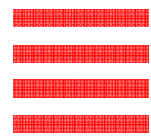


**METRO
HEIGHTS**

UDARP Presentation



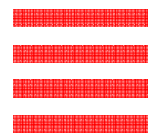
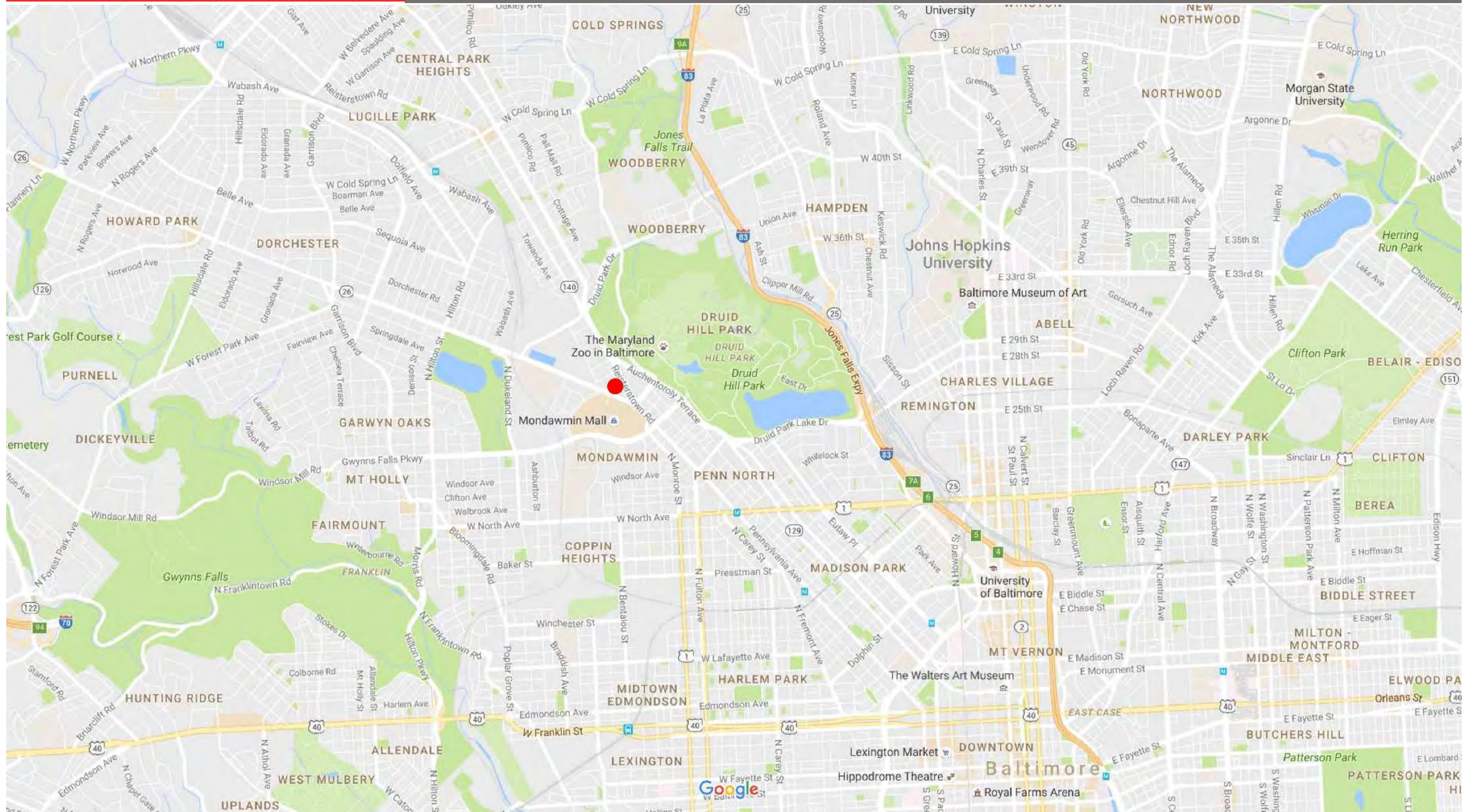
MARKS, THOMAS ARCHITECTS



Enterprise®

METRO HEIGHTS

VICINITY MAP



MARKS, THOMAS ARCHITECTS



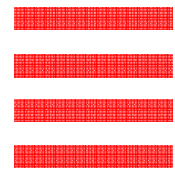
METRO HEIGHTS

THOUGHTS ON DESIGN ISSUES FACING THIS SITE



WHAT is good about this site?

- Walkable to transit, retail, education and recreation
- Great view
- Gateway to the community
- Adjacent to one of the largest parks
- Pre-k to college all in Mondawmin community
- Connecting green space at important intersection
- Adjacent to the zoo – One Park Initiative
- Long standing residents – homeownership
- Transit hub – intersection vital anchor to community



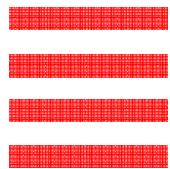
WHAT concerns are there?

