

OWNER/DEVELOPER:
ATAPCO HOWARD SQUARE II STATUTORY TRUST

PROPERTY MANAGEMENT:
DOLBEN

ARCHITECT:
HENNEMAN + ASSOCIATES, LLC

CIVIL ENGINEER:
BENCHMARK ENGINEERING, INC.

LANDSCAPE ARCHITECT:
BOHLER ENGINEERING

THE DORADO

RUSS & CO. CHOP SHOP

PAT'S PUB

DAP SUBMITTAL
HOWARD SQUARE MIXED USE - PARCEL B

05-19-2016

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Project Overview:

The Howard Square Mixed Use Parcel 'B' development is located on the northeast quadrant at the intersection of US Route 1 and MD Route 175 in Elkridge, Maryland. The 5.46 acre parcel, with direct frontage on US Route 1, represents the final phase of the Howard Square Mixed Use Development and will incorporate both residential and commercial uses. The proposed development will incorporate the commercial component requirements as part of the CAC-CLI (Corridor Activity Center – Continuing Light Industrial) zoning. This presentation is a modification to the approved previous layout presented to the Design Advisory Panel in December 2014, with additional refinements and revisions due to financial constraints and economic feasibility.

The project has two residential buildings each with ground floor retail. Building A is a six story wood frame structure with 280 luxury rental apartments and an additional 10,000 square feet of service retail space on the ground level built around a six story/550 stall parking garage. Building B is a five story wood frame structure with 64 luxury rental apartments on levels 2-5 and 11,700 SF of specialty retail on the ground level. A two story parking structure with 227 parking spaces on the east end of the site will serve this building.

Building A will be conceptually similar to the existing Verde Apartments adjacent to the site with the apartments wrapped around a 6 level parking garage and a "T" shaped wing extending east that will front a vehicular/pedestrian plaza that bisects the site and connects the townhome community to the north with Route 1 to the south. The apartment building will have numerous amenities including a state of the art fitness facility, double height club room, and richly landscaped exterior courtyards. The interior of the units will be finished to Class A standards. The apartments will be a mix of one and two bedroom units ranging in sizes from 760 square feet to 1,260 square feet.

Building B will be sited on the opposite side of the bisecting "main street" to further define and activate the street level retail spaces. The proposed 21,860 SF of retail space will provide products and services for both residents of the community and the general public.

The entire Howard Square project has been designed as a planned unit development with a mix of townhomes, luxury rental apartments and commercial office/retail space. The project has approved allocations for a total of 1,067 residential units. A total of approximately 415 townhomes have been planned or built for the interior/rear portion of the overall site. Site plans for the Phase 7 development will be submitted before the end of the year.

The proposed development with its extensive frontage along Route 1, will greatly enhance and activate this section of the Route 1 corridor and will benefit from the newly built right in/right out access from Route 1. There are also plans for a new signalized intersection at a recently realigned Montevideo Road which will create a new four way signalized intersection at the corner of the property (note that this is not part of the Howard Square Development).

Project Goal:

The project's main goal is to provide the surrounding community with luxurious and energy efficient apartments and a diversity of support retail and office space, culminating in a vital and enriched pedestrian oriented development along the Route 1 corridor.

Energy Efficiency:

The project will incorporate numerous energy efficient (green) elements into its design to ensure that the buildings conserve our natural resources, such as energy and water. The buildings will include water efficient plumbing fixtures and energy efficient light fixtures and appliances. While there are no plans to attain a certain level of LEED certification presently, the team is evaluating several existing and proposed county programs that promote LEED certification. The extent to which these programs provide sufficient incentive to the Owner to attain formal LEED certification will determine if LEED certification is sought. It should be noted that the Verde Apartments were awarded LEED Platinum certification.

