

CHASEN COMPANIES

UDAAP Presentation

1400 Aliceanna Street & 600 S. Caroline Street



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Chasen Companies: Historic Preservation Meet Modern

Chasen Companies' luxury apartments and commercial spaces are located throughout Baltimore's most scenic and energetic neighborhoods. To date Chasen builds, owns and leases 42 development projects totaling 769 apartments and over 110,000 square feet of commercial / office space. Chasen is vertically integrated with departments that control the entire project from development through delivery and management including; General Contracting, Residential Leasing, Portfolio Management, Commercial Leasing, Marketing, and Business Development.

Project Background



Aerial View

1400 Aliceanna

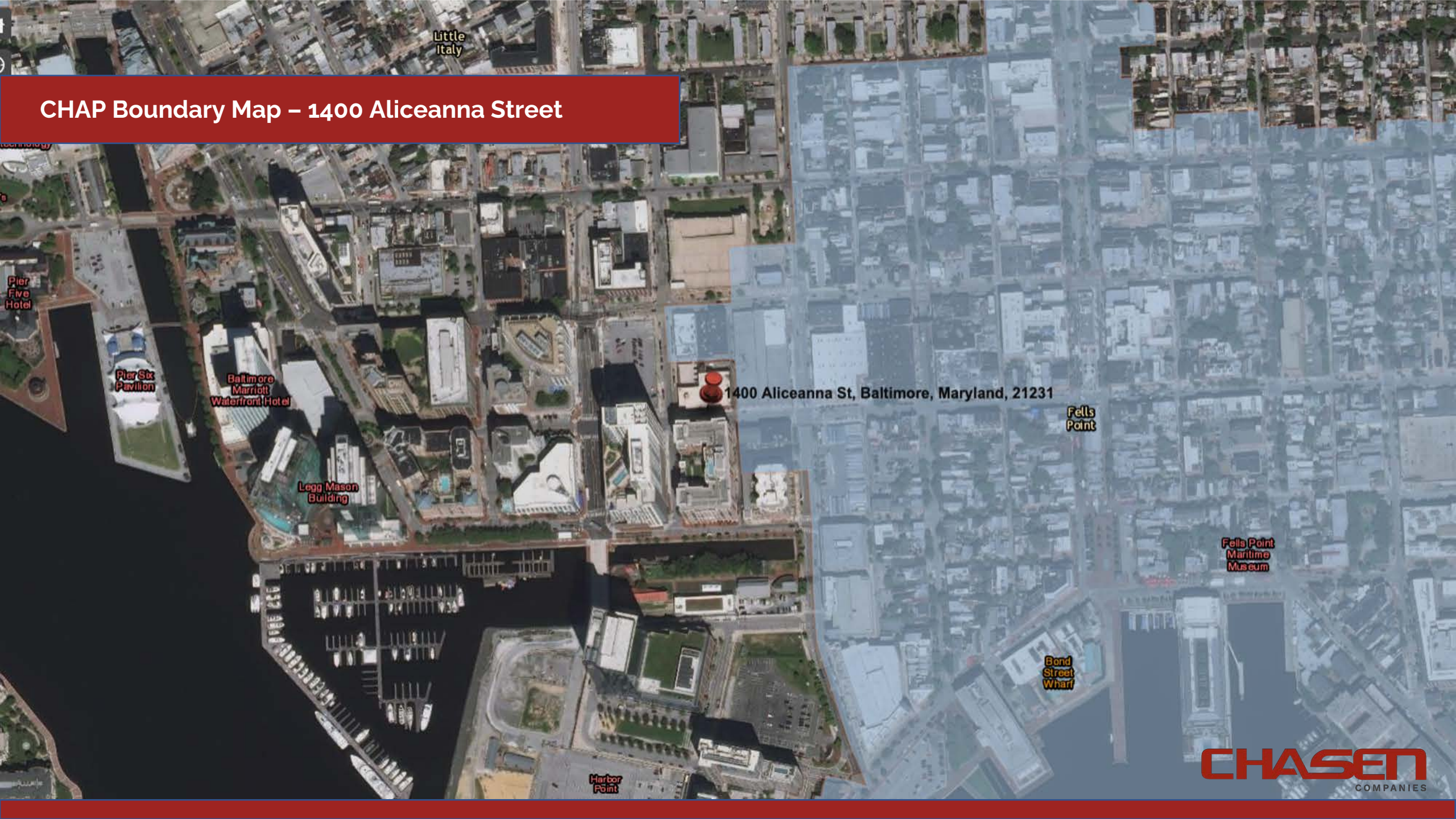
600 S Caroline

Harbor East

Fells Point

Harbor Point


CHAP Boundary Map – 1400 Aliceanna Street



1400 Aliceanna St, Baltimore, Maryland, 21231

CHAP Boundary Map 600 S. Caroline Street

Little

 600 S Caroline St, Baltimore, Maryland, 21231

Pier Six Pavilion

Baltimore Marriott Waterfront Hotel

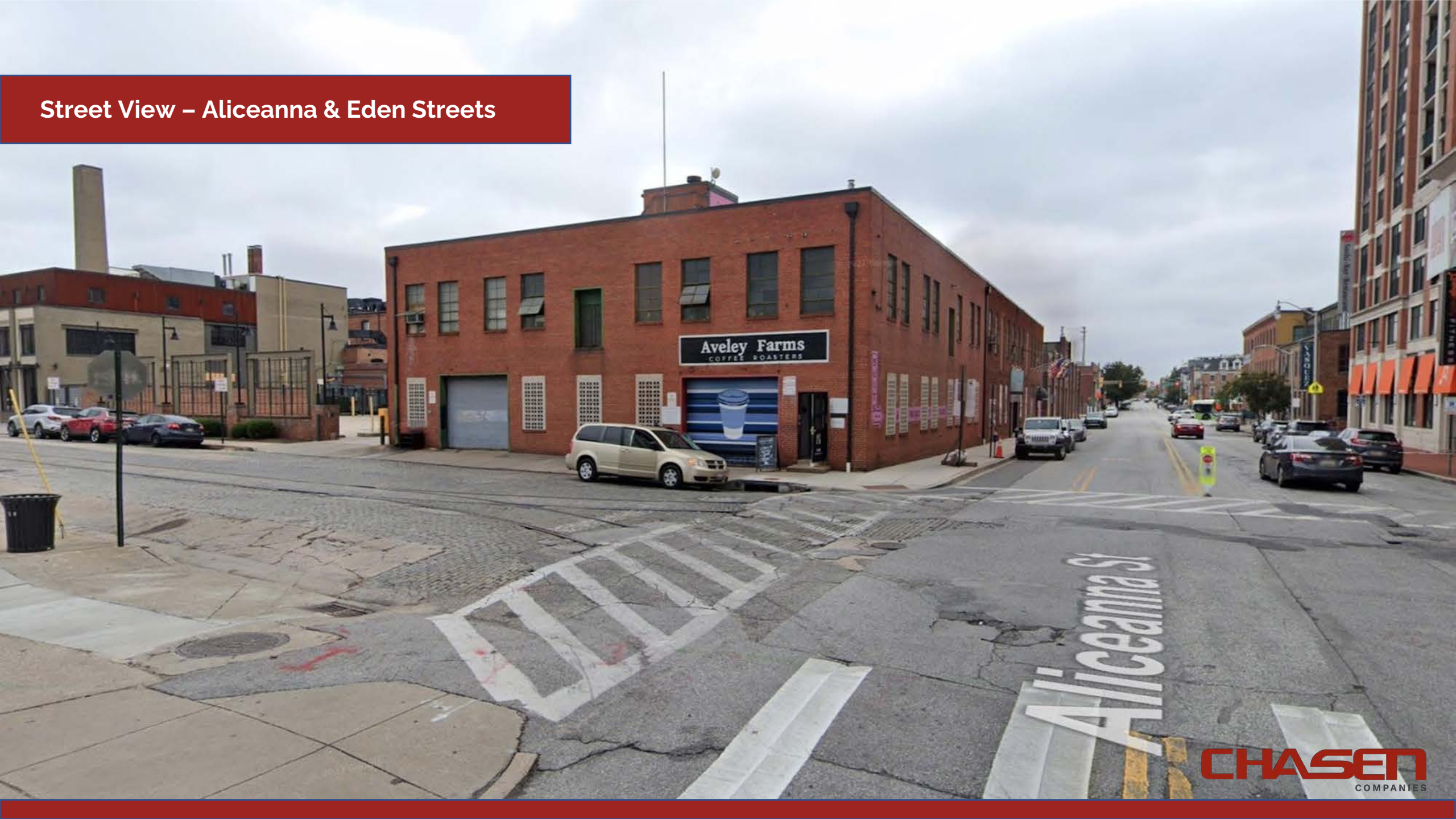
Legg Mason Building

Fells Point

Fells Point Maritime Museum

Bond Street Wharf

Street View – Aliceanna & Eden Streets



Street View – Eden & Aliceanna Streets



Street View – Aliceanna & S. Caroline Streets



Street View – Fleet & S. Caroline Streets



Southwest View

Aliceanna St.