- Pedestrian Safety
- Security
- Vehicular safety – traffic calming
- Acoustics
- Dirt bikes
- Drug traffic
- Blight – decline of housing stock
- Number of children who use transit hub (safety)
- Positive interaction with residents



METRO HEIGHTS

The Site

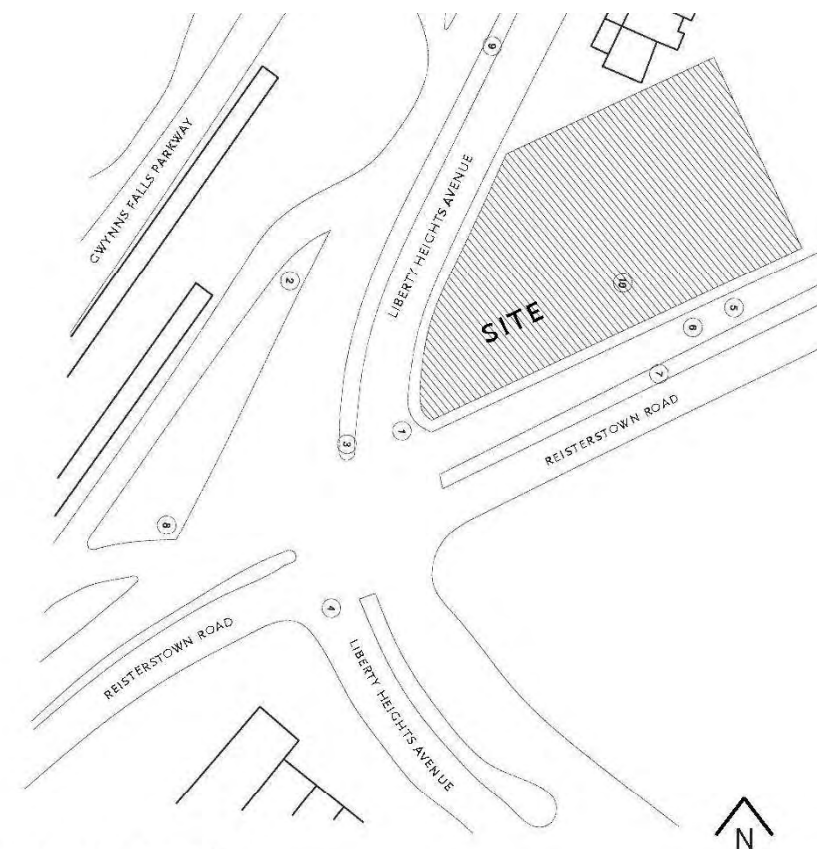


MARKS, THOMAS ARCHITECTS



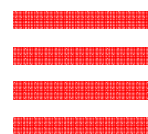
METRO HEIGHTS

Site Photos



SITE PHOTO KEY

PHOTO	LOCATION OF PHOTO RELATIVE TO SITE	DESCRIPTION OF USE	DIRECTION TOWARD WHICH PHOTOS WERE TAKEN
1	CORNER OF LIBERTY HEIGHTS AVE. AND REISTERSTOWN RD.	COMMUNITY ART	NORTH-WEST
2	LIBERTY HEIGHTS AVE.	PUBLIC TRANSPORTATION	SOUTH
3	CORNER OF LIBERTY HEIGHTS AVE. AND REISTERSTOWN RD.	AUTOMOTIVE SERVICES	EAST
4	CORNER OF LIBERTY HEIGHTS AVE. AND REISTERSTOWN RD.	RELIGIOUS	NORTH-WEST
5	REISTERSTOWN RD.	BUILDING TO DEMO	WEST
6	REISTERSTOWN RD.	BLDG ON RIGHT TO DEMO	SOUTH-WEST
7	REISTERSTOWN RD.	RELIGIOUS	EAST
8	REISTERSTOWN RD.	REISTERSTOWN RD. TRAFFIC	SOUTH-EAST
9	LIBERTY HEIGHTS AVE.	RESIDENTIAL	NORTH-WEST
10	ON SITE LOOKING TOWARDS LIBERTY HEIGHTS AVE.	SITE	SOUTH-EAST

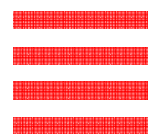


MARKS, THOMAS ARCHITECTS



METRO HEIGHTS

Site Photos



MARKS, THOMAS ARCHITECTS



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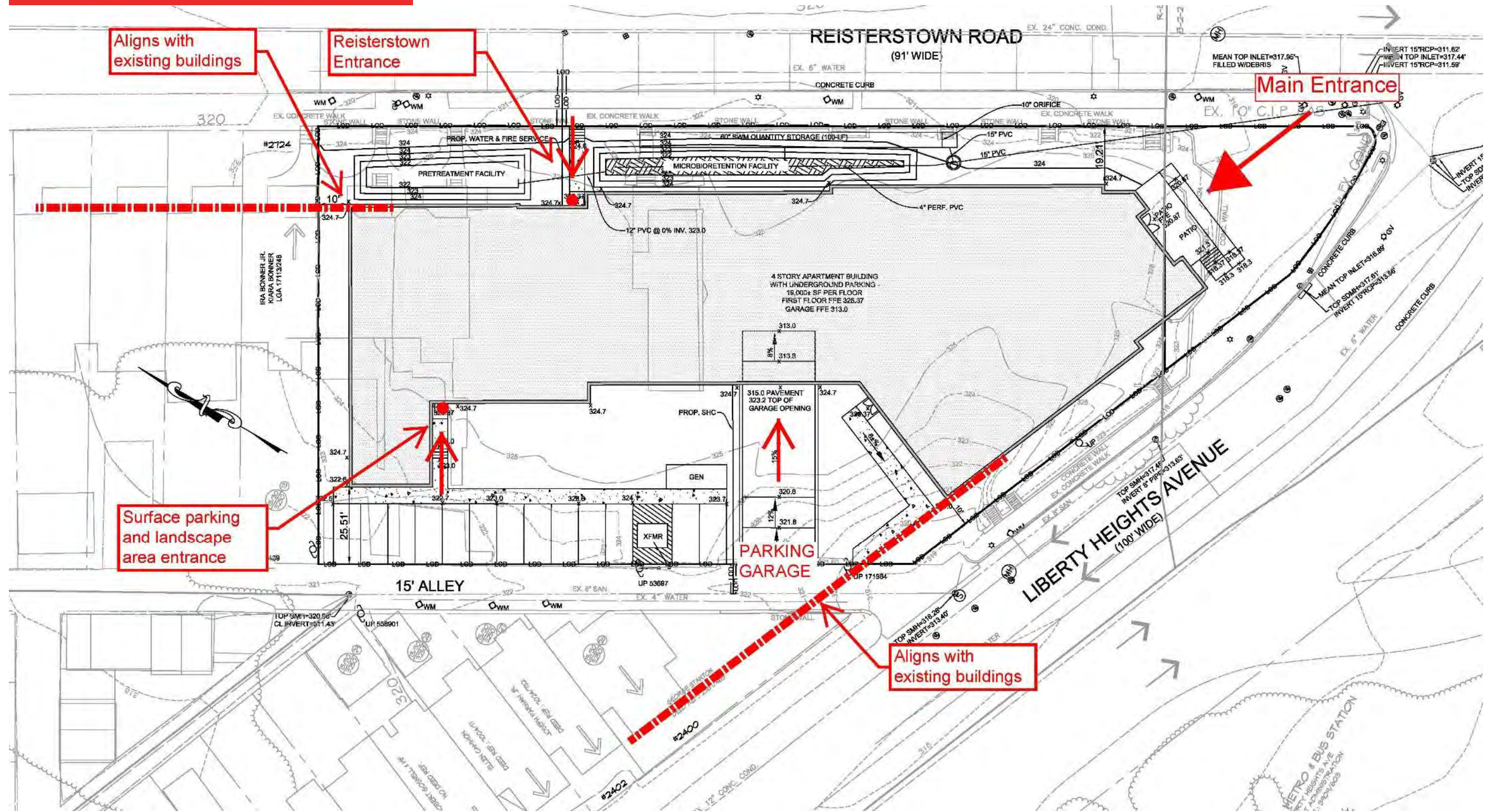
METRO HEIGHTS