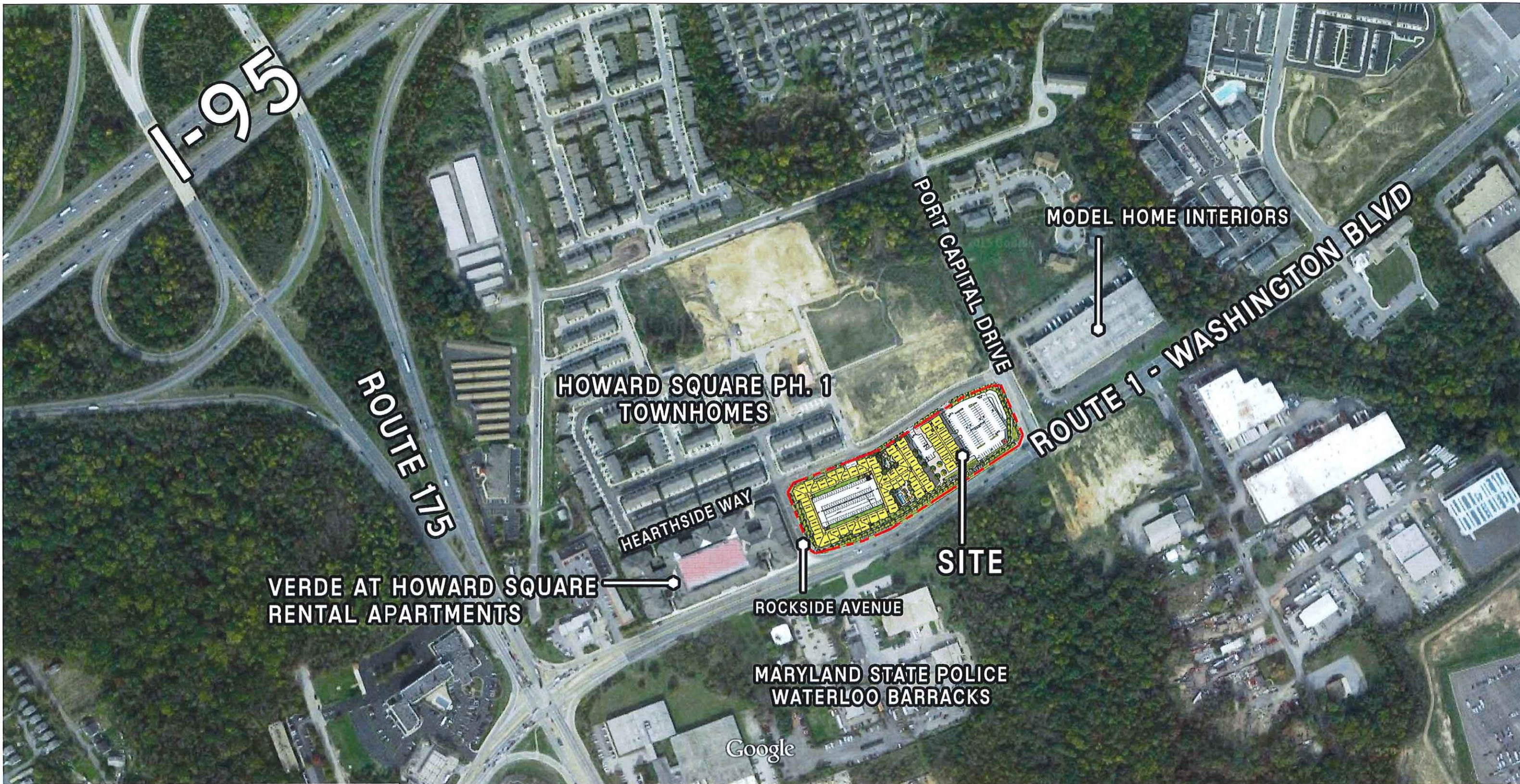
Route 1 Guidelines:

In addition to the two exterior courtyards off the apartment building, there will be a linear retail plaza that will bisect and connect the Howard Square community to the north with Route 1 to the south, thus providing Route 1 with increased pedestrian activity. The site amenities for the overall project have already been implemented in the earlier phases of the project. These existing amenities including parks, a tot lot, a chess park and picnic areas, exceed the Route 1 amenity requirements by over 50%. The commercial building spaces in Parcel B will be carefully integrated with the outdoor pedestrian amenities to maximize social interaction throughout the development. These areas will be furnished with outdoor furniture and lighting in accordance with the US Route 1 Manual.

The moderate income housing requirement of 23.6% for the project is being provided within the apartment building and throughout the development.

The building's facade will extend the property's Route 1 frontage with all of the parking carefully screened from the exterior by interior parking structures. Pedestrian access from Route 1 street level will provide an upscale urban appeal. New sidewalks around the perimeter of the site and throughout the development are and will be constructed as per approved plans as well as per the site development plan associated with this phase of the project.

The architecture presents design elements oriented to enhancing the pedestrian experience. The building facades have a distinctive base, middle, and top, with a varied mix of materials and wall planes that reduce the scale of the two buildings and provide visual interest on the pedestrian scale. In addition to the plaza that engages with Route 1, one of the apartment building's amenity courtyards is also situated along Route 1 to provide open views to the public, enhancing the landscaped environment and experience.



