LAKEFRONT NORTH TEAM

CLIENT
HOWARD HUGHES CORPORATION

MASTER ARCHITECT
HANDEL ARCHITECTS LLP

SITE LANDSCAPE
PORT URBAN SIM

CIVIL ENGINEER
GLW

TRAFFIC CONSULTANT
WELLS

LEED CONSULTANT
LORAX

LAND USE ATTORNEY
SHULMAN ROGERS

PARCEL A
ARCHITECT
KPMB ARCHITECTS

STRUCTURAL
THORTON TOMASETTI

MEP
ALLEN & SHARIFF

PARCEL B & E
ARCHITECT
HANDEL ARCHITECTS LLP

STRUCTURAL
THORTON TOMASETTI

MEP
ALLEN & SHARIFF

PARCEL D1 & D2
ARCHITECT
HORD COPLAN MACHT

STRUCTURAL
THORTON TOMASETTI & STRUCTURA, INC.

MEP
KIBART INC
One of the site’s greatest attributes is its proximity to nature.
Access to the lake and its surrounding natural attributes gives a unique opportunity to craft a special place.
We envision new greenspaces and paths to connect to the existing parks and lakefront area...
**EXISTING SITE CONTEXT**

**LAKE TO LAKE TO LAKE PATH**

1. **Tree line of the ravine along Project Site**
2. **Stream and ravine from Project Site**
3. **Lake-to-Lake-to-Lake Path bridge southeast of Project Site**
4. **Tree line of the ravine along Project Site**
5. **Stream and Ravine from the Lake-to-Lake-to-Lake Path, looking north**

**LAKEFRONT DISTRICT EXISTING CONDITION**
LAKEFRONT DISTRICT EXISTING OVERVIEW

*AERIAL IMAGE FROM GOOGLE EARTH, 10/17/2019*
LAKEFRONT NORTH RESIDENTIAL | SDP DAP PRESENTATION 02.20.22

N.T.S.GOALS + APPROACHES

LAKEFRONT DISTRICT EXISTING OVERVIEW

*AERIAL IMAGE FROM GOOGLE EARTH, 10/17/2019

LAKEFRONT DISTRICT PROPOSED OVERVIEW

FEBRUARY 9 2022

LAKEFRONT DISTRICT PROPOSED OVERVIEW
OVERALL BUILDING SECTION THROUGH PARCEL B & D2
- Urban / Wild
- Structured / Layered
- Cultivated / Rugged
- Formal / Informal
- Community / Nature
- Forest / Lowlands
- Plateau / Plains
WINCOPIN STREET
PLANTING APPROACH: WILD / LAYERED
GOALS + APPROACHES
VEHICULAR CIRCULATION

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Building Entrance
Vehicular Circulation
Drop-off Zones
Lobbies

1" = 100'

FEBRUARY 9 2022
GOALS + APPROACHES
PEDESTRIAN CIRCULATION

LITTLE PATUXENT PARKWAY

PARCEL A
PARCEL D2
PARCEL D1 (FUTURE PHASE)
PARCEL B
PARCEL E (FUTURE PHASE)

GOALS + APPROACHES
PEDESTRIAN CIRCULATION

FEBRUARY 9 2022

1" = 100'

Building Entrance
Future Trail Connection
Lake to Lake Trail
Promenade
Pedestrian Routes
Accessible Routes
Shared Use Path
Street Crossings
Plazas
GOALS + APPROACHES
PROPOSED SITE PLAN

PERIMETER STREETS

WINCOPIN WOONERF STREETSCAPE

NEIGHBORHOOD SQUARE

PARCEL D1 (FUTURE PHASE)
PARCEL D2
PARCEL A
PARCEL B
PARCEL E (FUTURE PHASE)
WINCOPIN GREEN

BUILDING ENTRANCE
FUTURE TRAIL CONNECTION
LAKE TO LAKE TRAIL
PROMENADE
PROMENADE
PEDESTRIAN ROUTES
ACCESSIBLE ROUTES
SHARED USE PATH
STREET CROSSINGS
PLAZAS

LAKEFRONT NORTH RESIDENTIAL | SDP DAP PRESENTATION 02.20.22

1" = 100'

FEBRUARY 9 2022
### Neighborhood Square
**The Civic Core**
- Extension of Warfield Promenade
- Anchor Wincopin Street
- Community Gathering Space
- Connected to L2L2L Trail
- Fulfills the 25k SF Requirement

### Wincopin Green
**Local Neighborhood Park**
- Passive Open Space
- Predominately Planted Character
- Integrated Area for Play
- Integrated Area for Dog Activity
- Smaller, Domestic Scale

