



HOUSING AUTHORITY of BALTIMORE CITY

TRANSFORM POE

Poe Homes | Poppleton | Hollins Market
Choice Neighborhoods Initiative

HOUSING AND DESIGN CHARENTE SUMMARY

(SEPTEMBER 10, 2019)

Prepared by EJP Consulting Group
(in partnership with Living Design Lab + Hord Coplan Macht)

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DESIGN CHARETTE

Engaged

+60 PARTICIPANTS

6 TEAMS

Where Teams **COLLABORATED** to **CRAFT**

2 Housing Plans:

1. **LOCAL PLAN**

(only at Poe Homes)

2. **EXPANDED OPPORTUNITY PLAN**

(if surrounding land were to become available)

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Plans addressed the following **GOALS**:

REPLACE ALL UNITS (I for I Replacement) →	288 Residential Units
Create a MIXED-INCOME COMMUNITY →	<u>289 Residential Units</u>
Total Units →	577 Residential Units

VARIETY OF HOUSING TYPES and Locations

Locate **OPEN SPACES**

Locate **COMMUNITY** and **RETAIL** (if Possible) Spaces

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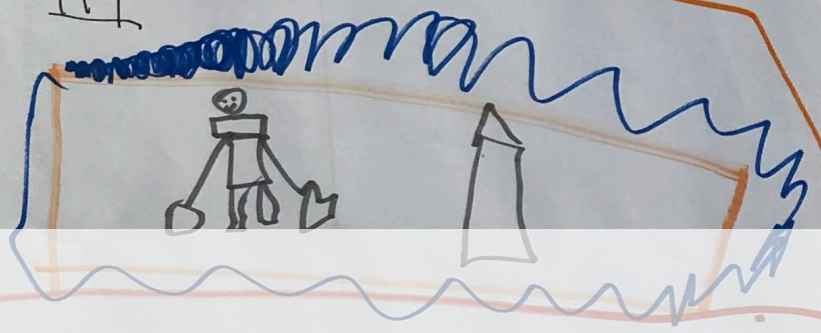