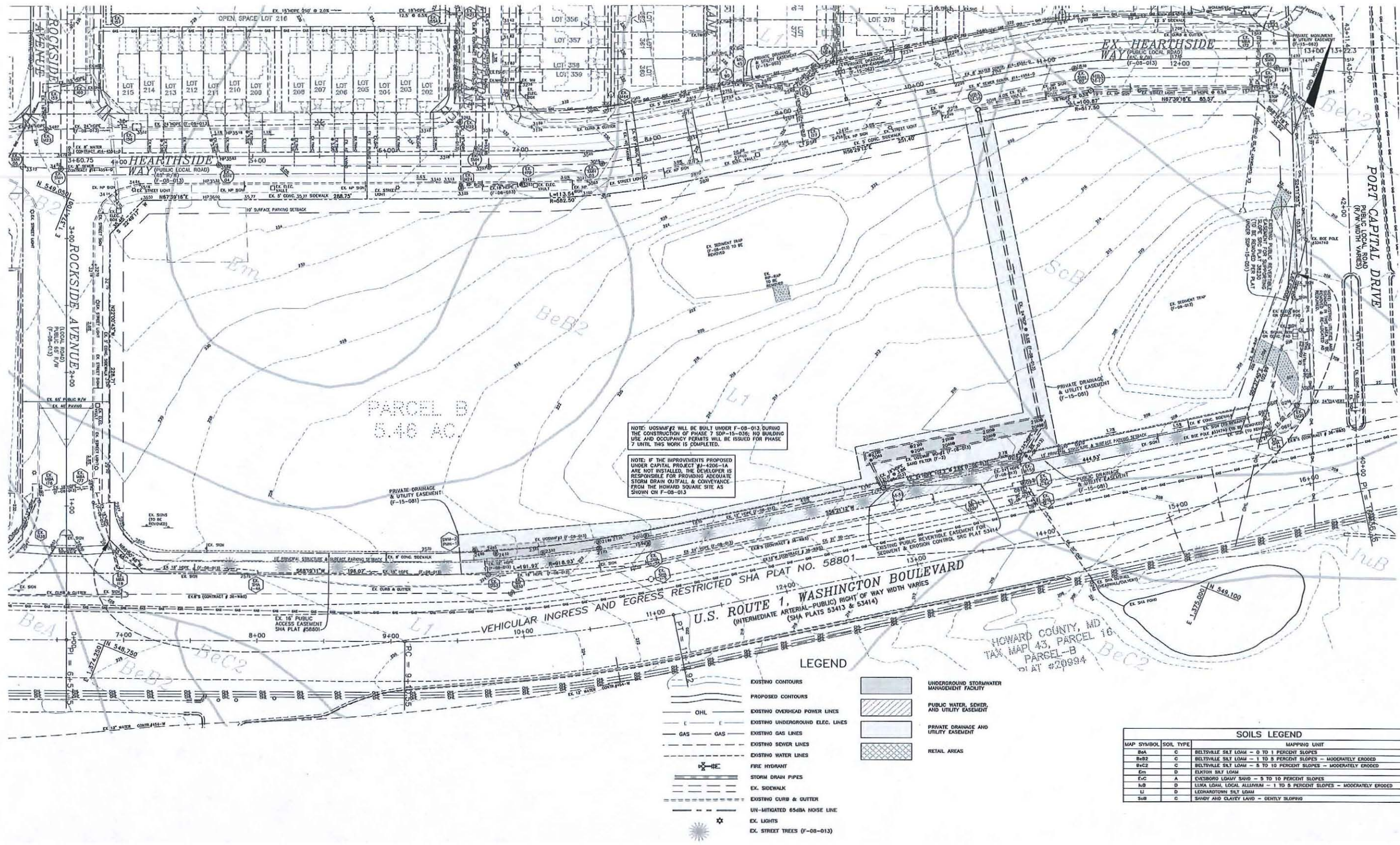
AERIAL CONTEXT MAP
HOWARD SQUARE MIXED USE - PARCEL B
5/19/2016

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ENGINEERING, INC.

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ENGINEERING, INC.

Owner / Developer
ATAPCO HOWARD SQUARE I
BUSINESS TRUST
10 E. Baltimore St. Suite 1600
Baltimore, MD 21202
(410) 347-7189

SURROUNDING PROPERTY EXHIBIT
HOWARD SQUARE MIXED USE - PARCEL B
5/19/2016

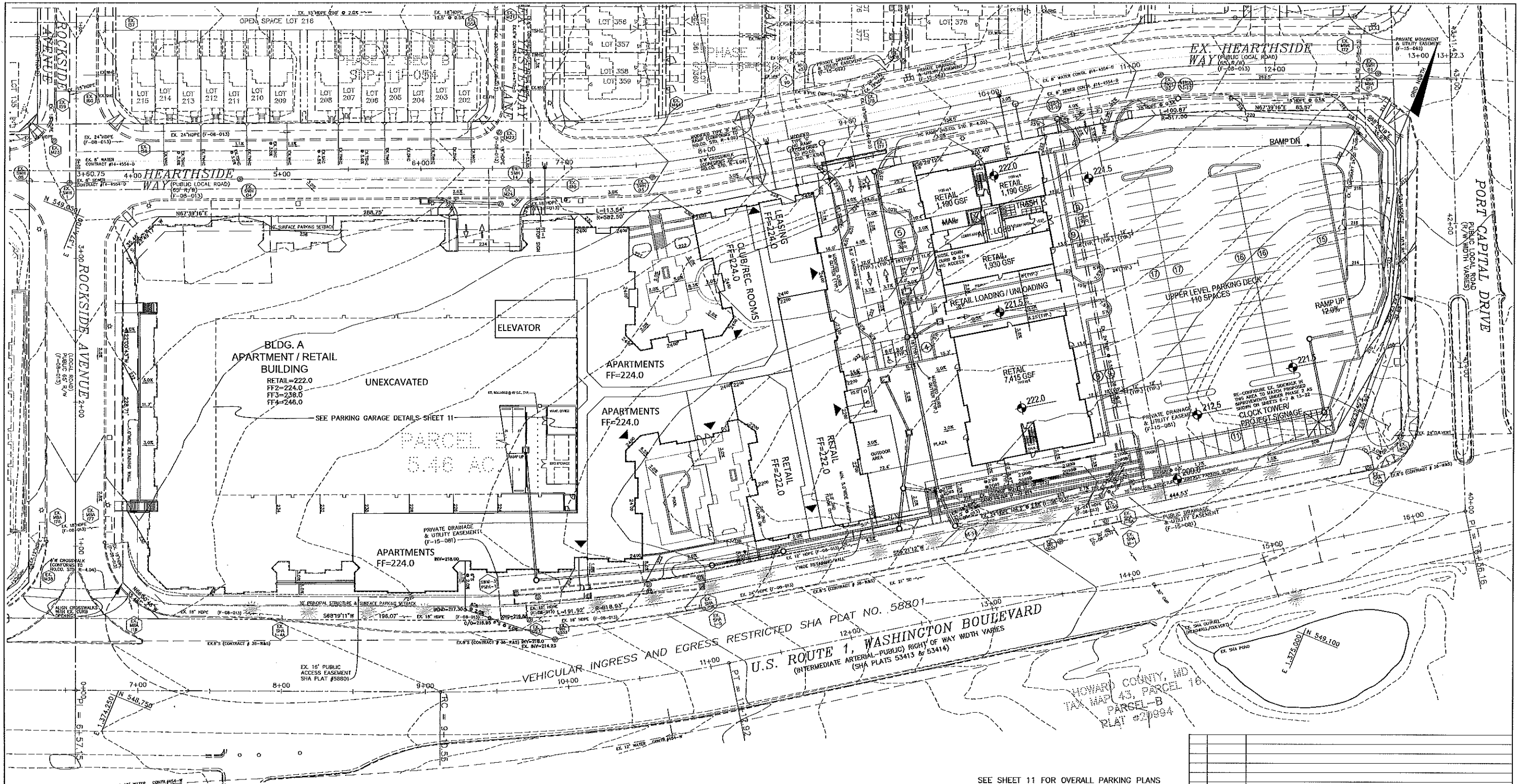
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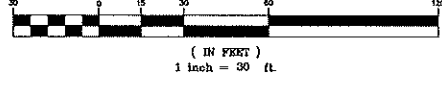


