



PERKINS SOMERSET OLDTOWN TRANSFORMATION PLAN



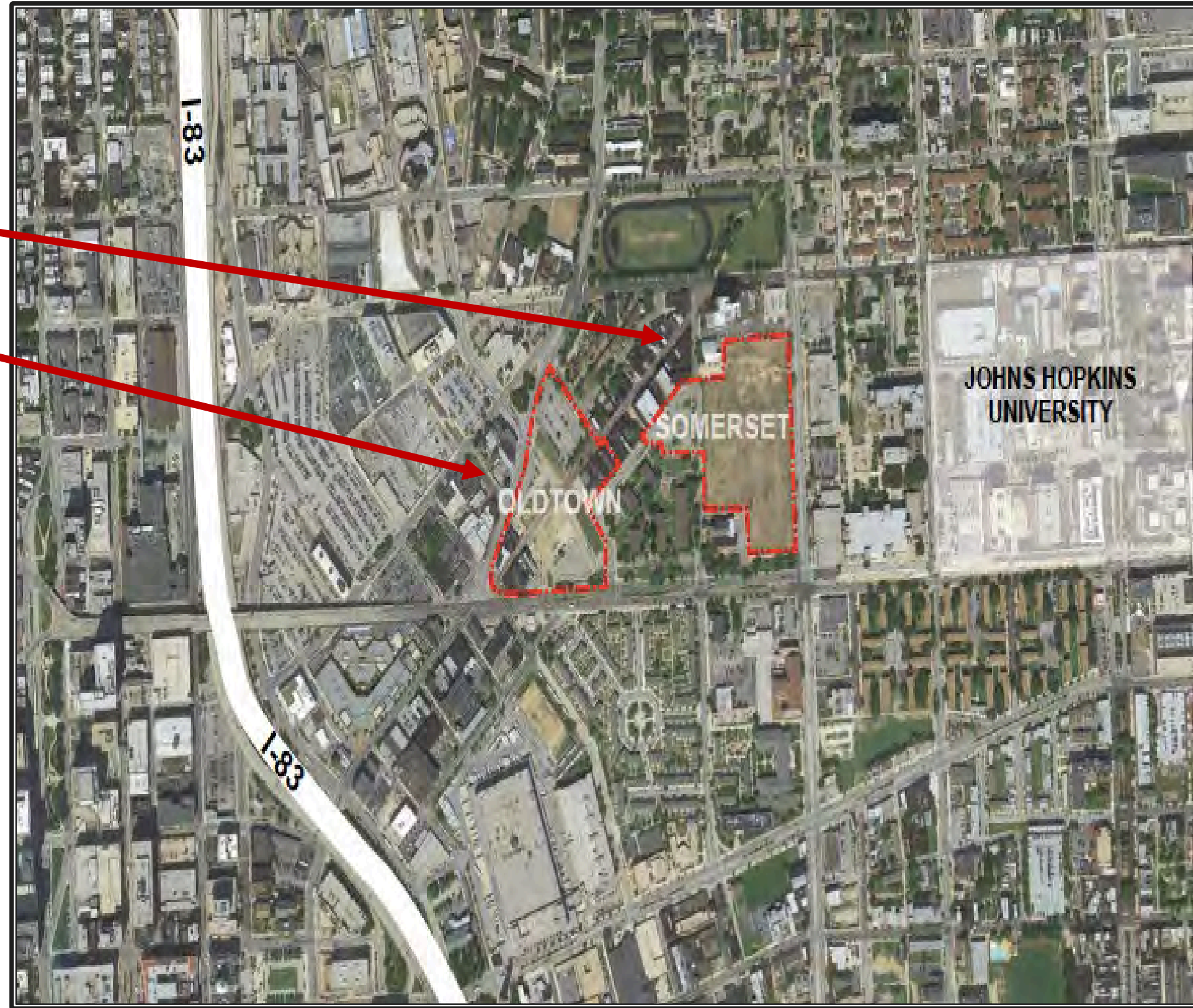
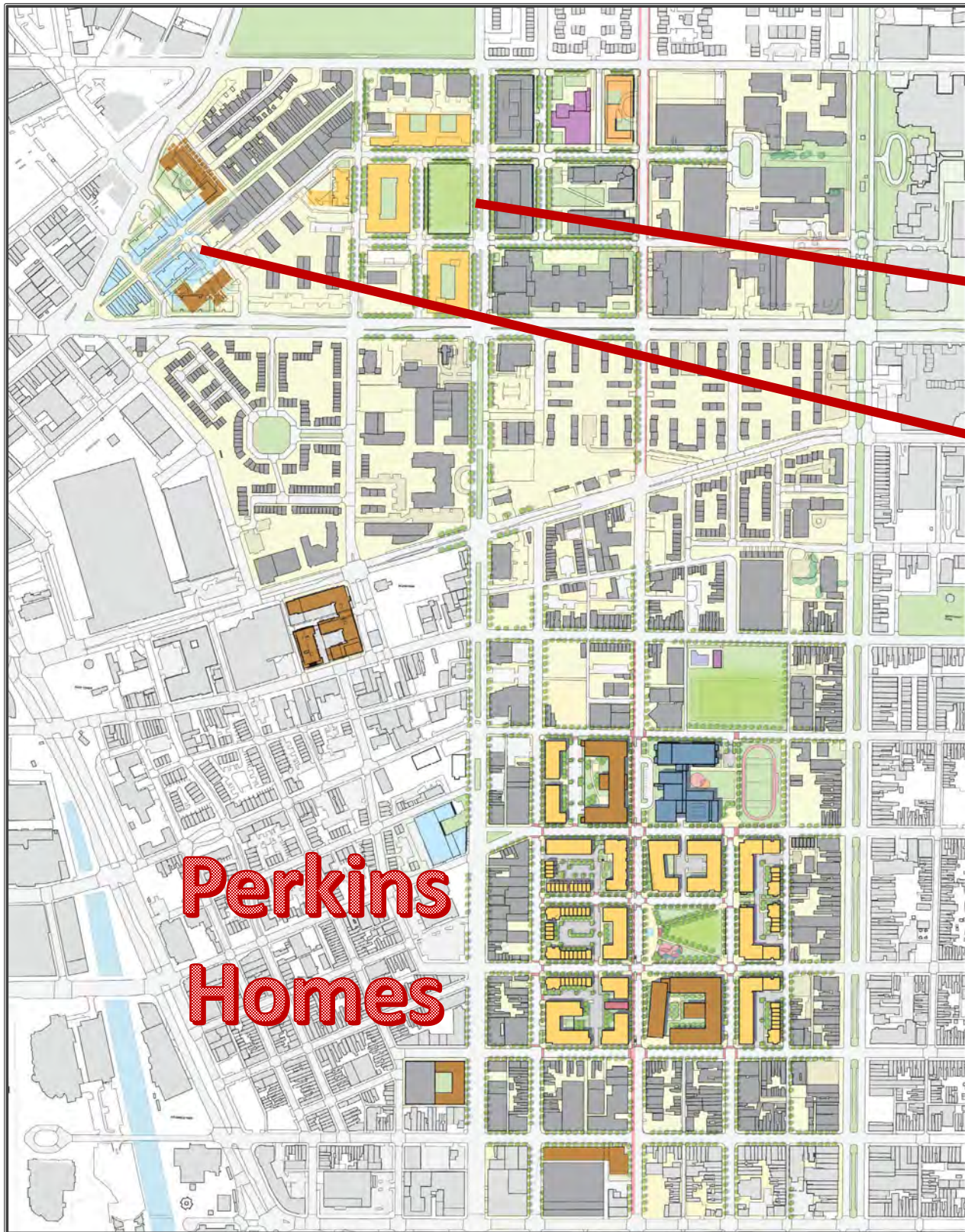
THE HENSON DEVELOPMENT COMPANY

