

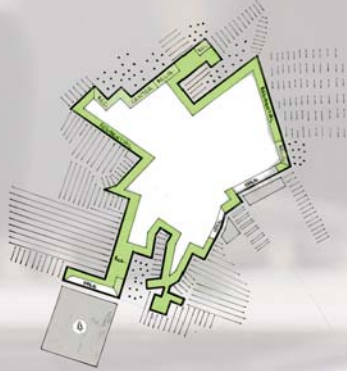


PARK HEIGHTS REVITALIZATION

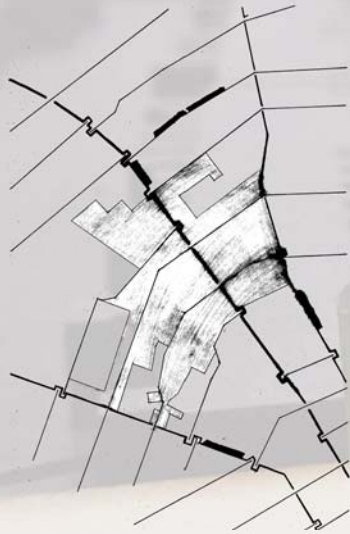
The urban analysis revealed issues such as lack of connectivity within the site and to surrounding neighborhoods, a loop-hole for employment opportunities and non-functional site edges acting as physical and mental barriers. In an effort to resolve these individually while working towards the urban redevelopment scheme, several urban systems such as infrastructure and built environment were implemented for the generation of economically viable, environmentally sustainable, and socially vibrant urban communities. The team considered two existing programs outside of the RFQ (Pimlico Elementary School and Rec center) to be acting as edge anchors that stabilize the site and surrounding neighborhoods. To enhance the stability, the design intervention explores the addition of other stabilizing anchors such as a community hub centered at the core of the site with an urban farm and a micro-house park on the site edges.

Central Park Heights, Baltimore, MD
Undergraduate Submission

URBAN ANALYSIS



In an effort to explore the design interventions of an in-fill site, the urban analysis discovered the various physical site edges in terms of building typologies (single-family detached, rowhouses, institutional) and land use (residential, commercial, institutional).

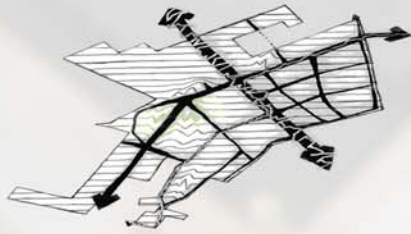


This street network analysis showed Park Heights Avenue as being a major collector road going North and South. The diagram also discovered the disconnected street network system between East and West which establishes mental barriers between the site and the surrounding neighborhoods.

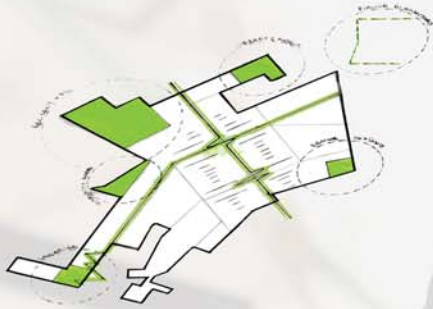


This diagram shows a lack of public amenities and employment opportunities immediate to the site.

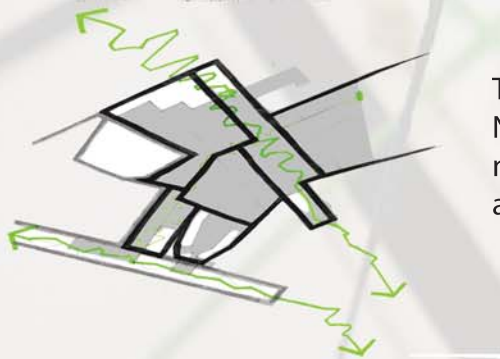
CONCEPT DIAGRAMS



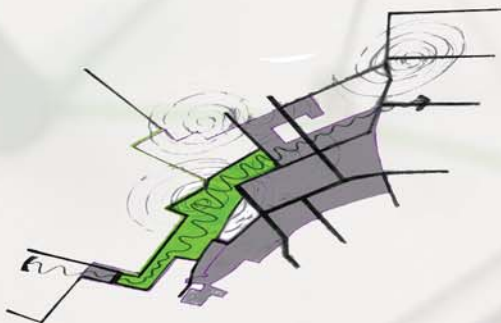
This diagram conceptualizes heavy activity on two major boulevards; Park Heights and Woodland Avenues. The change in background lines represent activity around the anchors such as the commercial court, micro-house park and the community hub.



This diagram represents the different influencing anchors through out the site such as the urban farm and the library museum including the existing anchors such as the recreational center and the Pimlico Elementary School.



This diagram emphasizes the role of Park Heights Avenue as a divider. Due to it's heavy North-South commute traffic, the avenue acts as a divider between East and West of the neighborhood. By taking advantage of the heavy traffic on Park Heights Avenue, it allowed for the site to exploded into sub-communities.



