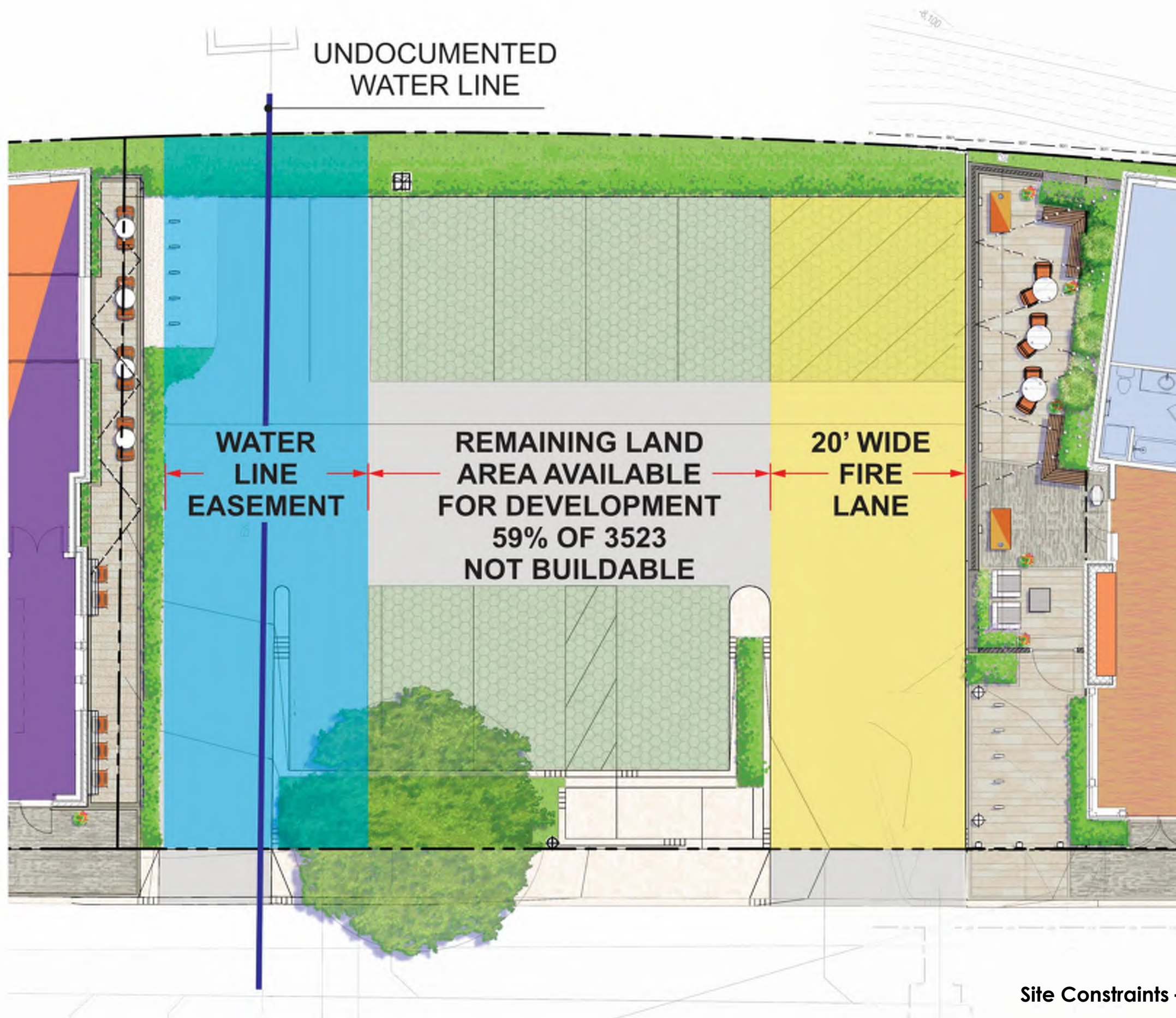


Figure-Ground



Site Constraints
Scale: 1" = 20'-0"



Site Constraints – Enlarged 3523
Scale: 1" = 10'-0"

