

PROPOSAL TO REDEVELOP

727-737 W PRATT STREET | 211-213 S. FREEMONT STREET

727 72

PROJECT BRIEF

Zahlco is pleased to submit for concept review and approval the following application for the properties at 727-733 W. Pratt Street and 211-213 S. Fremont Street. As you are aware, Zahlco is the developer of the adjoining property at 725 W. Pratt Street that received CHAP approval and is now under construction. This aspect is particularly relevant to the urgency of this application as Zahlco has a limited study period to determine feasibility and needs to be under construction on this new proposal ideally while our construction crew is working on the 725 W. Pratt site.

The subject properties are vacant, badly deteriorating and subject to repeated safety issues and break-ins. They have been owned by an out-of town investor for over five years without any evidence of realistic plans being submitted for CHAP approval. After extensive negotiations, the properties have recently been put under contract by Zahlco due to our interest in completing the 700 block of W. Pratt as a gateway to the Ridgley's Delight neighborhood and downtown. Zahlco has a strictly limited due diligence period under the contract to determine if our proposal can be accepted by CHAP in order to complete permits and begin construction during the 12 month remaining construction period for 725.

This new proposal is not an extension of the 725 W. Pratt project, but a stand alone multi-family building that is envisioned as a furnished executive rental with 37 to 40 units. The following exhibits will show two options to our approach for this project.

Since there is no consistency of existing floor to floor heights between the buildings, the non contributing rear additions and interiors would be removed and the historic facades of the buildings would be preserved and rehabilitated. Both options propose a new five story building that would be constructed within the shells of the historic buildings as illustrated in the attached concept plans, massing and renderings.

The two options primarily differ in the extent of preservation of the existing historic facades and roof structure. The massing diagrams in the following pages will show the proposed set backs to preserve the existing ridge line of the Pratt and Fremont buildings and also illustrate the minimal visual impact new building will have to MLK Boulevard, Fremont Avenue and Dover Street.

OPTION 01

SITE LOCATION

P R A T T S T R E E T

N

F R E E M O N T S T R E E T

D O V E R S T R E E T

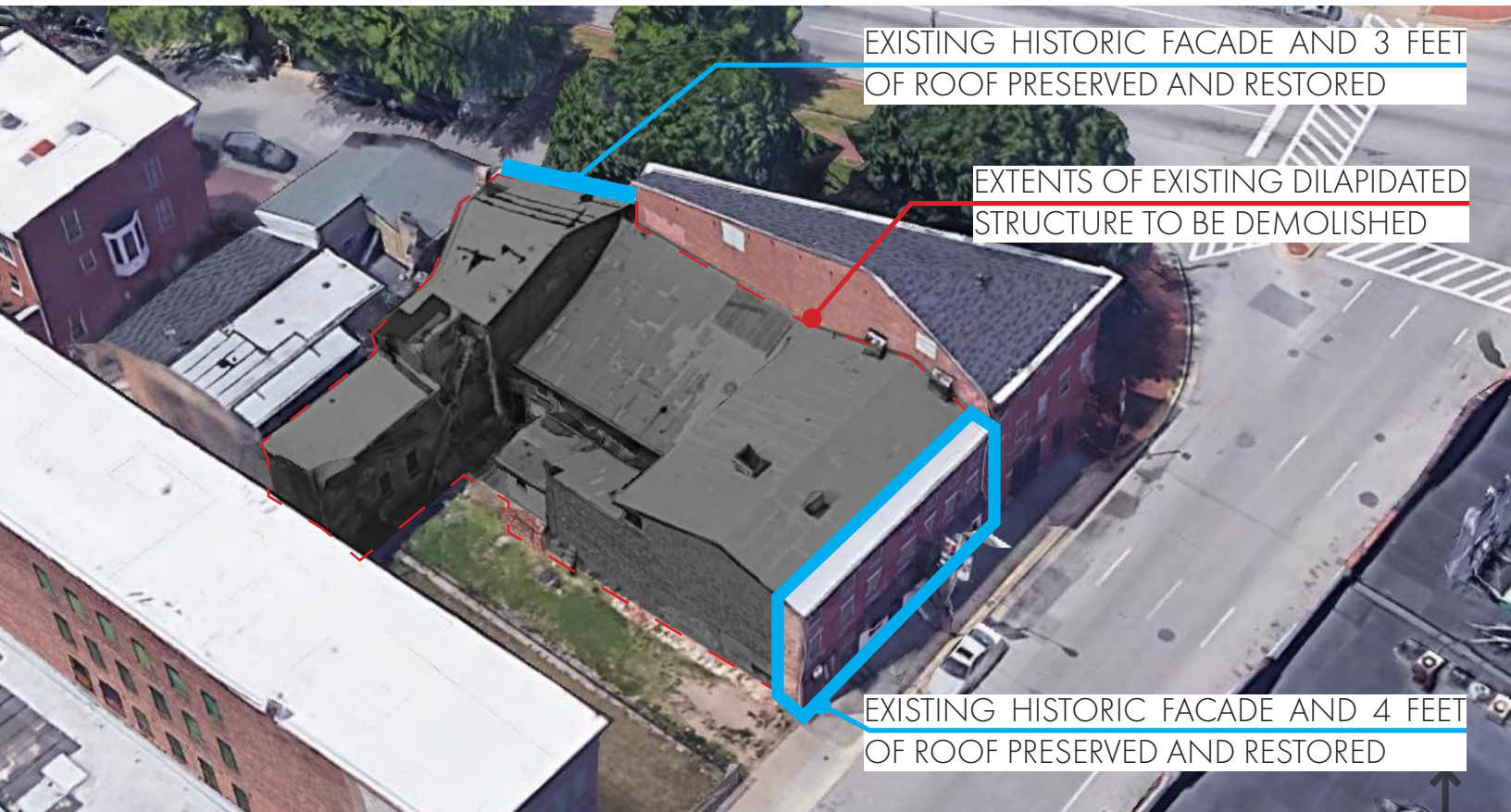
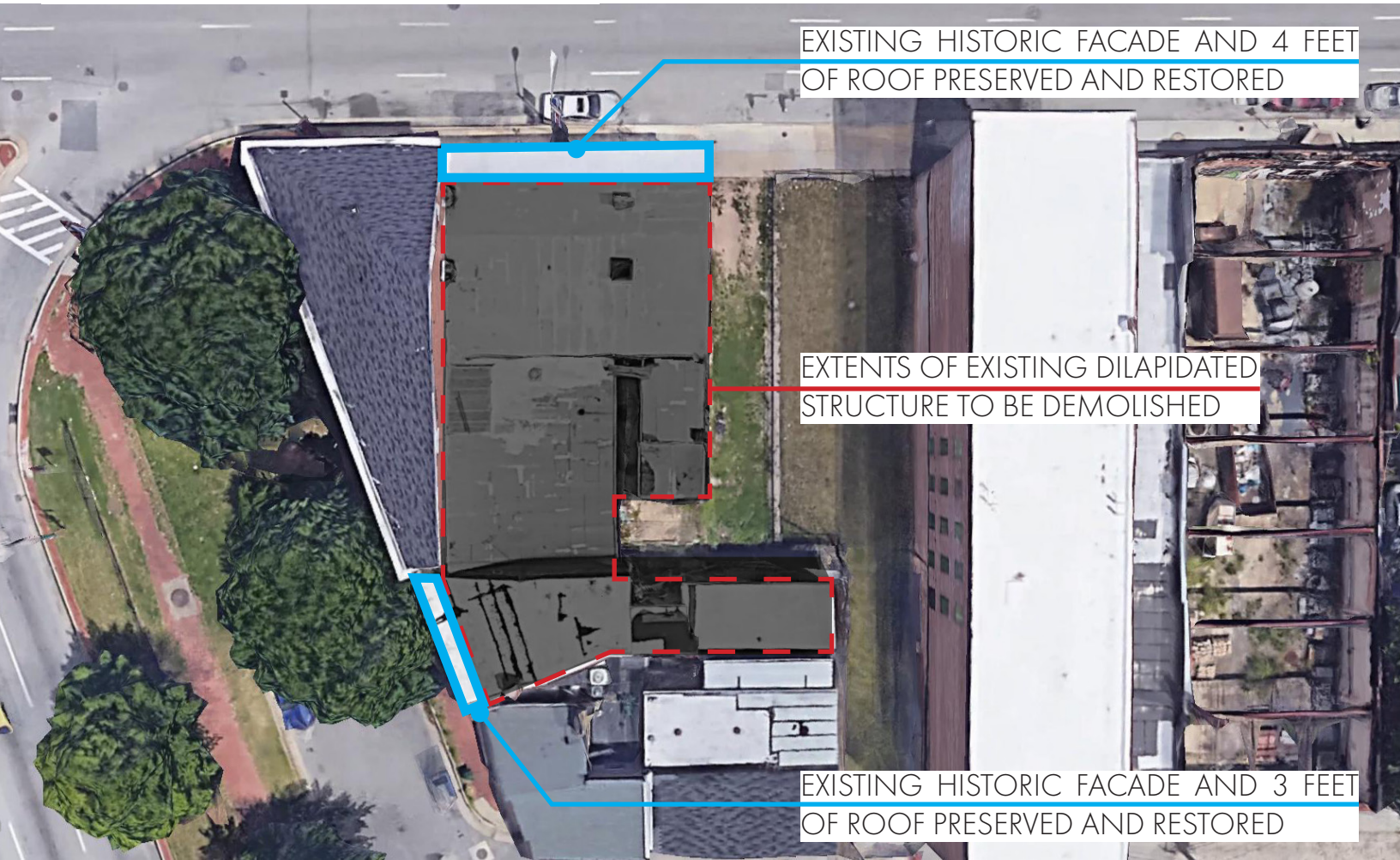


