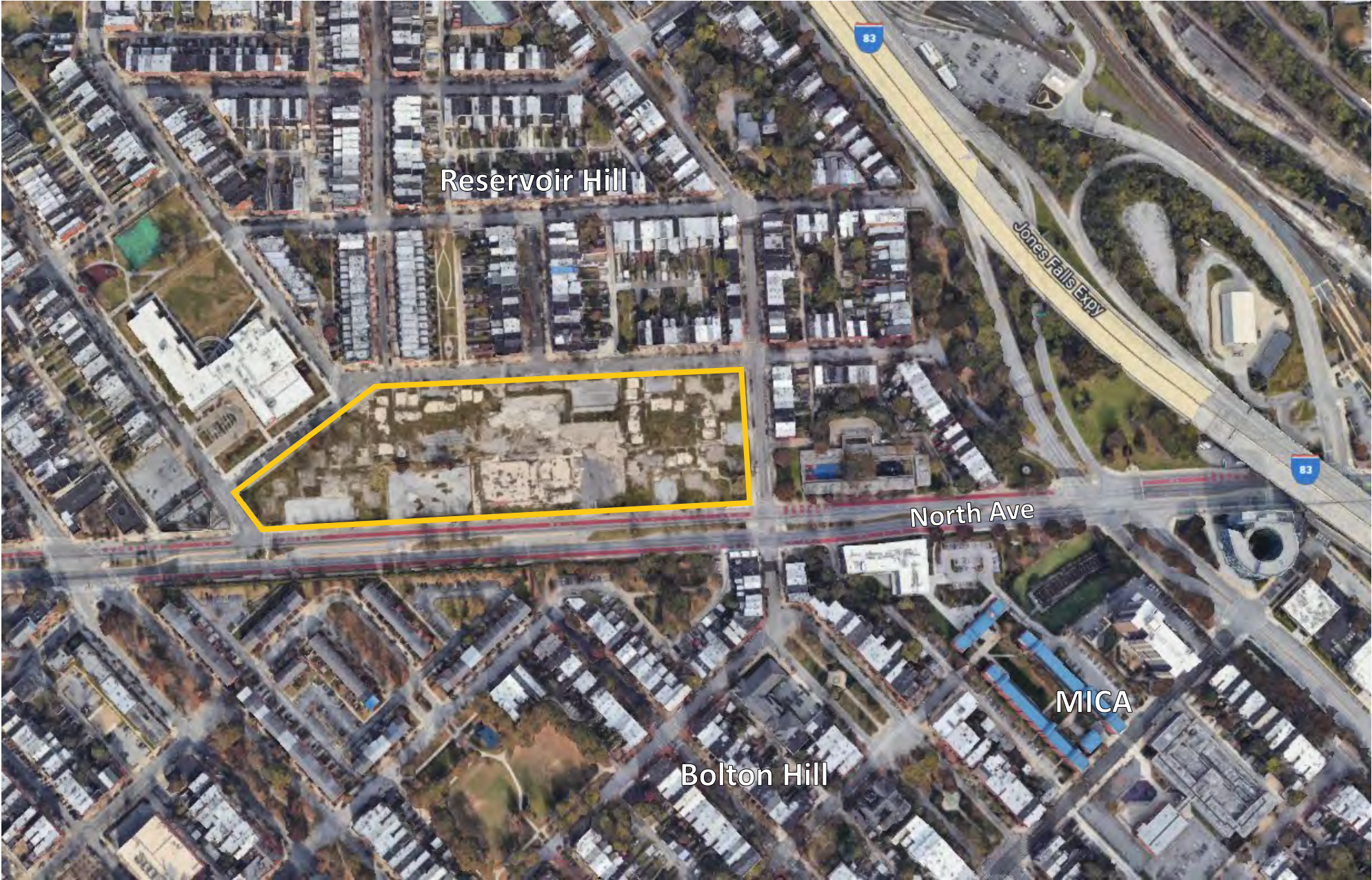


RESERVOIR SQUARE

An aerial photograph of a city neighborhood. In the foreground, a large, modern, multi-story building with a light-colored facade and many windows is prominent. The building has a flat roof with several HVAC units. To the left of this building, there are several smaller, older-style brick buildings. In the background, a dense residential area with various styles of buildings is visible, leading up to a large body of water (the reservoir) under a clear blue sky. The overall scene is bright and sunny, suggesting a clear day.

