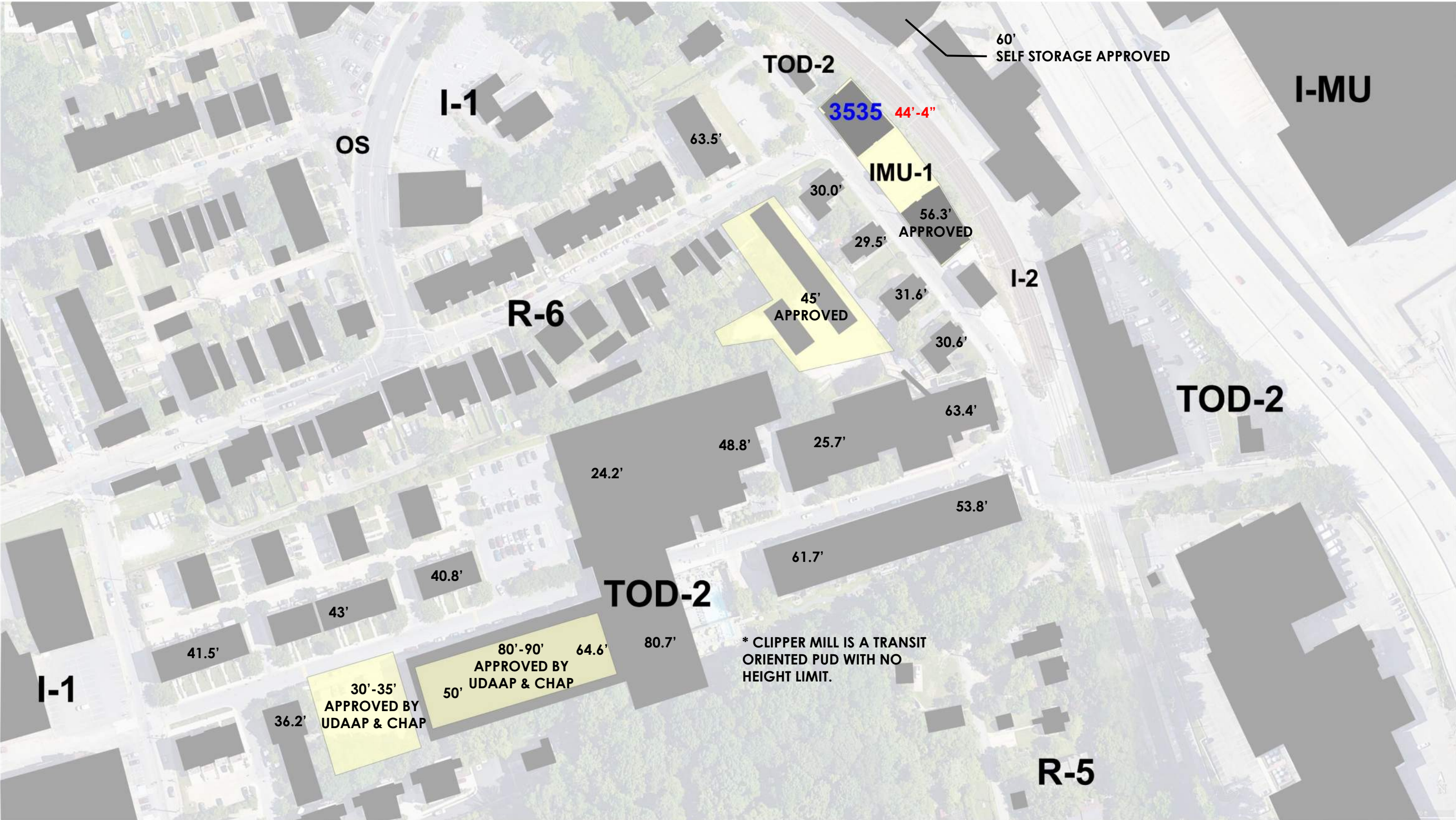


3535 Clipper Road
Baltimore, MD 21211
A Transit Oriented Development

CHAP Design Review – Scale and Massing
April 13, 2021



FUTURE DEVELOPEMENT SITE

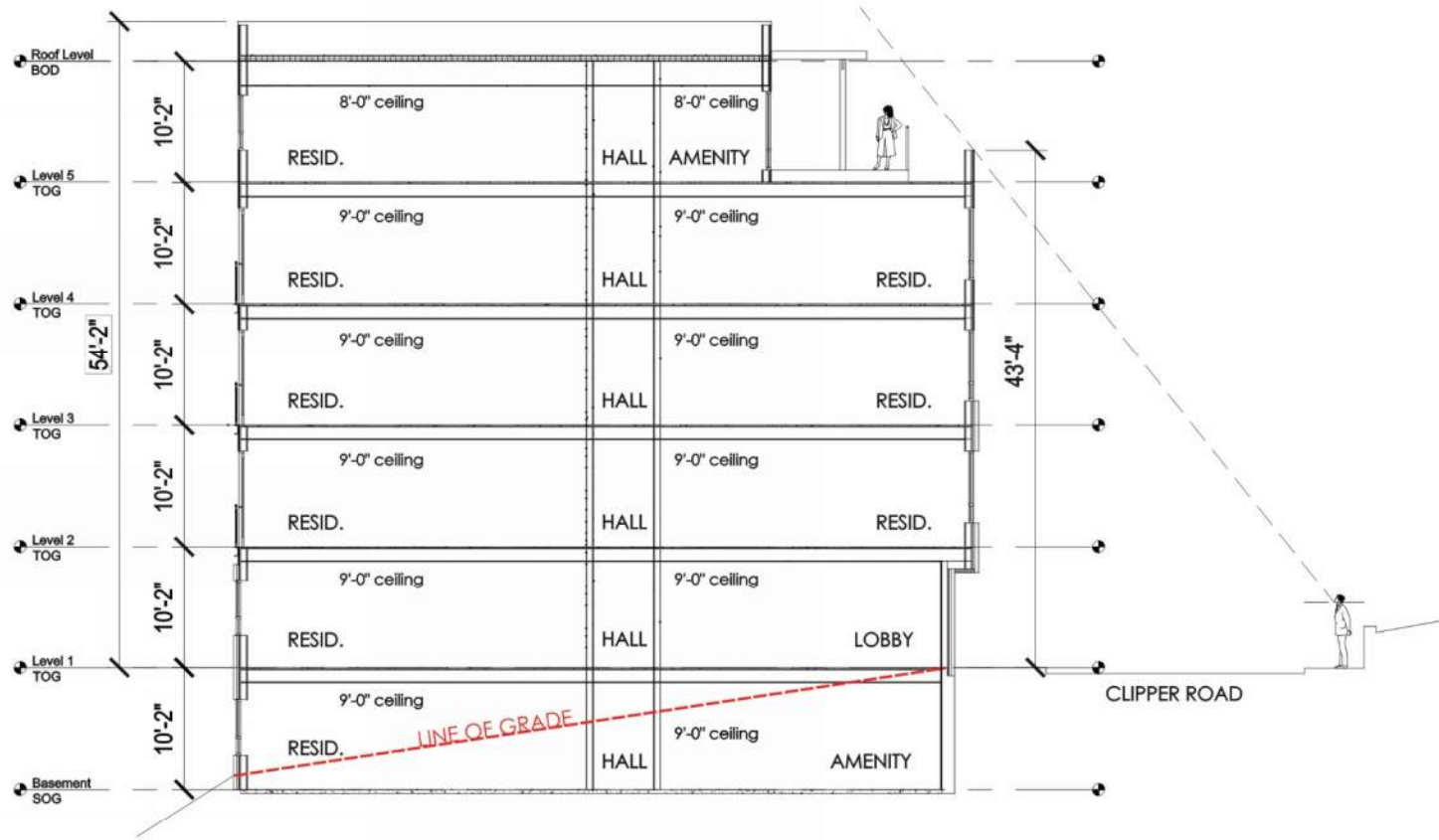
* CLIPPER MILL IS A TRANSIT ORIENTED PUD WITH NO HEIGHT LIMIT.

