

PROJECT INFORMATION

Project Name: Patterson Pins

Project Type: Residential Mixed-Use

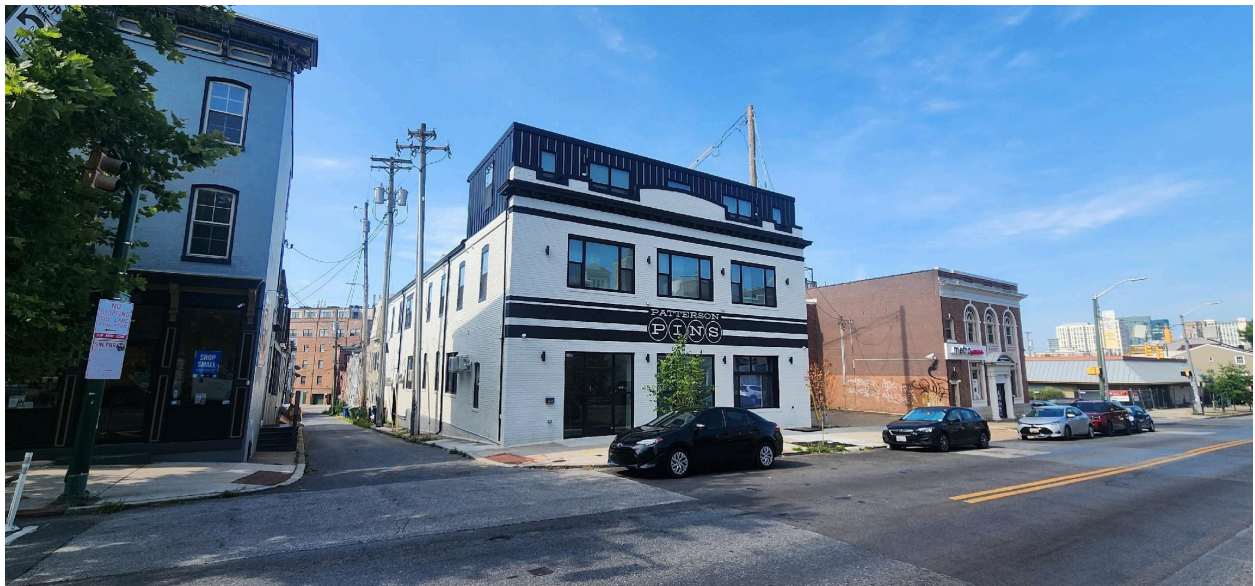
Project Size: 15 Residential Units and 1 Ground-Level Commercial

Project Address: 2105 Eastern Avenue, Baltimore, Maryland 21231

APPLICANT

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PROJECT TEAM:

2105 Eastern Avenue Realty, LLC – Owner, VS Development, LLC – Developer / General Contractor, MO_DD – Design Architect, Dymond Architecture – Architect of Record, NW2 Engineers – MEP, Structural Solutions, Inc. – Structural Engineer, FG Designs – Interior Designer, Percepto Studios – Graphics & Digital Art, Humanmade Signs – Artwork, DW Kozera, Inc. – Geotech, Nutshell Enterprises – Environmental, Rosenberg Martin Greenberg, LLP – Legal, Land Services USA, Inc – Title, Homewood Federal Savings – Financing

PROJECT OVERVIEW

The Patterson Pins redevelopment stands as a testament to the fusion of heritage preservation and modern community-centric design. Formerly a historic duckpin bowling alley, this iconic building has undergone a full gut, adaptive reuse transformation into a

vibrant mixed-use development that breathes new life into the heart of the Fells Prospect Community. The project comprises fifteen thoughtfully designed apartments and an inviting ground-level commercial space, each carefully designed to foster a sense of community and connection.

COMPLETENESS

Construction for Patterson Pins began in March 2023 and was completed by May 2024. The project involved the adaptive reuse of a centuries-old building, preserving its historic significance while modernizing it for contemporary use. The building was purchased for \$725,000, and the hard and soft costs totaled \$1,600,000, bringing the all-in project cost to \$2,250,000.