REDEVELOPING BALTIMORE

LAI - ANNUAL MEETING DECEMBER 8, 2021

PRESENTED BY: DANIEL P. HENSON, III

Somerset/Oldtown - Location



SOMERSET AND NORTH CENTRAL PARK



SOMERSET AND NORTH CENTRAL PARK | SOMERSET HOMES REDEVELOPMENT



NEW SOMERSET



SOMERSET 1 – 1234 McELDERRY

104 units
50 replacement
34 Tax Credit
20 market rate
3,000 sq ft retail

Leasing Information:
443-526-1234

94 applications (39 Perkins)

Current Waitlist:

178 1BR - 41 Perkins
162- 2BR – 29 Perkins
52- 3BR – 11 Perkins
Total 392



1234 McElderry | Aerial Southeast Elevation



Aerial Southeast Elevation | 1234 McElderry Multifamily Building



Unit Street Entries – Overall View | 1234 McElderry Multifamily Building



construction by
BOZZUTO
BozzutoConstruction.com | 201.208.0100

CHASE

JDC

BOZZUTO

HOMEROD

SOMERSET 2 – 525 AISQUITH

525 AISQUITH



Perspective | 520 Somerset and 1234 McElderry Multi-Family Apartments – Southeast

192 units
100 replacement
60 tax credit
31 market rate
1,490 sq ft retail



Perspective | 520 Somerset | East Elevation

SOMERSET 3 – 420 AISQUITH

Construction Starts 2022



Perspective | 420 N. Aisquith St Multi-Family Apartment – Looking South

72 units
36 replacement
16 tax credit
20 market rate units

No retail



Perspective | 420 N. Aisquith St and 520 Somerset Multi-Family Apartments – 525 Aisquith Street View



Perspective | Corner view – 1234 McElderry Pocket Park -420 N. Aisquith St -520 Somerset Multi-Family Apartments – Aisquith Street View