Community Update – November 13, 2023

LOCATION



HISTORY



1963 - 1970

The federally subsidized mixed-use complex was originally approved in 1963 and built in 1968 but fell short of its development efforts

1990's

The blighted redevelopment project was notoriously nicknamed "Murder Mall" for its chronic crime.

2014

Baltimore City Housing officials begin relocating apartment residents to make way for demolition of project.

2016

Project Awarded \$2M in State Grants to cover demolition, environmental and sitework costs.

2016

Gov. Larry Hogan and Baltimore Mayor Catherine Pugh along with community members and Developers unveiled a multimillion-dollar redevelopment plan for Madison Park North.

2016 - 2017

Over 20 existing buildings demolished to make way for redevelopment.

2020-2021

Approvals

2022-2025

Phase 1 Construction

SITE PLAN



PROJECT PHASING

Phase 1 / Infrastructure and Townhome Lots

- Demolition of remaining foundations
- Mass grading
- 3 new streets (Watts, Bolton, and Brookfield)
- Utility connections
- 120 builder-ready townhome lots, contracted with Ryan Homes (up to 12% reserved as workforce)
- \$1M+ improvements to the North Ave ROW
- 120+ trees to improve the urban tree canopy
- New, central park or "square"

Phase 2 / Parcel A and Parcel C

- Parcel A: 68,000 SF build-to-suit office and 173-space pre-cast garage
- Parcel C: 203-unit mixed-use, mixed-income apartment building with 30,000 SF of ground-floor retail including a fresh food grocer



PHASE 1 PROGRESS



Mass grading of the 8-acre site is complete, with utilities stubbed to the first phase of townhomes. New roads are in progress, with curb being poured and asphalt paved.

The project team is working with Baltimore City Housing and Community Development to create a first-of-its-kind land trust that will create and preserve home ownership at the 80% AMI level for up to 15 homes.