HOW WILL PEDESTRIANS APPROACH THIS SITE?



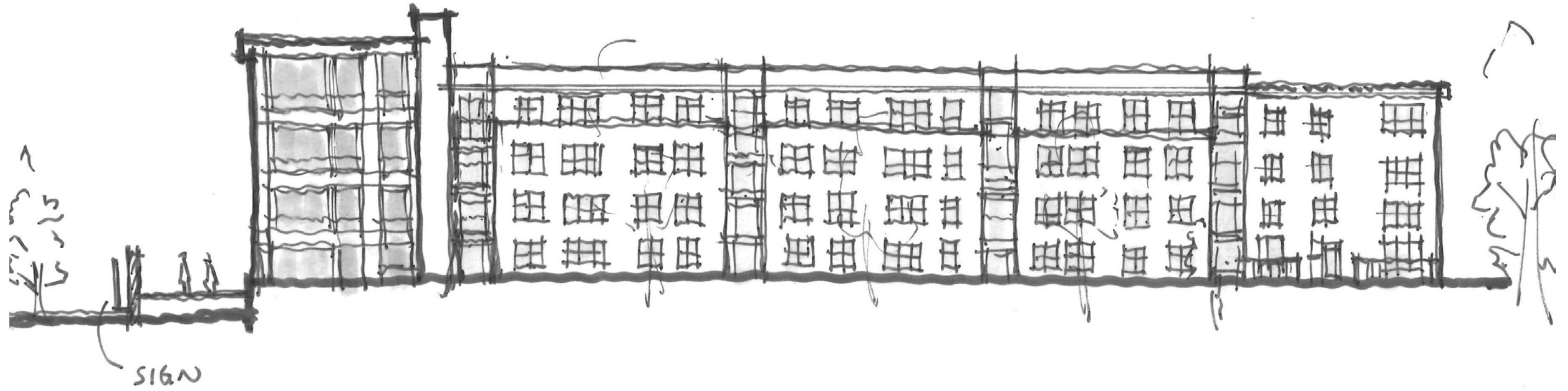
METRO HEIGHTS

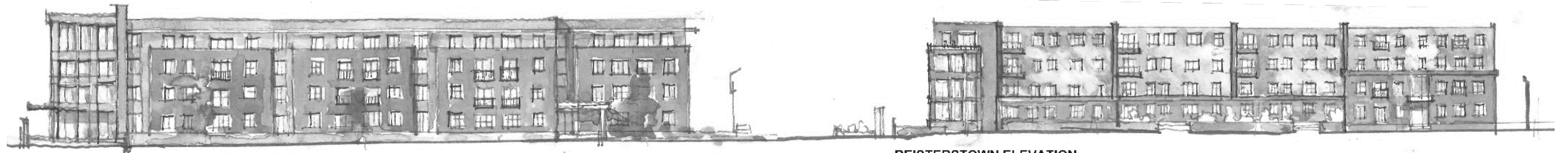
Site Plan WHERE IS BUILDING'S FRONT DOOR?



