

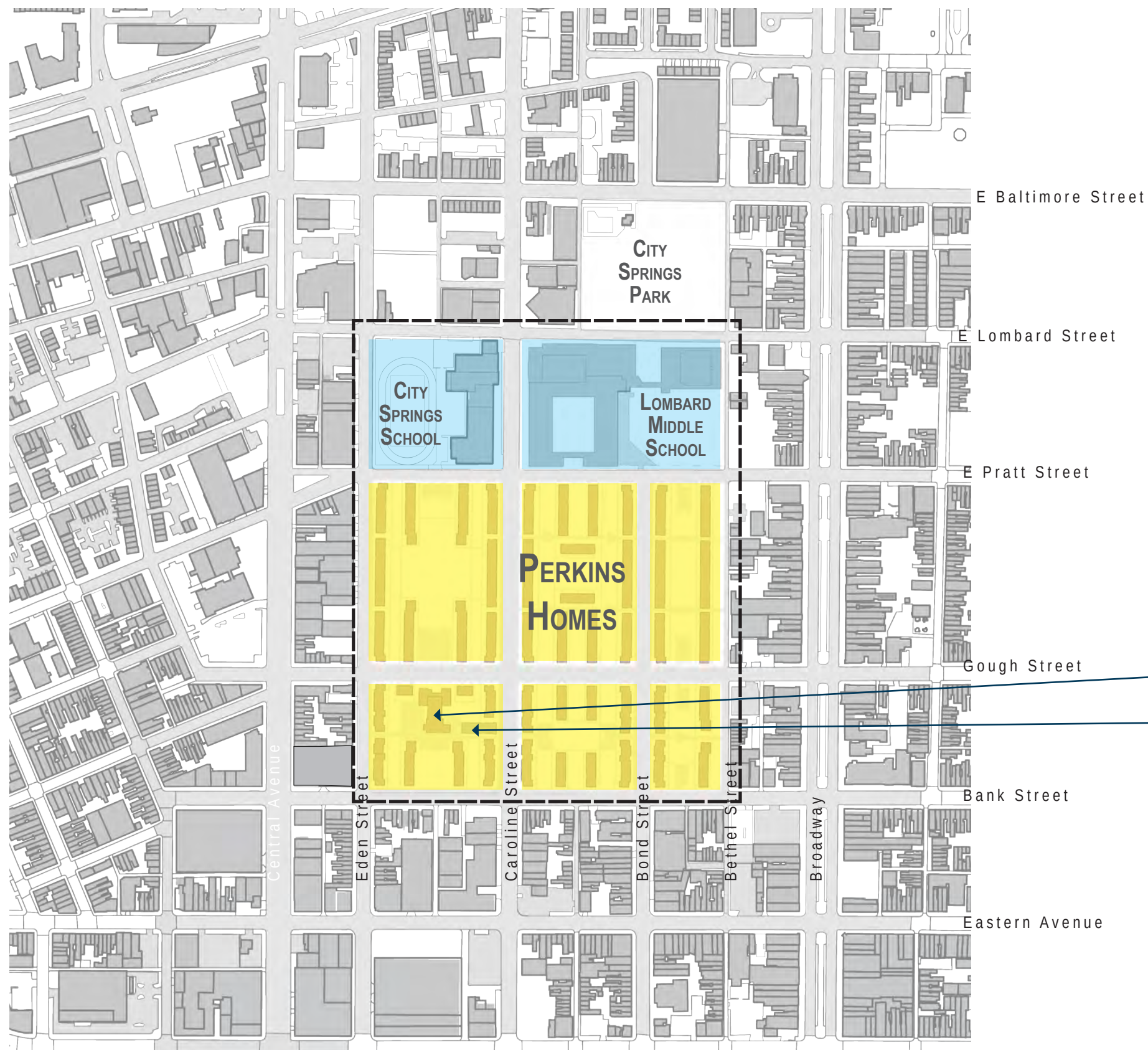
JUNE 26, 2020

Perkins II - Phase 2 Housing Plan

Neighborhood Plan

01 **CONTEXT**

PERKINS HOME DEVELOPMENT AREAS



Existing Community Center

Existing Powerhouse (Living Classrooms)



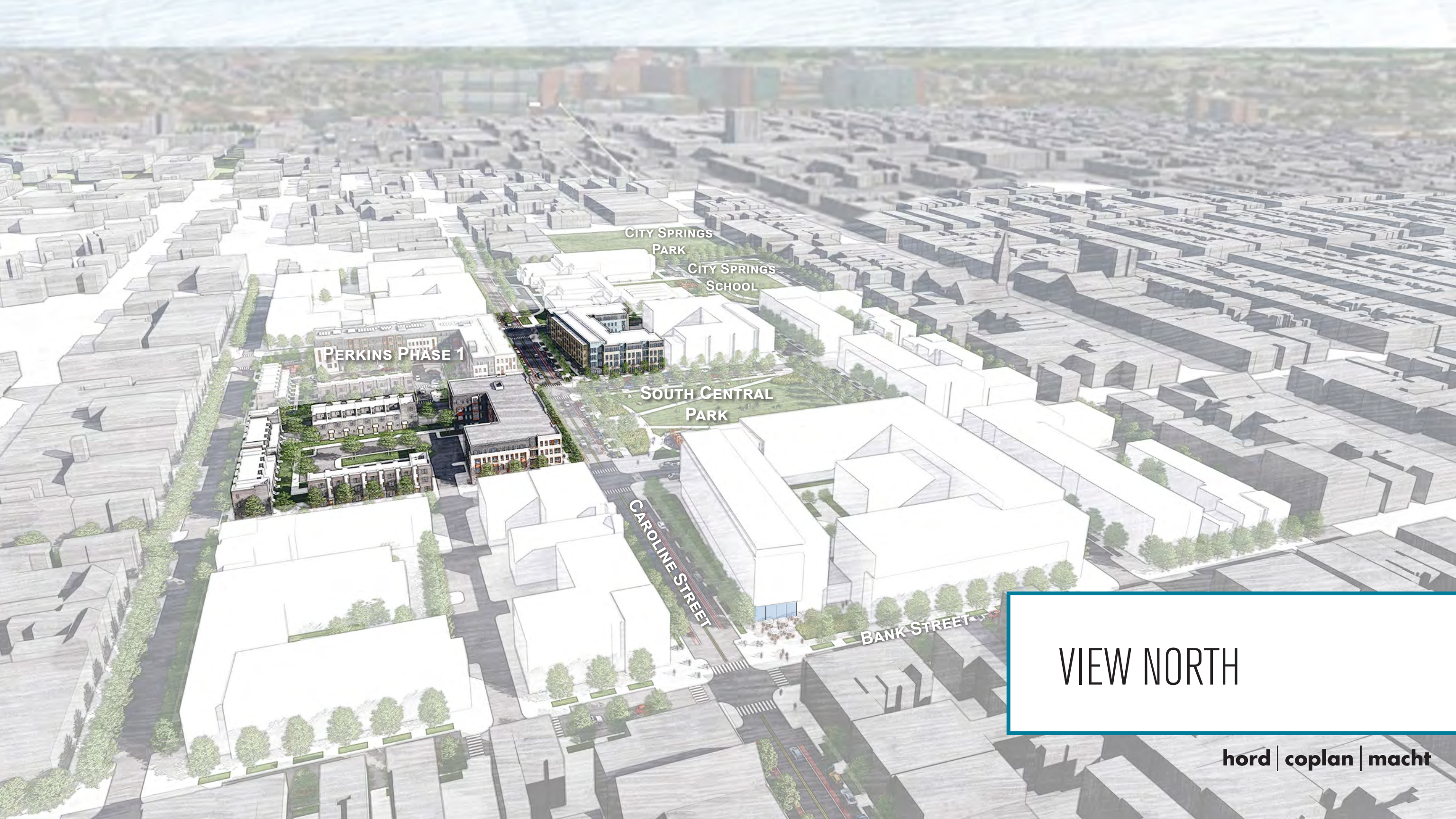
BLOCK DIAGRAM

-  Residential Blocks
-  Public Spaces
-  Common / Public Space Opportunities
-  Complete Street (Caroline Street)



ILLUSTRATIVE PLAN

- New Residential (788 DU)
- New City Springs School
- Existing Powerhouse (Living Classroom)



PERKINS PHASE 1

CITY SPRINGS
PARK

CITY SPRINGS
SCHOOL

SOUTH CENTRAL
PARK

CAROLINE STREET

BANK STREET

VIEW NORTH

02 **BLOCK B**



SITE PLAN BLOCK B

SITE FEATURES

1. Plaza with Cafe Seating
2. Lawn with Planter Seat Walls
3. Play Space- Tot Lot
4. Shade Structure
5. Entry Plaza
- T. Trash/Recycling
- * Stormwater Facility