**in 2 HOURS
over 12 PLANS GENERATED**

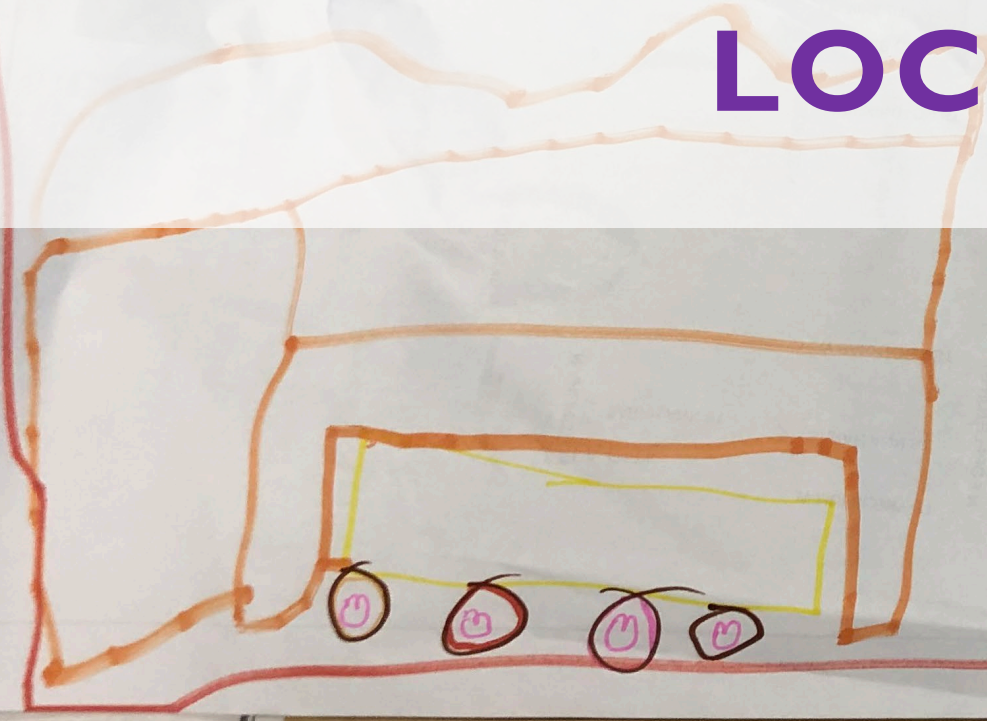




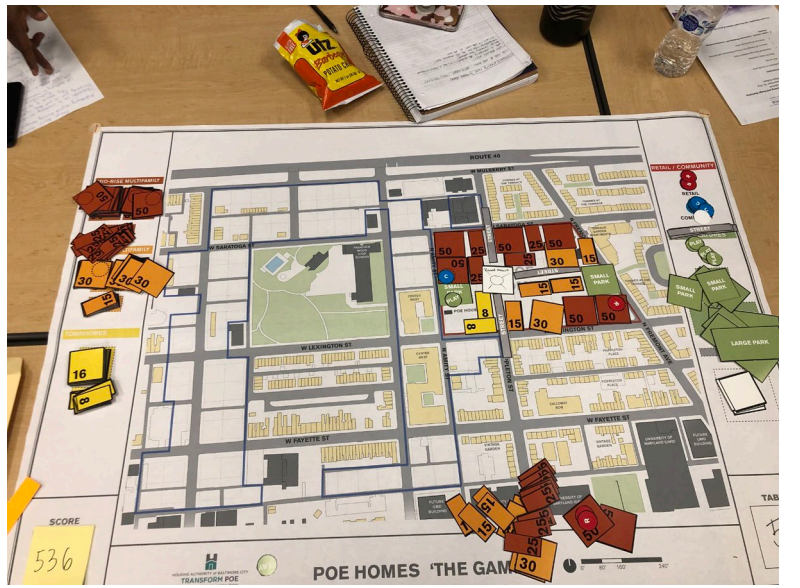
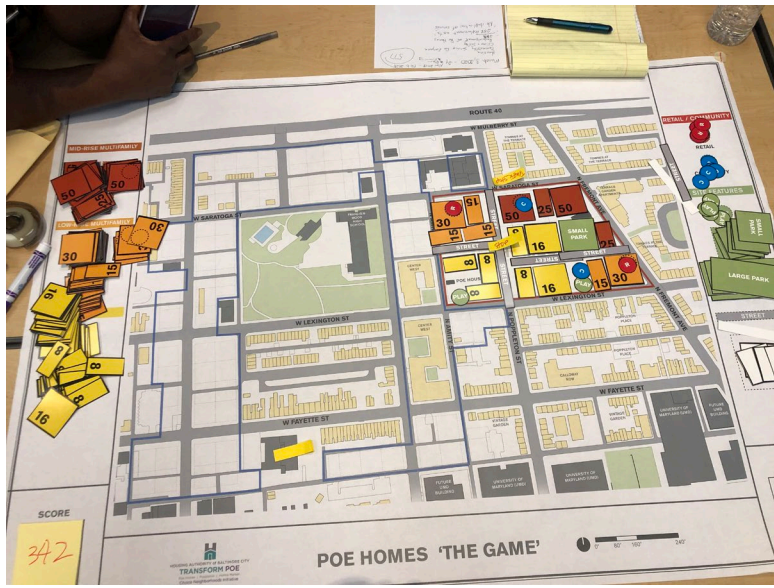
Blair Pinnacle III



ROUND I: LOCAL PLANS



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6 LOCAL PLANS → DISTILLED TO 3 PLAN OPTIONS

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POE HOMES ONLY

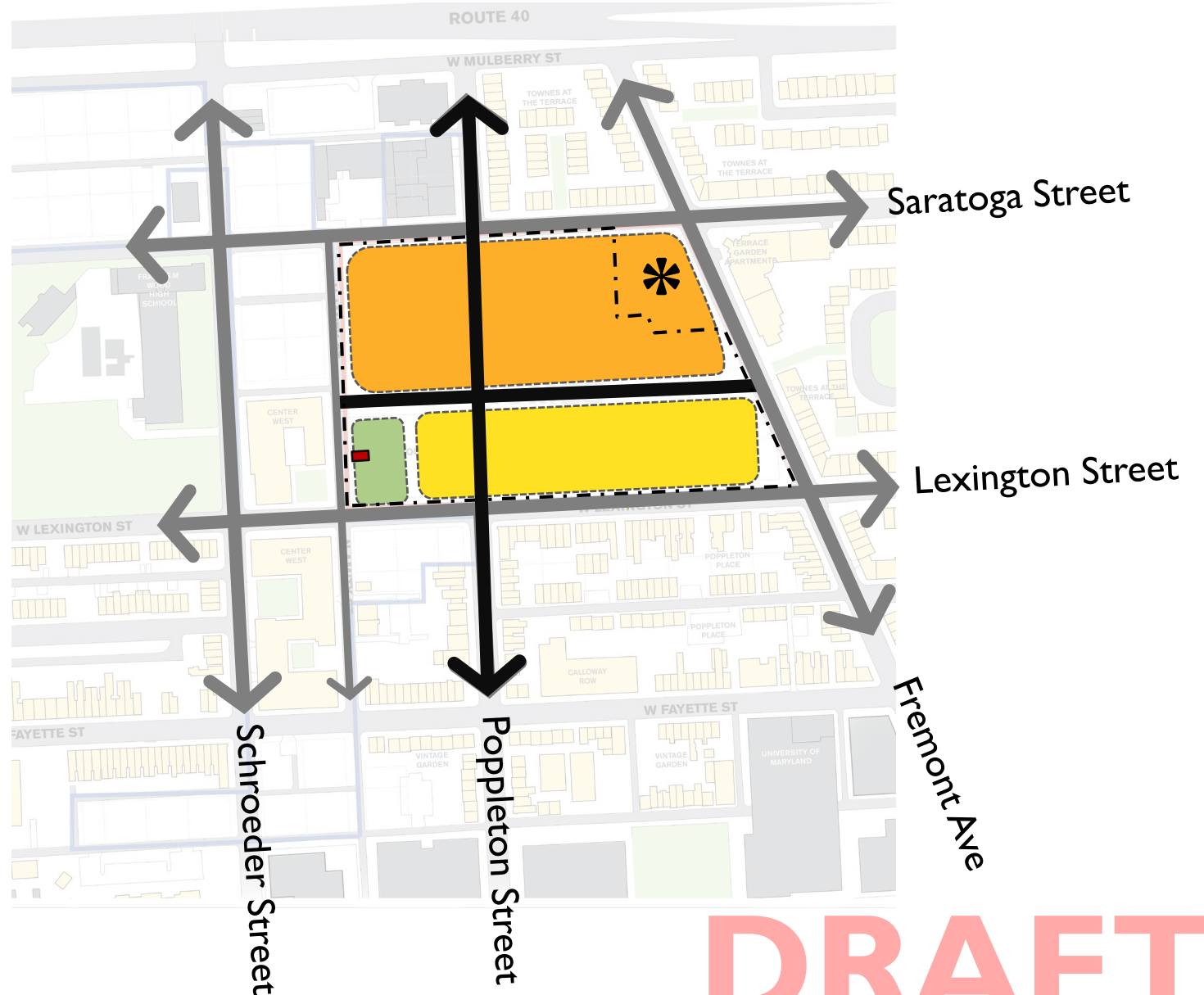
COMMON THEMES

1. Extend Poppleton Street and enhance internal connections 
2. Multifamily on the north side, Townhouses on the south side  
3. Preserve historic Poe House 

 New Street Connections





 Existing Streets

 Mt Olive Free Baptist Church Site (included as potential opportunity site)