PARCEL A

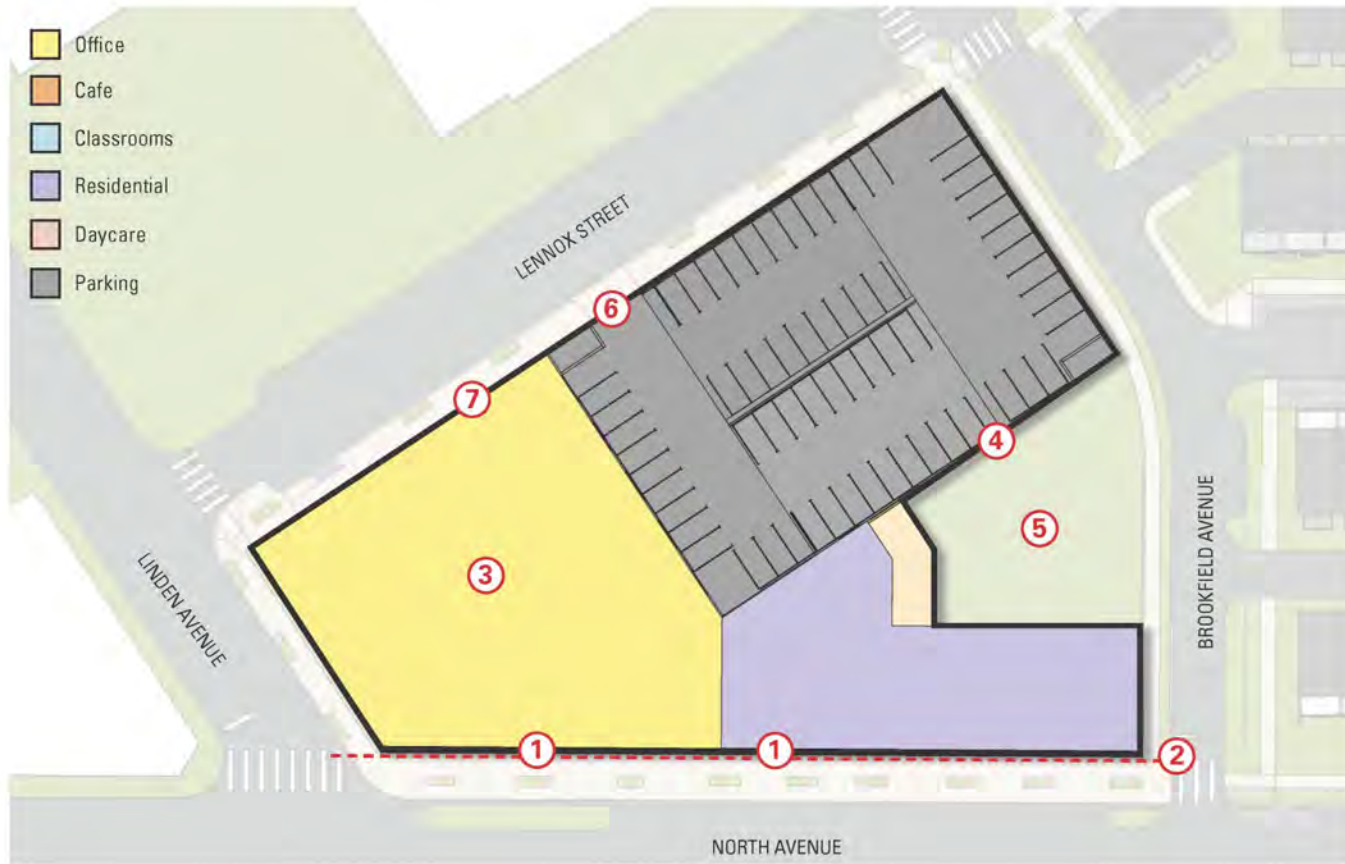


PROPOSED SITE PLAN

RESERVOIR SQUARE - PARCEL A | UDAAP

NOVEMBER 16, 2023

Parcel A Planning | Preferred Conceptual Site Plan



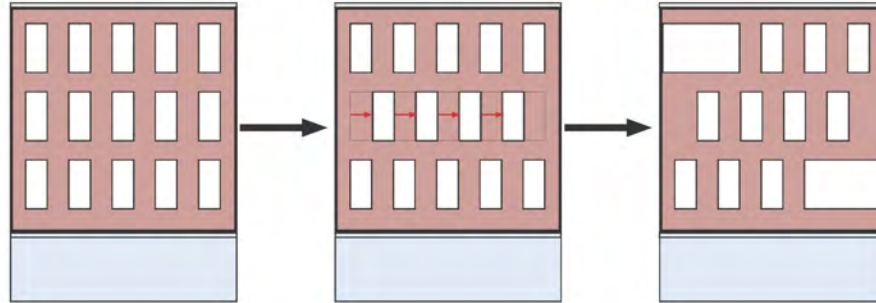
1. Building and Entrances on North Avenue, Access via Public Transportation
2. North Avenue Street Edge Reinforced by Massing
3. Maximized Open Floor Plate for Office Building
4. Garage Pulled Away from North Ave
5. Massing provides Courtyard / Daycare Activity Space
6. Access Provided to Garage from Lennox
7. Loading Area Not Displayed on North Ave