OPTION 01



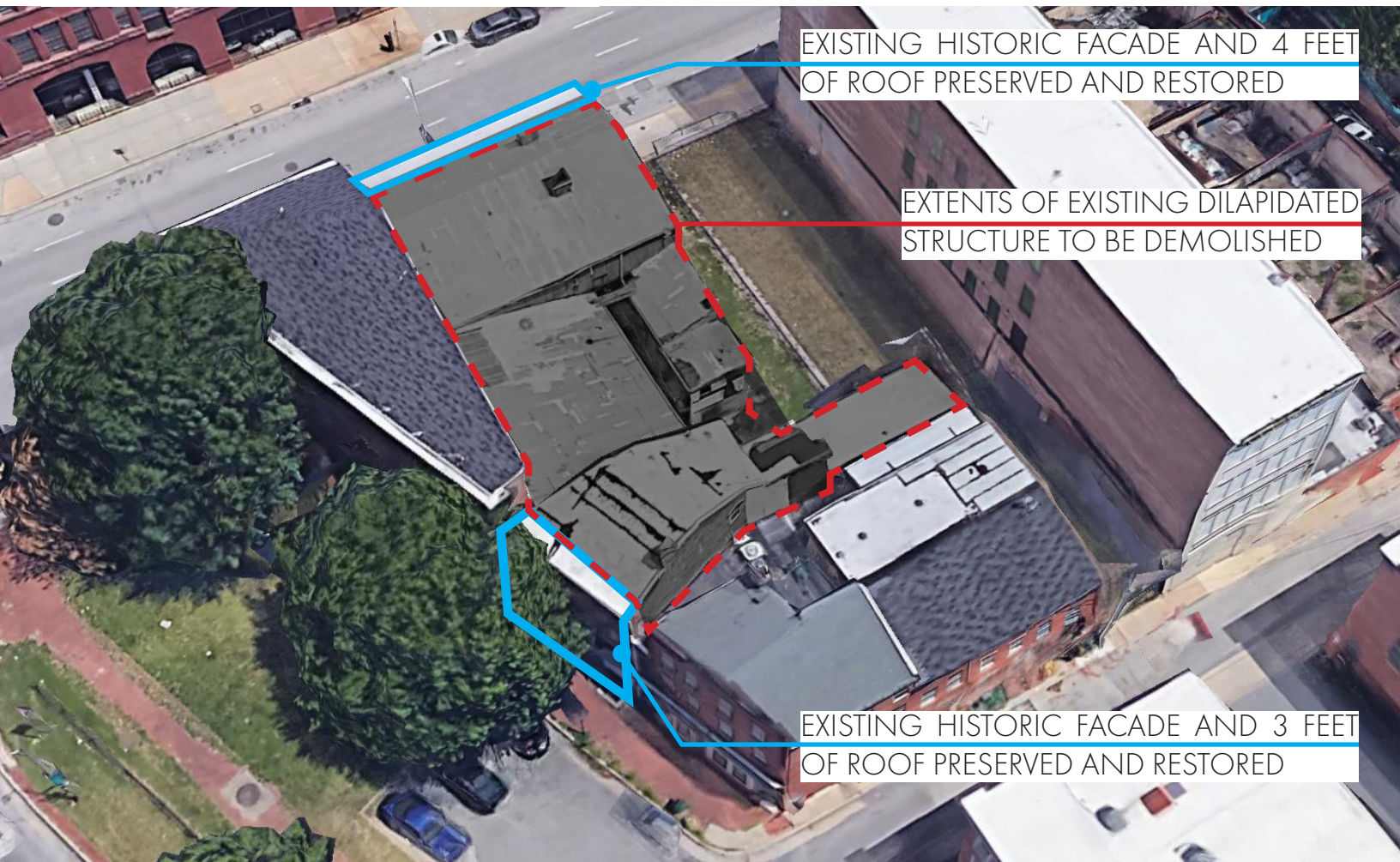
OPTION 01

PROPOSED EXTENTS OF DEMOLITION



OPTION 01

PROPOSED EXTENTS OF DEMOLITION



OPTION 01

PROPOSED EXTENTS OF DEMOLITION



EXISTING HISTORIC FACADE AND 3 FEET
OF ROOF PRESERVED AND RESTORED

OPTION 01

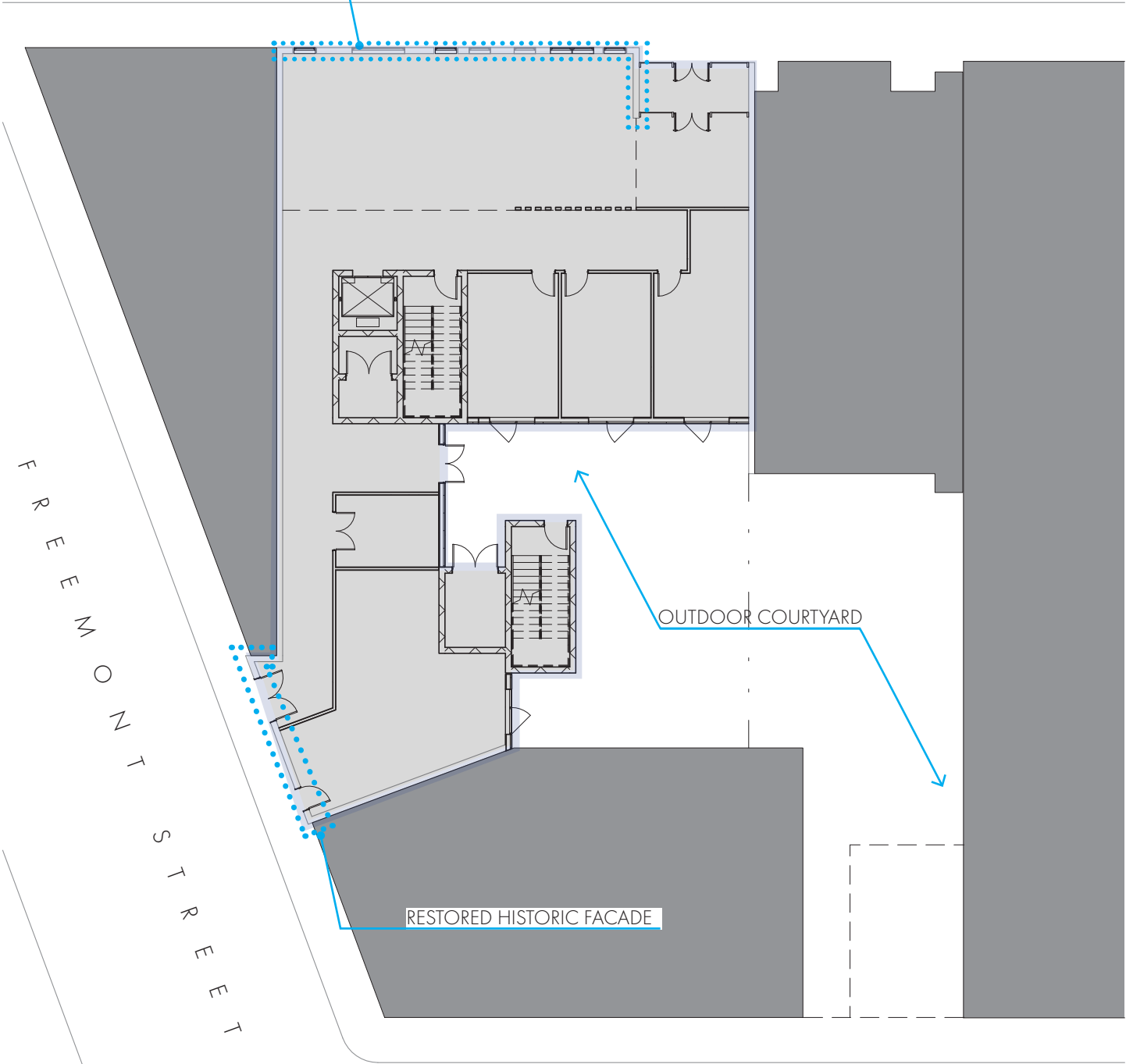
PROPOSED EXTENTS OF DEMOLITION



OPTION 01

P R A T T S T R E E T

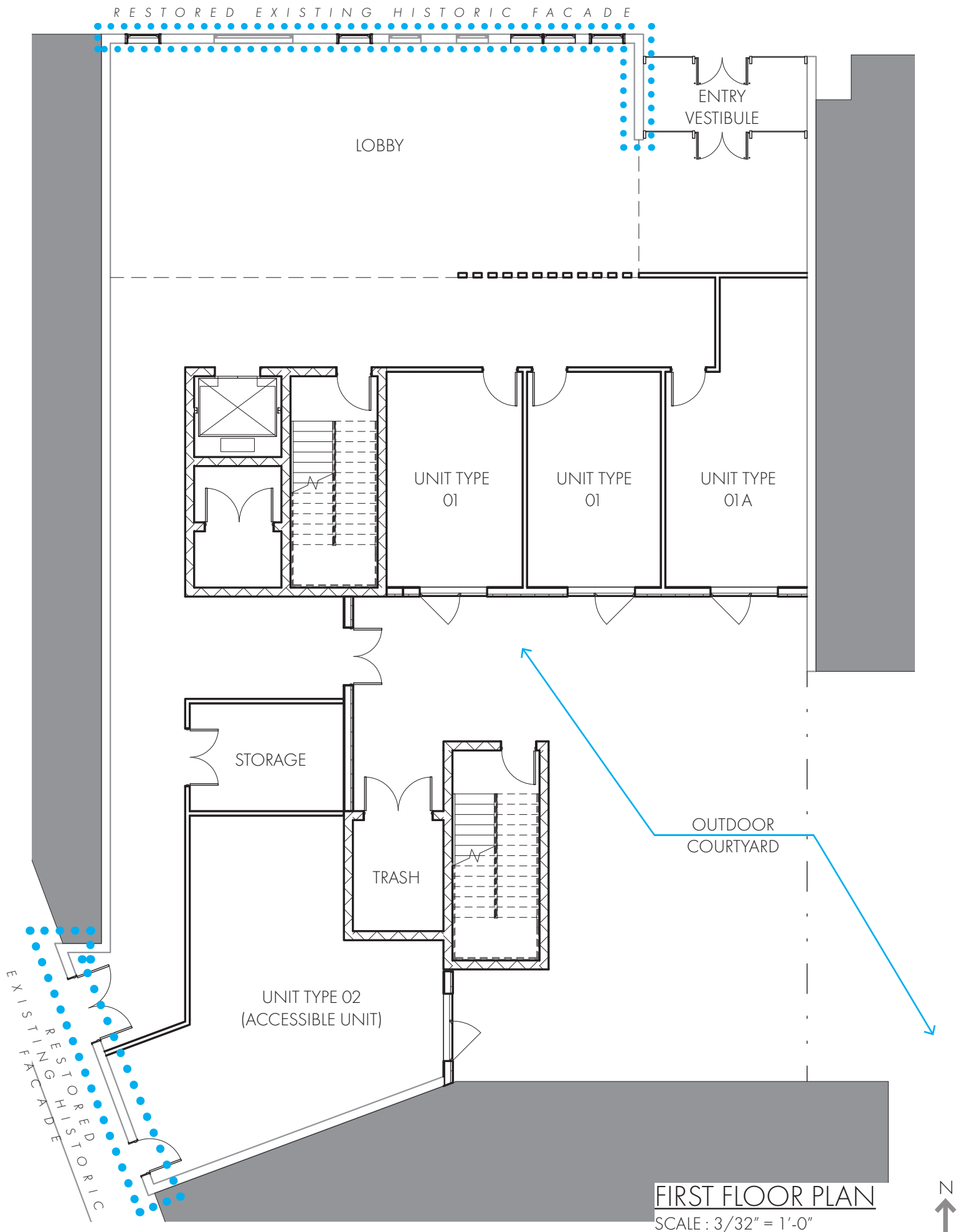
RESTORED HISTORIC FACADE
& ROOF ABOVE



D O V E R S T R E E T

OVERALL PLAN
SCALE : 1" = 20'-0"





