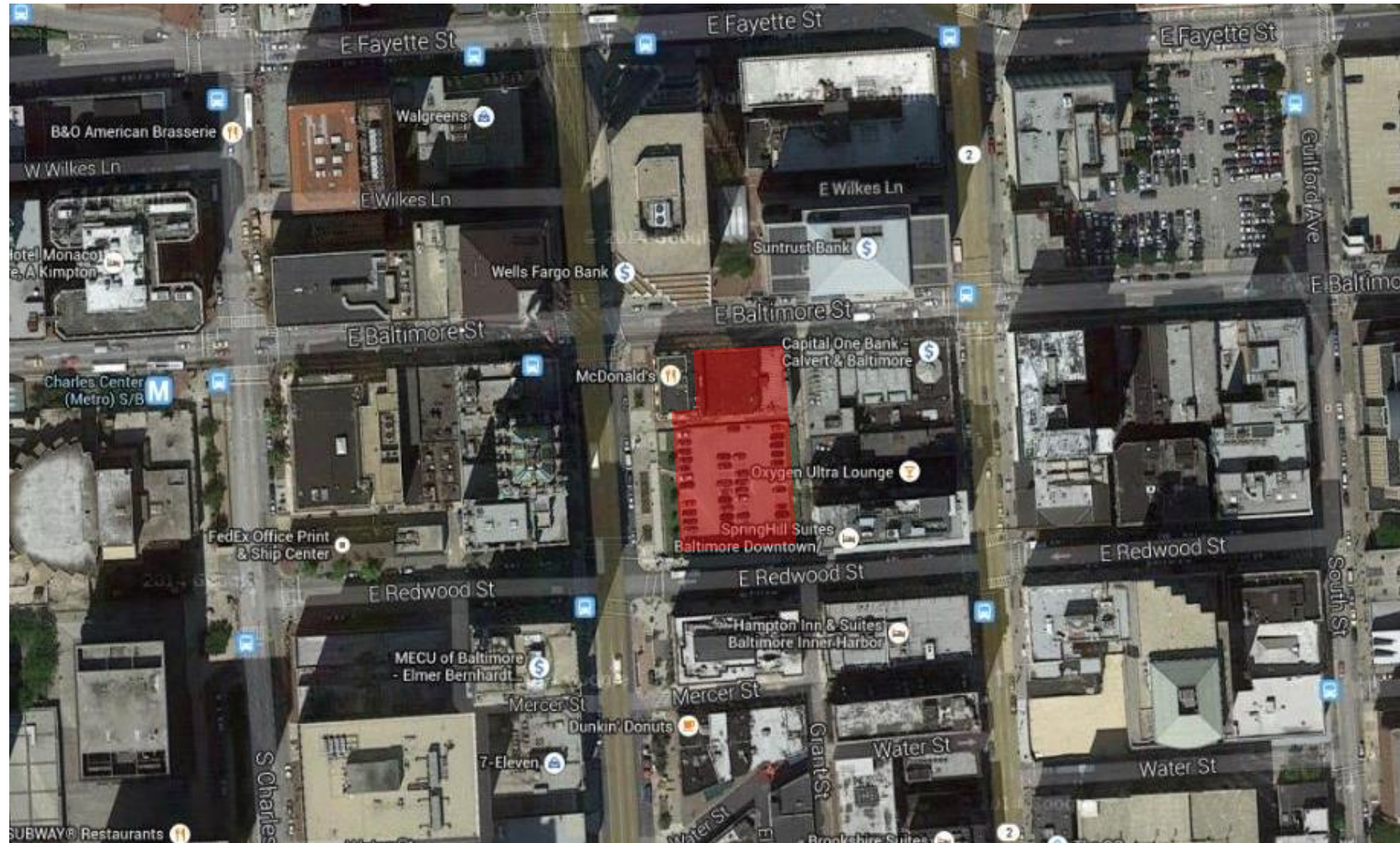
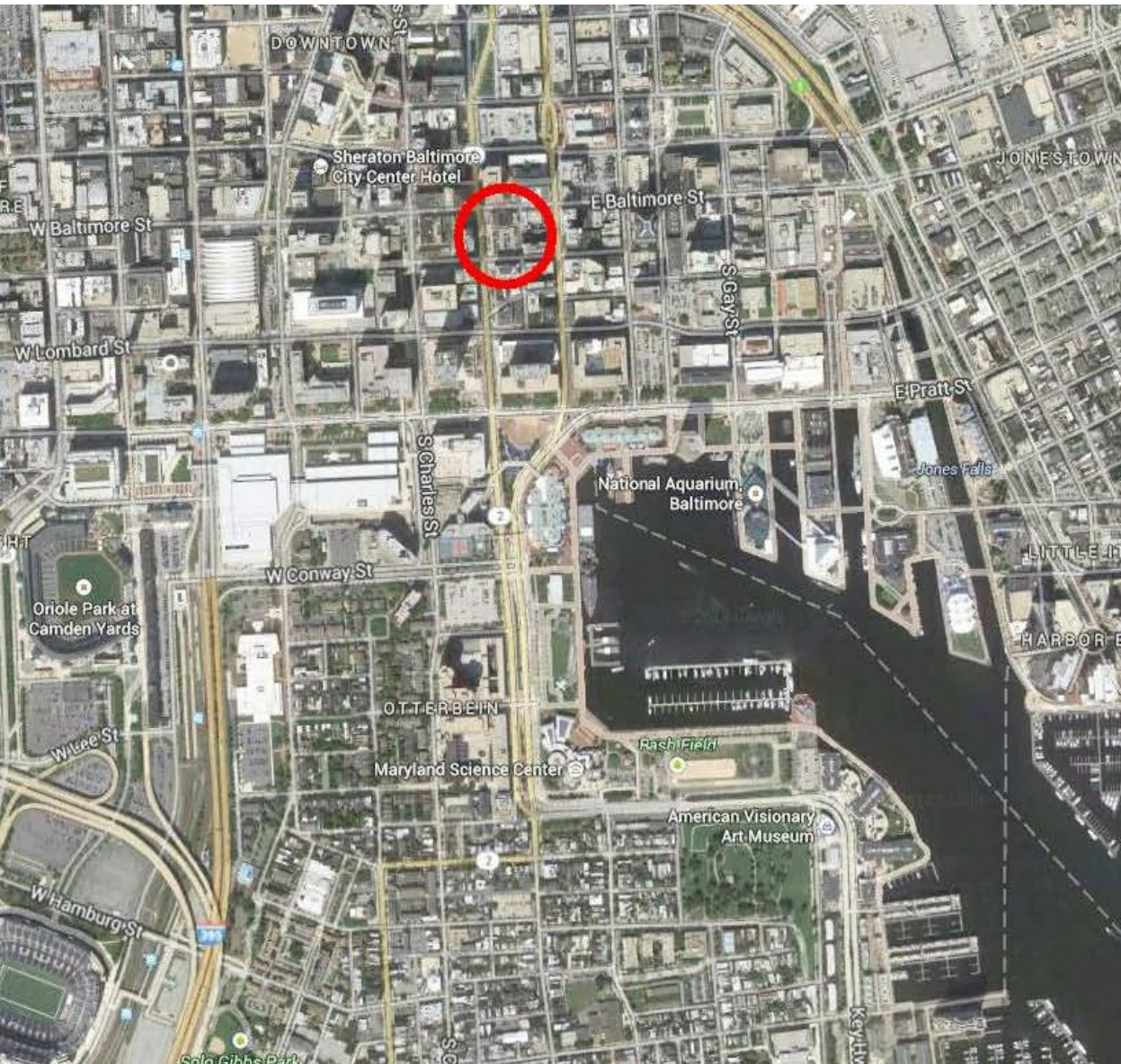


# ONE LIGHT

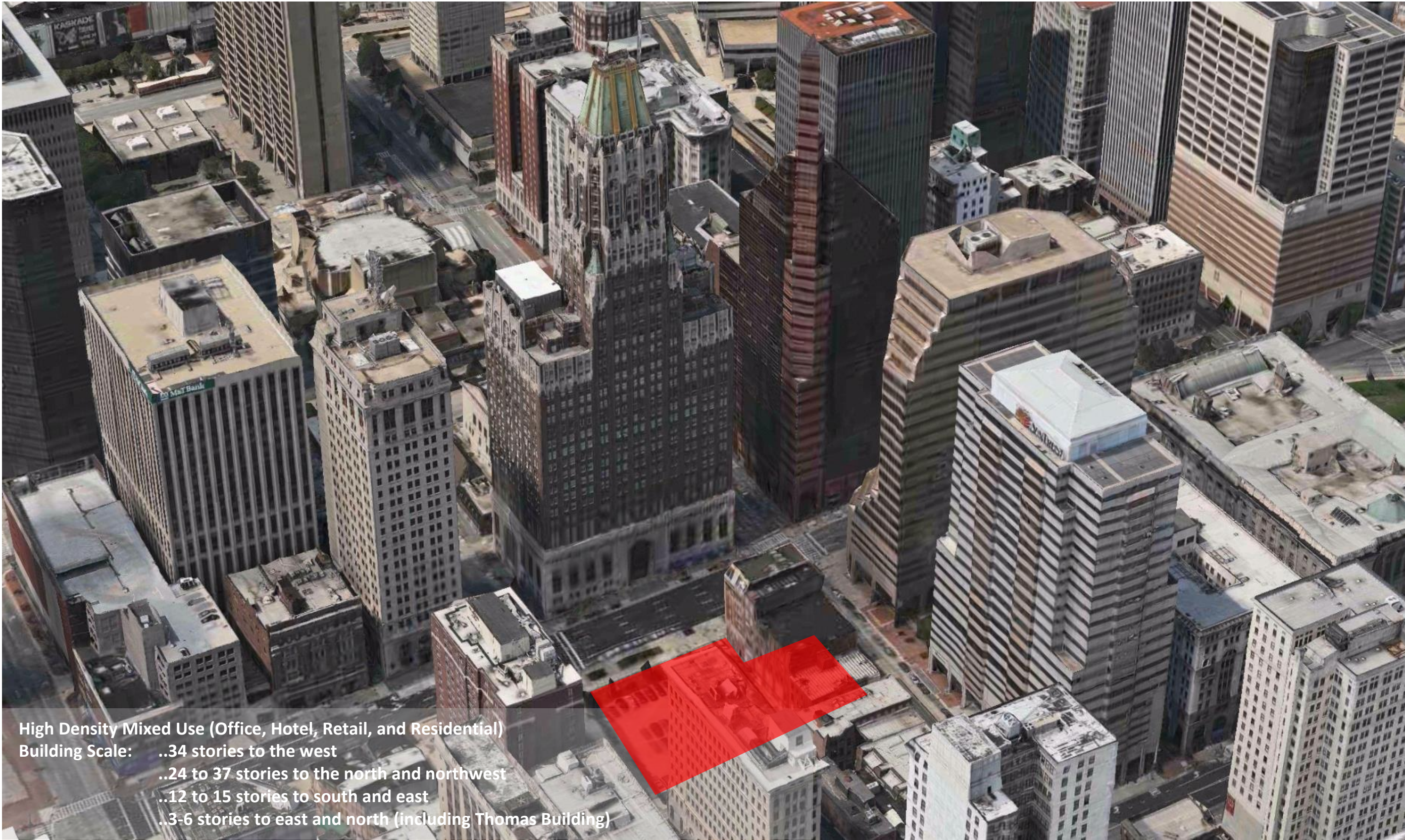
METROPOLITAN MIRECOURT BALTIMORE LLC  
URS | AECOM



# CONTEXT



# CONTEXT



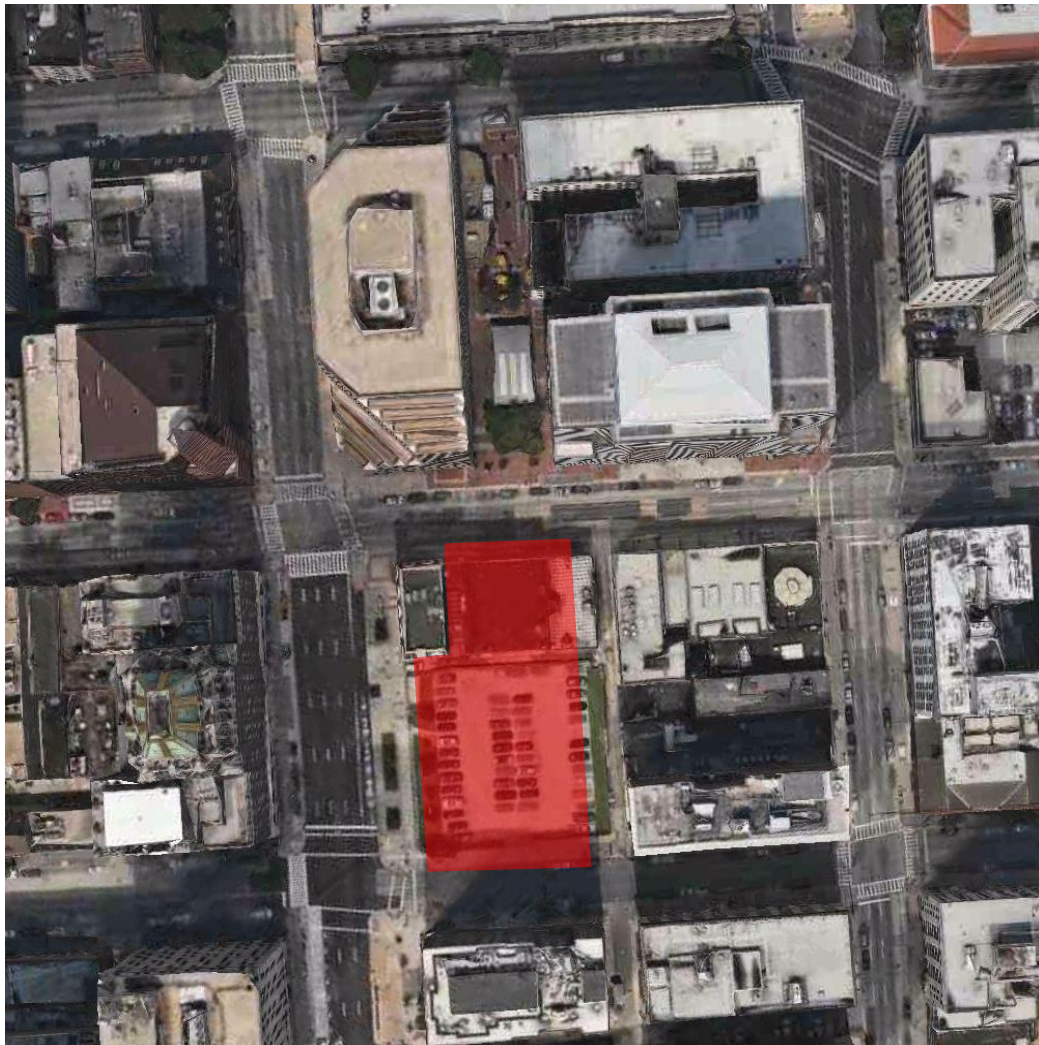
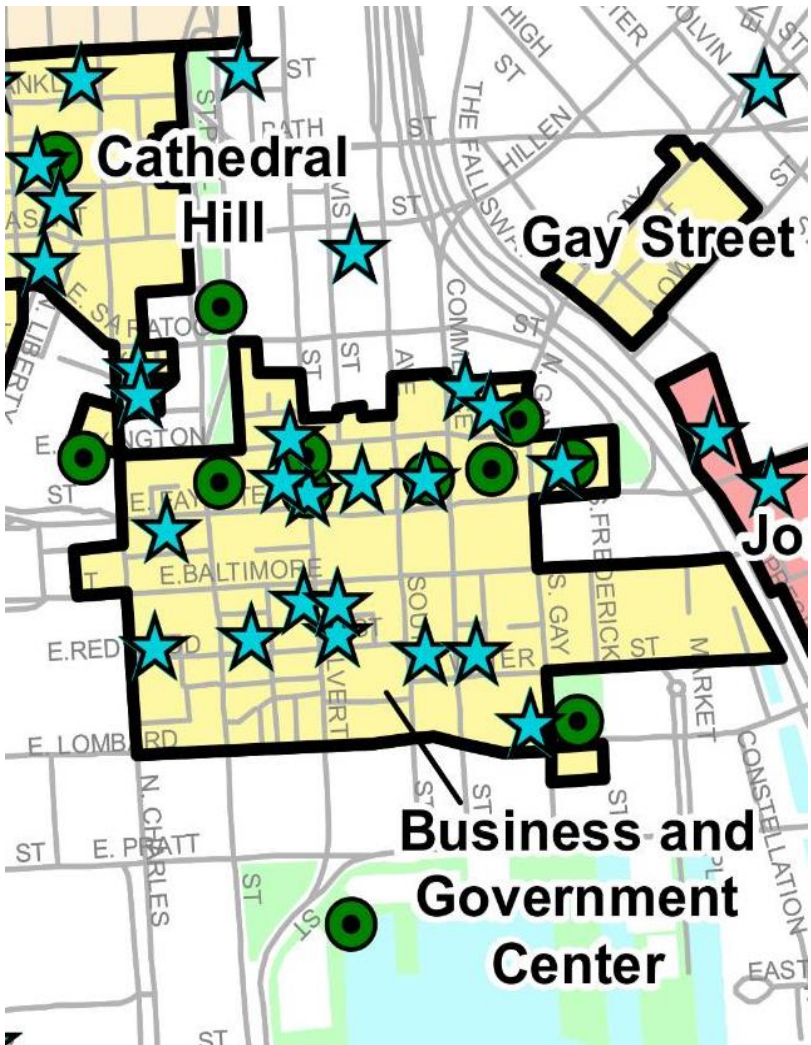
High Density Mixed Use (Office, Hotel, Retail, and Residential)  
Building Scale: ..34 stories to the west  
                  ..24 to 37 stories to the north and northwest  
                  ..12 to 15 stories to south and east  
                  ..3-6 stories to east and north (including Thomas Building)

