



SOWEBO
Village

*“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

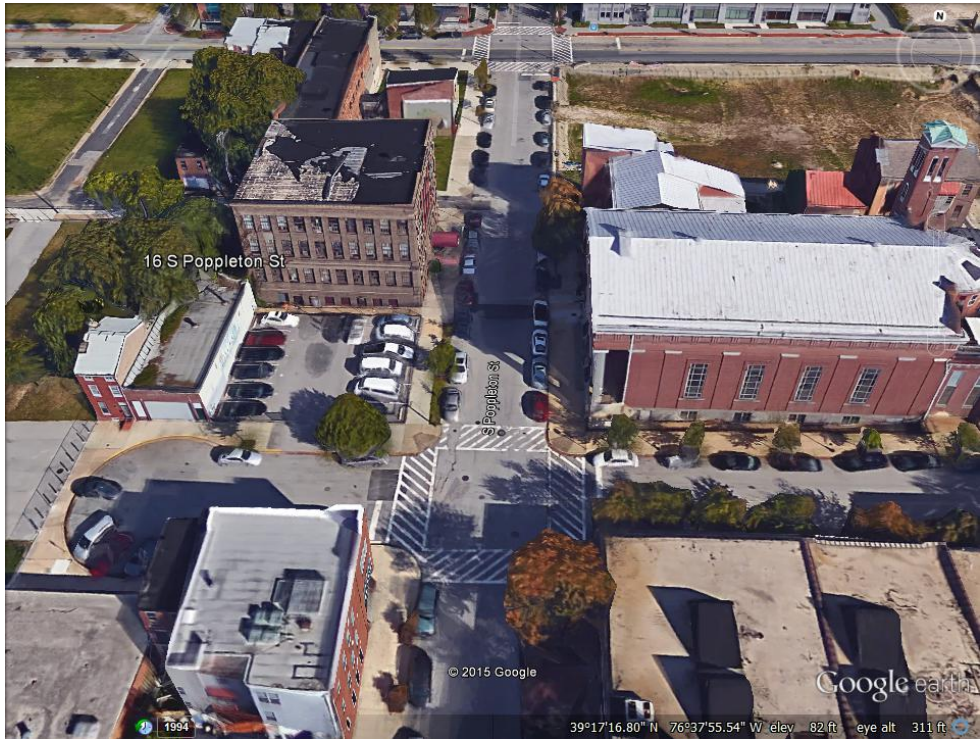




EXISTING CONDITIONS



SITE DESIGN & SUSTAINABILITY



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 & dining 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



PHASE I

S1 = Crossroads Apartments (1992)



PHASE II

S2 = Mt. Claire Overlook (1980)



PHASE III

S3 = Hollins House (1983)



James McHenry E.S.



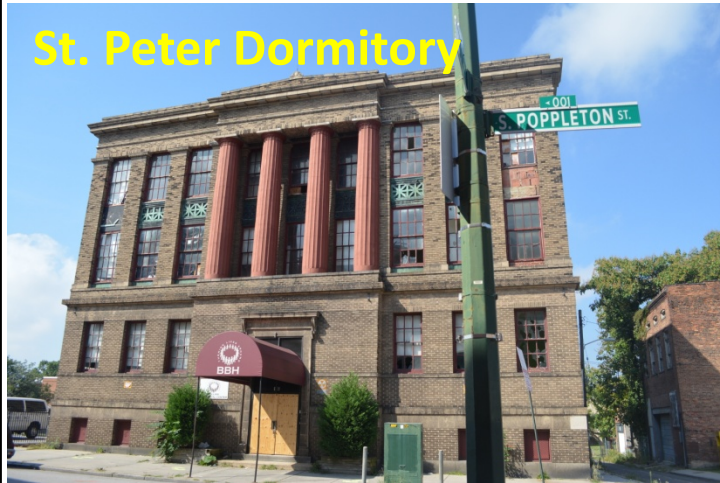
Carter Memorial Church (i.e. old St. Peter's Church & St. Peter's Adult Learning Center)



