

## **25th Street Station**

Revised Designs and Community Proposal  
for Resident-friendly, Urban Site Plan

10-7-2013



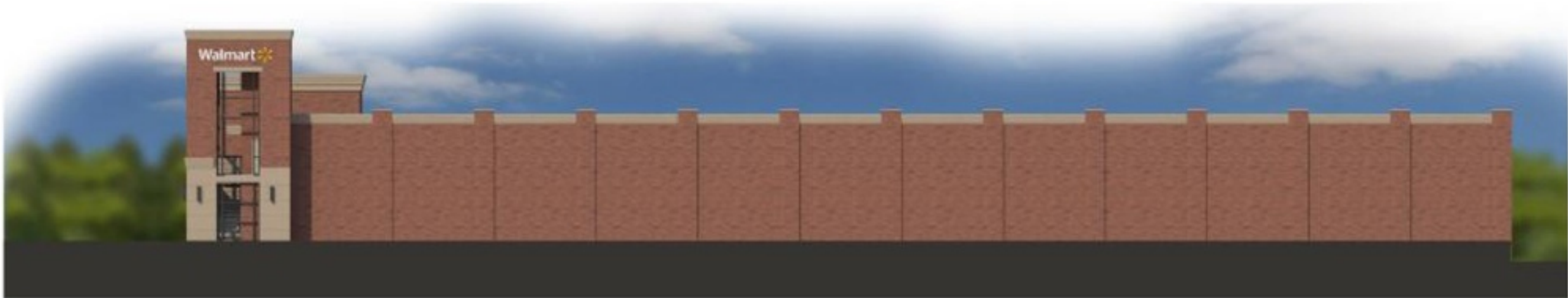
PREVIOUS DESIGN - SOUTH ELEVATION



PROPOSED DESIGN - SOUTH ELEVATION



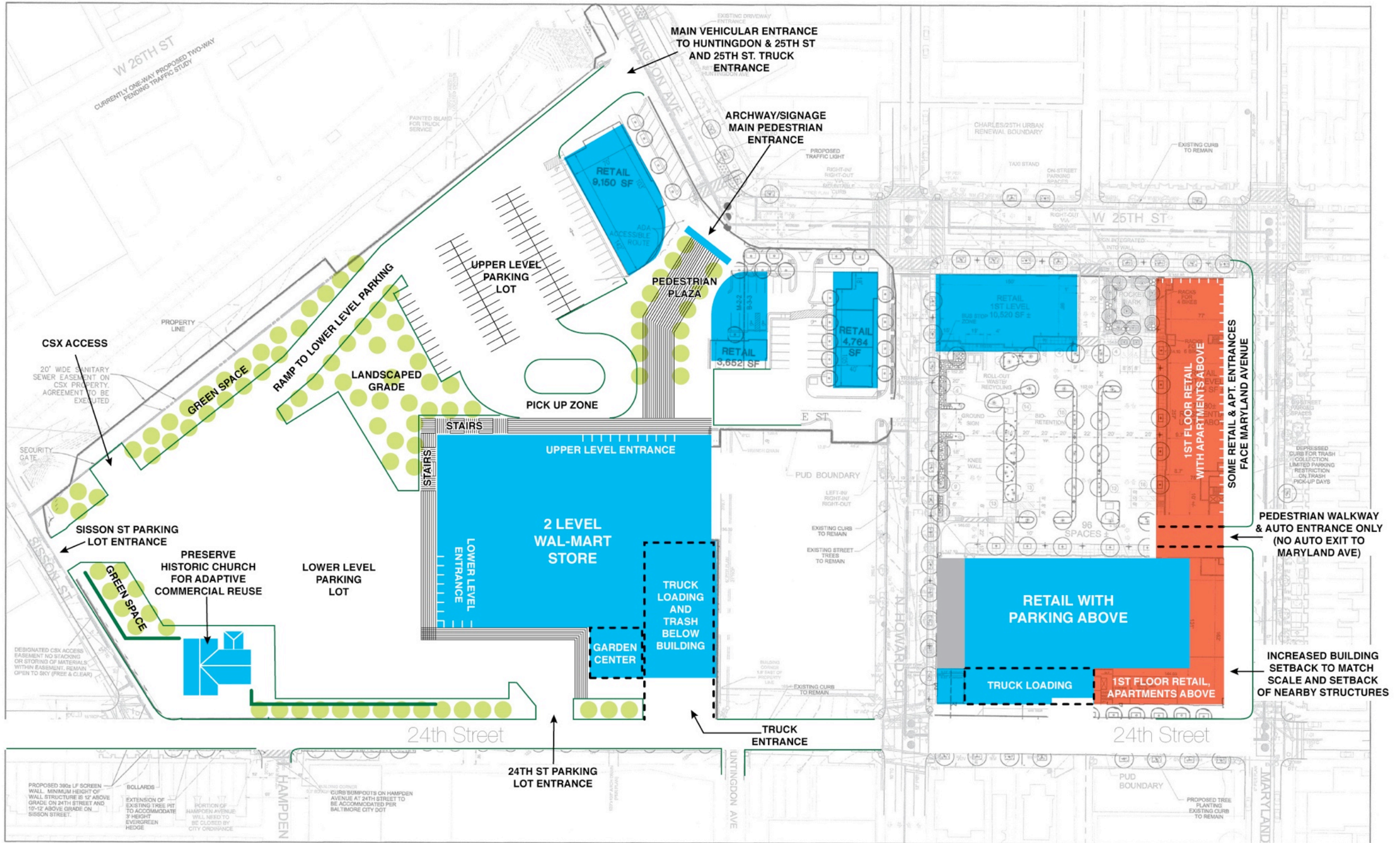
PREVIOUS DESIGN - EAST ELEVATION



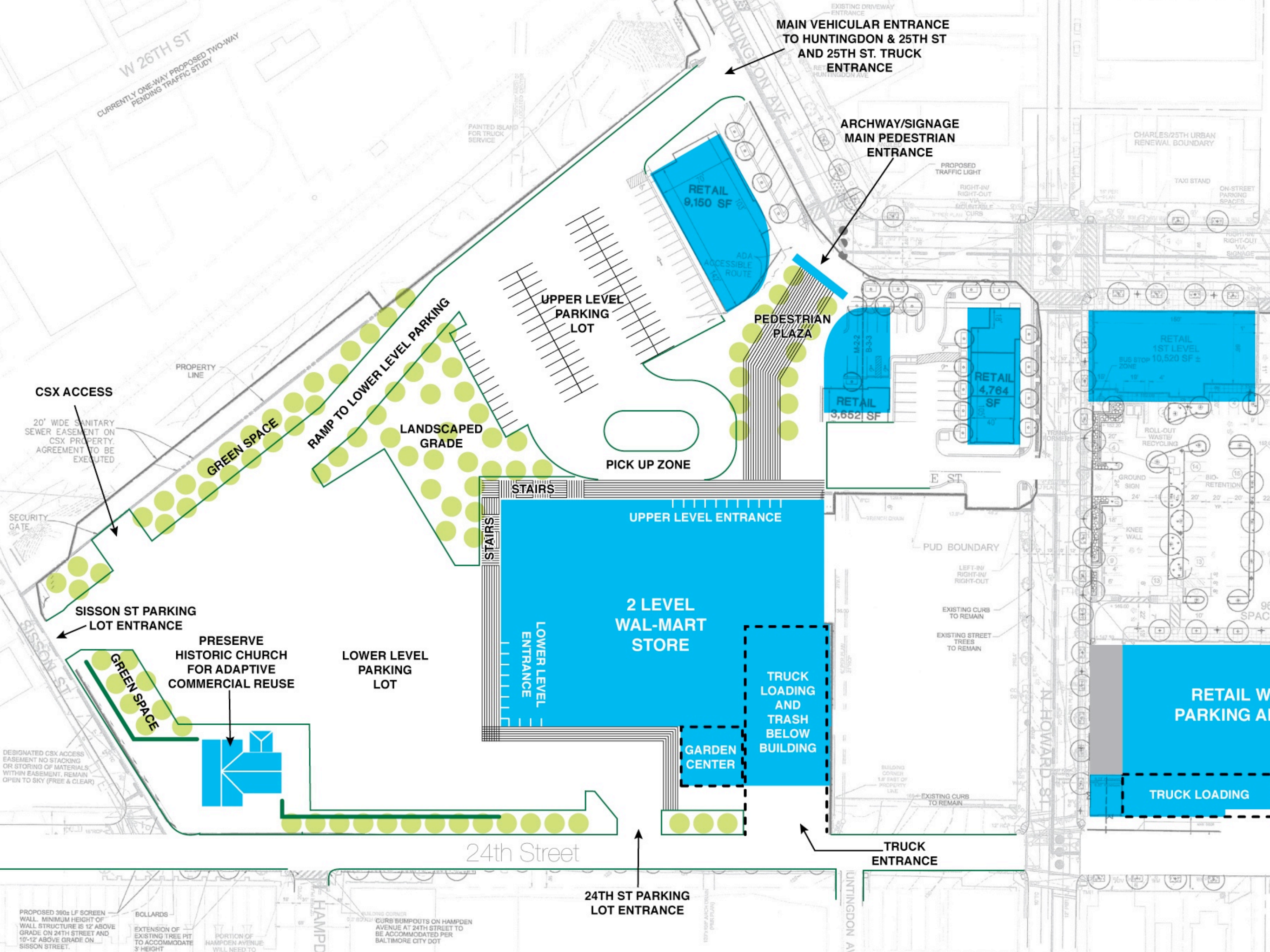
PROPOSED DESIGN - EAST ELEVATION



# 25th Street Station, Resident-Friendly Site Plan







W 26TH ST  
CURRENTLY ONE-WAY PROPOSED TWO-WAY  
PENDING TRAFFIC STUDY

MAIN VEHICULAR ENTRANCE  
TO HUNTINGDON & 25TH ST  
AND 25TH ST. TRUCK  
ENTRANCE

ARCHWAY/SIGNAGE  
MAIN PEDESTRIAN  
ENTRANCE

CSX ACCESS

20' WIDE SANITARY  
SEWER EASEMENT ON  
CSX PROPERTY.  
AGREEMENT TO BE  
EXECUTED

GREEN SPACE