POE HOMES SITE

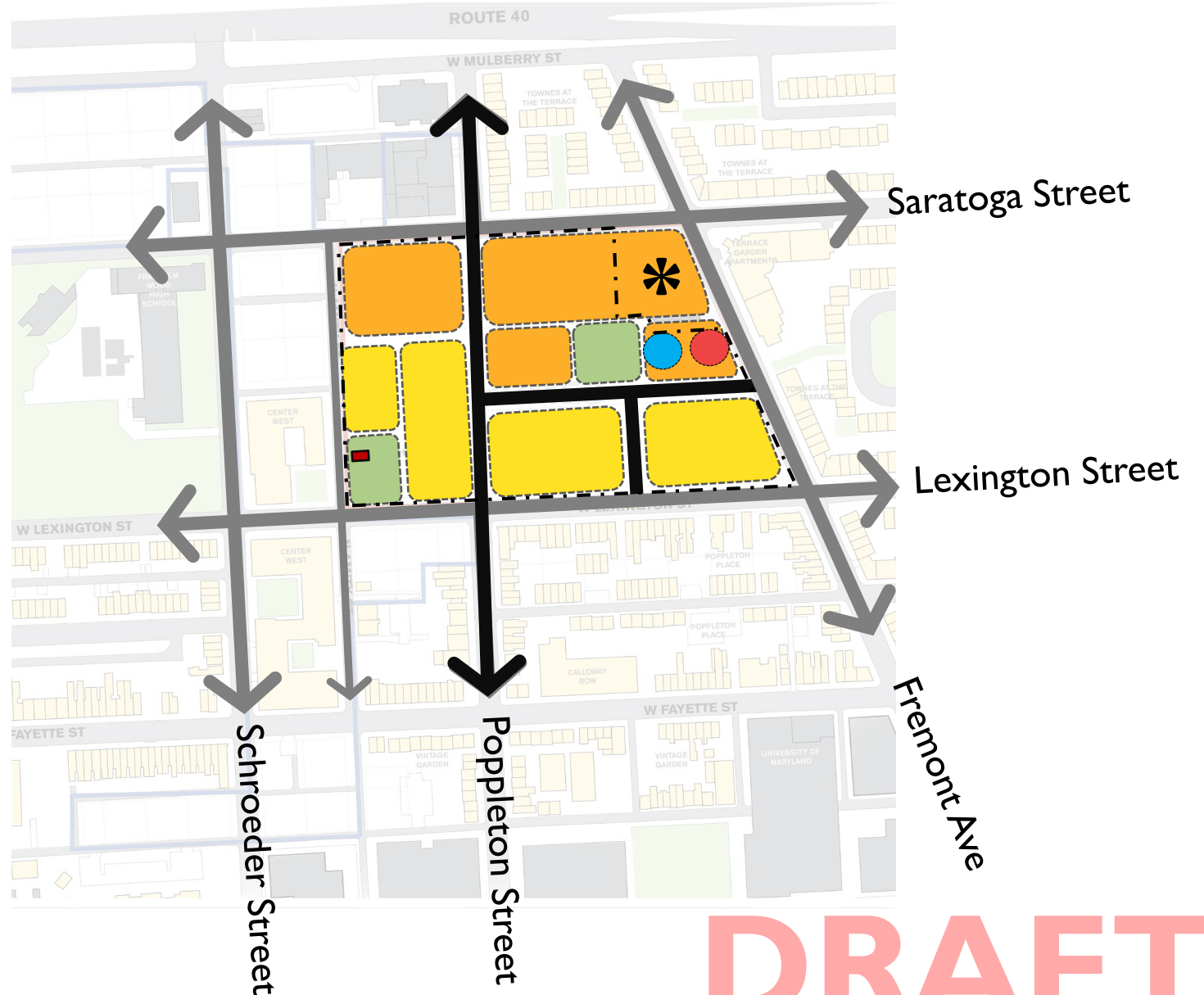
OPTION A: Central Park

- 1. Residential Units: 300-360 DU
- 2. Extend Poppleton Street
- 3. Multifamily located along Saratoga 
- 4. Townhouses located along Lexington 
- 5. Internal Central Park
- 6. Community Space on park 
- 7. Retail on Fremont 

 New Street Connections

 Existing Streets





 Mt Olive Free Baptist Church Site (included as potential opportunity site)