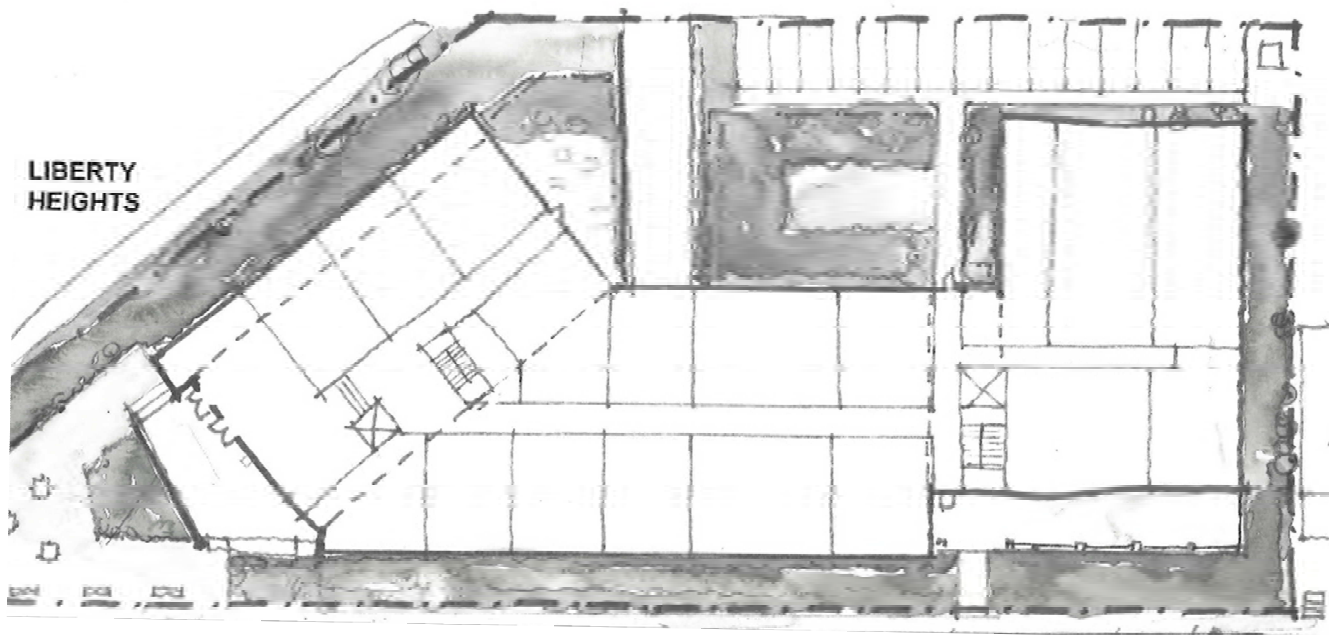
MARKS, THOMAS ARCHITECTS



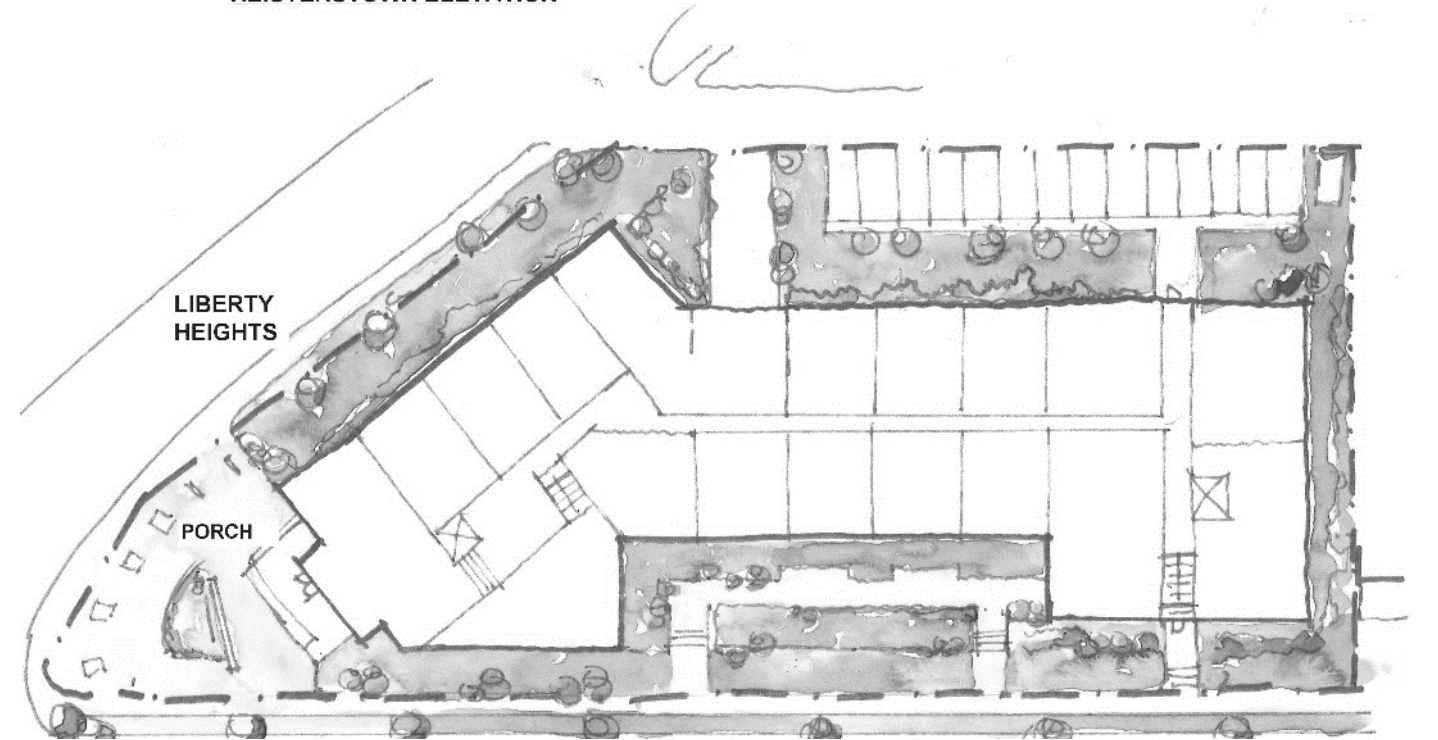




REISTERSTOWN ELEVATION

