



**Veteran's Housing**  
Baltimore, MD  
Unbuilt: Commissioned Work

The design team was challenged with revitalizing an abandoned site in North Baltimore with housing for retired veteran's. The 28,000SF proposal features 34 units of affordable housing, 3,000SF of community space, consultation offices, and a fitness room and large courtyard for recreation. Careful consideration was given to honoring Baltimore's traditional material palette and adapting more practical construction methods and materials for affordable projects. A simple house gestalt allows the project to proportionally blend with the surrounding single family rowhomes. The roofline allows for modular construction while also creating an opportunity for effective stormwater management on site. Therapy gardens and flexible community space help create a foundation for a healthier community. The design stands as a symbol of investment in this blight-stricken community while also affording it's residents a place they can proudly make "home".





1



Two bars of rowhomes surround a large North/South courtyard. This establishes a strong street edge on the main roads, repairing a neighborhood otherwise suffering from blight. The two story module continues the proportion of adjacent rowhomes while adding a more efficient pitched roof. The repetitive pitch allows for typical truss sizes and coordinated stormwater management. Terracotta panels are used to modernize and echo the surrounding brick facades.



2



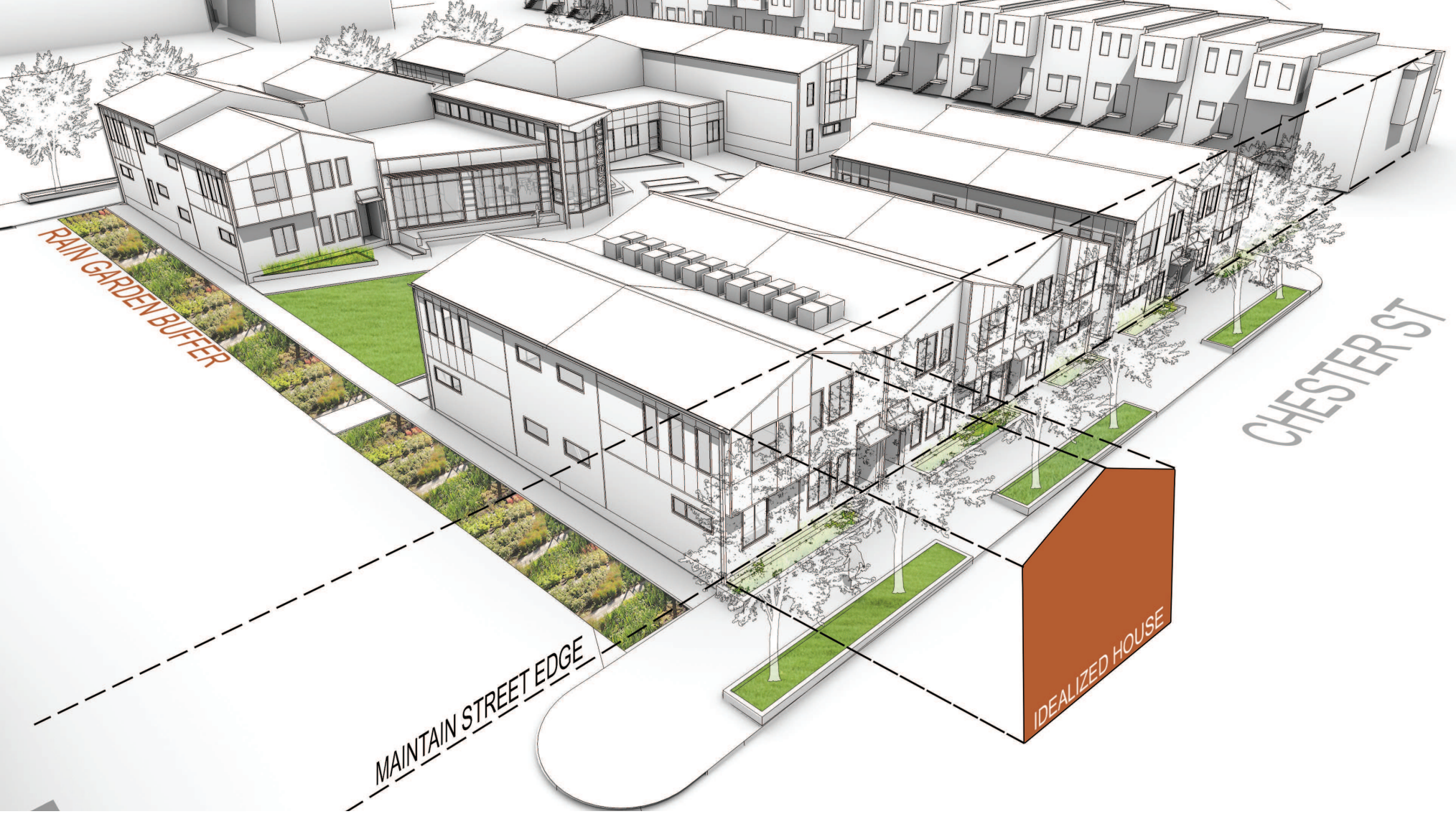
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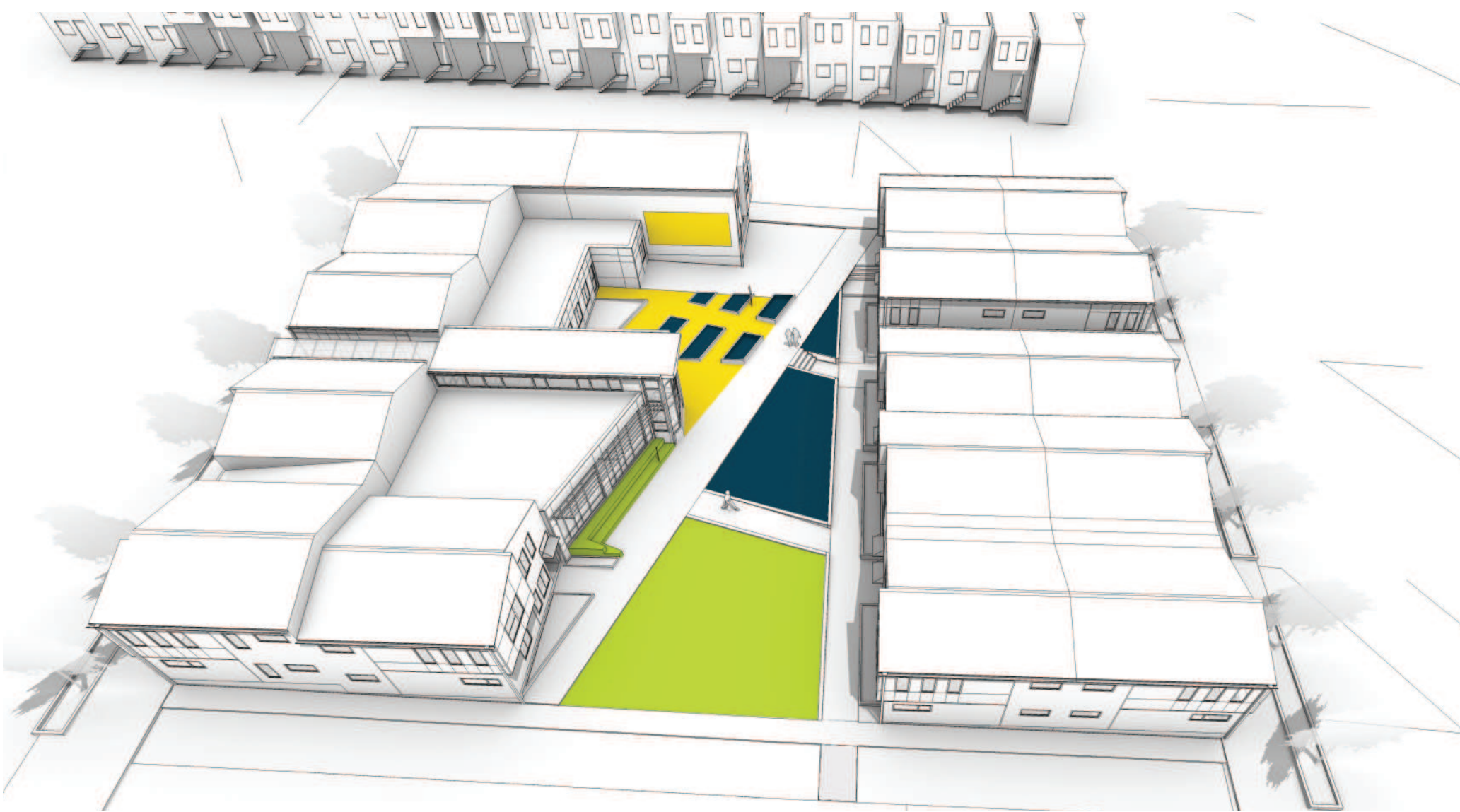


The designers prioritized the street edge- continuing the neighborhood's density- while creating an urban oasis in the courtyard.

