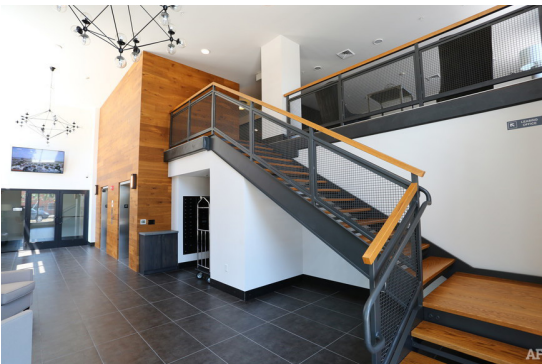
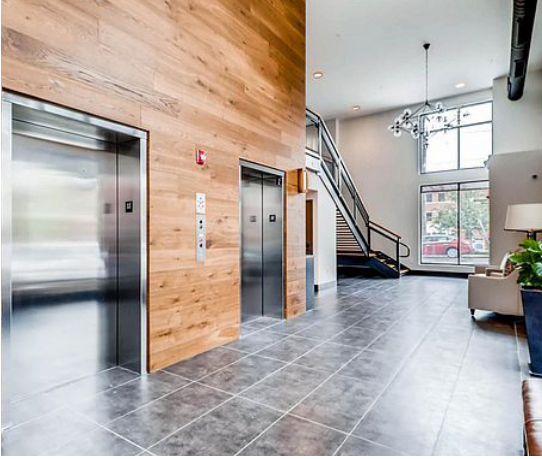


THE NATIONAL

BALTIMORE, MD

MIXED-USE & MULTI-FAMILY HOUSING
ENTITLEMENTS



PROJECT OVERVIEW:

SIZE: 77,000 SQ. FT, 60 UNITS

FIVE STORY

COST: \$9,700,000.00

CLIENT:

COMPLETION:



CHALLENGE: The challenge of The National was utilizing the existing structure/foundation that remained from the previous building at the Site and maximizing the number of units. This new building is located at the North west Corner of Dillon Street and Dean Street in Baltimore City, Maryland. It is a five-story "podium" apartment building with one level of subgrade parking garage and one level of at grade parking

APPROACH: The Project Team wanted to have a 60- Unit Podium apartment building with a mezzanine level to accommodate common and amenities spaces. To be able to succeed in this project the team had to apply and receive variances from BMZA which allowed for the maximizing of the number of units. Exploration studies determined that the existing foundation from the National Bohemian brewery vat building could be retained. This building utilized different construction types to maximize the buildings height and the amount of floors. The building used Podium construction, Steel construction and wood stick construction for the top four floors.

OUTCOME: The project team was able to design and build a successful 60- Unit Podium apartment building. The team includes JFY properties, Manekin Construction, and Urban Design Group.