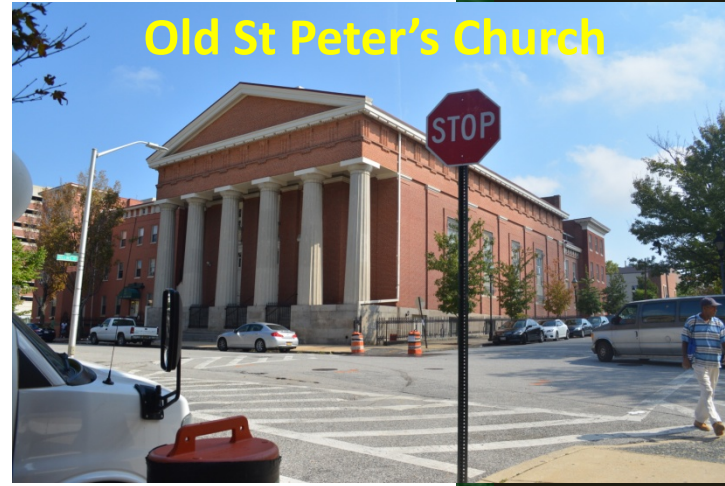
HOLLINS MARKET HISTORIC DISTRICT



St. Peter Dormitory



Old St Peter's Church



Hollins Market



Lithuanian Hall



Irish Shrine



St. Peter's Adult Learning



B&O Roundhouse



OVERVIEW



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Strengths/ Opportunities	Weakness/ Challenges
✓ Very Accessible w/ high walking scores (88) and transit score (77).	✓ Unstable commercial market
✓ Strong rental population	✓ High unemployment rates.
✓ Very low vacancy rates for senior housing	✓ Reputation of blight and extreme property negligent
✓ Strong Institutional Anchors: UMD Medical System and Bio Park, Bon Secours Hospital, B & O Railroad Museum, Oriole Park at Camden Yards, John Hopkins, and the Inner Harbor.	✓ Steady declining population
✓ Extensive history (the oldest city)	✓ Very little new construction.

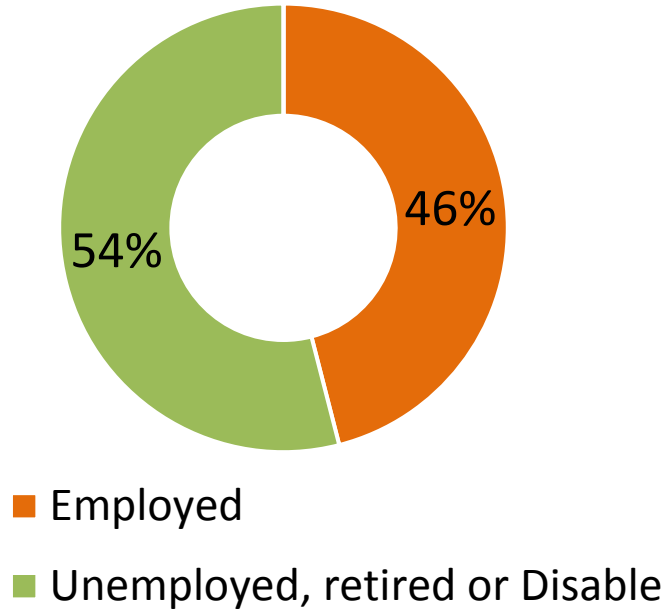


Hollins Market Historic District

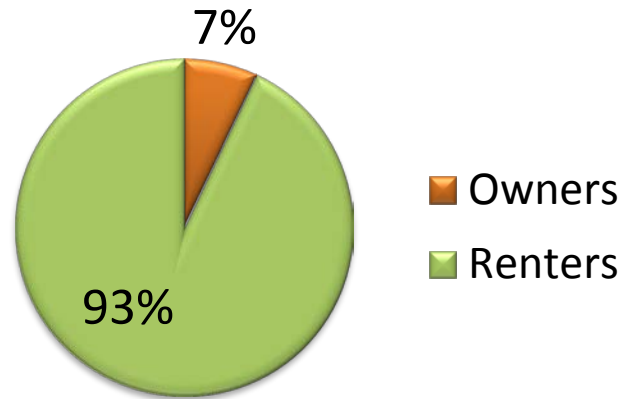
the People & Jobs matter



Employment Status



Occupancy Rates



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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PROPOSED BUILDING