SOMERSET 4 - 1231 JEFFERSON

185 units
89 replacement
39 tax credit
57 market rate

Grocery Store anchor



ELEVATION ALONG ORLEANS STREET

NEW SOMERSET | Context Plan – S1, S-2 and S-4



NEW SOMERSET | Context Plan – S-2, S-3,S-4 | N. CENTRAL PARK

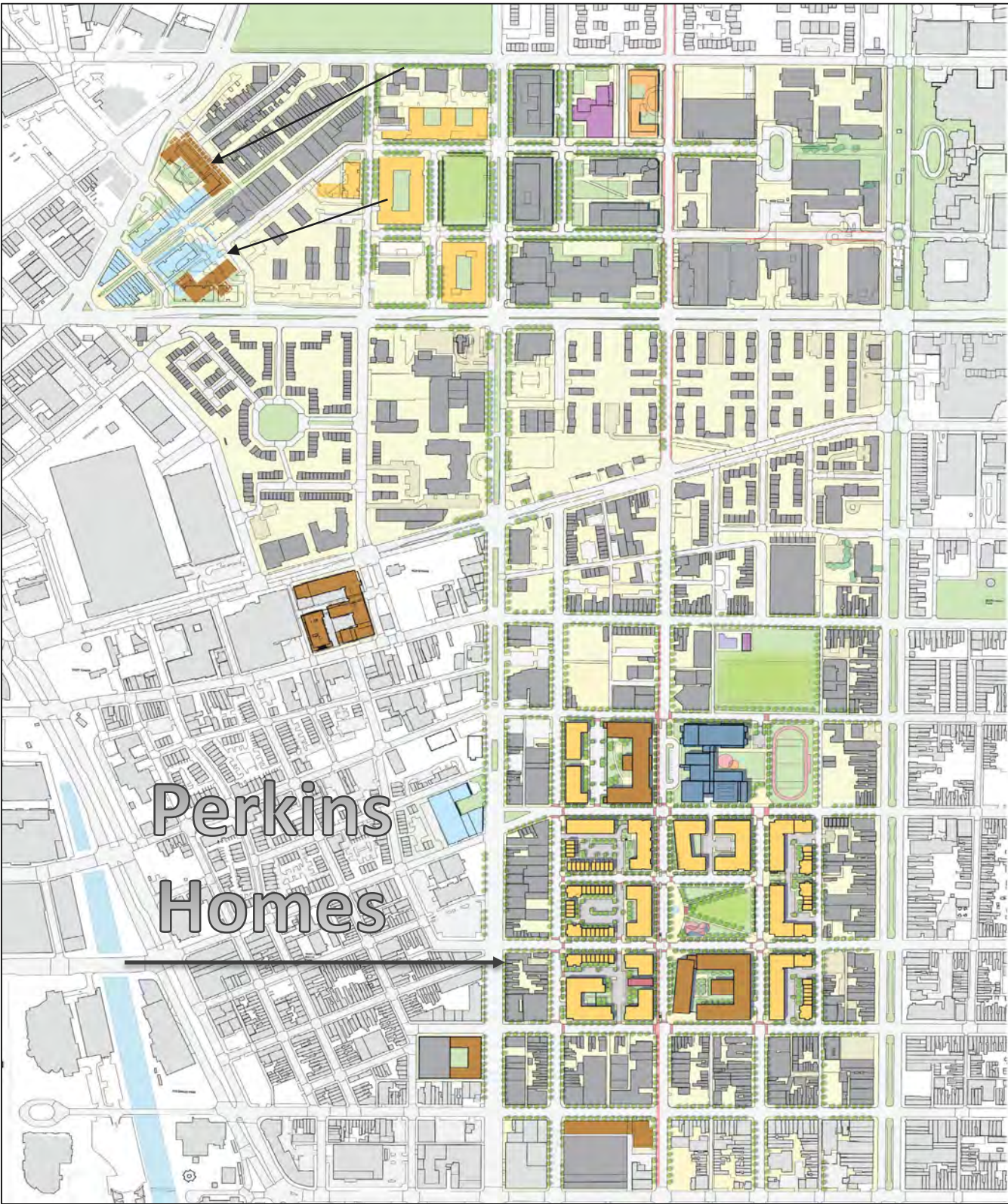


PERKINS SOMERSET OLDTOWN
TRANSFORMATION PLAN

OLDTOWN MALL REDEVELOPMENT

Concept Plan/Preliminary Design

OLDTOWN MALL REDEVELOPMENT



CNI MASTER PLAN

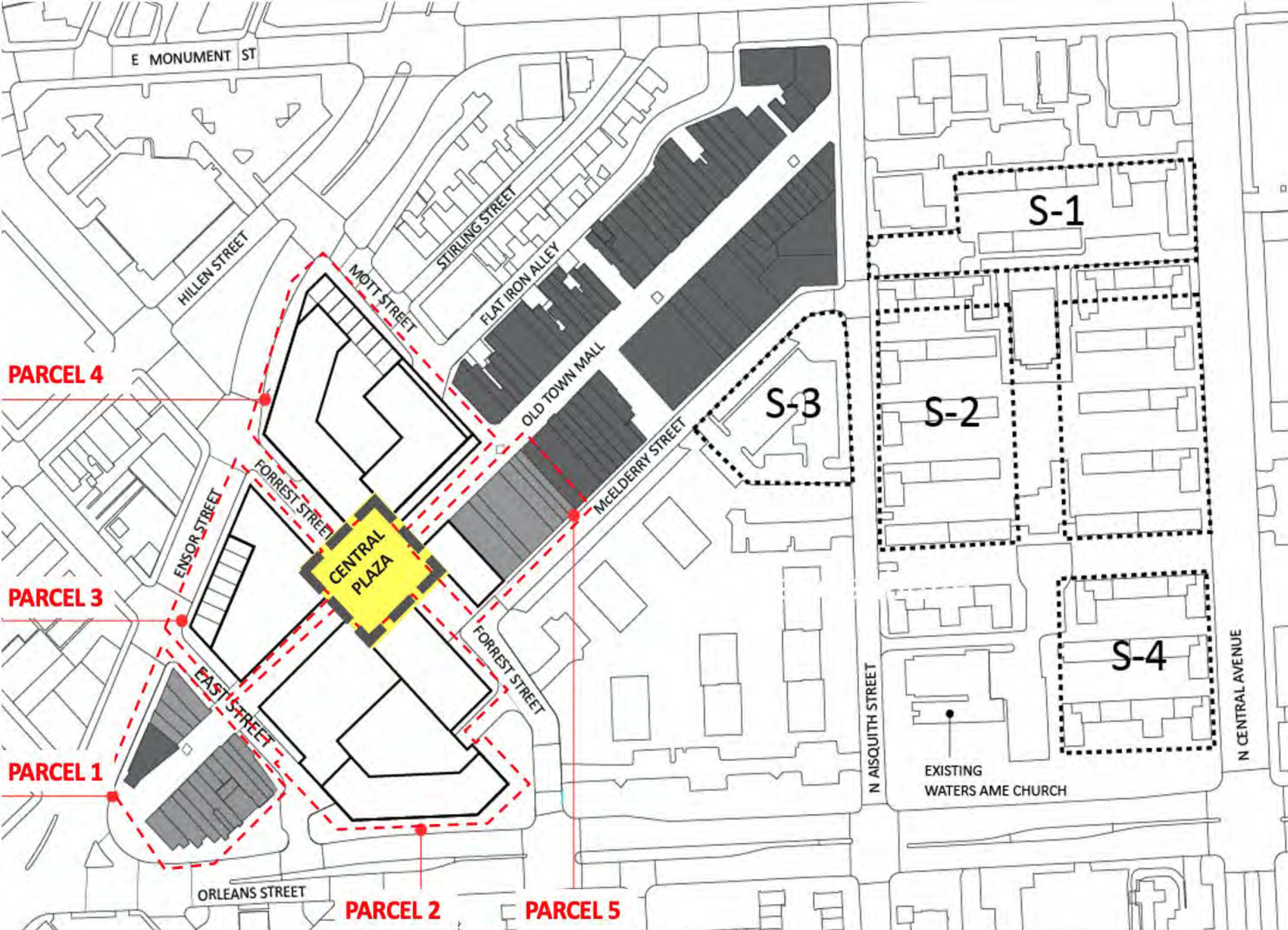
Baltimore City Fire Museum

Oldtown

CITY OF BALTIMORE
FIRE MUSEUM
Dedicated September 15, 1878
OPERATED BY BOX 414
ASSOCIATION, INC.