RAMP TO LOWER LEVEL PARKING

LANDSCAPED  
GRADE

UPPER LEVEL  
PARKING  
LOT

PICK UP ZONE

PEDESTRIAN  
PLAZA

RETAIL  
3,652 SF

RETAIL  
4,764  
SF

RETAIL  
1ST LEVEL  
BUS STOP 10,520 SF ±

SECURITY  
GATE

SISSON ST PARKING  
LOT ENTRANCE

PRESERVE  
HISTORIC CHURCH  
FOR ADAPTIVE  
COMMERCIAL REUSE

GREEN SPACE

LOWER LEVEL  
PARKING  
LOT

STAIRS

2 LEVEL  
WAL-MART  
STORE

LOWER LEVEL  
ENTRANCE

UPPER LEVEL ENTRANCE

GARDEN  
CENTER

TRUCK  
LOADING  
AND  
TRASH  
BELOW  
BUILDING

TRUCK  
ENTRANCE

RETAIL W  
PARKING A

TRUCK LOADING

24th Street

24TH ST PARKING  
LOT ENTRANCE

PROPOSED 390± LF SCREEN  
WALL. MINIMUM HEIGHT OF  
WALL STRUCTURE IS 12' ABOVE  
GRADE ON 24TH STREET AND  
10'-12' ABOVE GRADE ON  
SISSON STREET.