### Warfield Promenade
**Local Neighborhood Park**
- Connection Between The Mall & Lakefront Neighborhoods
- Frame and Direct Views
- Formal Allee of Trees Along with Low Plantings
- Site Furnishings Create Moments of Interest

### Design Guidelines
- Complete Streets Minimums
- Integrated Amenity Zone
- Prioritized as a Ped Oriented Street
- Closable for Ped-Only Events
- Benches as Public Art Pieces

### Design Objectives
- Pedestrian-oriented Street
- Mix of Residents and Visitors
- Active/Animated Building Frontages
- ± 14-hour Occupation
- Asymmetrical (2-sided) Character
- Green Character + Performance

### Design Objectives
- Civic Scale
- Flexible Uses
- Multiple Seating Options
- Generous + Welcoming
- Public Space Destination
- Green Character + Performance

### Design Objectives
- Sense of Discovery + Wonder
- Intimate Scale
- Nested Quiet Spaces
- Small Social Spaces
- Oriented to Residents
- Immersive Green

### Design Objectives
- Multi-use Formal Pathway
- Connect L.P.P. to the Natural Area
- Accessible Slopes (<5%)
- Double Row of Trees + Terraced Gardens
- Interspersed Moments to Rest + Gather

### Goals + Approaches
**Precinct Amenity Programming**
Wincopin Street Goals:

1) Active Frontages
2) Mix of Residents + Visitors
3) ±14 Hour Occupation
CATENARY STREET LIGHTING

PEDESTRIAN SCALED SIDEWALK LIGHTING

WOOD BOLLARDS W/ INTEGRATED PATH LIGHTING

COLORFUL LOOSE FURNISHING

MOUNTED SCULPTURAL SEATING

WINCOPIN STREET
FURNISHING + LIGHTING

FEBRUARY 9 2022
PRINCETON ELM (URBAN)  ->  HONEY LOCUST (WILD)

SWAMP WHITE OAK (WILD)

WINCOPIN STREET CANOPY TREES

FEBRUARY 9 2022
**PROMENADE STREET TREES**
- **Willow Oak**
  1) Thin, willow-like leaves
  2) Oval/rounded crown with uniform shape
  3) Important tree for native wildlife

**CORNER STREET TREES**
- **Corner Street Trees**
  1) Straight trunks with arching, rounded form
  2) Fragrant Spring flowers
  3) Beautiful yellow fall foliage

**WEST STREET TREES**
- **Princeton Elm**
  1) Vase-like arching shape
  2) Fast growing and resistant to Dutch elm disease
  3) Bright yellow fall color

**EAST STREET TREES**
- **Honey Locust**
  1) Creates dappled shade
  2) Textured, rough bark
  3) Yellow fall color
- **Swamp White Oak**
  1) Broad, rounded crown
  2) Important for native birds
  3) Yellow fall color

**WINCOPIN STREET CANOPY TREE STRATEGY**
CHARACTERISTICS:
1) Low groundcover as large massing
2) Spring ephemerals
3) White, blue, and purple flowers
CHARACTERISTICS:

1) Lots of textural + seasonal interest in small clusters
2) Layered planting with dense herbaceous and understory
3) White, blue, and purple flowers
Primary Paver w/ Thickened Border
Integrated Crosswalk Pattern
Precast Concrete Planter Wall + Bench
Raised Steel Planter Edging

Sculpture Planter Pots
Sculptural Catenary Lighting
Loose Furnishing in Vibrant Color(s)
Wood & Concrete Slab Bench

Wincopin Street
Material Concept
NEIGHBORHOOD SQUARE
TERRACED GARDENS STRATEGY
CHARACTERISTICS:
1) Distinct zones of Upland Lawn and Ravine Trail
2) Ravine Trail has a dense understory + herbaceous layer with bright foliage and trailing vines
3) Upland Lawn has specimen canopy trees with a few flowering understory trees
CHARACTERISTICS:
1) Distinct zones of Upland Lawn and Ravine Trail
2) Ravine Trail has a dense understory + herbaceous layer with bright foliage and trailing vines
3) Upland Lawn has specimen canopy trees with a few flowering understory trees
NEIGHBORHOOD SQUARE
PLANTING STRATEGY