# CONTEXT



## Urban Design Goals

- Reinforce Downtown Commercial and Growing Residential Core
- Live/Work Environment to Promote Vibrant City Life / Synergy
- Reinforce Street Edge
- Emphasize Mid-block Entrances
- Activate Street Through Ground Level Retail
- Minimize Impact of Parking Access and Service
- Improve Grant Street Access



# PROJECT DESCRIPTION

**Zone:** Zoning is B4-2

**Permitted Uses:** Office, Retail, Restaurants, Dwellings, (6-506)

**Floor Area Ratio:** Site area is .6796 acres or 29,603 SF (6-513.c)  
 FAR (By Right) = 14  
 Allowable Gross Floor Area (By Right) = (14)(29,603) = 414,442 GSF  
 Allowable Gross floor Area (Per Appeal No. 2014-589) = 657,139 GSF  
 FAR (Per Appeal No. 2014-589) = 22.19

**BUILDING AREA:**  
 B1, B2, P7, 28.5 Levels - Building Services = 16,955 GSF  
 Ground floor = 19,334 GSF  
 P7 Office Storage = 6,001 GSF  
 Office 9-17 (28,068 x 9) = 252,612 GSF  
 Residential 18-27 (23,741 x 10) = 237,410 GSF  
28 (Amenity Level) = 12,235 GSF  
 Total = 544,547 GSF = 18.39 FAR

**Height:** No restrictions.

**Setbacks:** No restrictions. (6-514)

**Parking:** (10-405)

Retail:	Not required
Office:	1 space per 2,000 SF over 50,000 SF Office area = 252,612 - 50,000/2000 = 102 spaces
Multifamily:	1 space per 4 dwelling units, 1 per 8 efficiency units 120 (1 +2 BR units)/4 = 30 spaces 140 (studios)/8 = 18 spaces
Total:	150 spaces (180 SF / space) – 2 spaces (see note 2)
Total:	148 spaces

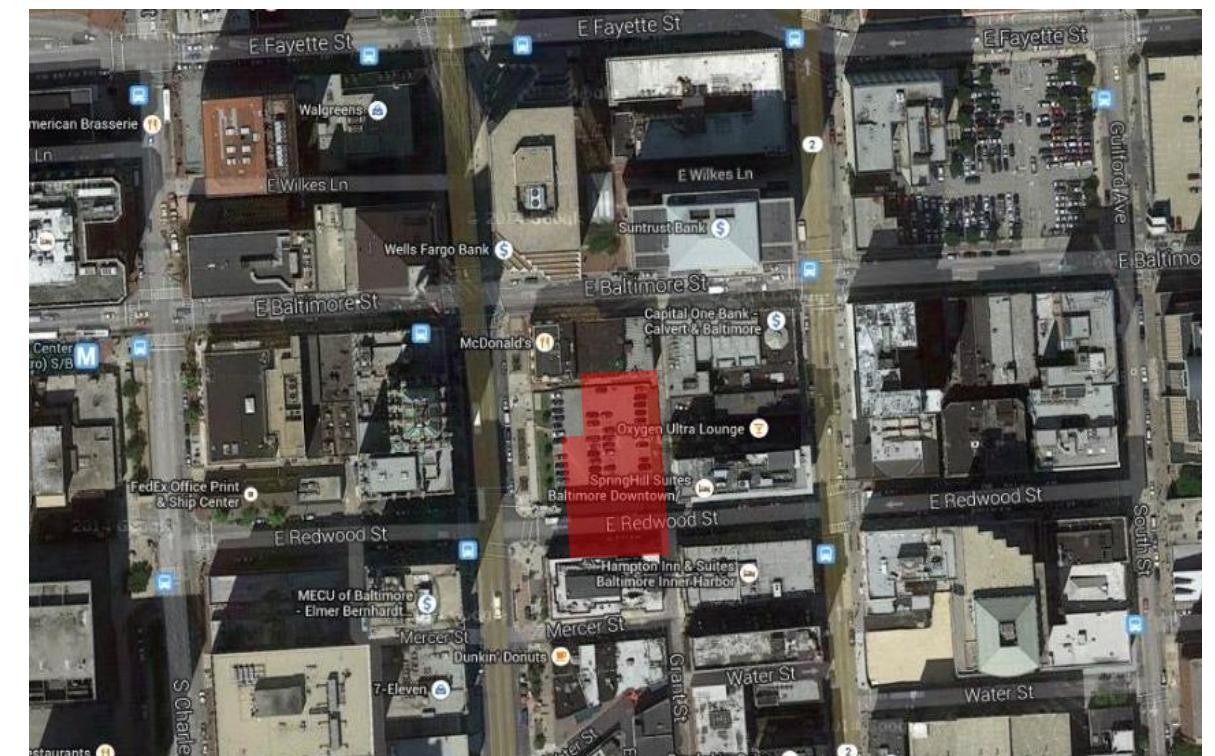
**Bicycle Parking:** (10-406) 1 per 10 vehicle parking spaces (up to the first 500) required by zoning  
 150/10 = 15 spaces (15 SF / space)

**Loading:** Number and size of loading facilities not described.

**Projections:** (3-209) Cornices, eaves, belt courses, sills. 1-story bay windows and similar architectural features – no more than 2 ft.  
 Awnings or canopies for a window, porch, or door – no more than 3 ft.

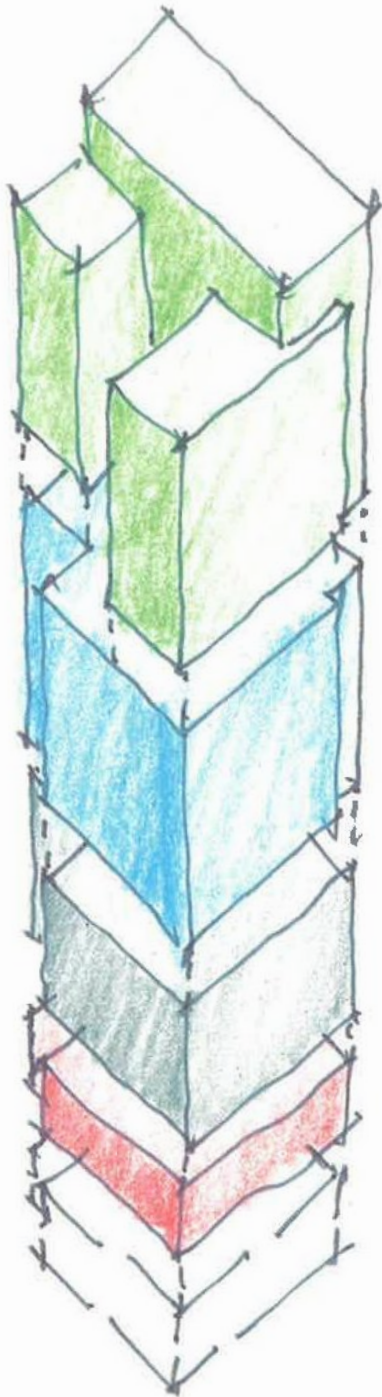
**Signage:** (11-416) Non-illuminated, or indirectly or directly illuminated business signs are allowed in a B-4 district as follows:  
 Redwood Street (134' linear feet of building x area factor of 4): 536 SF  
 Light Street (147' linear feet of building x area factor of 4): 588 SF  
 Baltimore Street (102' linear feet of building x area factor of 4): 408 SF  
 Grant Alley (211' linear feet of building x area factor of 4): 844 SF

No sign may extend above the roof line to the building it is attached (11-407)