6

STOP



PROGRAM

PARCEL 1

RETAIL – 16,000 SF
RESIDENTIAL – 51 UNITS

PARCEL 2

MERCHANDISE BLDG. – 50,000 SF
HOSPITALITY – 120 KEYS
GARAGE – 210 SPACES

PARCEL 3

RETAIL – 20,000 SF
TOWNHOUSES – 7 UNITS

PARCEL 4

RETAIL – 10,000 SF
RESIDENTIAL A – 80 UNITS
RESIDENTIAL B – 140 UNITS
TOWNHOUSES – 8 UNITS
GARAGE – 210 SPACES

PARCEL 5

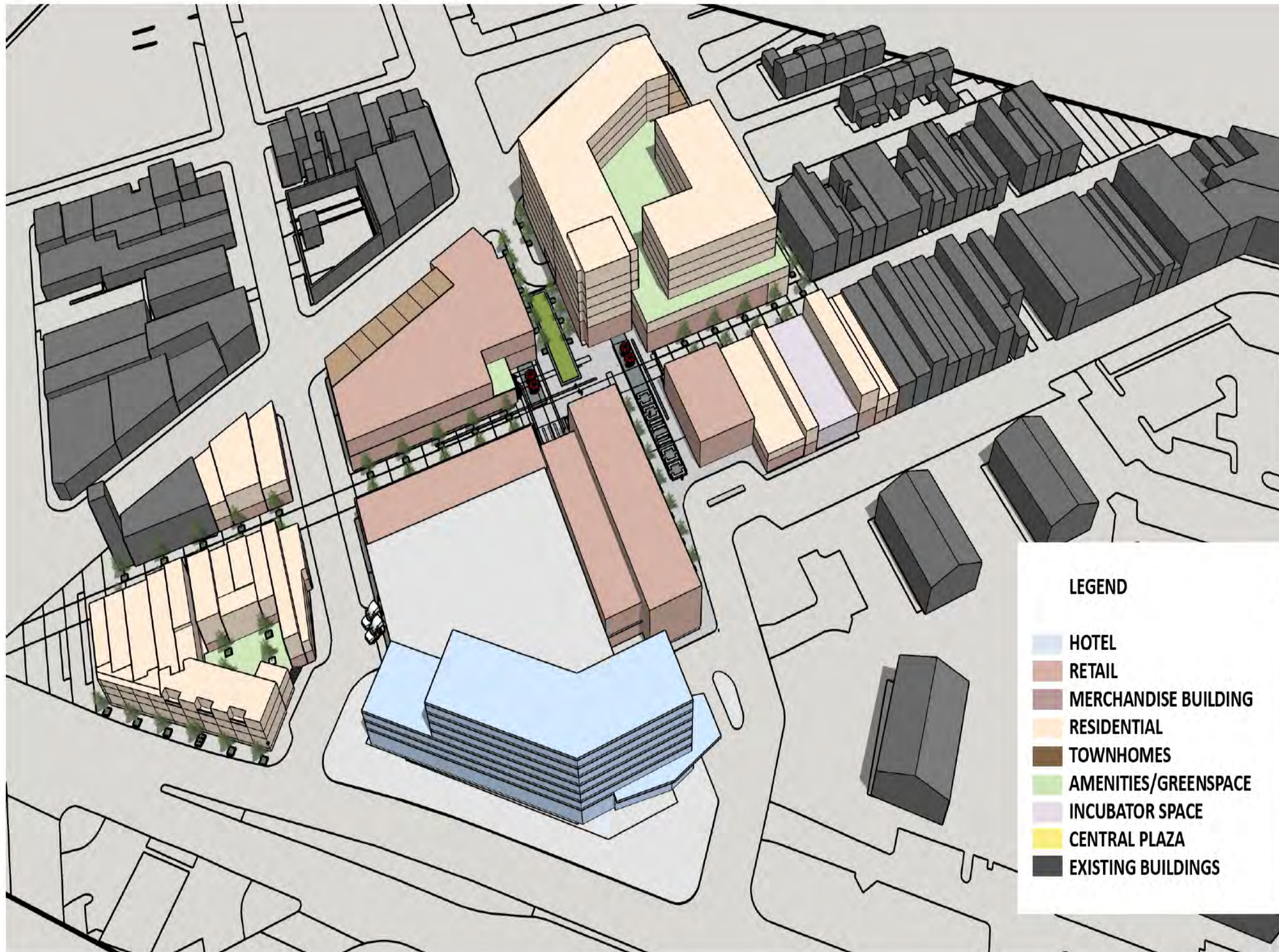
INCUBATOR SPACE – 7,000 SF
OFFICE/RETAIL – 11,840 SF
RESIDENTIAL – 19 UNITS

