

WRAPPED-GARAGE BUILDING TYPES & CONTEXT

DOWNTOWN CONTEXT



METROPOLITAN (BROKENLAND PARKWAY)

Residential Units: 380 DU
 Building Height: +/-73 FT
 5/6 Stories

Setback along Corridors: 16-38 FT
 Building Height:Setback Ratio: >2.2 : 1
 Greatest Length of Building: 400 FT

CORRIDOR CONTEXT



HOWARD SQUARE PARCEL C (WASHINGTON BOULEVARD)

Residential Units: 299 DU
 Height: +/-54 FT
 4 Stories

Setback along Corridors: 18-22 FT
 Building Height:Setback Ratio: >2.4 : 1
 Greatest Length of Building: 374 FT

VILLAGE CONTEXT



HICKORY RIDGE (CEDAR LANE)

Residential Units: 230 DU
 Building Height: 45-54 FT
 4 Stories

Setback along Corridors: 52-103 FT
 Building Height:Setback Ratio: <0.9 : 1
 Greatest Length of Building: 175 FT

Zoning Case 1119 m

Applicant/Protestant

Exhibit # 9 Date 1/15/20

The scale, setback and mass of the proposed mixed-use building responds to the more verdant and landscaped character along Cedar Lane and adjacent village center context. This is distinctively different to the more urban wrapped garage multifamily building types located within Columbia Town Center and the Route One Corridor, where multistory buildings are placed closely to the public right-of-way and extend the length of the development block to frame and define the public streetscape.