# PROPOSAL

## Stacking



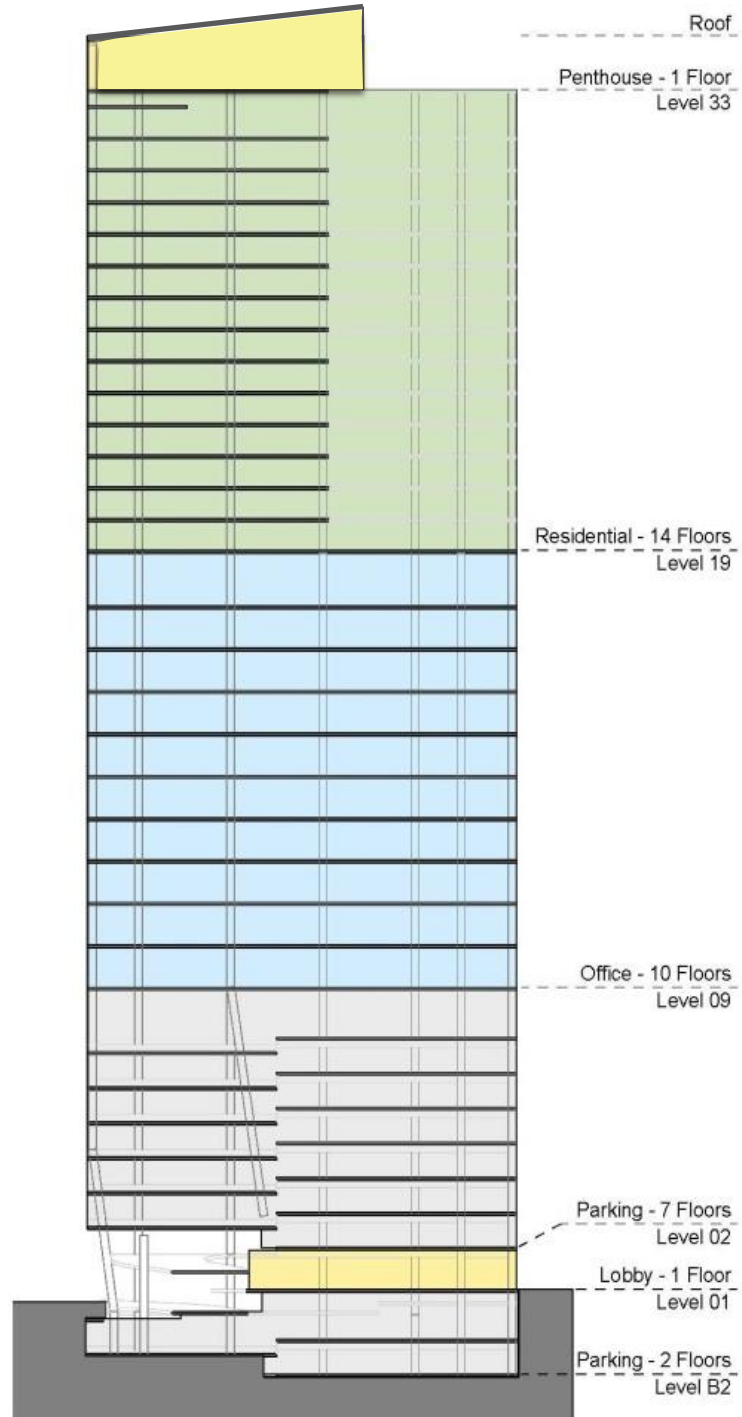
Residential

Office

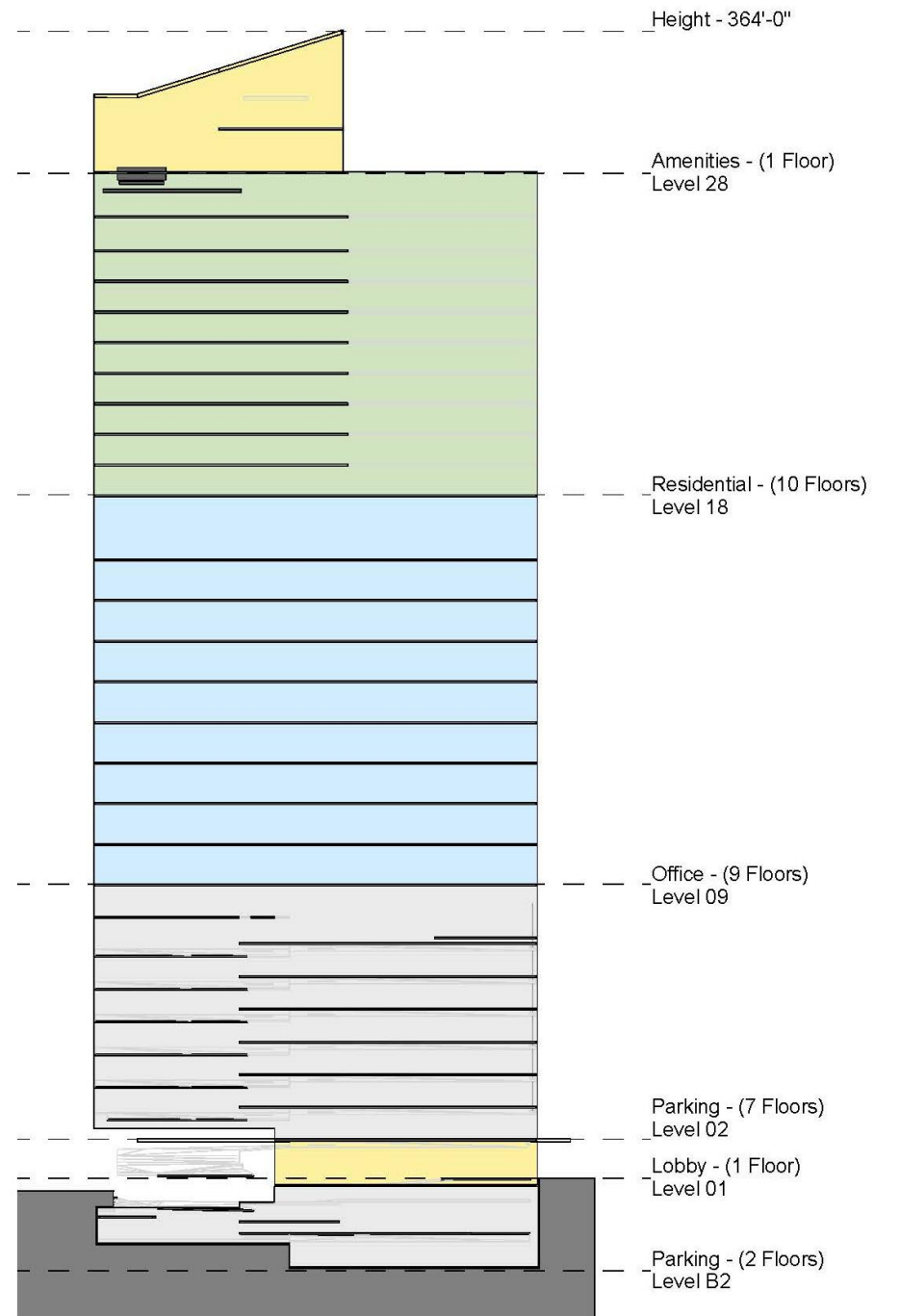
Parking

Retail / Lobby /  
Service

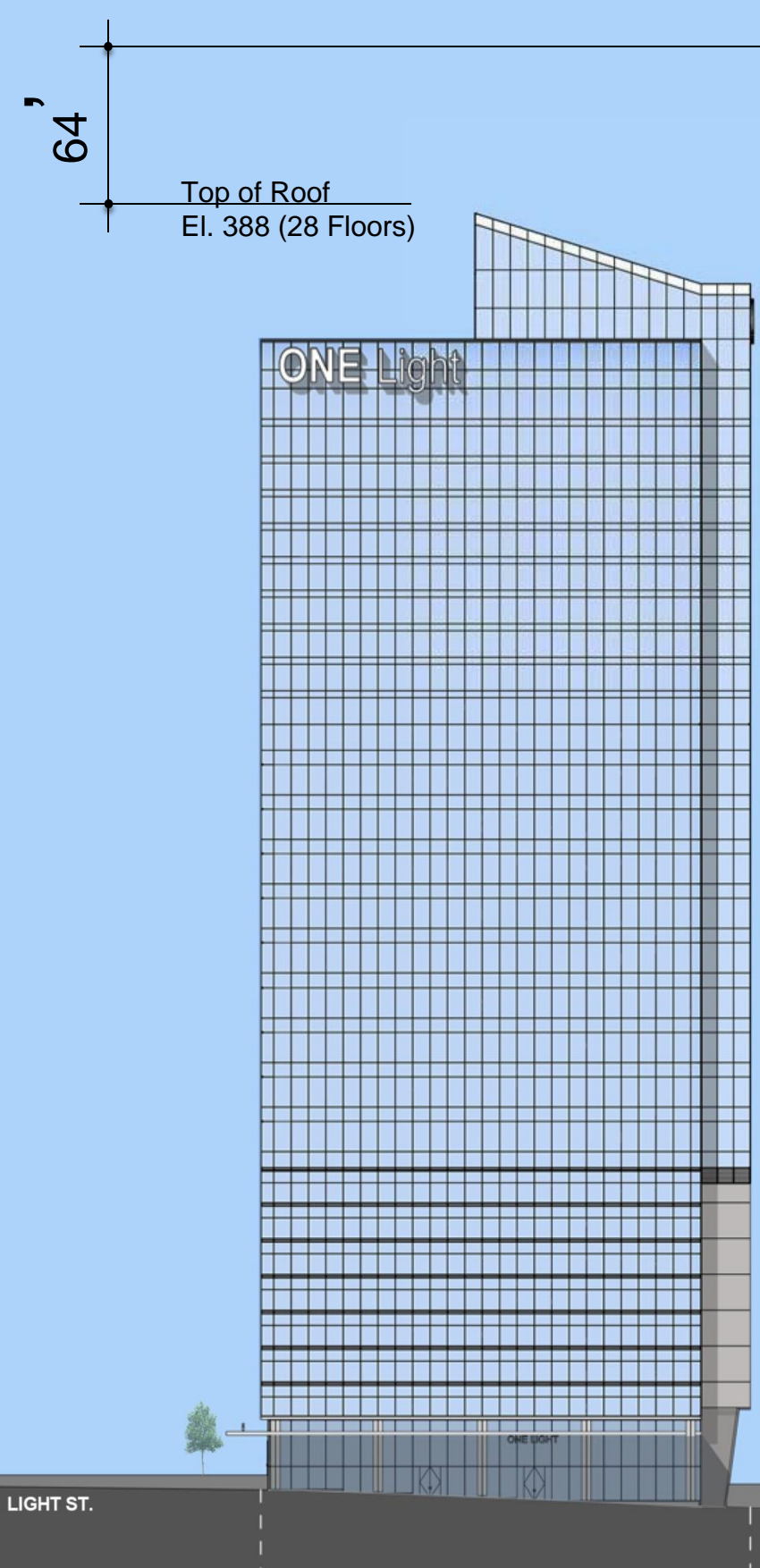
Parking



EAST / WEST BUILDING SECTION



EAST / WEST BUILDING SECTION

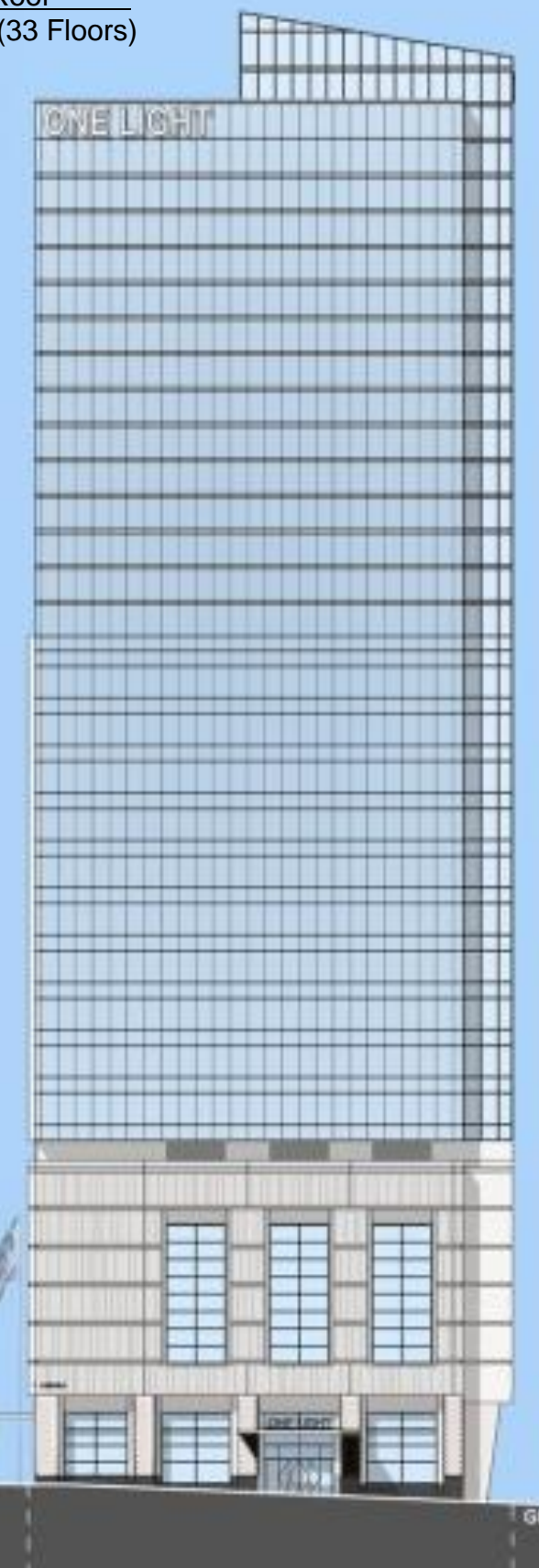


LIGHT ST.

GRANT ST.



Top of Roof  
El. 452 (33 Floors)



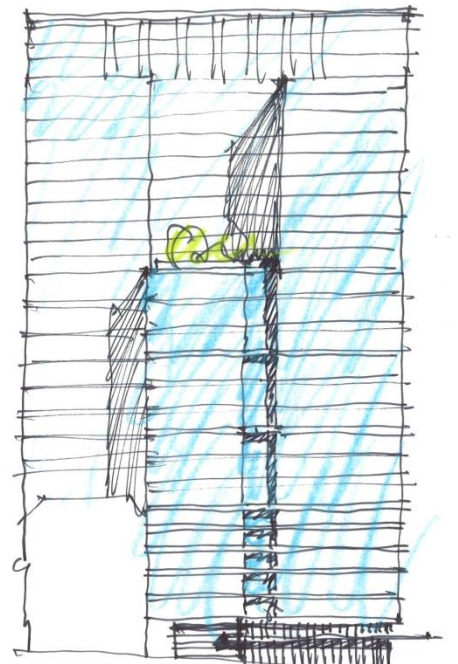
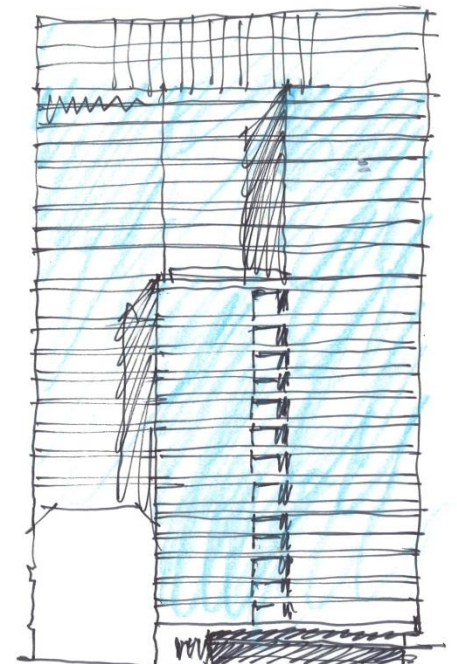
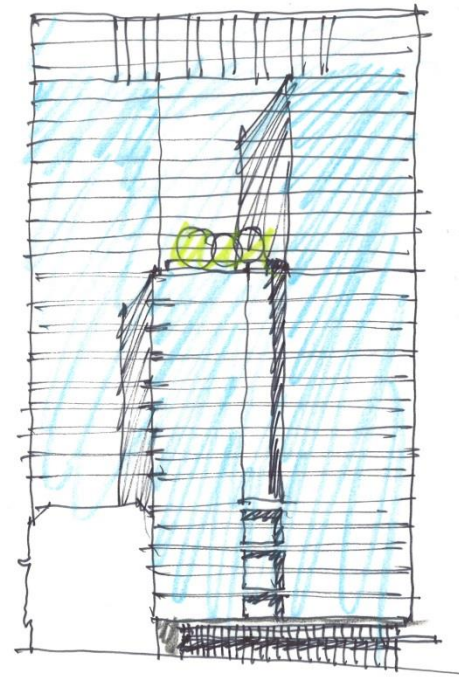
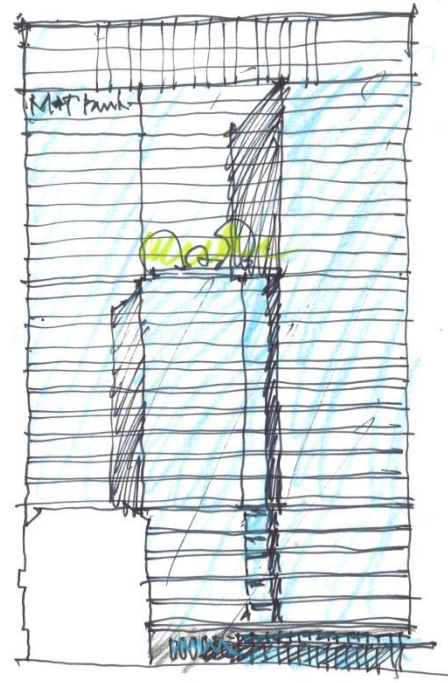
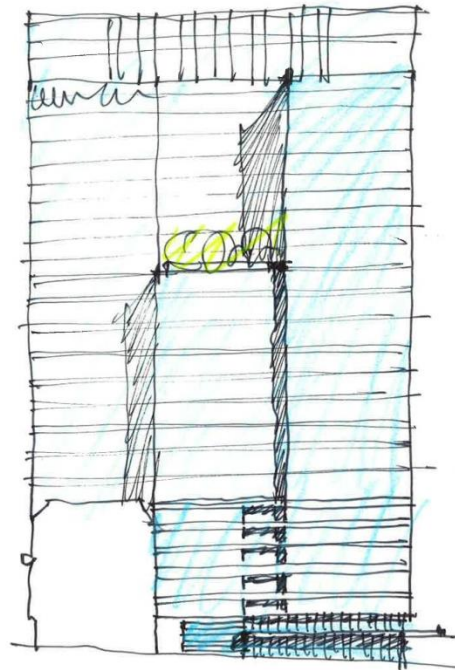
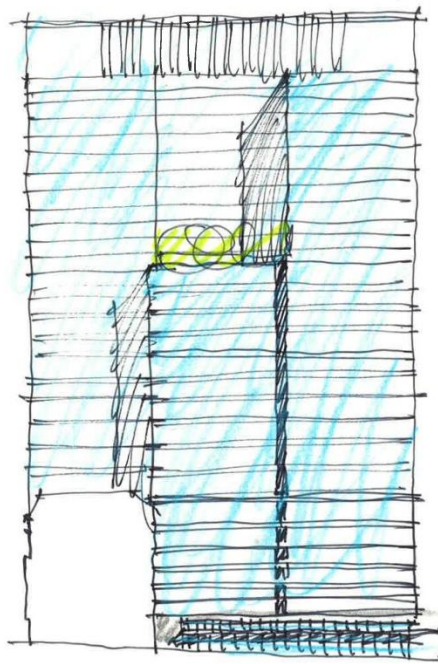
LIGHT ST.