The efficiency of the building's design and construction allowed Patterson Pins to offer base rents that are 20-35% lower than those of nearby apartments. This affordability was achieved without compromising on quality or amenities, making Patterson Pins an attractive option for residents. By self-performing general contracting, VS Development maintained tight control over costs and quality, ensuring the project stayed within budget while delivering high standards.

Patterson Pins began leasing apartments in April 2024 and achieved 100% occupancy by May 15th, demonstrating strong demand for well-designed, affordable housing in the area. The first residents moved in on June 1st, 2024, filling the studio, one-bedroom, and two-bedroom units with a diverse group of tenants, including front-line medical workers, artists, young professionals, and young families.

The ground-level commercial space, known as Patterson Pins Cocktail Room, was leased by Patterson Pins LLC for a 10-year term. This space, designed as a vibrant social hub, merges nostalgia with modern entertainment, enhancing the community's social fabric and economic vitality.

Patterson Pins stands as a testament to the successful transformation of a neglected building into a thriving residential and commercial hub. The project's financial viability is evident in its rapid lease-up and competitive rental rates, which provide an excellent return on investment while offering affordable living options.

Patterson Pins by VS Development is a model of completeness and financial viability, demonstrating how a well-planned and efficiently executed project can transform a community. By providing high-quality, affordable housing and a vibrant commercial space, Patterson Pins enhances the Fells Prospect neighborhood, meeting the needs of its residents while ensuring a sound investment of private funds. This project sets a

precedent for future developments, showing that thoughtful design, strategic financial planning, and community engagement can lead to sustainable success.



A SENSE OF PLACE AND QUALITY

Fells Prospect is renowned for its walkability, bike-ability, and rich cultural tapestry. Patterson Pins, through its adaptive reuse of a centuries-old building that once housed a historic duckpin bowling alley, perfectly aligns with the neighborhood's character. Prior to its renovation, the building had fallen into disrepair despite the fond memories and nostalgia it held. VS Development's goal was to breathe new life into this historic structure, preserving its legacy while meeting modern needs.

The design of Patterson Pins celebrates the historic building elements and pays homage to the building's historic use. The residences, named Pins Apartments, offer studio, one-bedroom, and two-bedroom units. The finish selection and artwork throughout the space reflect the heritage of duckpin bowling, incorporating colors, shapes, and diagrammatic details from patent drawings of bowling pins. This thoughtful design approach creates a unique living environment that resonates with the community's history.

The ground-level commercial space, Patterson Pins Cocktail Room, serves as a vibrant social hub. This space merges nostalgia with modern entertainment, featuring arcade games, pinball machines, and an updated version of duckpin bowling. The design aims to evoke echoes of laughter and social gatherings from the building's past, blending

seamlessly with contemporary amenities. It's a place where friends come together to create new memories, fostering a sense of community and connection.

Patterson Pins not only provides high-quality housing but also actively contributes to the local culture. The incorporation of local art, including a mural on the building façade and various art installations by local artists, enhances the aesthetic appeal and cultural richness of the development. These elements reflect Baltimore's tradition of supporting local artists, creating a culturally vibrant environment for residents and visitors alike. This project not only honors the past but also creates an inspiring environment that serves as an important anchor for the surrounding community.

SUSTAINABILITY

Patterson Pins is not just a redevelopment—it's a sustainability-conscious endeavor. From building reuse to energy-efficient design elements to thoughtfully curated materials, every aspect of the project has been meticulously considered to minimize environmental impact and promote a healthier, more resilient community.

At the heart of our sustainability strategy is the decision to repurpose the existing building structure rather than opting for new construction. By preserving the building's framework, we significantly reduced carbon emissions associated with demolition and construction activities. This approach also minimized waste generation, demonstrating our dedication to responsible resource management.

Patterson Pins incorporates state-of-the-art green technologies to enhance energy efficiency and minimize environmental footprint. From energy-efficient lighting and HVAC systems to water-saving fixtures, our building design prioritizes sustainability at every turn. By harnessing renewable energy sources through BGE's Green Power providers and integrating passive design strategies, we aim to reduce our overall energy consumption and contribute to a greener future for Baltimore City.

