



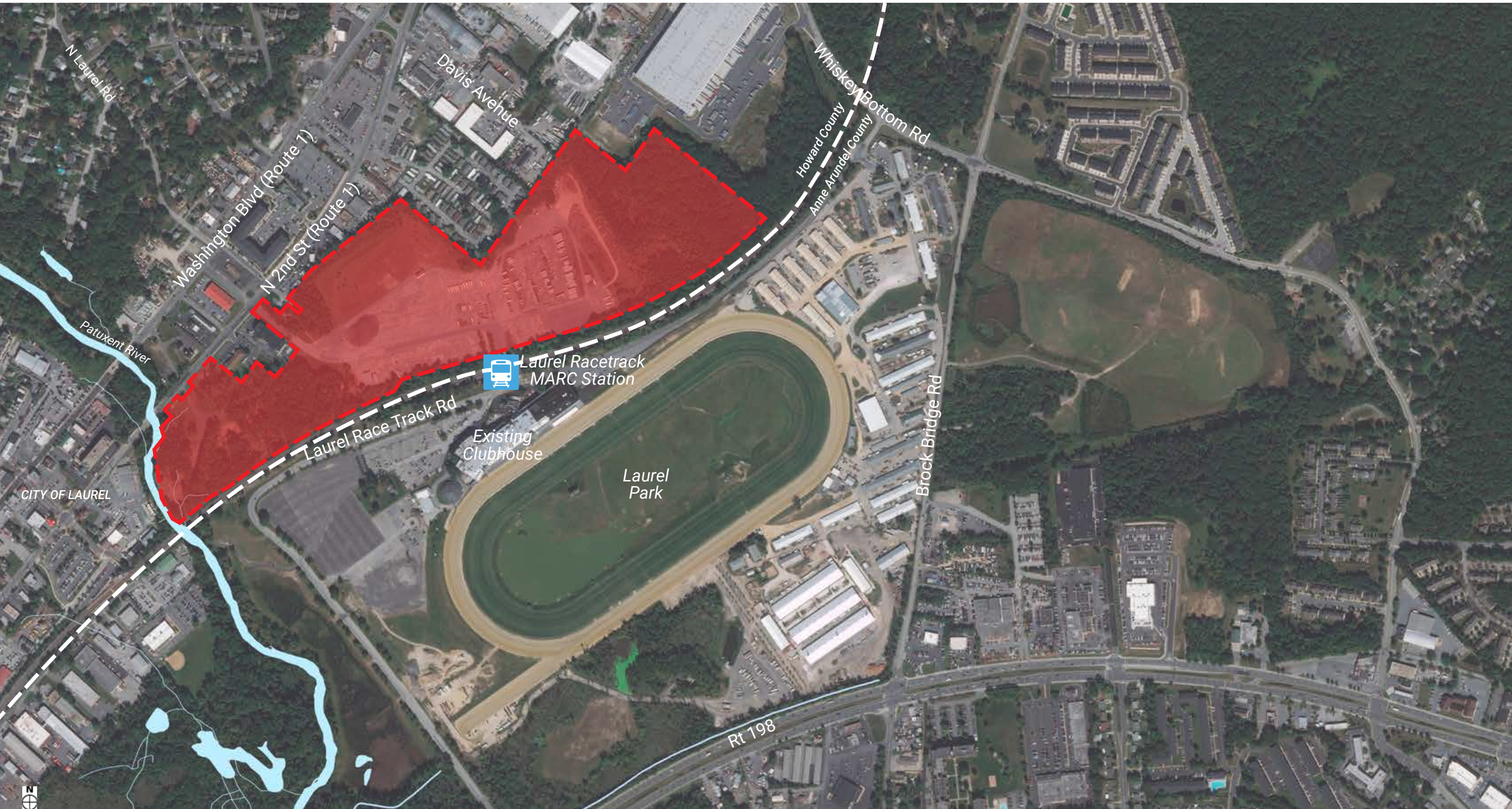
PRESENTATION TO THE HOWARD
COUNTY DESIGN ADVISORY PANEL