Zoning and heights

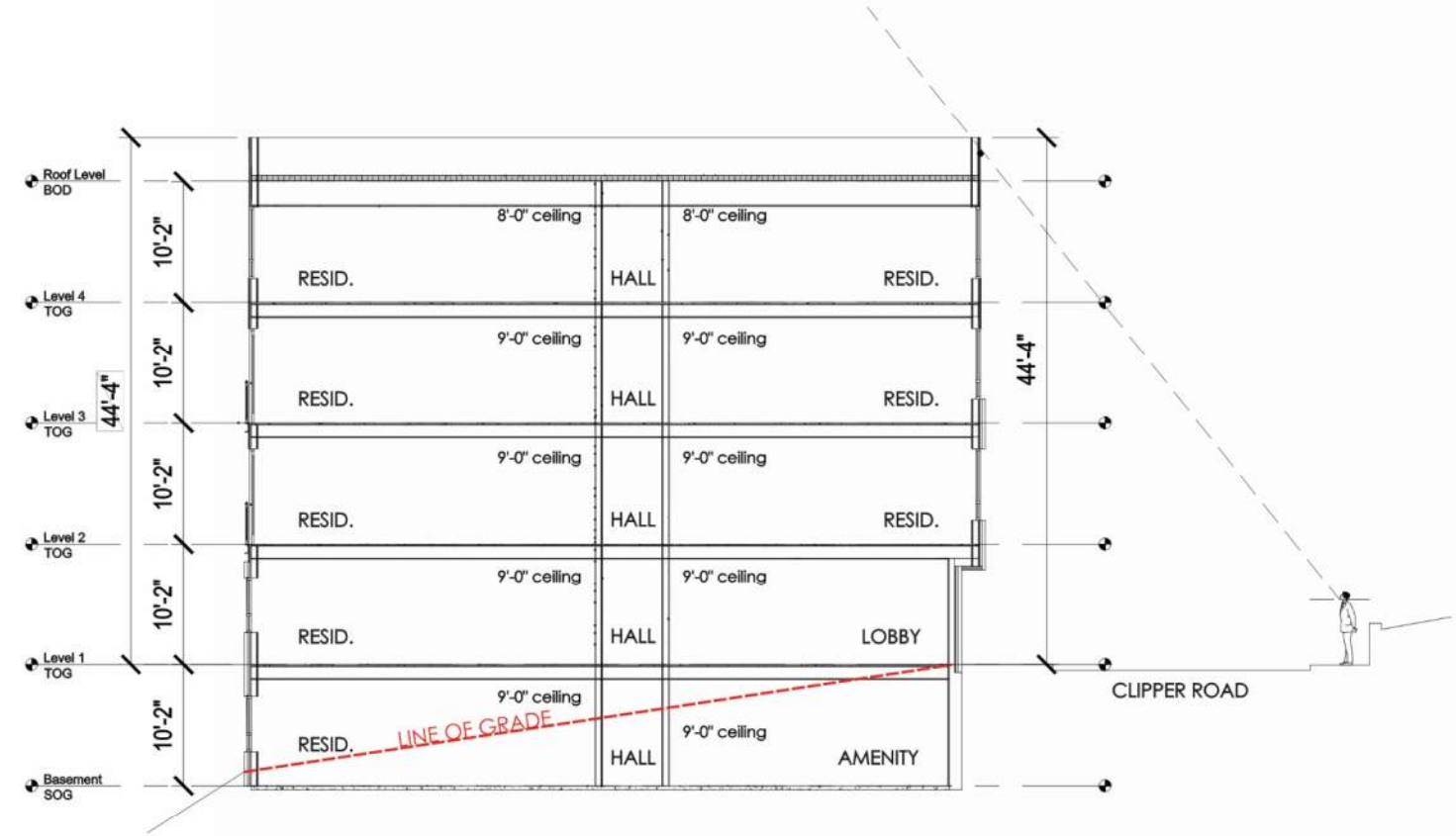
CHAP MOTION HEARING: Approve staff recommendation of disapproval and return to Commission with revised proposal to address massing and scale by a variety of treatments [such as]: reducing the height by at least one story; reducing the width ("thin-up") of the building by increasing setback from property line for whole of portion of building; playing with step-backs of floors; and breaking up east façade.

DESIGN RESPONSE: The revised massing reduces the height of the building by one story, to 4 floors. The height of the building is 44'-4", along all sides.