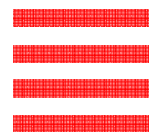


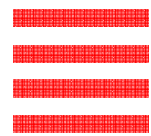
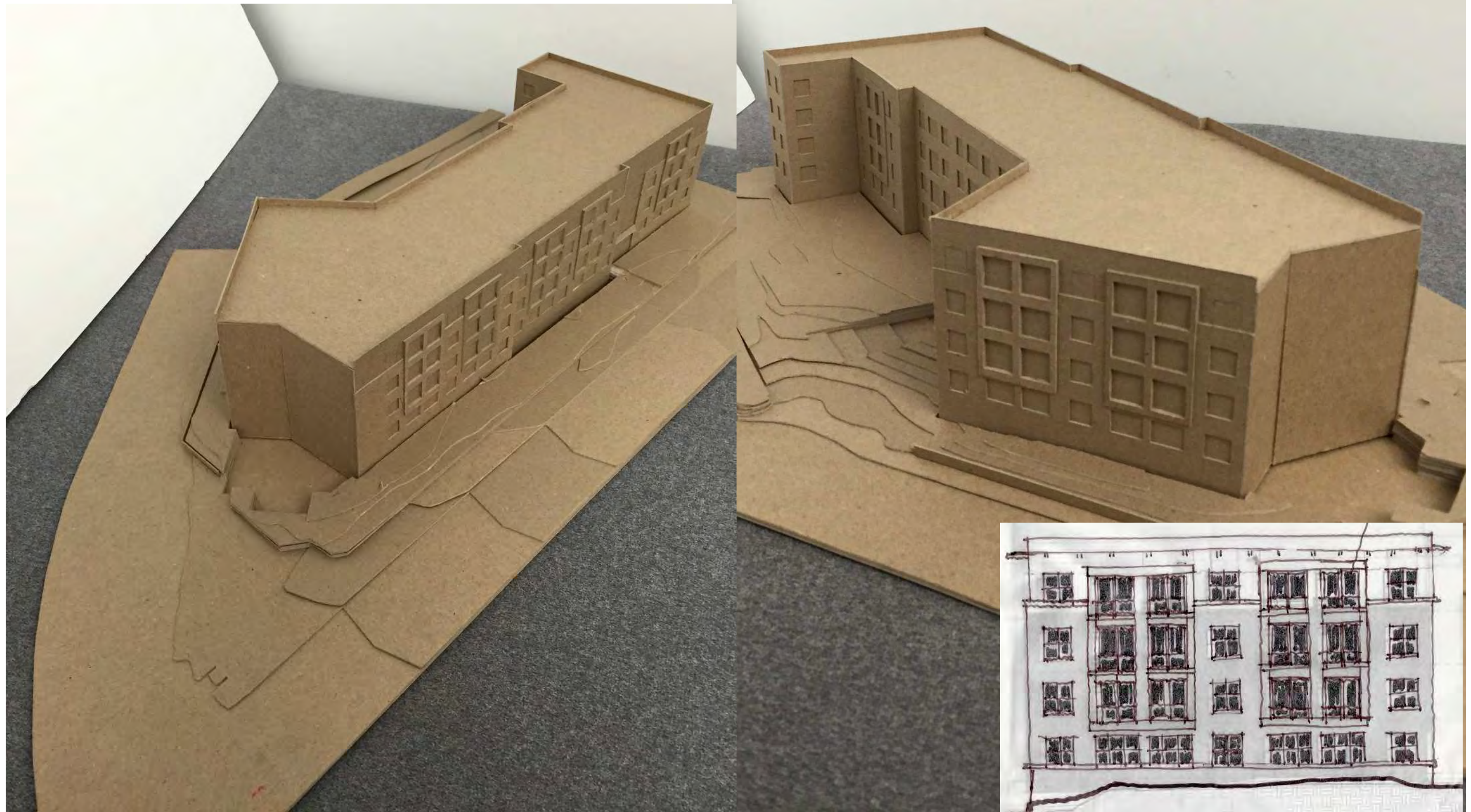
LIBERTY HEIGHTS