PADDOCK POINTE - PHASE III SITE DEVELOPMENT PLAN REVIEW

NOVEMBER 4, 2020

For illustrative purposes only; subject to change

EXISTING LOCATOR MAP

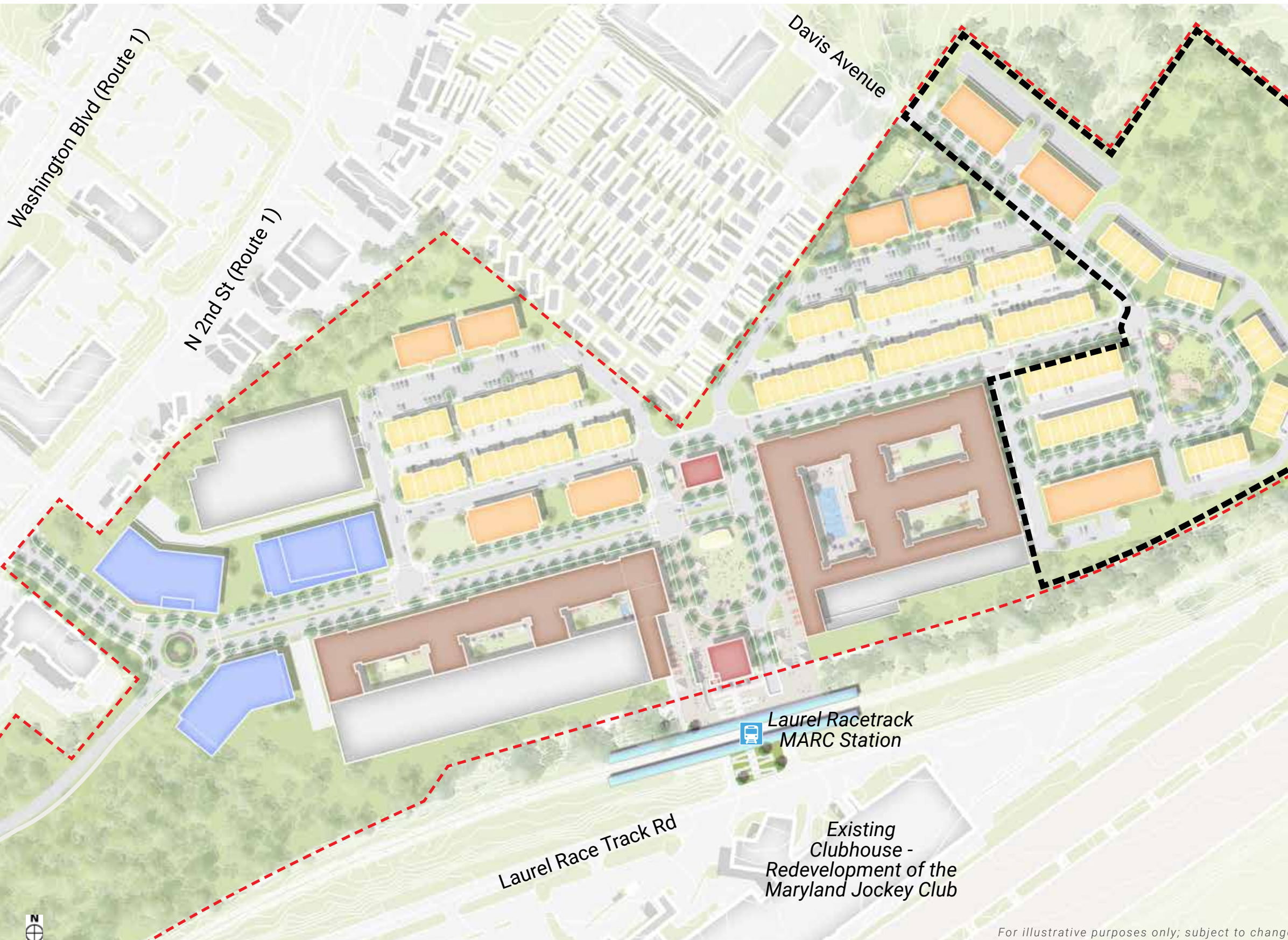


KEY DESIGN OBJECTIVES



- Transit Oriented Development directly adjacent to MARC Station
- Pedestrian connectivity within Paddock Pointe, The Maryland Jockey Club Campus, and surrounding communities
- Articulation of building massing to break down the larger block into a series of smaller masses and green spaces
- A contemporary and human-scaled architectural style

PROPOSED ILLUSTRATIVE PLAN - LAND USE



Approved Site

Development Status

- 63 Acre Site
- 1,000 Residential Units
- 127,000 sf Retail
- 650,000 sf Commercial/ Office
- 25 Acres of Open Space
- Community Amenities
 - Community Garden
 - Community Commons
 - Dog Park
 - Family Fit Park
 - Forest Resource and Conservation Areas
 - Kayak and Canoe Launch
- Path Network

COLOR KEY

	RETAIL
	OFFICE
	MULTI-FAMILY
	ELEVATOR CONDOMINIUMS
	TOWNHOUSE CONDOMINIUMS
	PARKING GARAGES
	OPEN SPACE/ PARK
	MASTER PLAN BOUNDARY
	PHASE 3