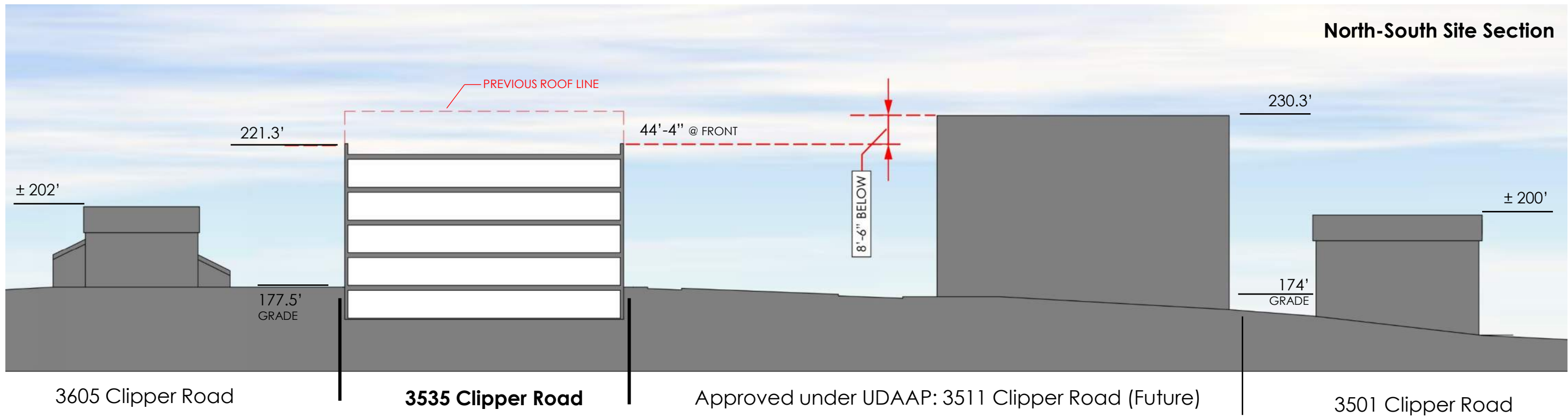
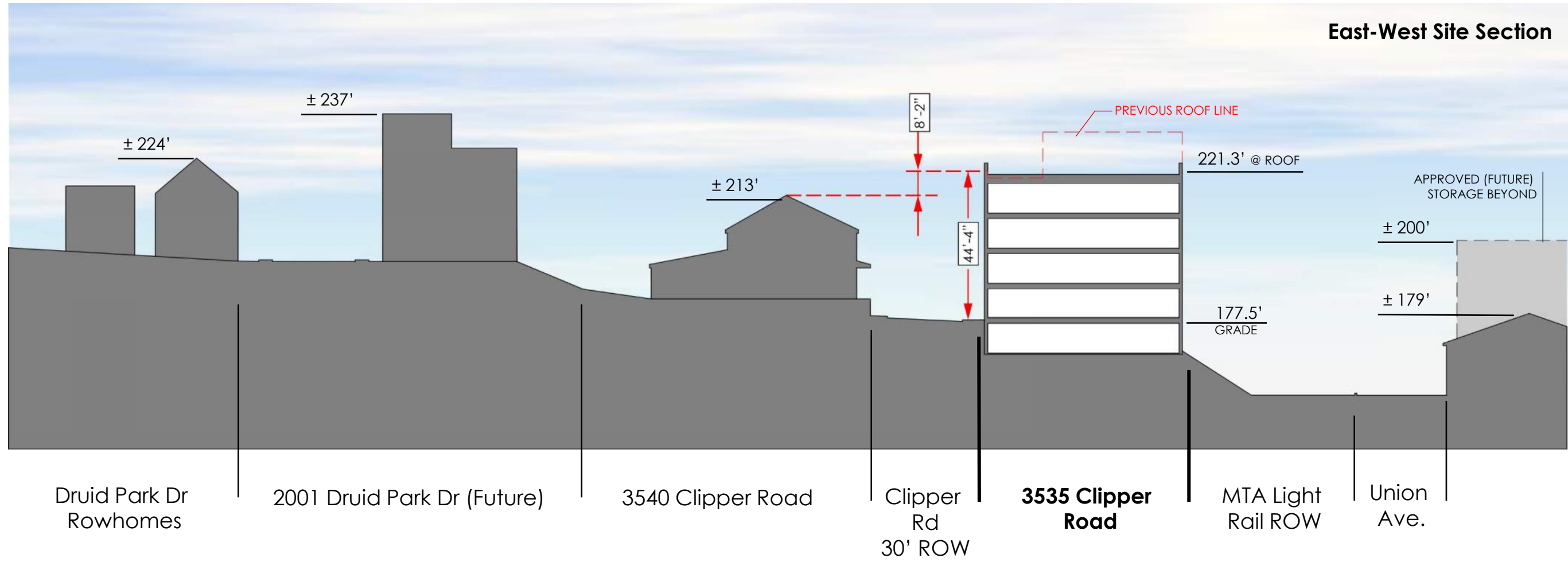
The sidewalk is currently 5' along Clipper Road. The building is set back to create a 6' sidewalk along Clipper Road, and an additional 2' is provided at entrances and doors to allow for greater circulation at the street level. The northeast stair tower is set back 6' from the face of the building.



