

PERKINS SQUARE

Baltimore, Maryland



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PROJECT DATA

Project Name: Perkins Square Redevelopment - Phase 1 & 2
Project Type: Multifamily Residential
Project Addresses: 200 S. Caroline Street, Baltimore, MD 21231
226 S. Caroline Street, Baltimore, MD 21231
1500 Claremont Street, Baltimore, MD 21231

PROJECT APPLICANT

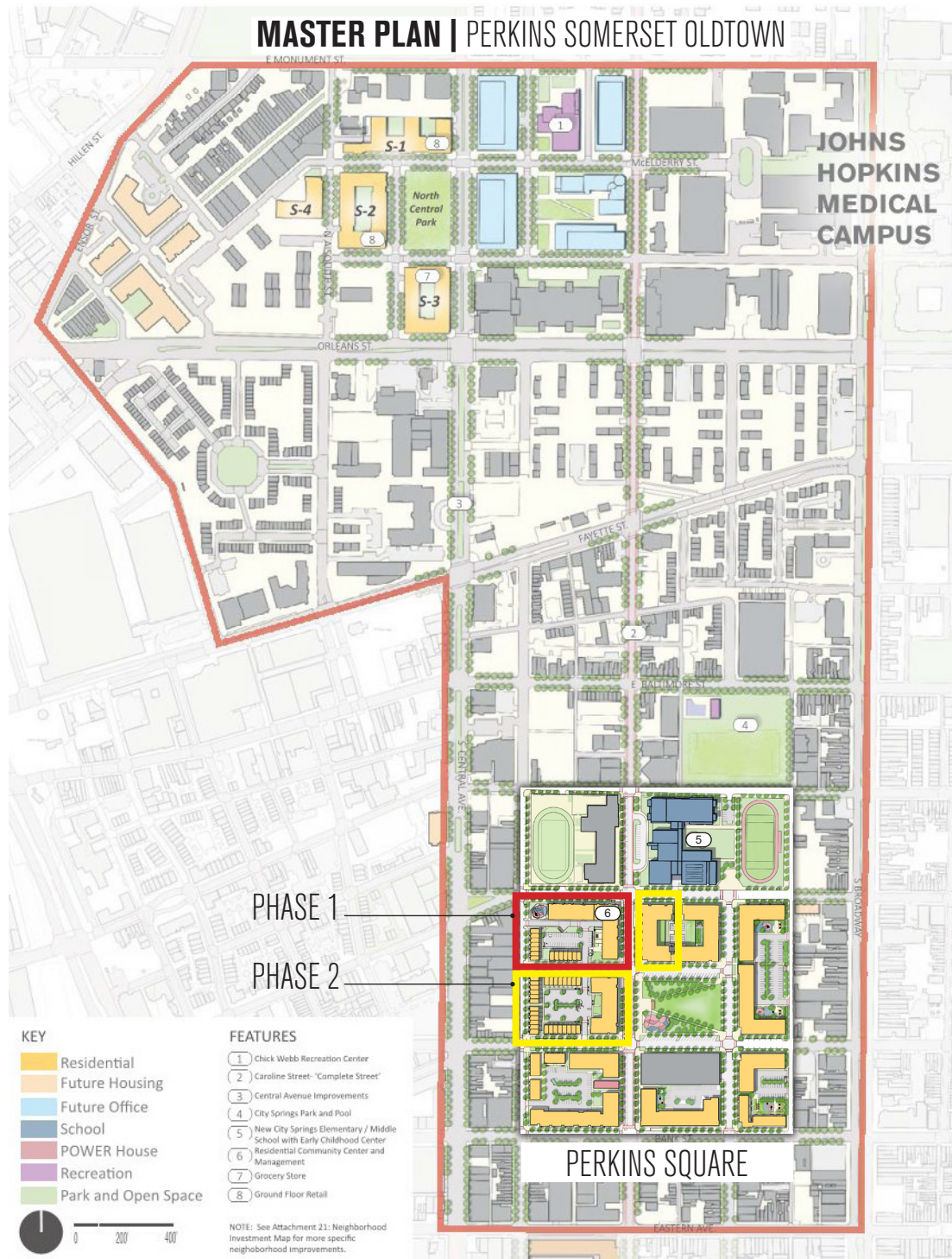
Hord Coplan Macht, Esra Martin (Point of Contact)
Emartin@hcm2.com
410-707-8899
700 E. Pratt Street, Suite 1200 Baltimore, MD 21202