Eden St.

1400 Aliceanna

Overhead View

1400 Aliceanna Street

Aliceanna St.

Fleet St.

600 S Caroline Street

Southwest View

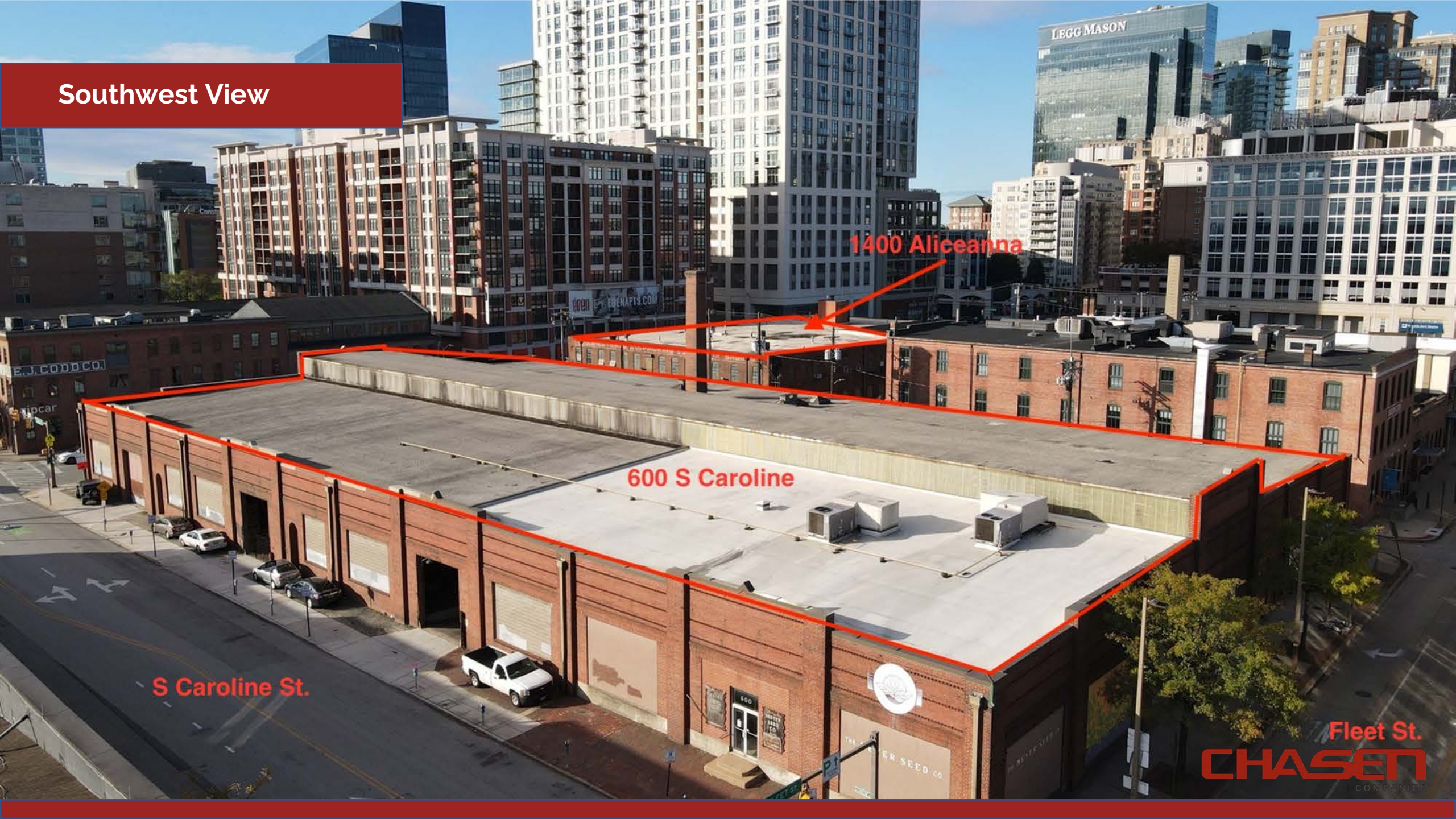
1400 Aliceanna

600 S Caroline

S Caroline St.

Fleet St.

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Northeast View

600 S Caroline

1400 Aliceanna

Eden St.

Aliceanna St.

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1400 Aliceanna Street - New Project Overview

Featuring:

Five story mixed-use property including a three story addition

100 luxury boutique apartment units (80 one bedroom and 20 two bedroom units)

12,200 square feet of commercial retail space

Exterior will maintain a brick façade to preserve the property's existing structure

Revitalization of sidewalk and streetscape to include improvements and pedestrian accessibility

Amenities include: outdoor courtyard, bicycle storage, lounge area, billiards room, movie room and reserved garage parking

600 S. Caroline Street – New Project Overview

Featuring:

Five story mixed-use property

172 luxury boutique apartment units (100 one bedroom and 72 two bedroom units)

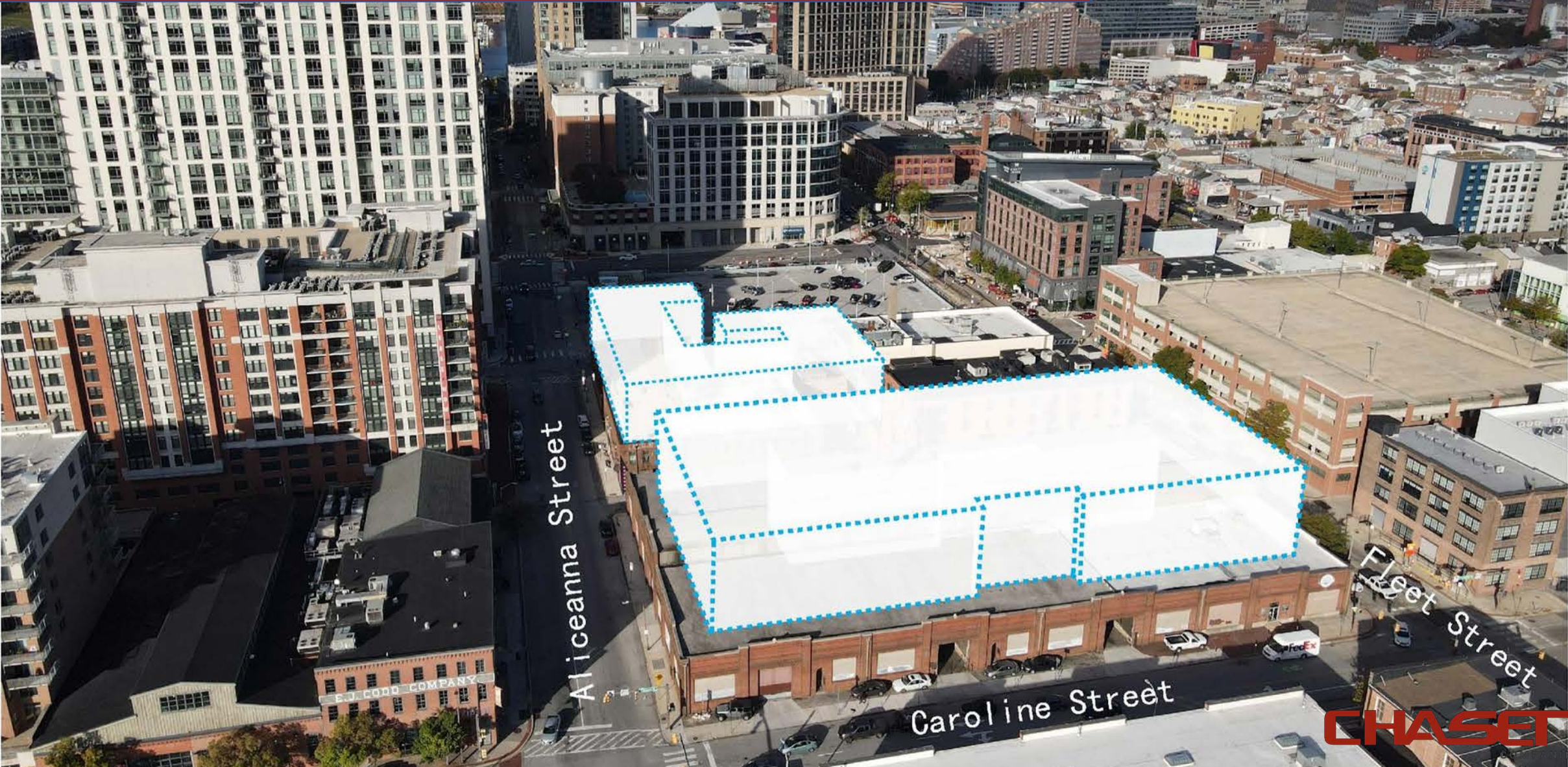
41,000 Square Feet of Commercial Retail Space

