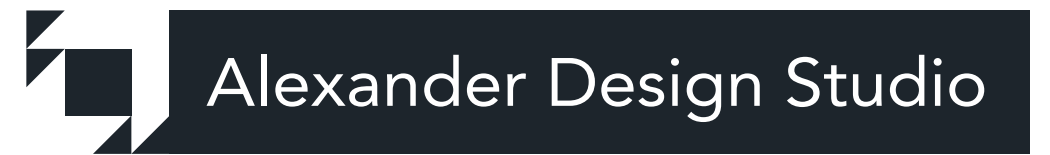


4511 HARFORD ROAD

17 JUNE 2022



CORESTUDIODESIGN





Harford Road Southbound



Harford Road Northbound

SITE CONTEXT

4511 HARFORD ROAD

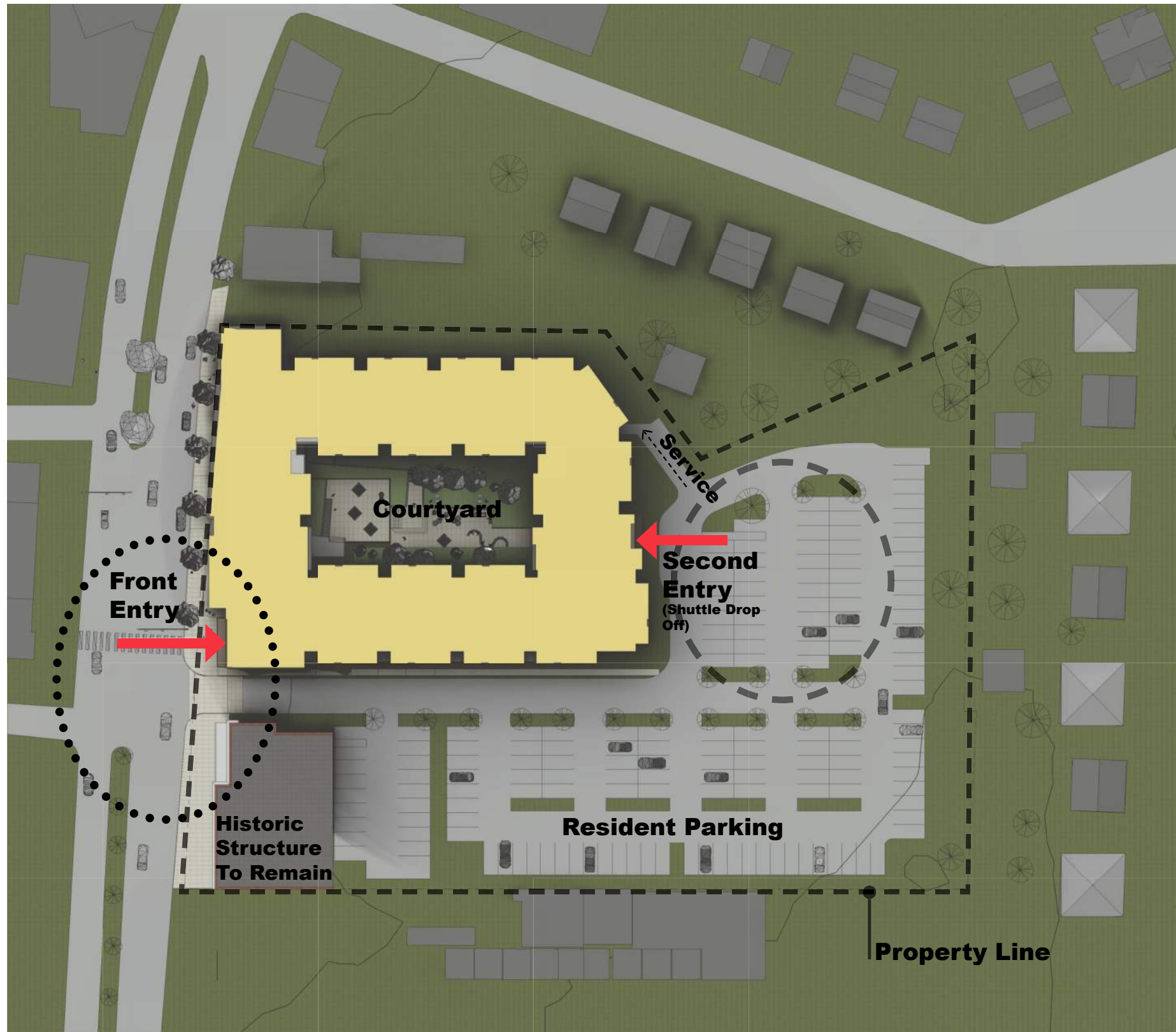




Site Strategy:

- Define Harford Road Edge (Acknowledge bend in site)
- Retain and repurpose historic Hotel building
- Accomodate slope into the site, approximately 1 story of grade change
- Minimize site disturbance to reduce brownfield remediation
- Maintain vehicular access from Markley Ave.
- Maintain and enhance the buffer between site and adjacent residential