RESTORED EXISTING HISTORIC FACADE

OPEN TO
LOBBY BELOW

UNIT TYPE
01A

UNIT TYPE
01

UNIT TYPE
01

UNIT TYPE
01

UNIT TYPE
01

UNIT TYPE
01B

UNIT TYPE
01C

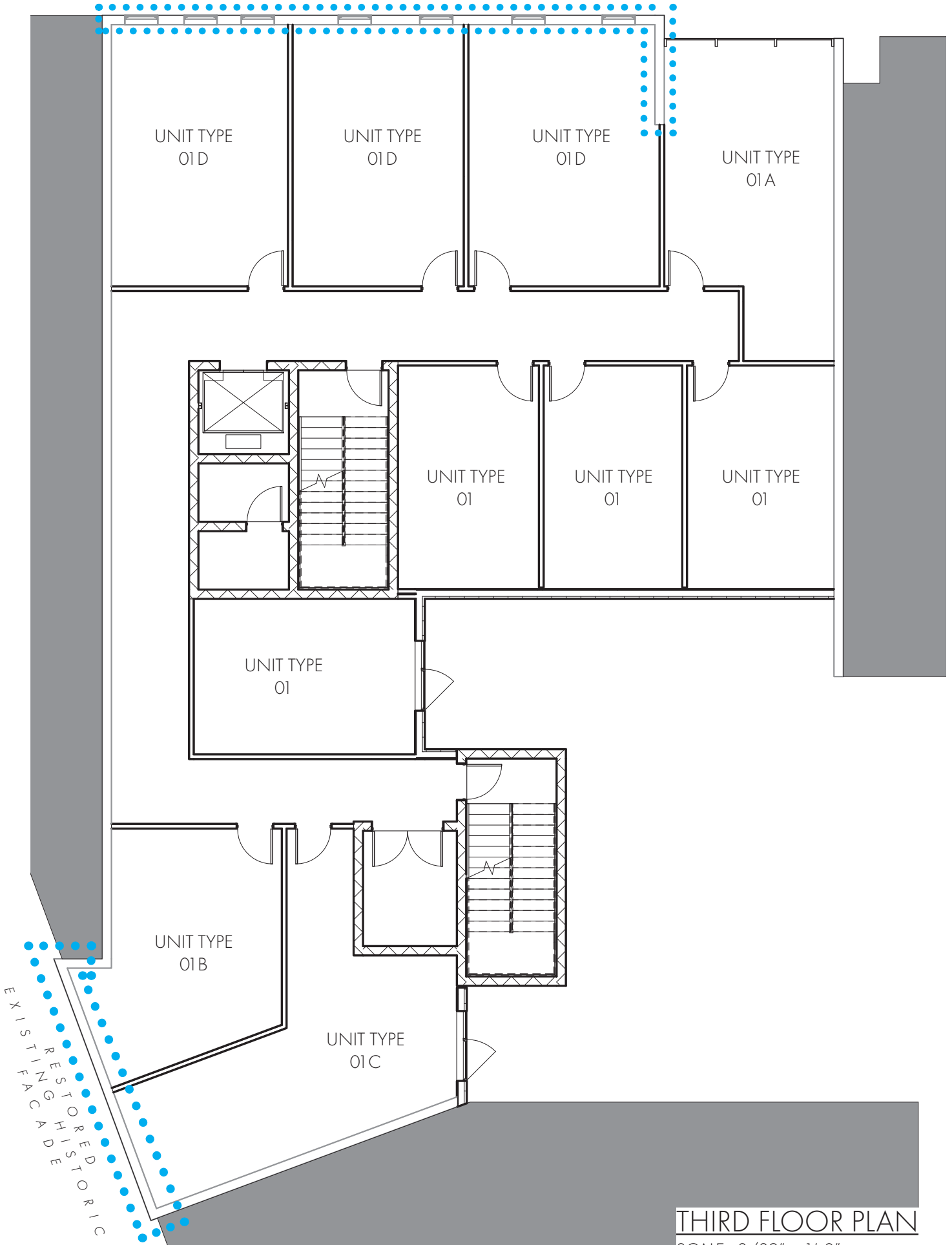
SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"



EXISTING
RESTORED
HISTORIC
FACADE

RESTORED EXISTING HISTORIC FACADE



THIRD FLOOR PLAN

SCALE : 3/32" = 1'-0"



RESTORED HISTORIC FACADE
& ROOF BELOW

4'-0"

UNIT TYPE
01D

UNIT TYPE
01D

UNIT TYPE
01D

UNIT TYPE
01A

UNIT TYPE
01

UNIT TYPE
01

UNIT TYPE
01

UNIT TYPE
01

UNIT TYPE
01B

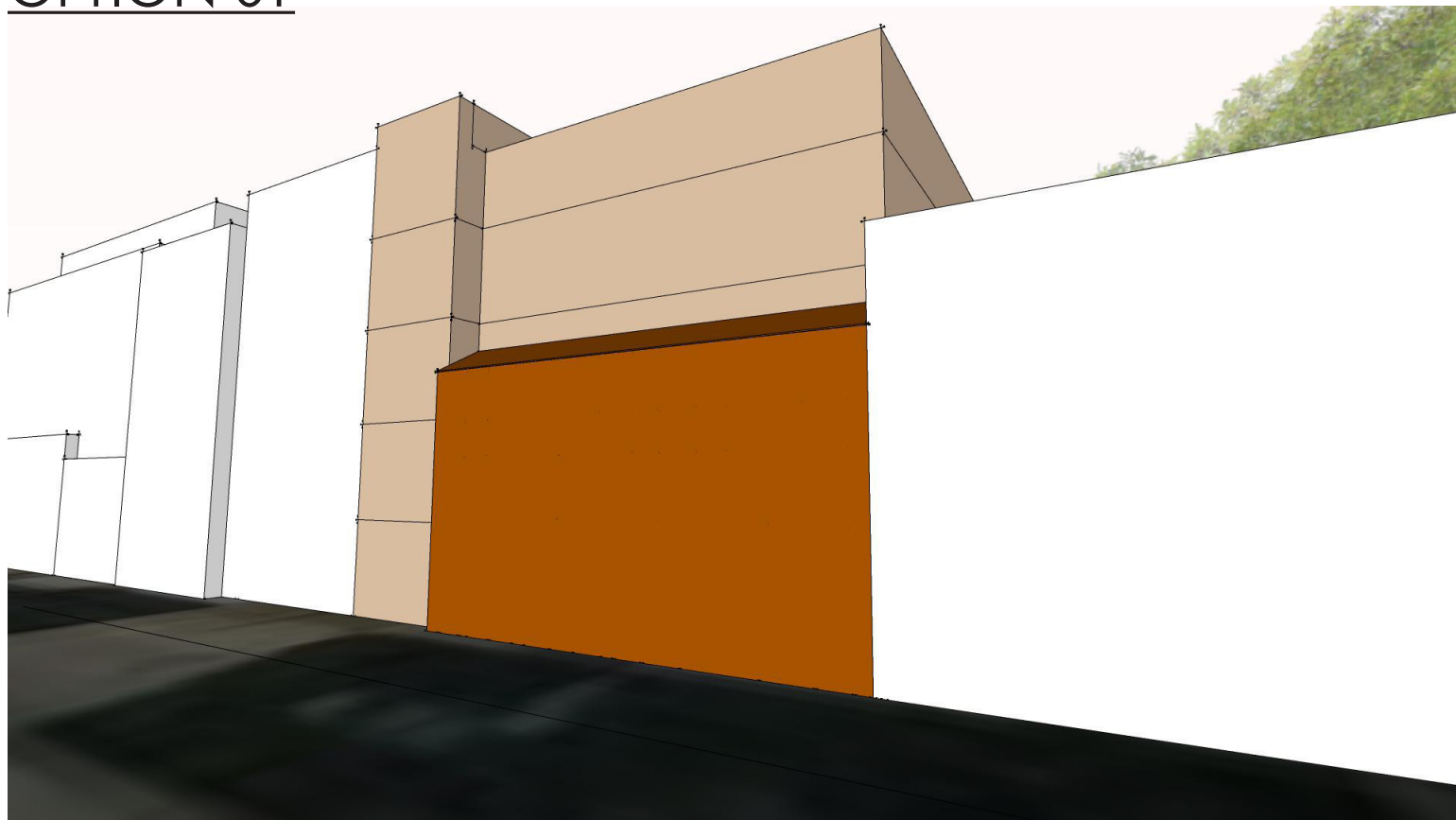
UNIT TYPE
01C

EXISTING
RESTORED
HISTORIC
FACADE

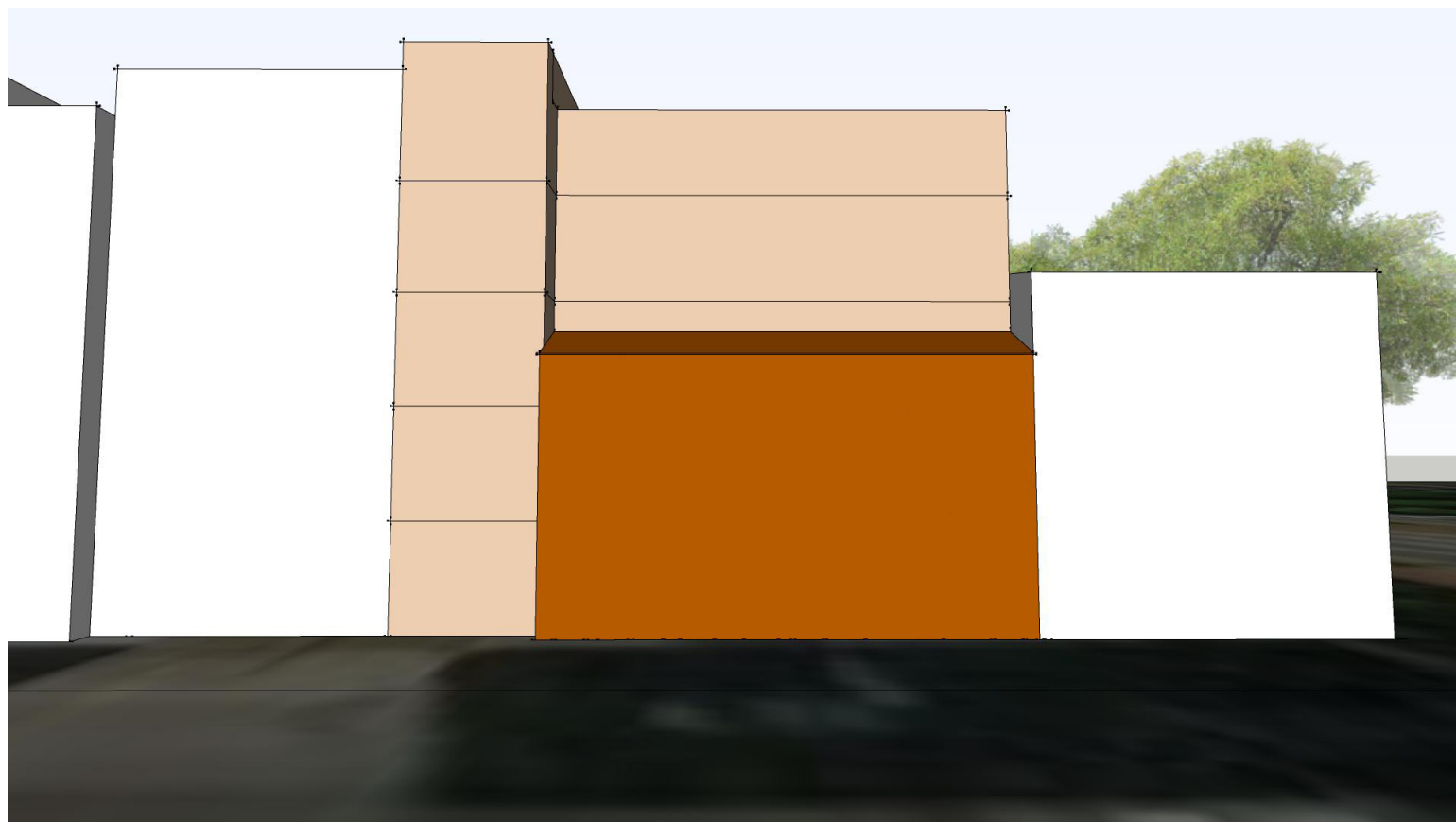
TYP. FLOOR PLAN (4-5) 

SCALE : 3/32" = 1'-0"