CURRENT SITE CONDITIONS



Current State

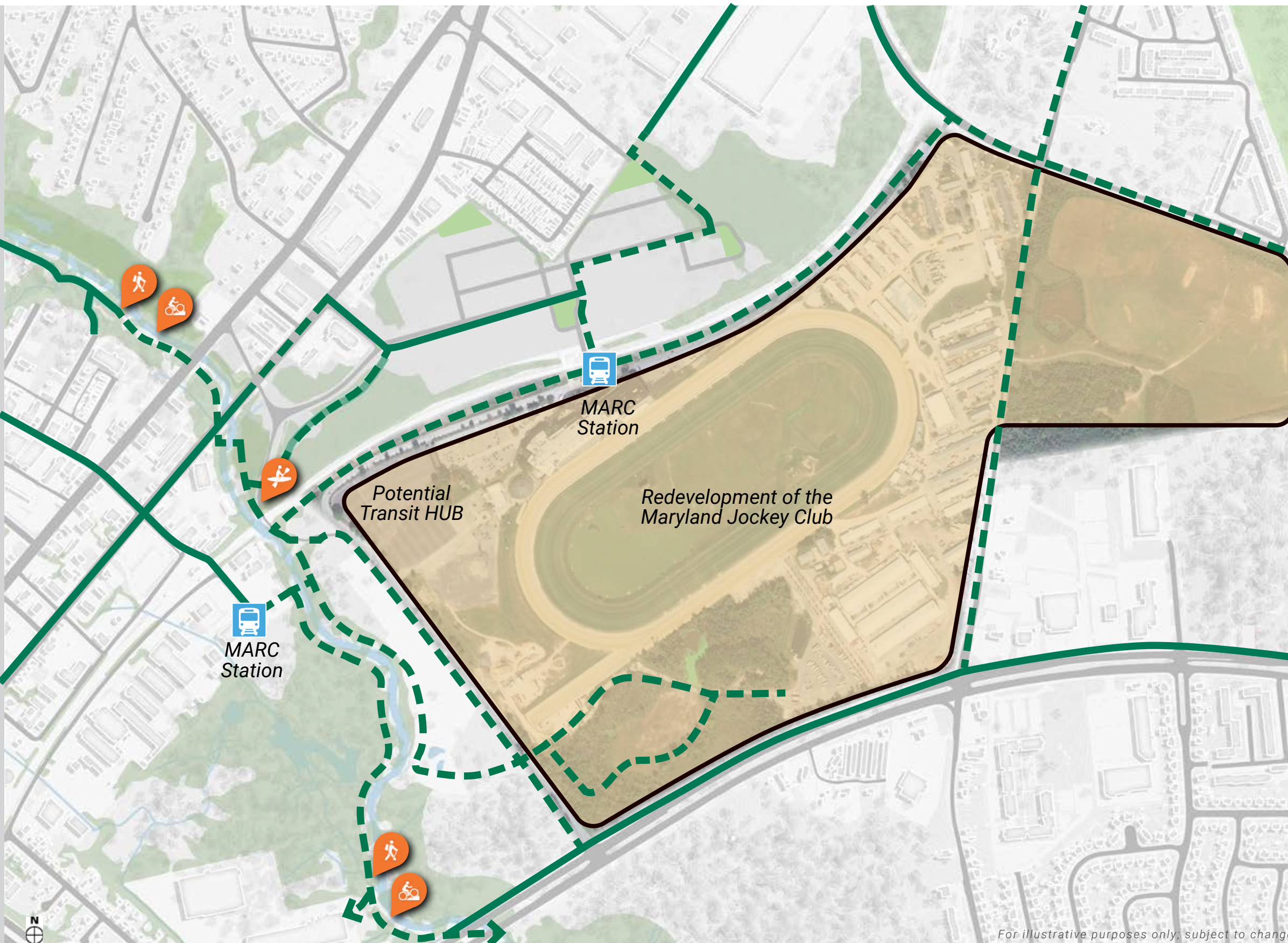
- Former parking lot for Laurel Park patrons and MARC commuters
- Phase I construction and sales underway. Over 50 homes have been sold and residents have moved in.
- Phase II SDP is under review by DPZ.
- Laurel Park MARC Station is currently a “flag” stop
- CSX + MDOT are reviewing plans to make this a full stop with a new platform

--- MASTER PLAN BOUNDARY

EXISTING SITE CONDITIONS (LOOKING NORTHEAST)