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POE HOMES SITE

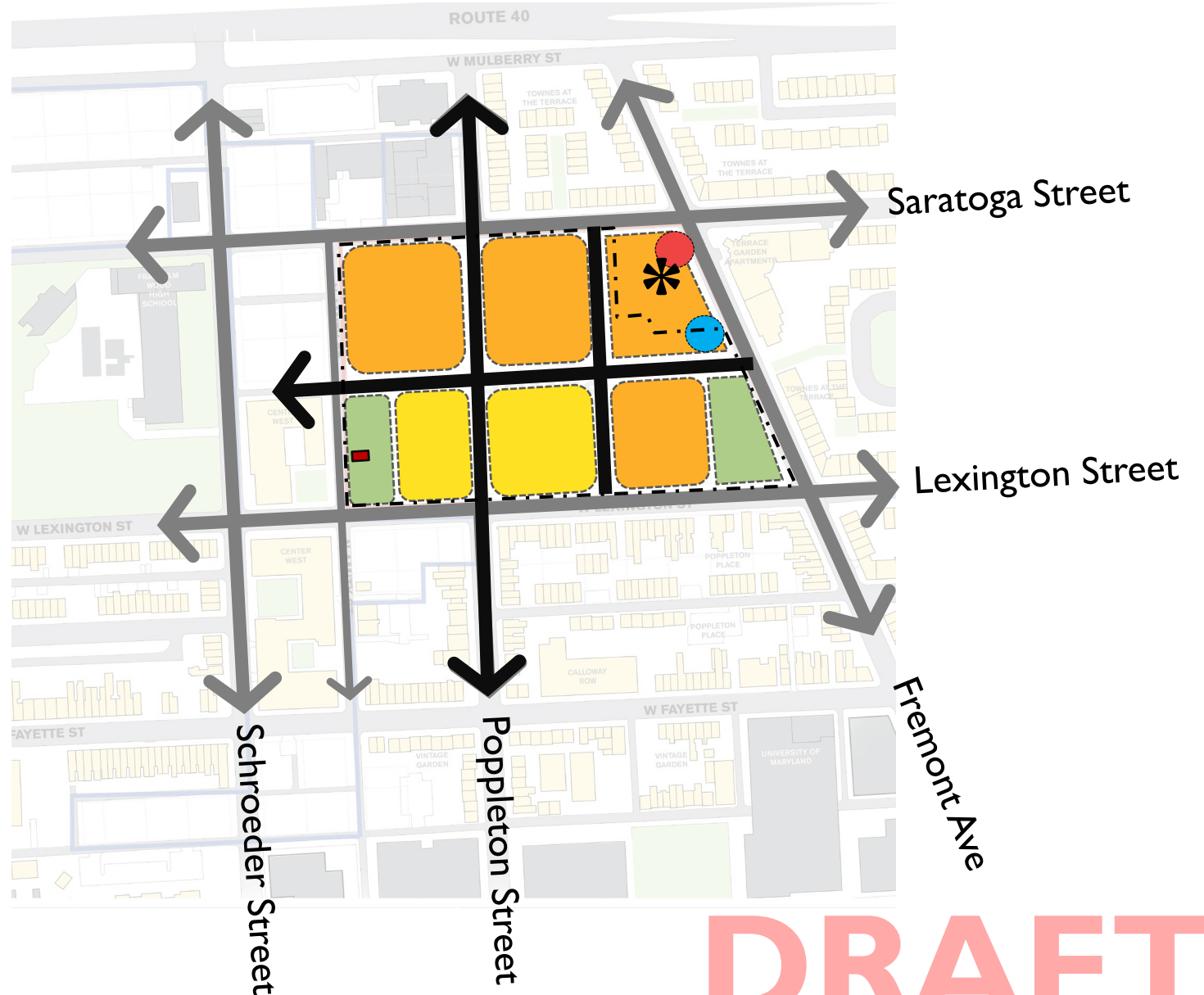
OPTION B: Southeast Park

1. Residential Units: 450-510 DU
2. Extend Poppleton Street
3. Multifamily located north and east 
4. Townhouses located south 
5. Park at Fremont and Lexington
6. Community Space on park 
7. Retail at Fremont and Saratoga 

 New Street Connections

 Existing Streets





 Mt Olive Free Baptist Church Site (included as potential opportunity site)



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POE HOMES SITE

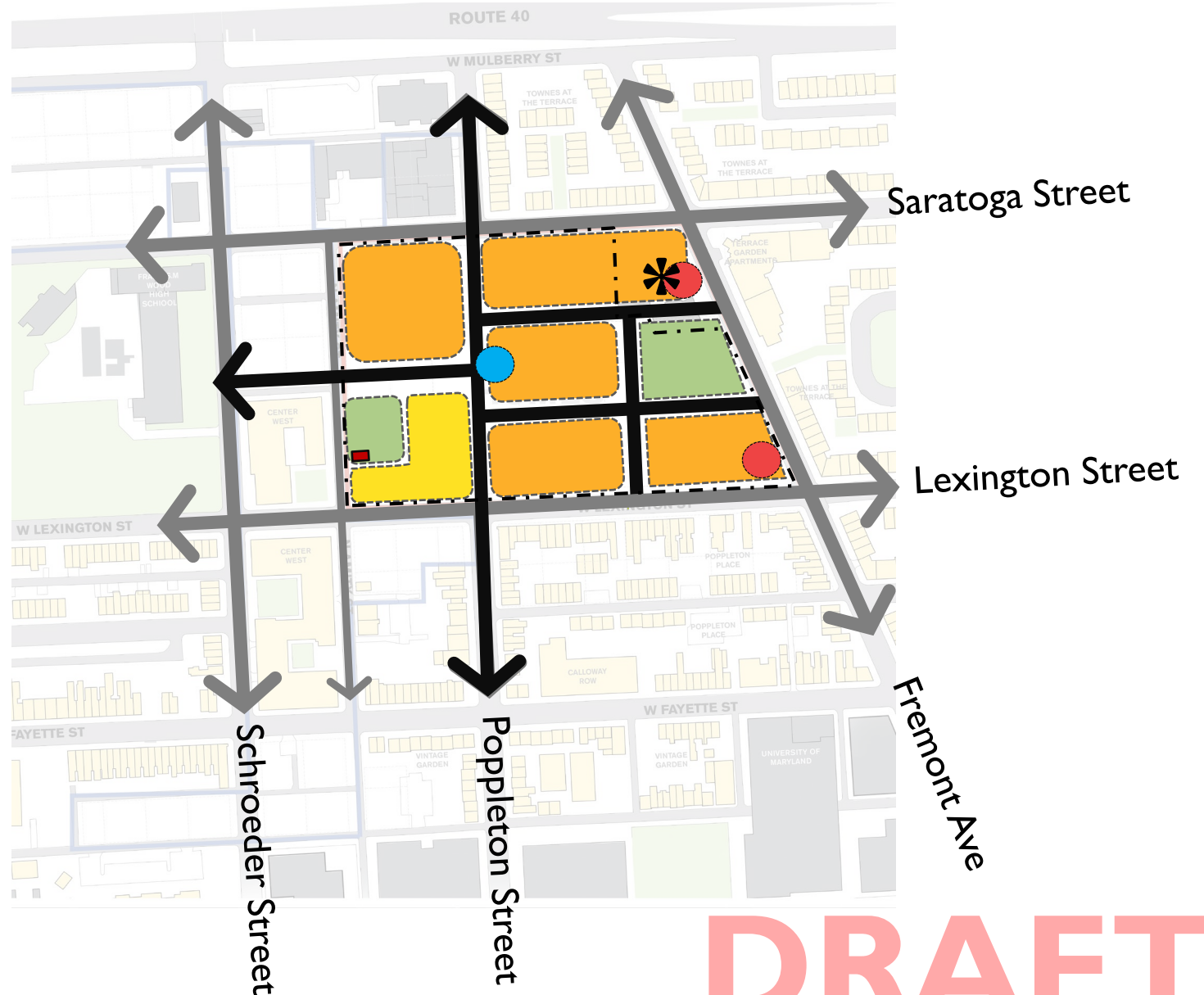
OPTION C: Eastern Park

1. Residential Units: 510-570 DU
2. Extend Poppleton Street
3. Multifamily located north and east 
4. Townhouses located in southeast 
5. Parallel east-west streets
6. Park along Freemont
7. Community Space on Poppleton 
8. Retail along Freemont 