BOLLARDS  
EXTENSION OF  
EXISTING TREE PIT  
TO ACCOMMODATE  
3' HEIGHT

PORTION OF  
HAMPOEN AVENUE  
WILL NEED TO

HAMPDEN

CURB BUMPOUTS ON HAMPOEN  
AVENUE AT 24TH STREET TO  
BE ACCOMMODATED PER  
BALTIMORE CITY DOT

HUNTINGDON AVE

N HOWARD ST

E ST

PUD BOUNDARY

EXISTING CURB  
TO REMAIN

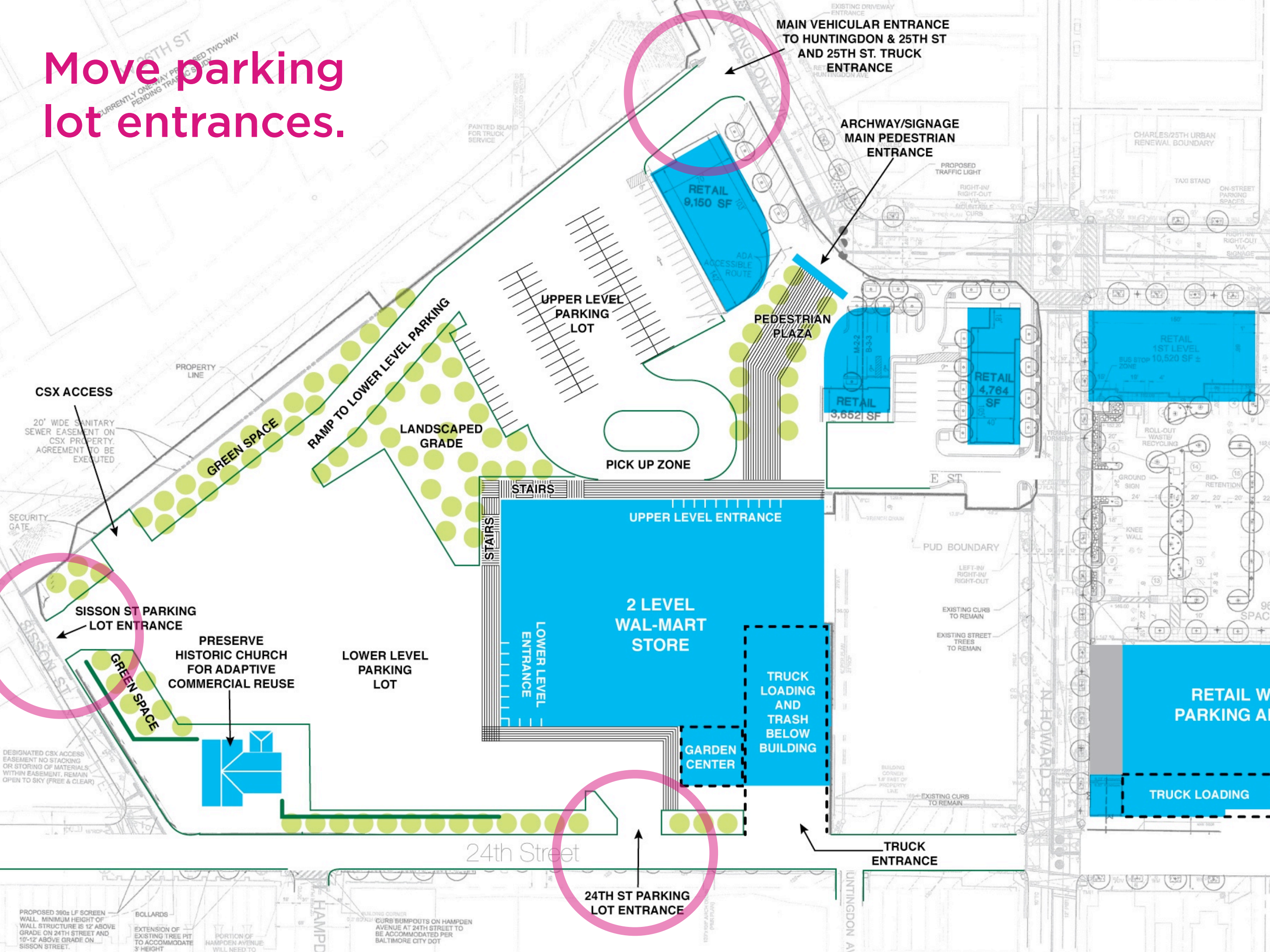
EXISTING STREET  
TREES  
TO REMAIN

ROLL-OUT  
WASTE/  
RECYCLING

BIO-  
RETENTION

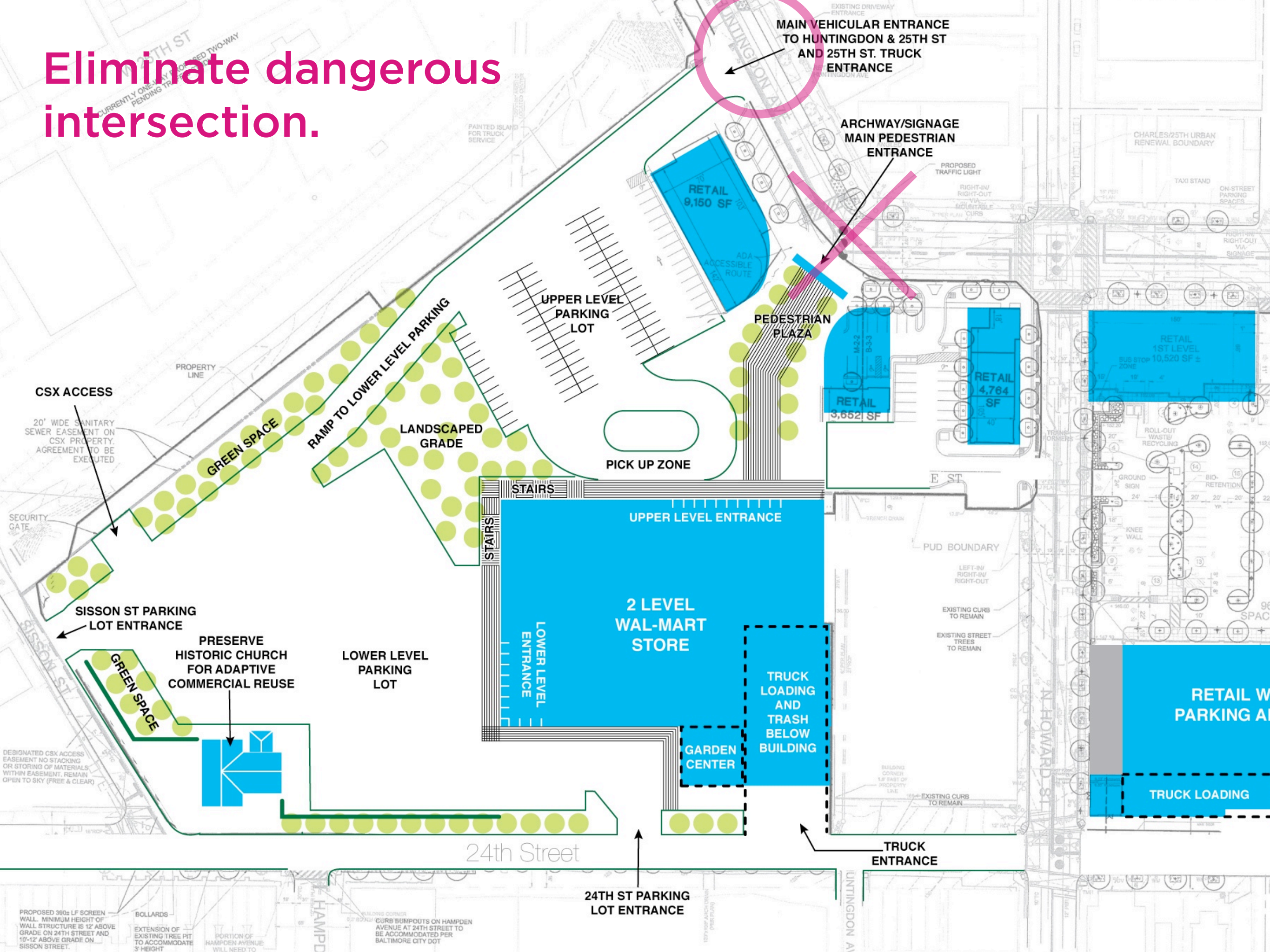


# Move parking lot entrances.



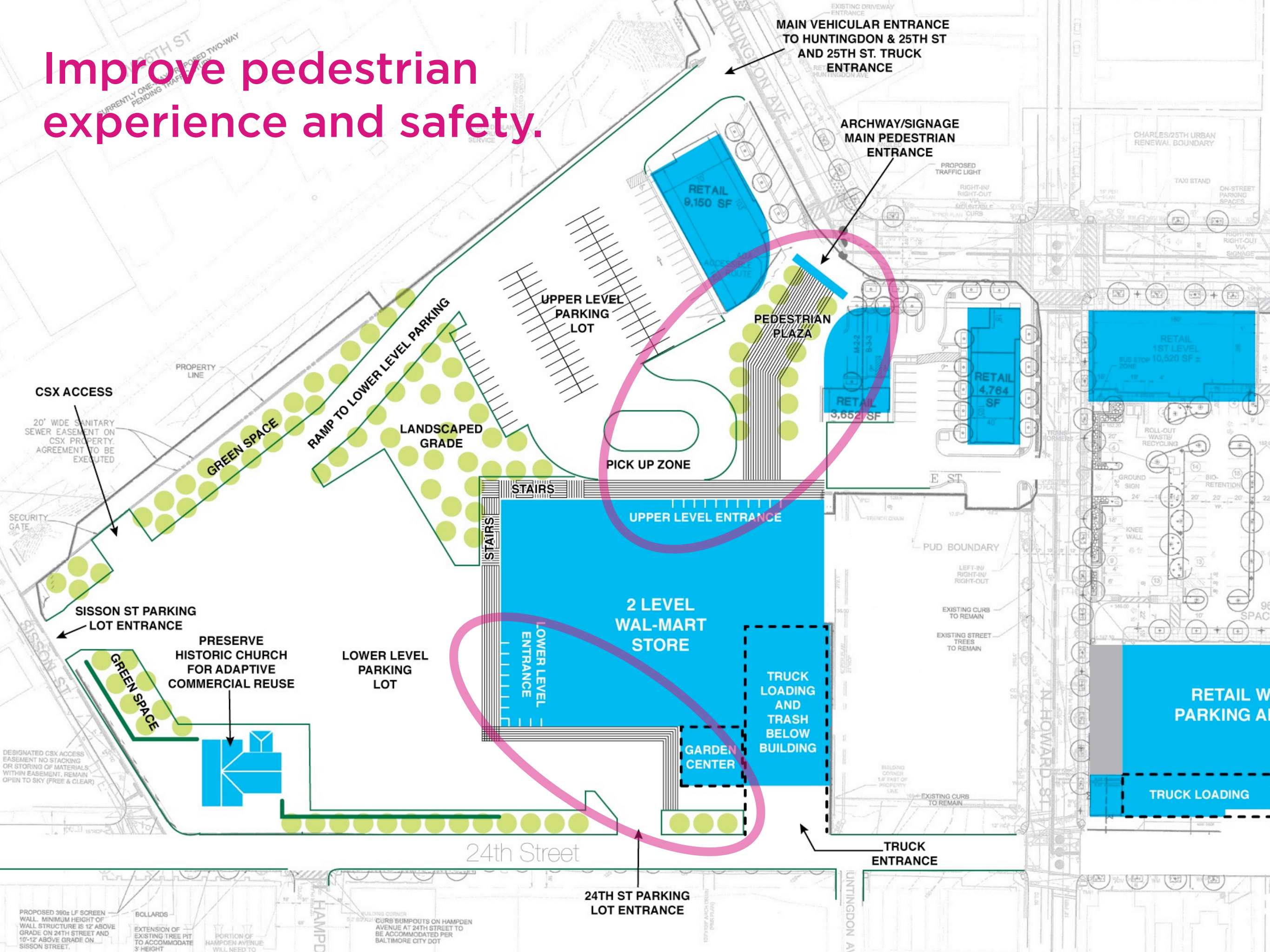


# Eliminate dangerous intersection.



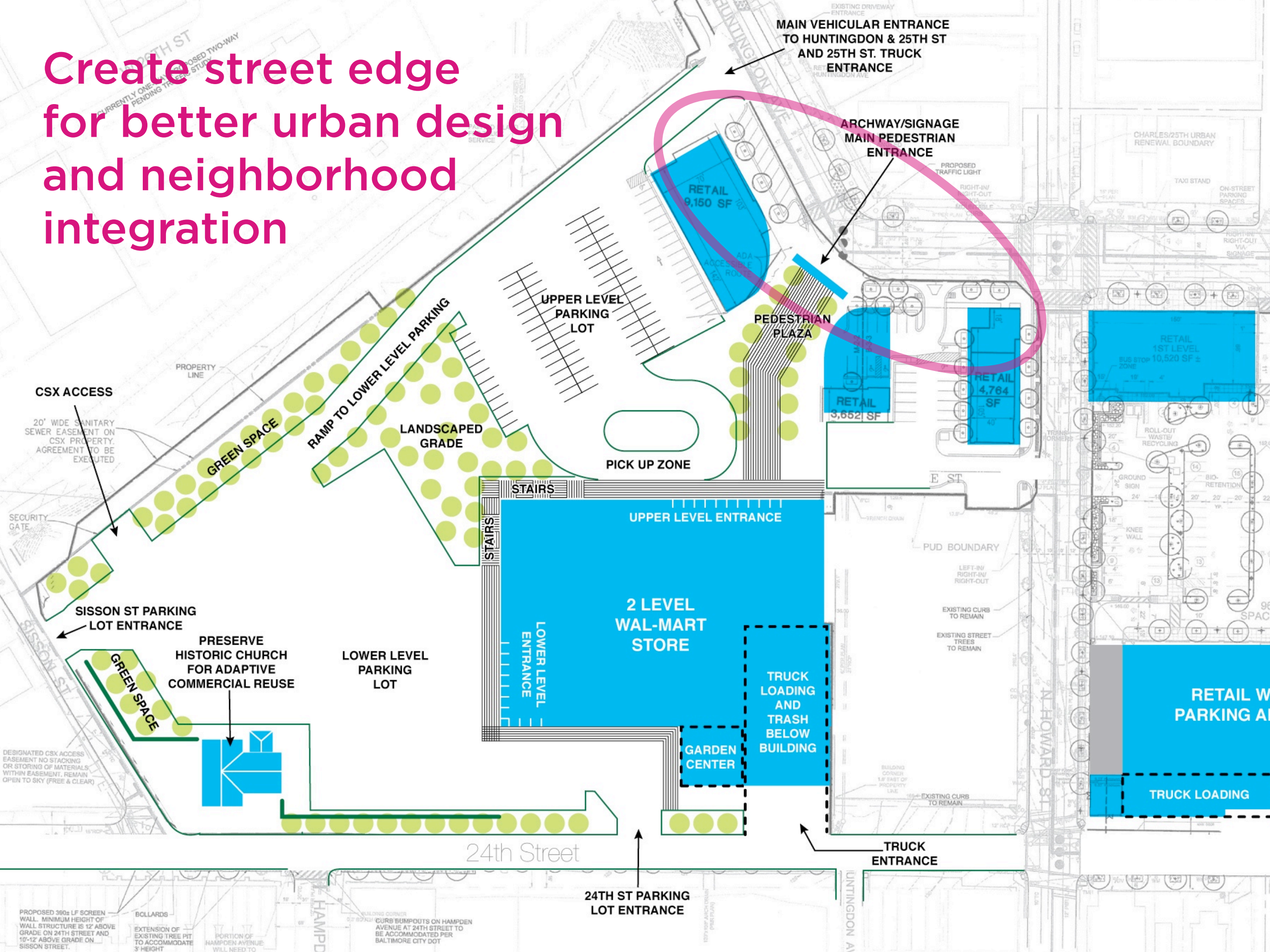


