



Client

Housing Authority of Baltimore City
Living Design Lab

Dates

2015

Program

Neighborhood Planning
Community Outreach
Street Design

Relevance

New Urbanism
Transportation planning

Services

Urban Design
Project Graphics

Team

PLANNER
Hord Coplan Macht
URBAN DESIGN
John Moynahan UDP

Project Challenge

The large study area comprised of built and vacant areas, and several highly-used streets acting as physical boundaries to several schools and Johns Hopkins Hospital, result in weakly defined fragmented neighborhoods. Baltimore City should be commended for its commitment to residents of Perkins Homes.

Funded in 2010, the Choice Neighborhoods Initiative (the successor to HOPE VI) is a federal program that aims to catalyze change by supporting locally driven strategies to transform impoverished neighborhoods into sustainable, mixed-income communities. The HUD-administered program provides grants to fund critical improvements in community assets, including vacant property, housing, services, and schools, to support safe, thriving neighborhoods.

Where HOPE VI focused on the transformation of public housing, Choice Neighborhoods is more comprehensive, focusing on the transformation of entire neighborhoods.

Background

The target public housing site—Perkins Homes—is currently home to 587 families in 629 units. Built in 1942, Perkins Homes has long outlived its useful life such that complete demolition is now necessary. The larger study area, known as Perkins Somerset Oldtown (PSO), is a community of 5,939 residents in 2,122 households.

Approach

Beginning with a series of community engagement workshops, the team gathered information from residents and key stakeholders to fully understand the historical, political, social and economic forces that have shaped the neighborhood. Through in-depth analysis of existing conditions that included field documentation, census data and GIS data collection, the team developed a revitalization strategy that identifies clear priorities and goals. In collaboration with city agencies, these priorities were translated into specific projects that could then be queued to the city's CIP.

Plan

The long-term vision of the PSO Transformation Plan is to transform Perkins Homes and the surrounding community into a Community of Choice that is inviting, promotes resident pride and unity among neighbors, and is integrated into the surrounding area. The redevelopment of the 33-acre Perkins Homes replaces 629 public housing units into an integrated mixed-income community with a diversity of housing choices.

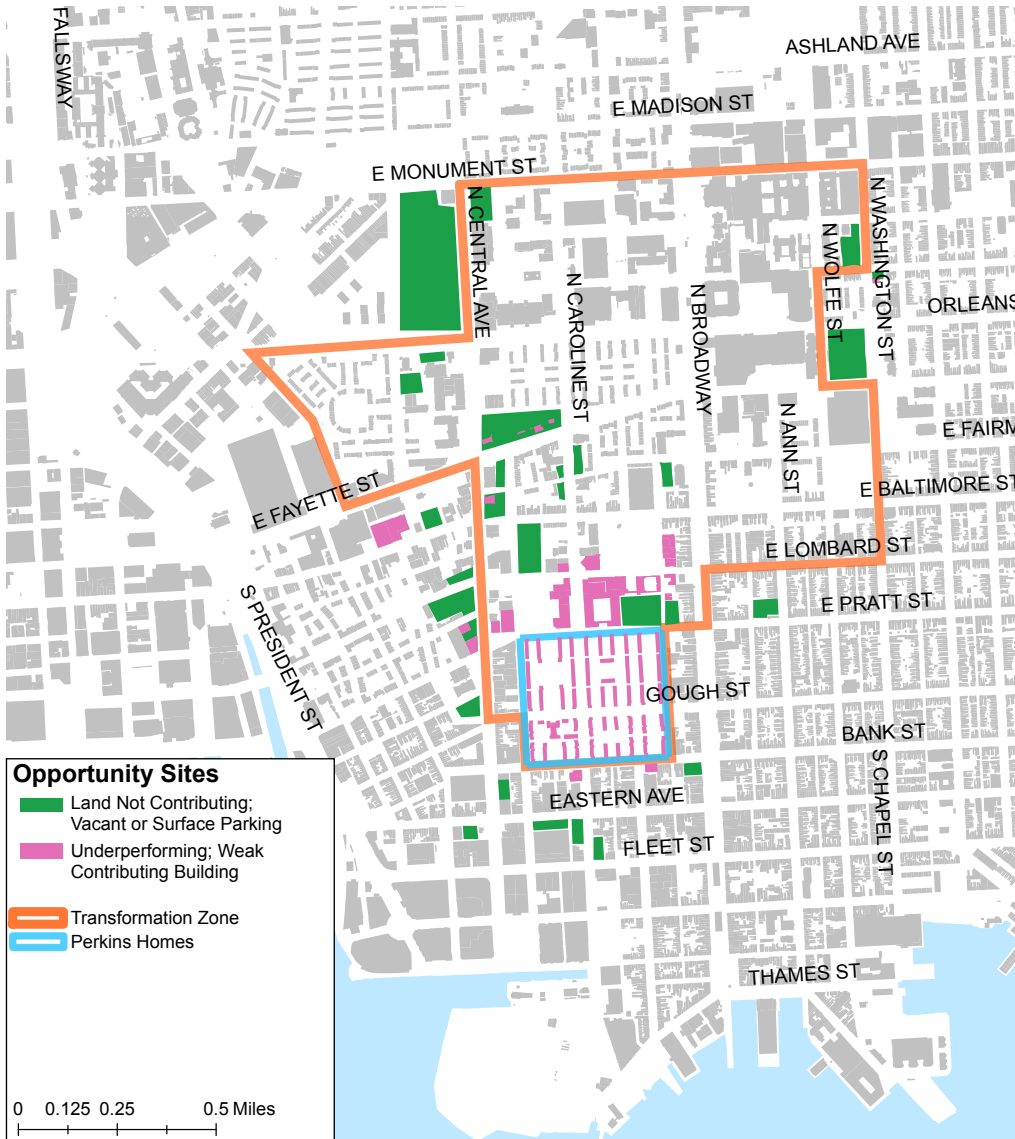
Perkins Homes

Baltimore, Maryland

In total, the plan will deliver 1,345 new residential units within walking distance to employment, transit services, parks, neighborhood services and retail.

Activities

John Moynahan UDP was part of the neighborhood planning team for Baltimore City's application for the HUD Choice Neighborhood Grant Application. The neighborhood planning team developed a neighborhood revitalization strategy that centered around new mixed-income housing, commercial development, open spaces and street corridors, while identifying potential specific building reuse projects, street transformations, and development opportunities.



An example of neighborhood scale open space and street intersection design.