Exterior will maintain a brick façade to preserve the property's existing structure and unique historic features. Several varying setbacks of approximately 20 feet off the existing historic façade for the addition of floors 2-5.

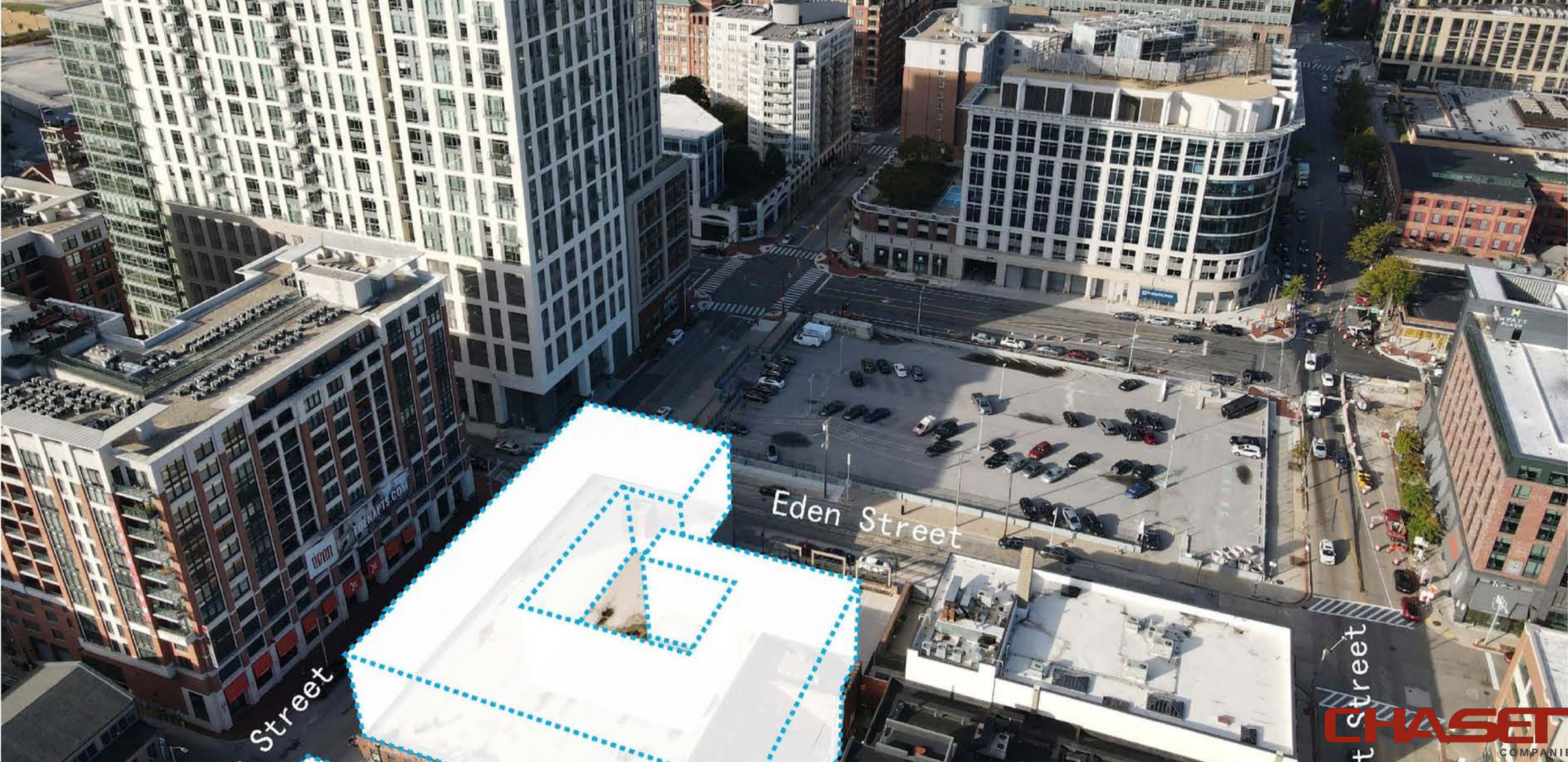
Revitalization of sidewalk renovation which include expansion and pedestrian accessibility

Amenities are shared with 1400 Aliceanna

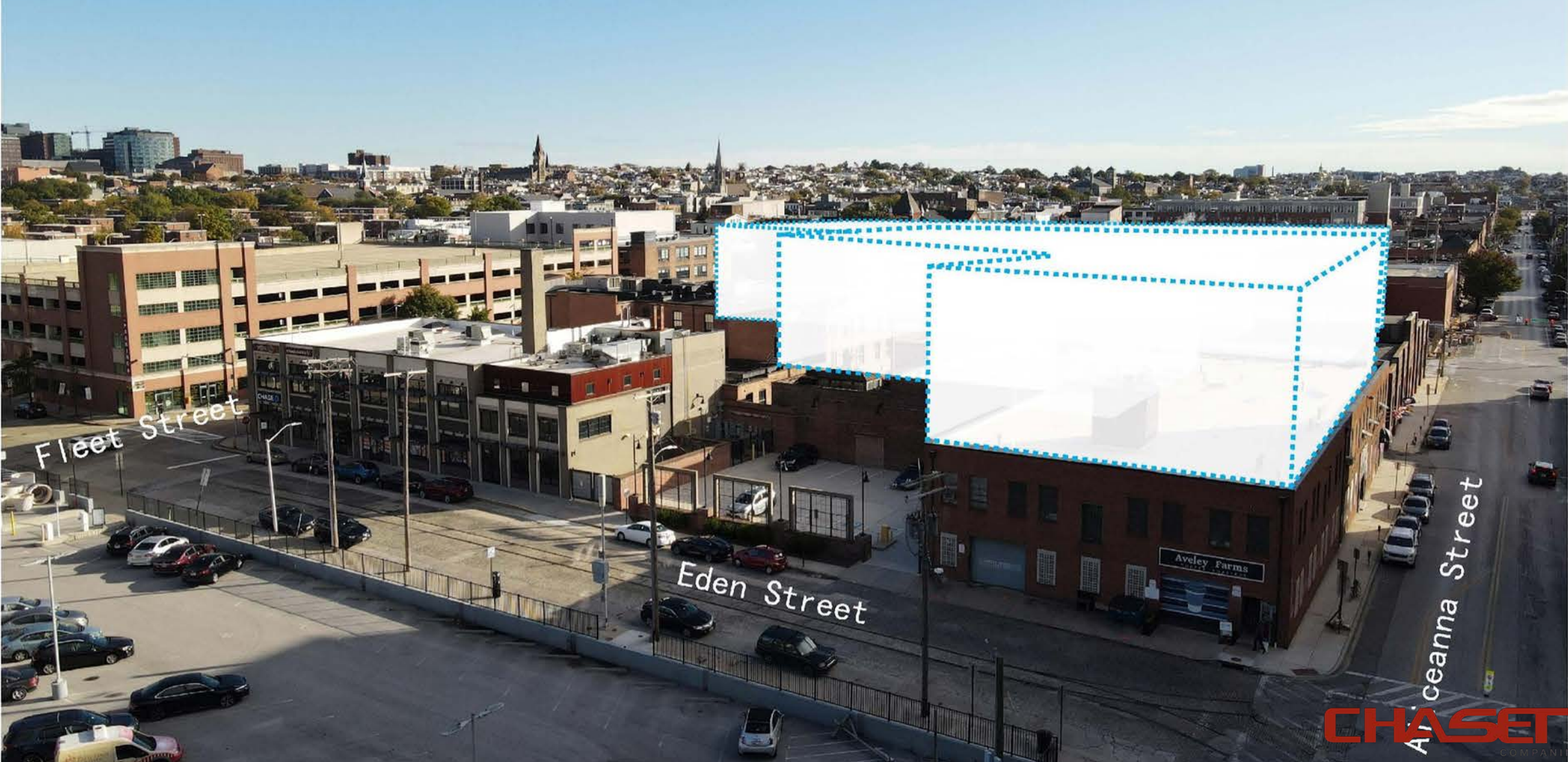
1400 Aliceanna & 600 S. Caroline – Block Massing