PREVIOUS SUBMISSION



PROPOSED

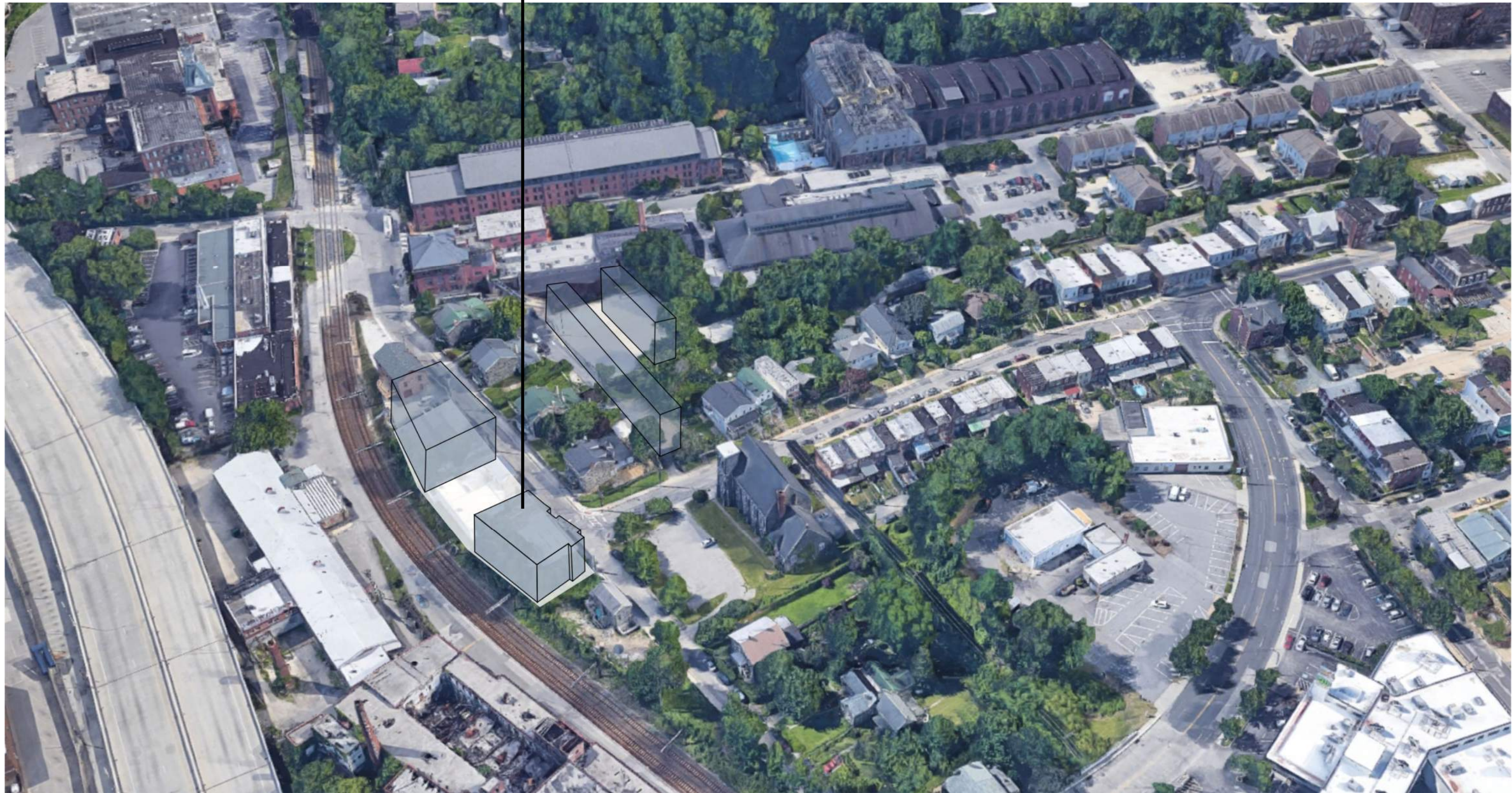


3535 Clipper Road



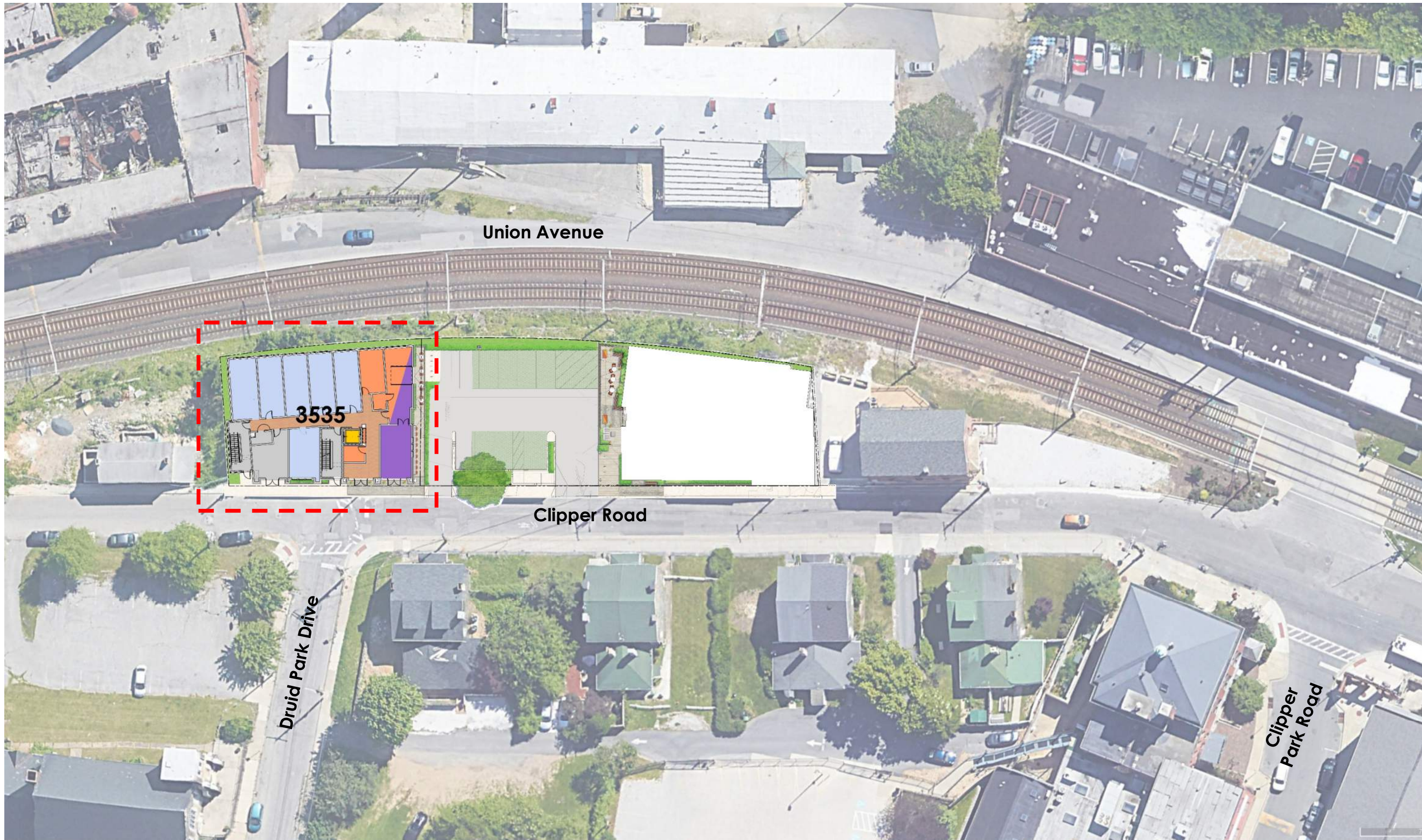
Context – Aerial Image from South

3535 Clipper Road



Context – Aerial Image from North

3535 CLIPPER ROAD



Union Avenue

3535

Clipper Road

Druid Park Drive

Clipper Park Road

Context



view from south on Clipper Rd

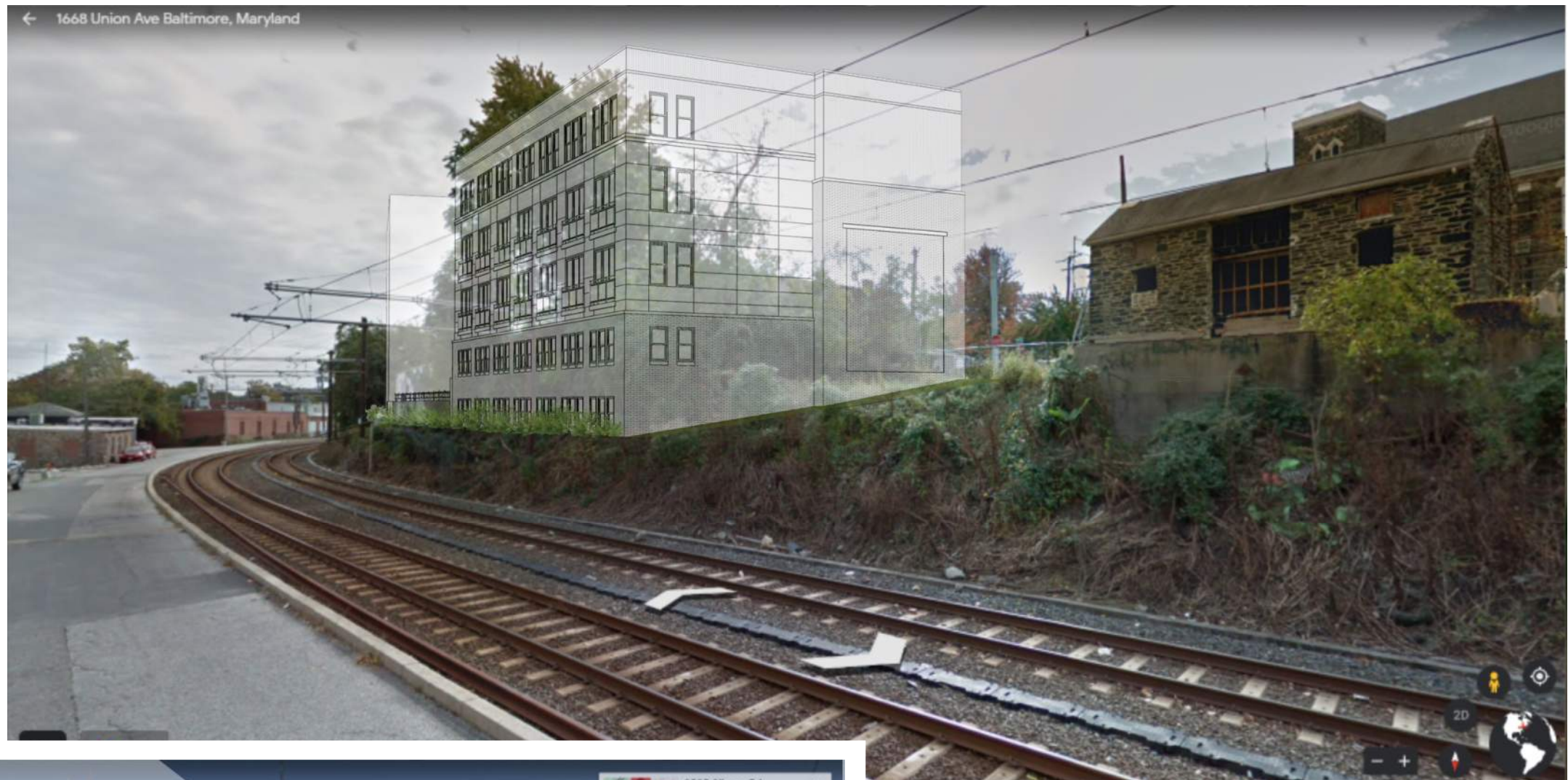


view from Druid Park Dr

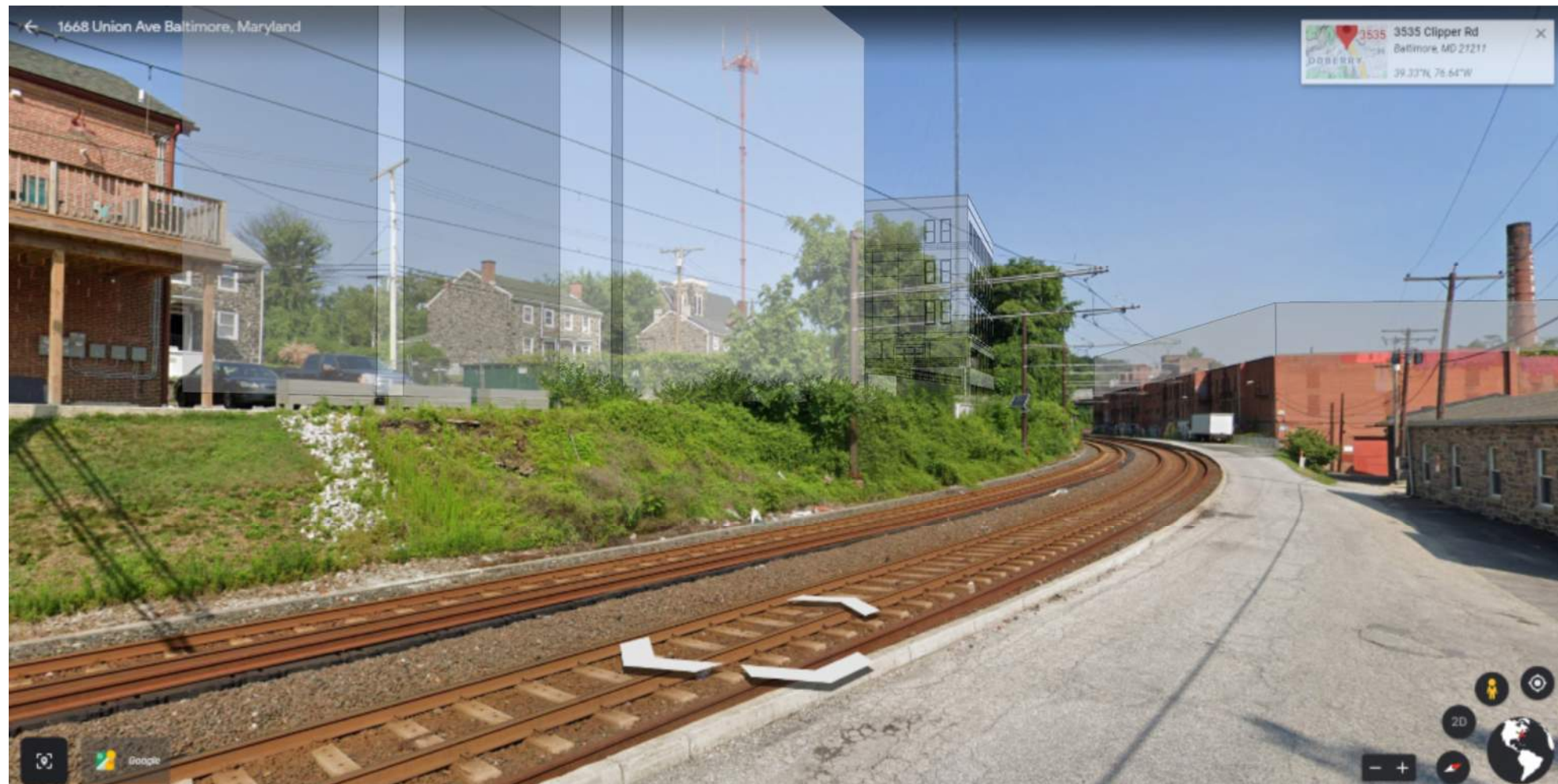