PARKING SPACES

Surface: 56 SP



Cafe Seating



Seat wall



Pylon Lighting

SITE PRECEDENT



Ornamental Fencing

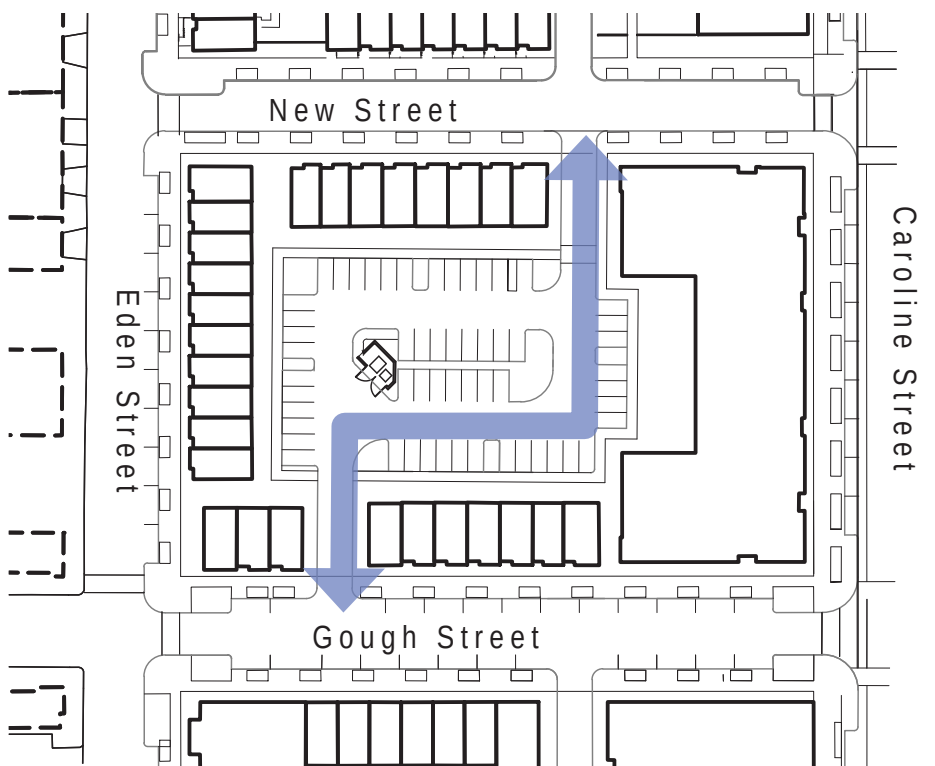
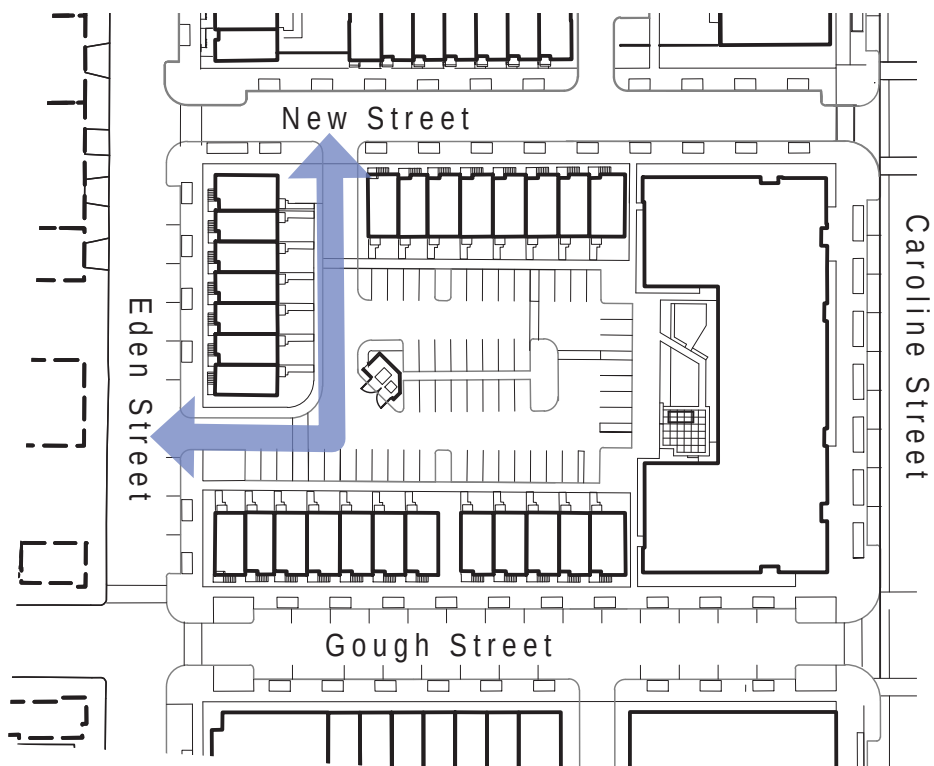
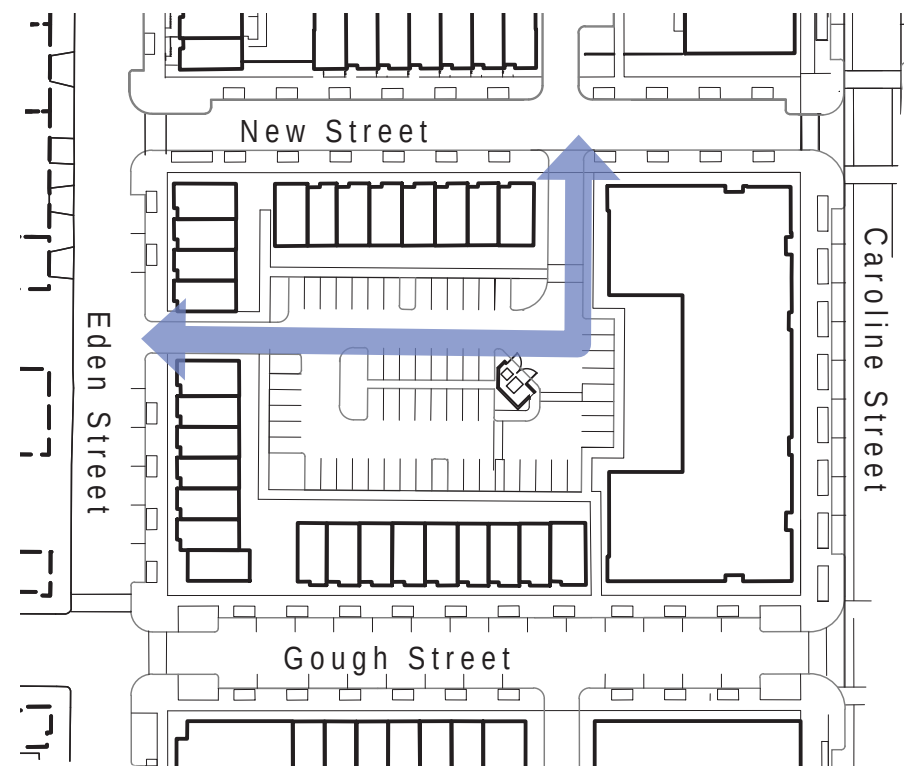


Play Space



Shade Structure

BLOCK B SITE STUDIES



OPTION A

Townhouses: 28 DU
Parking Spaces: 56 SP

- Aligns lane with Block A with single turn to Eden
- Service route through parking court
- Reduced window area for multifamily end unit

OPTION B

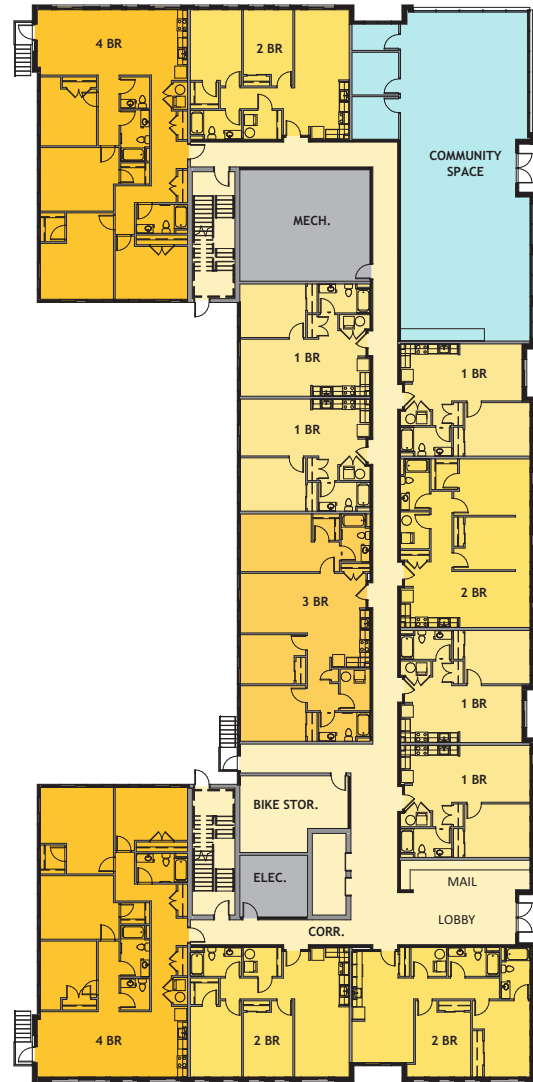
Townhouses: 27 DU
Parking Spaces: 57 SP

- Aligns lane with steam line with single turn to Eden
- Minimal units facing Eden, continuous TH on Gough
- Townhouses without direct access to parking
- Reduced window area for multifamily end units