3535 Clipper Road

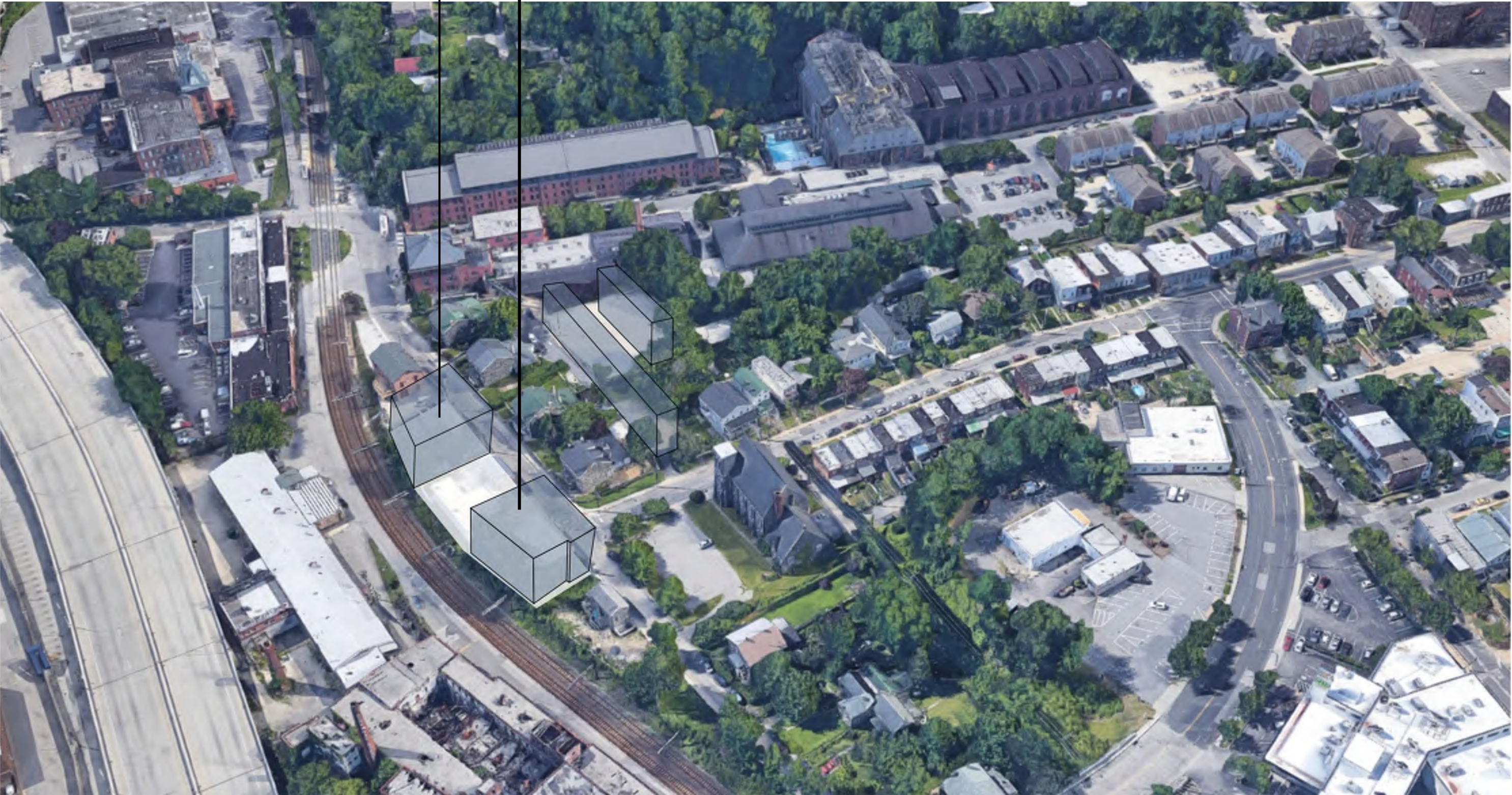
Approved under UDAAP: 3511 Clipper Road



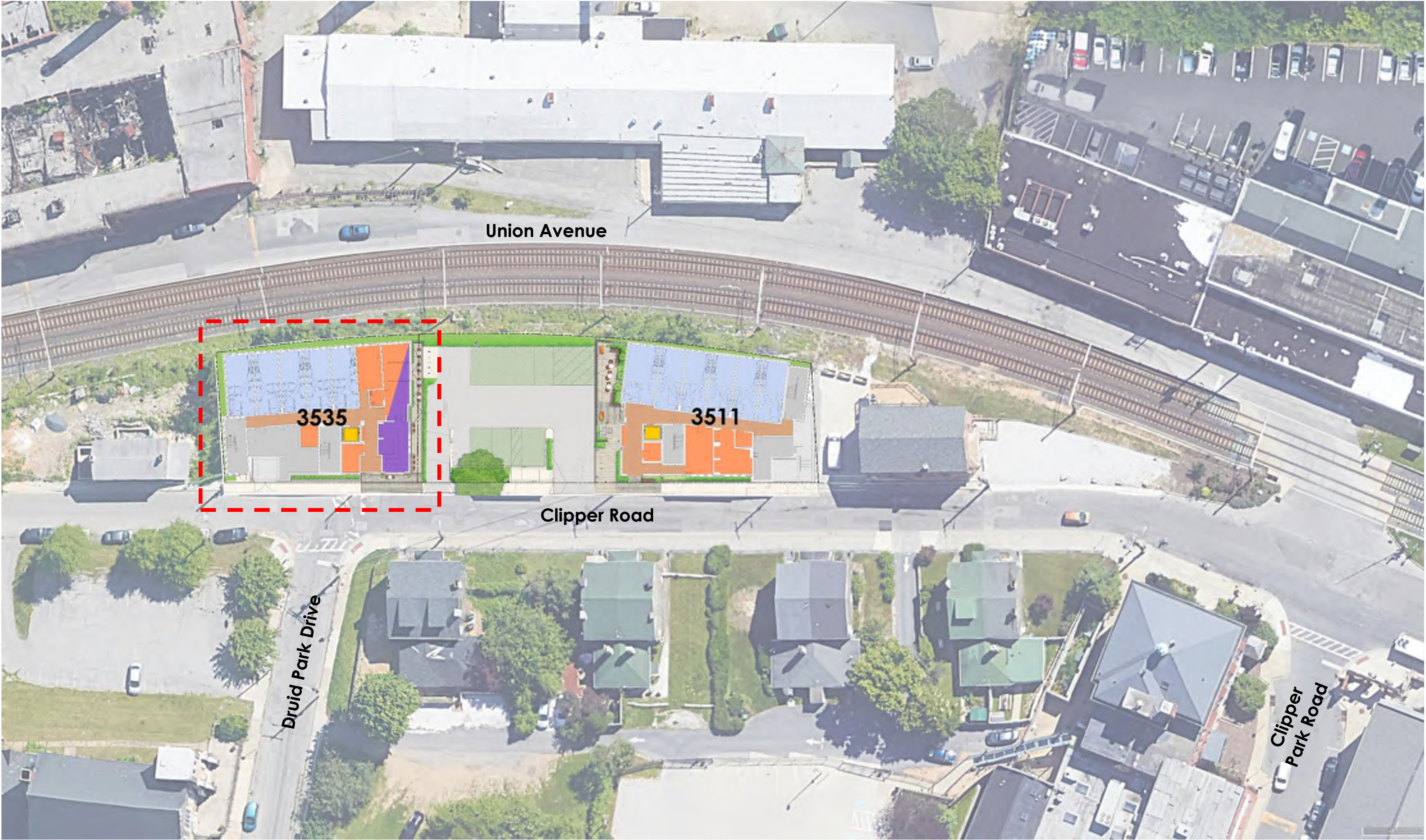
Context – Aerial Image from South

Approved under UDAAP: 3511 Clipper Road

