

Braddock East Public Housing Planning Process

Public Housing Site Tour – Other Sites of Interest within a Short Drive of Alexandria
April 19, 2008

Townes at the Terraces

Baltimore, MD



Area: 15.3 acres

Units: 391

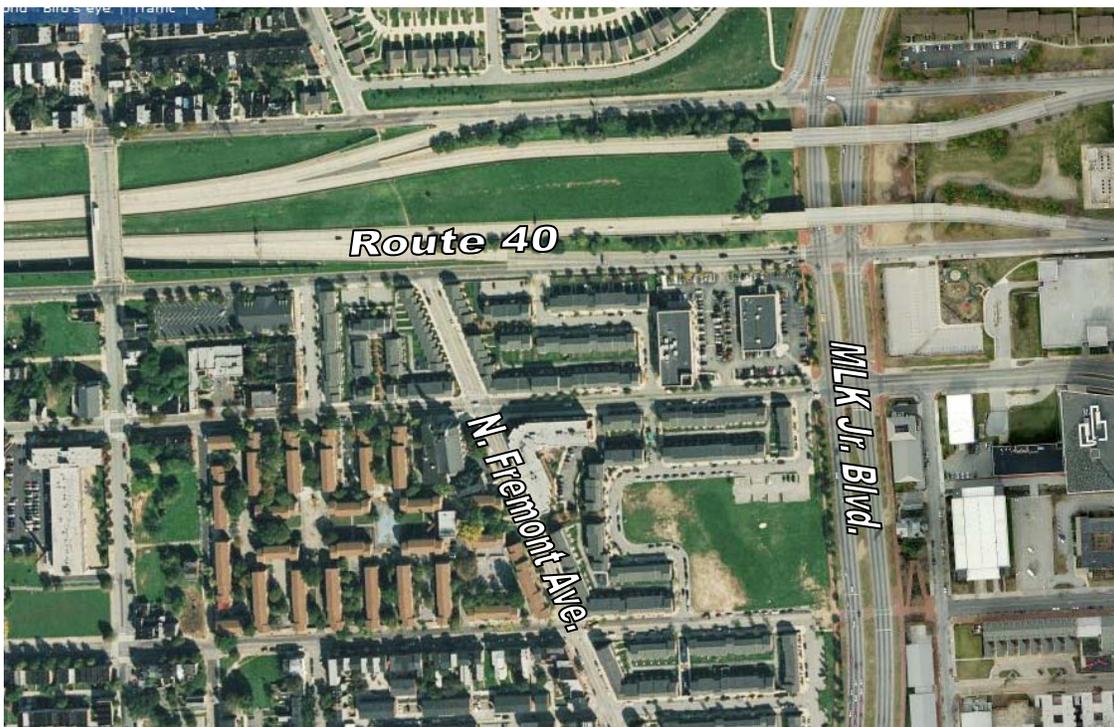
Residential Density: 25 units/acre (gross)

Affordability Breakdown: 36% market-rate, 41% public housing, 23% senior public housing

Architect: TortiGallas

Developer(s): Struever Brothers, Eccles and Rouse; Mid City Urban LLC

In 1995, The U.S. Department of Housing & Community Development awarded The Housing Authority of Baltimore City with a \$23 million HOPE VI grant for the redevelopment of the former Lexington Terrace public housing development. The development, completed in 2001, includes 100 market rate homeownership units, 41 market rate rental units, and 250 public housing units including 88 senior housing co-ops. The project also includes an 11,180 square foot Rite Aid and business center complex. Townes at the Terraces is located in the Poppleton neighborhood, just south of Heritage Crossing, another Hope VI redevelopment project, and is just minutes away from Lexington Market, many famous west-side shopping outlets, and the University of Maryland hospital.



