“A community focused on developing a strong foundation with sustainable achievements.”

Special Acknowledgements:
S. Robert Kaufman (Capstone Mentor), Southwest Partnership

Presenter: Molline C. Jackson
Spring 2016
AGENDA

- Overview
- Market Analysis
- Site Design & Sustainability
- Conclusion
EXISTING CONDITIONS
ADAPTIVE REUSE Development
(within the Historic District of Hollins Market, 21201)

CLASS B – Senior Housing with some retail; a by right development

Building (5- stories)
• Ex. Historic Dormitory 23,000 sf.
• 47 residential 1-bedroom (micro- apartments)
• 1,000 sf. of retail use

Amenities
• 900 sf. of recreation space/ Tech lab.
• 850 sf. for a shared community kitchen & dinning room
• Green roof w/ a spice garden near the kitchen

Streetscape
• 21 off-street parking spaces (5 covered & 16 uncovered)
• Public on-street parking spaces
PRIME LOCATION = COMPATABLE USES + ACCESS TO TRANSIT

OVERVIEW

PHASE I

S1 = Crossroads Apartments (1992)

PHASE II

S2 = Mt. Claire Overlook (1980)

S3 = Hollins House (1983)

PHASE III

Carter Memorial Church (i.e. old St. Peter’s Church & St. Peter’s Adult Learning Center)

James McHenry E.S.
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<table>
<thead>
<tr>
<th><strong>Strengths/ Opportunities</strong></th>
<th><strong>Weakness/ Challenges</strong></th>
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<tbody>
<tr>
<td>✓ Very Accessible w/ high walking scores (88) and transit score (77).</td>
<td>✓ Unstable commercial market</td>
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<tr>
<td>✓ Strong rental population</td>
<td>✓ High unemployment rates.</td>
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<tr>
<td>✓ Very low vacancy rates for senior housing</td>
<td>✓ Reputation of blight and extreme property negligent</td>
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<tr>
<td>✓ Strong Institutional Anchors: UMD Medical System and Bio Park, Bon Secours Hospital, B &amp; O Railroad Museum, Oriole Park at Camden Yards, John Hopkins, and the Inner Harbor.</td>
<td>✓ Steady declining population</td>
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<tr>
<td>✓ Extensive history (the oldest city)</td>
<td>✓ Very little new construction.</td>
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Hollins Market Historic District

the People & Jobs matter

Employment Status

- Employed: 54%
- Unemployed, retired or Disable: 46%

Occupancy Rates

- Owners: 7%
- Renters: 93%

Household

- Ave. Household Income: $40,604
- Ave. Household Net Worth: $237,468
- Med. Home Sale Price: $114,500
- Ave. Household Total Exp.: $37,780 (93% of the total income)
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1. Covered Parking / Garden Area
2. Rain Barrels
3. Shared Kitchen & Dining Room
4. Micro Apartments
5. Retail Space & Outdoor Seating Area
Micro-Apartments:
(Building Efficiency 85%)
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COMMUNICATION is key!!

“**A community focused on developing a strong foundation with sustainable achievements.**”

**Primary Goals:**

1. **MEET** the community’s objectives
2. **GENERATE** sustainable revenue
3. **RAISE** the quality of inventory for Senior Housing
4. **FOSTER** strong relationships
QUESTIONS?

Thank you!
Community Benefits

✓ **GREEN affordable senior housing** ranging from 30% to 60% AMI

✓ **Adaptive reuse of a vacant historic building.** Blighted community enhanced with quality/sustainable Class B – senior housing provides great access to local amenities

✓ **Retail use provides a meeting place;** encourages community interaction

✓ **Improved Streetscape** w/outdoor seating area, lighting, public art, SWM facilities and plantings

✓ **Improved Neighborhood Image:** safe and walkable streets. More “eyes on the street.”

✓ **Programmed recreation space/ Tech Lab**

✓ Mentorship/ training programs initiated **to build strong partnerships** with the neighboring uses
QUALITY OF DESIGN
• Mixed-Use - residential & retail uses
• Preservation of historic character.
• Age in Place

IMPROVED ACCESS
• Improved walkability (increase tree canopy, SWM facilities, streetscape design and public art). More “Eyes on the street.”
• Affordable senior housing in an urban setting (very accessible).

NEW TECHNOLOGY
• Micro Apartments
• Green Roof/ Rainwater facilities
• Tech Lab