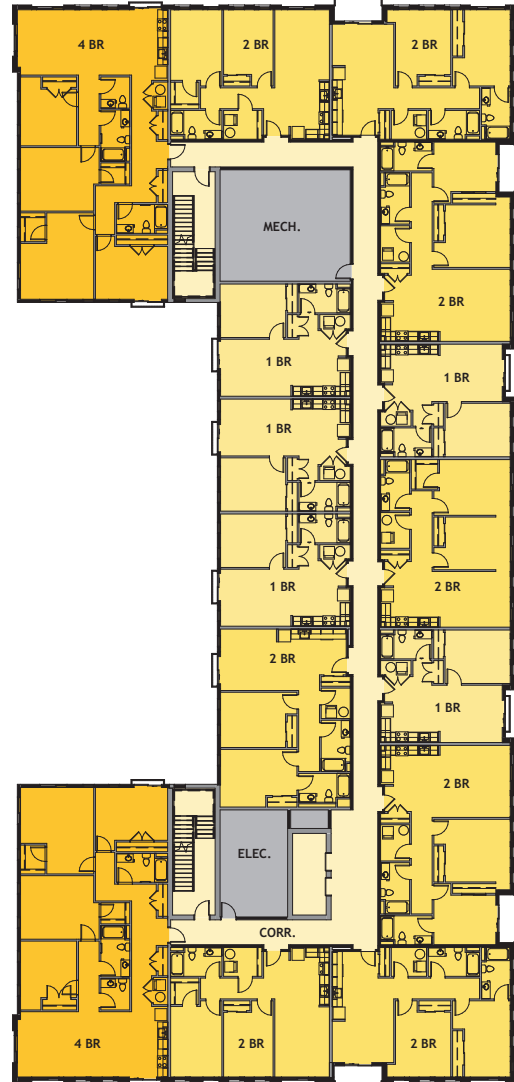
OPTION C

Townhouses: 28 DU
Parking Spaces: 56 SP

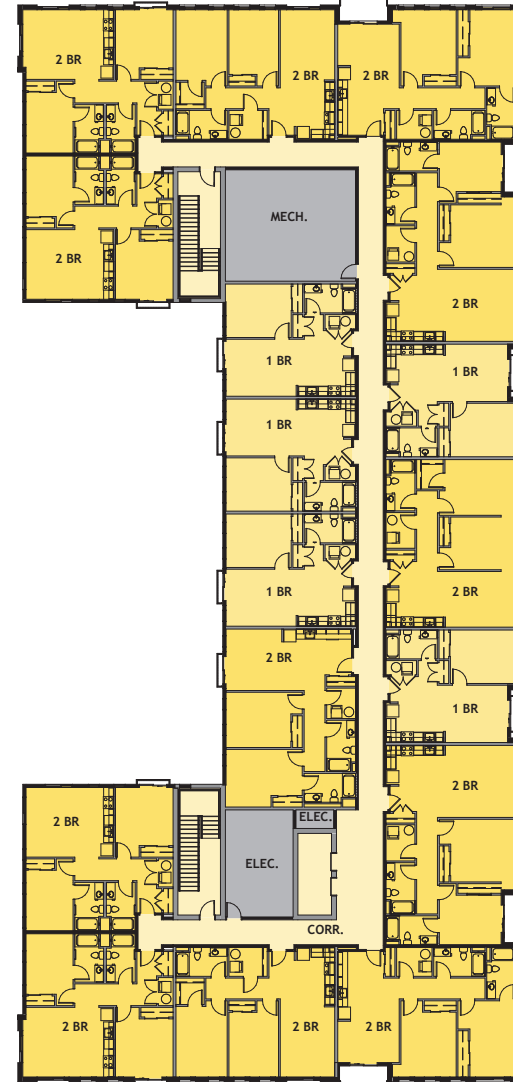
- ‘Z’ lane configuration multiple turns
- Service route through parking court
- Reduced window area for multifamily end unit



FLOOR 1 PLAN



FLOOR 2 PLAN



FLOORS 3 & 4 PLAN

BUILDING B PLANS

BUILDING B

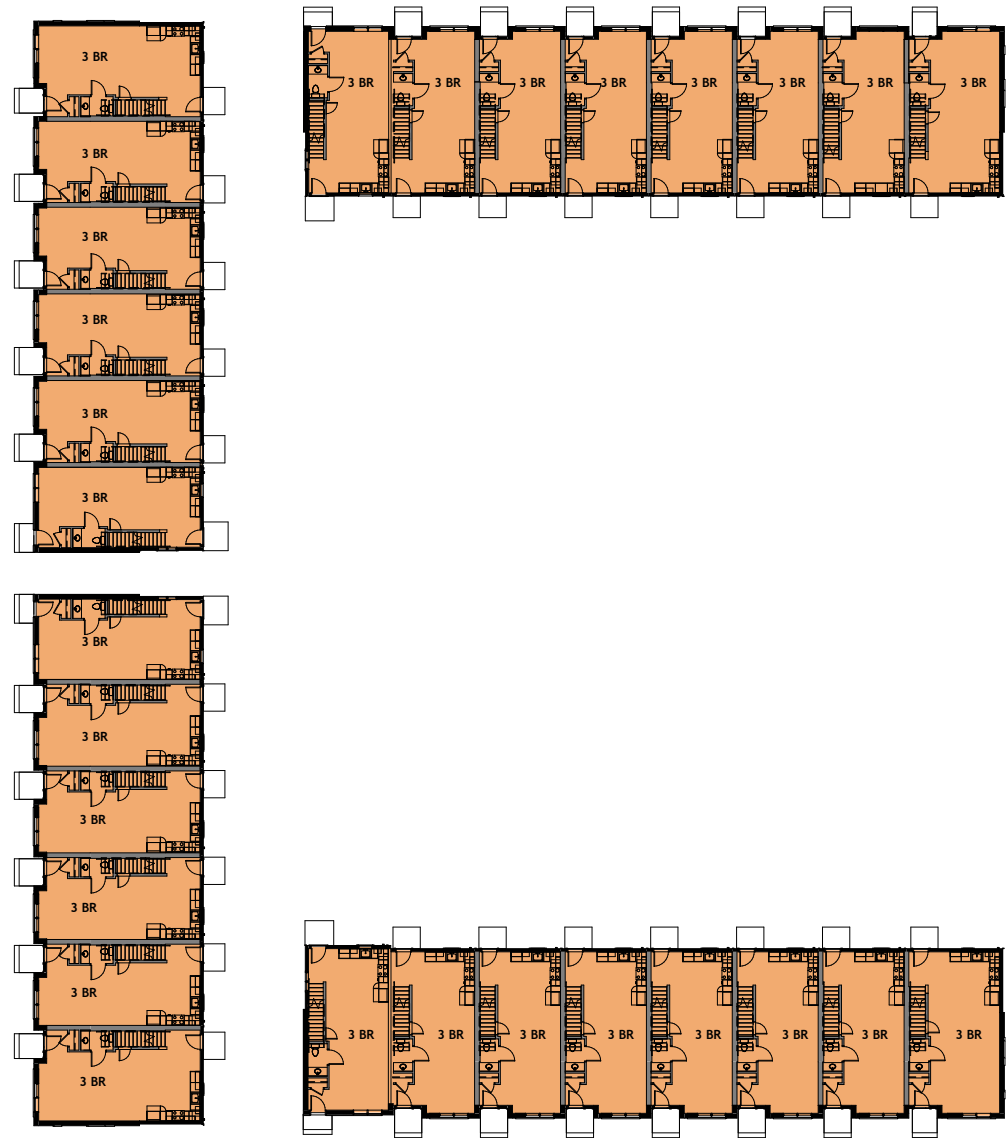
- BACK OF HOUSE
- BLDG B - 1BR
- BLDG B - 2BR
- BLDG B - 3BR
- BLDG B - 4BR
- CIRCULATION
- COMMUNITY SPACE

UNIT SCHEDULE

	Total Units
Multifamily	61
Townhouse	28
Total	89

AREA SCHEDULE

	GSF	NSF
Multifamily	79,000	64,780
Townhouse	48,200	39,524
Total	79,000	64,780



FLOOR 1 PLAN

TOWNHOUSE PLANS



Department

3 BEDROOM TH

UNIT SCHEDULE

	Total Units
Multifamily	61
Townhouse	28
Total	89

AREA SCHEDULE

	GSF	NSF
Multifamily	79,000	64,780
Townhouse	48,200	39,524
Total	79,000	64,780

03 **BLOCK H**



SITE PLAN BLOCK H

Block H East included in Perkins Phase III

- SITE FEATURES**
- 1. Entry Plaza w/ Seat Wall
 - 2. Amenity Terrace
 - 3. Decorative Privacy Screen
 - T. Trash/Recycling
 - * Stormwater Facility