3535 Clipper Road



Context – Aerial Image from North



Context

3535 CLIPPER ROAD



view from south on Clipper Rd

view from north on Clipper Rd



view from Druid Park Dr

Existing site

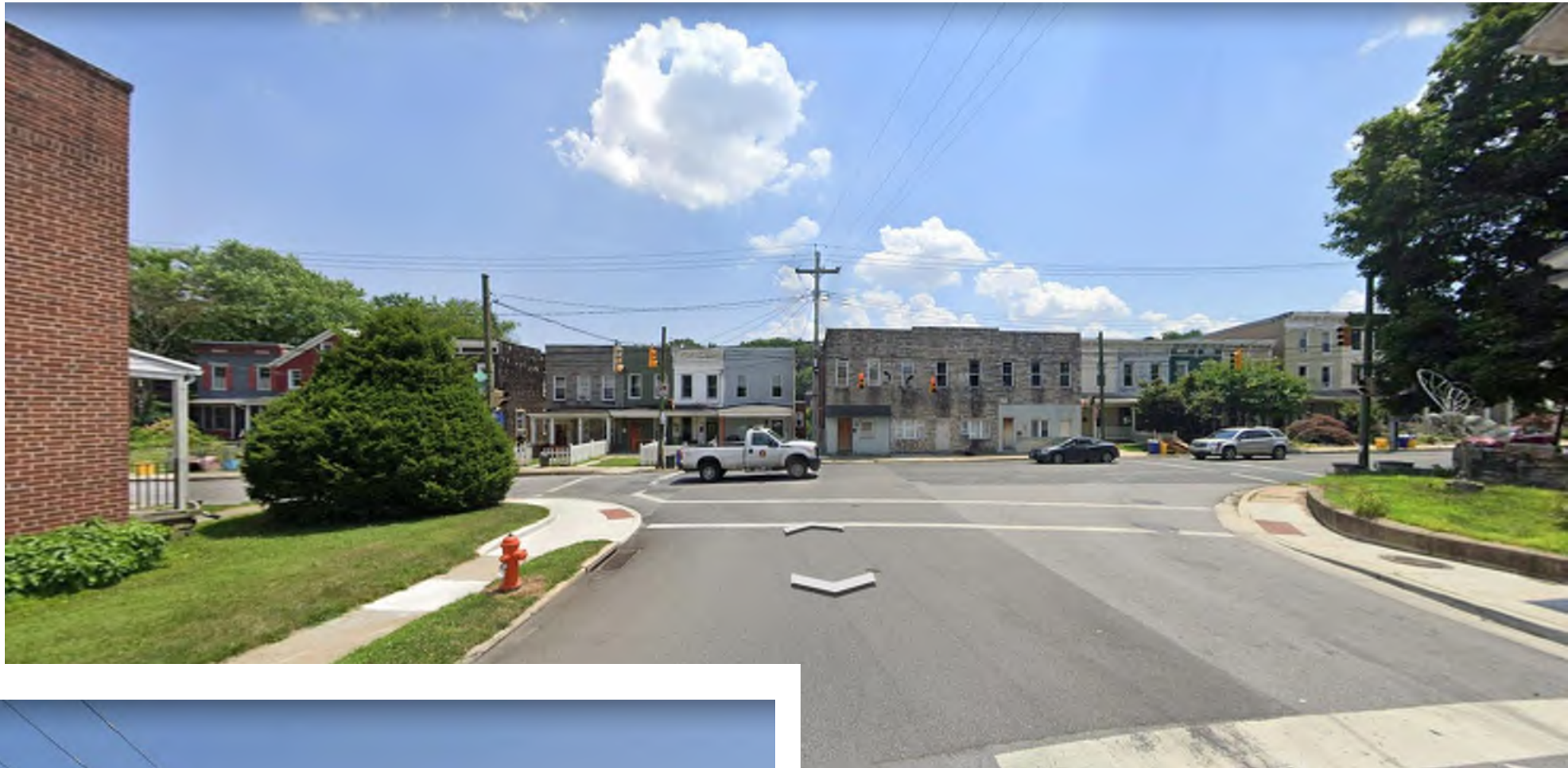


view from north

view from south



Existing site



Gateway – Union Ave and Clipper Road

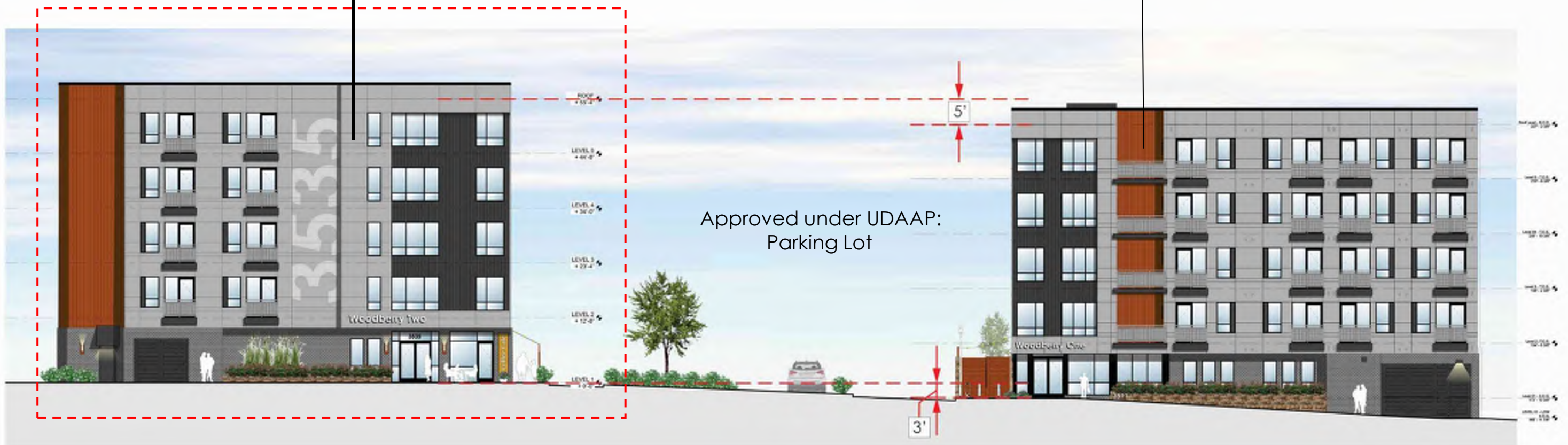


Gateway – W 41st Street and Druid Park Dr.