# Improve pedestrian experience and safety.



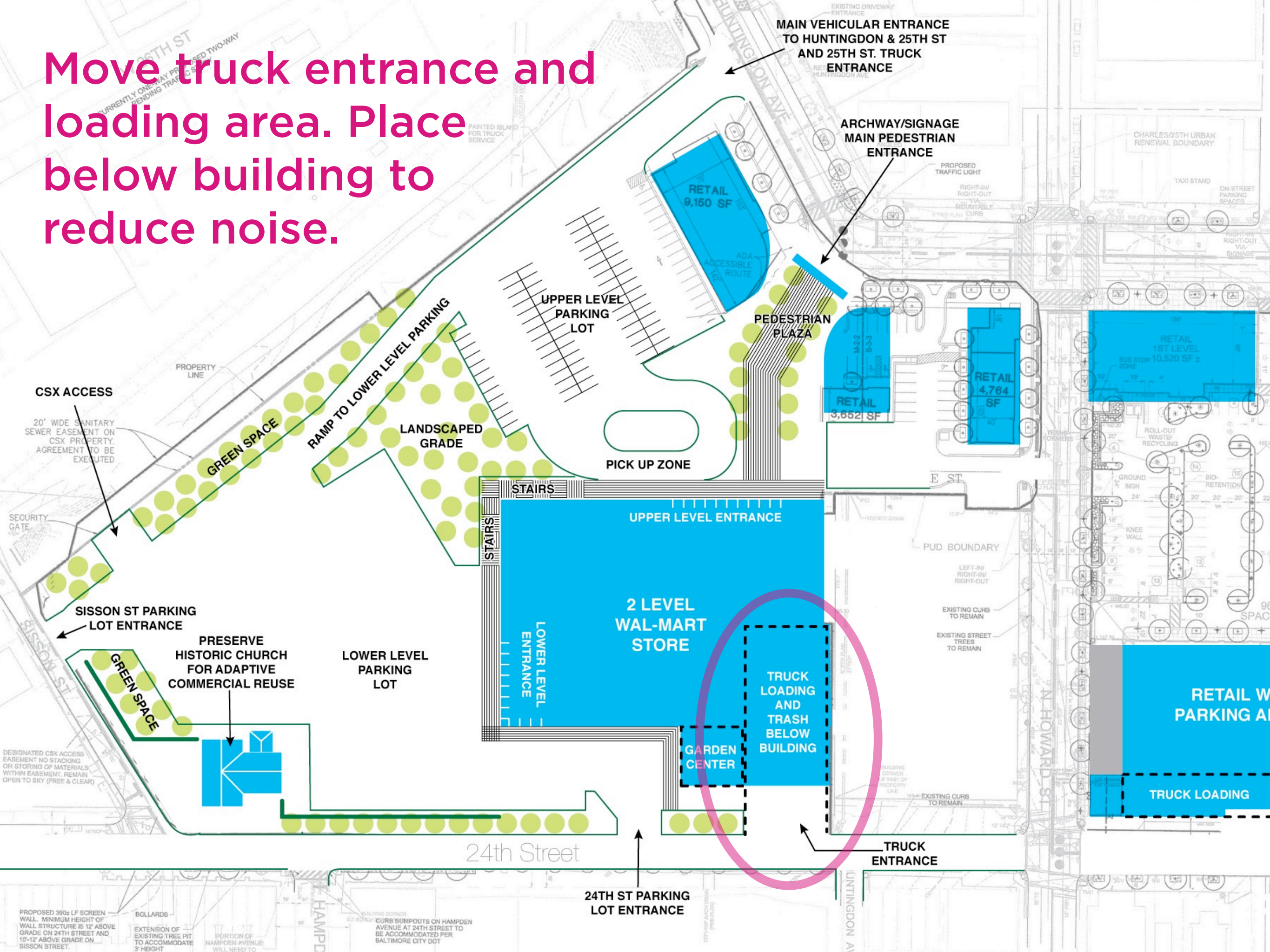


# Create street edge for better urban design and neighborhood integration



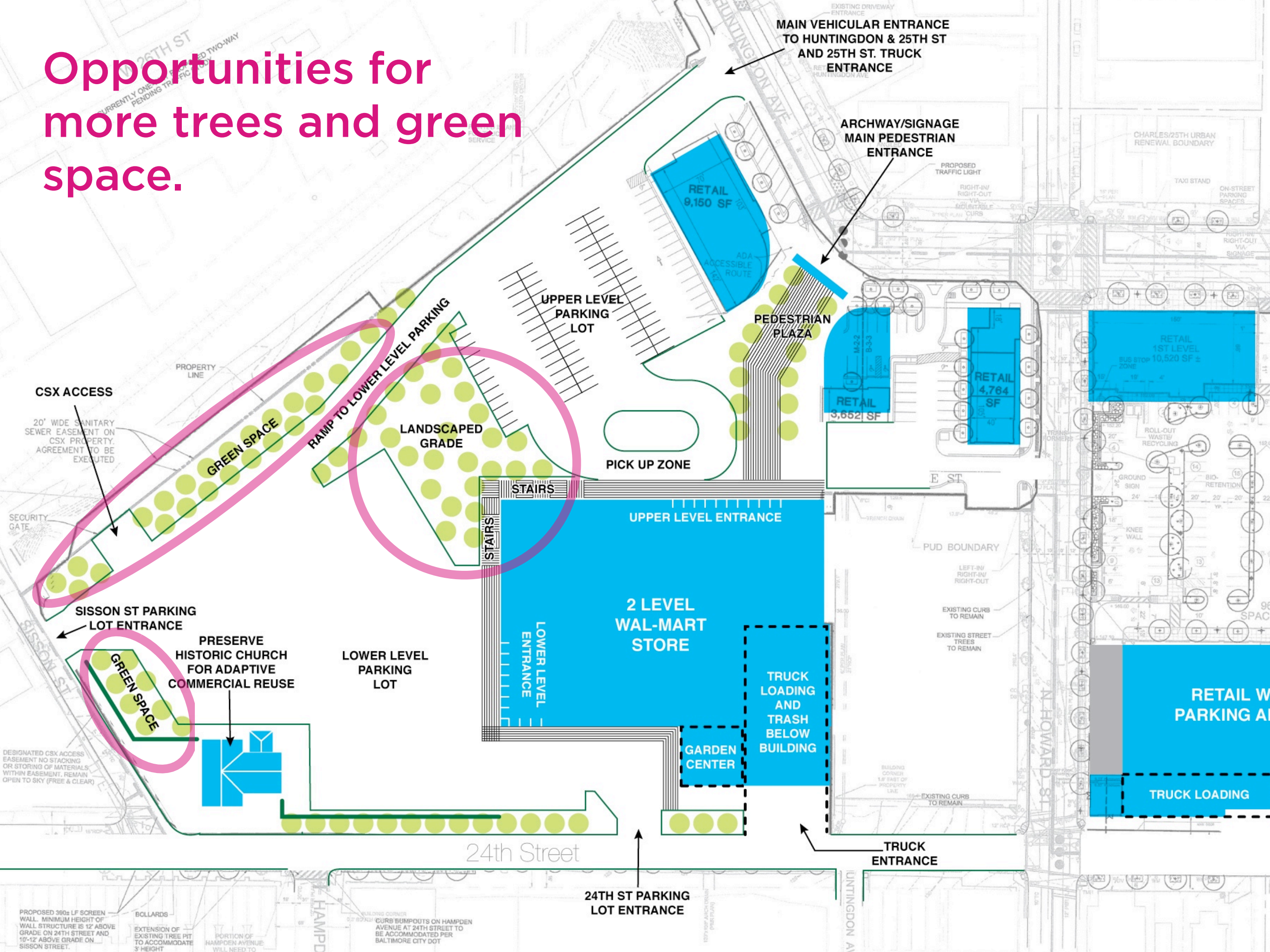


Move truck entrance and loading area. Place below building to reduce noise.