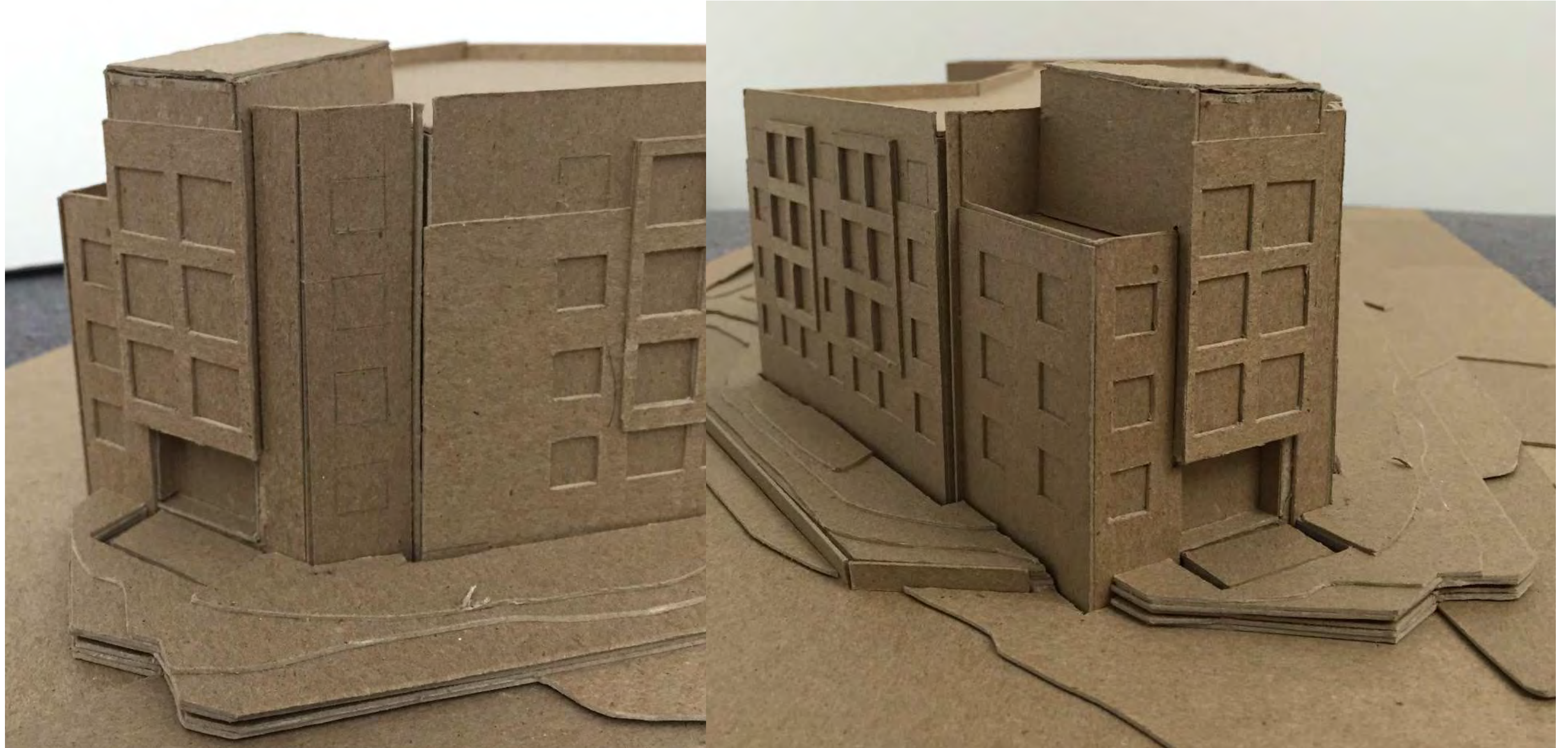


LIBERTY HEIGHTS

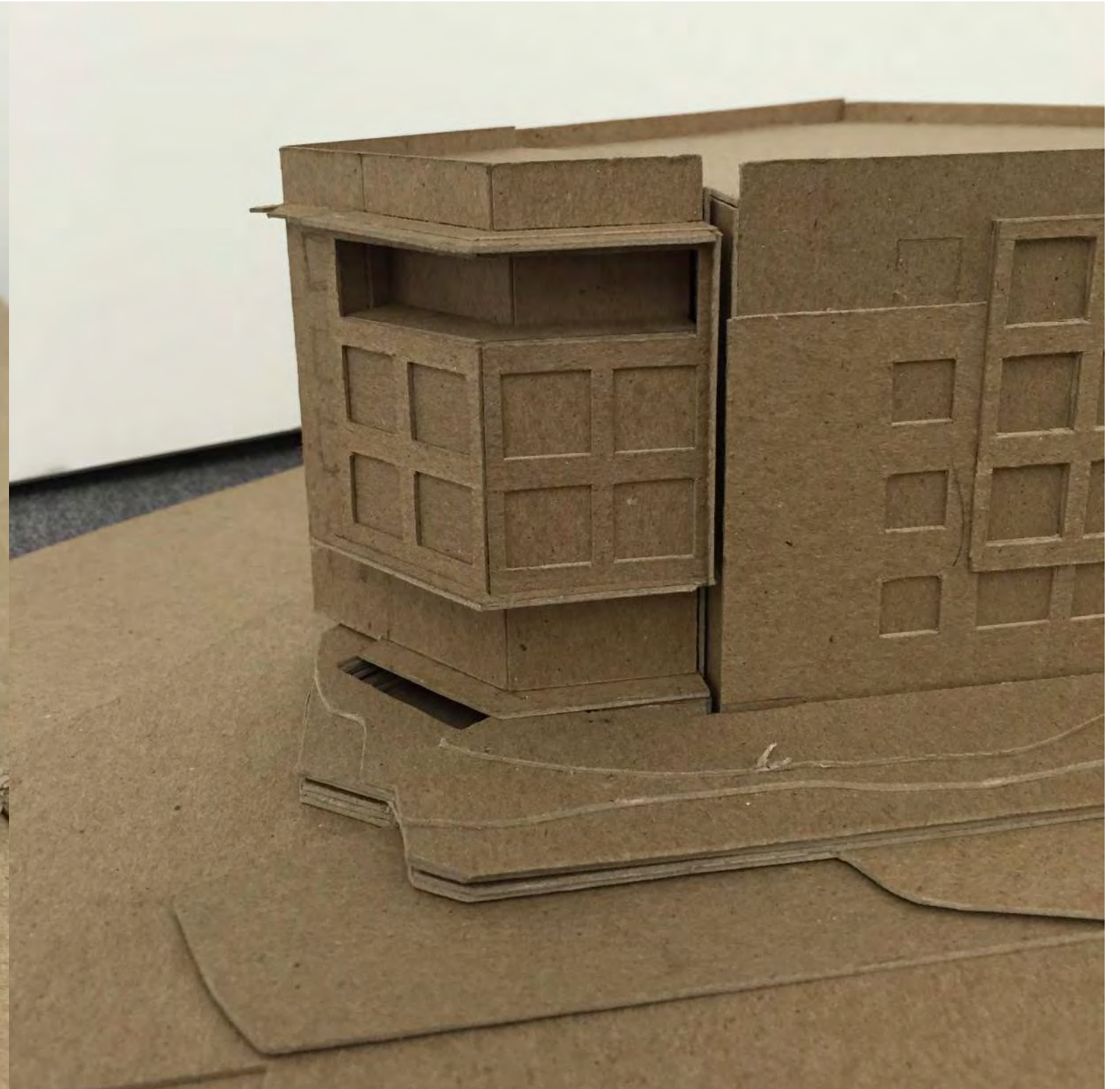
PORCH







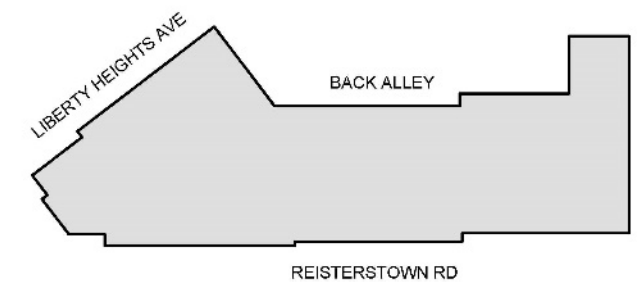








REISTERSTOWN ROAD ELEVATION

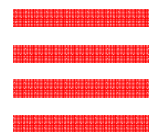
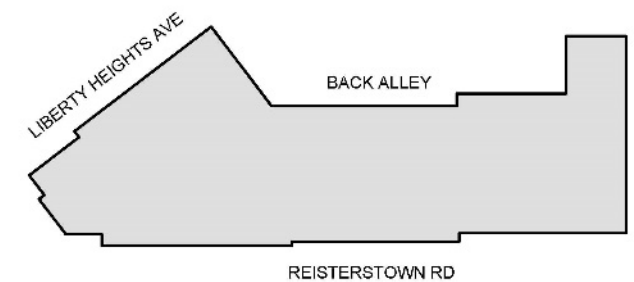


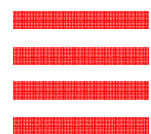


BACK ALLEY ELEVATION

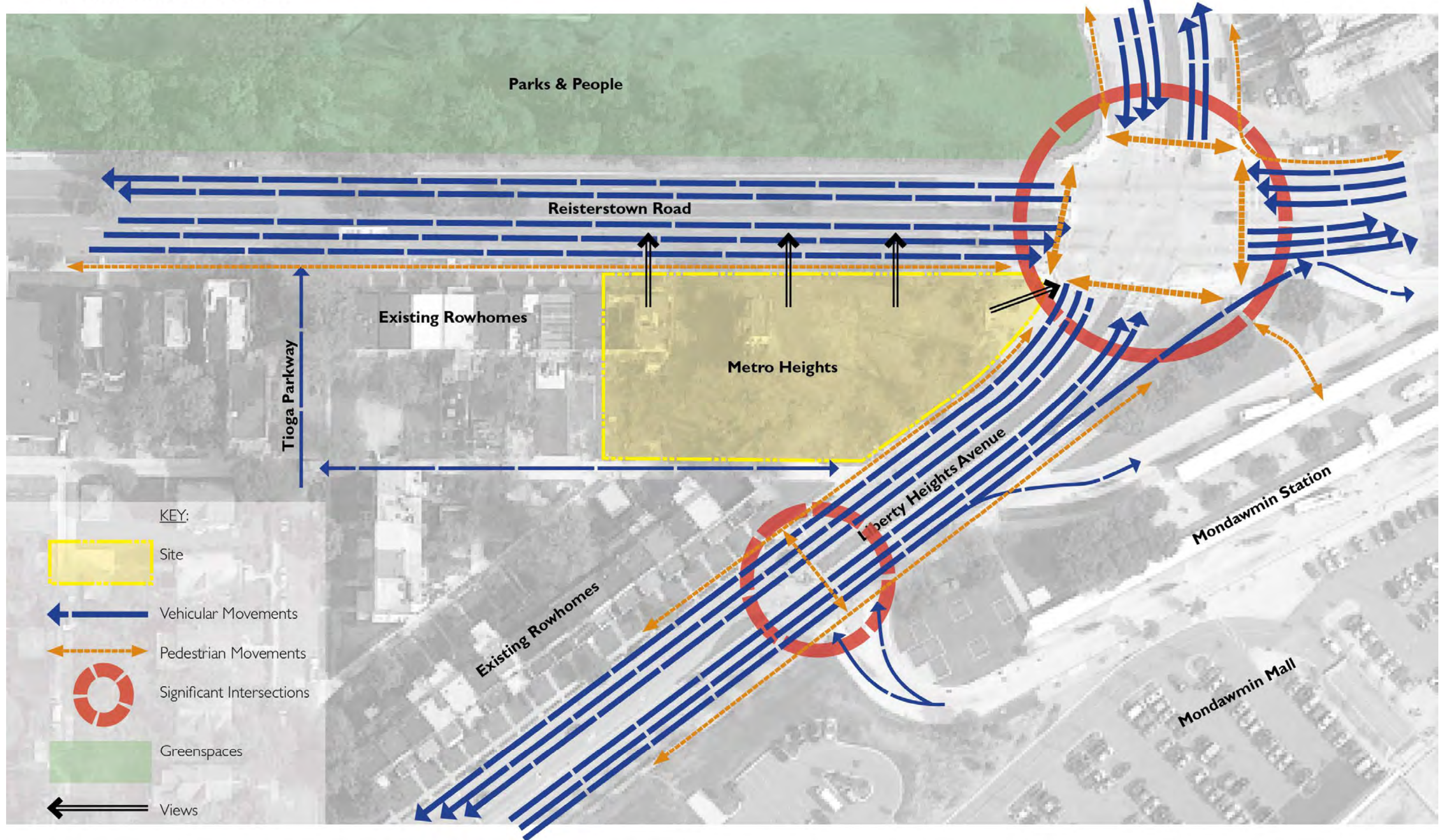


LIBERTY HEIGHTS AVE ELEVATION





EXISTING CIRCULATION



EXISTING CONDITIONS



Existing public space



Existing Reisterstown Road streetscape conditions



View to Parks & People Campus



Existing community identity sign



Existing Liberty Heights Ave Streetscape



Views from Parks & People Campus

Landscape

CONCEPT DEVELOPMENT - Community Meeting

Concept A

- Pedestrian access from Reisterstown Rd and Liberty Heights Ave
- Covered private seating area at building
- Public seating area at community identity element
- Planted buffer between public and private seating areas

