

# A UNIFYING DIVISION

AN ECONOMICALLY VIABLE, ENVIRONMENTALLY SUSTAINABLE, AND SOCIALLY VIBRANT COMMUNITY IN BALTIMORE, MD

## PROJECT INFO

Total Housing Units: 568

Multi-Family: 109

Single Family: 478

Density (Units/Acre): 6.5

Total Acres: 62

Public Open Space (Acres): 233

Commercial Space (SF): 659

In our redevelopment plan for Park Heights, we focused on creating unity and cohesion as well as improving the quality of life in Park Heights. We achieved this by making three moves: lessening the impact of Park Heights ave as a divider on the site, creating a more harmonious relationship with the context, and improving community health by introducing urban farming and trade.

We split Park Heights Ave to slow down traffic and create two central spaces to function as a bio-swale and a community space alternating as a farmers market for the farm's produce respectively. This split is further emphasized through materiality whereby, cobble brick paving marks the split and denotes an area where the pedestrian comes first. Small business along park heights promises to create vibrant pedestrian life

The existing Parks Heights was disconnected from its context in typology and street network. Duplexes, row houses and single family homes were not clearly defined and the street network was inconsistent with mis-aligned streets and awkward dead ends. Our development remedies these 'opportunities' by continuing the existing street grid to establish fluency of the urban fabric. Pimlico rd posed perhaps the greatest disconnect and through the continuation of typology and alignment of streets we created a seamless connection.

Our introduction of an urban farm and small retail along Park Heights ave directly tackles the existing food desert. The live-work units along Park heights offer small retail spaces that are perfect for cafes and small food vendors. To maximize the effect of the urban farm, we placed it adjacent to the existing recreational center and our new senior housing to facilitate a symbiotic relationship relying on an intergenerational approach in the education and application of healthy eating and subsistence farming.