GRANT ST.

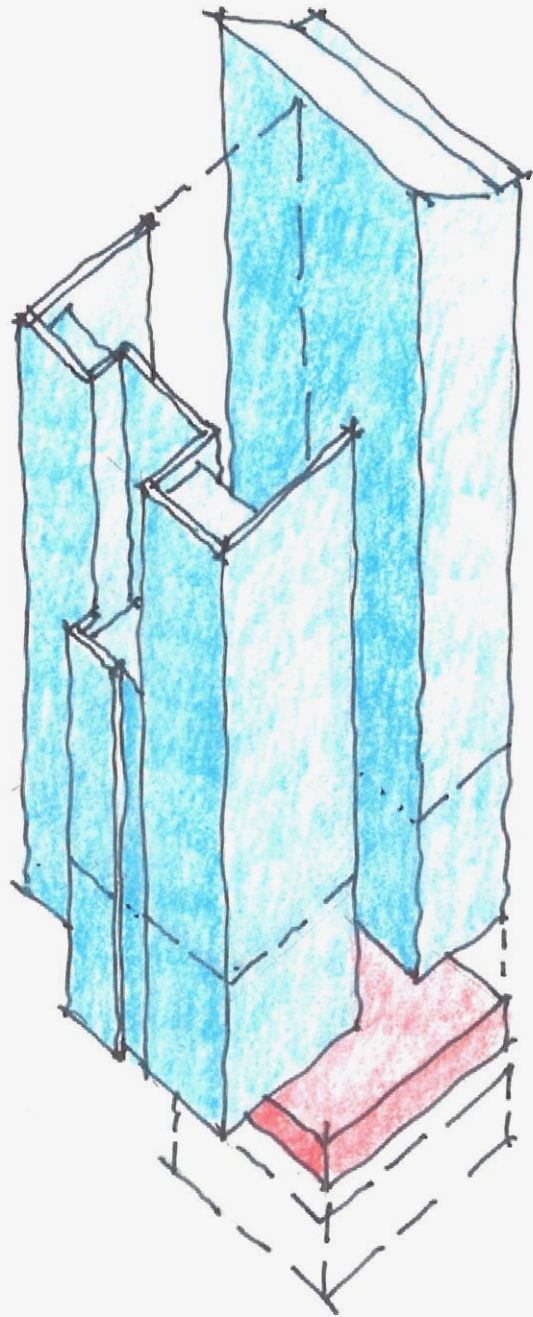




PROPOSAL  
Massing

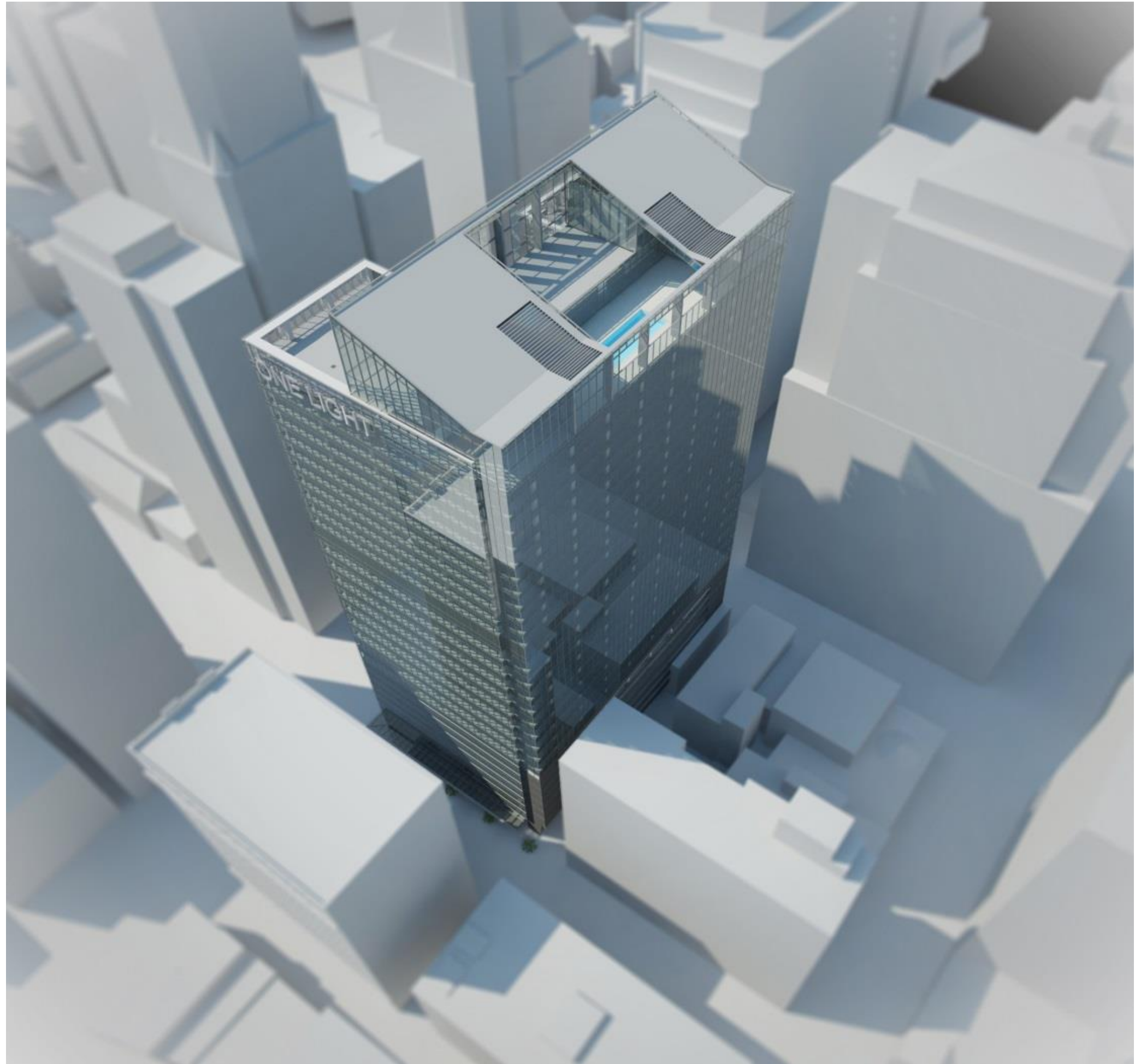


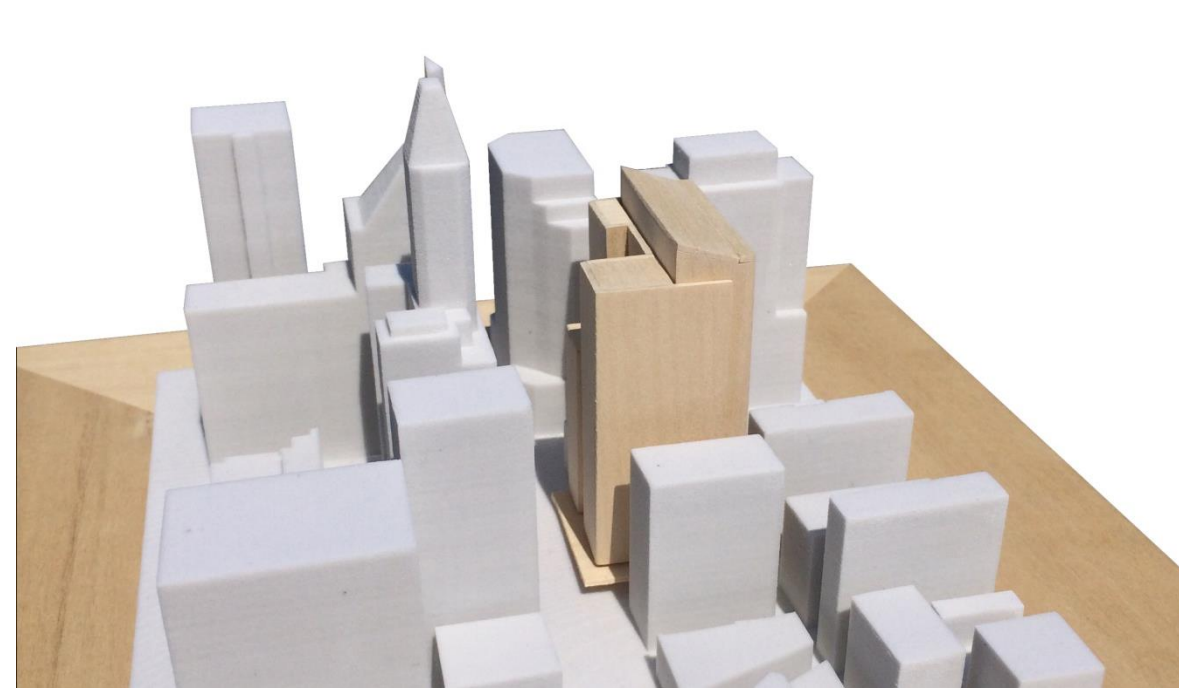
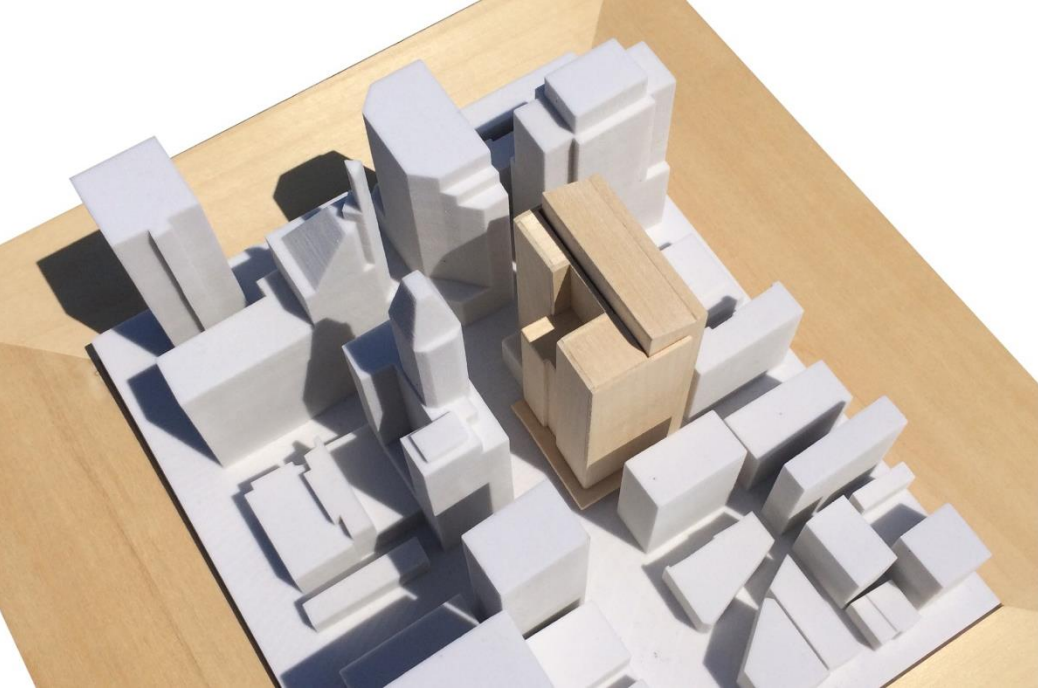
PROPOSAL  
Massing