EXTERIOR PRECEDENTS

RESERVOIR SQUARE - PARCEL A | UDAAP

NOVEMBER 16, 2023

Exterior Precedents | Baltimore



VIEW FROM NORTH AVENUE



CAFÉ WITH OUTDOOR SEATING



VIEW FROM LENNOX AND BROOKFIELD LOOKING SOUTH



VIEW FROM LENNOX AND LINDEN LOOKING SOUTHEAST

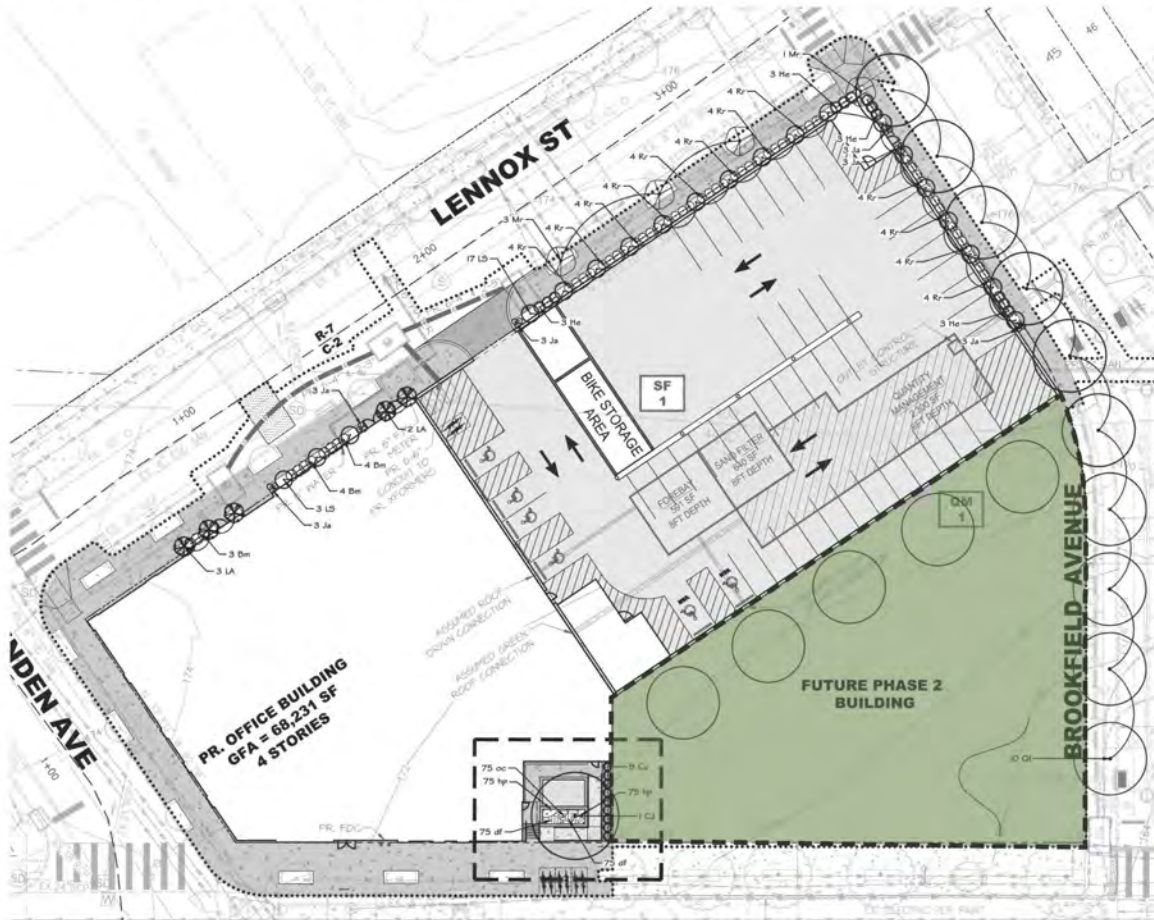