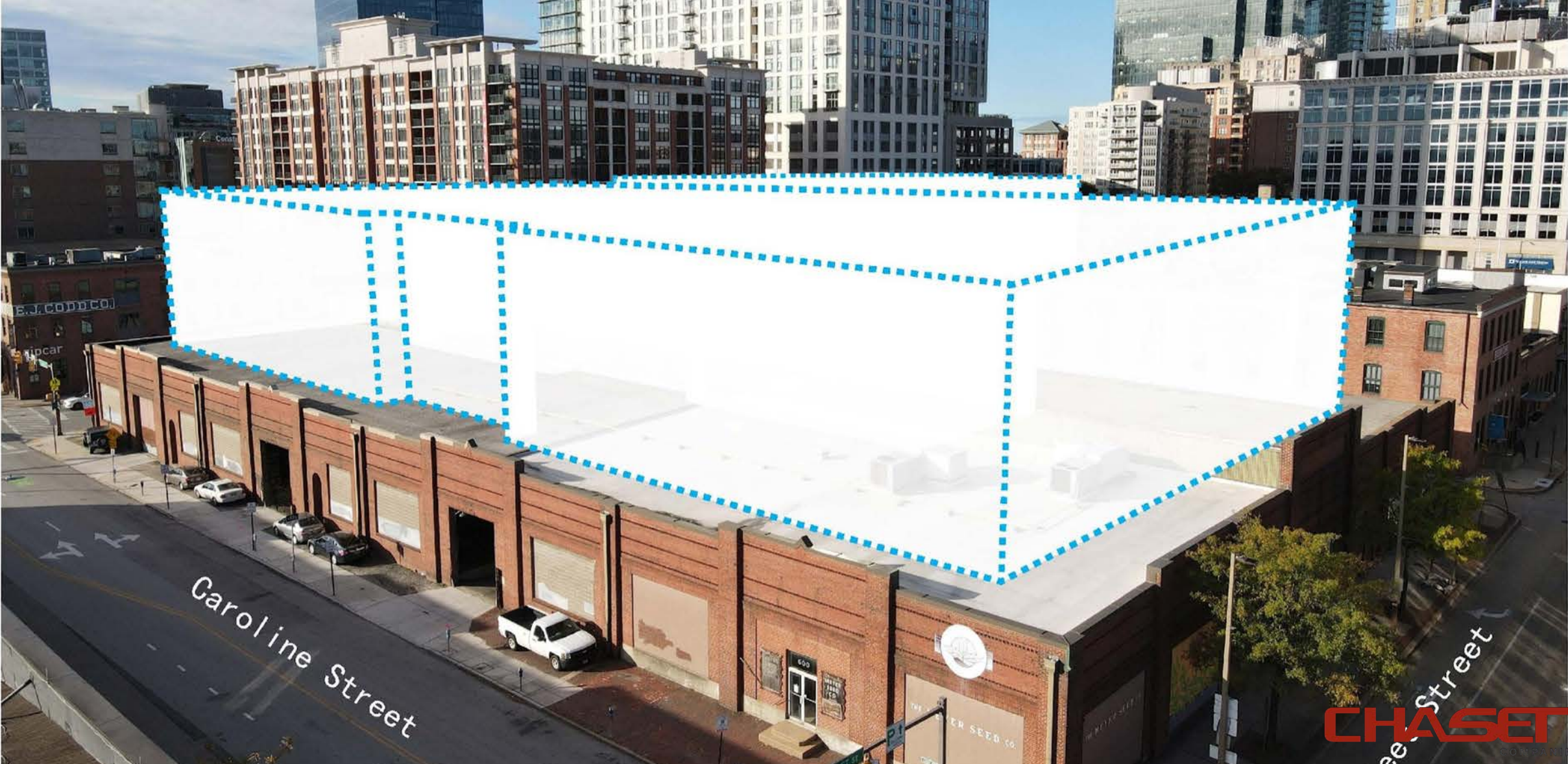
1400 Aliceanna – Block Massing



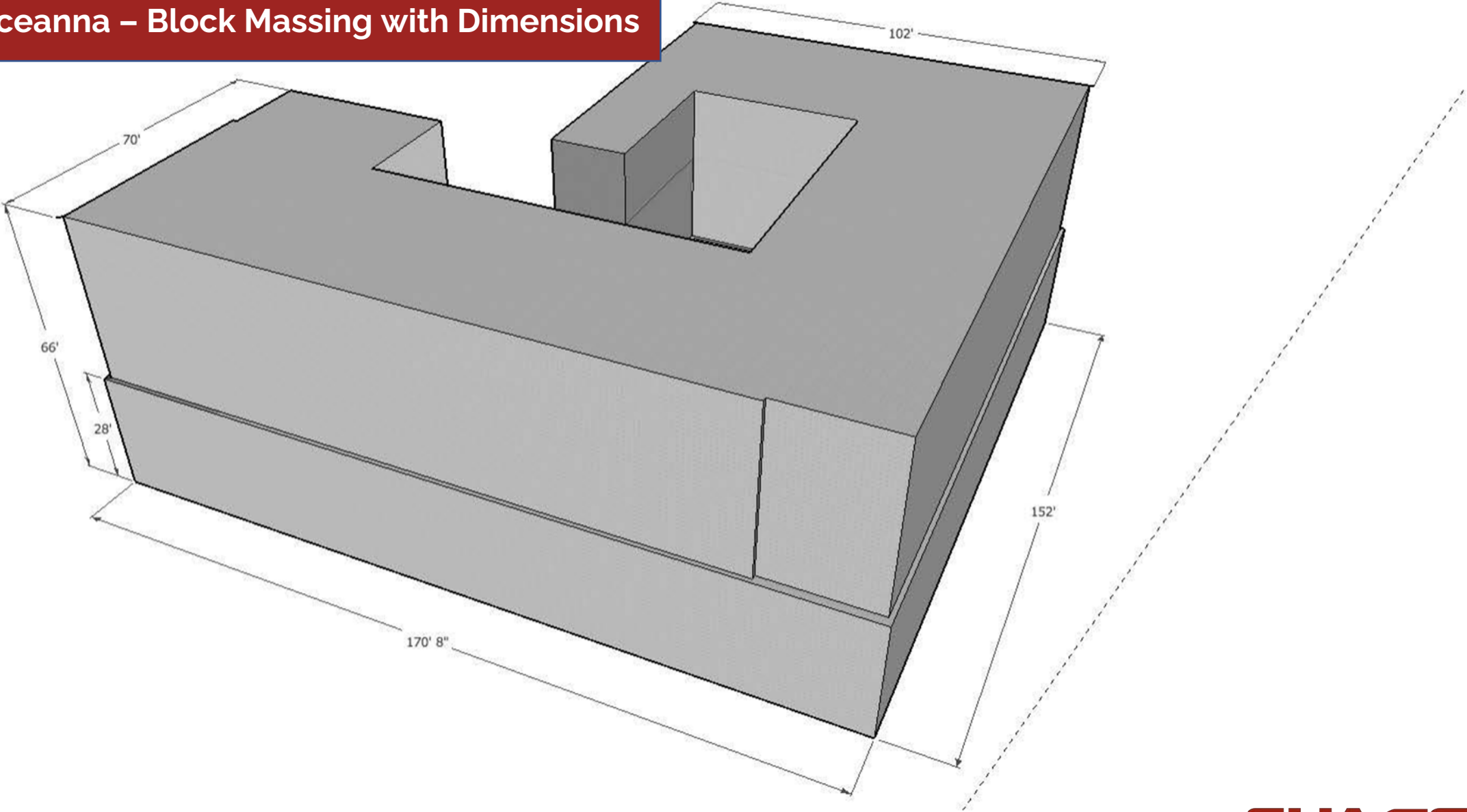
1400 Aliceanna – Block Massing



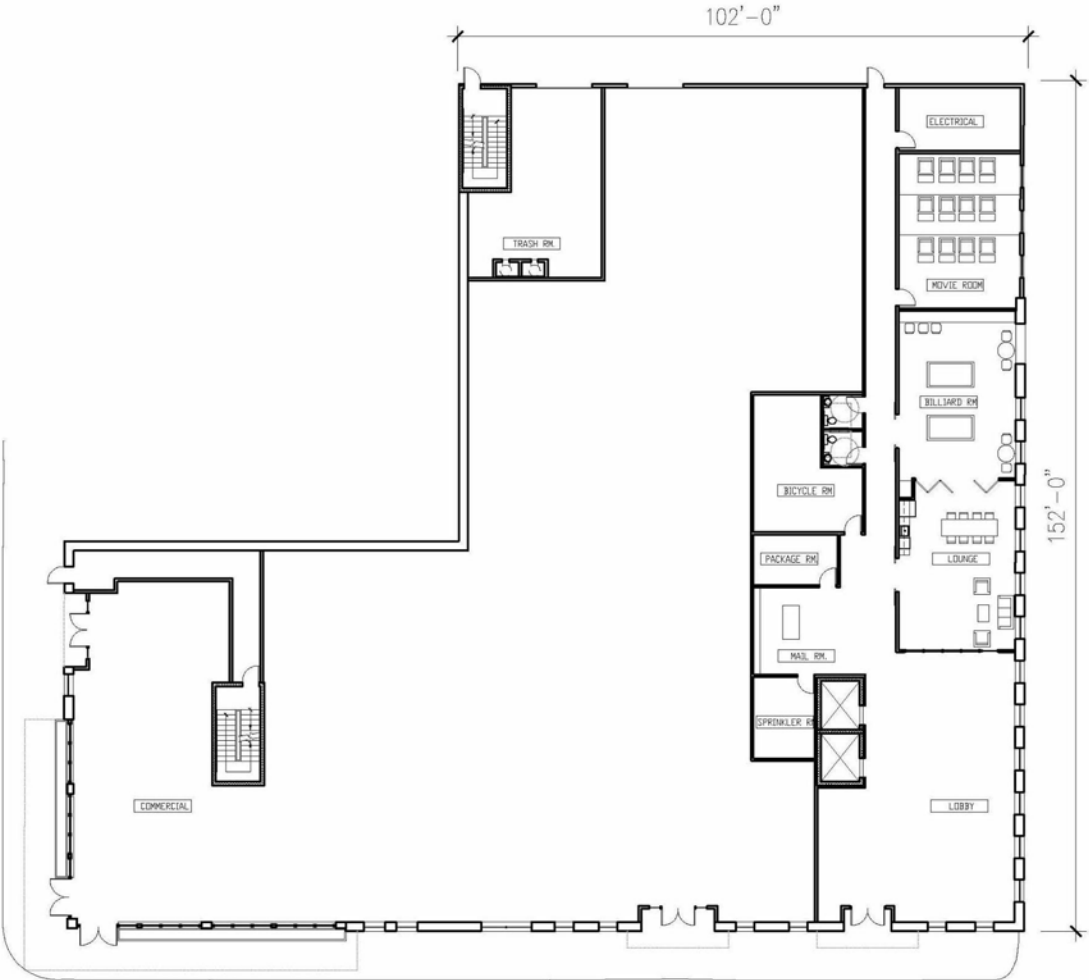
600 S. Caroline – Block Massing