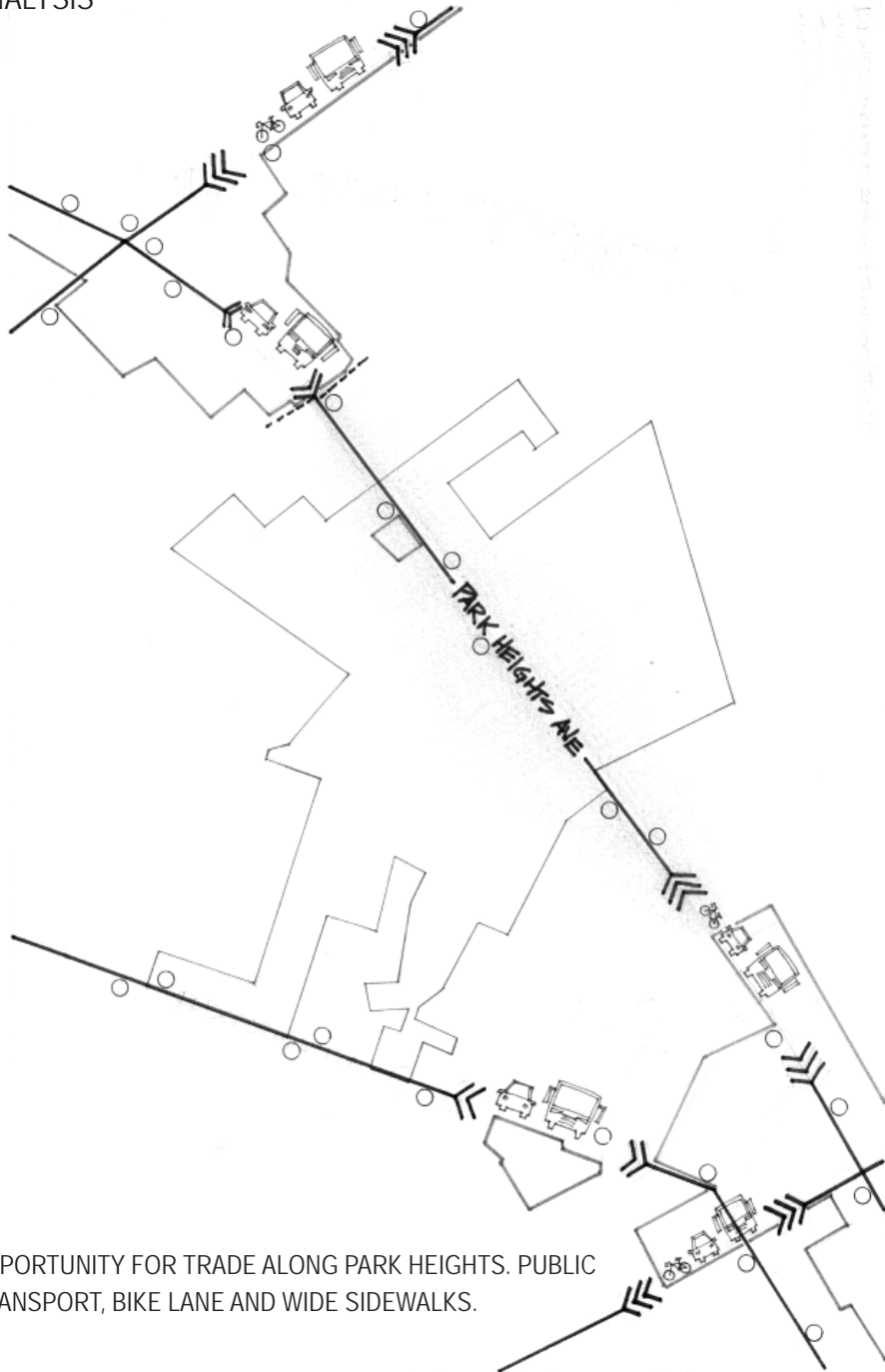




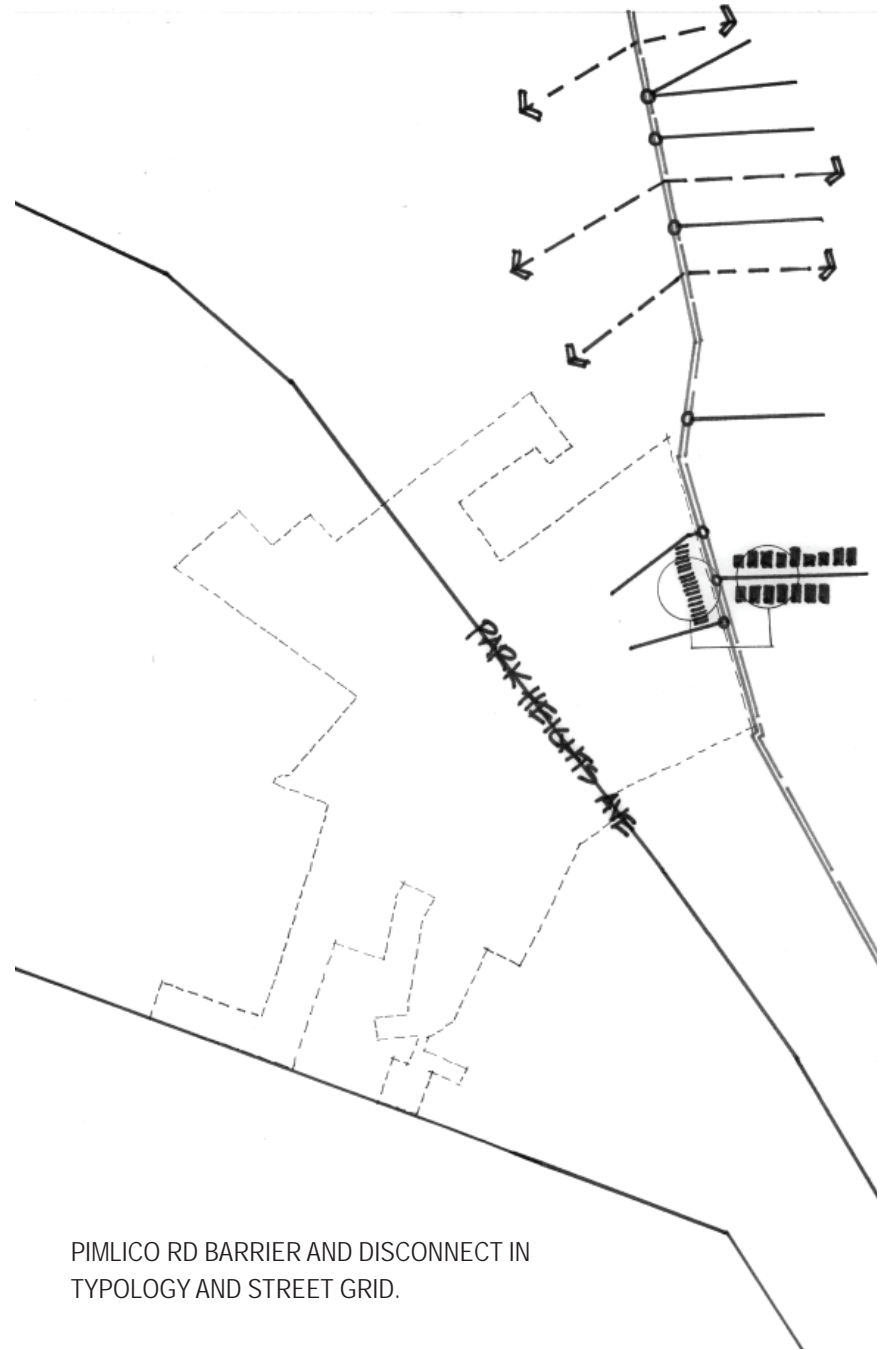
PARK BEHIND THE LIVE/WORK UNITS.  
Visual connection from the Hybrid housing complex.