 New Street Connections

 Existing Streets

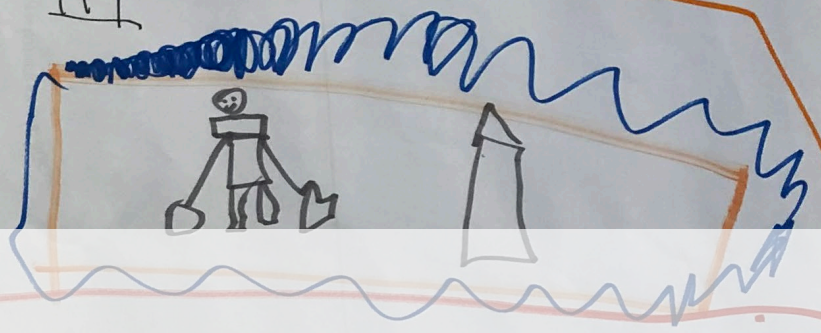
 Mt Olive Free Baptist Church Site (included as potential opportunity site)



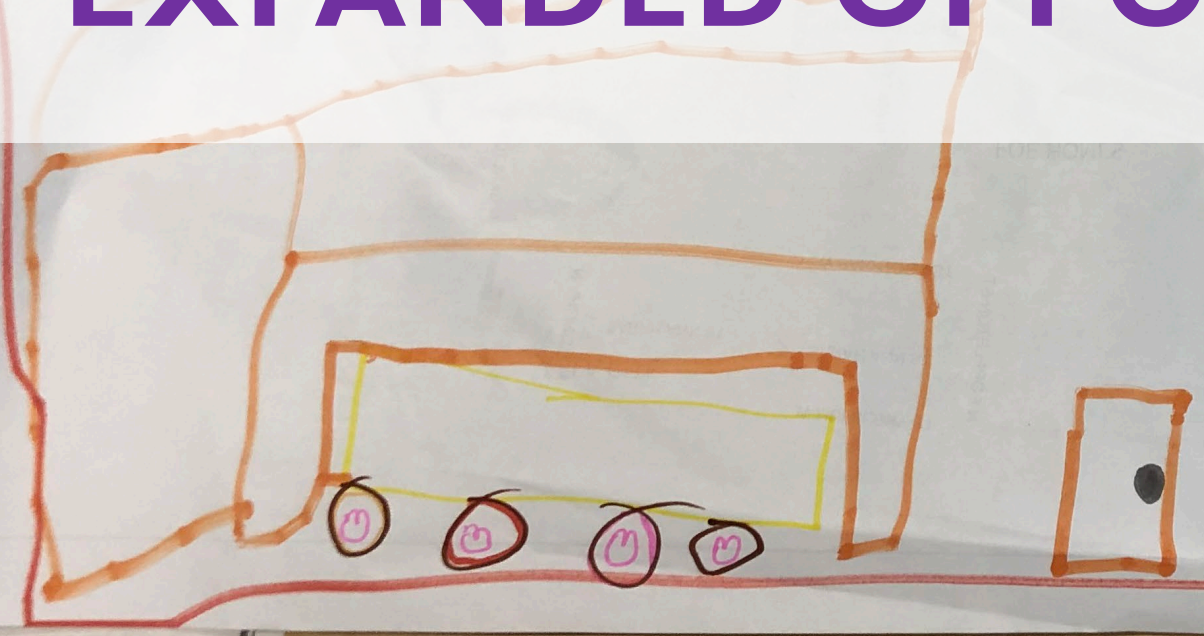
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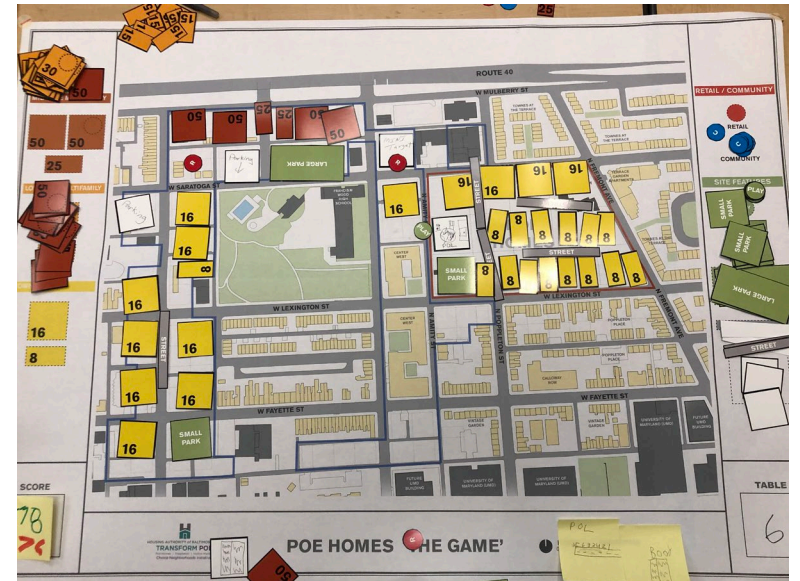
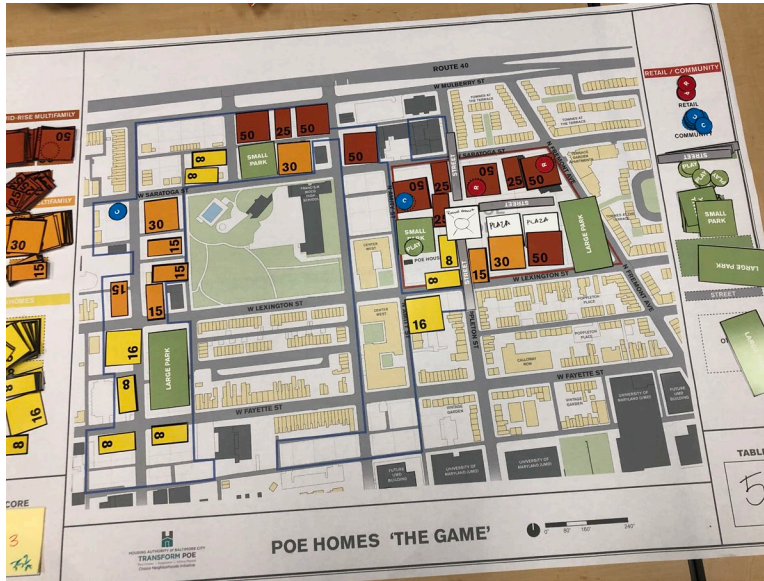
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ROUND 2: EXPANDED OPPORTUNITY PLANS