1400 Aliceanna – Block Massing with Dimensions



1400 Aliceanna – Floor Plan (Ground Level)

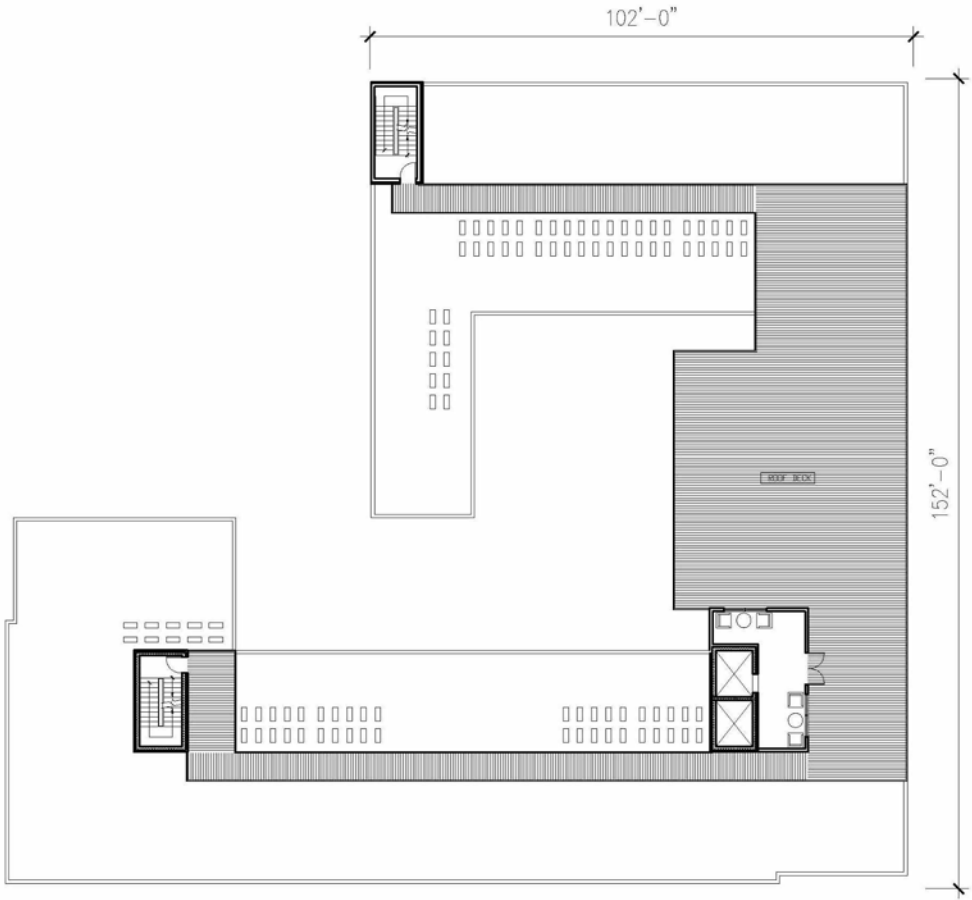


ALICEANNA STREET

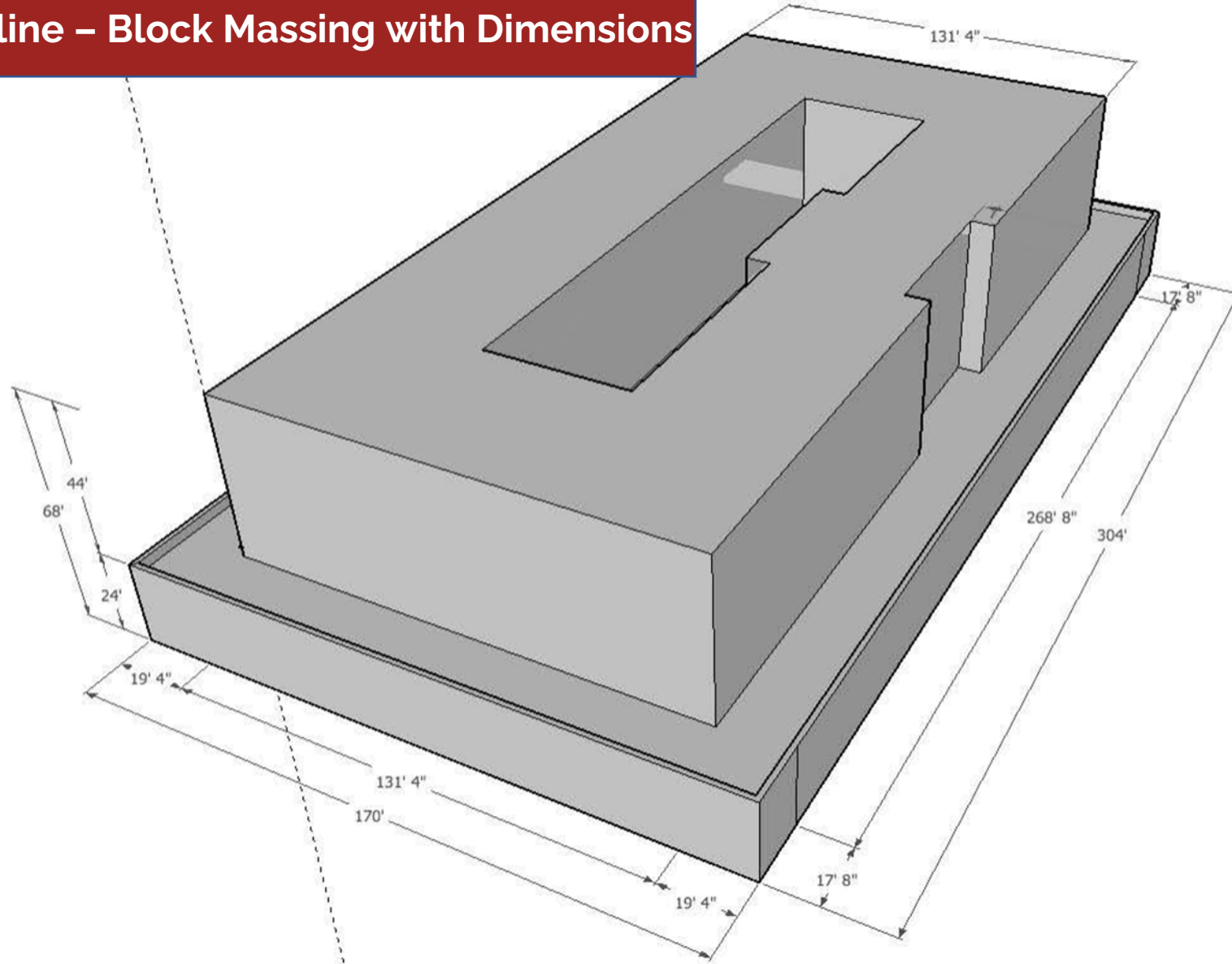