LEGEND

- | | | | |
|--|----------------------------------|--|--|
| | EXISTING CONTOURS | | UNDERGROUND STORMWATER MANAGEMENT FACILITY |
| | PROPOSED CONTOURS | | PUBLIC WATER, SEWER, AND UTILITY EASEMENT |
| | EXISTING OVERHEAD POWER LINES | | PRIVATE DRAINAGE AND UTILITY EASEMENT |
| | EXISTING UNDERGROUND ELEC. LINES | | RETAIL AREAS |
| | EXISTING GAS LINES | | |
| | EXISTING SEWER LINES | | |
| | EXISTING WATER LINES | | |
| | FIRE HYDRANT | | |
| | STORM DRAIN PIPES | | |
| | EX. SIDEWALK | | |
| | EXISTING CURB & GUTTER | | |
| | UNMITIGATED NOISE LINE | | |
| | EX. LIGHTS | | |
| | EX. STREET TREES (F-06-013) | | |

SEE SHEET 11 FOR OVERALL PARKING PLANS

GRAPHIC SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

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SUITE 310
ELICOTT CITY, MARYLAND 21043
(P) 410-462-8100 (F) 410-462-8844
E-MAIL: bdm@benchmarkengineering.com
WWW.BC-ENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 23330, Expiration Date: 6-30-2017.

DEVELOPER/OWNER:
ATAPCO HOWARD SQUARE I
BUSINESS TRUST
One South Street
Suite 2800
Baltimore, MD 21202
(410) 347-7189

HOWARD SQUARE
PHASE 8 & 9, PARCEL B
APARTMENT AND RETAIL BUILDINGS

TAX MAP: 43 GRID 3 & 9 - PARCEL: B
ZONED: CAC-GU
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

LEVEL 2 SITE PLAN

DATE: OCTOBER, 2015	BEI PROJECT NO. 2541
REVISED: MAY, 2016	SHEET 6 OF 27
SCALE: AS SHOWN	



Project Data

Residential:
 Building A -----280 units
 Building B ----- 64 units
 Total -----344 units
 Density = 344/5.46A. = 63 units/acre

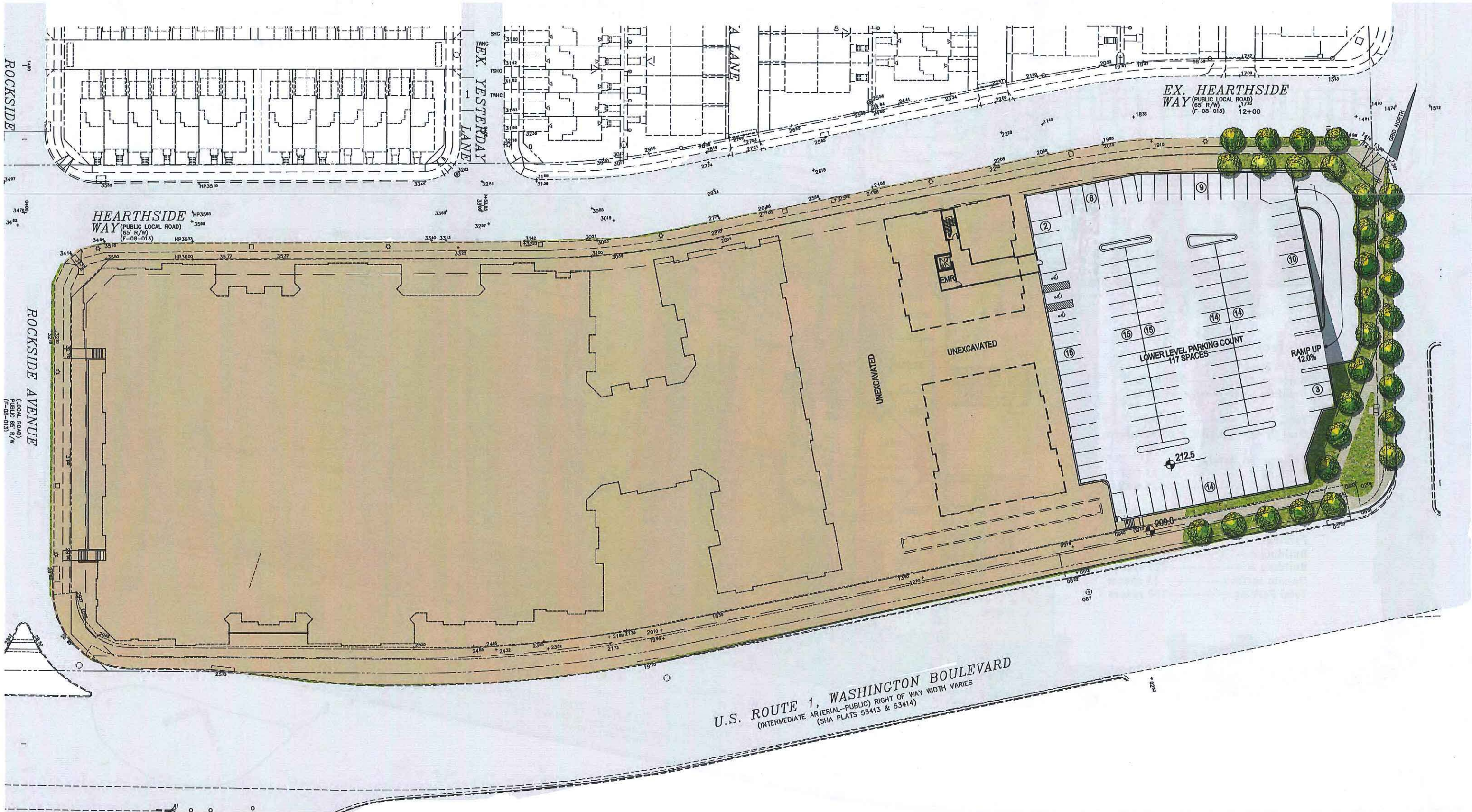
Commercial Detail:
 Building A -----10,135 GSF
 Building B -----11,725 GSF
 Total-----21,860 GSF