LEGEND

- EXISTING BUILDINGS TO BE REDEVELOPED
- EXISTING OLD TOWN MALL BUILDINGS
- PROPOSED DEVELOPMENT
- SOMERSET DEVELOPMENT



DEVELOPMENT PARCELS OLDTOWN MALL REDEVELOPMENT



- Historical preservation of existing buildings
- 120-key hotel
- Mixed-income buildings
 - 140 units
 - 80 units
- Townhomes
 - Mott and Ensor Street
- 2 Parking garages
 - 1 public - hotel
 - 1 private – multi-family
- 116,000 SF office, retail & merchandise mall
- 7,000 sq ft Entrepreneurial Incubator HUB
- Renovated Pedestrian Mall
- Improved landscaping and infrastructure
- Clean and Safe Team

AXES ALONG FORREST STREET

OLDTOWN MALL REDEVELOPMENT

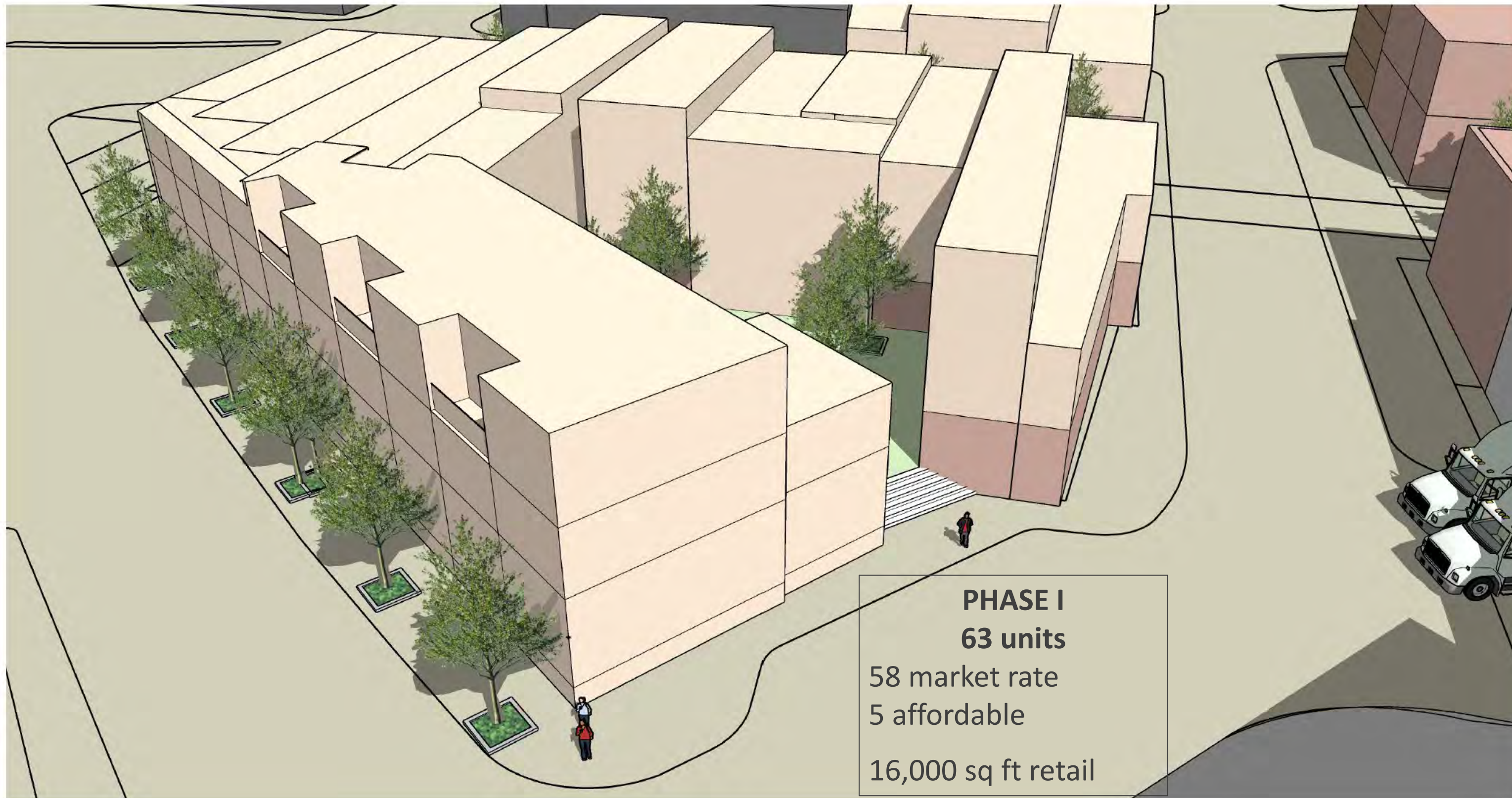


LEGEND

- HOTEL
- RETAIL
- MERCHANDISE BUILDING
- RESIDENTIAL
- TOWNHOMES
- AMENITIES/GREENSPACE
- INCUBATOR SPACE
- CENTRAL PLAZA
- EXISTING BUILDINGS