1400 Aliceanna – Floor Plan (Levels 2-5)



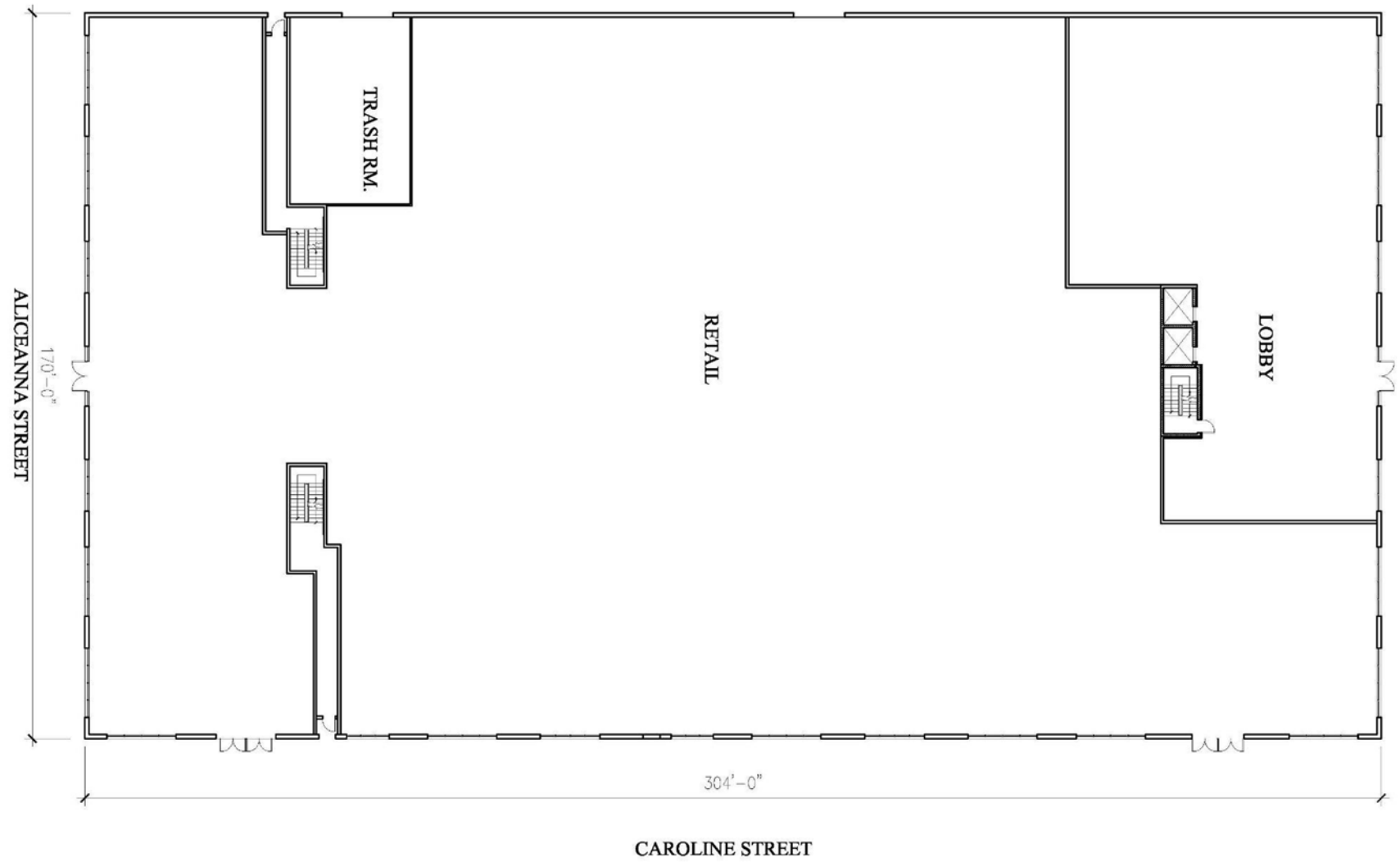
1400 Aliceanna – Floor Plan (Roof)



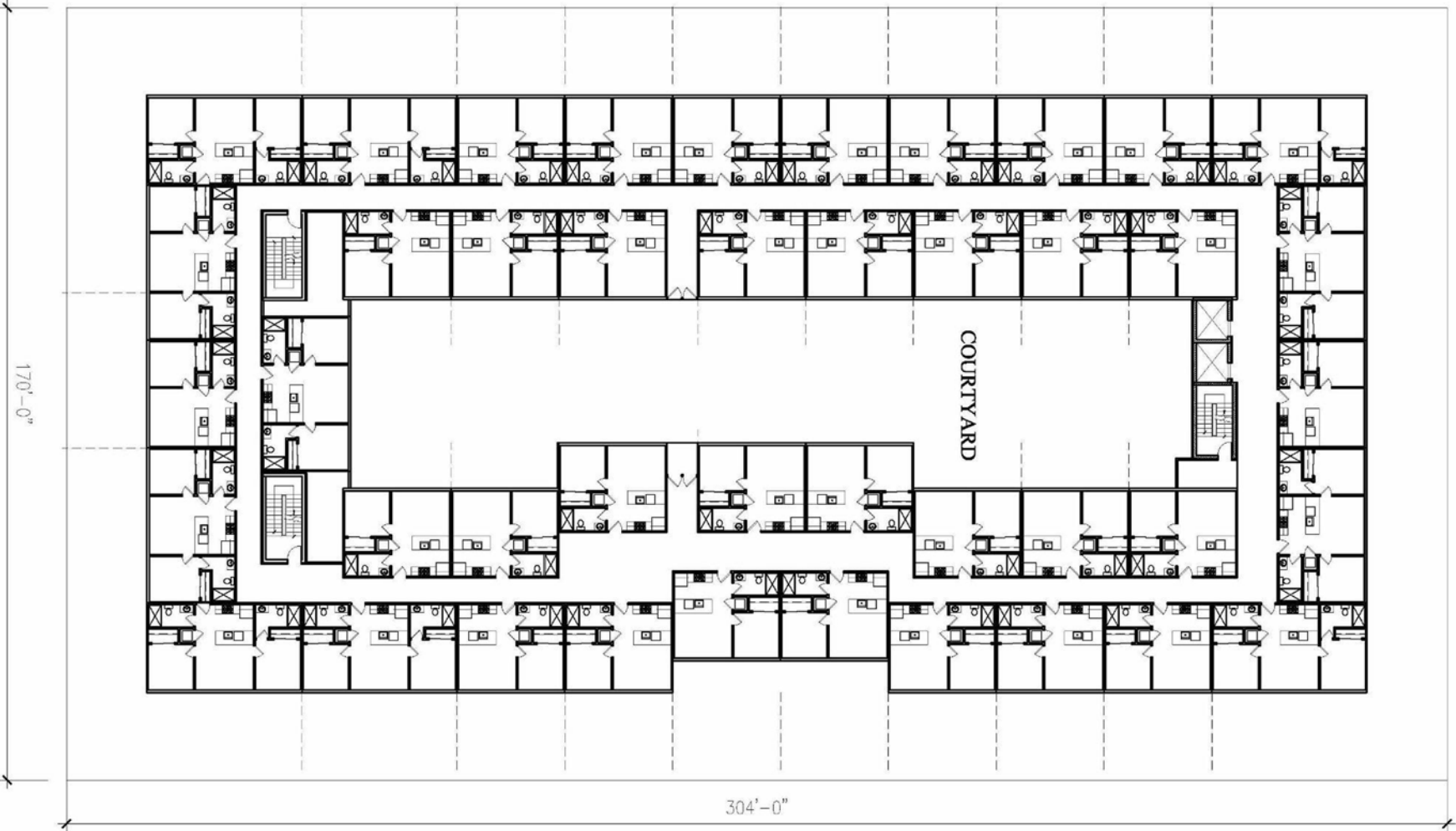
600 S. Caroline – Block Massing with Dimensions