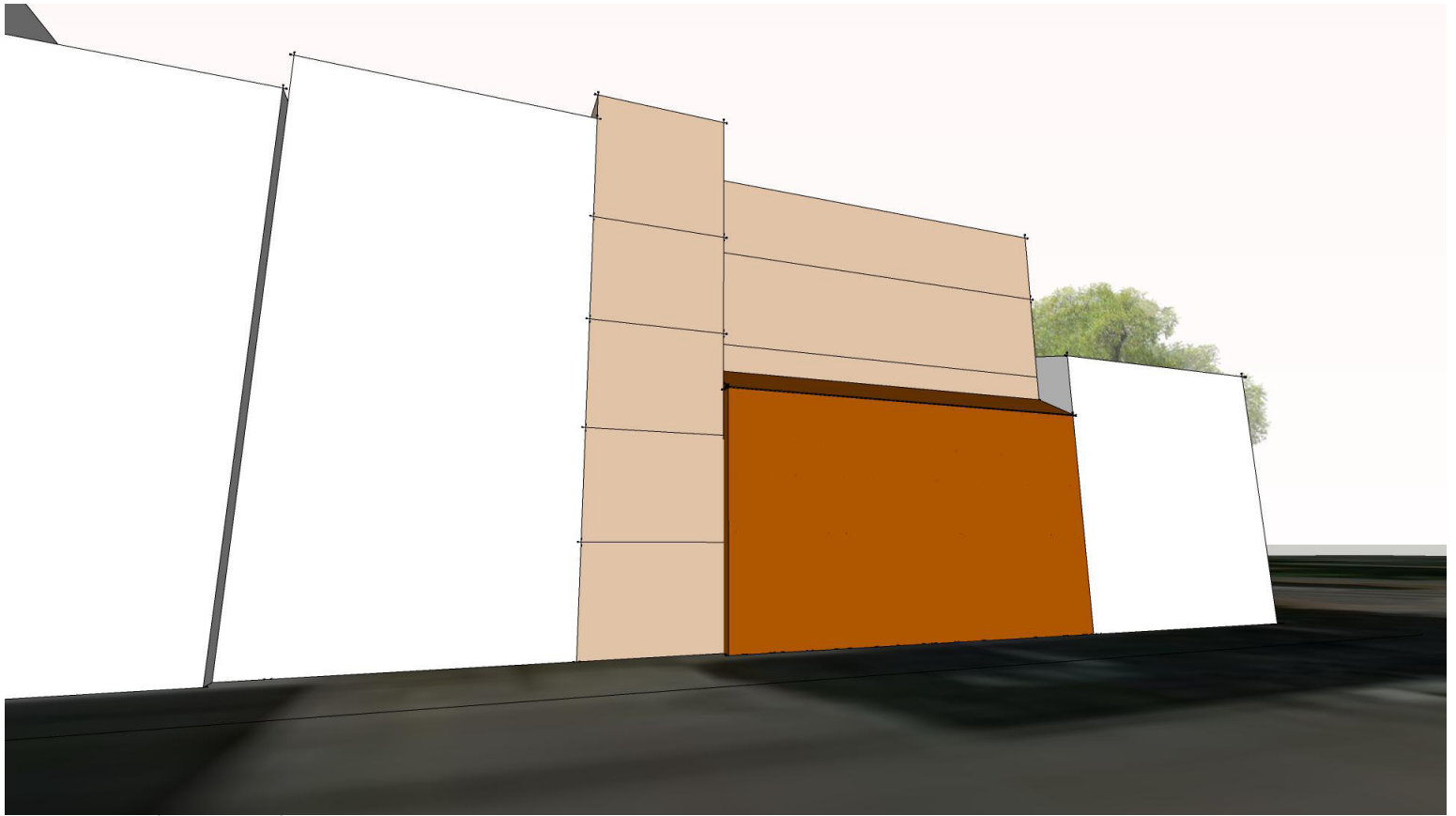
OPTION 01



VIEW 01_Looking East along Pratt Street



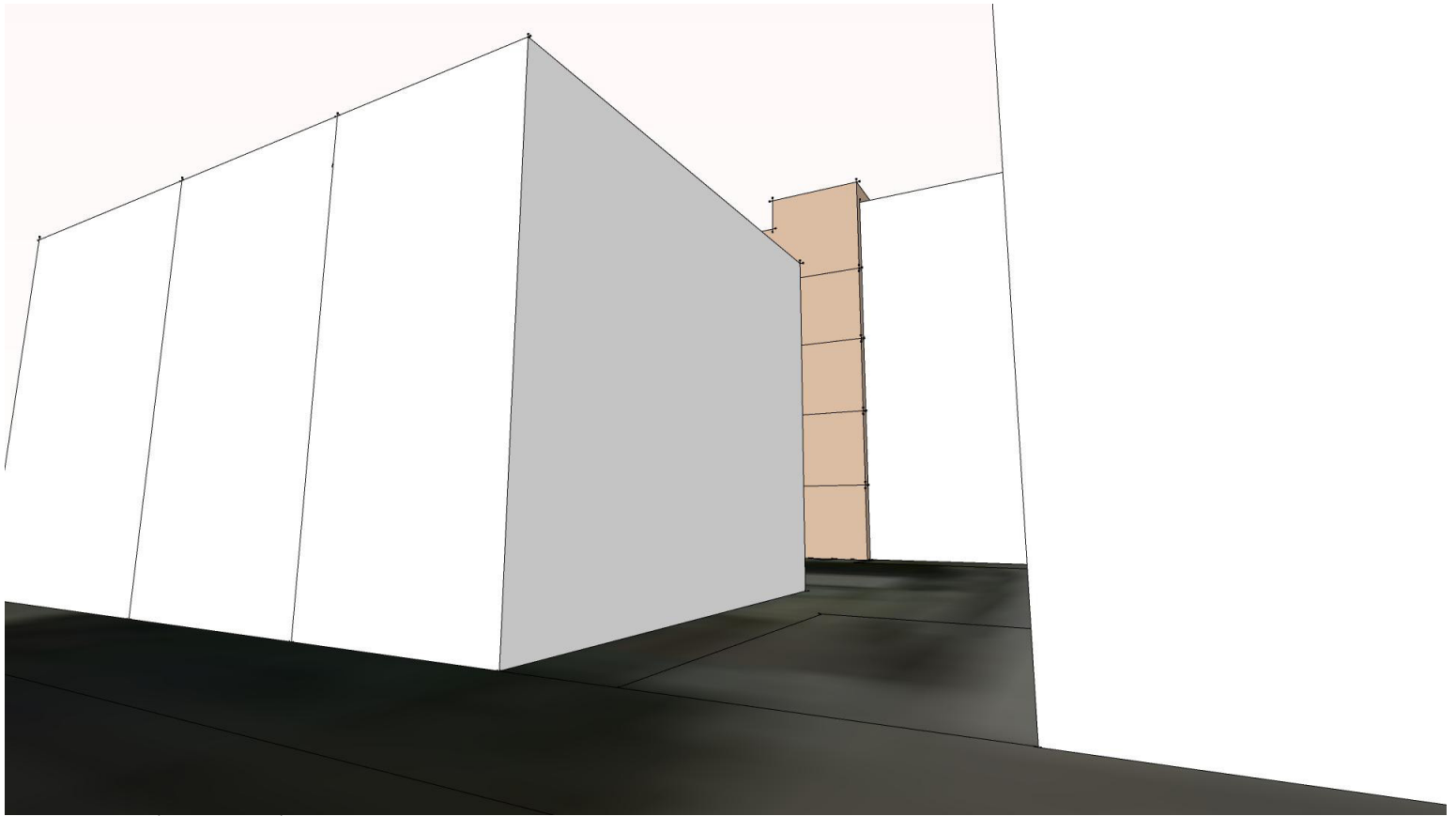
VIEW 01_Elevation along Pratt Street



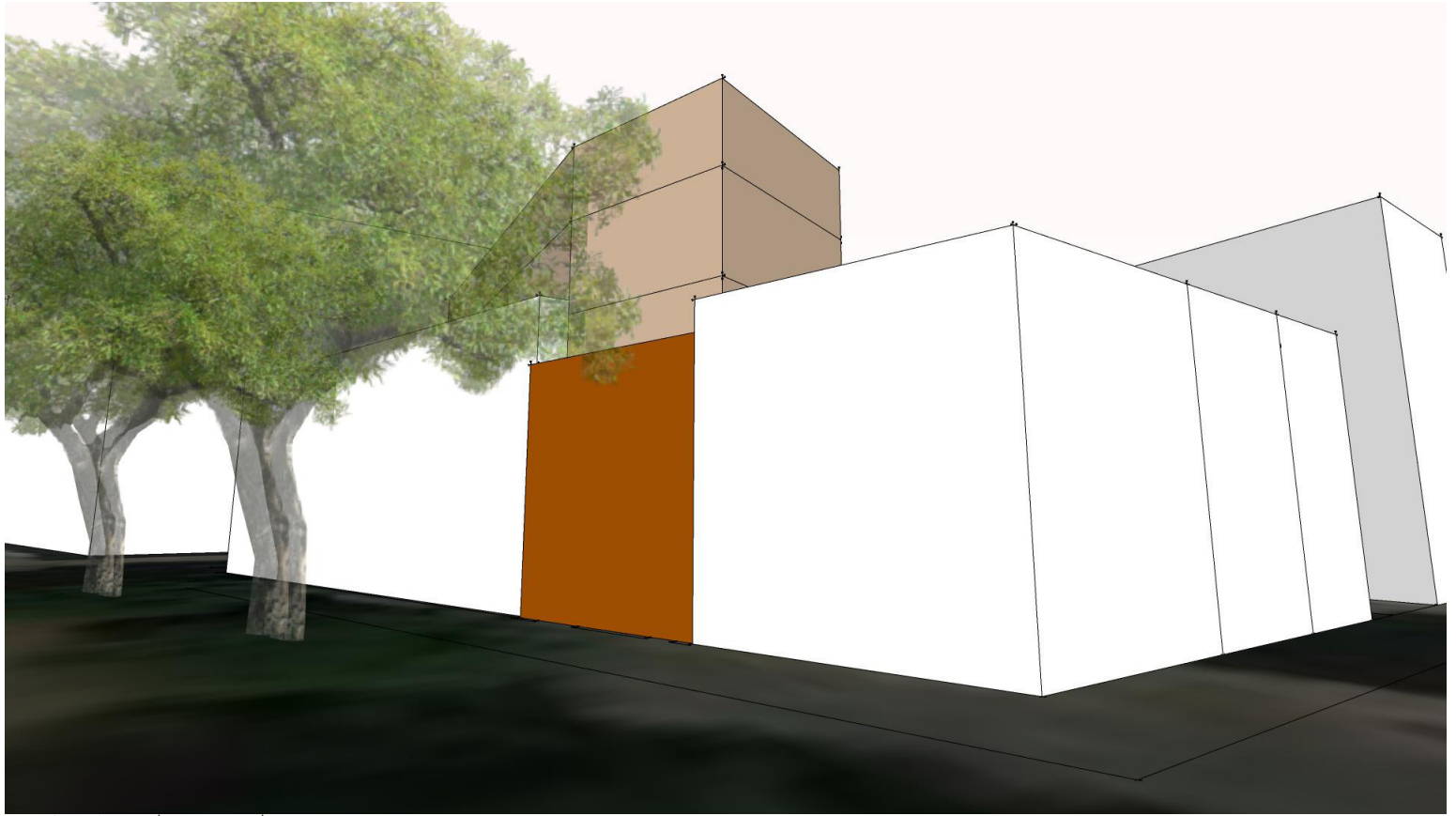
VIEW 03_Looking West along Pratt Street