Heritage Crossing

Baltimore, MD



Area: 32 acres

Units: 260

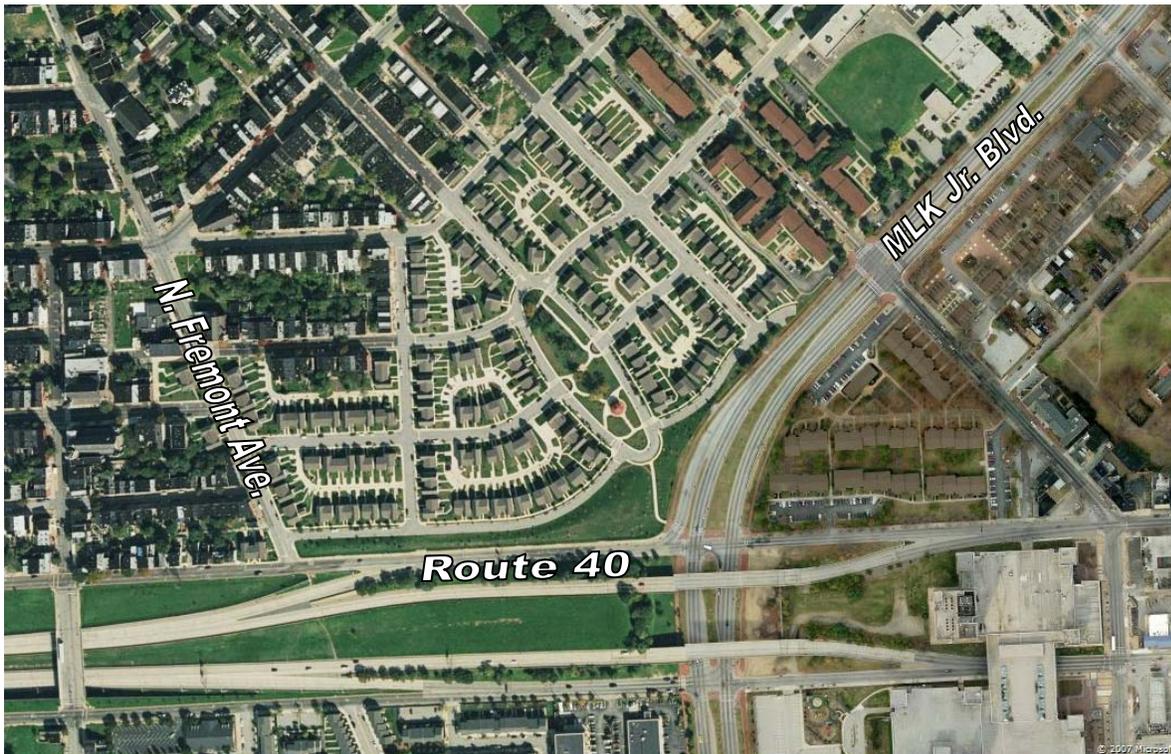
Residential Density: 9 units/acre (gross)

Affordability Breakdown: 71% market-rate, 29% public housing

Architect(s): UDA Architects; Marks, Thomas, and Associates; STV Incorporated

Developer(s): Enterprise Homes, Inc.; A&R Development

Heritage Crossing is the recently completed \$61 million New-Urbanist transformation of the distressed and dangerous Murphy Homes public housing site in West Baltimore's Upton neighborhood into a new economically diverse community. Comprised of 75 new public housing rental units and 185 market rate for-sale units, Heritage Crossing matches the scale and density of the surrounding city neighborhoods, and promotes civic interaction through attractive public open spaces, front porches, and a community resource center. Over 40% of the homeownership units were purchased by families who are new to Baltimore, including 25% who are families from the Washington DC metro area. The development also features a 12,000 square foot community center and 3 acres of park space.