*Images by:
Jennie Gross*



BOOTH STREET

S. POPPLETON STREET

HOLLINS STREET

Backyard

3D People
Proposed Church
23,000 sq ft

Water Memorial Church

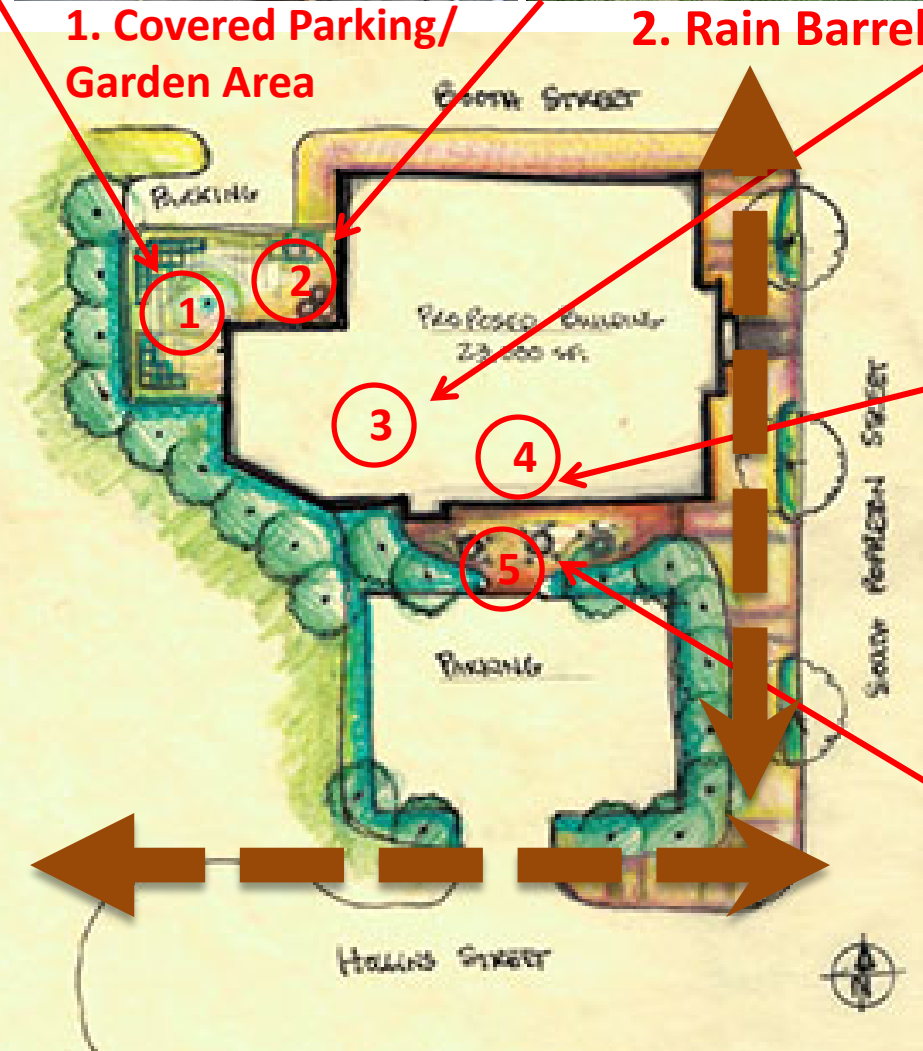
James



**1. Covered Parking/
Garden Area**

2. Rain Barrels

**3. Shared Kitchen &
Dining Room**



4. Micro Apartments



**5. Retail Space &
Outdoor Seating Area**

SITE DESIGN & SUSTAINABILITY



Micro –Apartments:
(Building Efficiency 85%)





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“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!

Capstone Presentation (MRED)
Presenter: Molline C. Jackson
Spring 2016

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



Coffee Shop

First Floor Retail Space

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**



Community Center

Recreational/Tech Lab

*Images by:
Jennie Gross*