Two - Part Tower

Base

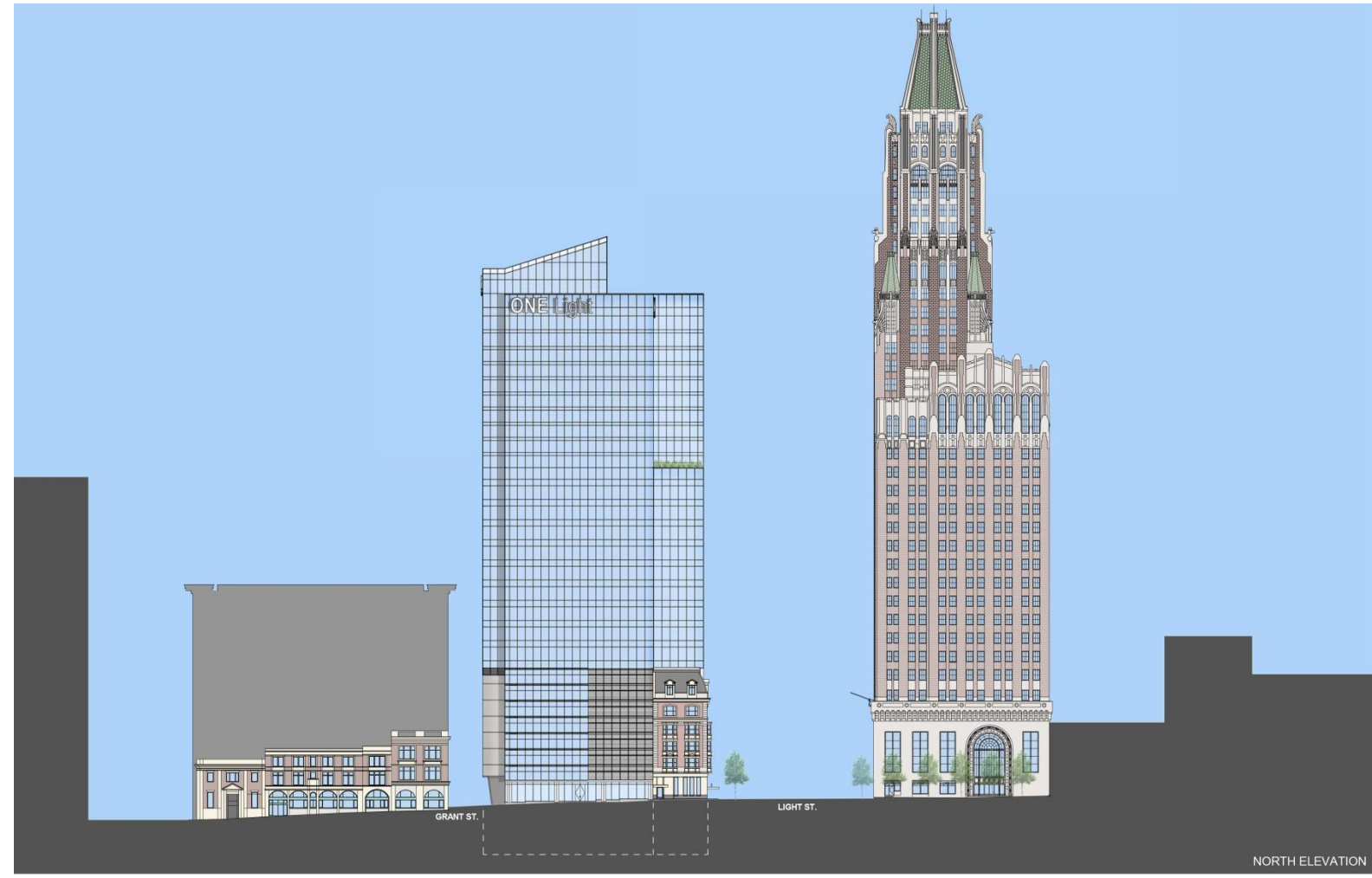
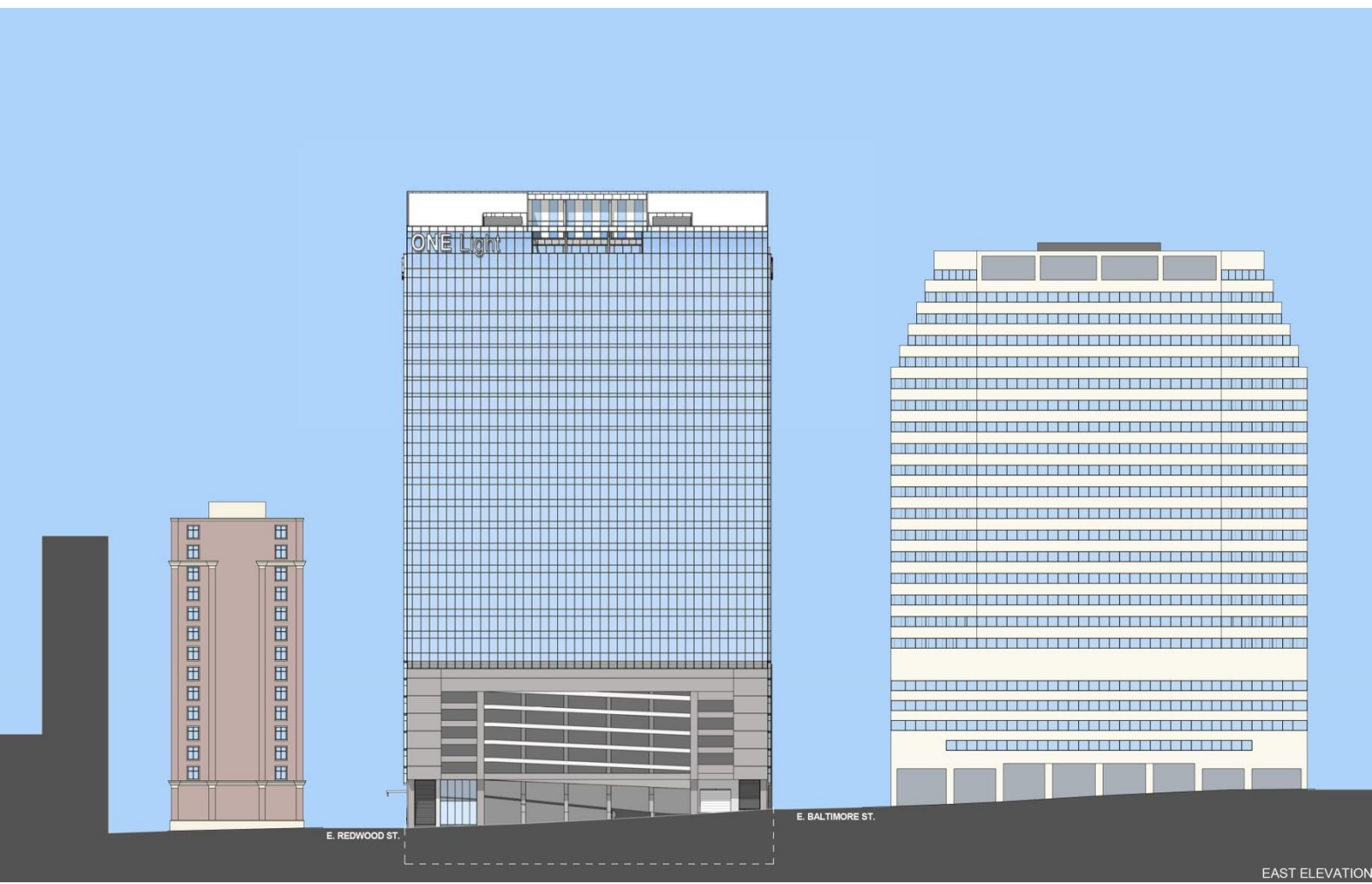
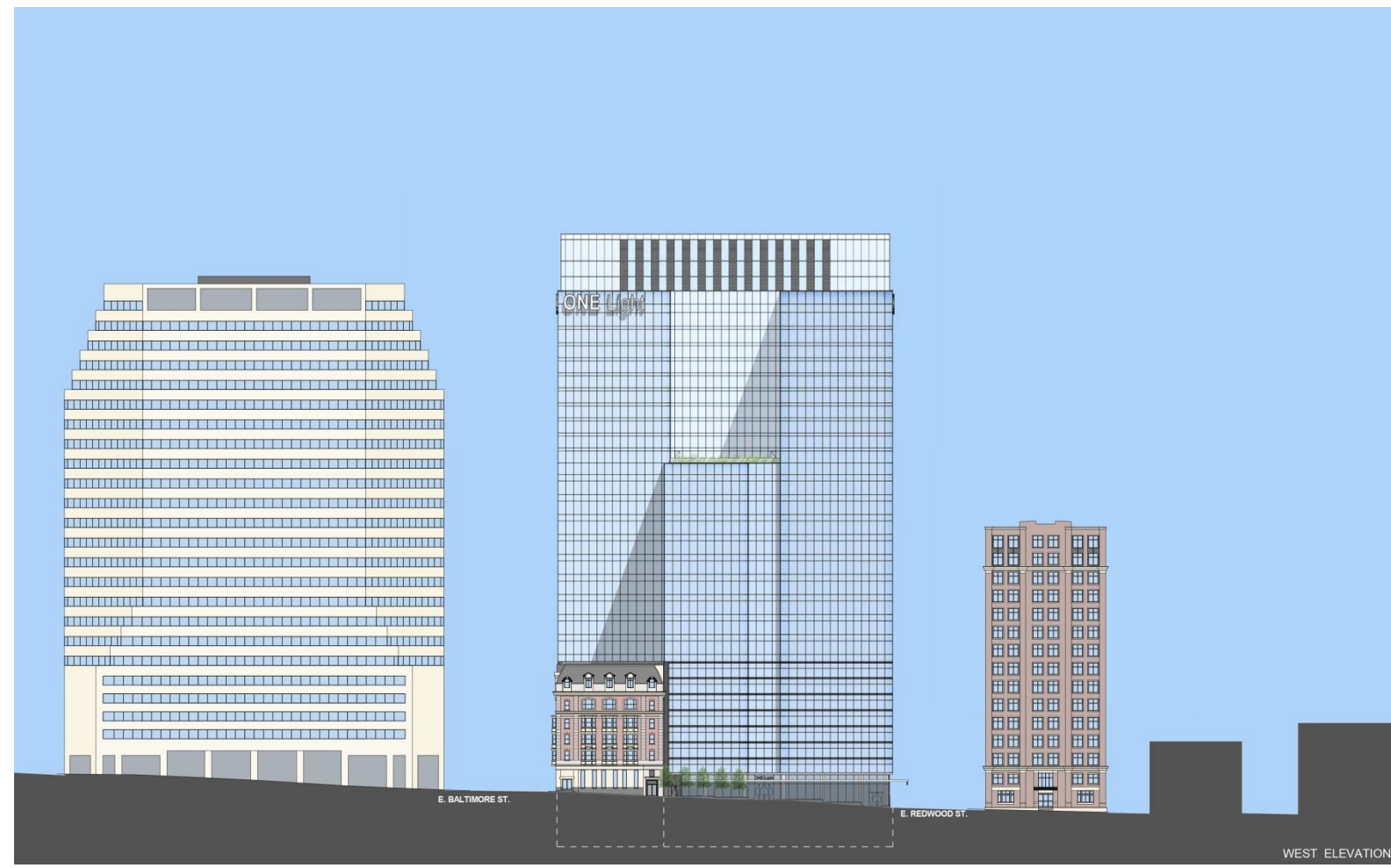
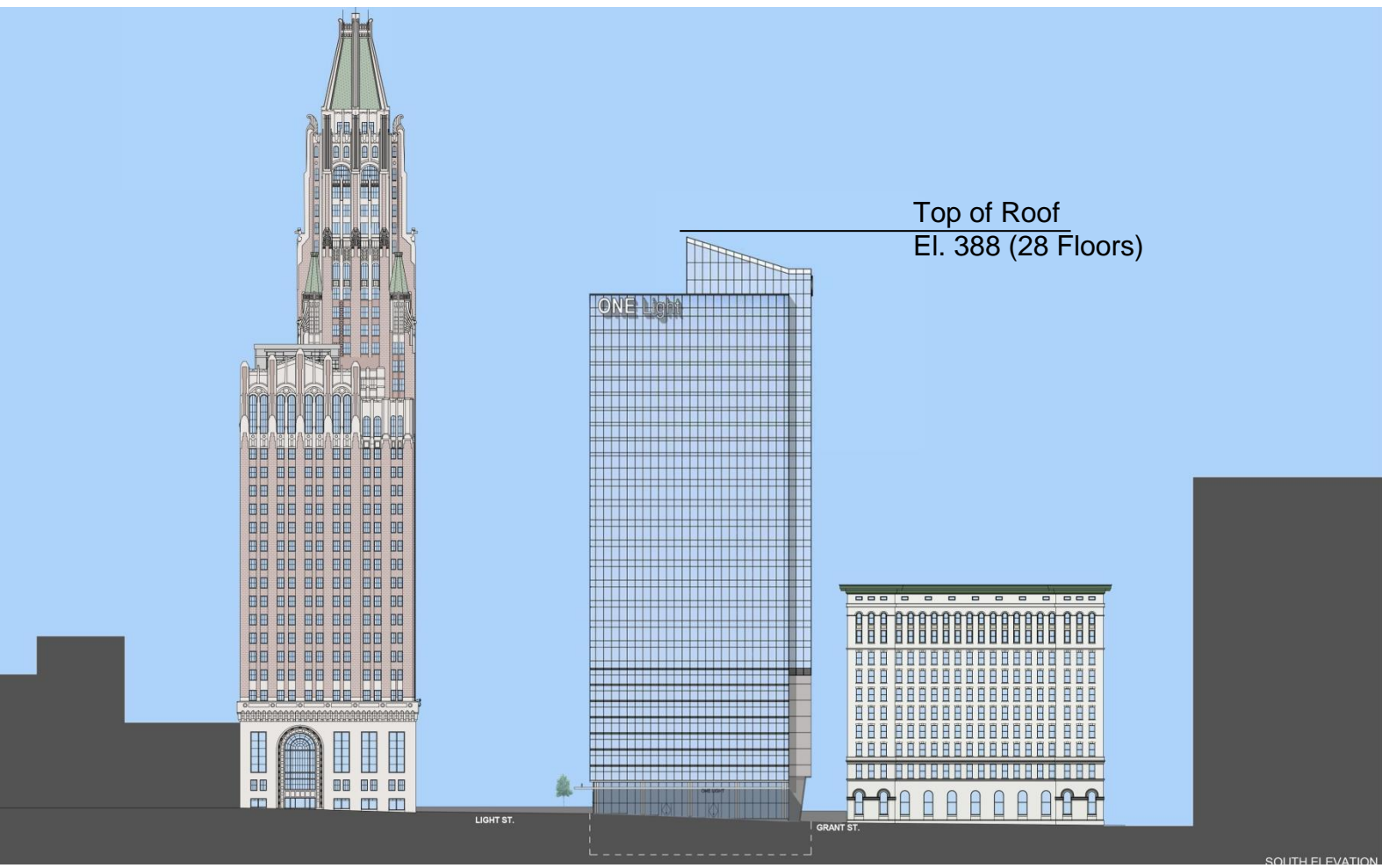












CURTAIN WALL MOCK-UP





# PROPOSAL Site Organization

SUNTRUST BANK (1989):  
323 FEET / 25 STORIES

METRO

WELLS FARGO (1985):  
330 FEET / 24 STORIES

SCHAEFER BLDG. (1992):  
493 FEET / 37 STORIES

SPRINGHILL SUITES (1898):  
172 FEET / 12 STORIES

GRANT ST.

HOTELS /  
SHAKESPEARE THEATER

HAMPTON INN & SUITES:  
7 STORIES

GRANT ST. →

EAST BALTIMORE STREET →

32'-9"

32'-9"

36'

ONE LIGHT:  
364 FEET / 28 STORIES

THOMAS BUILDING

OFFICE  
ENTRANCE

31'-3"

25'-9"

25'-9"

26'-6"

24'

EAST REDWOOD STREET

PROPOSED 2-WAY

17 LIGHT RESTAURANT

MARRIOTT  
RESIDENCE INN (2006):  
15 STORIES

HOTELS / INNER HARBOR

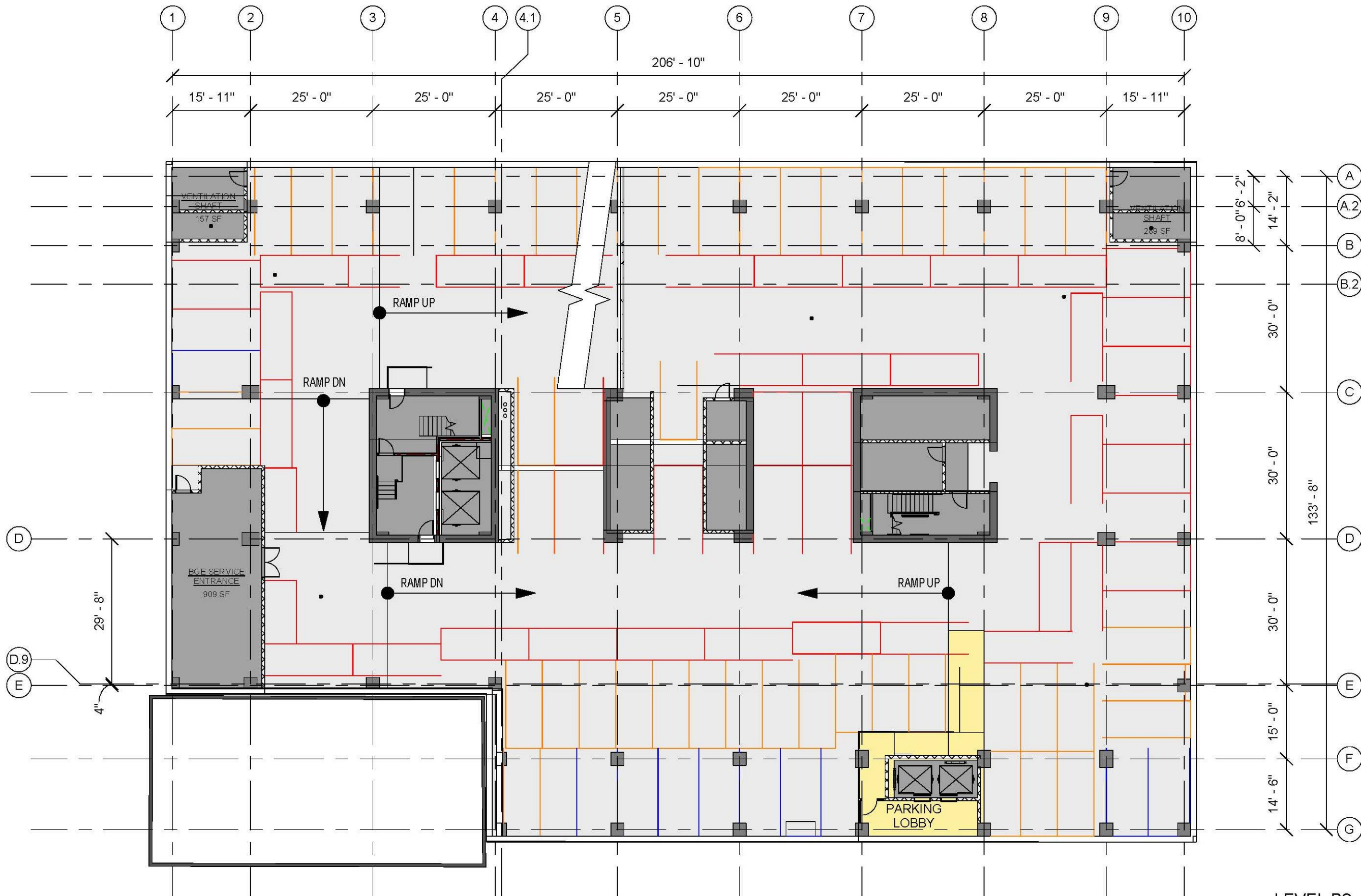
28'