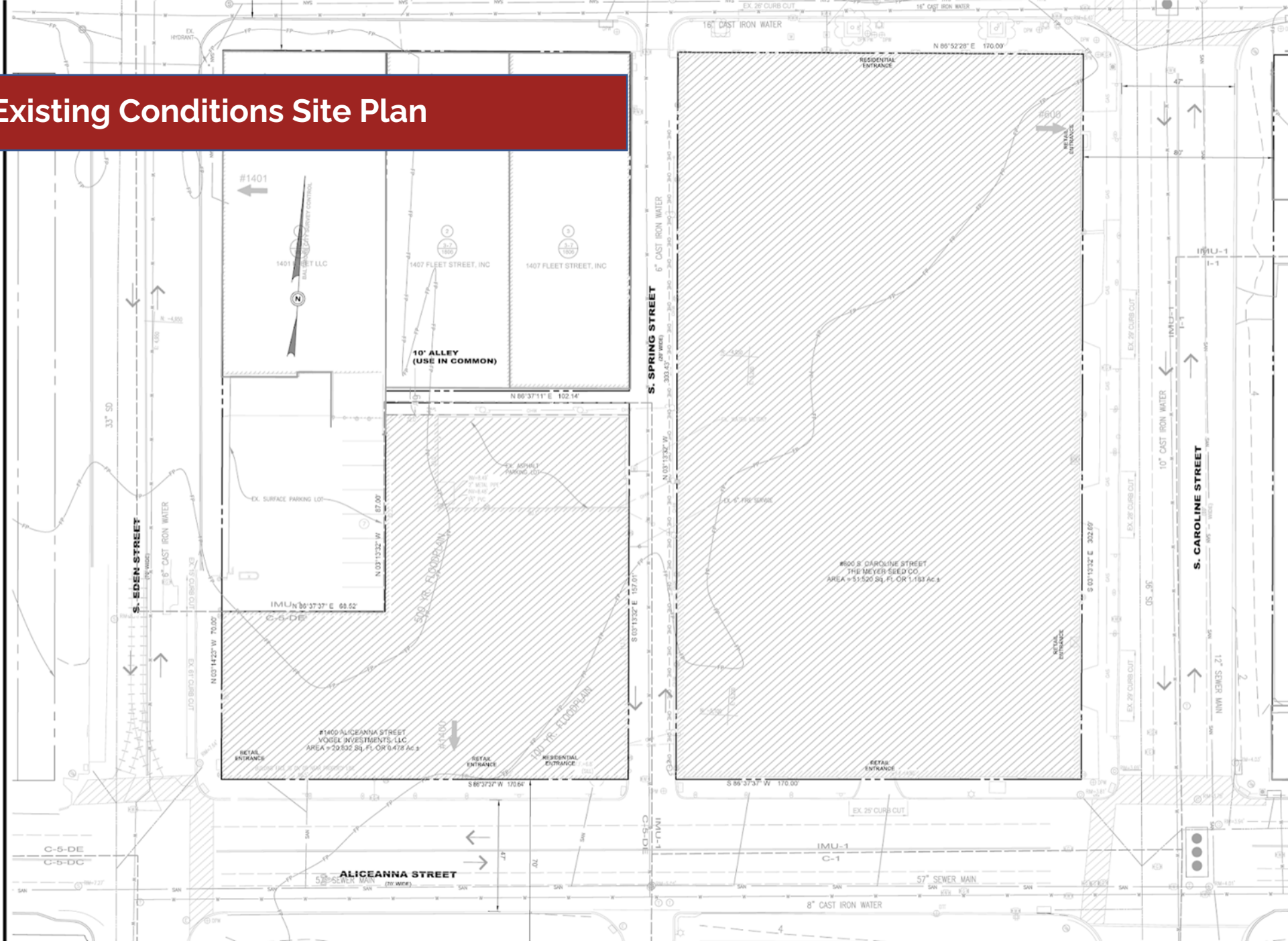
600 S. Caroline – Floor Plan (Ground Level)



600 S. Caroline – Floor Plan (Levels 2-5)



Existing Conditions Site Plan



SYMBOL LEGEND	
	STORM DRAIN MANHOLE
	DRAIN SPOUT
	SANITARY SEWER MANHOLE
	CLEAN-OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	ELECTRIC MANHOLE
	UTILITY POLE
	LIGHT POLE
	SIGNAL POLE
	TELEPHONE MANHOLE
	DPW MANHOLE
	UNKNOWN MANHOLE
	HAND BOX
	HAND BOX
	PARKING METER
	BOLLARD
	10' SIGN
	TREE (DECIDUOUS)
	TRAVERSE POINT

EXISTING CONDITIONS PLAN
1400 ALICEANNA STREET
600 S. CAROLINE STREET

WARD 03 - SECTION 07 - BLOCK 1806 - LOT 5
 BALTIMORE CITY, MARYLAND

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

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CHASSEN

DATE: October 28, 2021

1002135 (ALICEANNA ST, 1400)202105 BAISE.DWG Plotted by Anton Katz on Thursday, October 28, 2021