Broadway Overlook

Baltimore, MD



Area: 7 acres

Units: 166

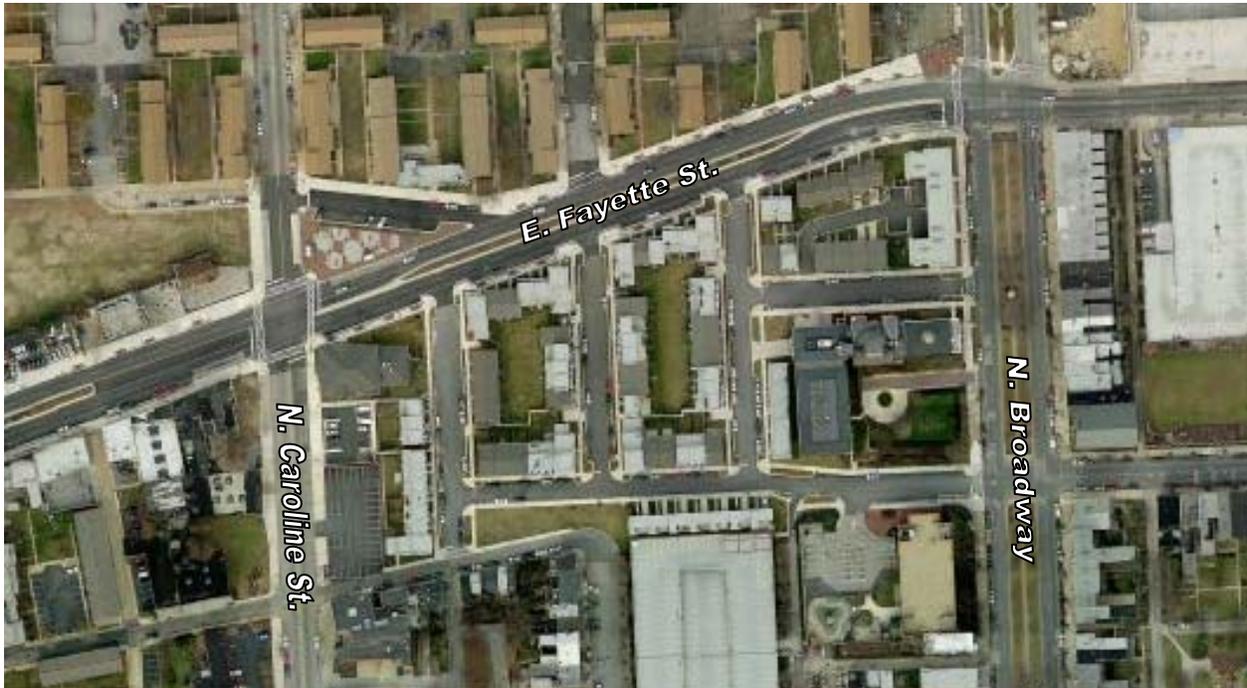
Residential Density: 24 units/acre (gross)

Affordability Breakdown: 50% market-rate, 3% affordable, 47% public housing

Architect(s): Urban Design Associates; Marks, Thomas Architects

Developer(s): Struever Bros. Eccles & Rouse

In 2005, HABC and its development partners completed the \$54 million redevelopment of the 429-unit public housing site known as Broadway Homes. The new site, Broadway Overlook, is comprised of 132 mixed income rental units and 34 for-sale units. Strategically anchoring the Fells-Point/Broadway corridor with the Johns Hopkins Medical Center to the north, Broadway Overlook is a model of true economic diversity where public housing residents live side by side with professional medical staff from Johns Hopkins and other middle and upper income families. The development also features an 8,500 square foot community center.



Gateway Crossing

Hagerstown, MD



Area: 45 acres

Units: 400

Residential Density: 9 units/acre (gross)

Affordability Breakdown: 28% market-rate, 35% affordable, 37% public housing

Architect: Wallace Roberts & Todd, LLC

Developer(s): Pennrose Properties

In 2001, the Housing Authority of the City of Hagerstown was awarded a \$27 million HOPE VI grant to replace 210 public housing units known as Westview Homes with 150 new public housing units, 140 affordable rental units, and 110 affordable and market-rate home-ownership units. In addition to redeveloping the public housing site, the “West End Initiative” also helped to transform the surrounding neighborhood with a new 23,000 community center featuring an employment resource center and a recreational center, streetscape improvements, and the renovation of 32 existing homes. Completed in 2006, Gateway Crossing has cost approximately \$90 million.