Bald Cypress
River Birch
American Beech
American Hornbeam

American Linden
Redbud
Flowering Dogwood
Textured CIP Site Wall

Tactile Permeable Paving Border

Light-Warm Large Format Pavers

Integrated Block Wood Bench

Stacked Wood Seating Platforms

Loose Furnishing in Vibrant Color(s)
NEIGHBORHOOD SQUARE
VIEW ON THE PROMENADE

INTEGRATED WOOD BENCH
TACTILE PAVER EDGING
PROMENADE (ADA)
POWDER COATED RAILING
TEXTURED CONCRETE SITE WALL
WOODLANDS SEATING DECK
TABLED PED CROSSING
PROMENADE (ADA)

“ROAD A” STAIR

NEIGHBORHOOD SQUARE
APPROACHING THE PROMENADE
WINCOPIN GREEN
FINAL SITE PLAN
Wincopin Green Goals:

1) Sense of Discovery
2) Intimate Scale
3) Immersive Green

Kingdom Street Paddington | Townshend LA

Lieven, First Phase | Bureau B+B
Wincopin Green Goals:

1) Sense of Discovery
2) Intimate Scale
3) Immersive Green
CHARACTERISTICS:

1) Shade tolerant multi-stem understory with low groundcovers
2) Textural + seasonal interest with seasonal blooms
3) Red + Orange fall foliage
WINCOPIN GREEN
PLANTING STRATEGY

Short Leaf Pine
River Birch
Shadbush Serviceberry

Sweetgum
Sumac
Witch Hazel
Decomposed Granite Path

Raised Concrete Planter Walls

Wood or Composite Boardwalk

Slated Wood Canopy

Shaded Amenity Groves

Loose Furnishing in Vibrant Color(s)
Custom Foliage Facades | POMA

Oasis Hotel Downtown | WOHA

PERIMETER STREETS
FOLIAGE FACADE
PARKING FACADE - TYPICAL WALL SECTION

PARCEL B PARKING FACADE ELEVATION - NORTH EAST

NEIGHBORHOOD SQUARE

PARKING FACADE ELEVATION - EAST

PARCEL B PARKING FACADE ELEVATION - EAST

OPTION 01

JAIR INTAKE AREA PROVIDED  = (343 + 662 + 135) = 1,140 SF

TOTAL MIN. REQ. AIR INTAKE AREA : 460 SF

AIR INTAKE LOUVER AREA : 662 SF

AIR INTAKE AREA : 343 SF

AIR INTAKE AREA : 135 SF

CONCRETE SIDEWALK

METAL WIRE MESH

STORM PROOF LOUVERS

VERTICAL TRANSPORTATION

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CHARACTERISTICS:

1) Fast growing with a strong, straight leader
2) Tulip-like flowers bloom in Spring
3) Beautiful yellow fall foliage

Tulip Tree
Liriodendron tulipifera
CHARACTERISTICS:

1) Full understory and herbaceous layer to block garage walls
2) Hardy grasses + perennials provide abundant texture
CHARACTERISTICS:
1) Low, easy to maintain herbaceous layers
2) Seasonal interest with perennial mix
LAKEFRONT NORTH RESIDENTIAL  |  PROGRESS UPDATE NOV.10.2021

12/1/2021 2:02:46 PM

PARCEL A

PROPERTY LINE

TOWHOME 932 sf

TOWHOME 932 sf

TOWHOME 932 sf

NEIGHBORHOOD SQUARE

P2 : 80 PARKING SPOTS

COMMON ROOM 2,077 sf

LOBBY +41

NEIGHBORHOOD SQUARE +41

GROUND FLOOR PLAN

SCALE : 1/32" = 1'-0"

PARCEL A

FEBRUARY 9 2022
MATERIAL LEGEND

VISION GLASS

MULLION
ARCHITECTURAL GRADE
VINYL - BLACK

STOREFRONT
ALUMINUM
BLACK

BRICK
TYPE 1
WHITE

BRICK
TYPE 2
DARK GRAY

FIBER CEMENT PANEL
TYPE 2
MEDIUM GRAY

FIBER CEMENT PANEL
TYPE 3
LIGHT GRAY

FIBER CEMENT PANEL
TYPE 1
BLACK

METAL PANEL
TYPE 1
BLACK

METAL PANEL
TYPE 2
MEDIUM GRAY

METAL PANEL
TYPE 3
BLACK

VISION GLASS

WOOD
CEDAR

TYPE 2

TYPE 1

DATE: LAKEFRONT NORTH |  01.19.2022

EAST ELEVATION

1" = 40'-0"

SOUTH ELEVATION

1" = 40'-0"

PARCEL D2
EAST & SOUTH ELEVATION

FEBRUARY 9 2022
THANK YOU!