PROJECT APPLICANT

Developer: Perkins Homes LLC c/o McCormack Baron Salazar, Inc
Architect: HCM- Hord Coplan Macht
General Contractor: Commercial Construction (Phase 1)
Harkins Builders (Phase 2A-2B)
Landscape Architect: Hord Coplan Macht (Phase 1)
Floura Teeter (Phase 2A-2B)
Structural Engineer: Structura Inc.
MEP Engineer: Century Engineering
Civil Engineer: Rummel, Klepper & Kahl (Phase 1)
KCW Engineering Technologies, Inc. (Phase 2A-2B)
Photographer: Hord Coplan Macht, Tom Holdsworth Photography

PROJECT OVERVIEW

Perkins Square Redevelopment – Phases 1 & 2 is a transformative multi-phase initiative in downtown Baltimore that reimagines a once-isolated public housing complex as a vibrant, inclusive, mixed-income community. Part of the broader Perkins-Somerset-Oldtown (PSO) Transformation Plan and the national Choice Neighborhoods initiative, the project addresses decades of disinvestment by leveraging its central location near transit, employment hubs, and essential public services. When fully complete, it will deliver 1,346 affordable mixed-income units, 500 market-rate homes, a relocated school, and a central park open to all Baltimore residents. The first two phases reconnect two and a half city blocks through a reinstated street grid and 259 new homes—including modern rowhouses and multiple four-story apartment buildings—designed to reflect Baltimore’s architectural heritage. Anchored in equity and long-term affordability, the redevelopment centers deep community engagement, including resident-led planning and right-of-return commitments. With activated public spaces, integrated support services, and thoughtful urban design, Perkins Square redefines public-private partnerships and sets a new standard for equitable, sustainable urban revitalization.