VIEW 04_Aerial View along Pratt Street



VIEW 05_Looking West along Dover Street



VIEW 06_Looking NE along Freemont Street



VIEW 07_Aerial View looking at Internal Courtyard



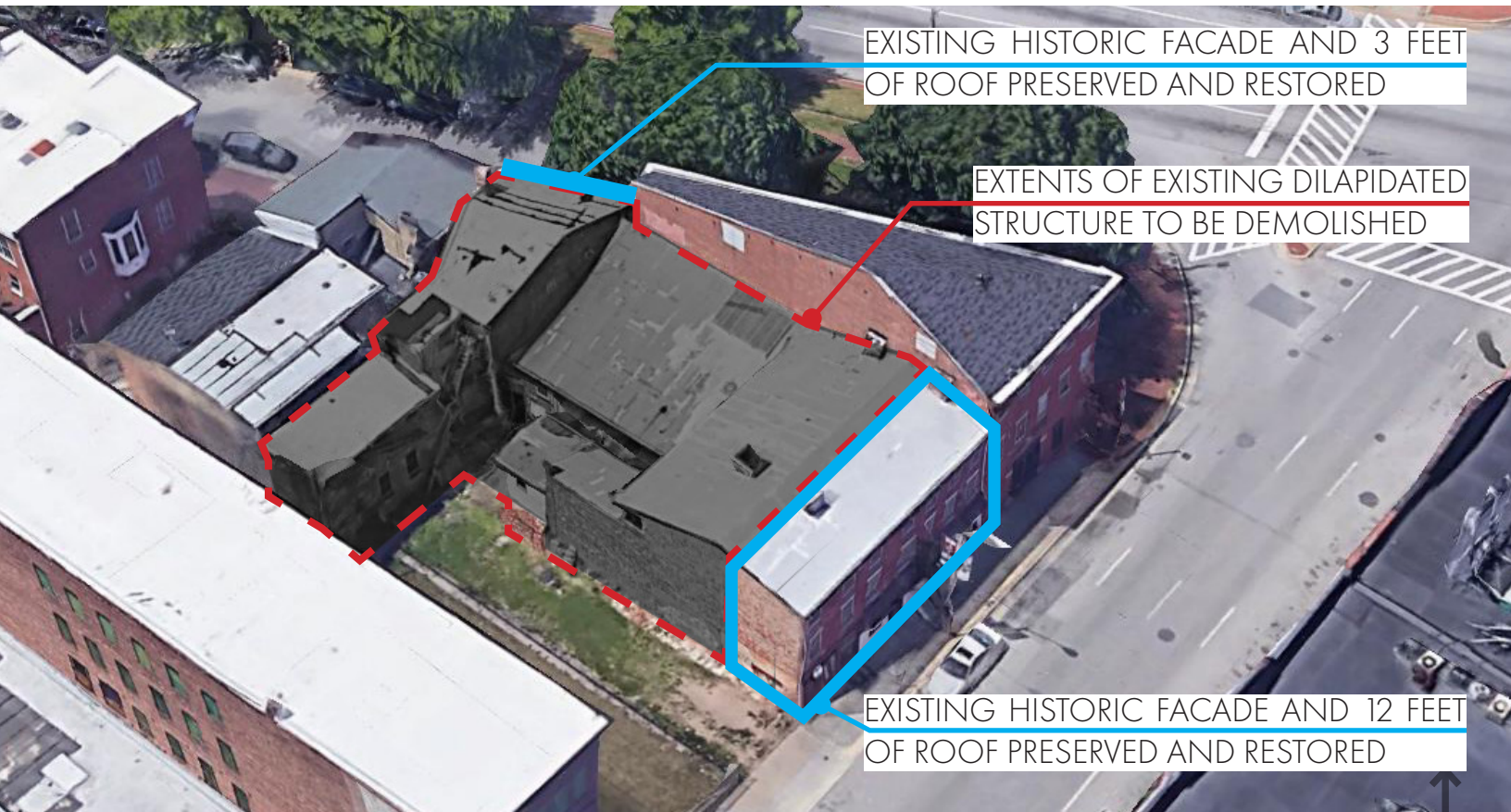
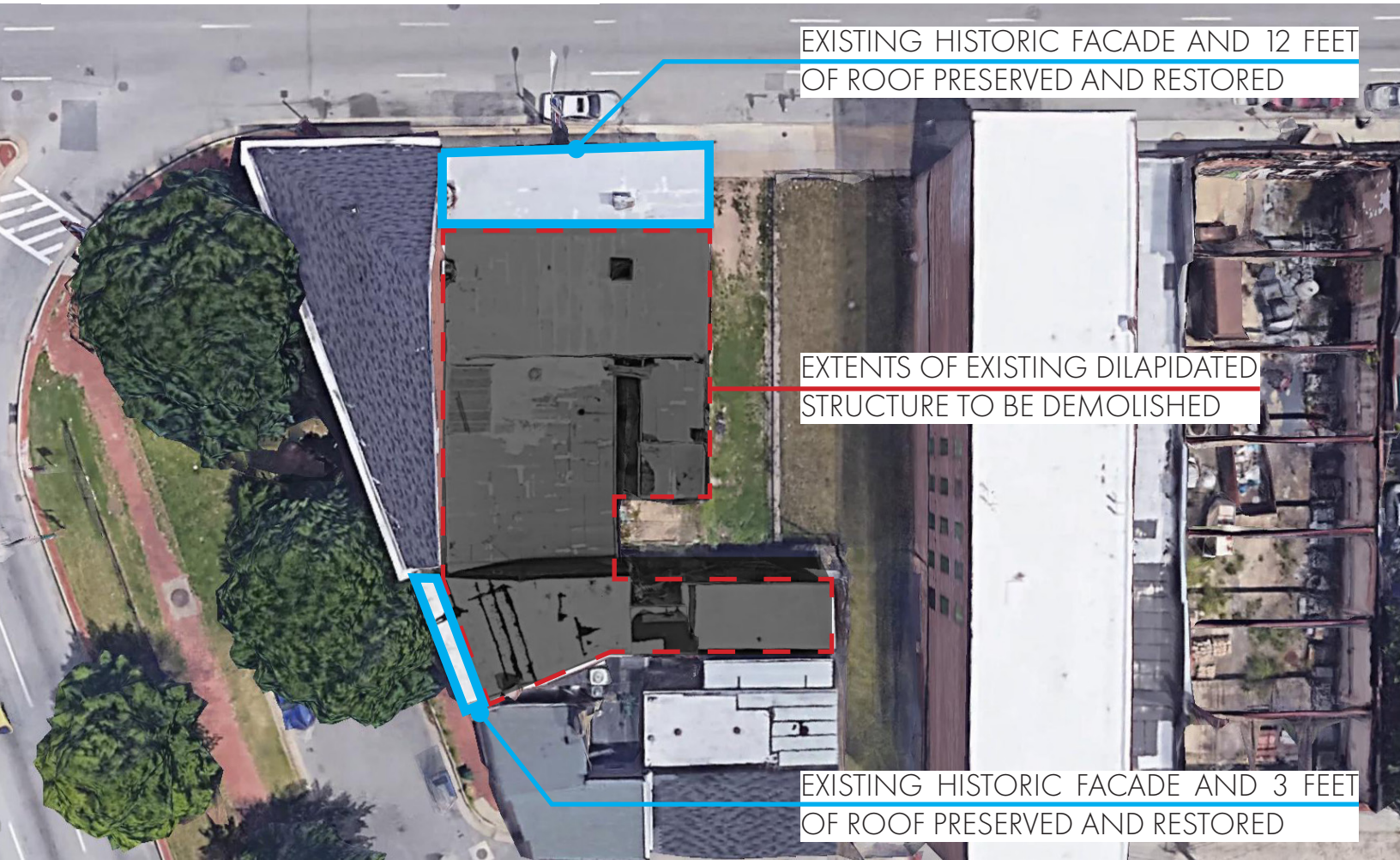
VIEW 08_Aerial View