PHASE 1 LAWN

RESERVOIR SQUARE - PARCEL A | UDAAP

NOVEMBER 16, 2023

Landscape | Plantings - PH 1 Lawn



CONTEXT RENDERING VIEW TO THE EAST



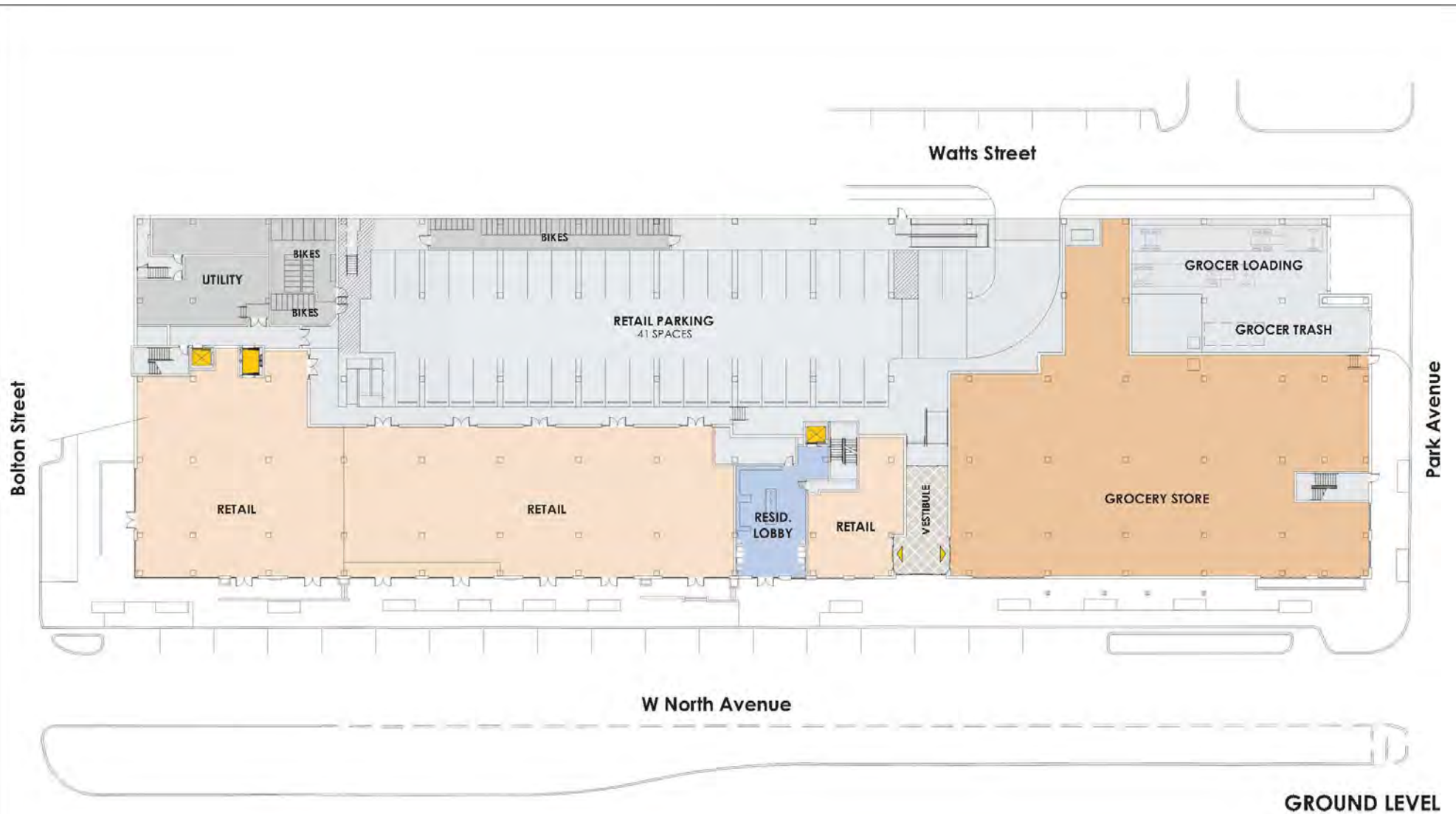
CONTEXT RENDERING VIEW TO THE NORTHWEST



PARCEL C

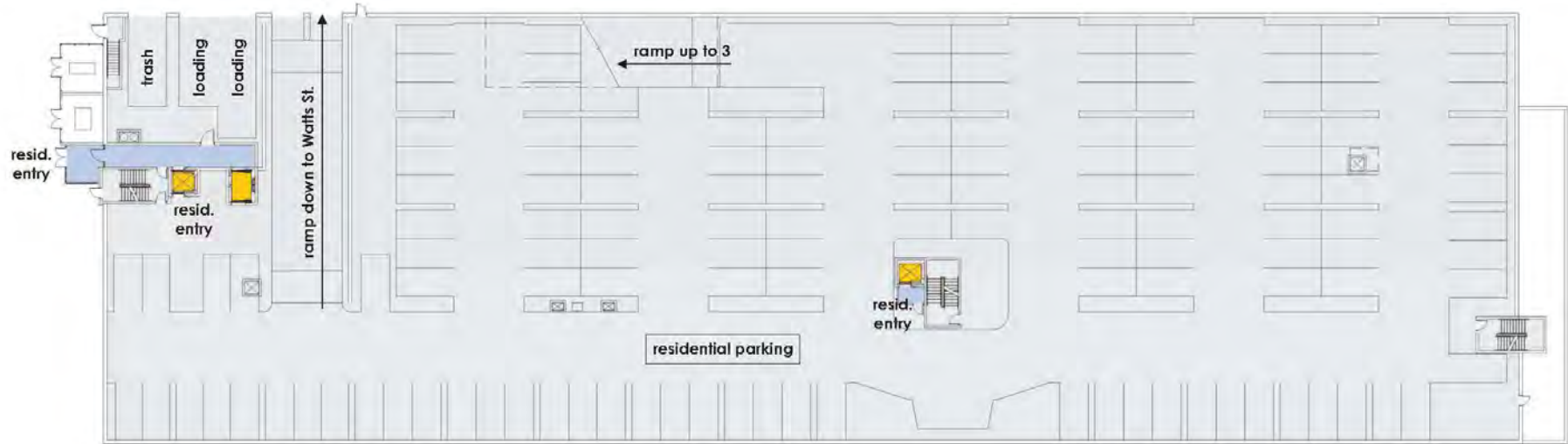