PROJECT DATA - PHASE 1

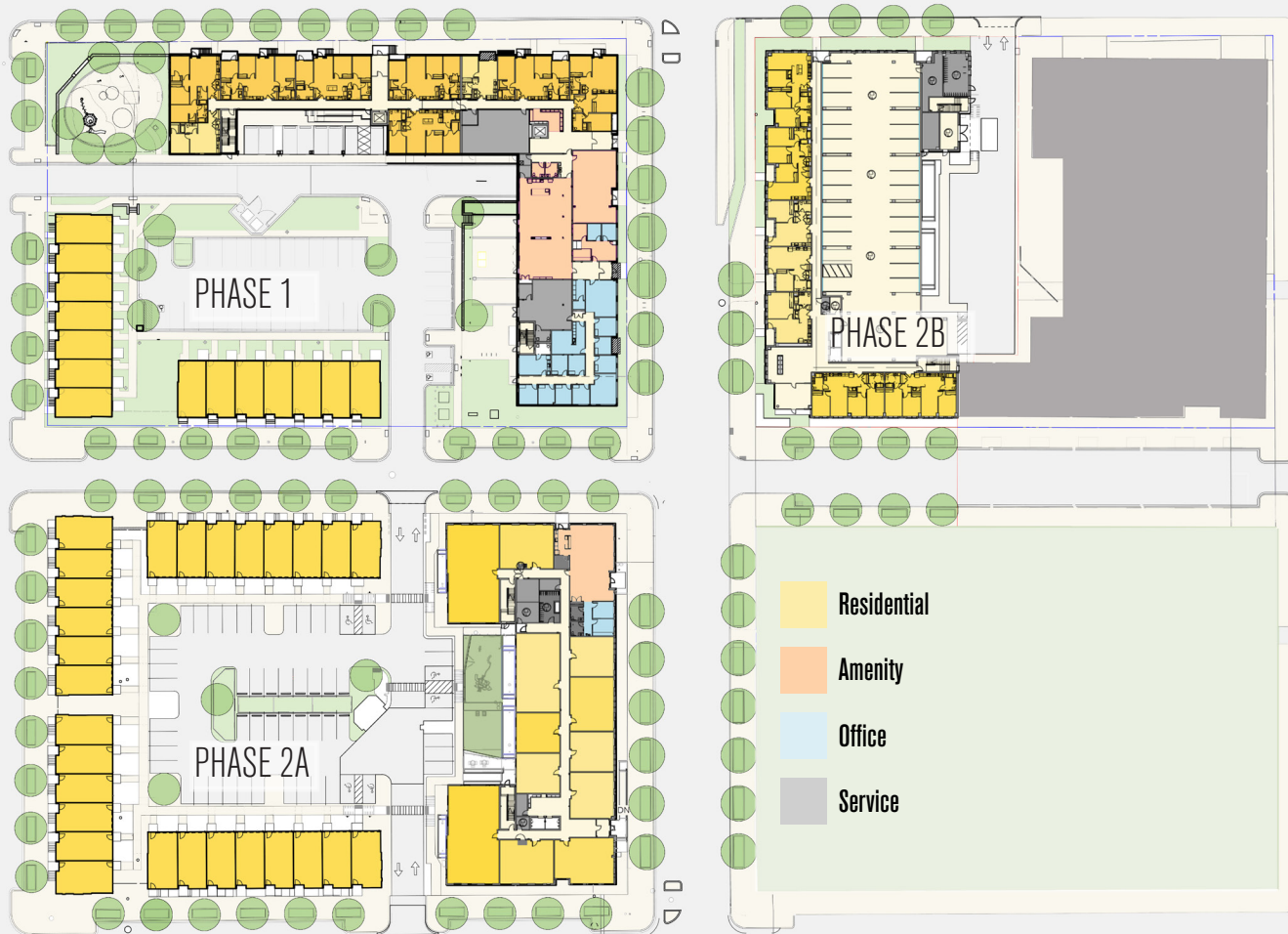
Lot Size: Block A (1): 3.04 acres
Building Size (GSF): 104,362 SF Multi family ; 46,020 SF Townhouse
Unit Distribution: 89 MF apartment units, 14 3bed Townhouse