ANALYSIS



OPPORTUNITY FOR TRADE ALONG PARK HEIGHTS. PUBLIC TRANSPORT, BIKE LANE AND WIDE SIDEWALKS.



PIMLICO RD BARRIER AND DISCONNECT IN TYPOLOGY AND STREET GRID.

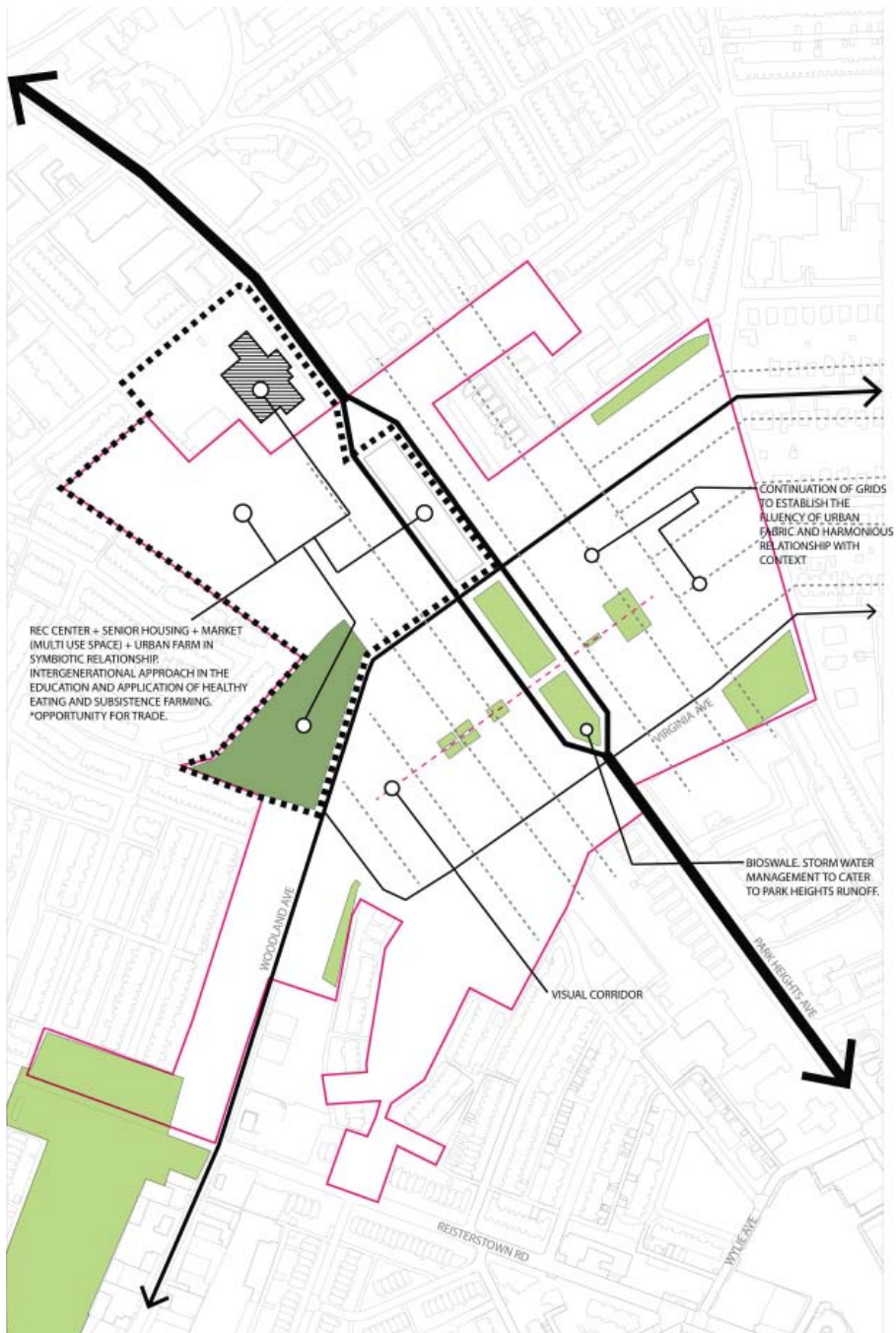


DIAGRAM OF OUR REDEVELOPMENT DESIGN ILLUSTRATING OUR KEY MOVES.

PROPOSED SITE PLAN.



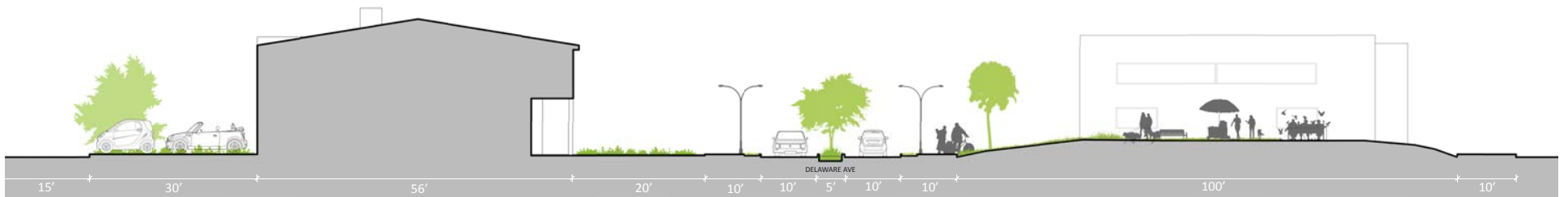
# SECTIONS



SECTION A : SOUTH OF PARK HEIGHTS THROUGH DUPLEXES.