GAY AND ORLEANS STREET | OLDTOWN MALLREDEVELOPMENT





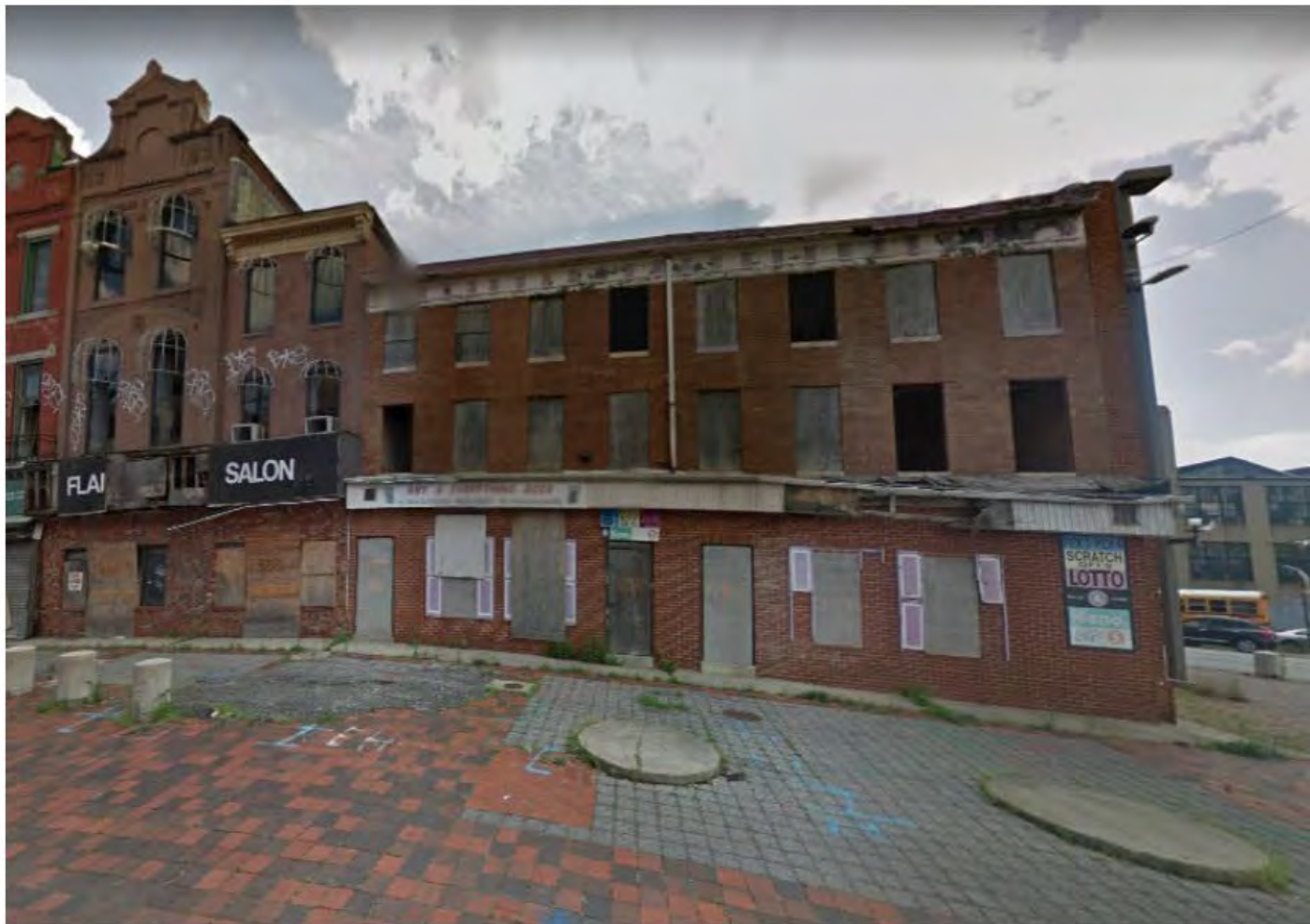
EAST STREET AND ORLEANS STREET | OLDTOWN MALL REDEVELOPMENT



OLDTOWN MALL REDEVELOPMENT – PHASE I



BUILDING FACADES - OLDTOWN MALL LOOKING SOUTH



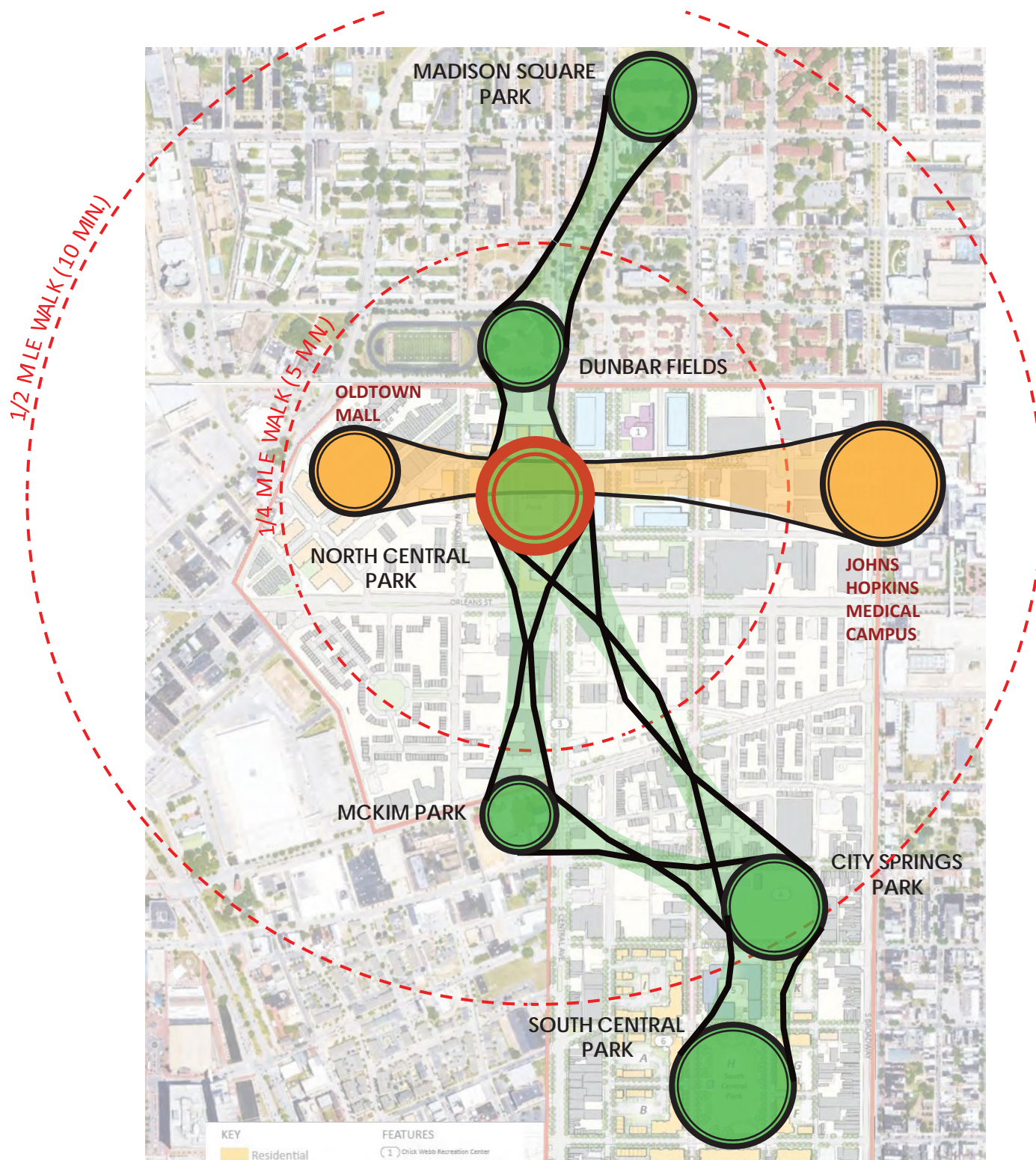
BUILDING FACADES - OLDTOWN MALL LOOKING SOUTH