Parking:
 Building A -----570 spaces
 Building B -----227 spaces
 On-site surface ----- 13 spaces
 Total Parking -----790 spaces

RETAIL TOTALS:
 BUILDING 'A' = 10,135 GSF
 BUILDING 'B' = 11,725 GSF
 TOTAL RETAIL = 21,860 GSF

SITE PLAN - LEVEL 1
HOWARD SQUARE MIXED USE - PARCEL B
 5/19/2016





SITE PLAN - LOWER LEVEL
 HOWARD SQUARE MIXED USE - PARCEL B
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SITE PLAN - TYPICAL LEVEL
 HOWARD SQUARE MIXED USE - PARCEL B

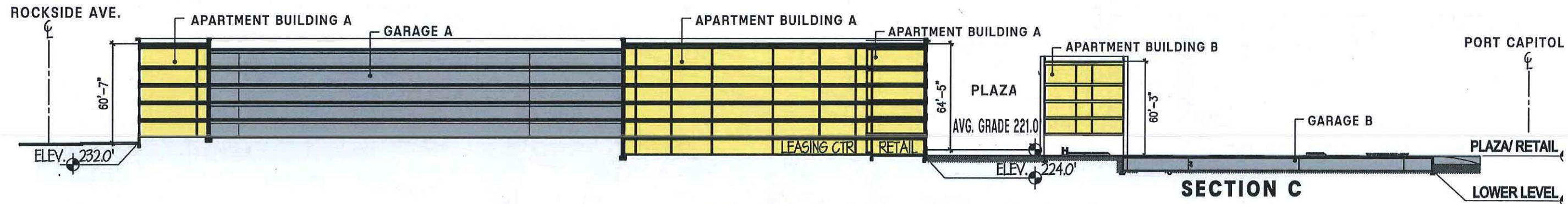
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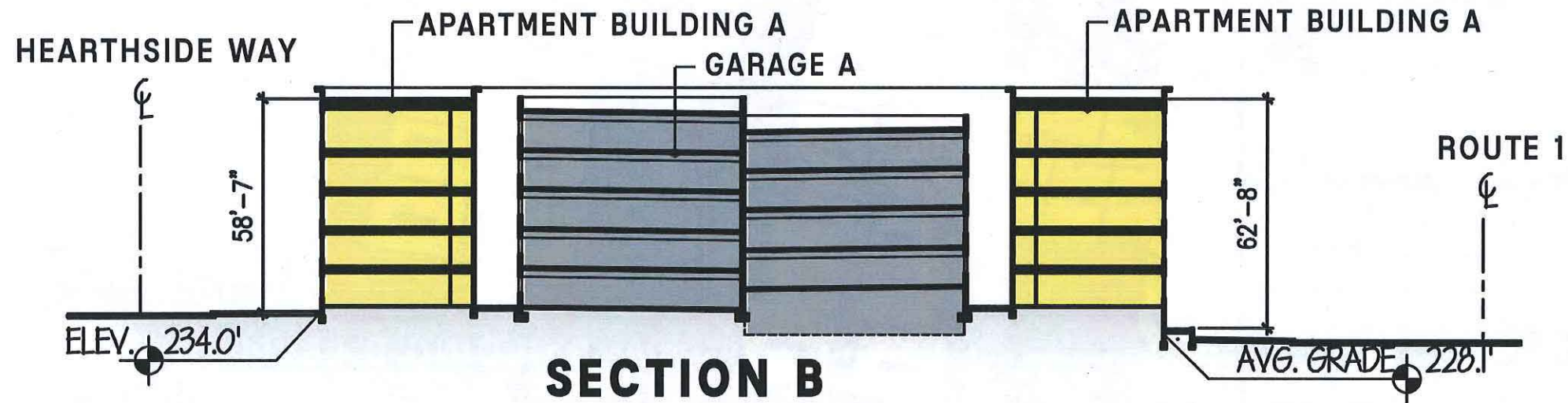
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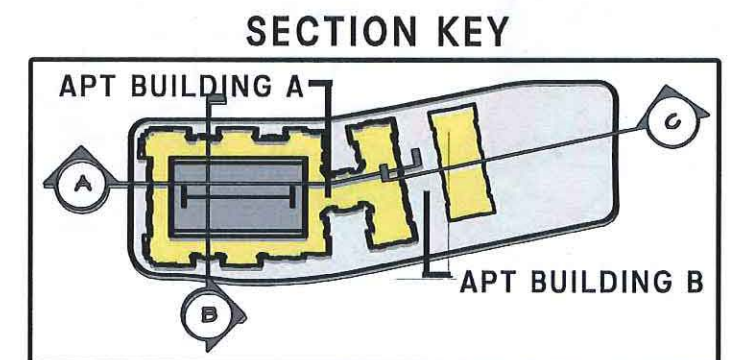
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SECTION A