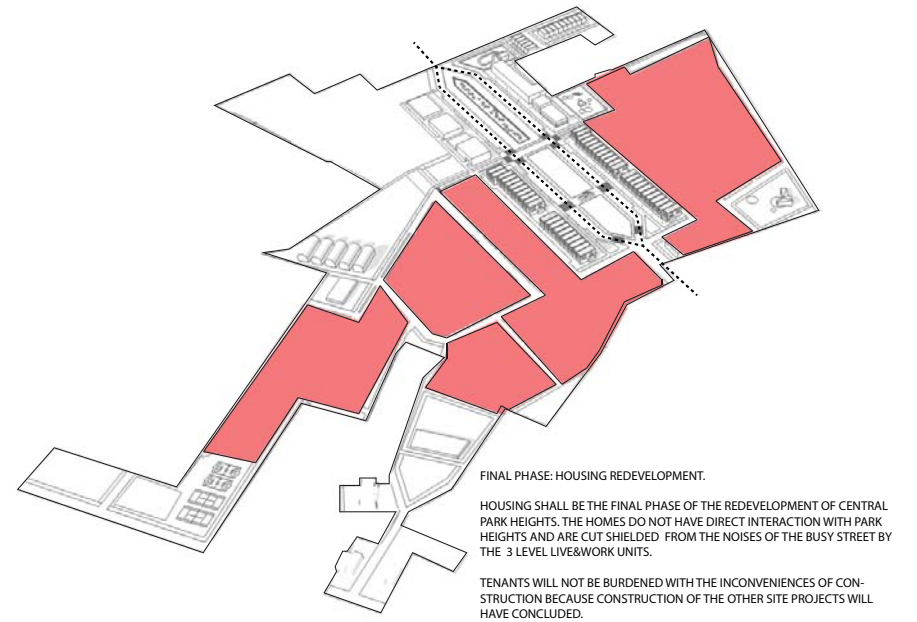
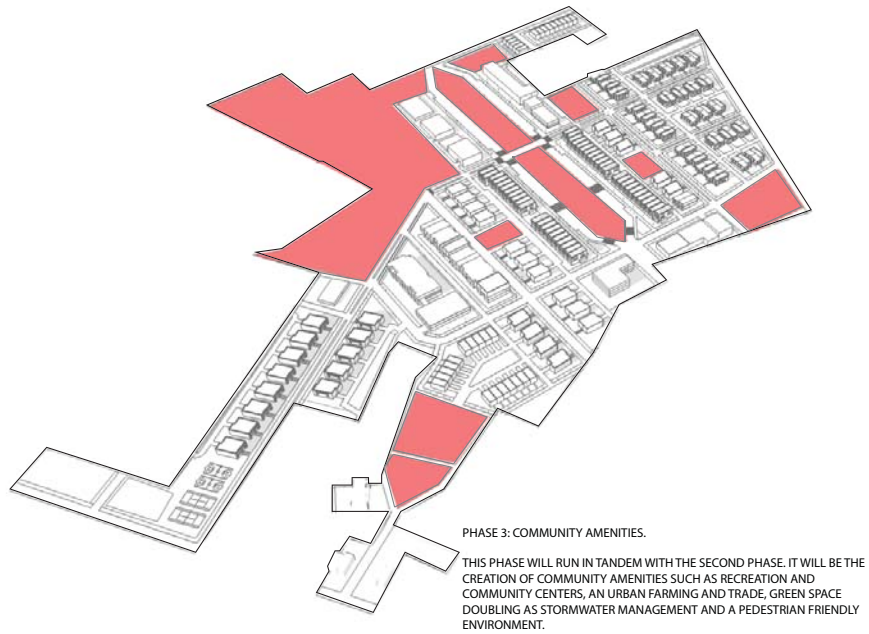
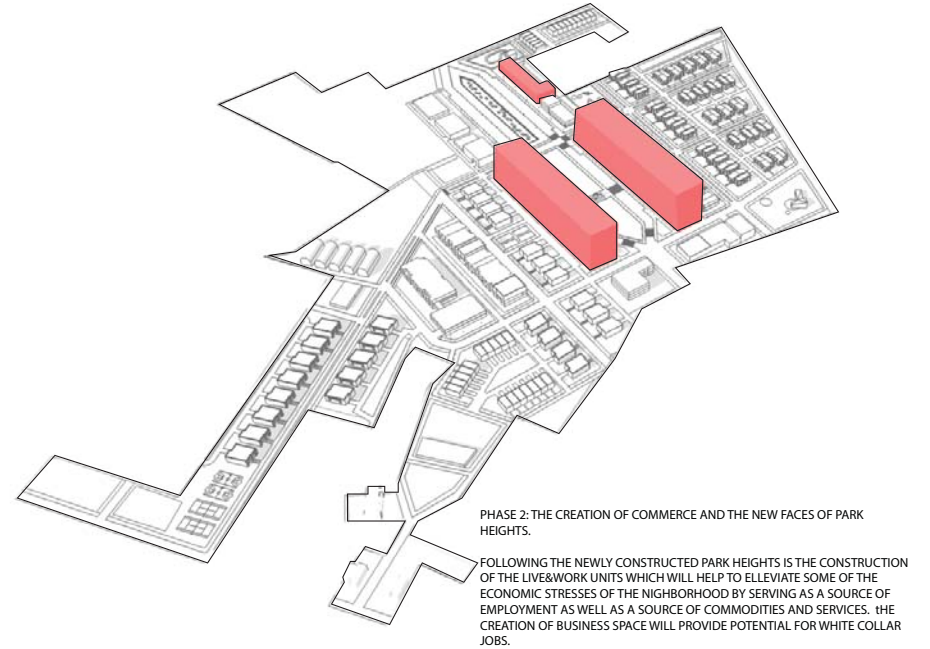
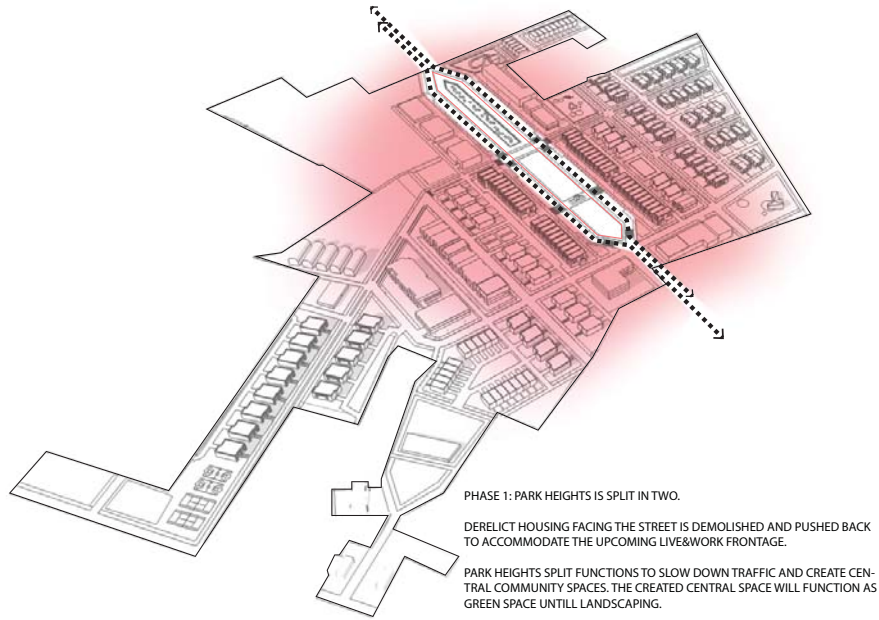
SECTION B: VIEW THROUGH PARK HEIGHTS AVENUE. BIO-SWALE IN THE SPLIT