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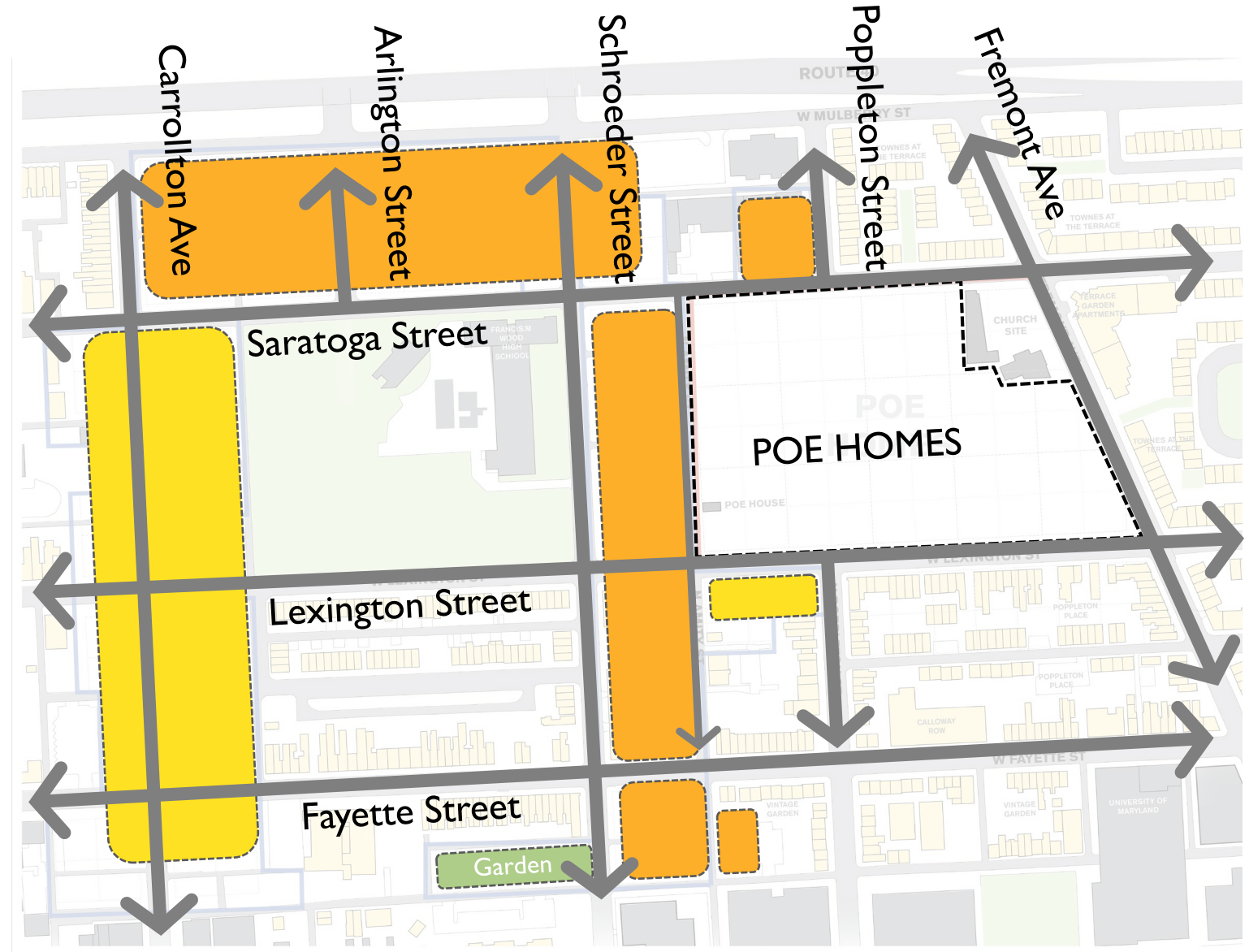