OPTION 02



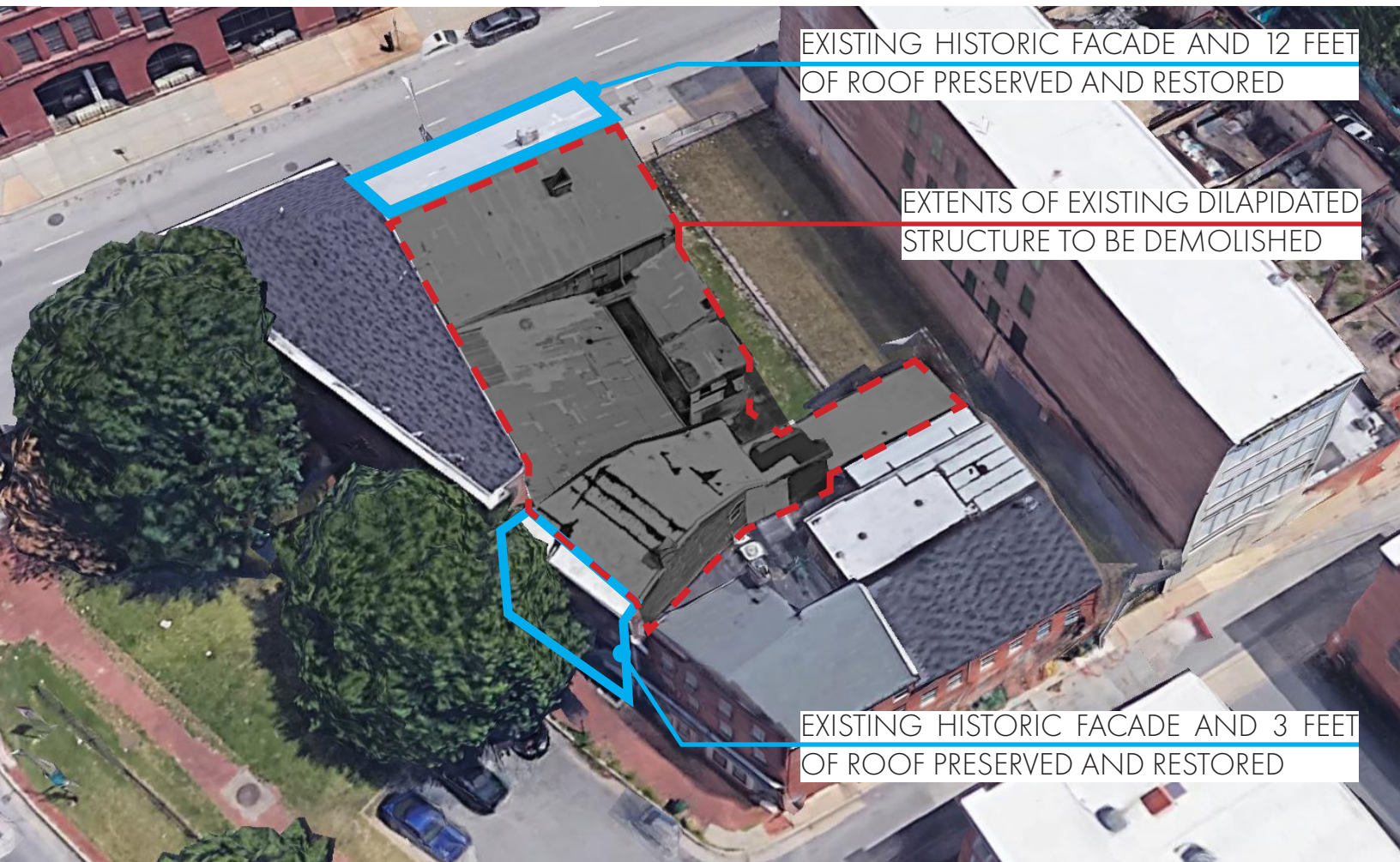
OPTION 02

PROPOSED EXTENTS OF DEMOLITION



OPTION 02

PROPOSED EXTENTS OF DEMOLITION



EXISTING HISTORIC FACADE AND 12 FEET OF ROOF PRESERVED AND RESTORED

EXTENTS OF EXISTING DILAPIDATED STRUCTURE TO BE DEMOLISHED

EXISTING HISTORIC FACADE AND 3 FEET OF ROOF PRESERVED AND RESTORED



EXTENTS OF EXISTING DILAPIDATED STRUCTURE TO BE DEMOLISHED

EXISTING HISTORIC FACADE AND 12 FEET OF ROOF PRESERVED AND RESTORED

OPTION 02

PROPOSED EXTENTS OF DEMOLITION



EXISTING HISTORIC FACADE AND 3 FEET
OF ROOF PRESERVED AND RESTORED

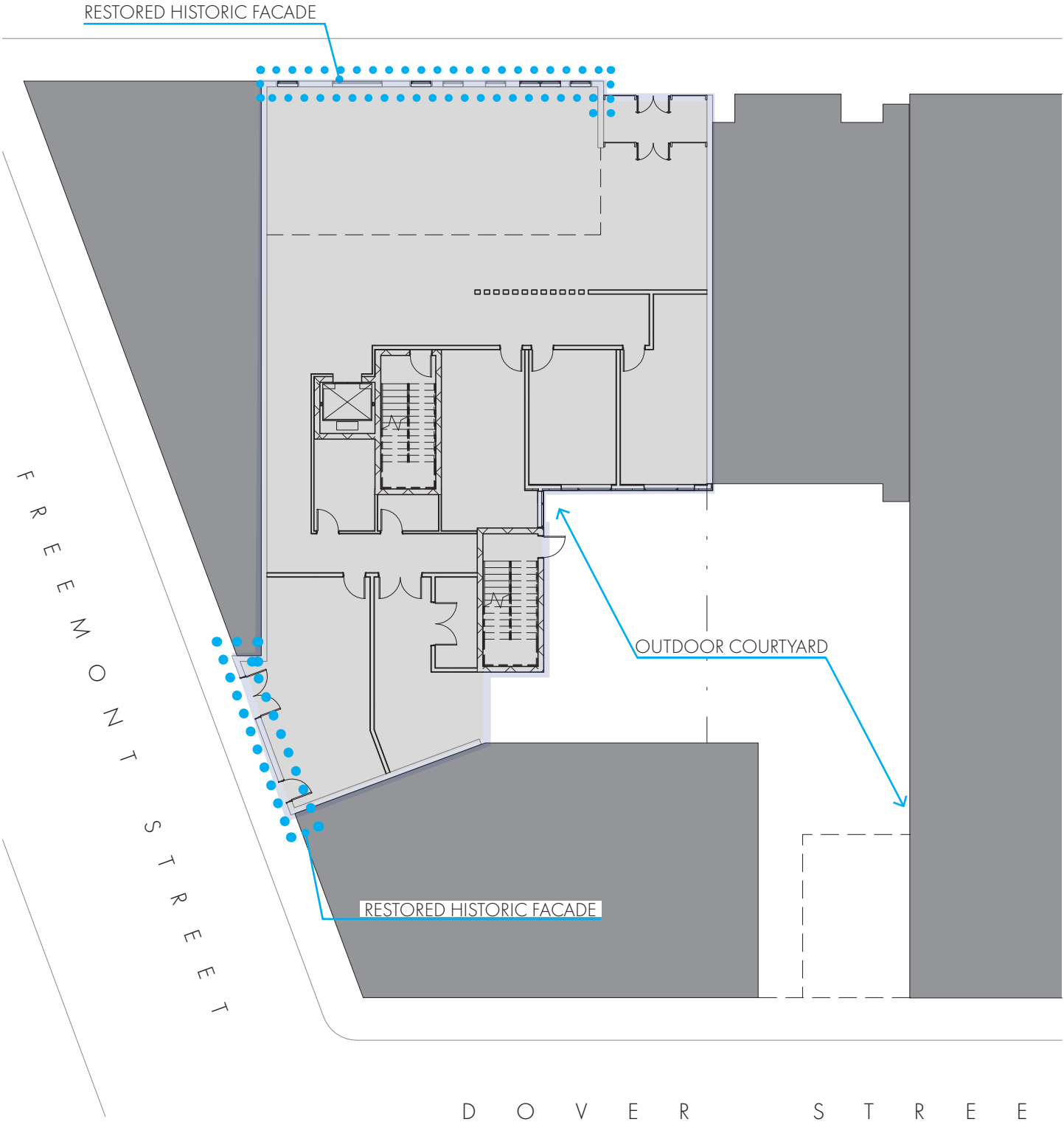
OPTION 02

PROPOSED EXTENTS OF DEMOLITION



OPTION 02

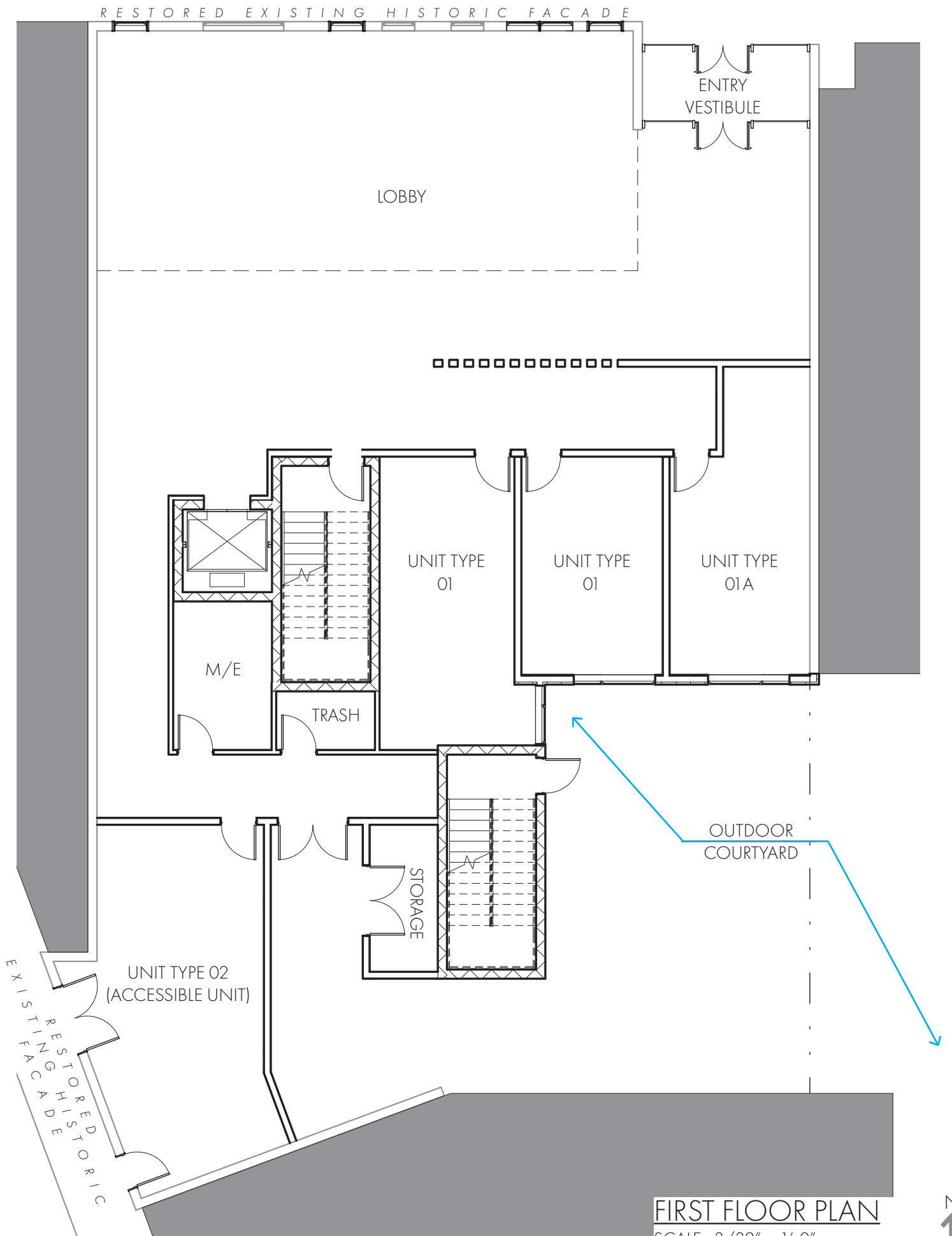
P R A T T S T R E E T



D O V E R S T R E E T

OVERALL PLAN
SCALE : 1" = 20'-0"