LIGHT STREET →

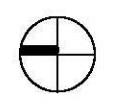
TEN LIGHT (1929):  
509 FEET / 34 STORIES

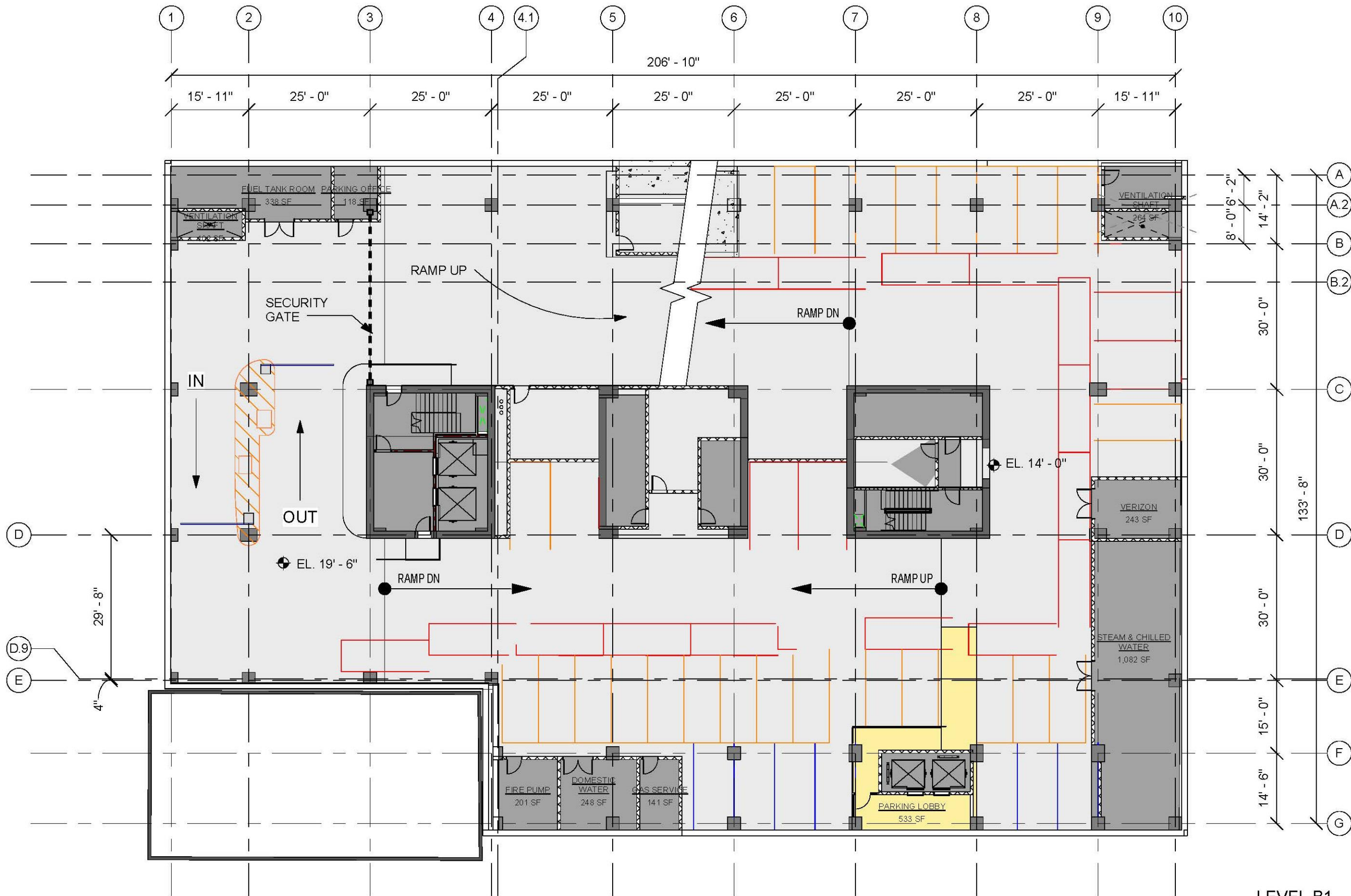
M.E.C.U. BLDG. (1924):  
253 FEET / 20 STORIES



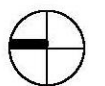


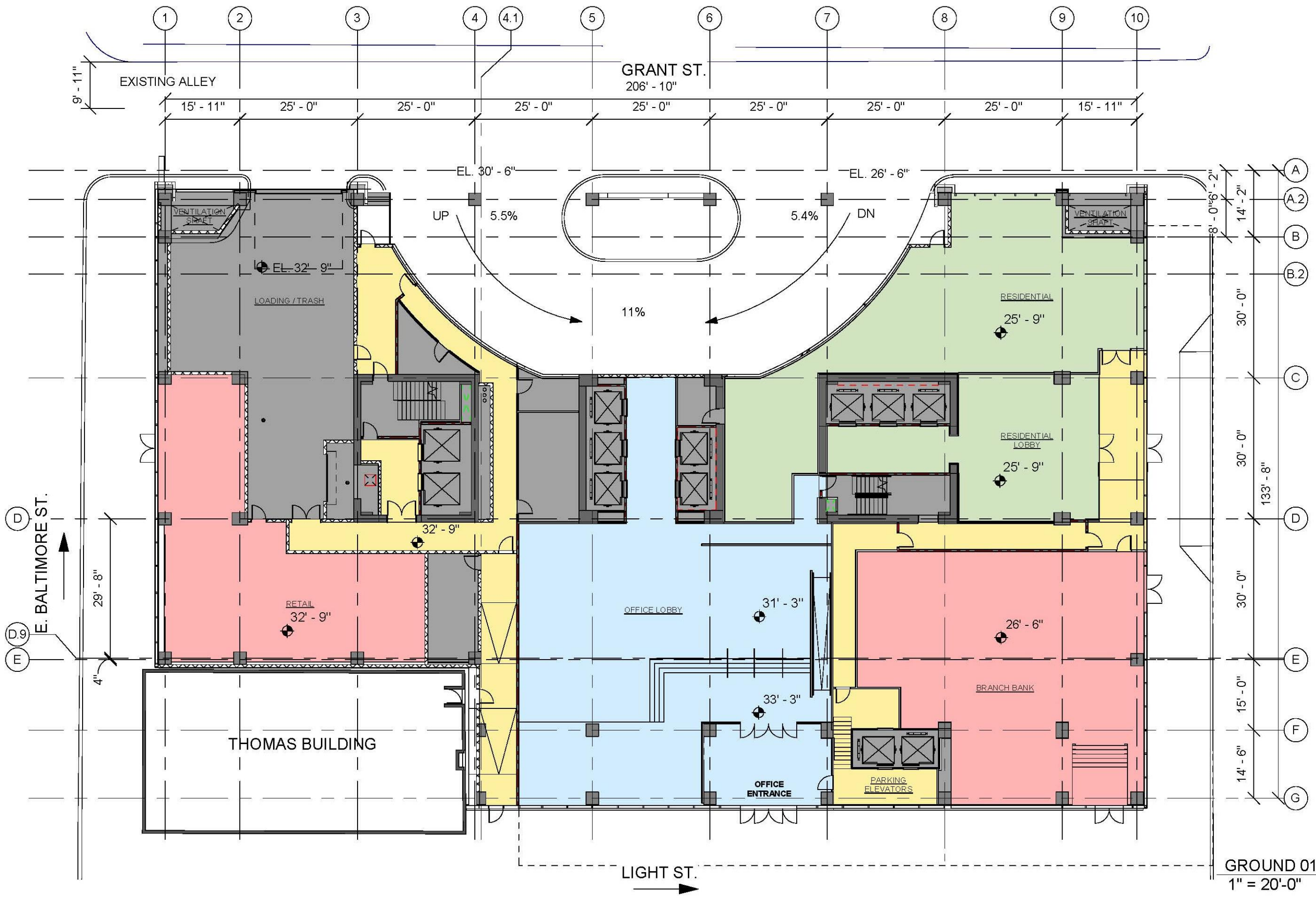
LEVEL B2  
1" = 20'-0"





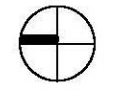
LEVEL B1  
1" = 20'-0"

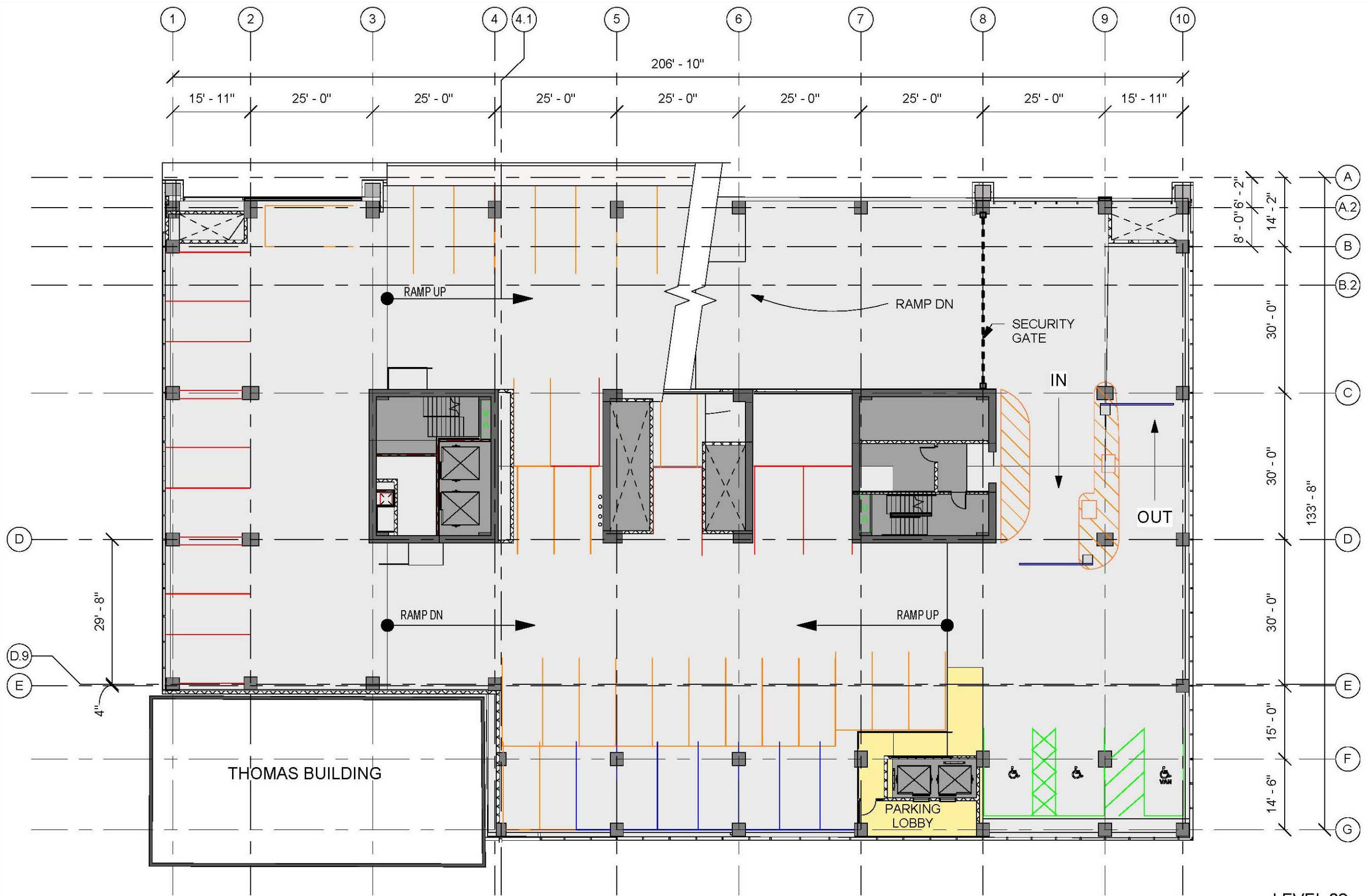




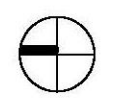
E. REDWOOD ST.  
 PROPOSED TWO-WAY

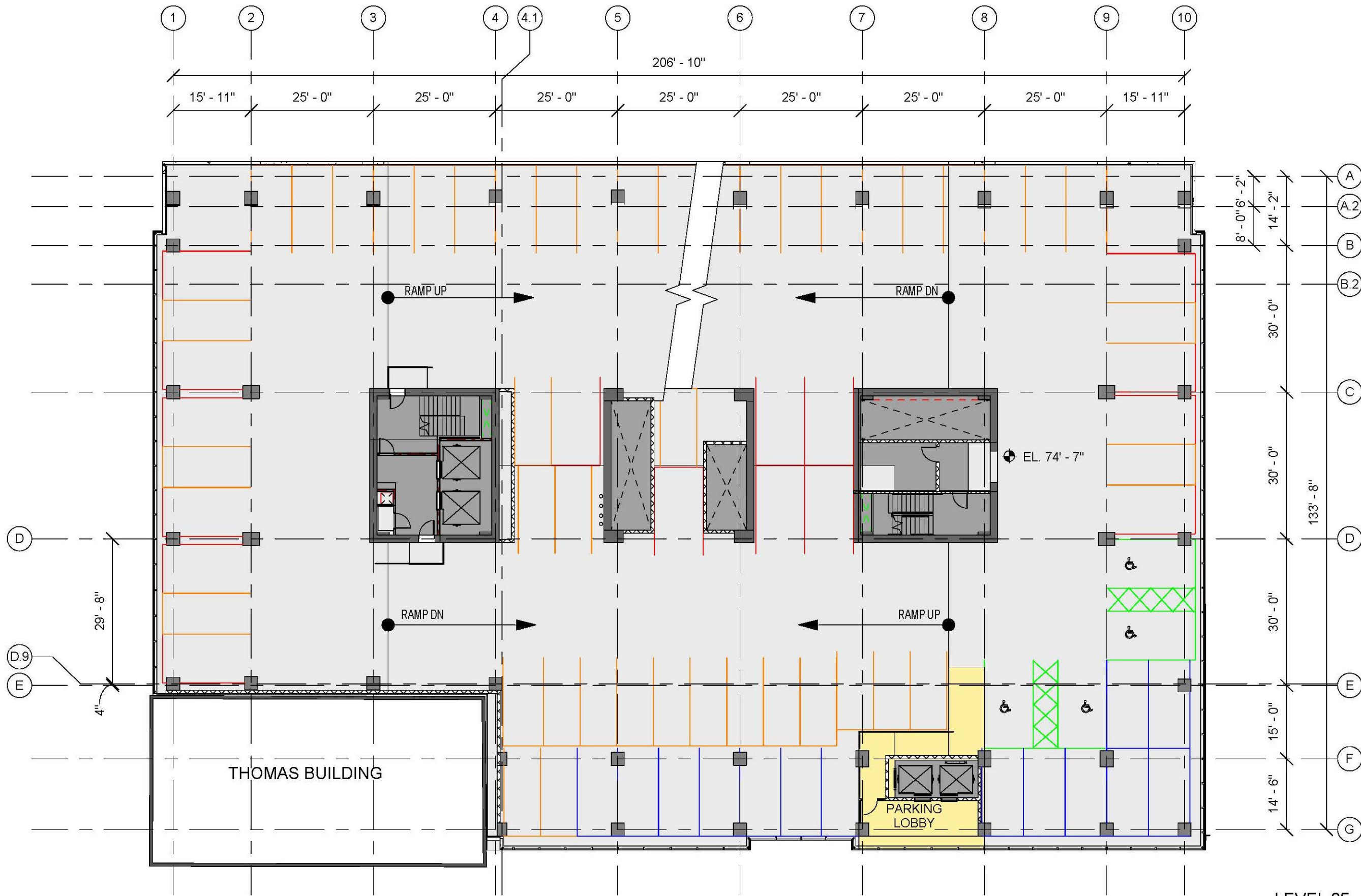
GROUND 01  
 1" = 20'-0"