PARKING SPACES

Garage:	27 SP
Surface (off-street):	8 SP
Surface (on New Street):	4 SP



Stoop over Raingarden



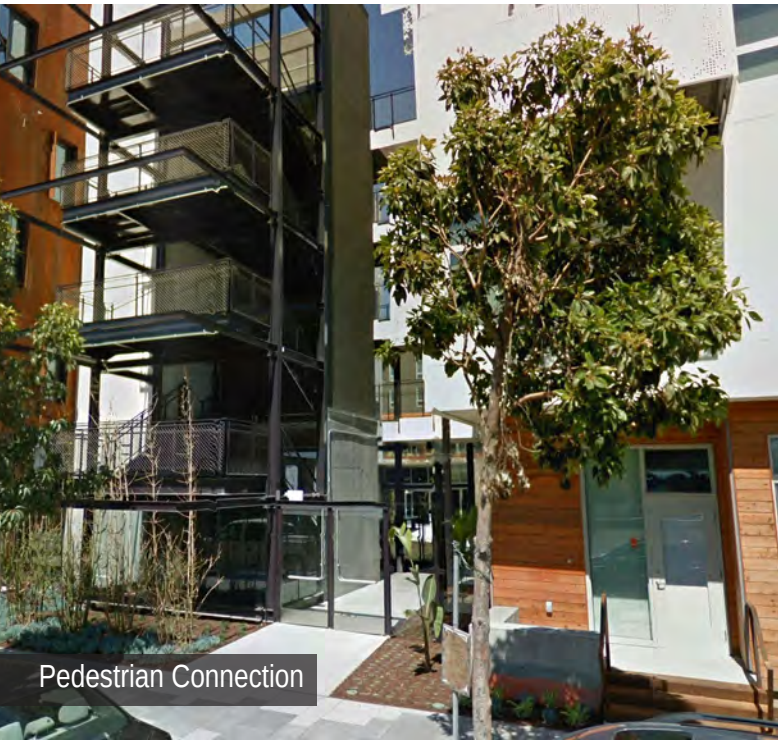
Entry steps & seat wall



Amenity Terrace

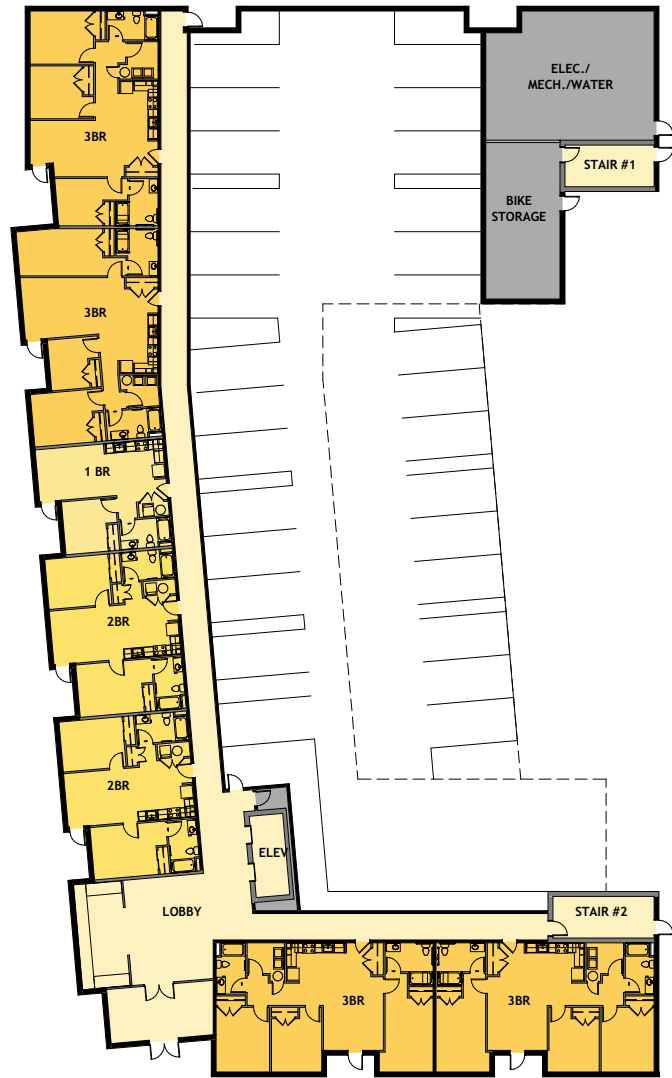


Screen Wall

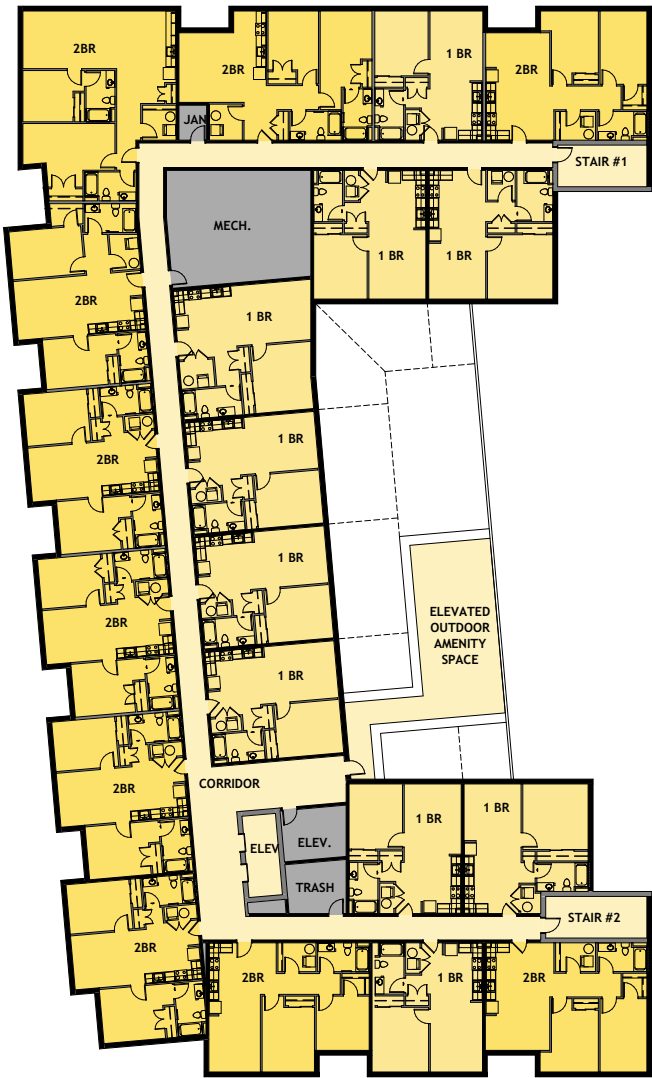


Pedestrian Connection

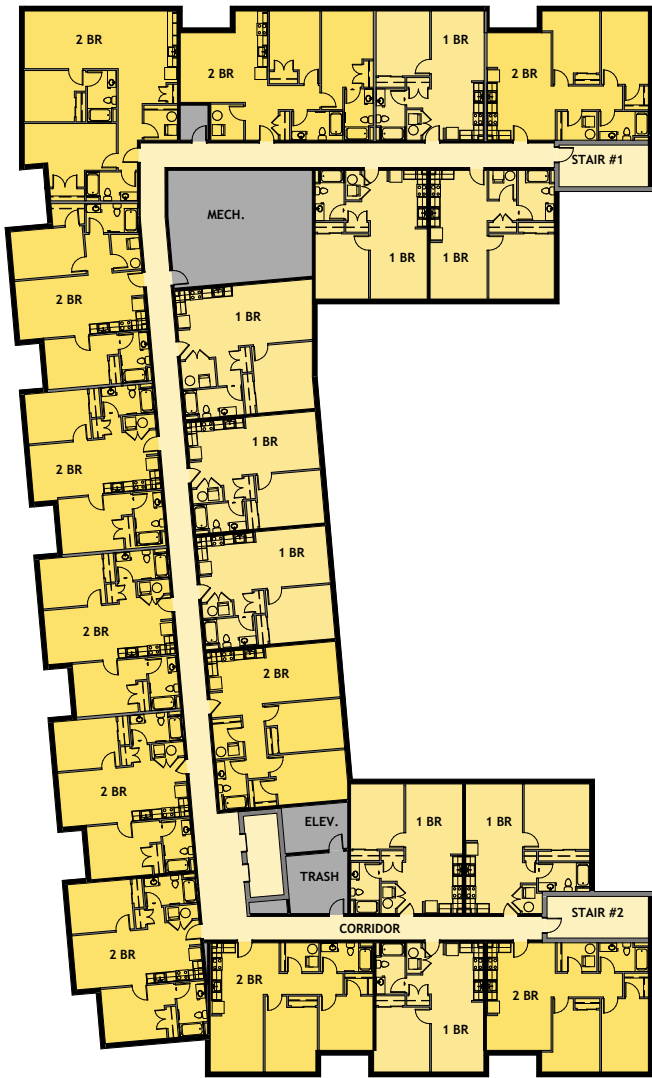
SITE PRECEDENT



FLOOR 1 PLAN



FLOOR 2 PLAN



FLOORS 3 & 4 PLAN

BUILDING H PLANS



BUILDING H

- 1BR
- 2BR
- 3BR
- BACK OF HOUSE
- CIRCULATION

UNIT SCHEDULE

	Total Units
Multifamily (West)	67

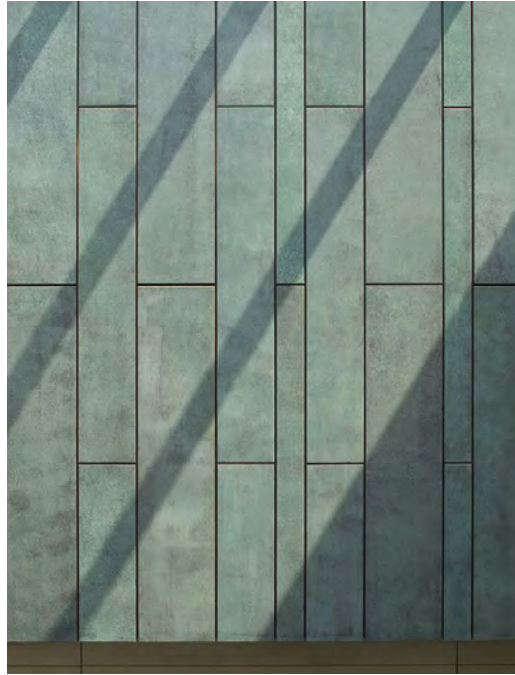
AREA SCHEDULE

	GSF	NSF
Multifamily (West)	75,000	61,500
Total	75,000	61,500

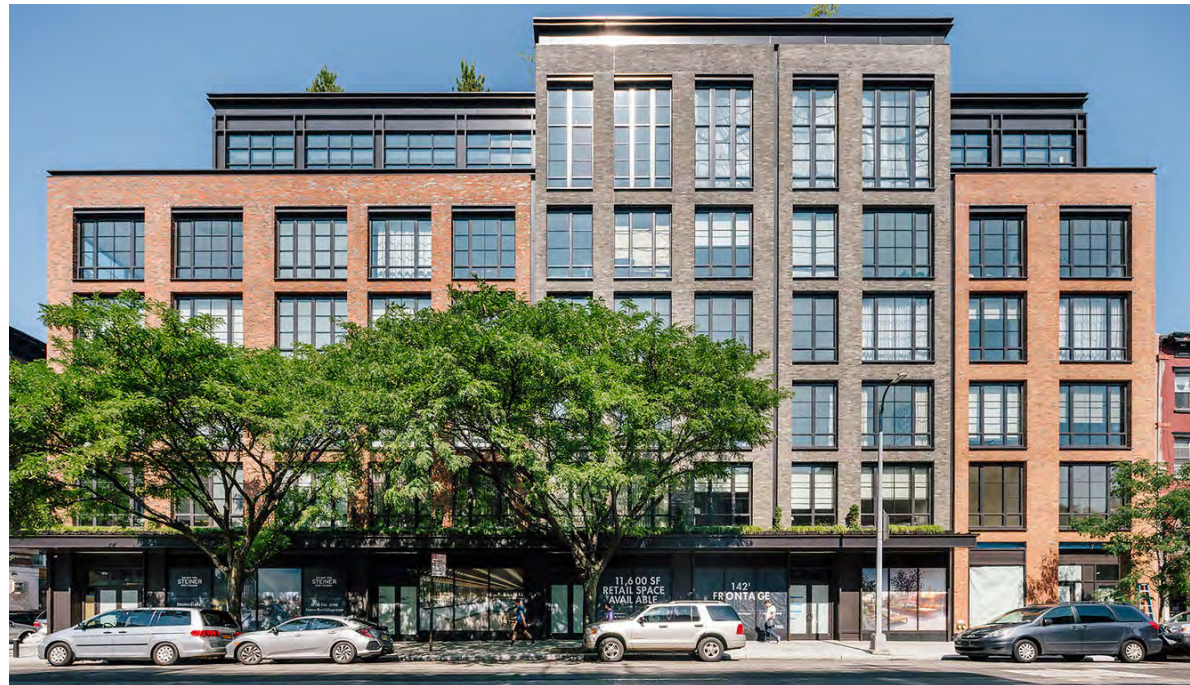


PRECEDENTS



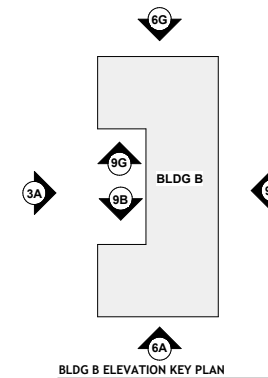


PRECEDENTS

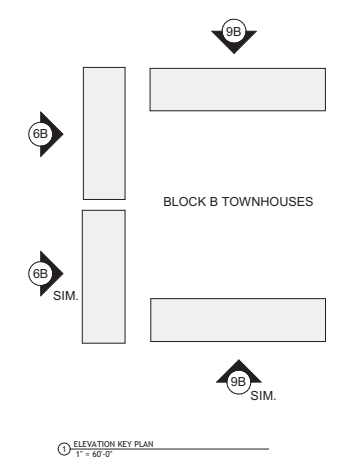