RESTORED EXISTING HISTORIC FACADE

OPEN TO
LOBBY BELOW

UNIT TYPE
01D

UNIT TYPE
01A

UNIT TYPE
01

UNIT TYPE
01

M/E

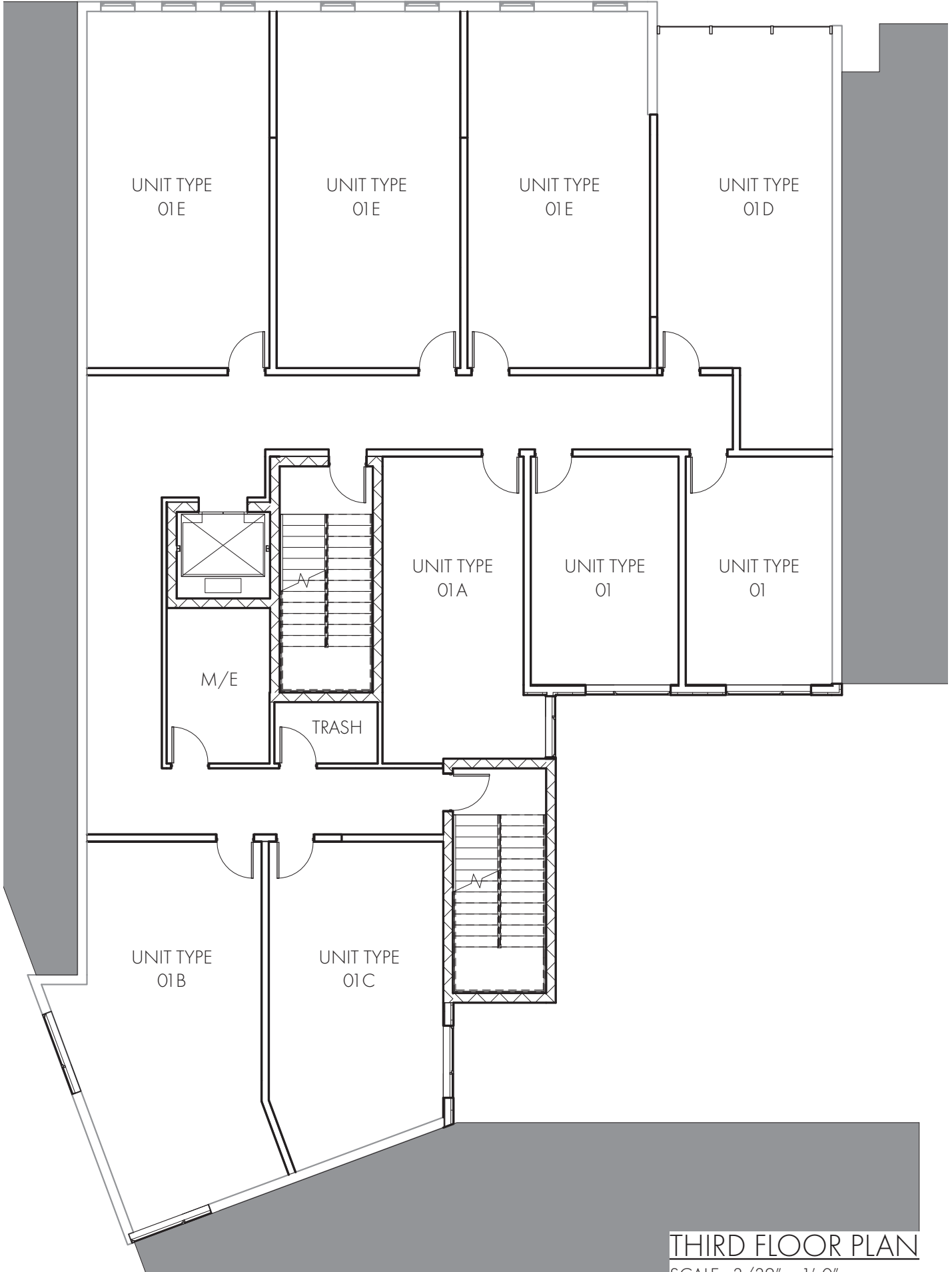
TRASH

UNIT TYPE
01B

UNIT TYPE
01C



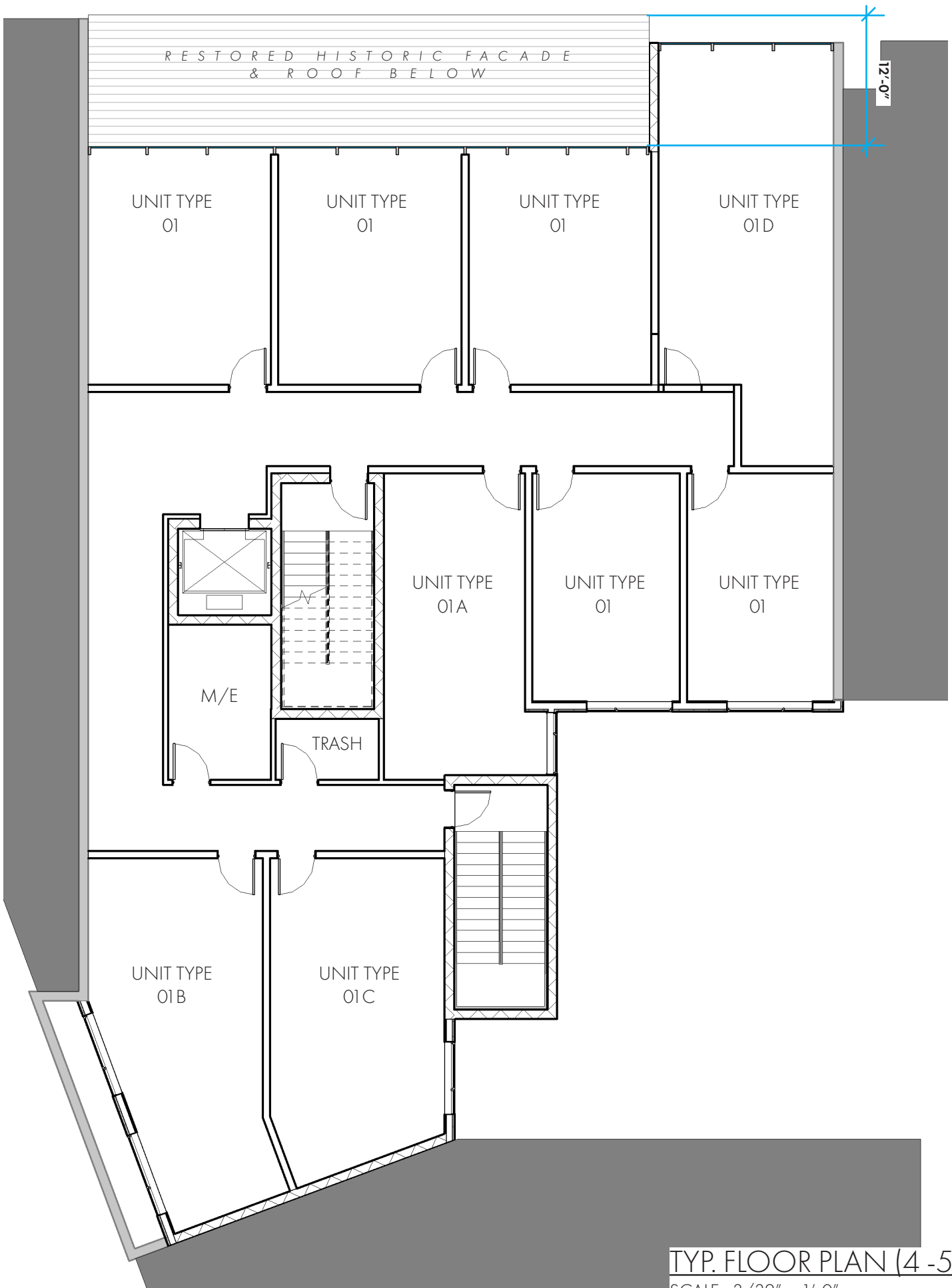
RESTORED EXISTING HISTORIC FACADE



THIRD FLOOR PLAN

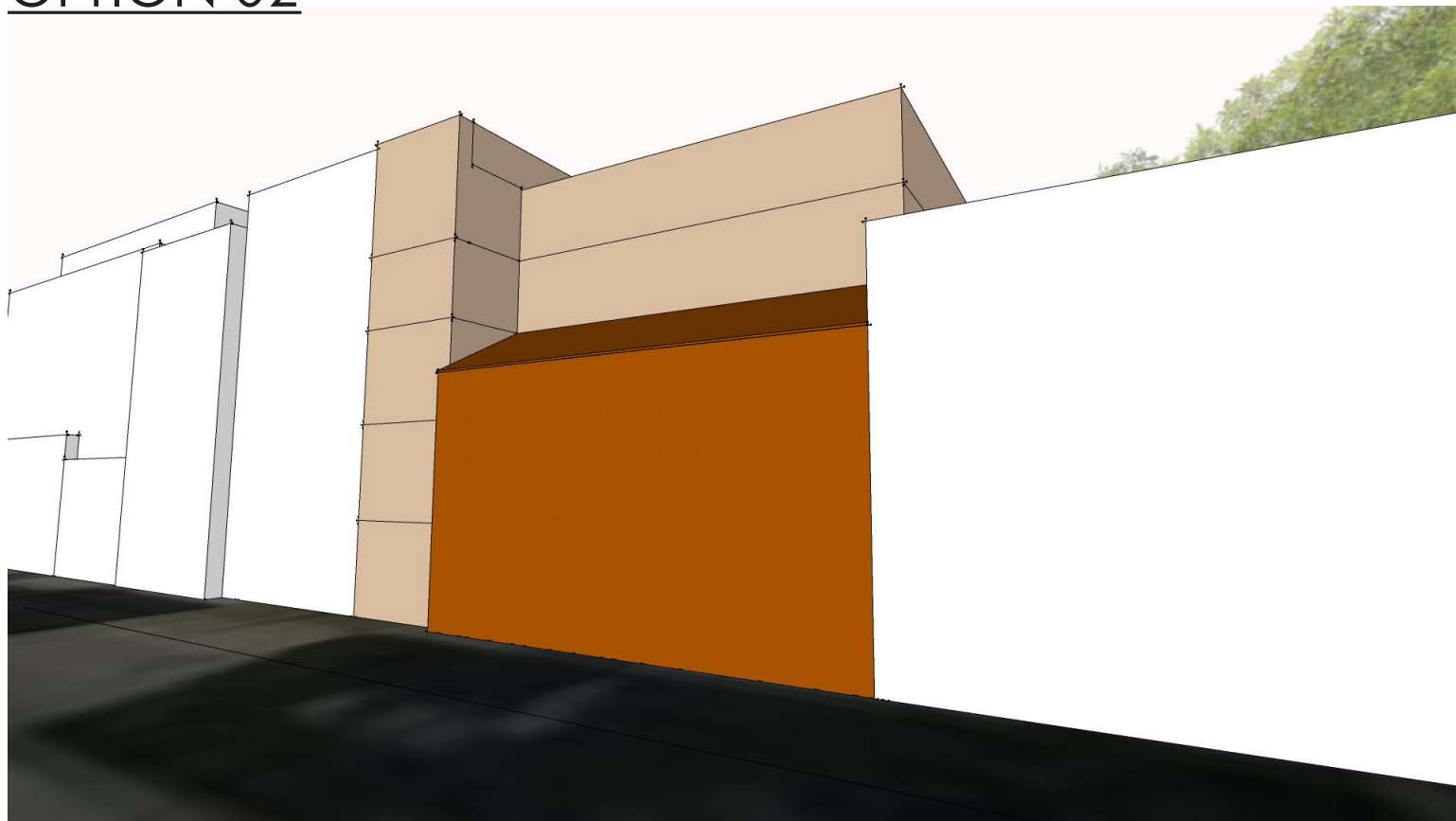
SCALE : 3/32" = 1'-0"



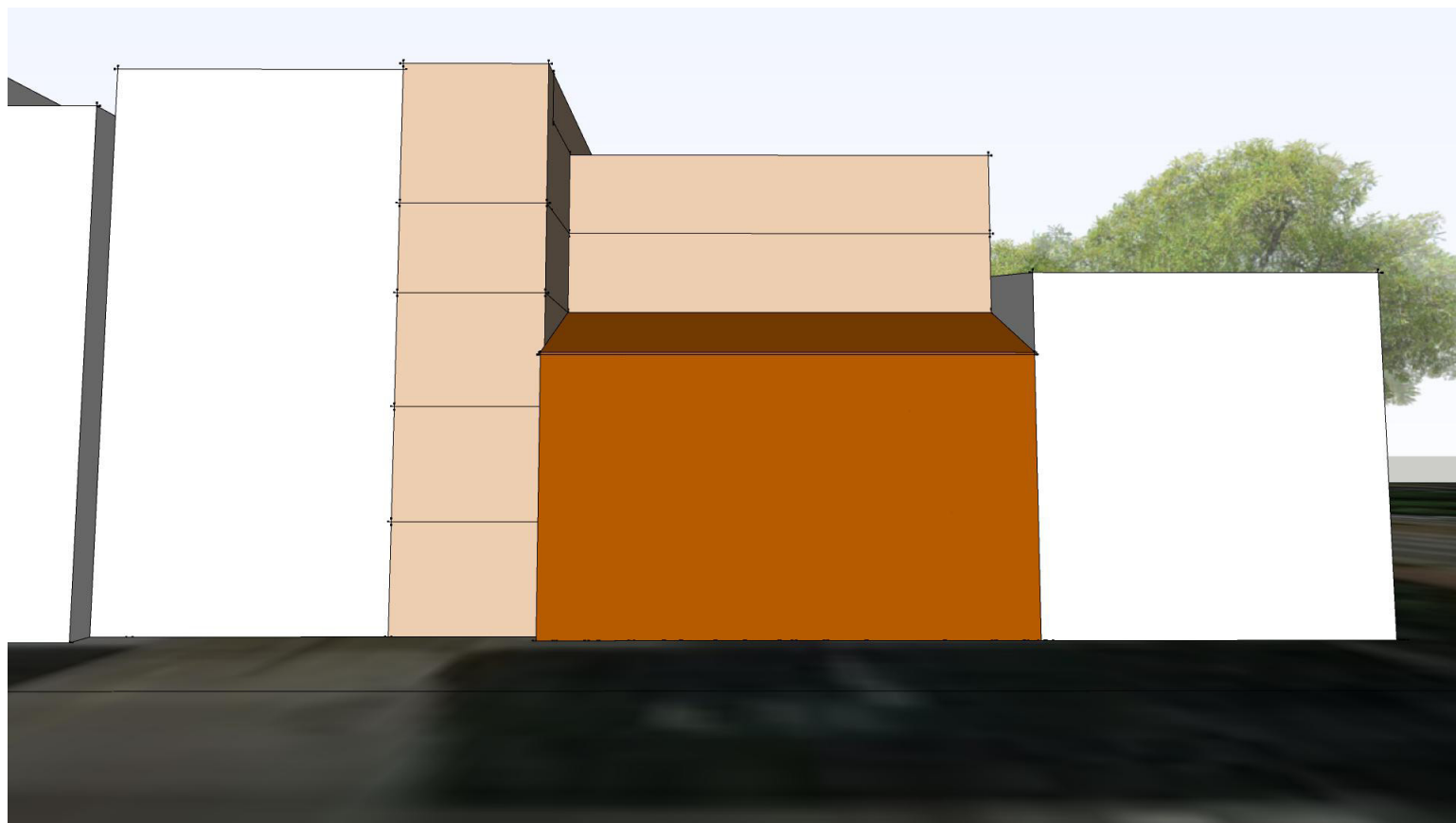


TYP. FLOOR PLAN (4 -5) N
SCALE : 3/32" = 1'-0"