Existing Gateways to Woodberry

3535 Clipper Road

Approved under UDAAP:
3511 Clipper Road



Overall West Elevation
Scale: 1" = 20'-0"

3535 CLIPPER ROAD



West Elevation
Scale: 1/8" = 1'-0"

3535 CLIPPER ROAD



South Elevation
Scale: 1/8" = 1'-0"

3535 CLIPPER ROAD

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3511 Clipper Road



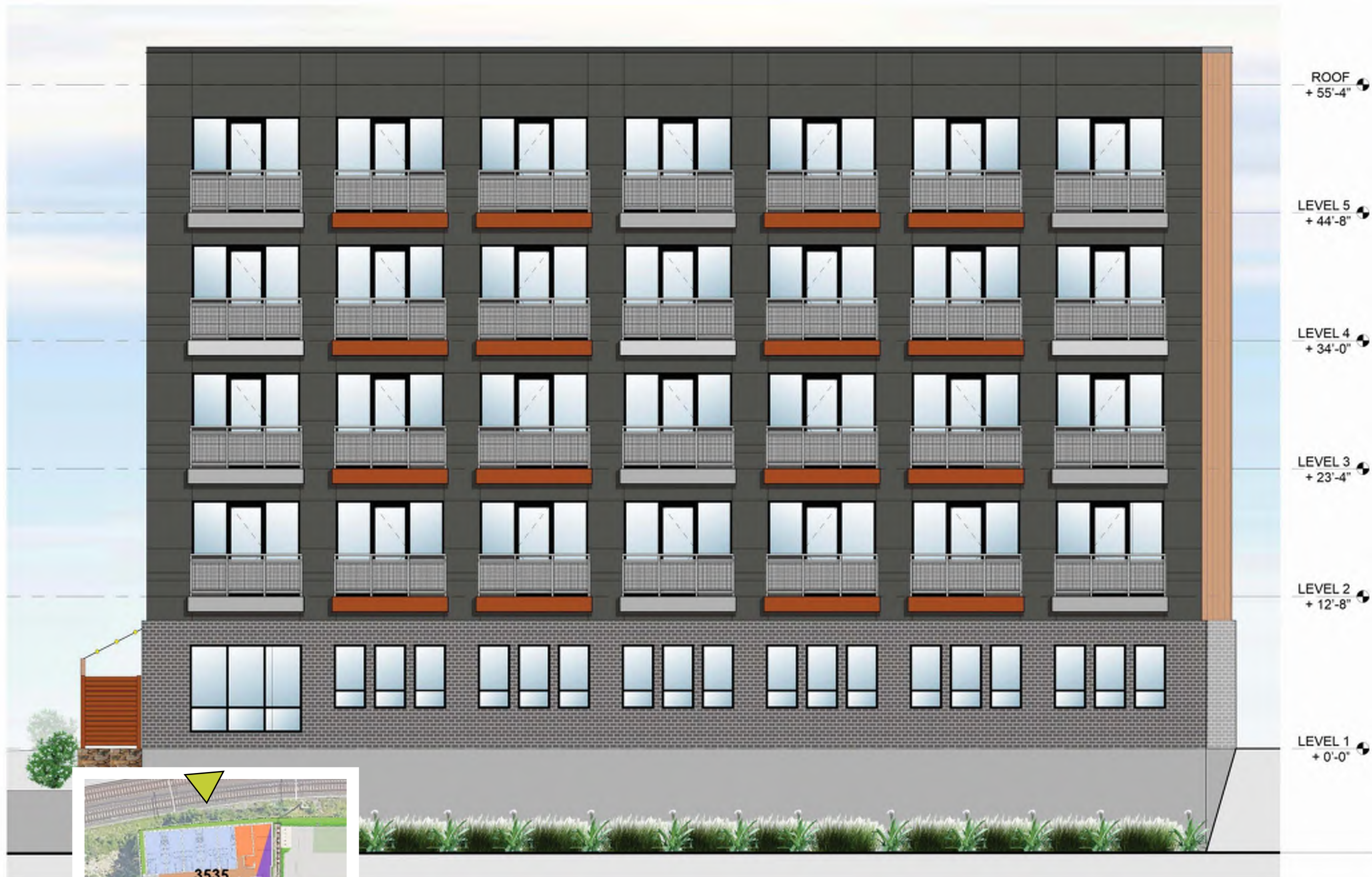
Approved under UDAAP:
Parking Lot

3535 Clipper Road



Overall East Elevation
Scale: 1" = 20'-0"