view from north on Clipper Rd

Existing site w/ Proposed Building



view from south



view from north

Existing site w/ Proposed Building



Context View – Looking North East on Clipper Road



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



West Elevation – Previous Submission
Scale: 1/16" = 1'-0"



West Elevation - Proposed
Scale: 1/16" = 1'-0"



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



South Elevation – Previous Submission
Scale: 1/16" = 1'-0"



South Elevation - Proposed
Scale: 1/16" = 1'-0"



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

3535 CLIPPER ROAD



East Elevation – Previous Submission
Scale: 1/16" = 1'-0"



East Elevation - Proposed
Scale: 1/16" = 1'-0"



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



North Elevation – Previous Submission
Scale: 1/16" = 1'-0"



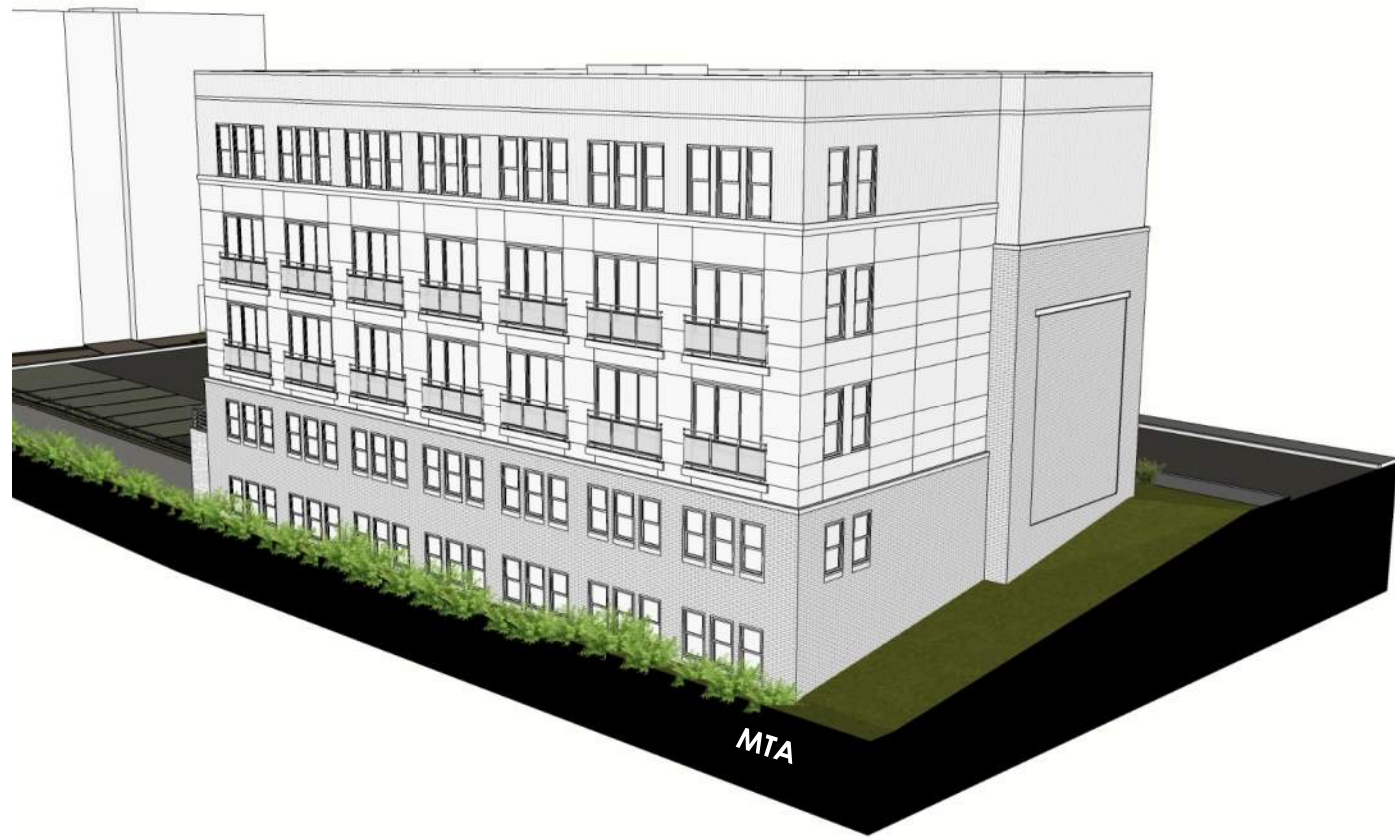
North Elevation - Proposed
Scale: 1/16" = 1'-0"