EXISTING CONDITIONS
OLDTOWN MALL REDEVELOPMENT – PHASE I



DESIGN PRECEDENTS – 400 BLOCK OLDTOWN MALL REDEVELOPMENT

OPEN SPACE | PARK NETWORK



CONTEXT



NORTH CENTRAL PARK DESIGN CONCEPT





PHASE 1 (R-10)

THE HENSON DEVELOPMENT COMPANY

PARK HEIGHTS

17 acre - REDEVELOPMENT



0' 100' 200'

PLANNED DEVELOPMENT



Phase 1

- | | |
|--------------------------|-----------|
| • Senior Building | 100 Units |
| • Multi-Family Building | 53 Units |
| • Single Family For-Sale | 17 Units |

Future phase, products to be determined

- | | |
|-----------------------------|----------|
| • Apartments in Manor Homes | 36 Units |
| • Town Homes | 22 Units |
| • Single Family For-Sale | 61 Units |

PARK HEIGHTS RECENT/PROPOSED DEVELOPMENT

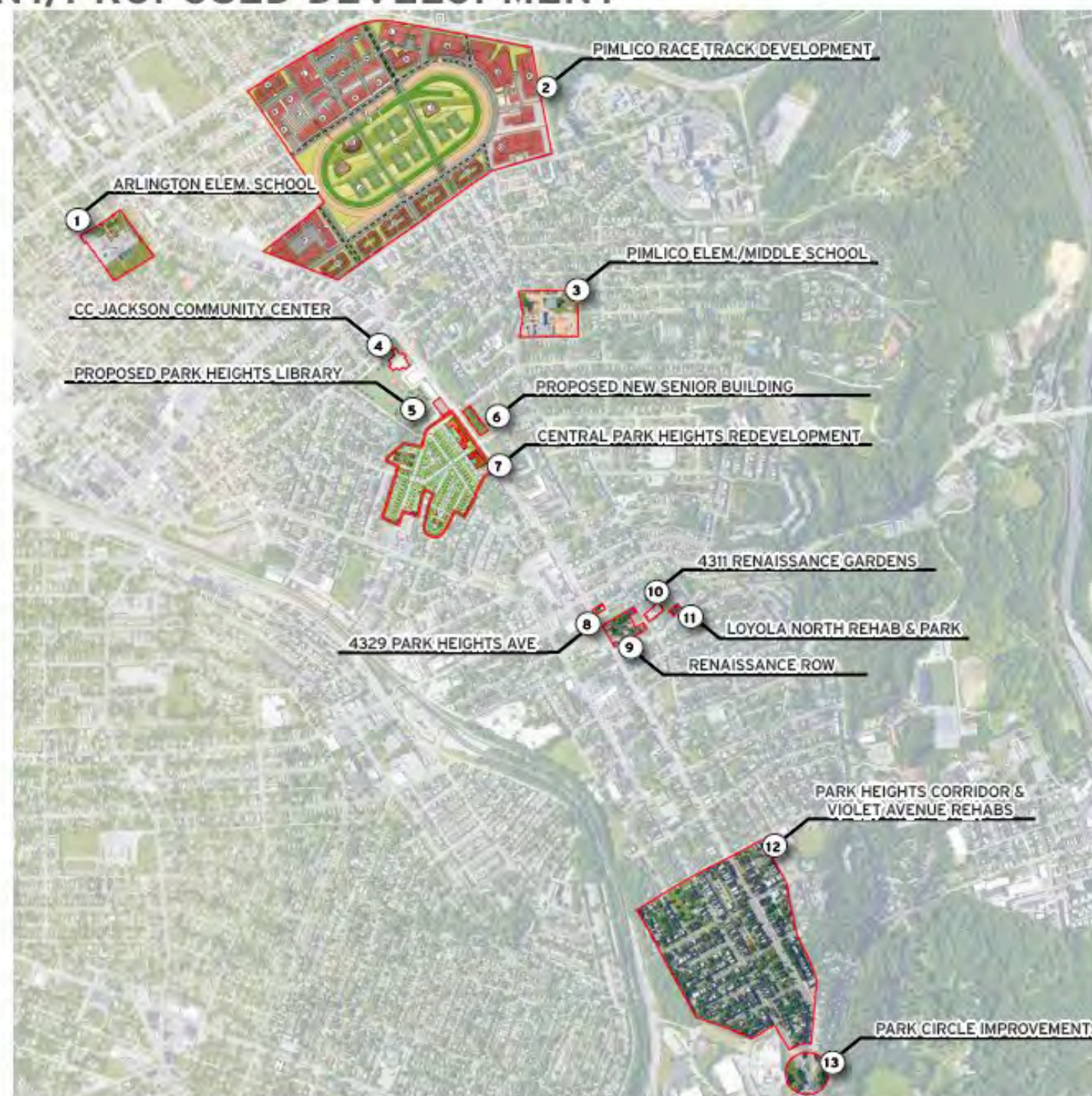
2. Pimlico Race Track - Development



3. Pimlico Elementary /Middle School



6. 4329 Park Heights Ave



7. Renaissance Row



8. 4311 Renaissance Gardens



11. Park Circle Improvements



February 27, 2020 | ©2020 Torti Gallas + Partners | 1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910 | 301.588.4800

NHP FOUNDATION
THE HENSON DEVELOPMENT CO.
STV INCORPORATED
MARENBERG ENTERPRISES, INC.