BUILDING B ELEVATIONS



TOWNHOUSE ELEVATIONS





CAROLINE STREET

BLOCK B



CAROLINE STREET

BLOCK B

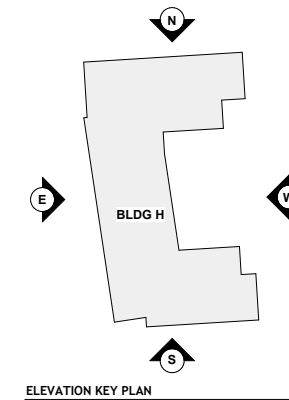


BLOCKS A & B



CAROLINE STREET

BLOCKS A, B, & H



BUILDING H ELEVATIONS





CAROLINE
STREET

BLOCK H



E PRATT
STREET

CAROLINE STREET

BLOCK H



BLOCK H

E PRATT STREET



CAROLINE STREET

BLOCK H



GOUGH STREET

BOND STREET

SOUTH CENTRAL PARK

THANK YOU -
QUESTIONS?

The following slides were included as part of the Perkins Master Planning UDAAP presentation and are included here for reference only.

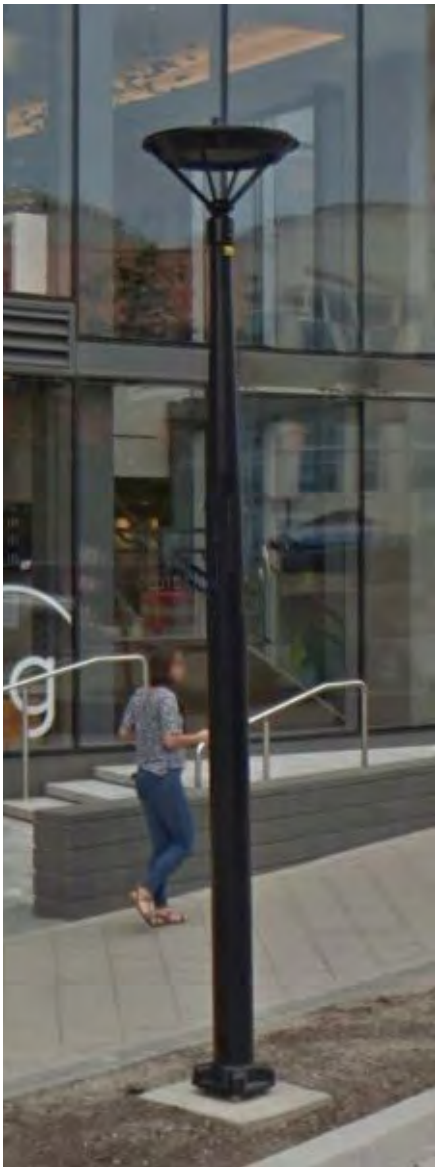


BUILDING ENTRIES

- ← Common Entries
- ← Individual Unit Entries



SOUTH CENTRAL PARK: Program Opportunities

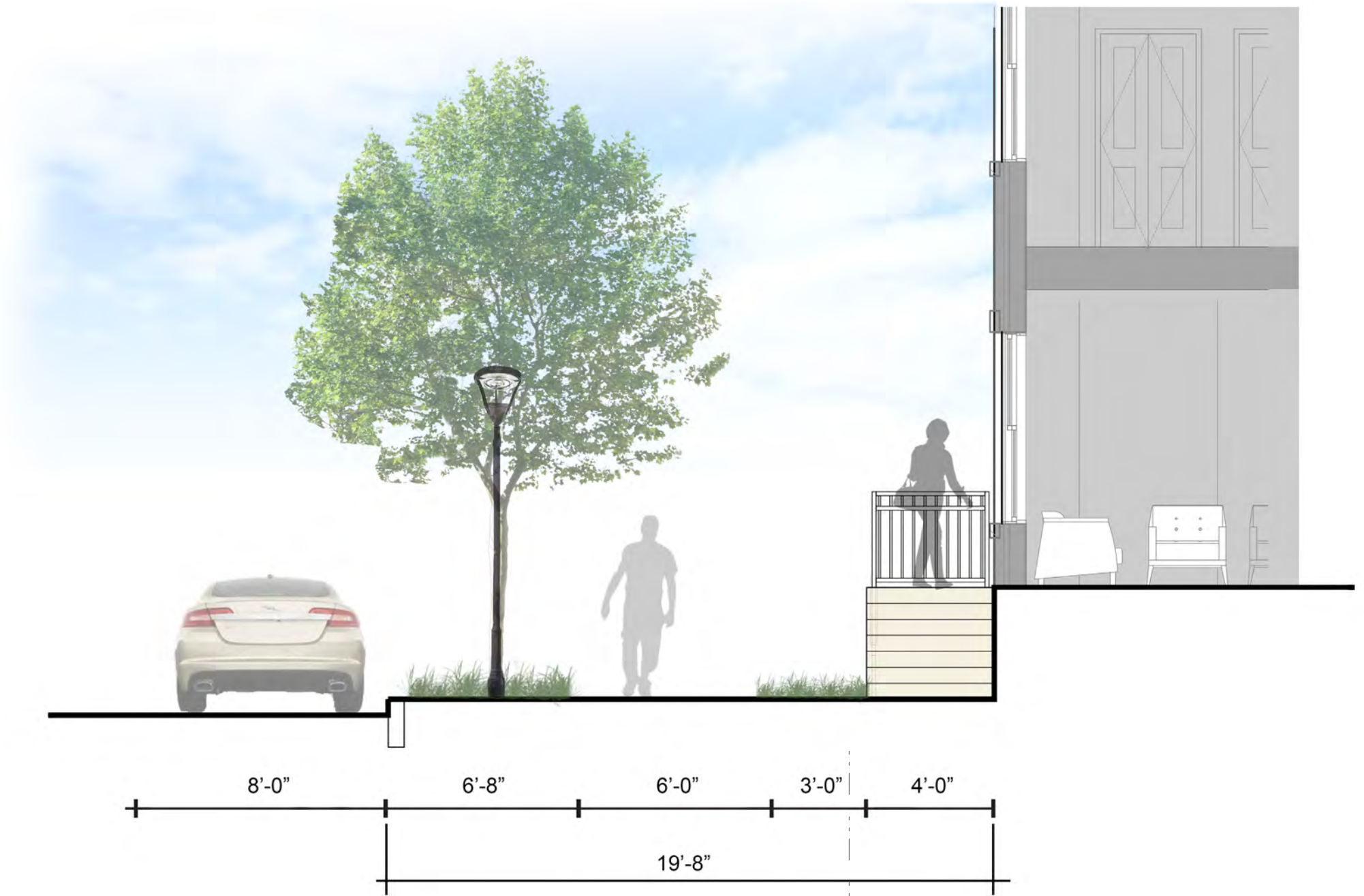
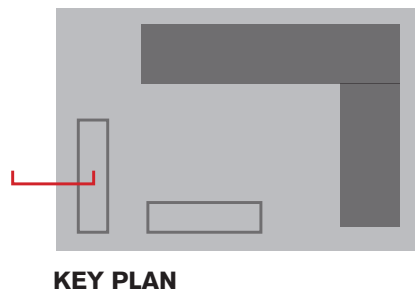