PROPOSED CAMPUS PEDESTRIAN CONNECTIVITY PLAN

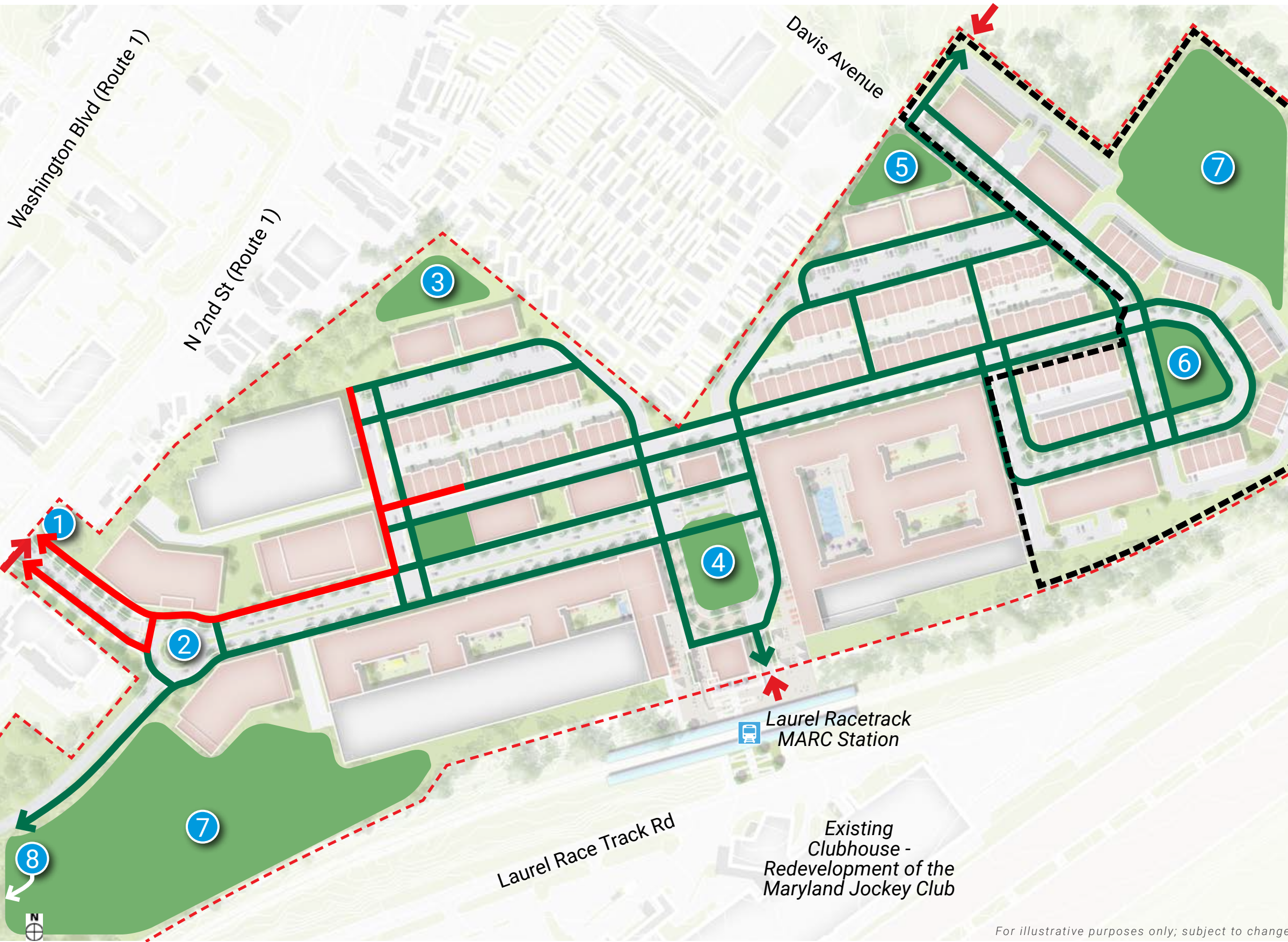


For illustrative purposes only, subject to change

KEY

-  PEDESTRIAN TRAILS
-  BICYCLE TRAILS
-  KAYAK LAUNCH
-  PROPOSED TRAIL NETWORK
-  EXISTING TRAIL NETWORK

COMMUNITY OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN



Proposed Open Spaces

- ① Entry Monument
- ② Entry Roundabout
- ③ Community Garden
- ④ Community Commons
- ⑤ Dog Park
- ⑥ Family Fit Park
- ⑦ Forest Resource and Conservation Areas
- ⑧ Kayak and Canoe Launch