Recognizing the importance of accessible transportation options, Patterson Pins embraces a transit-oriented design ethos. Situated in the vibrant Fells Prospect neighborhood, our development encourages pedestrian-friendly connectivity and access to public transportation nodes. By promoting walkability and reducing reliance on single-occupancy vehicles, we strive to mitigate traffic congestion and air pollution while enhancing the quality of life for residents and visitors alike. The project scored a 99 Walk Score and an 83 Bike Score.

Our commitment to sustainability is further underscored by our pursuit of Baltimore City IGCC Compliance Path standards. By adhering to rigorous performance benchmarks

and certification criteria, we hold ourselves accountable to the highest standards of environmental responsibility and regulatory compliance.

In essence, Patterson Pins embodies the principles of environmental stewardship and responsible urban planning. Through our holistic approach to sustainability, we're not only revitalizing a historic building but also catalyzing positive change within the Fells Prospect neighborhood.



VISIONARY AND EMULATION

Patterson Pins, developed by VS Development, embodies a replicable branded living experience focused on high quality, comfort, and convenience at a reasonable price,

specifically designed for Baltimore's working-class, front-line medical workers, and young professionals.

The success of Patterson Pins stems from VS Development's meticulous planning and strategic execution. Located in the emerging submarket of Fells Prospect, the project benefits from the area's growing potential and accessibility to city amenities. By self-performing general contracting, VS Development ensures superior quality control and cost efficiency, directly benefiting the residents.

The design of Patterson Pins, crafted in collaboration with local firms Dymond Architects and MO_DD, emphasizes both aesthetics and functionality. The building's façade, as well as the interior finishes, reflect a commitment to excellence and thoughtful design.

Patterson Pins offers a range of high-end features typically found in more expensive properties; each unit includes quartz countertops, energy-efficient appliances, in-unit washers and dryers, high ceilings, and ample windows that provide natural light and views. Additionally, all utilities are included in the rent, simplifying life for residents by eliminating the need to manage multiple bills.

Embracing modern technology, Patterson Pins features a keyless entry system, providing secure and convenient access to all common areas and individual units. This enhances both safety and ease of living, making everyday life more seamless for residents.

Patterson Pins also embraces Baltimore's rich tradition of supporting local artists. The development features a place-branding mural on the building façade, art installations in the apartment lobby, and painted and fabricated wall art in the commercial space. These artistic elements not only enhance the building's aesthetic appeal but also create an authentic Charm City environment for residents and visitors.

A NEED

The Fells Prospect area, nestled between Canton and Fells Point, is characterized by its vibrant culture, historic charm, and proximity to key institutions such as Johns Hopkins Medical Campus, Kennedy Krieger Institute, and Johns Hopkins Bay View. Despite the abundance of high-priced luxury apartments in the surrounding neighborhoods, there was a significant gap in the market for well-designed yet moderately priced housing. This gap particularly affected front-line medical workers and future healthcare professionals who needed convenient and affordable housing near their workplaces.

Recognizing this need, the development team at Patterson Pins envisioned a project that would provide high-quality, reasonably priced housing without compromising on

design or access to nearby amenities and services. The aim was to create a living space that resonated with the energy and culture of the neighborhood while addressing the practical needs of its residents.

Patterson Pins offers a mix of Studio, 1-Bedroom, and 2-Bedroom apartments, catering to a diverse group of residents. This includes civil servants such as teachers and medical professionals, artists, young professionals, and young families. By providing a range of apartment sizes and configurations, Patterson Pins accommodates different lifestyles and household compositions, fostering a vibrant and inclusive community.

For those working and studying in the healthcare field, proximity to Johns Hopkins is a significant advantage, reducing commute times and enhancing work-life balance. For artists and young professionals, the cultural vibrancy and accessibility to the amenities of the neighborhood make Patterson Pins an attractive place to live. Patterson Pins proves that high-quality, economical, and environmentally responsible housing can successfully meet the diverse needs of urban communities, inspiring others to follow in its footsteps.

CLOSING

Patterson Pins by VS Development is a transformative project that revitalizes a historic building in Fells Prospect, providing affordable, high-quality housing for front-line medical workers, artists, and young professionals. With its efficient design and construction, the project offers competitive rents, integrates modern amenities, and creates a vibrant community hub that honors the building's historic legacy.