A limited budget prevented a literal interpretation of the adjacent home typology, so instead the designers adopted the traditional (and efficient) "house" form. Each module houses two units, one at ground level and one upstairs. The natural slope of the site allowed for a rain-garden buffer to be created between the courtyard and the parking.

Unit Mix: ■ 1BR - A ■ 1BR - B ■ 2BR - A ■ 2BR - B





**Because of the projects limited budget- emphasis was placed on quality community space.**

A large courtyard offers therapy/food gardens, a recreational lawn, and a screen and seating area for community movie nights. The site is currently within a food desert- by including garden plots, the designers hope to afford both an outlet for stress and the ability to overcome the challenges of living in an urban food desert. The program of the courtyard serves as an opportunity to include the surrounding community, and creates a platform for empowerment in the neighborhood. Physical rehabilitation is another challenge faced by veteran populations, and the inclusion of both a recreation room and recreation lawn addresses the need for private and group recovery.

- FLEXIBLE GATHERING/SEATING
- THERAPY GARDENS
- RECREATIONAL LAWN & SEATING





The courtyard is a platform to create community, and offer unique opportunities for physical and emotional therapy. Therapy gardens are widely accepted as an effective means for dealing with PTSD and also serve as a means to combat urban food deserts. Flexible seating allows for casual use of the courtyard while the recreational lawn allows for group physical therapy and games. The double height community space projects into the courtyard, offering views for occupants and connecting users to the entire program of the site.





**Building efficiency and effective stormwater management are primary goals.**

High SRI roofing and minimal exterior skin make for an inherently efficient building skin. Because of Baltimore's unique position on the Chesapeake Bay, stormwater runoff is a major environmental concern. Directing roof and site runoff through a series of rain gardens in front of each unit, and a major garden along the alley is a major environmental improvement.





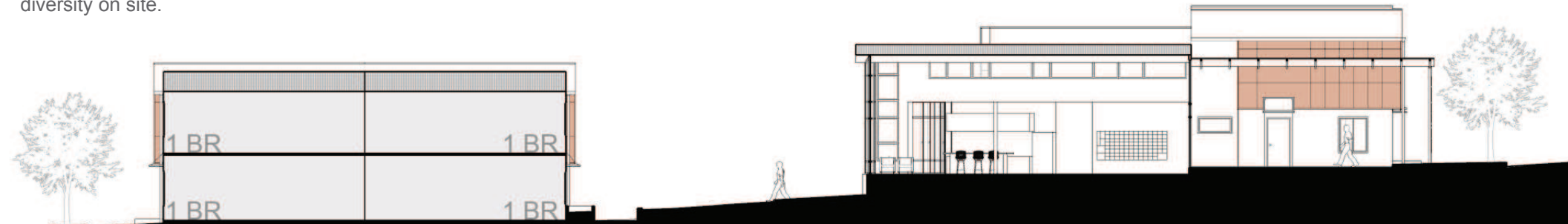
The community space entrance acts as a section through the facade and into the courtyard. The pitch of the canopy aligns with the slopes of roof-lines on either side, creating a slightly eccentric valley that carries through to the ceiling of the community building. The canopy cuts through the line of row homes, and acts as a section cut into the courtyard. The design inverts the typical roof peak that defines the rest of the exterior aesthetic, offering users a contrasted experience when in the lobby or underneath the canopy.





A clerestory creates a beautifully lit space and accentuates the geometry and height of the ceiling mass.

A large map featured on the wall acts as a vehicle for conversation among residents, and offers a glimpse of the diversity on site.







The double height lobby and community space offers an inviting and open plan for social gathering. The ceiling features wood planks that accentuate the slender cut through the rowhomes that generates this space. Adding the wood to the ceiling was an affordable way to add warmth into the space that otherwise faces durability concerns. A large window into the courtyard creates a strong visual connection to the gardens and exterior community space. The kitchen offers a place for residents to gather and share their harvest.