Total Units Ph 1-2: 259 UNITS

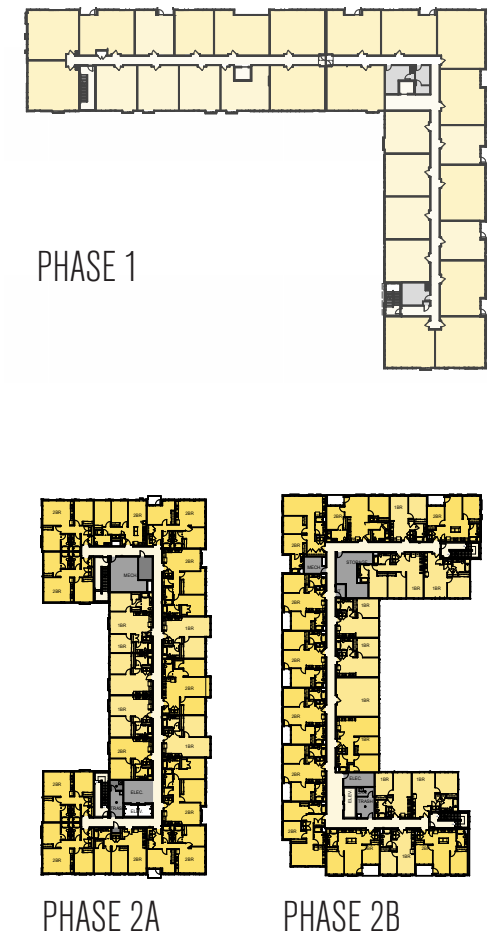
PROJECT DATA - PHASE 2

Lot Size: Block B (2A): 1.968 acres
 Block H (2B): 1.089 acres
Building Size (GSF): PH-2A: 76,760 SF Multi family ; 47,432 SF Townhouse
 PH-2B: 86,200 SF Multi family
Unit Distribution: PH-2A: 61 MF apartment units, 28 3bed Townhouse
 PH-2B: 67 MF apartment units,

GROUND LEVEL FLOOR PLANS



UPPER LEVEL FLOOR PLANS



COMPLETENESS - TRANSFORMING COMMUNITIES

As a central component of the PSO Transformation Plan and a recipient of federal Choice Neighborhoods funding, the Perkins Square Redevelopment exemplifies a fully realized, financially viable, and strategically executed investment in long-term community revitalization. The project represents a mature and complete redevelopment initiative—advancing from vision to implementation—delivering high-quality, affordable housing while restoring neighborhood connectivity, safety, and economic opportunity.

Phases 1 and 2 are fully implemented and operational, delivering 259 mixed-income housing units, including one-for-one replacement of public housing, alongside reintroduced streets, improved infrastructure, and accessible public spaces. These completed phases demonstrate the viability and transformative impact of the broader plan, serving as a tangible and scalable model for equitable redevelopment in Baltimore and beyond.



COMPLETENESS - STAKEHOLDER ENGAGEMENT

The project was deeply shaped by a collaborative design and planning process that actively engaged government agencies, local officials, and community residents to ensure alignment with neighborhood needs and public policy goals. Extensive stakeholder outreach—including charrettes, public meetings, and design workshops—was a cornerstone of the redevelopment. Residents and community leaders played a critical role in shaping both the design vision and practical implementation of the project. Their feedback informed not only architectural and urban planning decisions, but also leasing strategies and community-building components that support long-term social cohesion.

Government involvement was instrumental from the outset. Local and state agencies provided essential policy support and funding coordination, enabling the transformation of a long-neglected public housing site into a vibrant, inclusive neighborhood. The public-private partnership guiding the development allowed for transparent decision-making, strong interagency collaboration, and seamless integration with broader city and regional development objectives.

The financial structure of the project is robust and well-coordinated, drawing from a diverse mix of local, state, federal, and private sources. This multi-layered funding approach not only maximizes affordability but also minimizes financial risk and supports operational sustainability. Funding sources for Phases 1 and 2 include:

- City and State Loans
- State-funded Rental Housing Works Loan
- State-funded HOME Loan
- State-funded Partnership Rental Housing Program Loan
- Baltimore DHCD Affordable Housing Trust Fund Loan
- BAHD Partnership Rental Housing Program Loan
- BAHD American Rescue Plan Act (ARPA) Loan
- BAHD Infrastructure Funds Loan
- Federal Choice Neighborhoods Grant
- Low-Income Housing Tax Credit (LIHTC) Equity
- Construction and Permanent Bank Loans

This diverse capital stack reflects strong institutional backing and cross-sector alignment, ensuring that the project is both a fiscally responsible investment and a durable platform for inclusive growth. Together, the fully executed design process, comprehensive funding plan, and stakeholder alignment demonstrate a complete and exemplary model of 21st-century urban redevelopment.



SENSE OF PLACE + QUALITY

The Perkins Square Redevelopment thoughtfully redefines the identity and urban fabric of downtown Baltimore by transforming a once-isolated, stigmatized public housing complex into a vibrant, inclusive, mixed-income neighborhood that honors the city's heritage while embracing contemporary design excellence. Central to the project is the restoration of Baltimore's traditional street grid, which fosters walkability, connectivity, and safety—repairing social isolation and integrating the development into the broader urban context.