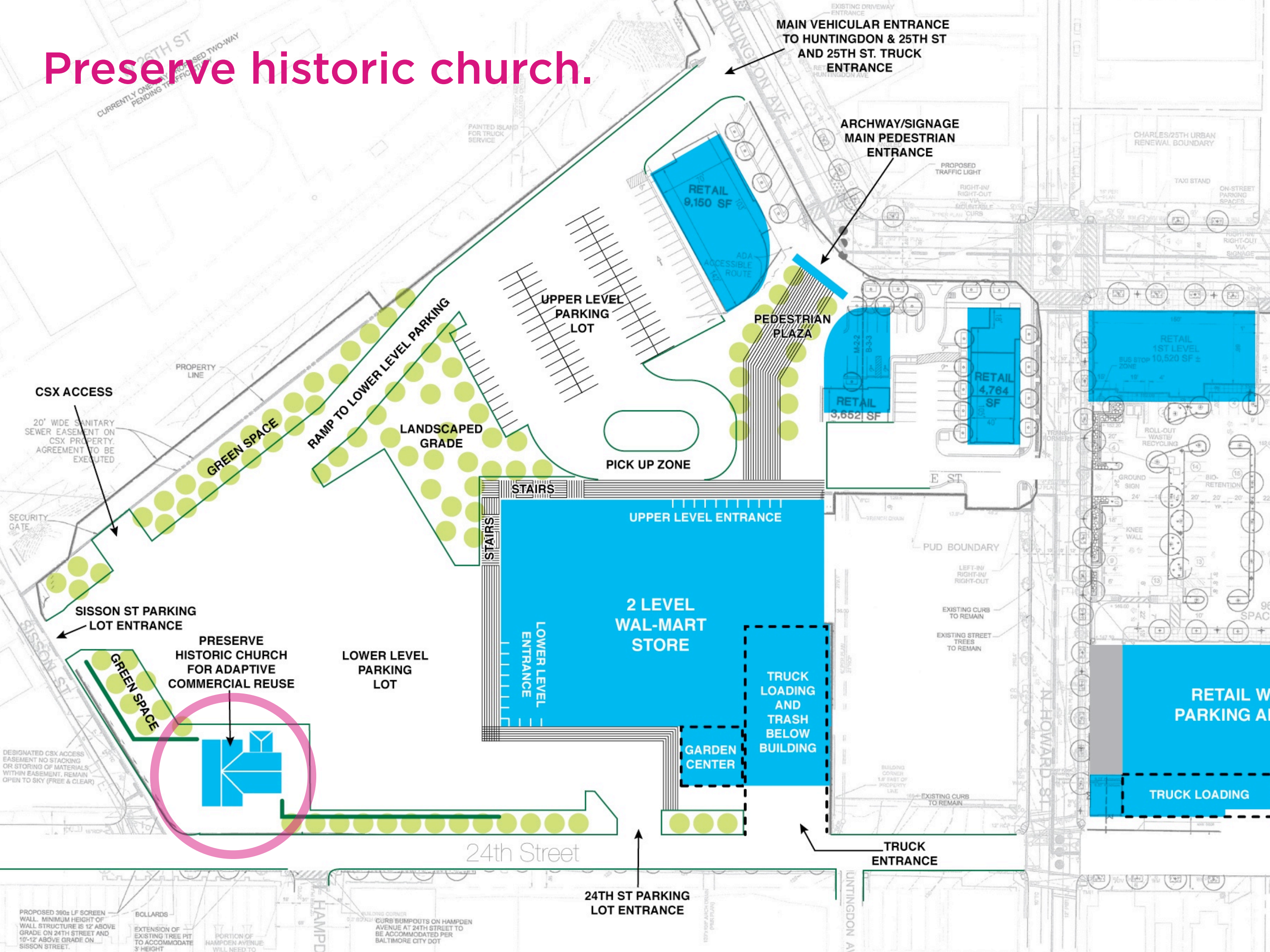


# Opportunities for more trees and green space.



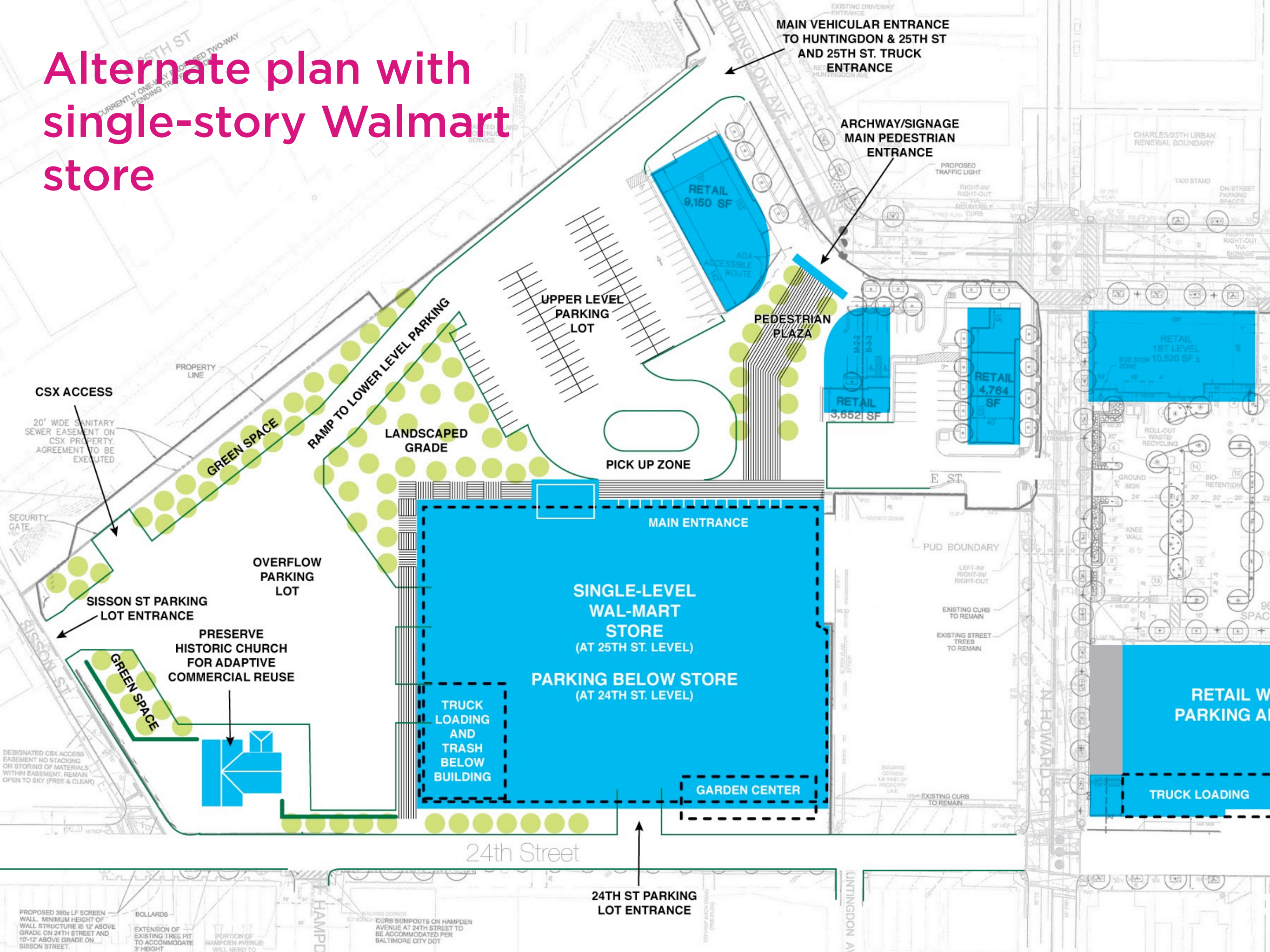


# Preserve historic church.



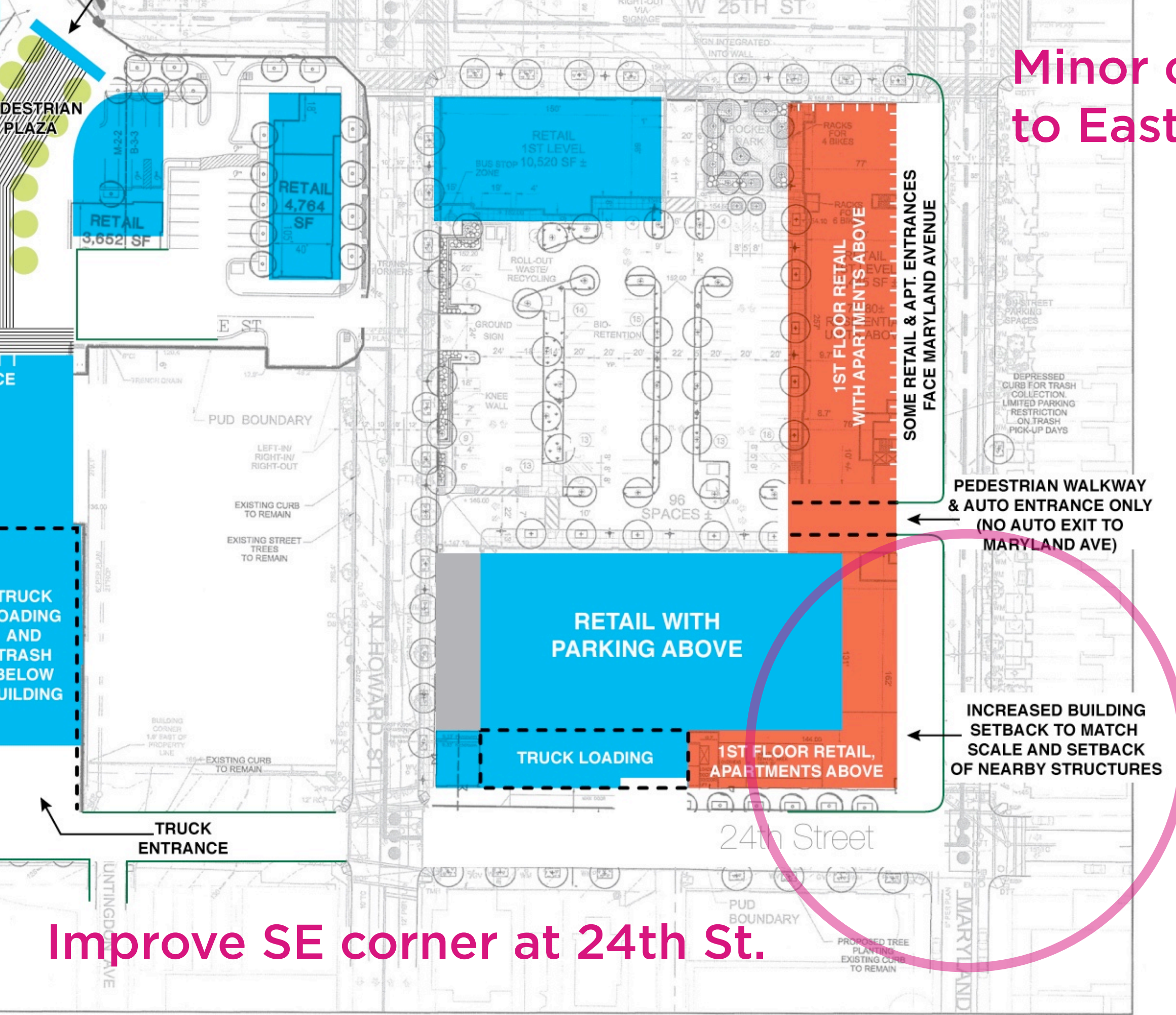


# Alternate plan with single-story Walmart store



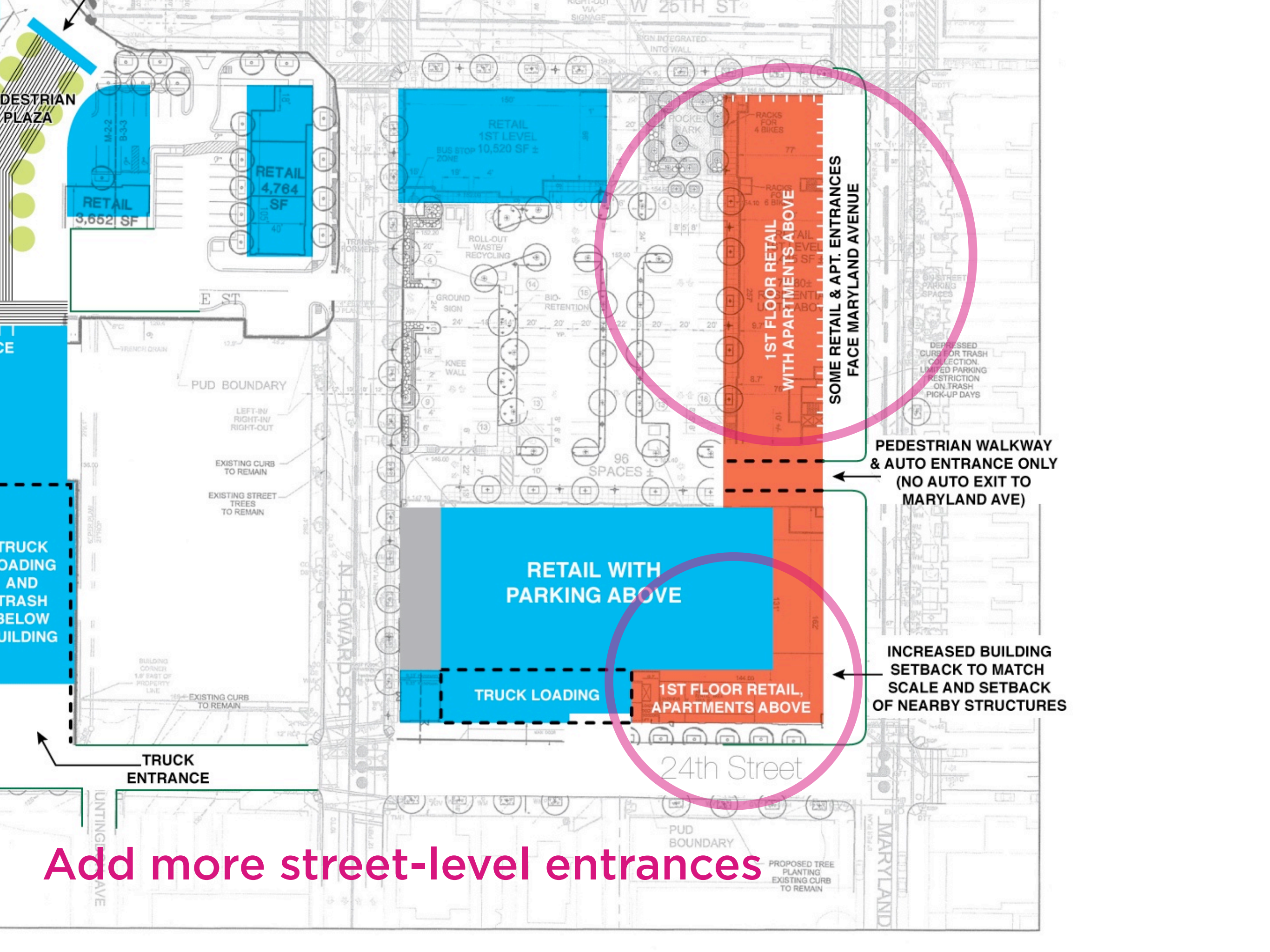


Minor changes to East site