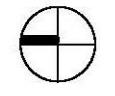


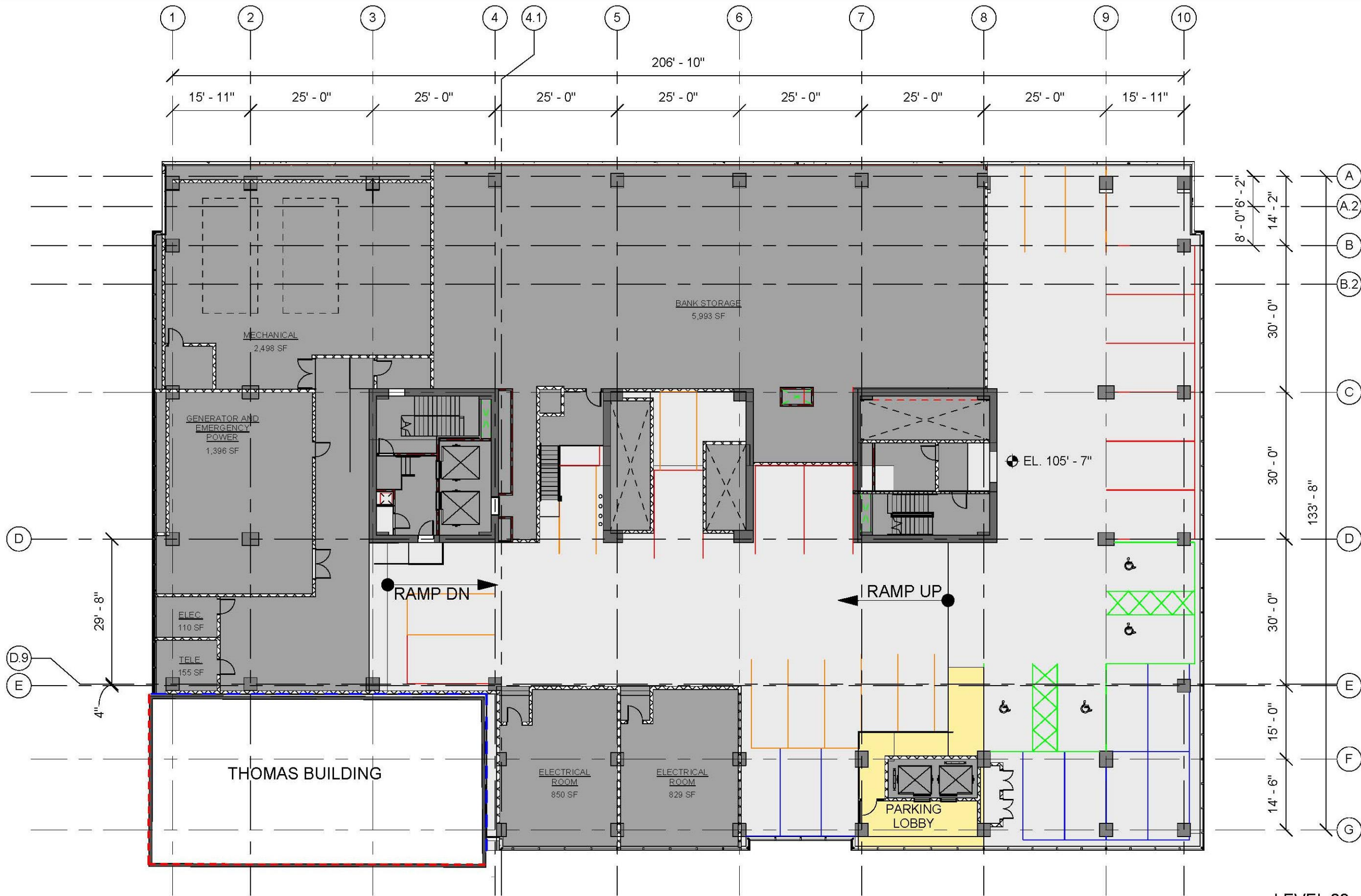
LEVEL 02  
1" = 20'-0"





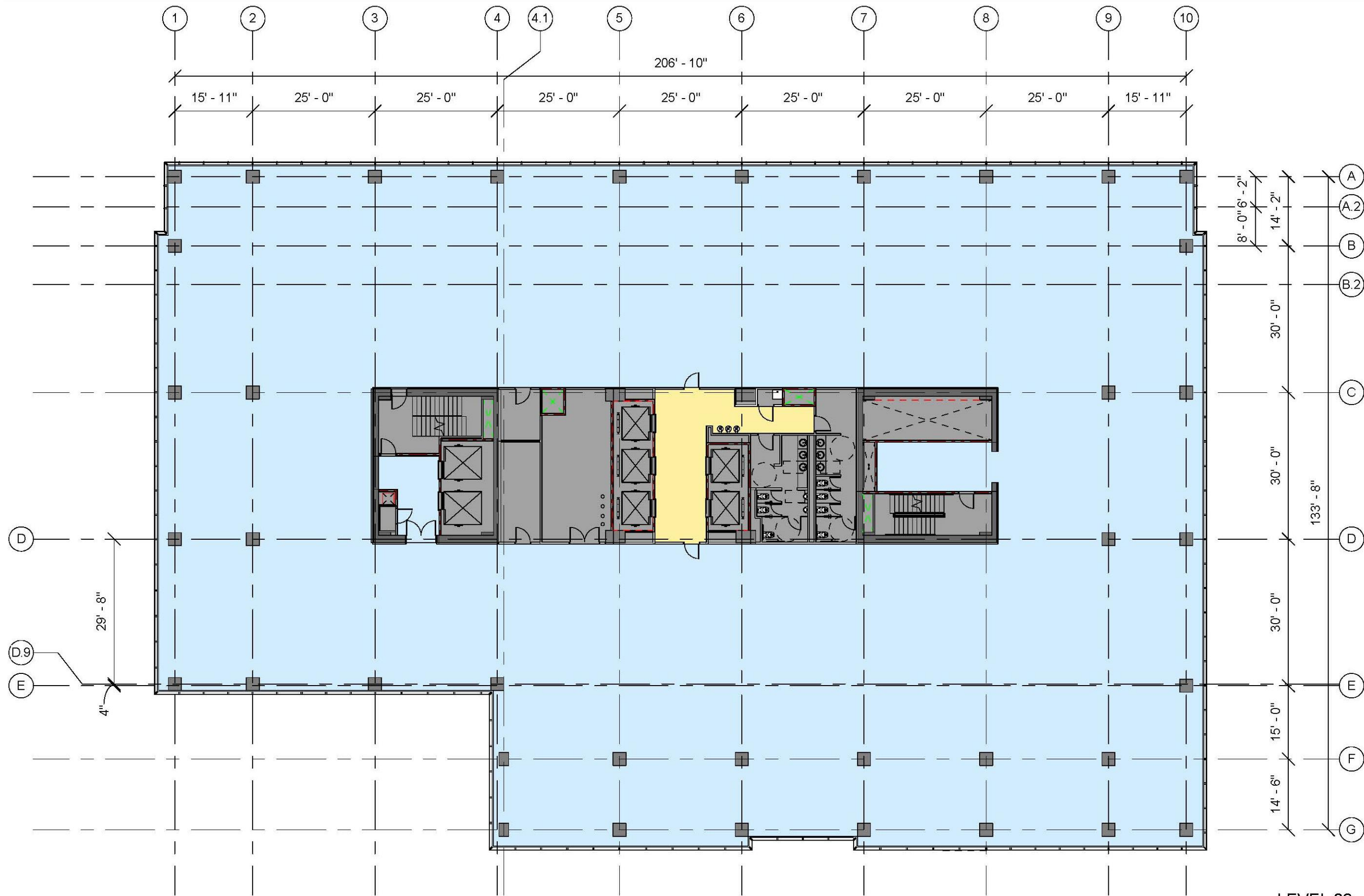
LEVEL 05  
1" = 20'-0"



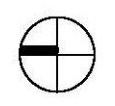


LEVEL 08  
1" = 20'-0"

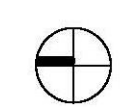
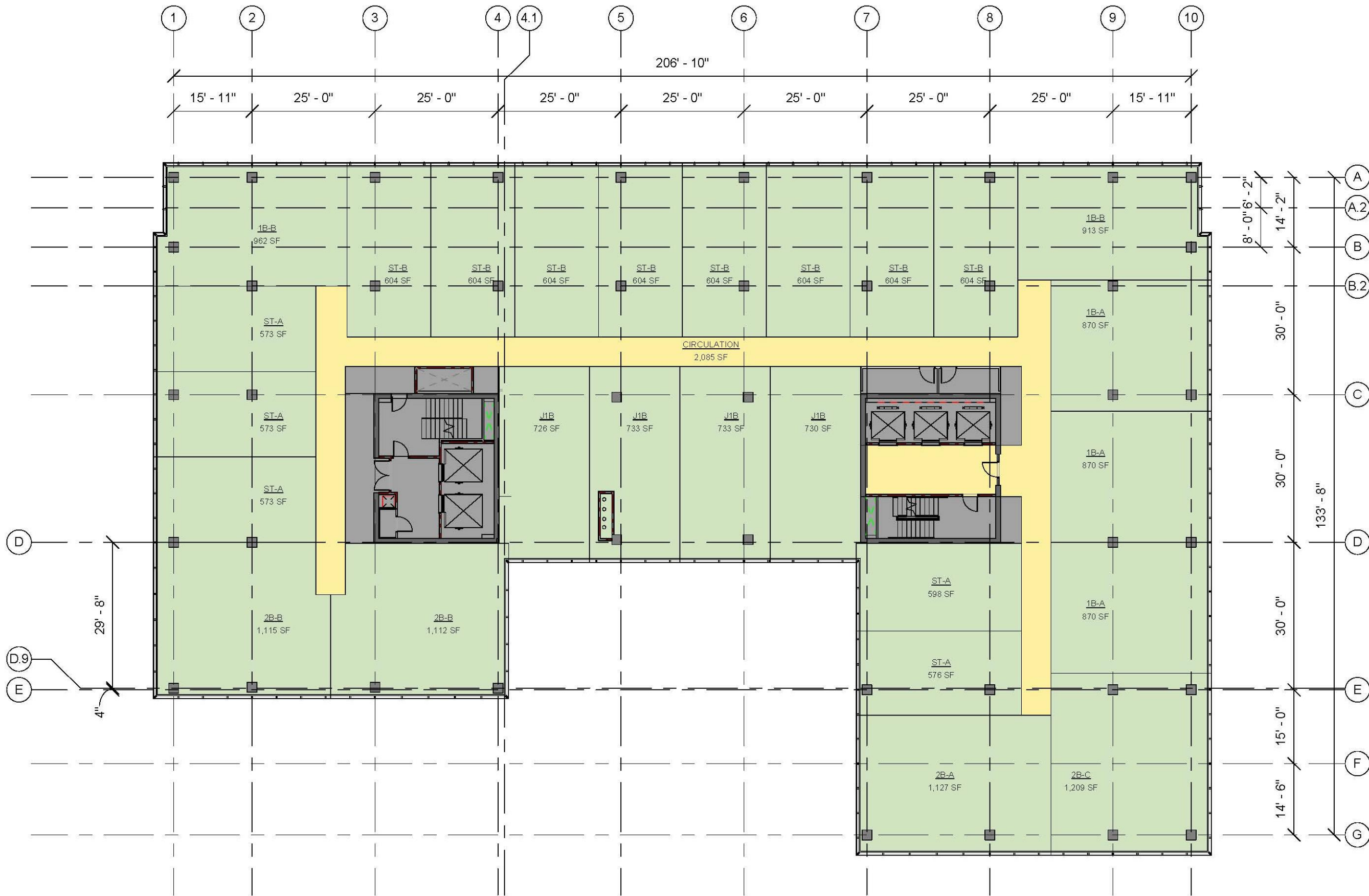