Previous Submission



Proposed



3D Views

*Previous Submission Ghosted



3528 Clipper Road

3538 Clipper Road

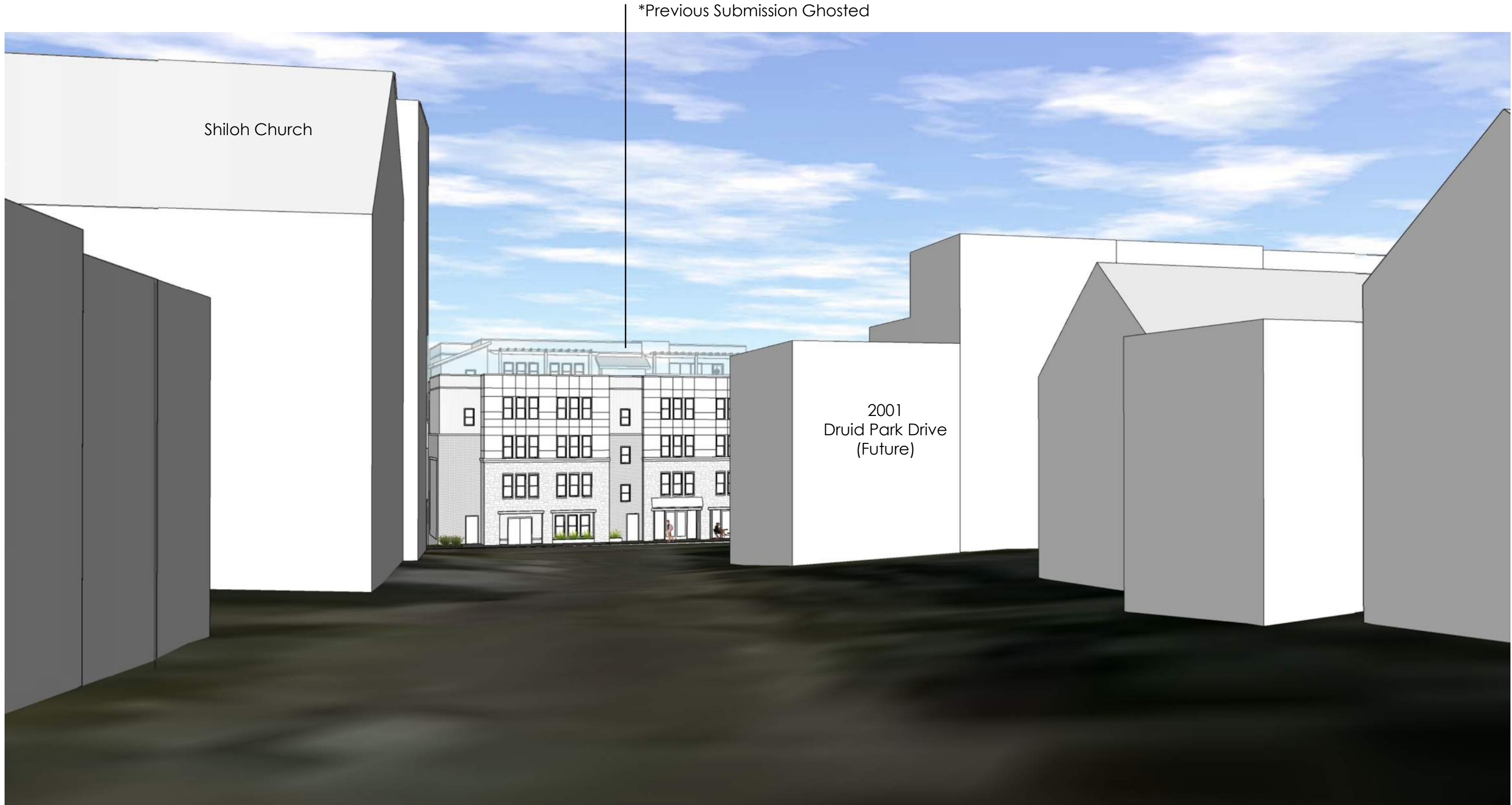
3605 Clipper Road

3511 Clipper Road
(Future)

Massing Context - Street Level View looking north on Clipper Road



Massing Context - Street Level View looking south on Clipper Road

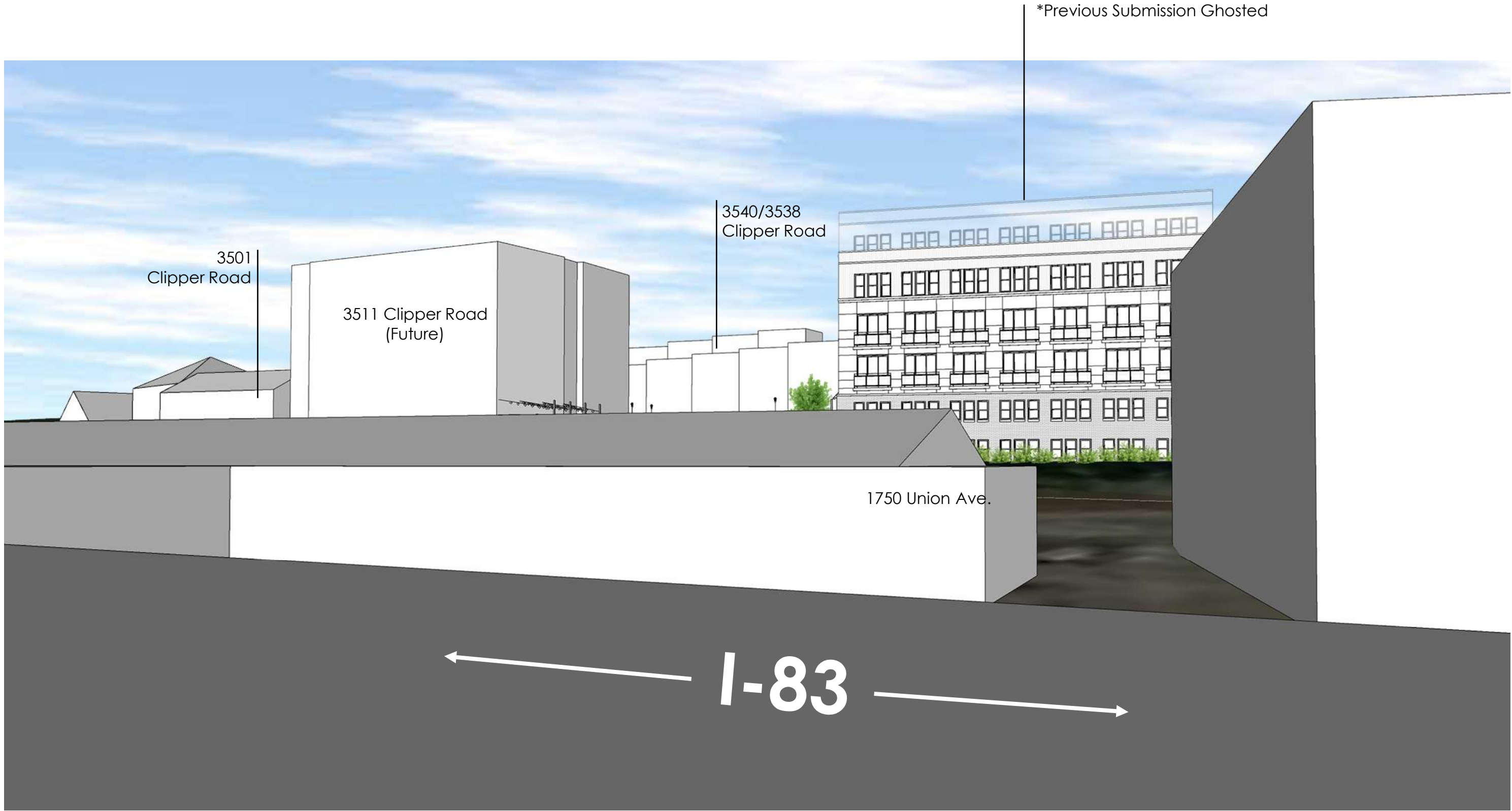