Improve SE corner at 24th St.





PEDESTRIAN PLAZA

RETAIL 3,652 SF

RETAIL 4,764 SF

RETAIL 1ST LEVEL 10,520 SF ±

1ST FLOOR RETAIL WITH APARTMENTS ABOVE

SOME RETAIL & APT. ENTRANCES FACE MARYLAND AVENUE

PEDESTRIAN WALKWAY & AUTO ENTRANCE ONLY (NO AUTO EXIT TO MARYLAND AVE)

RETAIL WITH PARKING ABOVE

TRUCK LOADING

1ST FLOOR RETAIL, APARTMENTS ABOVE

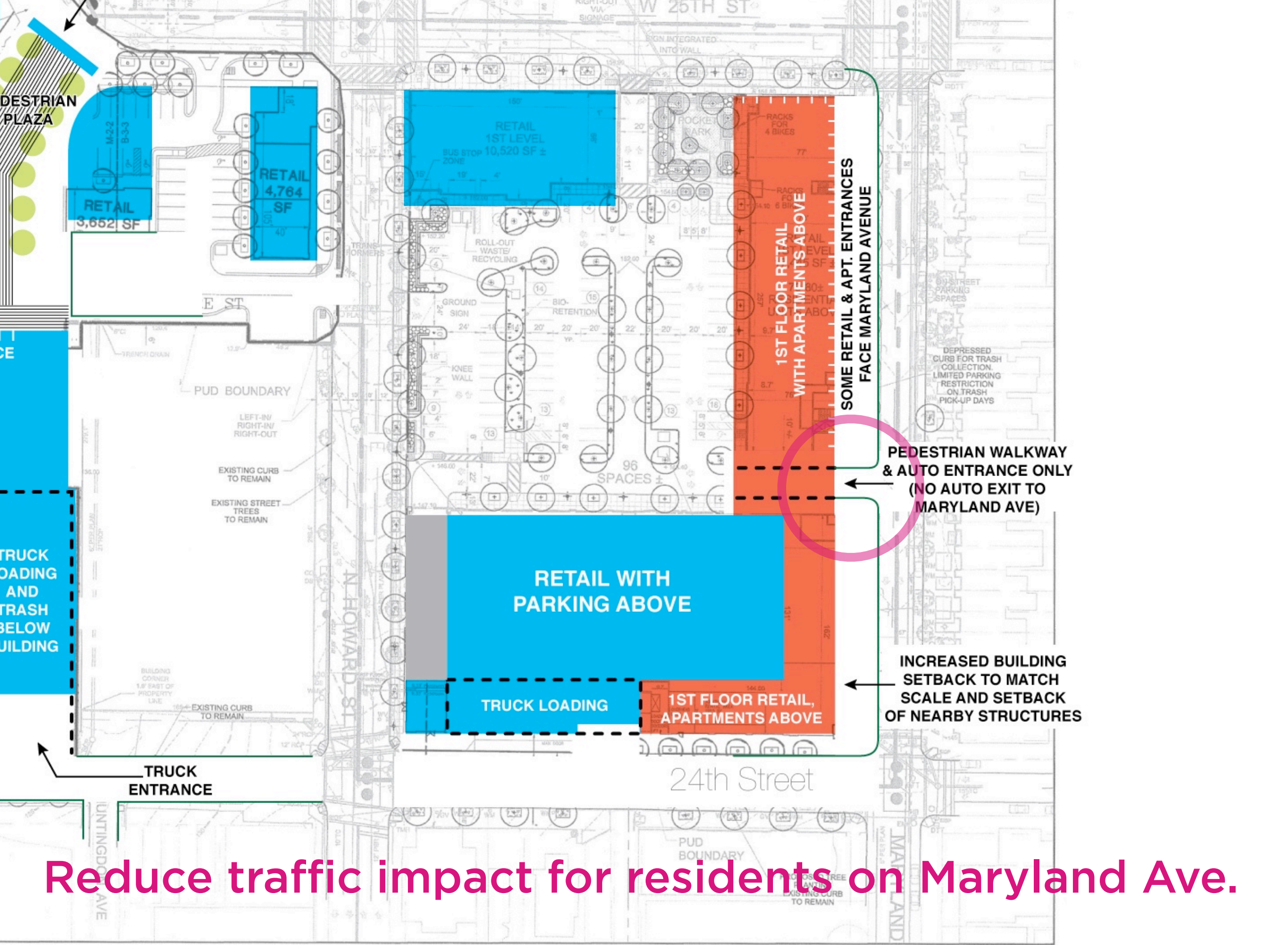
INCREASED BUILDING SETBACK TO MATCH SCALE AND SETBACK OF NEARBY STRUCTURES

TRUCK ENTRANCE

24th Street

Add more street-level entrances





**Reduce traffic impact for residents on Maryland Ave.**



# 25th Street Station, Resident-Friendly Site Plan