REDEVELOPMENT OF VACANT PROPERTY IN CENTRAL PARK HEIGHTS

CORNER GATEWAY VIEW



MULTI-FAMILY & SENIORS BUILDINGS

ELEVATIONS ON PARK HEIGHTS AVENUE



MULTI-FAMILY BUILDING
VIEW FROM PARK HEIGHTS AVENUE



SENIORS BUILDING
VIEW FROM WOODLAND AND PARK HEIGHTS AVENUES



Note: Elevation details are schematic and subject to change with pricing.



PARK HEIGHTS REDEVELOPMENT

BUILDING VIEW



BUILDING VIEW REAR



SUSTAINABLE DEVELOPMENT

CAR PORT SOLAR PANELS



FOR SALE SINGLE FAMILY DETACHED 17 UNITS – PHASE I



COMMUNITY DRIVEN PROJECTS within PROJECTS

Stakeholder Partnerships – Park Heights Renaissance

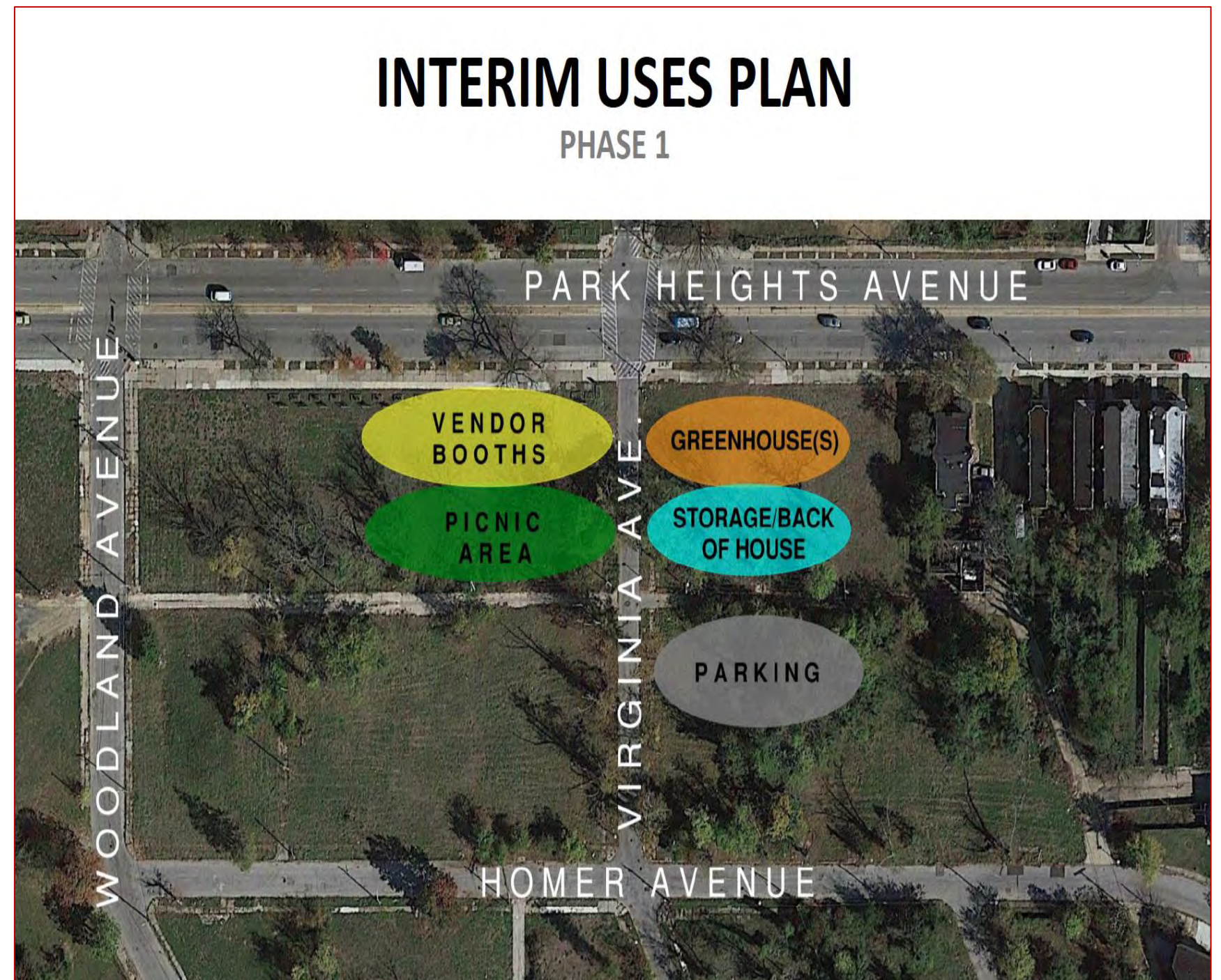
- Training Programs – Section 3 Job readiness

Community Partnerships

- Urban Farm - Plantation Park Heights

Educational Partnerships

- Art Contests working with local schools
- Internship opportunities with HBCU's - Morgan State and Coppin



PARK HEIGHTS REDEVELOPMENT



THE HENSON DEVELOPMENT COMPANY

REDEVELOPING BALTIMORE

THANK YOU