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BALTIMORE, MD

ENLARGEMENT C1 S. EDEN STREET

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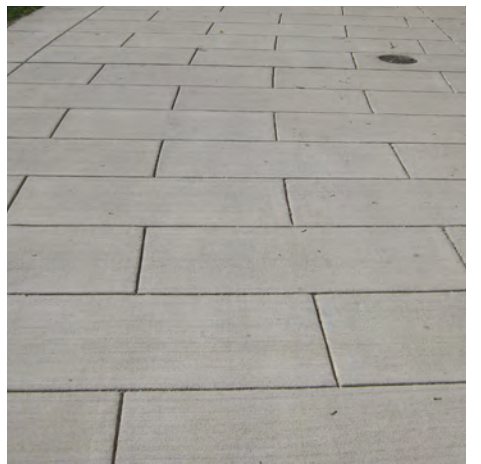
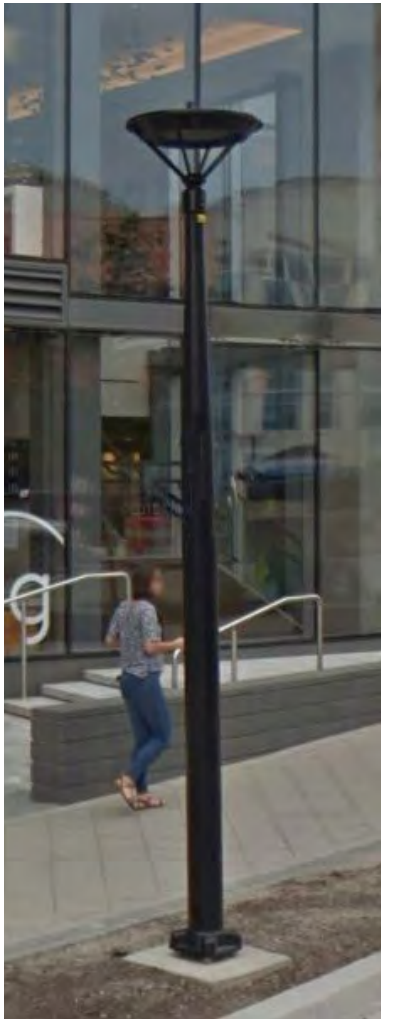


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TYPICAL STREET SECTION S. EDEN STREET

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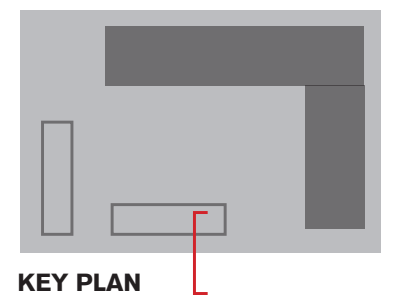
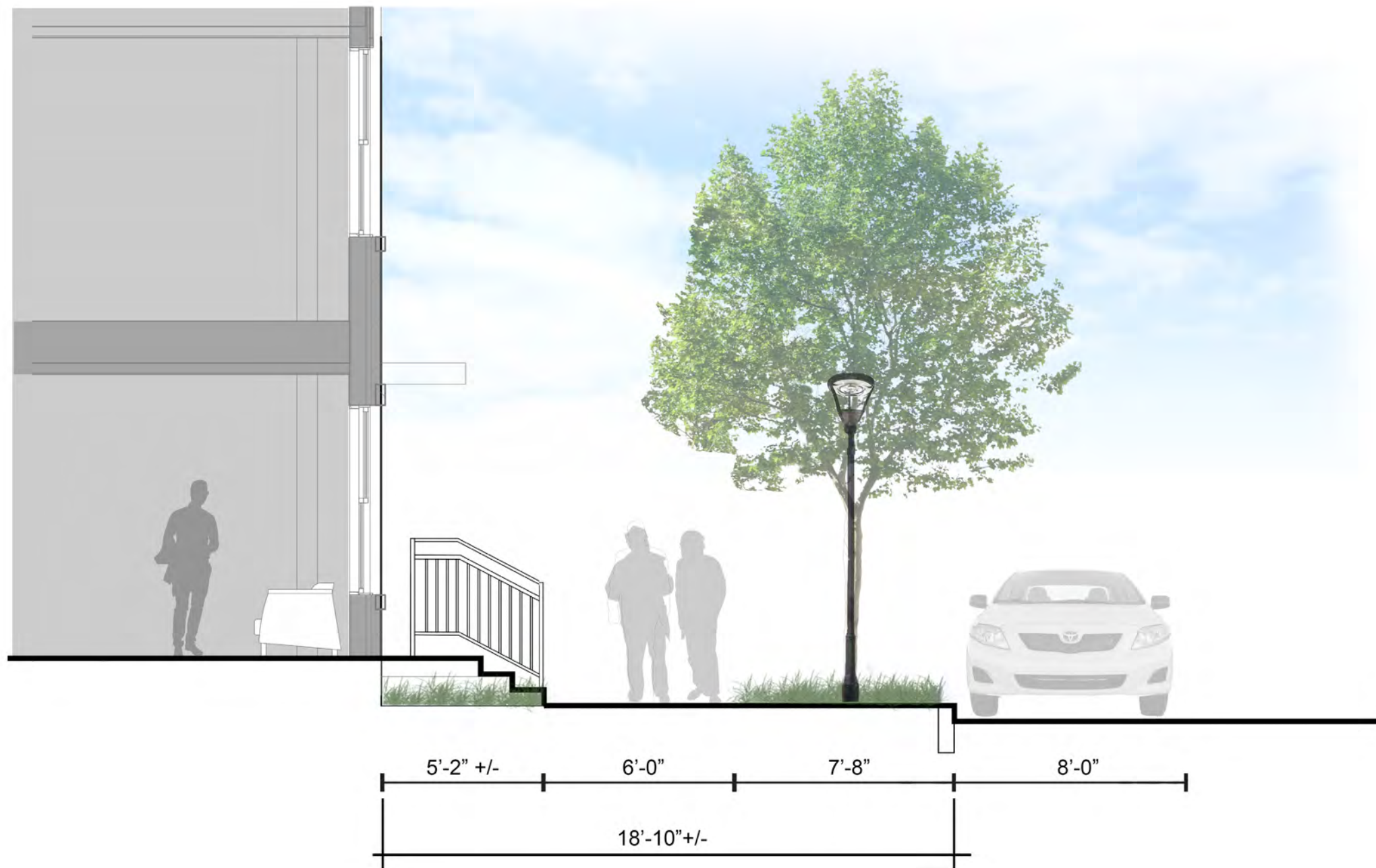