GROUND LEVEL

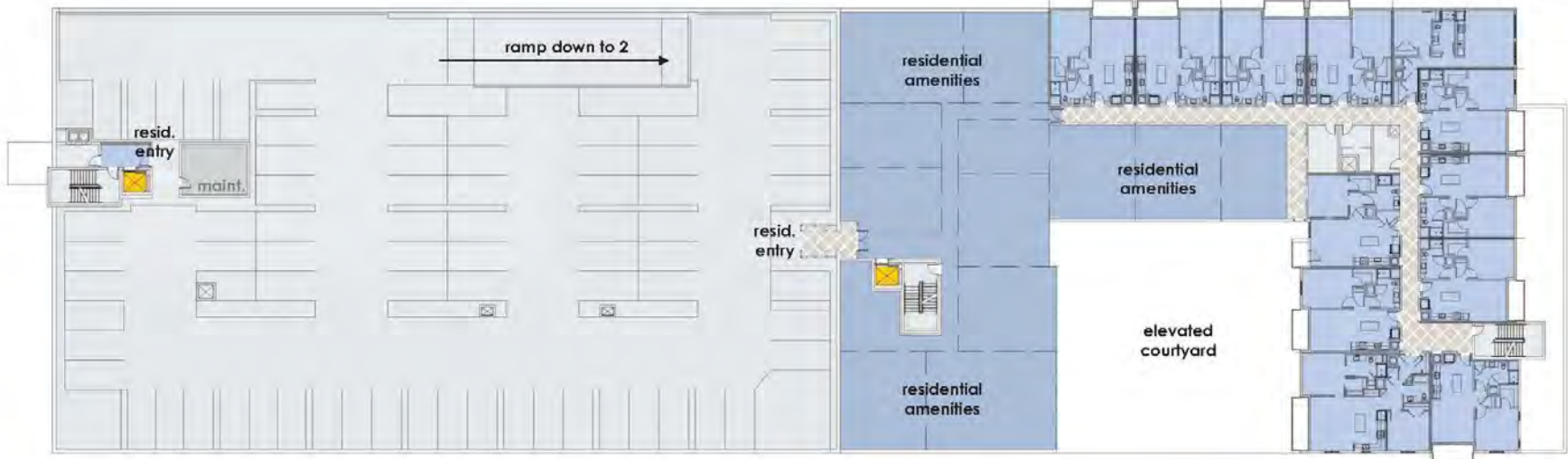


GROUND LEVEL

LEVELS 2-3



LEVEL 02



LEVEL 03

LEVELS 4-7



TYP. RESIDENTIAL LEVELS 04-07

VIEW FROM NORTH AND BOLTON LOOKING NORTHEAST



VIEW FROM NORTH AND PARK LOOKING NORTHWEST



VIEW FROM PARK AND WATTS LOOKING SOUTHWEST



THANK YOU