SECTION B





HEARTSIDE (NORTH) ELEVATION



ROUTE 1 (SOUTH) ELEVATION

OVERALL - NORTH AND SOUTH ELEVATIONS
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BUILDING A - ROCKSIDE (WEST) ELEVATION
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BUILDING A - ENTRY (EAST) ELEVATION
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BUILDING B - ENTRY (WEST) ELEVATION
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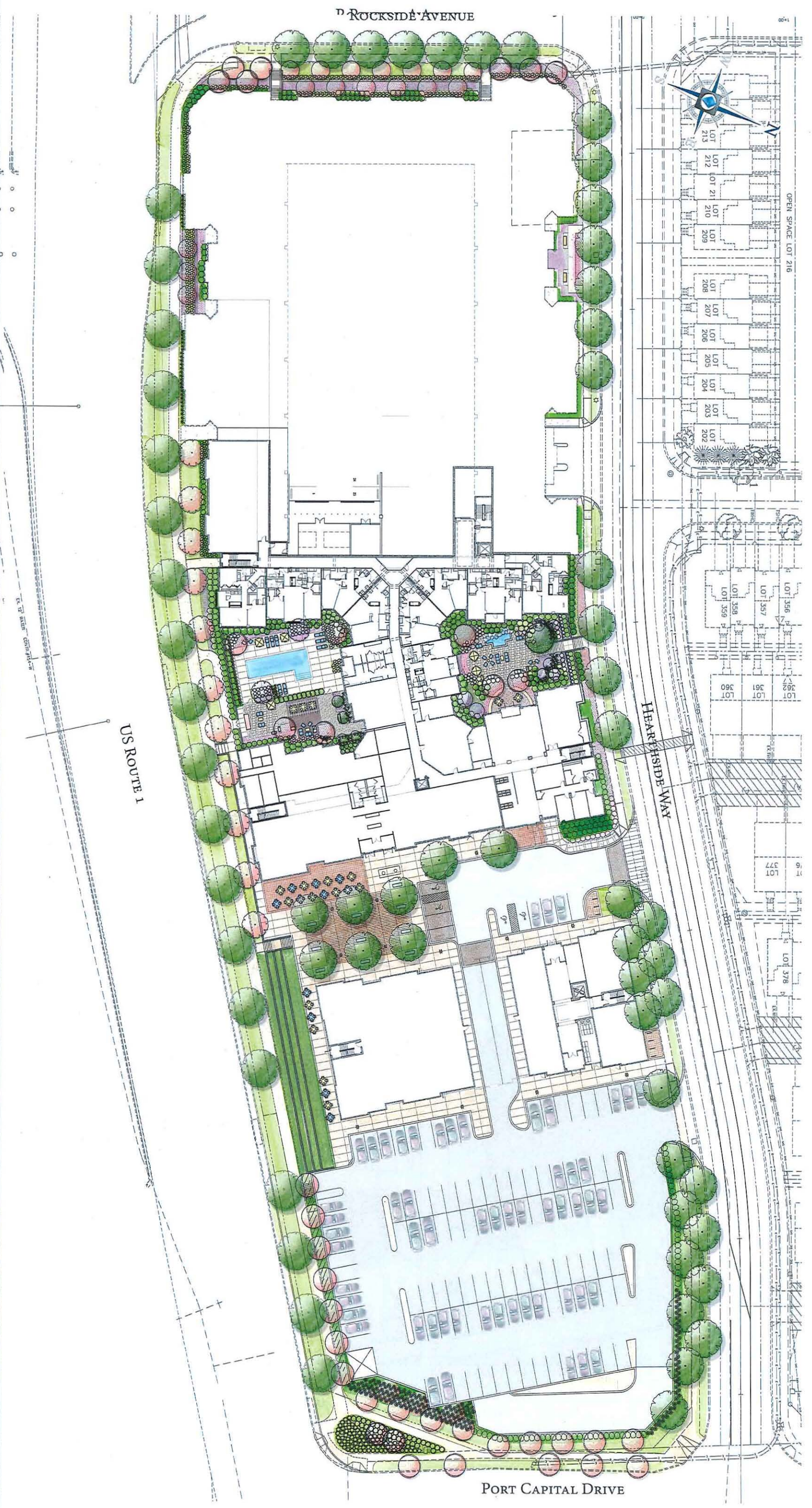
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OVERALL LANDSCAPE PLAN
HOWARD SQUARE MIXED USE - PARCEL B