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BALTIMORE, MD

ENLARGEMENT B1 PROPOSED STREET

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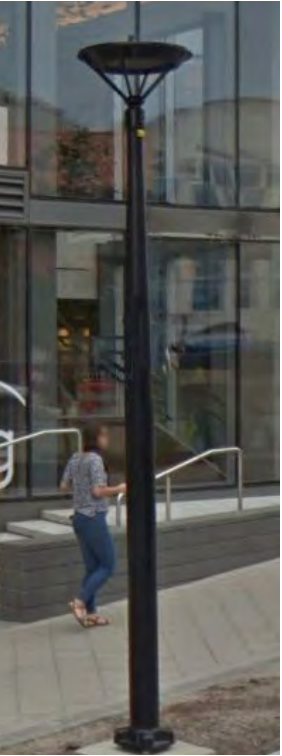
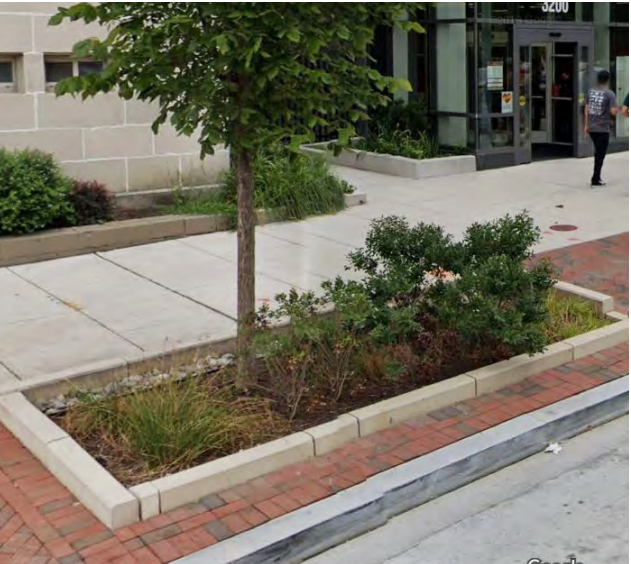
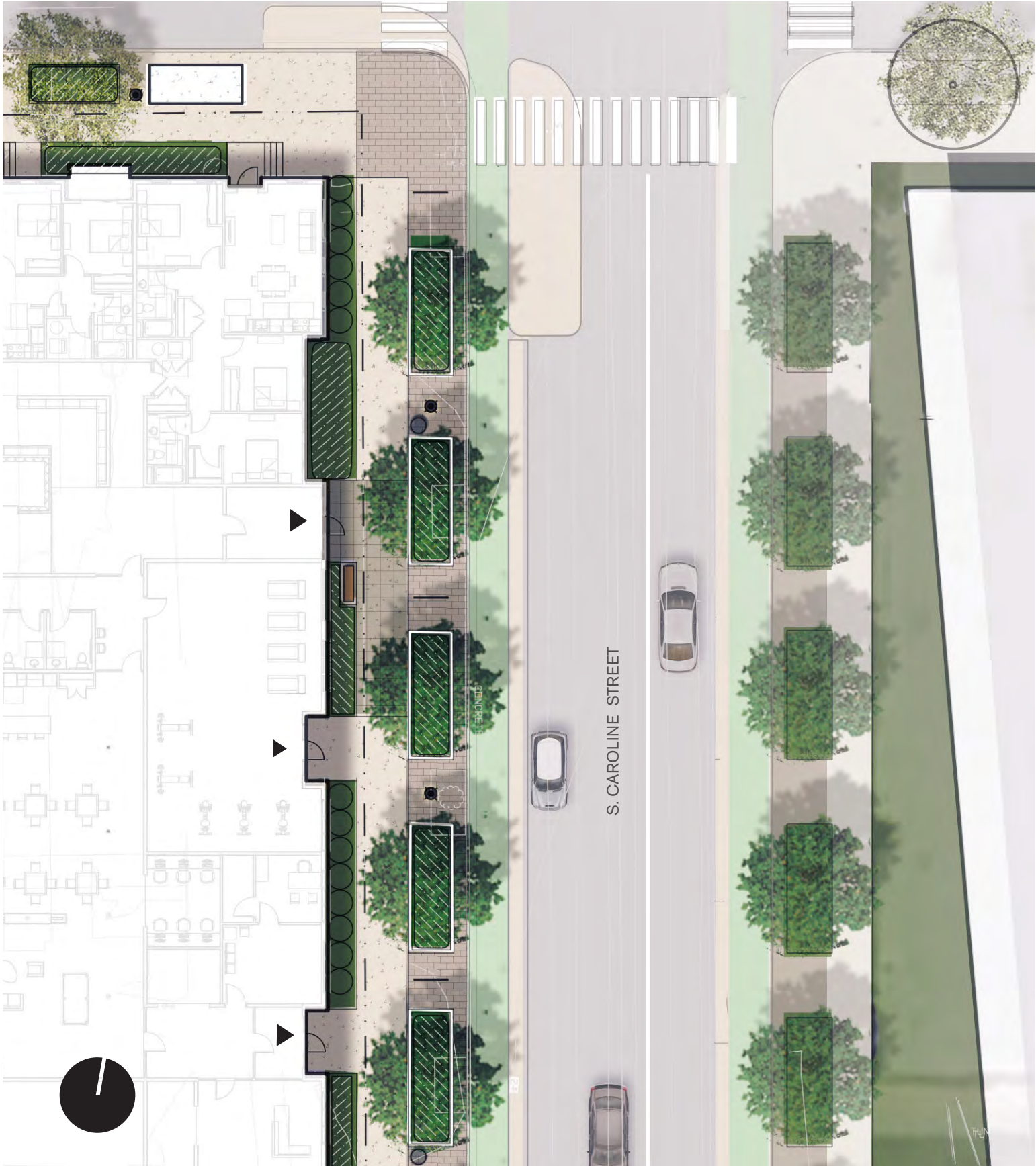


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TYPICAL STREET SECTION PROPOSED STREET

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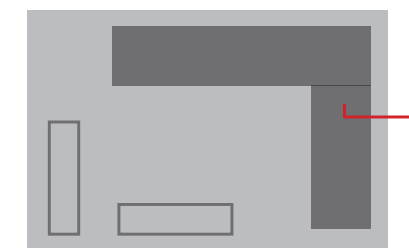
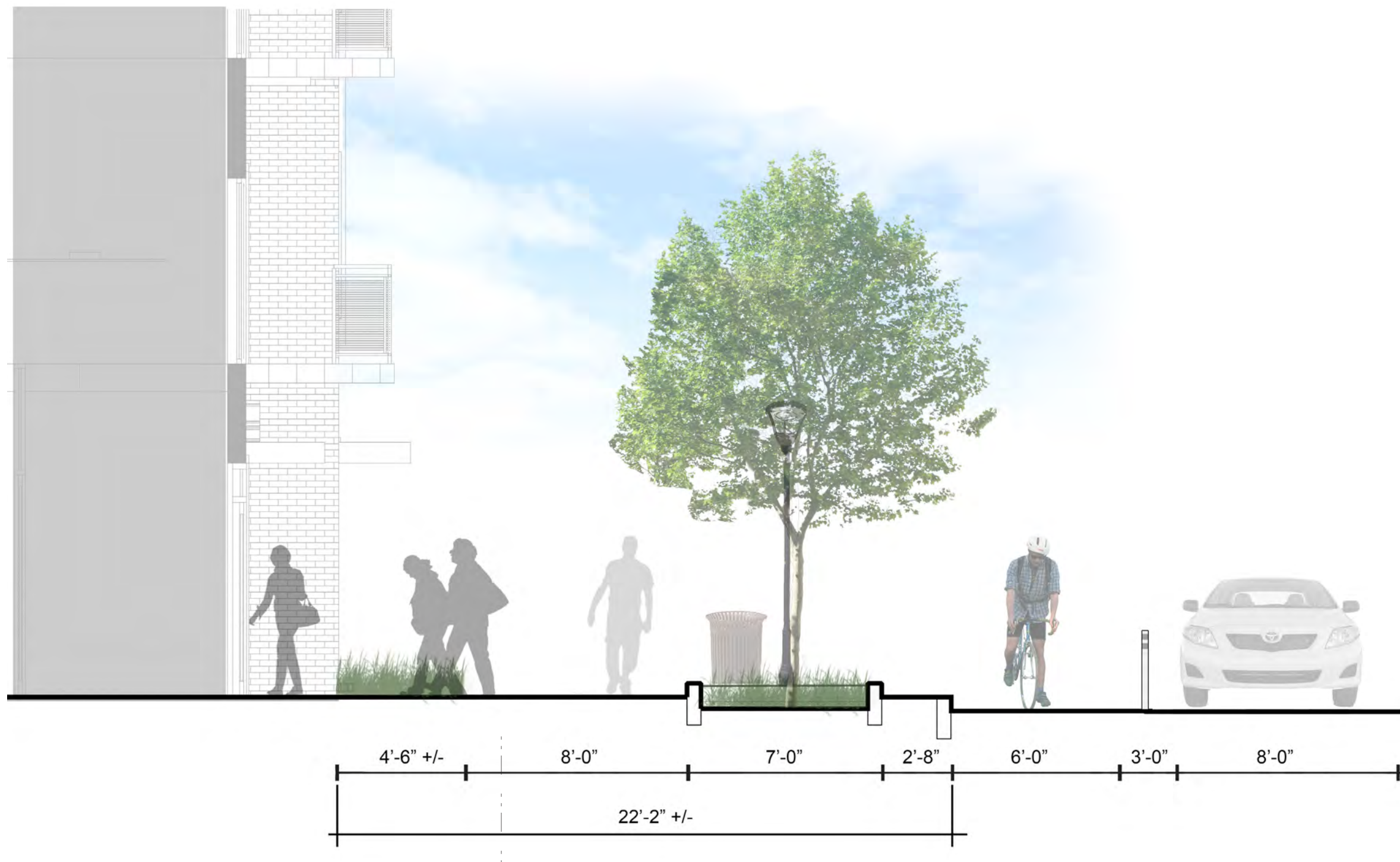


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ENLARGEMENT A1 S. CAROLINE STREET

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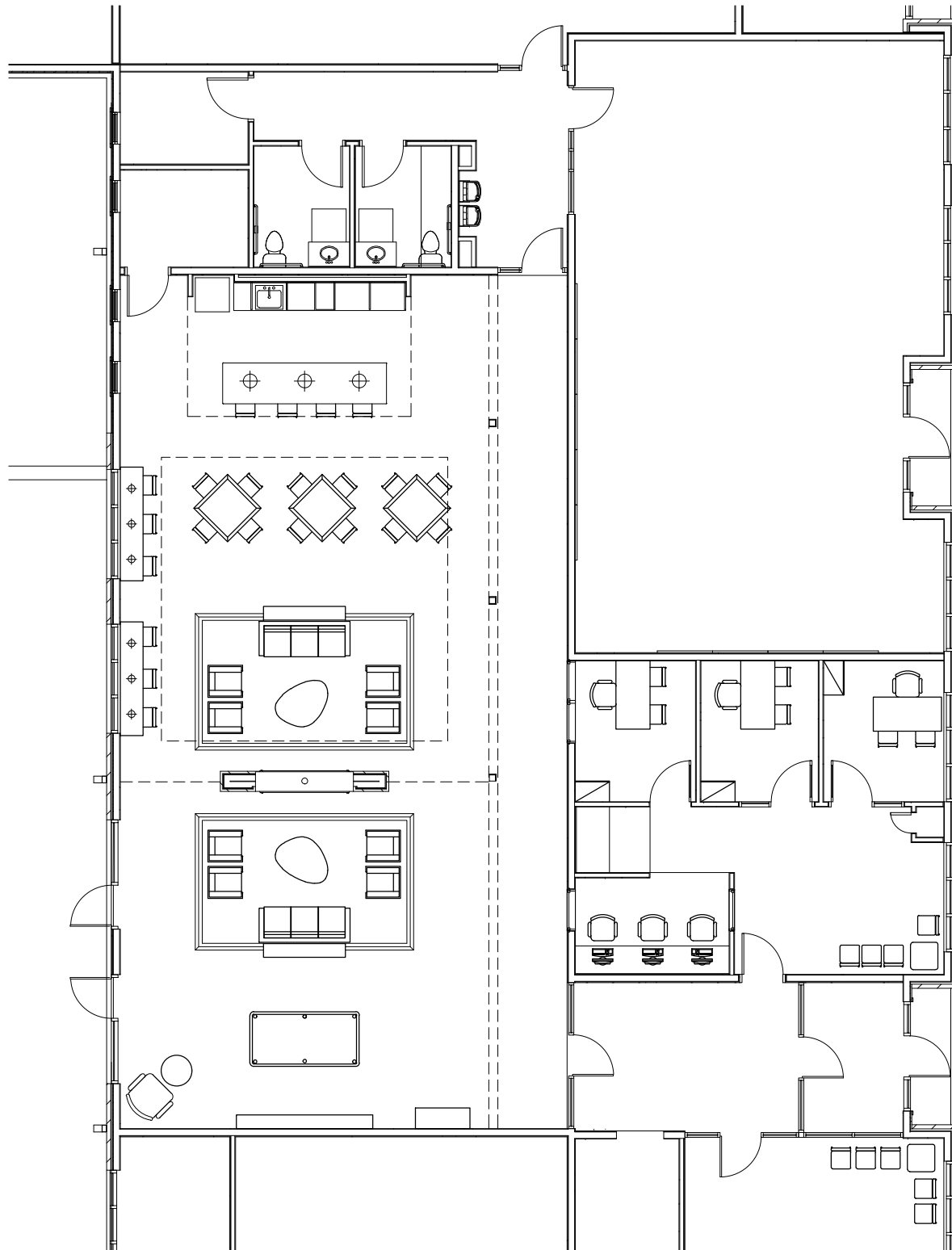
KEY PLAN