6 EXPANDED OPPORTUNITY PLANS → DISTILLED TO 3 PLAN OPTIONS

EXPANDED OPPORTUNITIES

COMMON THEMES




1. Multifamily along Saratoga and Schroeder
2. Townhouses along Carrollton

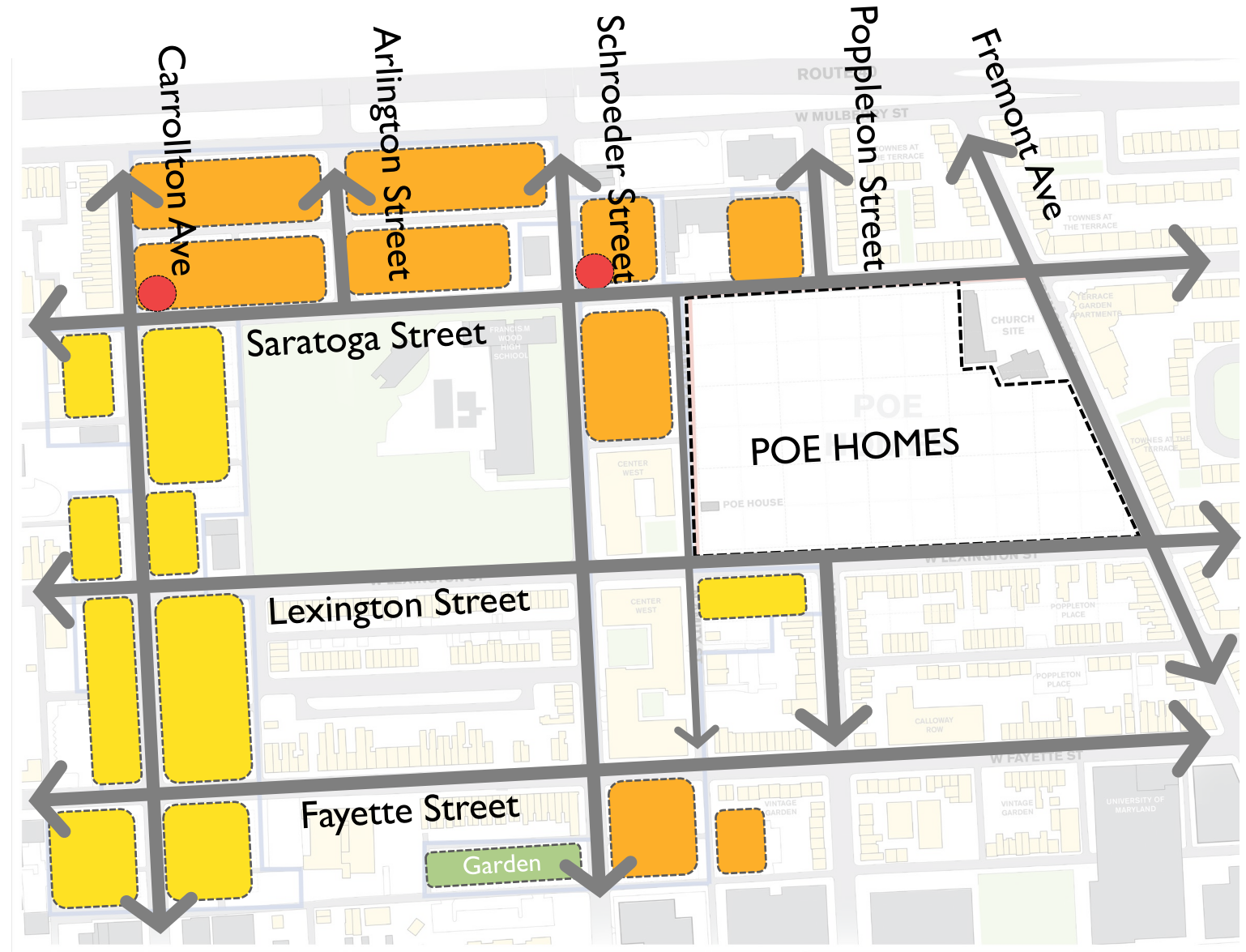


↔ Existing Streets

EXPANDED OPPORTUNITIES

OPTION A




-  Townhouses on Carrollton
-  Multifamily on Schroeder and Saratoga
-  Retail along Saratoga