3535 CLIPPER ROAD



3535 CLIPPER ROAD

East Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"

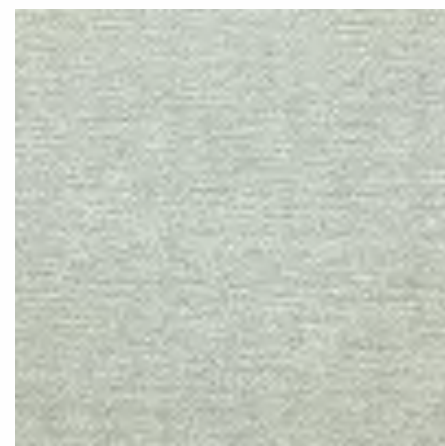


Mixing the new with the old

Fiber Cement Panels



Dark Grey



Light Grey

Charcoal

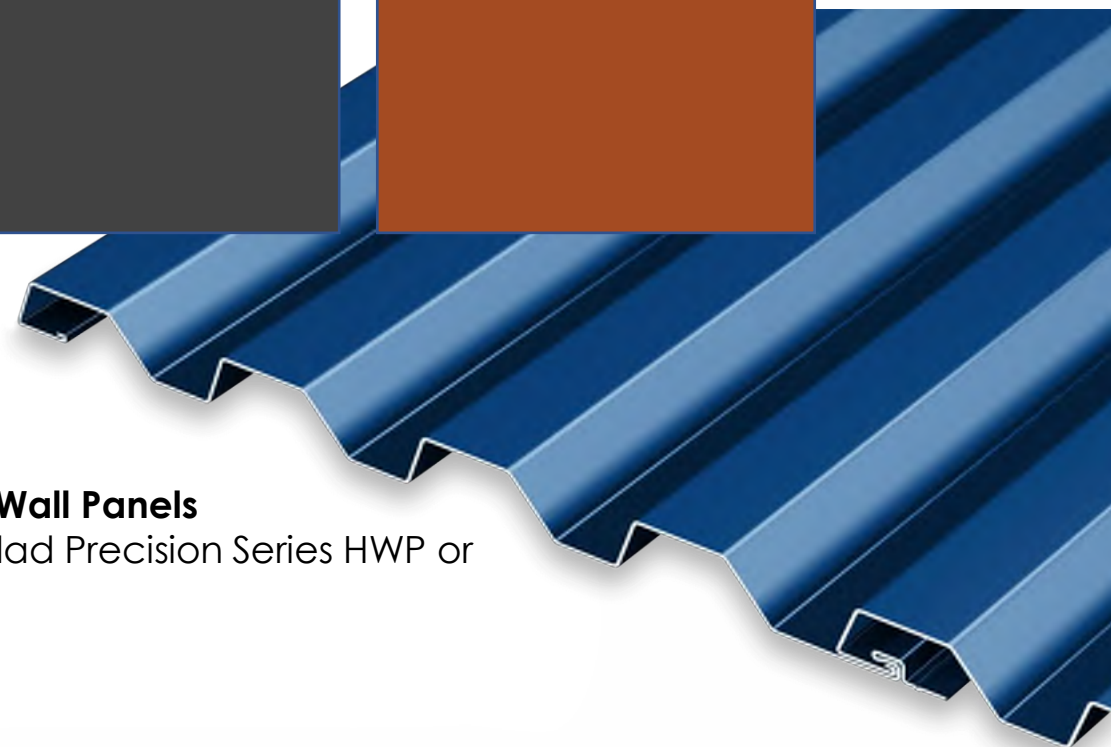


Terra Cotta



Metal Wall Panels

Pac-Clad Precision Series HWP or similar



Stone Veneer @ Planter



Natural Facings Crystal Creek LedgeStone or similar

Brick Veneer



Glen Gery Ebonite Smooth or similar

Proposed Materials