This diagram visualizes Woodland Ave to be the commercial area because of it's proximity to Reisterstown Road where all the major commercial and retail activity happens and the recreational center.

ECONOMICALLY PRODUCTIVE

SOCIALLY VIBRANT

ENVIRONMENTALLY SUSTAINABLE

ANCORES

The ANCORES Proposal maximizes the use of the existing anchors in the neighborhood to influence the community, and it introduces new anchors to stabilize the upcoming community.



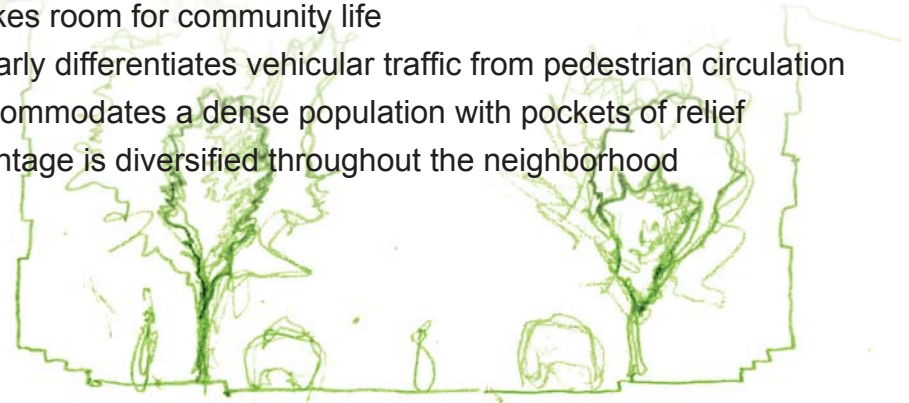
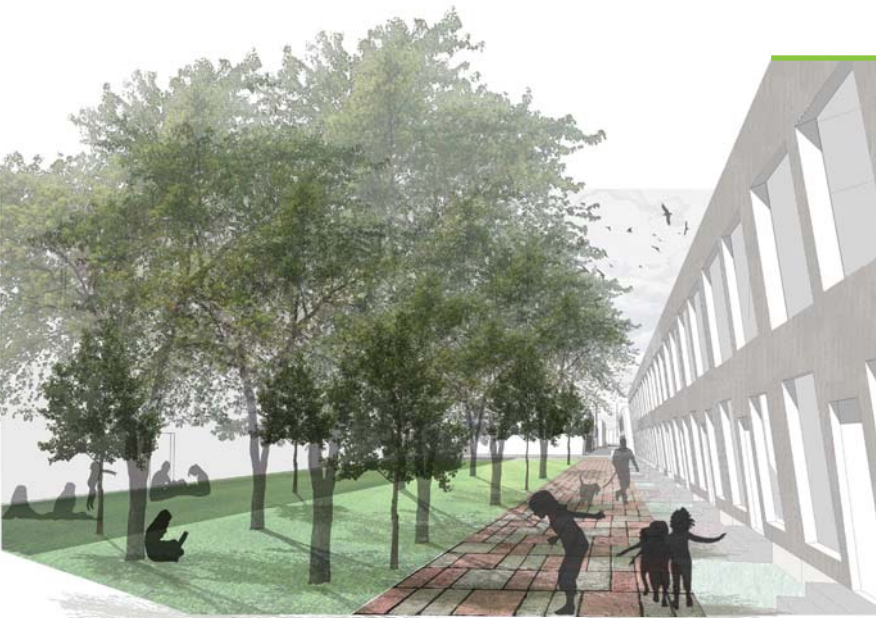
- Provides a job market in an economic loophole area
- Acts as an anomaly in a highly residential area
- Brings amenities nearby residents (grocery, shops)
- Gives room to diversify the neighborhood demographically

ECONOMICALLY VIABLE



SOCIAL VIBRANCE

- Provides layers of privacy and semi-publicity
- Makes room for community life
- Clearly differentiates vehicular traffic from pedestrian circulation
- Accommodates a dense population with pockets of relief
- Frontage is diversified throughout the neighborhood



PEDESTRIAN ROADWAYS

The Pedestrian Alleys and Attached Backyards are sandwiched between two vehicular corridors—one public and the other private. These alley ways are dominated by foot-traffic to maximize sociability. The immediate frontage along Park Heights Avenue contrasted with the frontyard space on Palmer Avenue is the measure of privacy that differentiates the public realm from the residential realm.

ENVIRONMENTALLY SUSTAINABLE

- Serves as a new typological implementation in the city
- Adds prominence to the cityscape via Park Heights
- The park is a public pedestrian experience to open up the new typology to the surrounding community
- A low density relief to highly dense environment
- Promotes modest living



THE MICRO PARK

The Micro Park is an open, environmentally sustainable recreational neighborhood on the outskirts of the project RFQ. This subcommunity is the development's environmental implementation, to responsibly support the natural landscape and to encourage healthy, conservative and low cost lifestyles. The core of the park serves as the primary experience for the pedestrian network.