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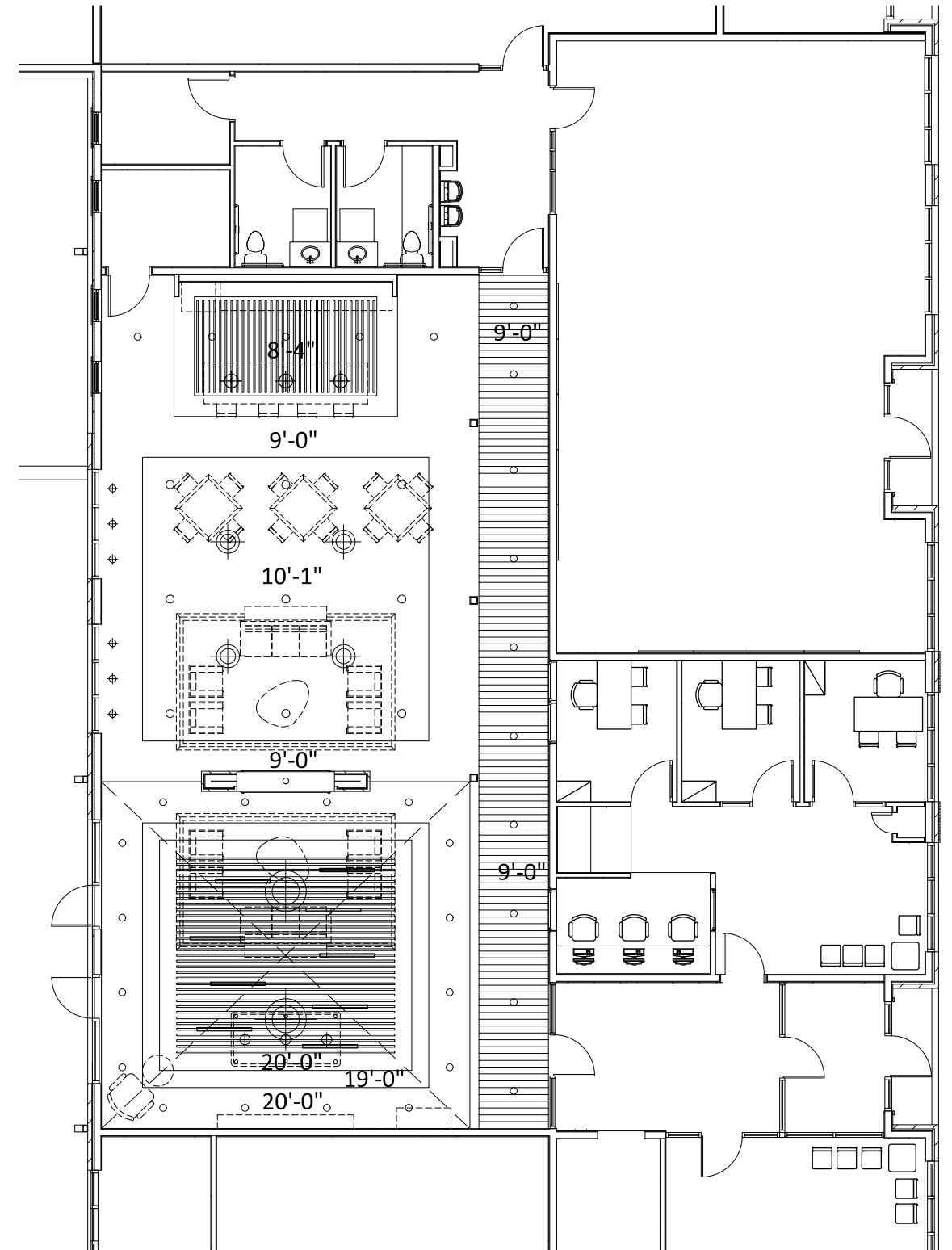
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TYPICAL STREET SECTION S. CAROLINE STREET

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COMMUNITY AREA- FLOOR PLAN



COMMUNITY AREA- REFLECTED CEILING PLAN



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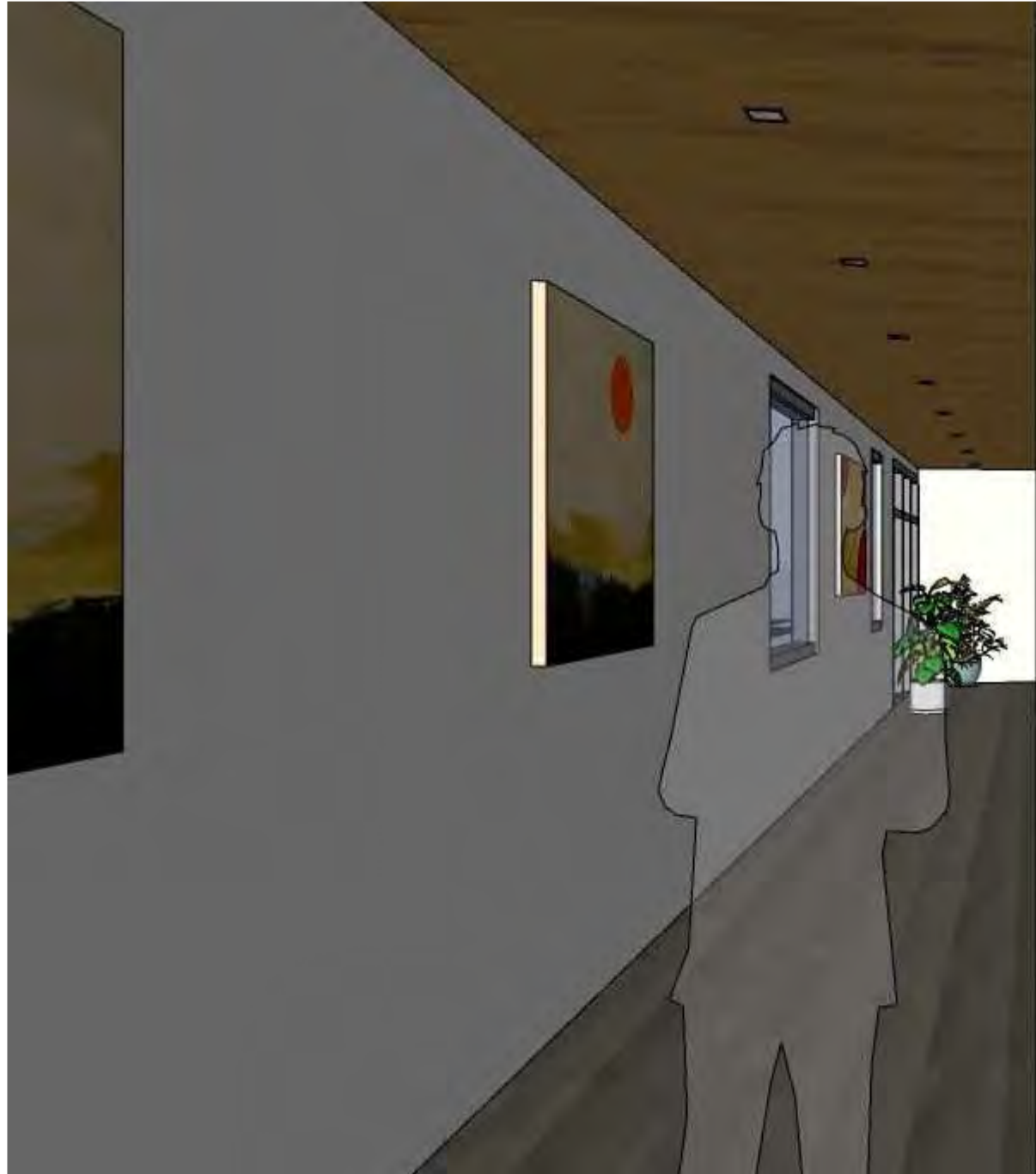


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