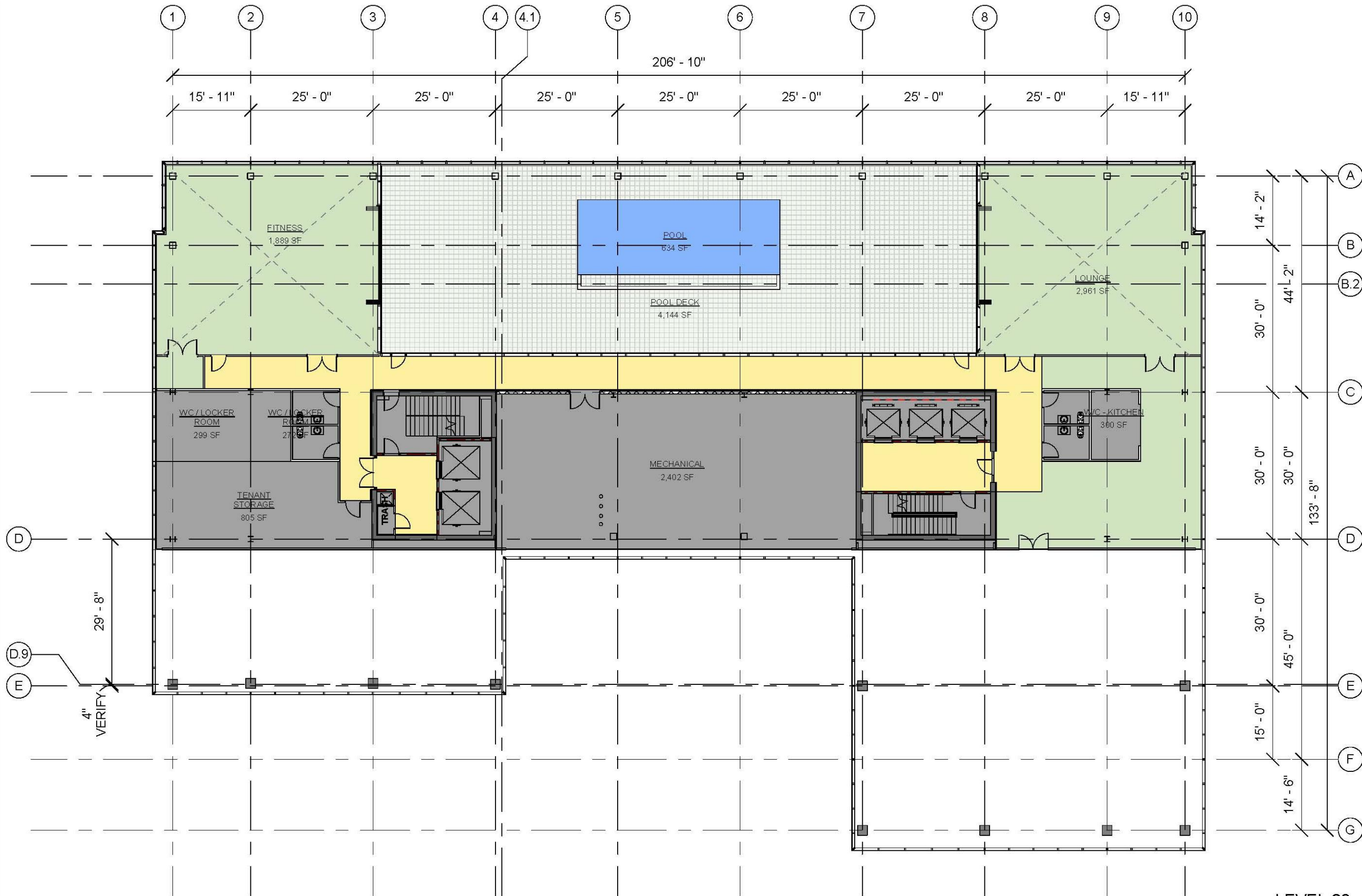


LEVEL 09  
1" = 20'-0"



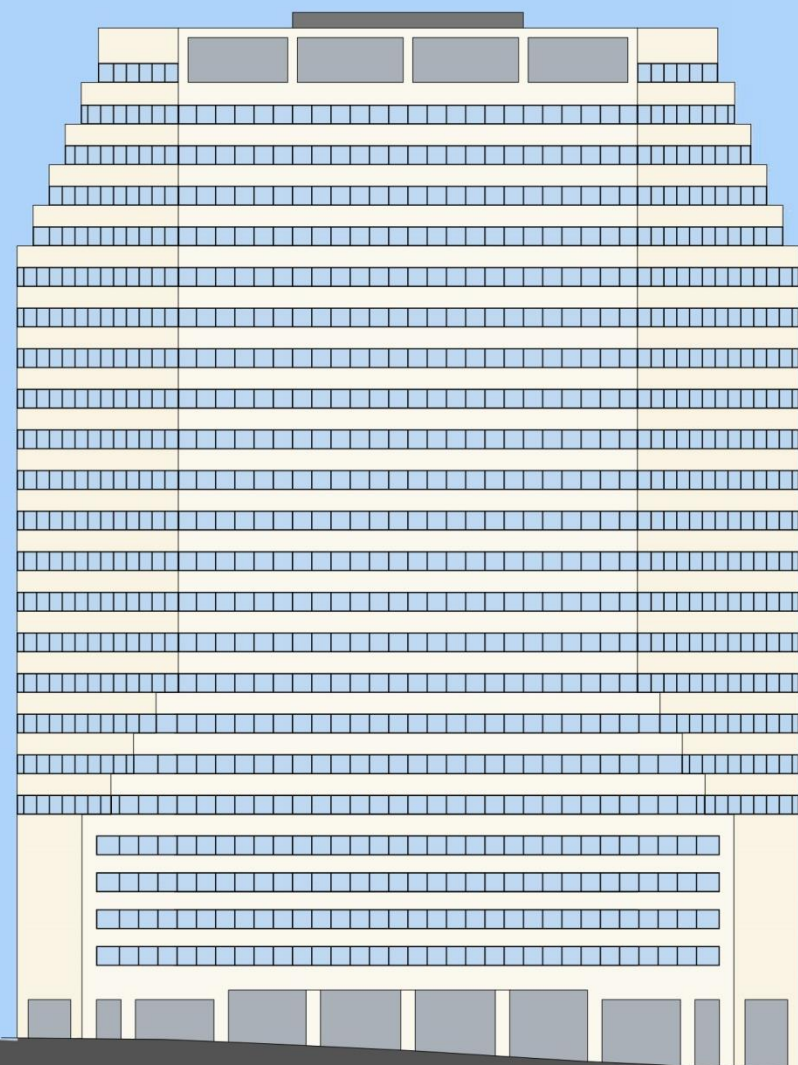




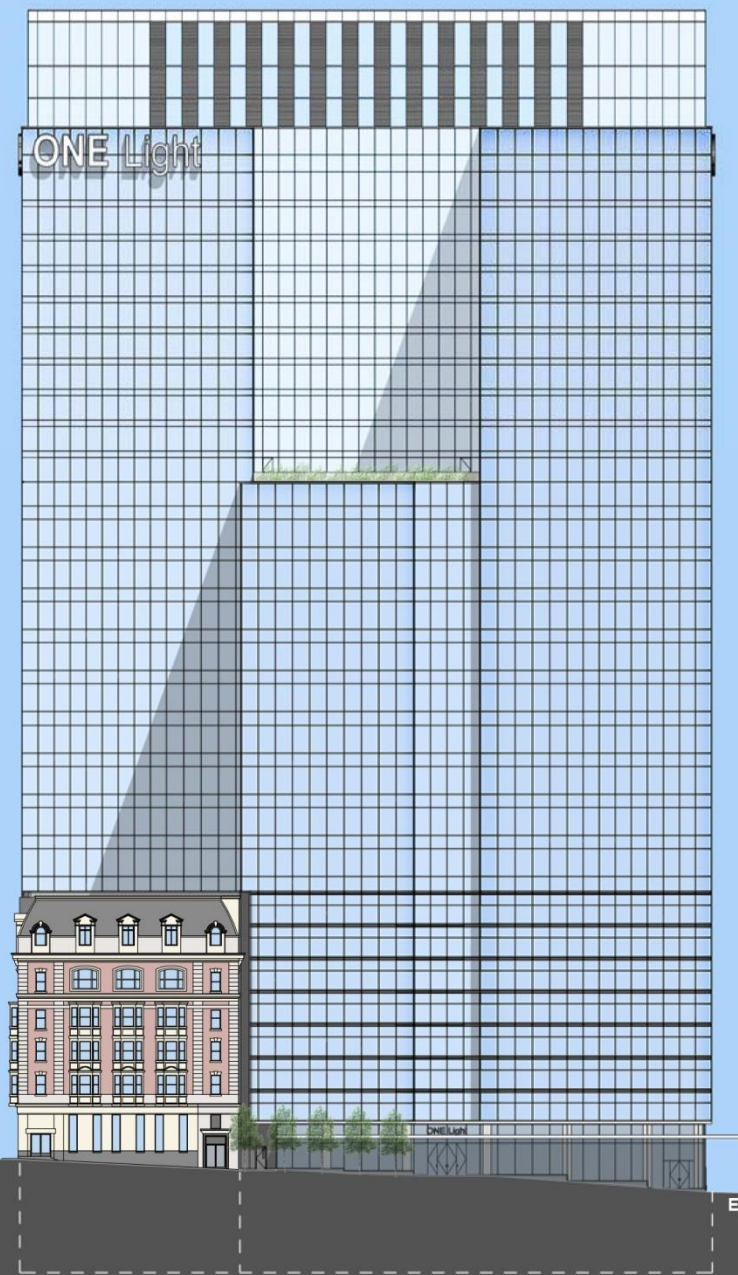


LEVEL 28  
 1" = 20'-0"

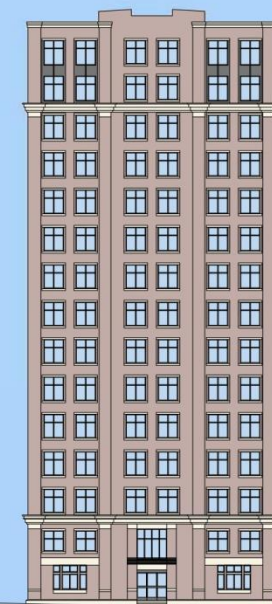




E. BALTIMORE ST.



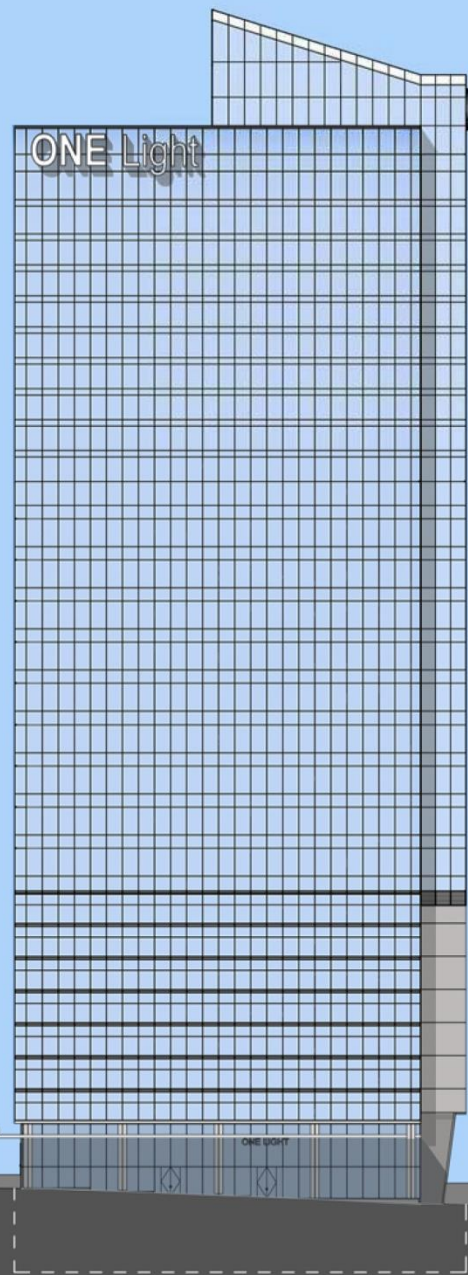
E. REDWOOD ST.



WEST ELEVATION



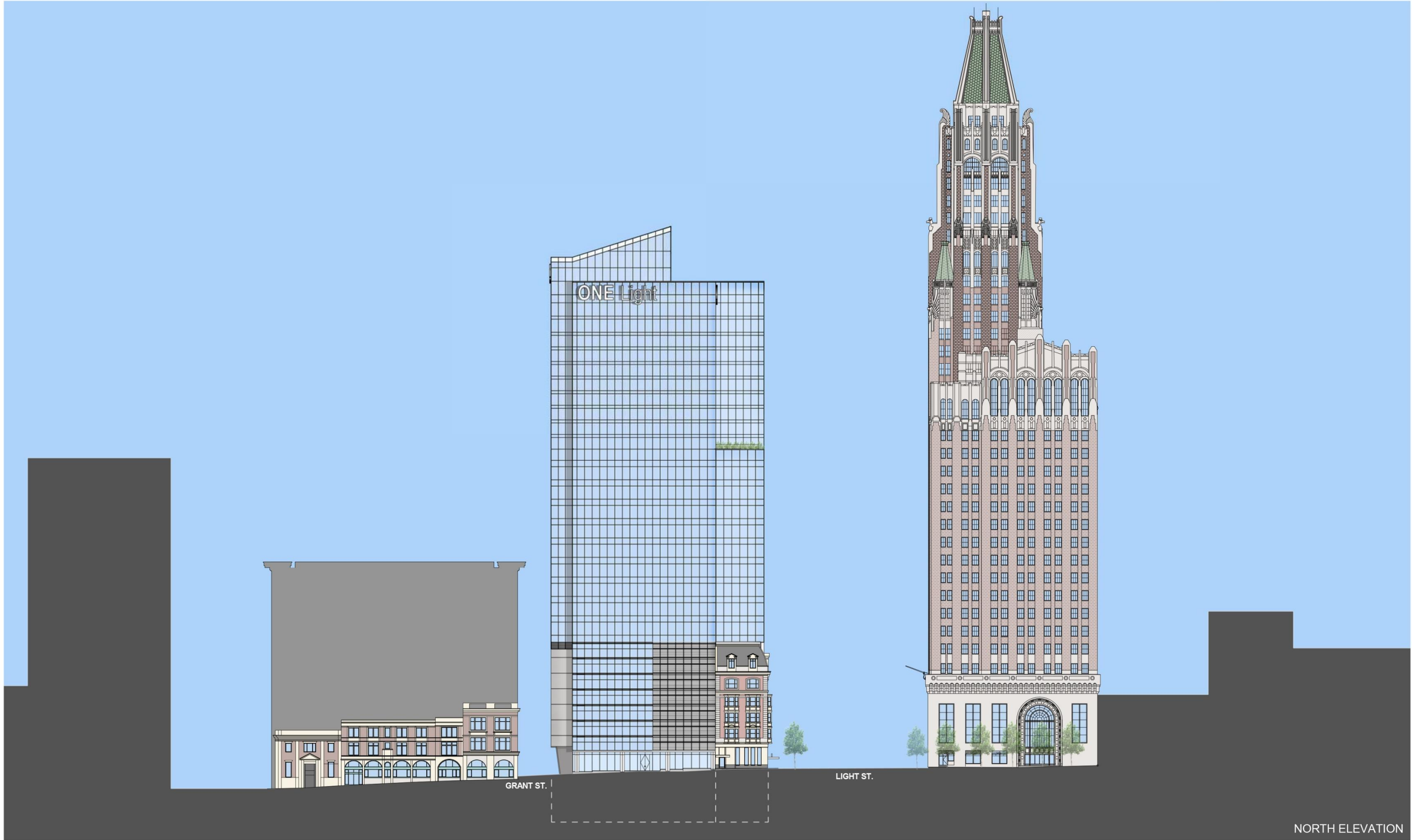
LIGHT ST.



GRANT ST.



SOUTH ELEVATION



ONE Light

GRANT ST.

LIGHT ST.

NORTH ELEVATION

ONE Light

E. REDWOOD ST.

E. BALTIMORE ST.

EAST ELEVATION