KEY

- EXISTING PEDESTRIAN PATH
- PROPOSED PEDESTRIAN PATH
- PRIMARY OPEN SPACES
- - - MASTER PLAN BOUNDARY
- - - PHASE 3

For illustrative purposes only; subject to change

PHASE 3 AERIAL PERSPECTIVE



Illustrative purposes only; subject to change

PHASE 3 SITE PLAN



Development Summary

- 76 Elevator Condominiums
- 76 Townhouse Condominiums
- Family Fit Park

ARCHITECTURE PRECEDENTS



PROPOSED ELEVATOR CONDOMINIUM BUILDING - FRONT ELEVATION

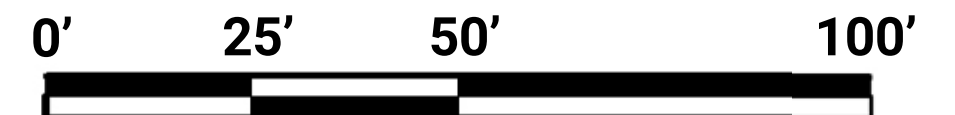


2D ELEVATION



3D ELEVATION VIEW

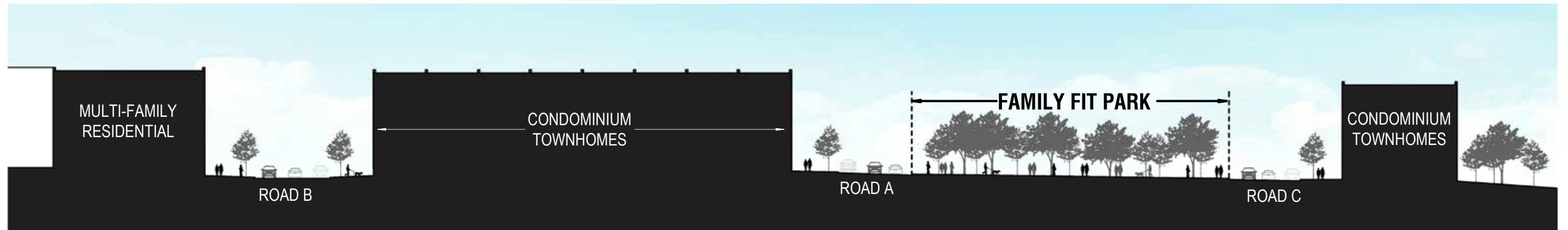
AMERICAN PHAROAH LANE / NORTH ELEVATION



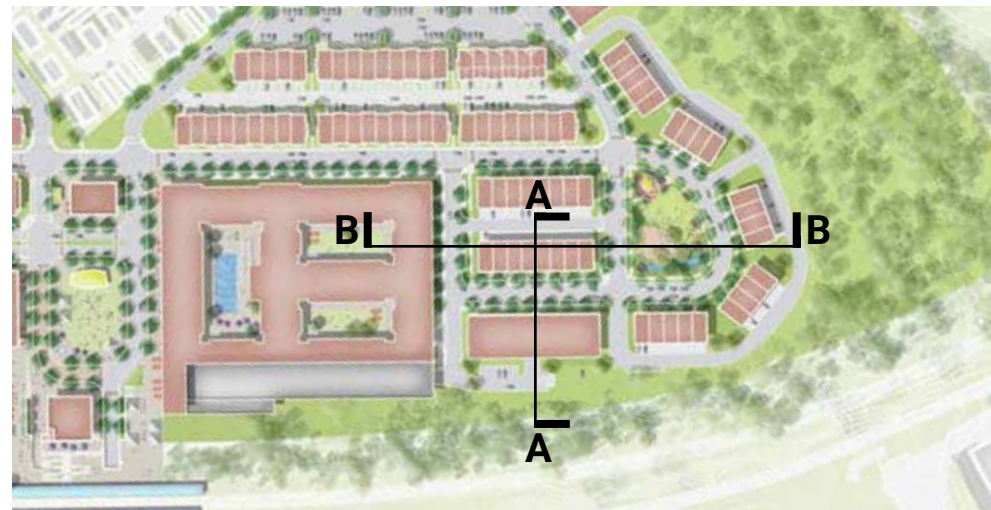
SITE SECTIONS



**NORTH-SOUTH
SECTION A**



**EAST-WEST
SECTION B**



COLOR KEY

- RESIDENTIAL
- PARKING

PROPOSED FAMILY FIT PARK - CONCEPT RENDERING



PROPOSED FAMILY FIT PARK - PRECEDENTS



An aerial photograph of a residential development, including a large central pool area, surrounded by a green gradient overlay. The image shows various building footprints, parking lots, and landscaped areas. The word "QUESTIONS?" is centered in a bold, dark font.

QUESTIONS?