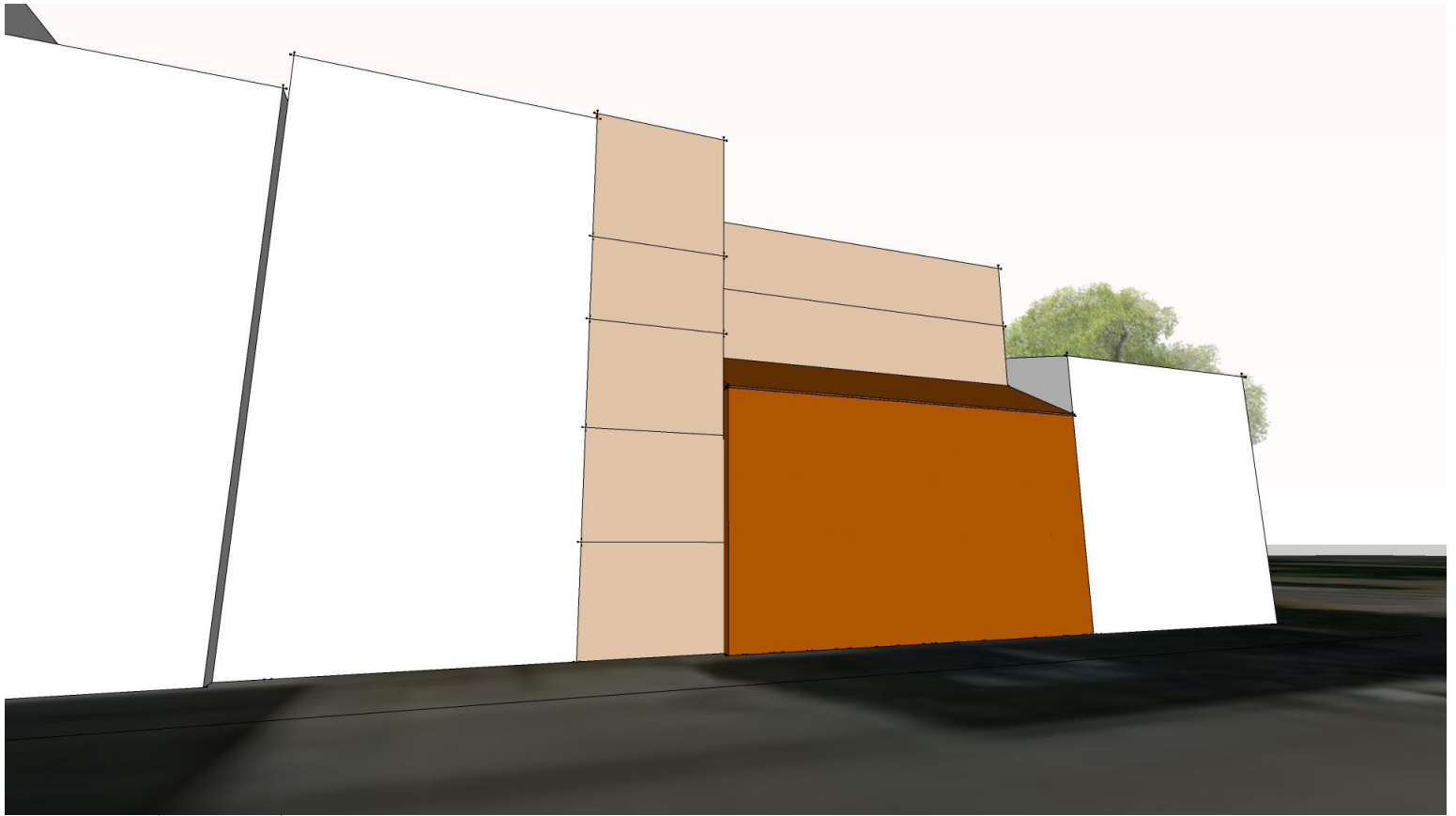
OPTION 02



VIEW 01_Looking East along Pratt Street



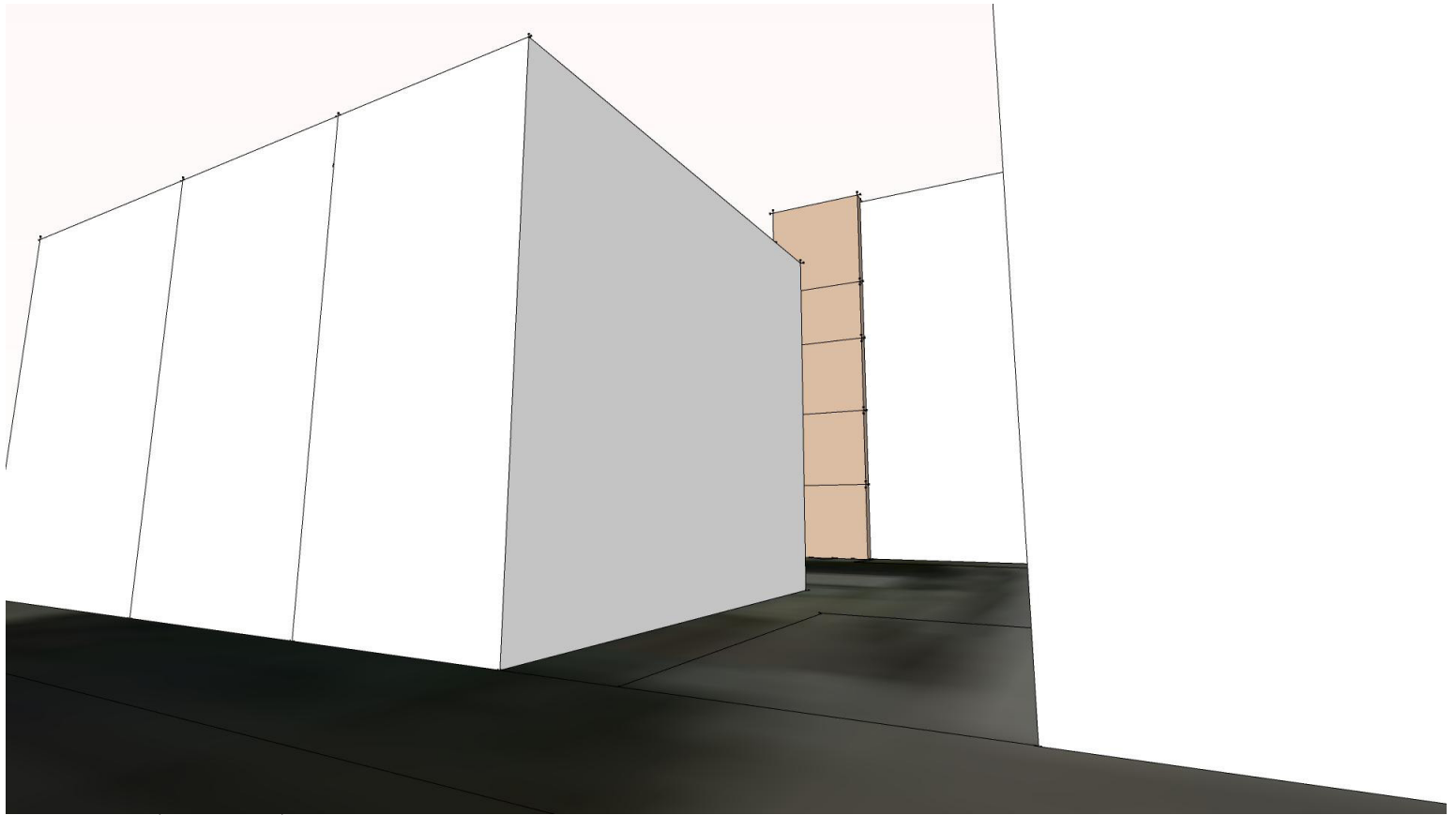
VIEW 01_Elevation along Pratt Street



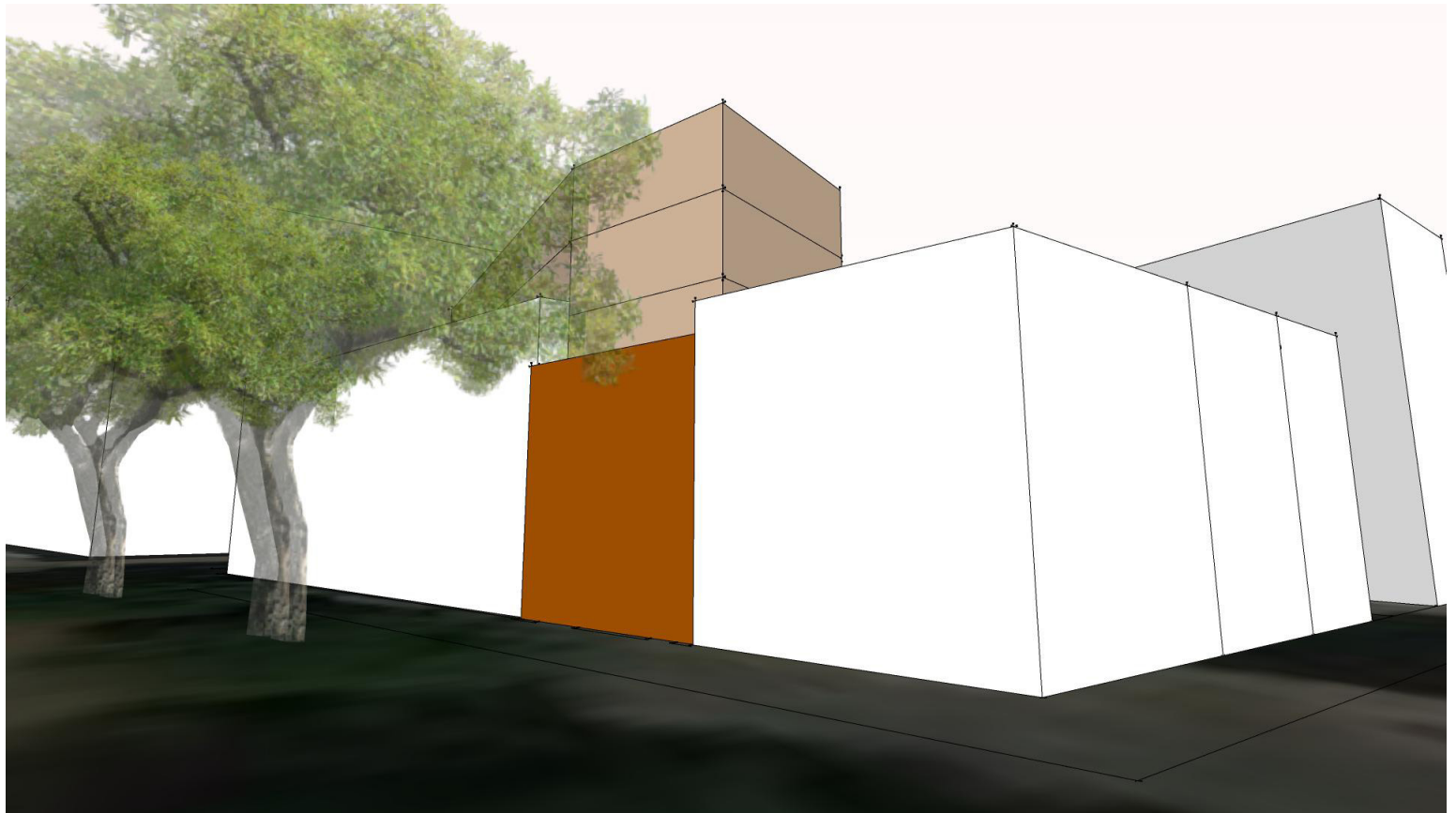
VIEW 03_Looking West along Pratt Street



VIEW 04_Aerial View along Pratt Street



VIEW 05_Looking West along Dover Street



VIEW 06_Looking NE along Freemont Street



VIEW 07_Aerial View looking at Internal Courtyard



VIEW 08_Aerial View

OPTION 01



OPTION 02



Thank you.