SECTION C: POCKET PARK NORTH OF PARK HEIGHTS. SINGLE FAMILY HOMES ACROSS DELAWARE AVE.



# DEVELOPMENT PHASES





# LANDUSE DIAGRAM

**Clinic/Pharmacy**  
Is located off of a major road which allows for easy entrance.

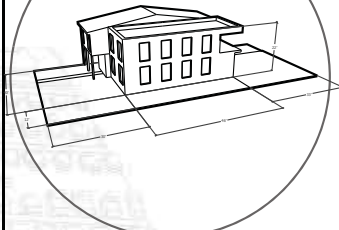
**CC Recreation Center Welcome Center**  
Parking space and welcome center for the newly built recreation center. Makes the entrance noticeable and inviting.

**Senior Housing**  
The housing is located near major nodes which allows for elders to have easy access to places they need to go to.

**Urban Market**  
Market that provides fresh produce and other products to the community which helps solve the food desert problem in the area.

**Early Childhood Development Center**  
In close proximity of Pimlico Elementary/Middle School. Close to the market which gives parents the opportunity to do some shopping before or after visiting the center.

**Single Family Homes**

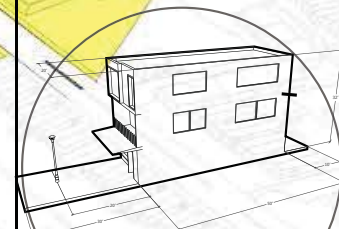


**CC Jackson Recreation Center**

**Park**  
Green space for the single family homes.

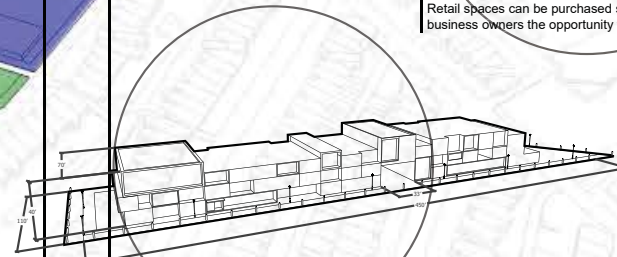
**Urban Farm**  
Urban farm provides jobs and is a source for the farmers market.

**Bioswale**



**Live/Work Rowhomes**  
Retail spaces can be purchased separately which gives business owners the opportunity to expand their work space.