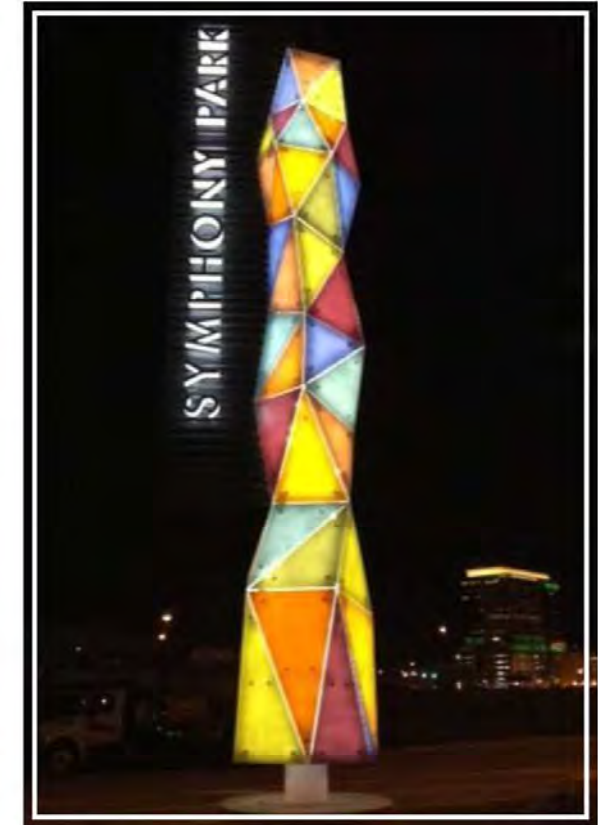
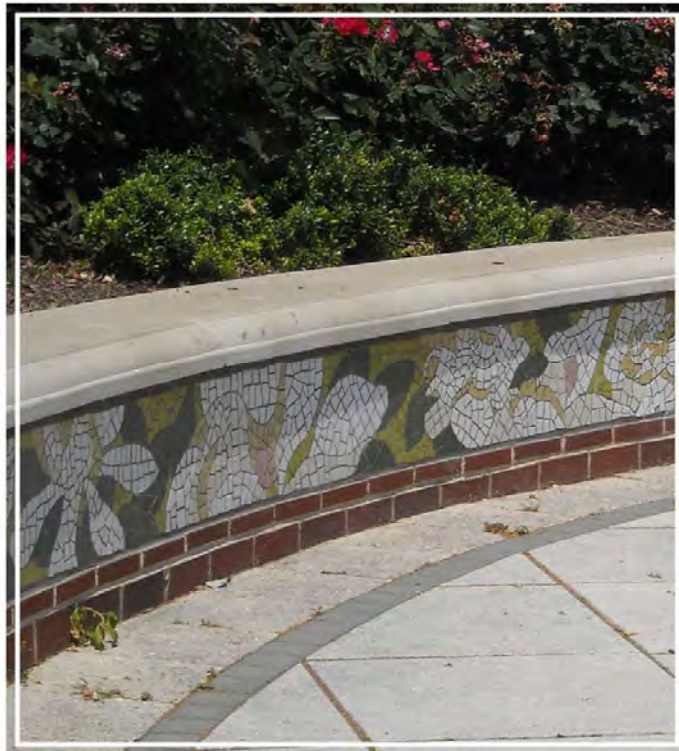


Concept B:

- Building is directly accessed from community plaza
- Stronger connection between public and private
- Community identity plaza as pass-through space



INITIAL PRECEDENTS - Community Identity Elements



SCHEMATIC LANDSCAPE PLAN



COMMUNITY PLAZA - PLAN ENLARGEMENT



Retaining walls providing seating



Modern shade structure



Walls to compliment existing character



Community identity element on podium

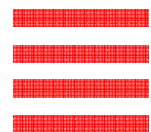


Planting buffer



Special paving

COMMUNITY PLAZA - SECTION



PLANT PALETTE



Crimson Spire Oak
Quercus robur 'Crimschmidt'
Ht. 25-45'
Sp. 12-15'



Japanese Holly
Ilex crenata 'Hetzii'
Ht. 3-6'
Sp. 3-6'



Rock Cotoneaster
Cotoneaster horizontalis
Ht. 2-3'
Sp. 6-8'



Shasta Daisy
Leucanthemum x superbum 'Becky'
Ht. 2-3'
Sp. 2-3'



London Plane Tree
Platanus x acerifolia
Ht. 70-90'
Sp. 60-70'



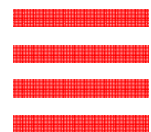
Fragrant Sumac
Rhus typhina 'Gro Low'
Ht. 1-2'
Sp. 6-8'



Autumn Joy Sedum
Sedum telphinum 'Autmn Joy'
Ht. 2-3'
Sp. 2'



Liriope
Liriope muscari 'Big Blue'
Ht. 1-2'
Sp. 1-2'



COMMENTS AND QUESTIONS