Massing Context - Street Level View looking east on Druid Park Drive

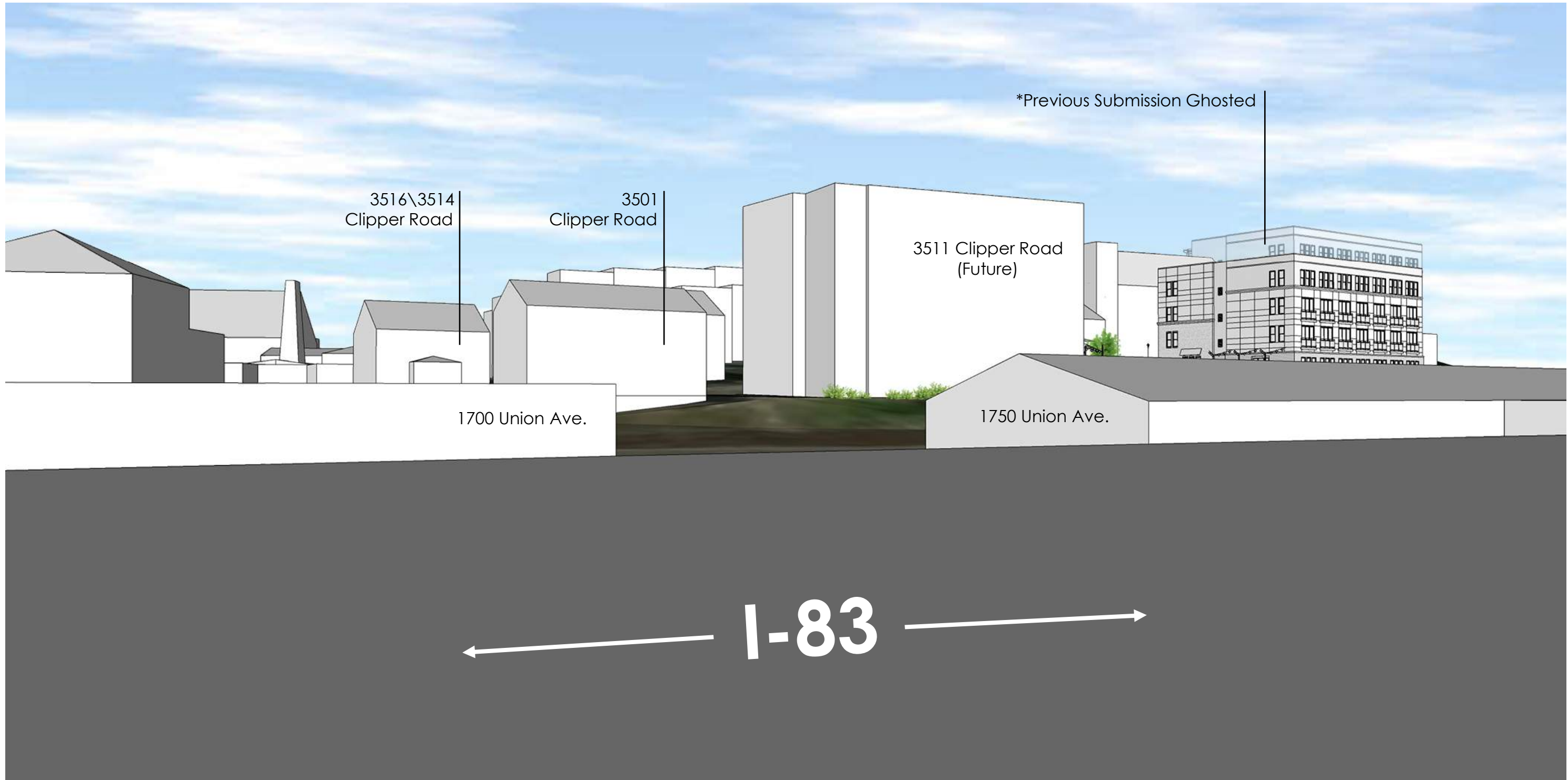
*Previous Submission Ghosted



Massing Context - Street Level View approaching intersection of Clipper Road and Druid Park Drive



Massing Context - I-83 View heading southbound



Massing Context - I-83 View heading northbound

Thank you.