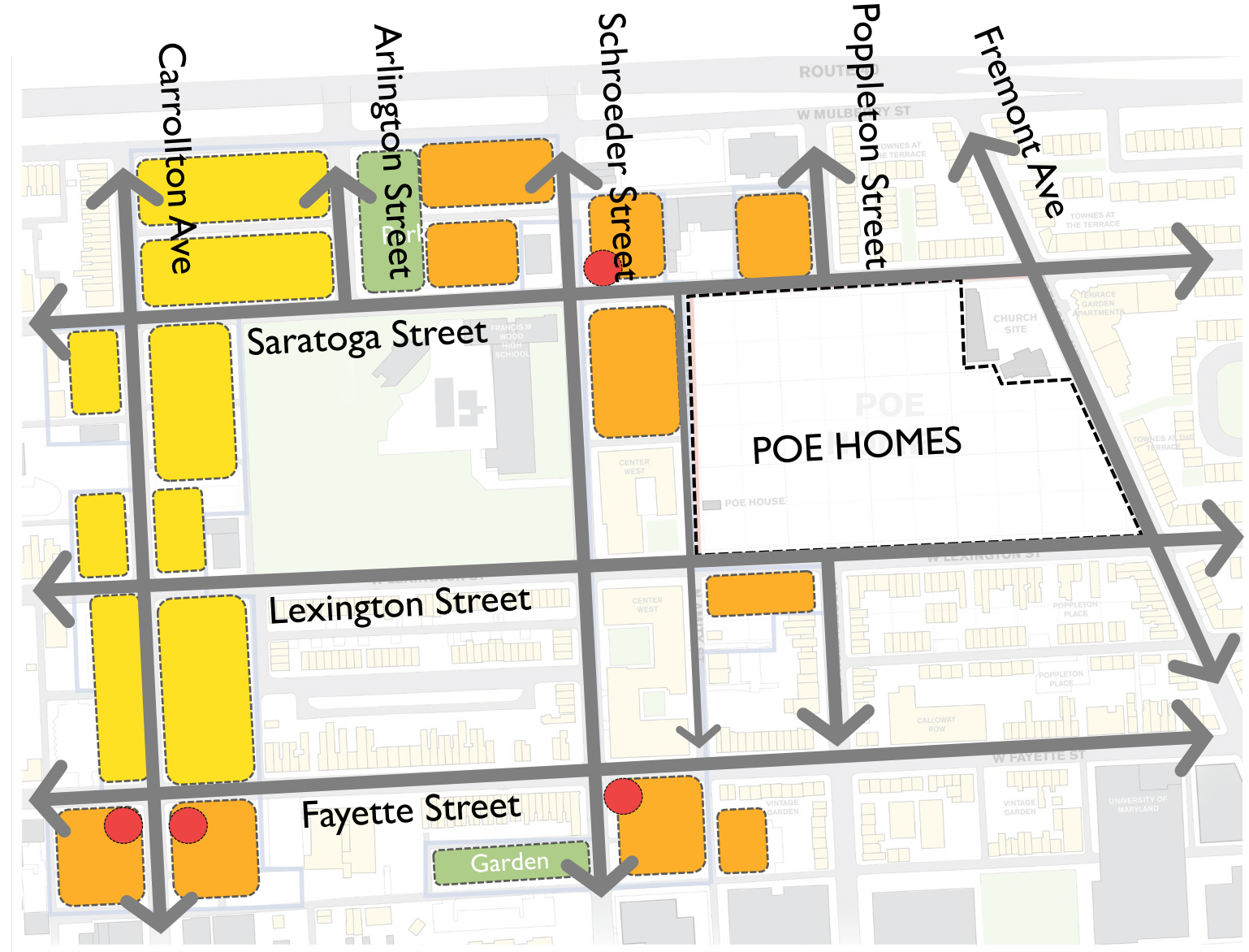


↔ Existing Streets

EXPANDED OPPORTUNITIES

OPTION B




-  Townhouses on east of Arlington
-  Multifamily west of Arlington
-  Retail along Schroeder & Carrollton

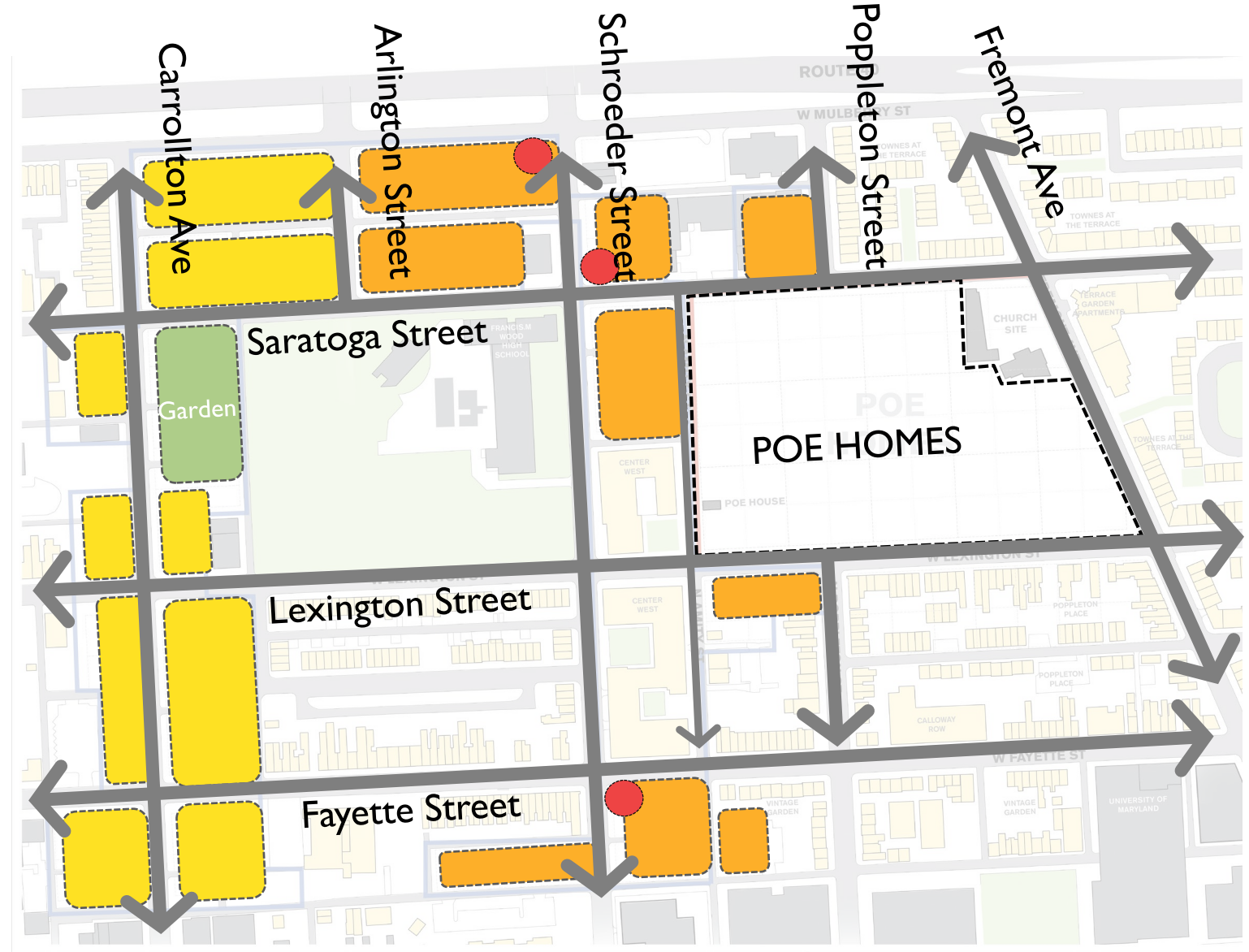


↔ Existing Streets

EXPANDED OPPORTUNITIES

OPTION C

-  Townhouses on east of Arlington
-  Multifamily west of Arlington
-  Retail along Schroeder



 Existing Streets

NEXT STEPS

- Analyze Feasibility of Plan Options
 - Develop a draft Housing Plan
- Integrate with People and Neighborhood Plans

This summary and other planning materials will be posted on the Project Website

<https://www.habc.org/transformpoe>