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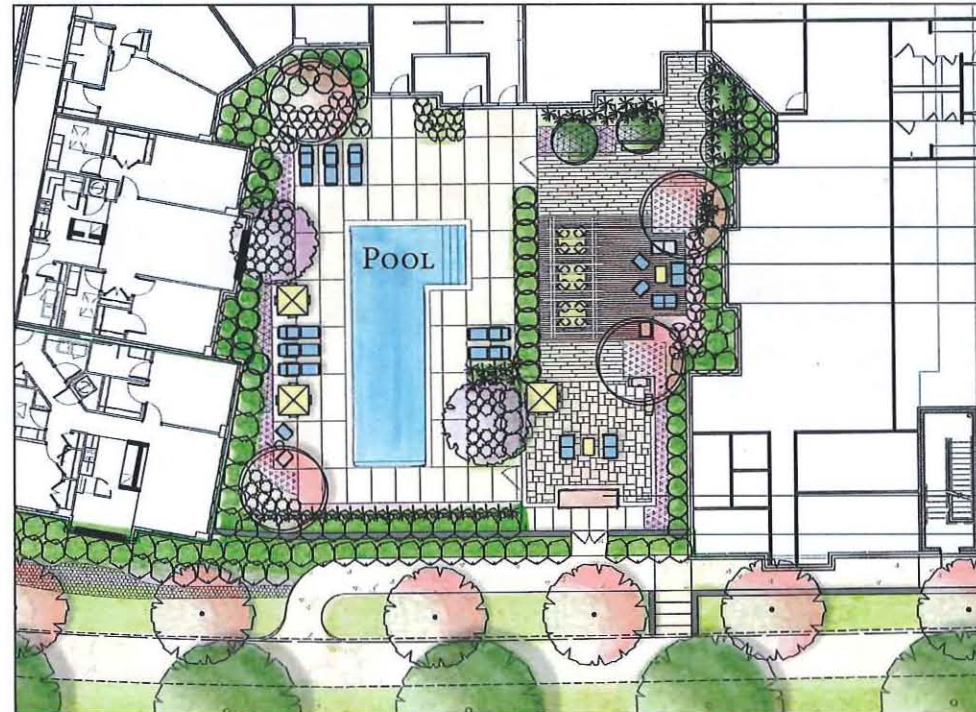
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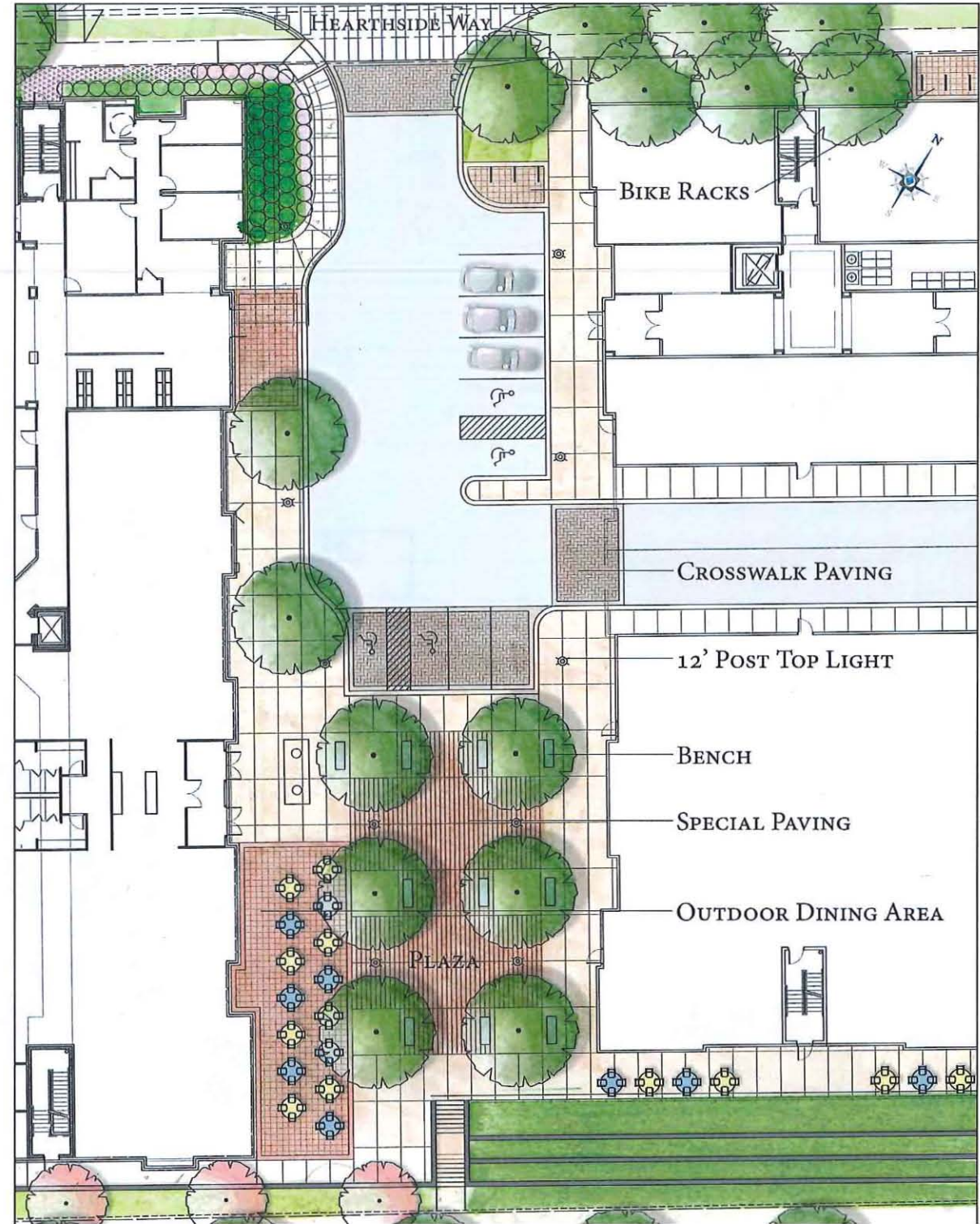
- STAIRS
- RETAINING WALL
- GRILL
- SEAT WALL
- WATER FEATURE
- OUTDOOR FURNITURE