OVERLOOK TOWNHOMES



Black Windows
w/ Metal Wall
Panels

Stone Veneer

Fiber Cement Panels / Siding

Stone Veneer and
Brick Combo



Metal Wall
Panels

MILL RACE BUILDING



2001 DRUID PARK DR. TOWNHOMES
- APPROVED



POOLE & HUNT BUILDING

Brick

Materials and
Color Pallet Precedence



Massing

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3511 Clipper Road



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Aerial



Context View – Looking North West on Clipper Road



Massing Context - View 1



Massing Context - View 2



Massing Context - View 3



Massing Context - View 4



Massing Context - View 5



Massing Context - View 6

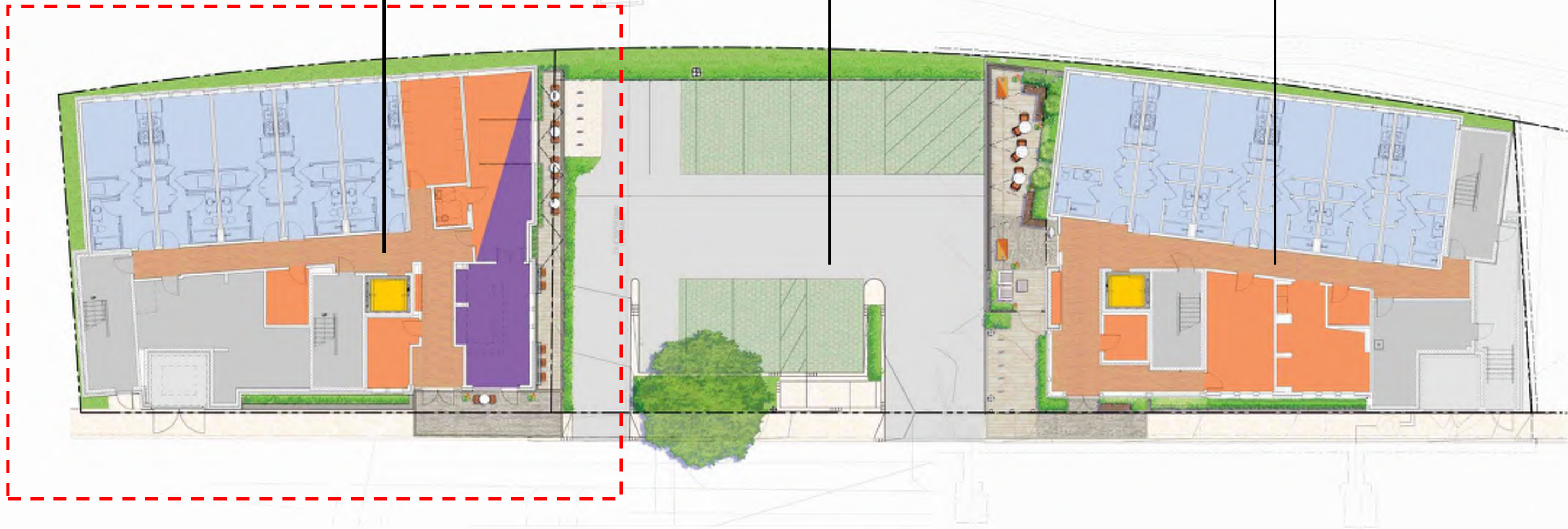


Massing Context - View 7

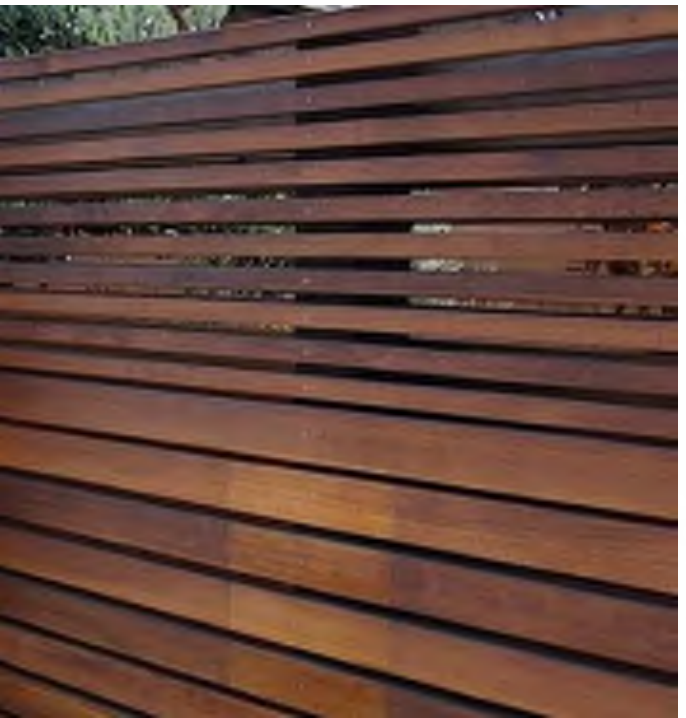
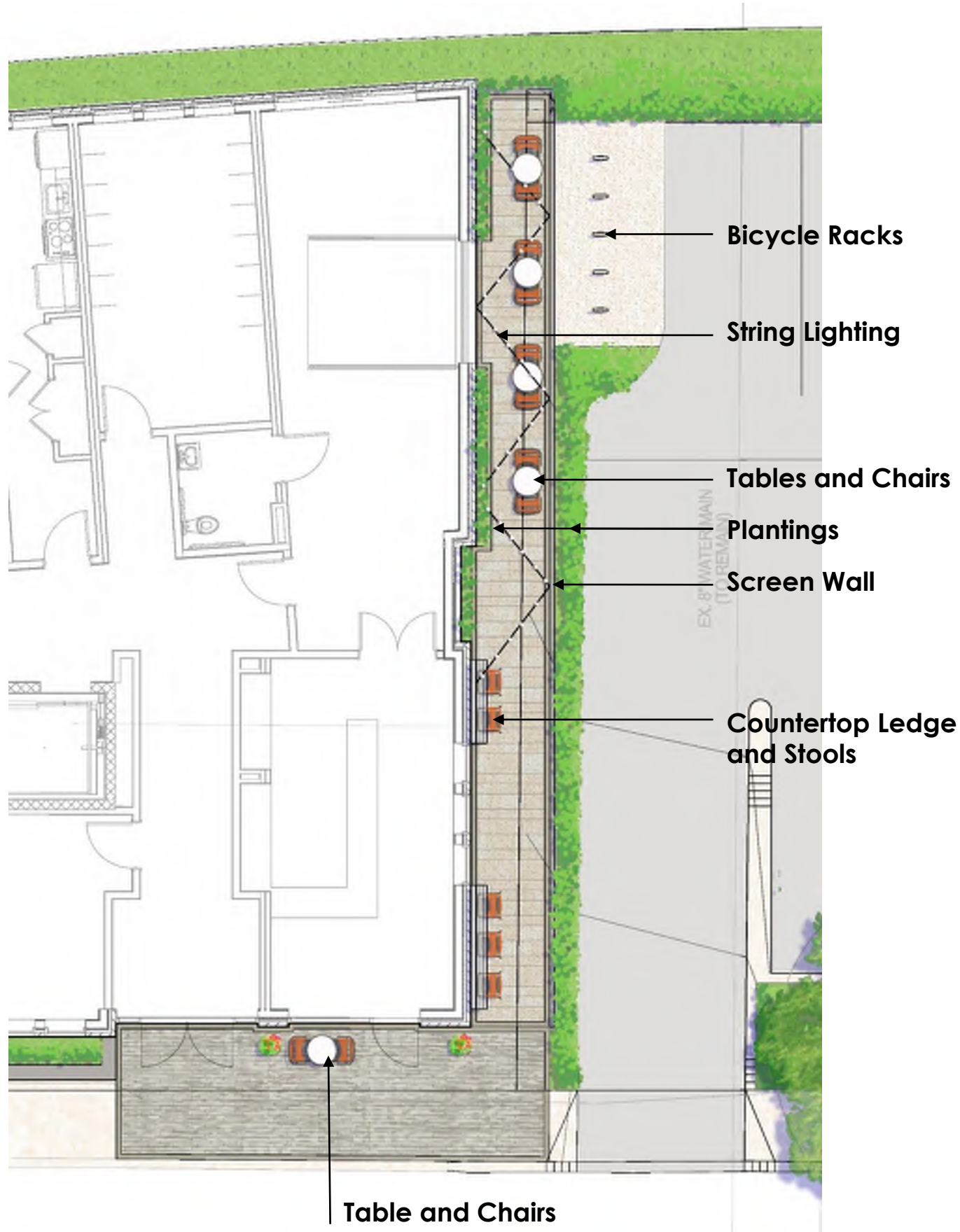
3535 Clipper Road

Approved under UDAAP:
3523 Clipper Road

Approved under UDAAP:
3511 Clipper Road



Overall Site Plan
Scale: 1" = 20'-0"



Enlarged Courtyard Plan - Concept

Thank you.