Existing Conditions - Fleet Street



Existing Conditions - S. Caroline Street



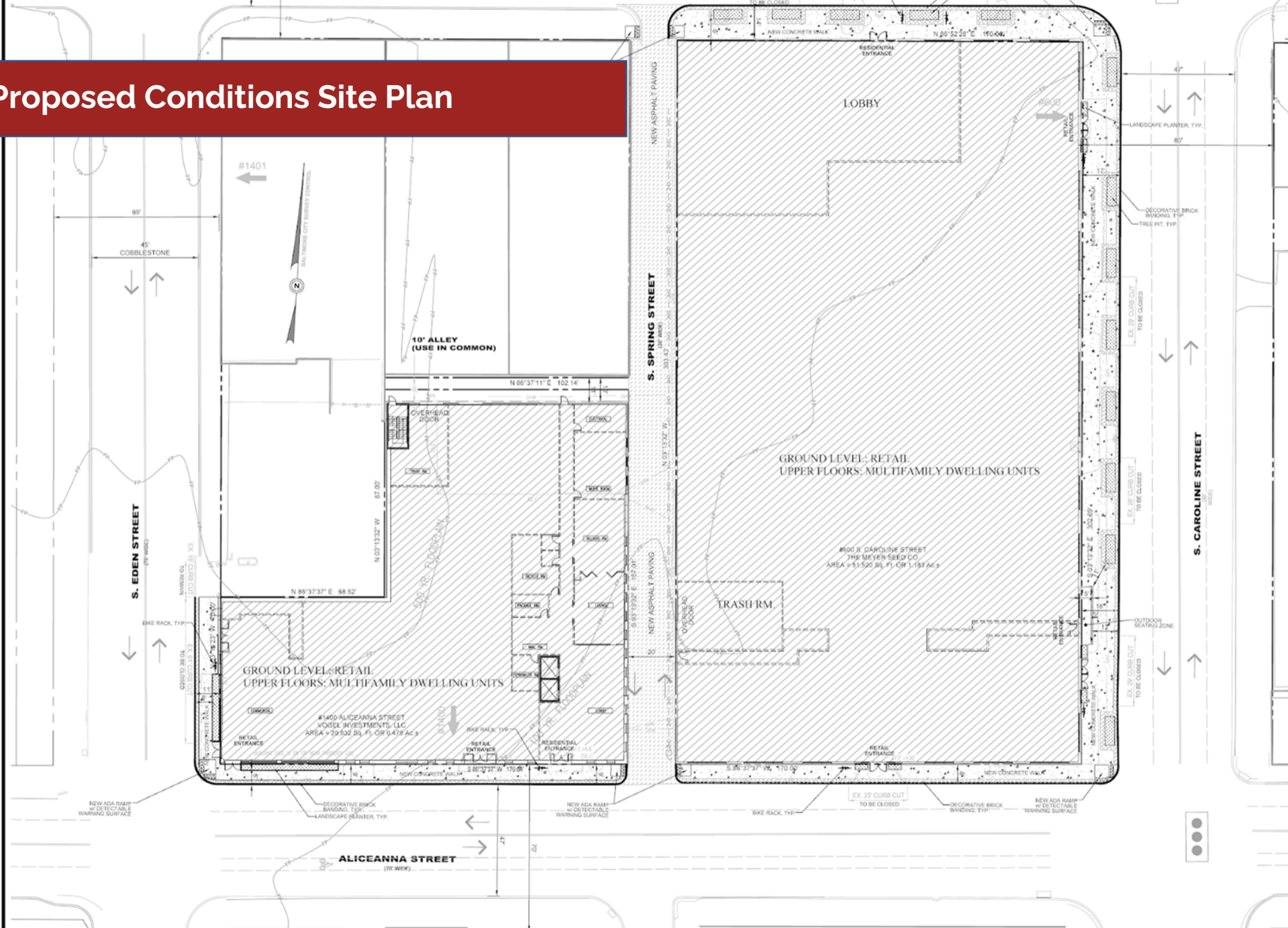
Existing Conditions - Spring Street



Existing Conditions - Aliceanna & Eden Street



Proposed Conditions Site Plan



VICINITY MAP
SCALE: 1" = 1000'

SYMBOL LEGEND	
	STORM DRAIN MANHOLE
	DRAIN SPOUT
	SANITARY SEWER MANHOLE
	CLEAN-OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	ELECTRIC MANHOLE
	UTILITY POLE
	LIGHT POLE
	SIGNAL POLE
	TELEPHONE MANHOLE
	DFW MANHOLE
	UNKNOWN MANHOLE
	HAND BOX
	HAND BOX
	PARKING METER
	BOLLARD
	10" SIGN
	TREE (DECIDUOUS)
	TRAVERSE POINT

SITE PLAN
1400 ALICEANNA STREET
600 S. CAROLINE STREET

WARD 03 - SECTION 07 - BLOCK 1806 - LOT 5
 BALTIMORE CITY, MARYLAND

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

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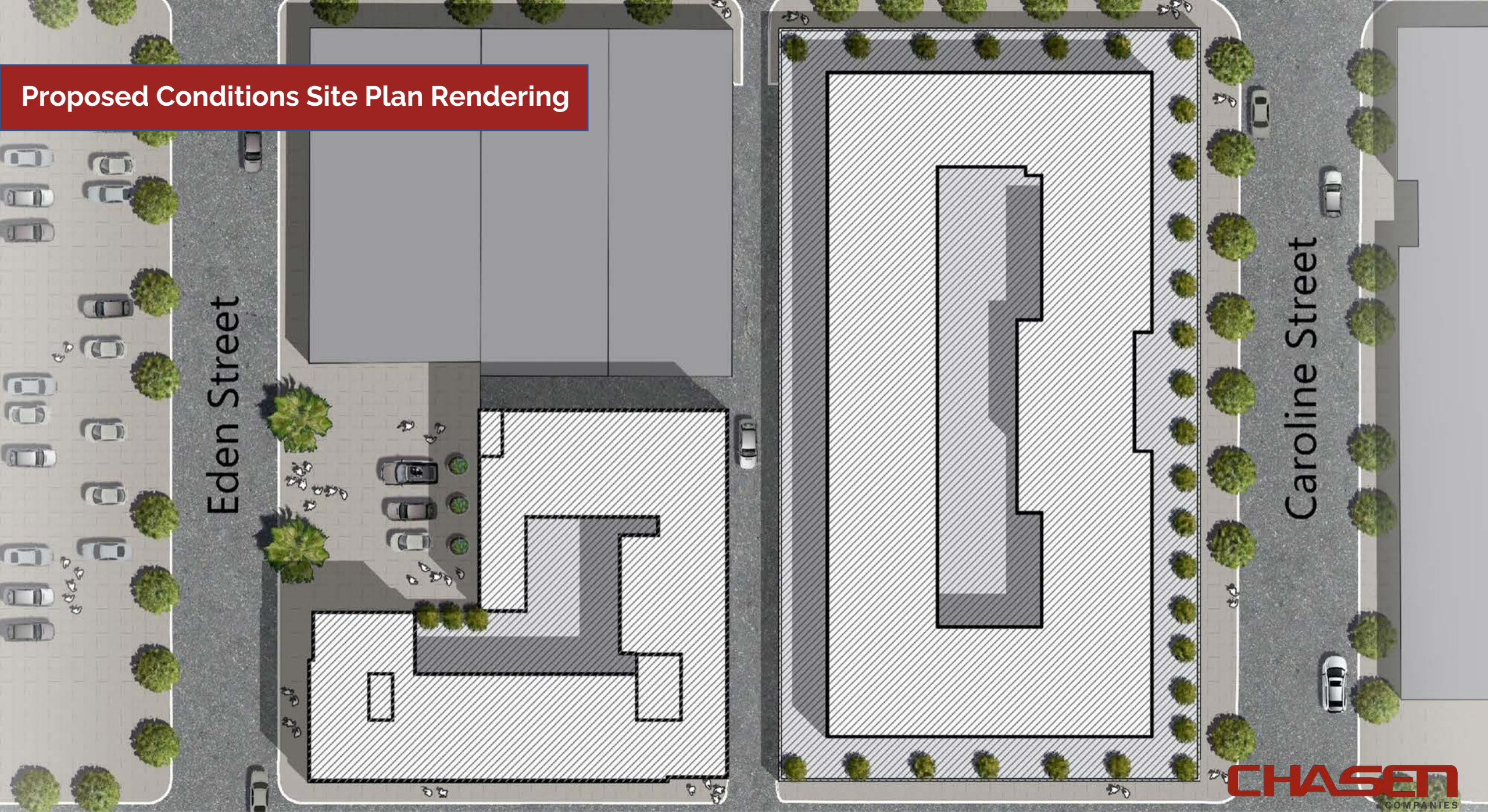
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13N1231 ALICEANNA ST, 14001231 BASE.DWG, Plotted by Aron Katz on Thursday, October 28, 2021.

Proposed Conditions Site Plan Rendering

Eden Street

Caroline Street



CHAP Guidelines – 600 S. Caroline Street

Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings

- Identify the character-defining features of the surrounding historic buildings and streetscape. Design new buildings to visually relate to the historic environment. Respect the established design precedent in the immediate area but do not imitate existing buildings.
- Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided that the design is compatible with the character of the historic district

Chapter 2.3 Scale and Form

- The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is variation of building height within the immediate neighborhood, the new building should generally relate to the predominant pattern.
- New buildings must complement the massing of surrounding buildings, including the proportion of solid surfaces (walls) to voids (window and door openings.) Respect the characteristic rhythm (fenestration, bays, rooflines, etc.) of existing buildings.
- Design the new building to be proportional to surrounding buildings. Consider important building proportions such as floor-to-floor heights, the size and placement of windows and doors, the scale of articulated elements such as porches, overhanging cornices, and bay windows.

Street View – 1400 Aliceanna (Corner of Aliceanna & Eden Street)



Street View – 1400 Aliceanna (Aliceanna Street)



Street View – 1400 Aliceanna (Eden Street)



Street View – 600 S. Caroline (S. Caroline & Aliceanna Streets)



Street View – 600 S. Caroline (S. Caroline Street)



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