NORTH COURTYARD



- PAVERS
- FENCE & GATE
- PERGOLA
- OUTDOOR FURNITURE
- TERRACE
- FIREPLACE
- 6' MASONRY WALL

SOUTH COURTYARD



RETAIL PLAZA

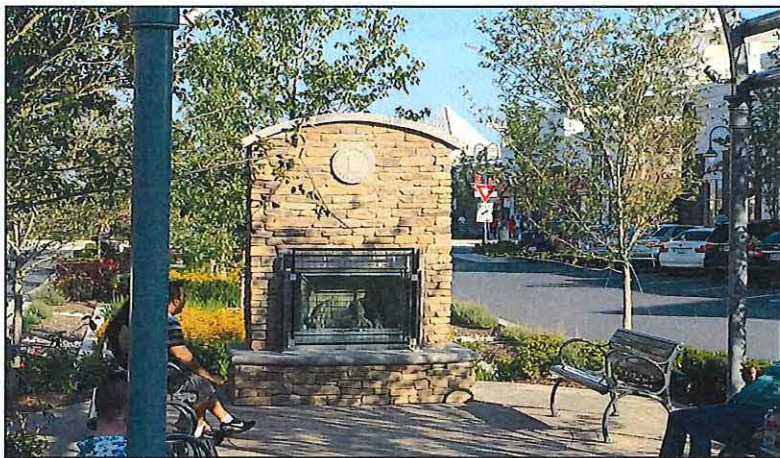
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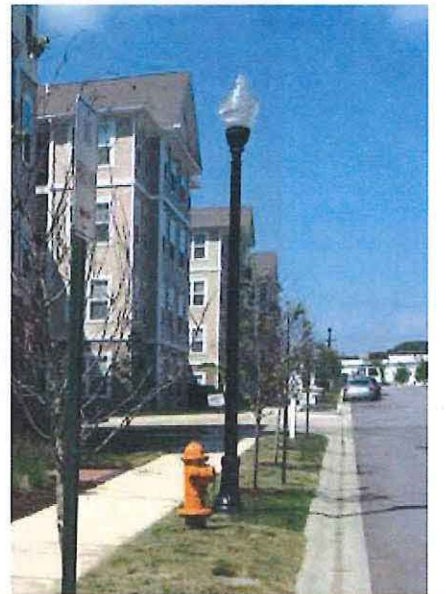
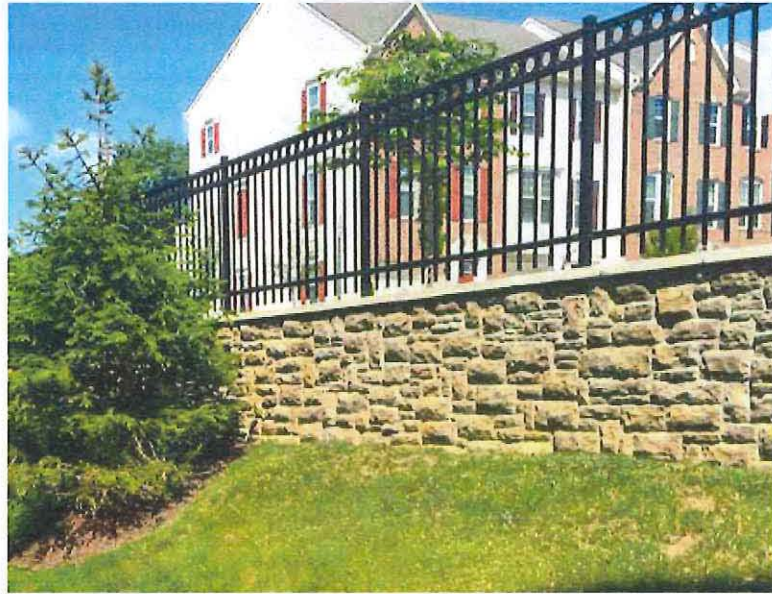
COURTYARD AND RETAIL PLAZA PLANS
 HOWARD SQUARE MIXED USE - PARCEL B
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SITE LANDSCAPE
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