

BLUEPRINT ROBOTICS

BALTIMORE, MARYLAND



OVERVIEW

Precast Concrete Construction
Core & Shell Design
Tenant Fit-Out
Manufacturing Facility

Size: 263,500 sq ft

ENTITLEMENTS

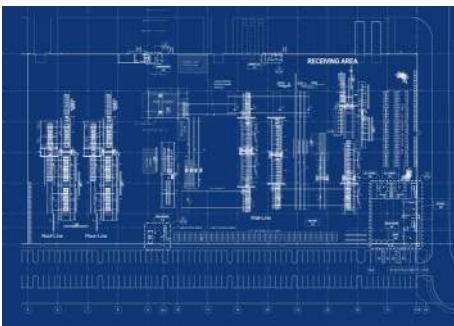
Code Compliance, Site Plan &
Stormwater Approvals, Building
Permit Expediting, Environmental

CLIENT: Duke Realty, Blueprint



Blueprint Robotics is a manufacturing facility of custom off-site building components, also located in Duke Realty's Chesapeake Commerce Center. Urban Design Group was the architect for the core & shell work as well as the interior fit-out, from concept design to construction administration.

CHALLENGE: The precast concrete warehouse at 1500 Broening Highway was designed in tandem with the specific criteria of the owner while also incorporating the future needs of the unique future tenant. For the owner, it was essential that the property seamlessly added to the growing Chesapeake Commerce Center, responding to necessary traffic, environmental, and way-finding criteria. The tenant required a plant layout to most efficiently run their proprietary and complex operations, an office fit-out component to accommodate their internal design and development team, as well as locker rooms and a break area for plant staff.



APPROACH: Urban Design Group worked with the tenant to lay out all the complex machinery in the most efficient and effective way, meeting all of their needs for their manufacturing as well as their office spaces. Developing the shell design with the tenant needs in-mind, the entrance to the loading dock was designed to be strategically located away from the office area. The large upper floor windows provide for a dramatic view south of the Chesapeake Commerce Center, greatly enhancing the tenant fit-out area.



OUTCOME: Blueprint Robotics have emerged as a leading manufacturer and innovator of technologically advanced off-site building components, and have found an established home at 1500 Broening Highway. The completed facility has allowed for the company's sustained operations and growth, and has provided a single location for a multitude of departments, from design to manufacturing, to co-exist and collaborate in a single facility.