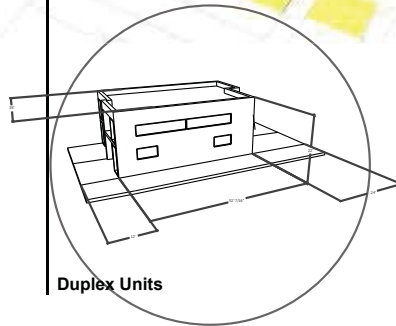
**Exercise Field/ Park**  
Continuation of the Jack Paulsen Park. Dedicated green space for existing rowhomes.



**Hybrid Units**

**Visual Connection**  
Maintains a visual connection from the commercial center to the single family homes which allows for a connection between east and west of Park Heights.

**Community Center/Pool**  
One of the destinations of the pedestrian boardwalk. Attracts members from the surrounding community into Central Park Heights.

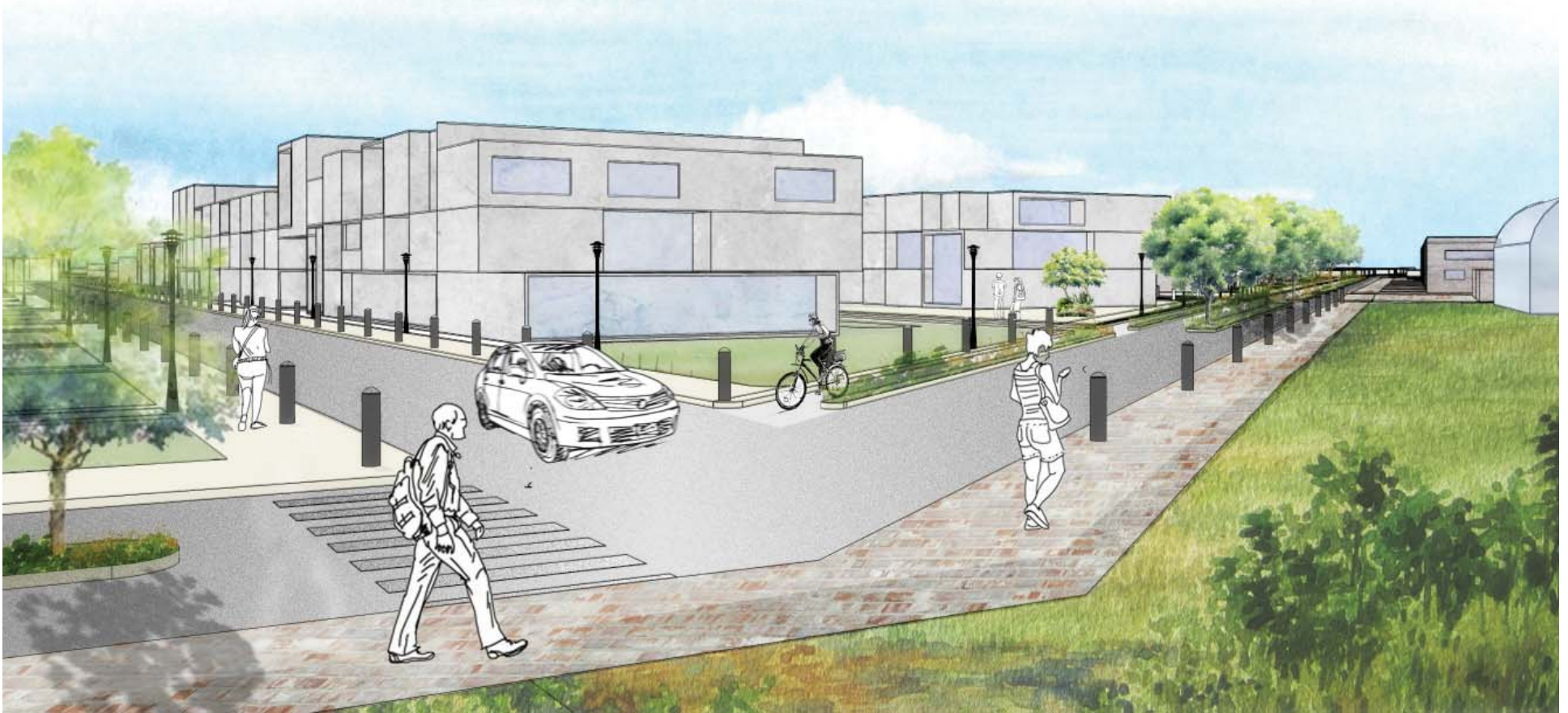


**Duplex Units**



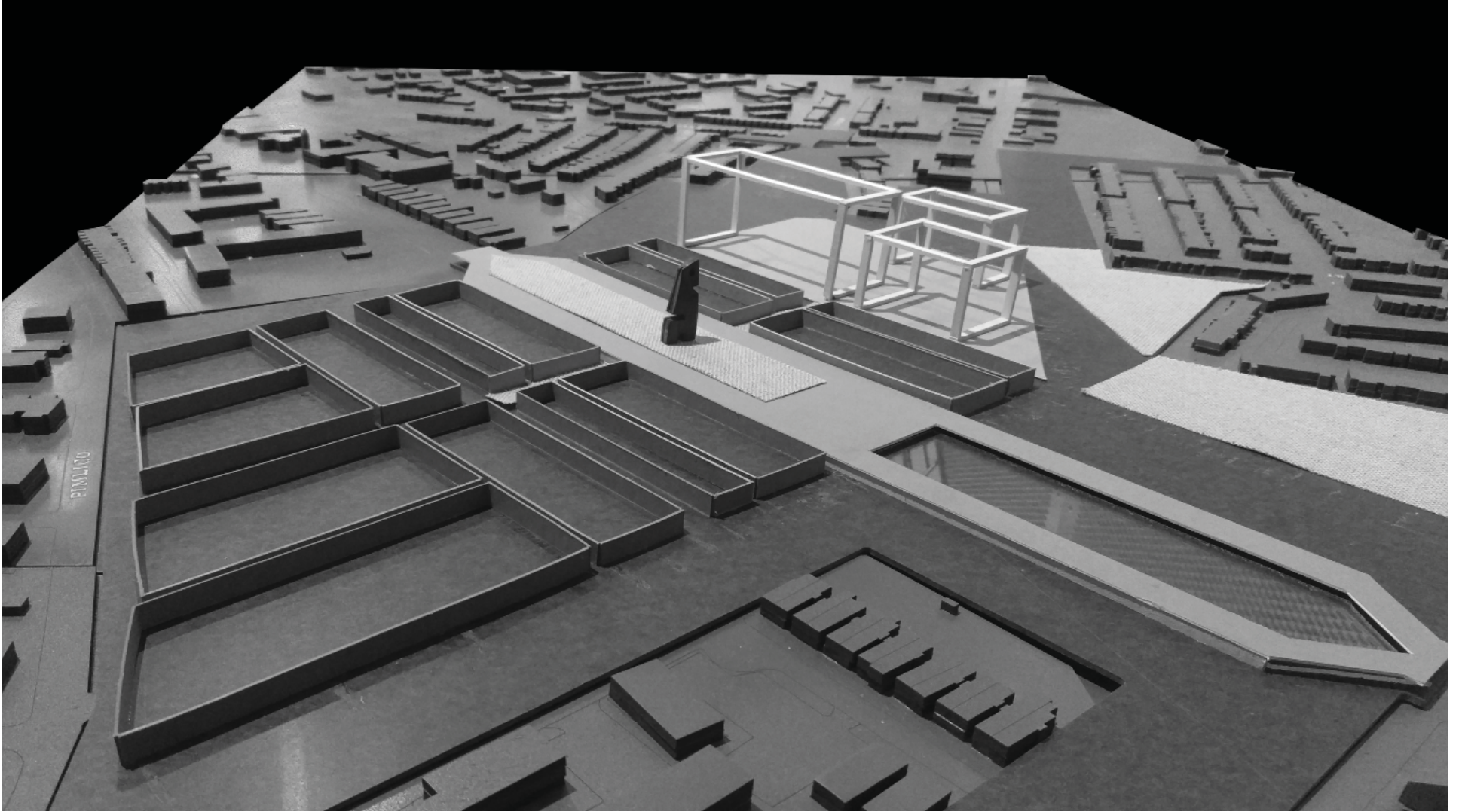


THE NEW PARK HEIGHTS AVE



VIEW DOWN WOODLAND AVE WITH URBAN FARM TO THE RIGHT AND HYBRID HOUSING TO THE LEFT.





PHYSICAL MODEL