Zoning Requirements

- ✓ Overall building less than 60' (height varies)
- ✓ Set back from Harford Road = 5' or less
- ✓ Set back from side property lines = 20' or greater
- ✓ Set back from rear property line = 20'+
- ✓ 1:1 Parking



Parking Precedent with Green Buffers + Storm Water





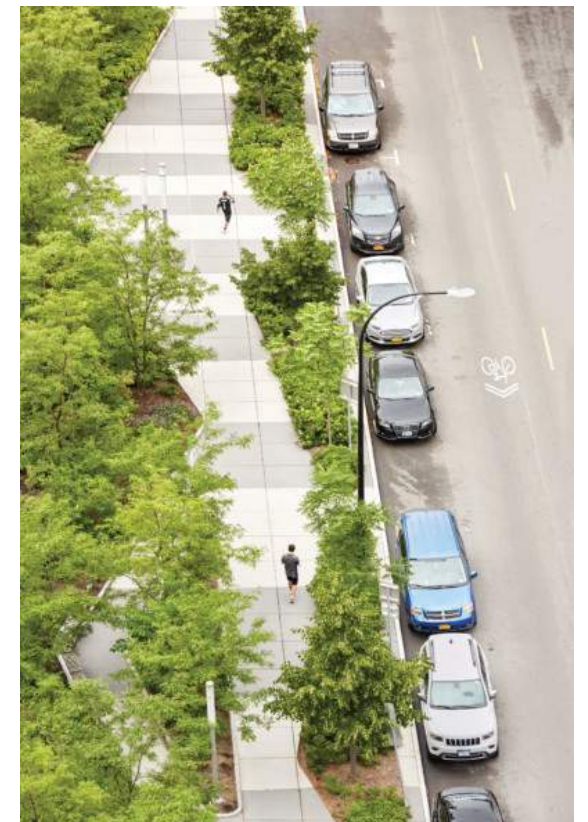
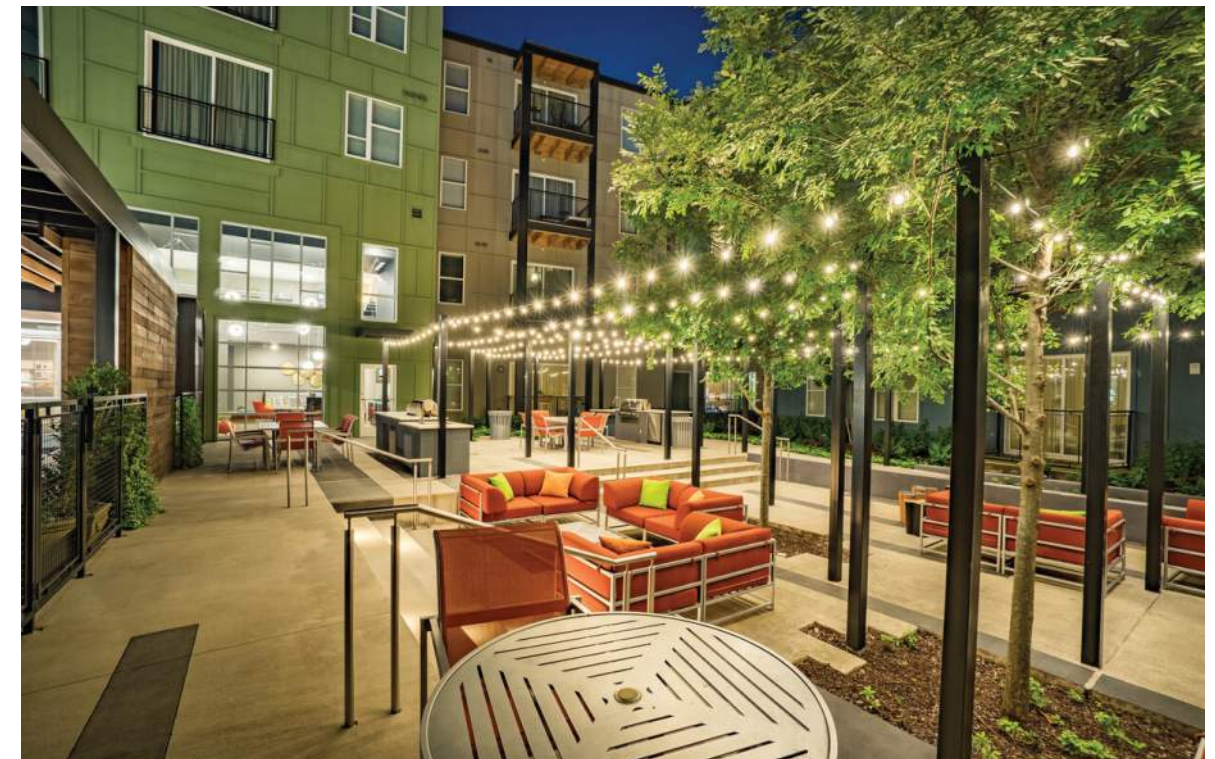
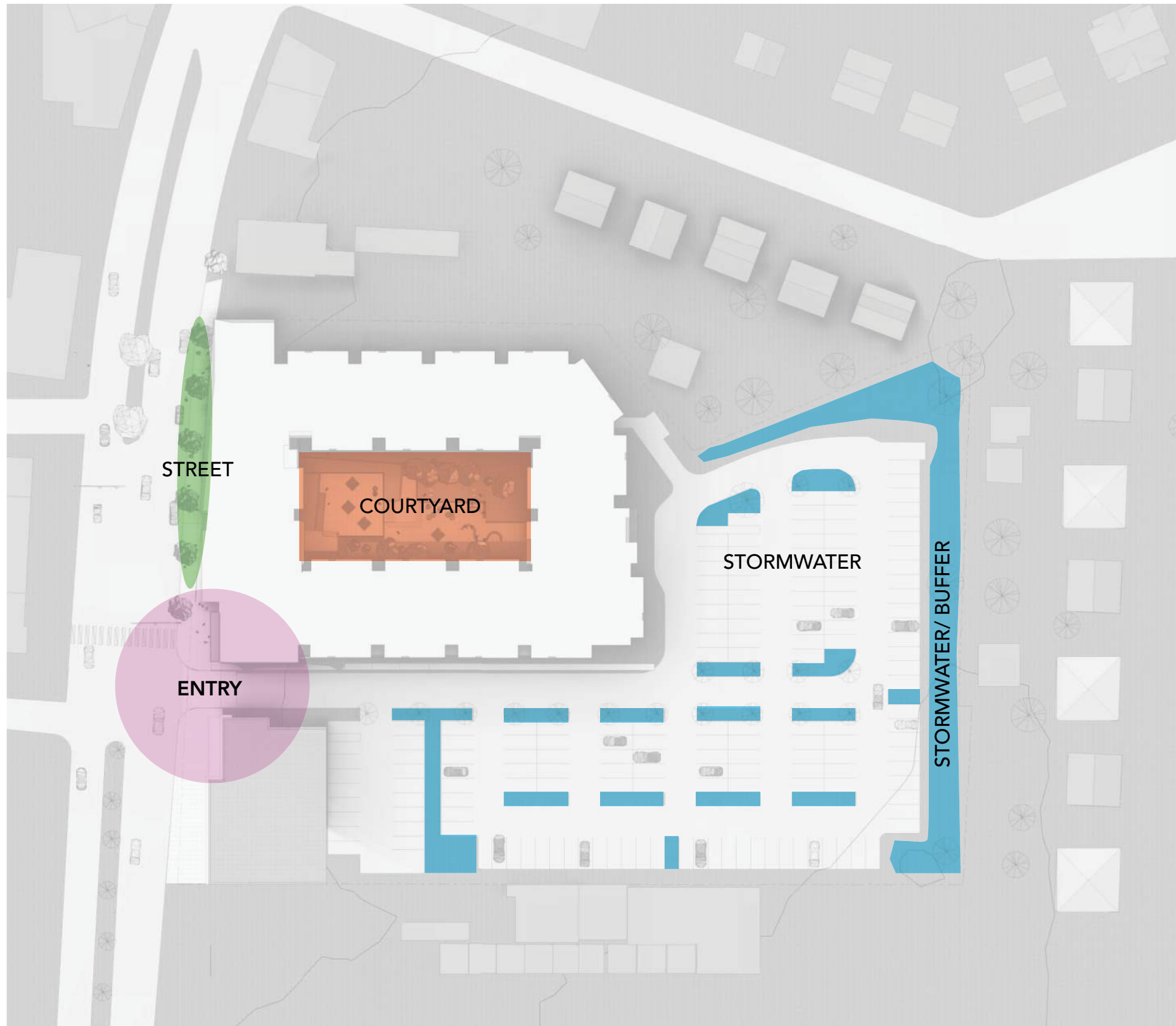
Building Features:

- Main Entry is off of Harford Road. The street level contains lobby and majority of amenity spaces.
- 4 Building levels along Harford Road and 5 at the back of the building (incorporated into sloping grade.)
- Central courtyard for light and additional amenity space
- Proposed On-Site Parking Count: No less than 147 spaces as required to meet zoning
- Unit Counts: 147 Overall
- Historic Structure Earmarked for Future Phase Commercial Development

DESIGN OPTION TWO - AERIAL PERSPECTIVE OF HARFORD ROAD ENTRANCE

4511 HARFORD ROAD





DESIGN OPTION TWO - KEY LANDSCAPING ZONES
4511 HARFORD ROAD





**Material selection underway. Colors shown are just representational of material change, not final material color.



Precedent Images

DESIGN OPTION TWO - AMENITY SPACES - COURTYARD

4511 HARFORD ROAD





**Material selection underway. Colors shown are just representational of material change, not final material color.

DESIGN OPTION TWO - HARFORD ROAD STREET VIEWS - MAIN ENTRANCE

4511 HARFORD ROAD