Architecturally, the project balances high-quality materials and craftsmanship with cost-effective strategies. The use of traditional masonry—reflecting Baltimore's historic rowhouses—combined with contemporary cementitious siding and metal paneling, creates a dynamic yet cohesive streetscape. Buildings are carefully scaled with articulated facades and rhythmic window groupings that enhance neighborhood character and human scale. Interior layouts prioritize natural light, energy efficiency, and livability.

Perkins Square's urban design creates inviting, activated public spaces including courtyards, playgrounds, and a future central park, all designed to foster social interaction and community engagement. Shared amenities such as storefront-style community rooms, coworking spaces, and integrated resident support services strengthen neighborhood cohesion and economic opportunity. Thoughtful site planning maximizes natural surveillance and safety through clear sightlines and well-defined pedestrian routes.

The project's commitment to excellence extends beyond design into construction standards, marketing, and management. All housing—whether affordable or market-rate—is built to the same high standard, eliminating visual hierarchy and reinforcing the dignity of all residents. Extensive community engagement has shaped the development's identity, ensuring it reflects resident priorities and promotes long-term stability. Services on site support resident well-being and economic mobility, reinforcing Perkins Square's role as an inspiring anchor for the surrounding community.

By seamlessly blending architectural sophistication with social equity and sustainable urban planning, Perkins Square establishes a new benchmark for mixed-income redevelopment and urban revitalization in Baltimore—serving as a replicable model of excellence and resilience.





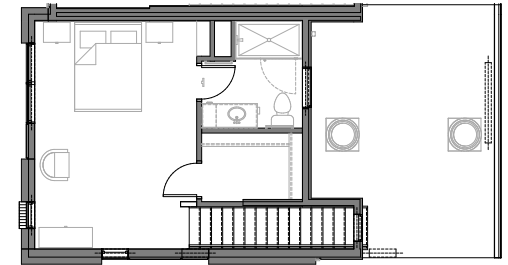
SENSE OF PLACE + QUALITY - LOCAL TRADITIONS

The three level, three-bedroom rowhomes are a modern take to the most common traditional Baltimore building form to the 21st century. Designed to reflect Baltimore's architectural heritage, the structures combine traditional masonry with contemporary elements to form a dynamic yet cohesive streetscape. The new rowhomes have at least 4 stoop steps leading to the front door along the street side and a no-step entry on the rear side, near the resident-dedicated parking. The townhome stoop entry composition includes split-face block, decorative railings, prefabricated metal awning, and concrete base; a node to the traditional Baltimore rowhome.

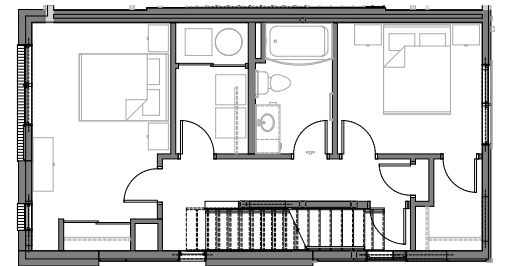


SENSE OF PLACE + QUALITY - URBAN FABRIC

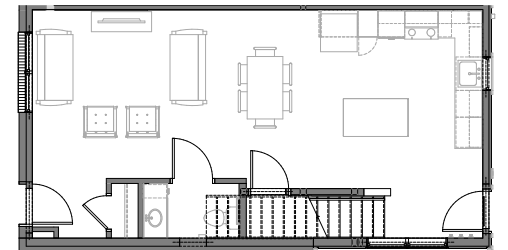
The traditional motifs of popped out bays, small porches, and individual stoops were important to include in the design of these homes to provide a continuous fabric within the Baltimore City grid. These homes provide the same rhythm to the streetscape as traditional rowhomes which creates the pedestrian experience at neighborhood transitions continuous and familiar; new residents are part of the community and are not part of an outlier community.



ROWHOME LEVEL 3



ROWHOME LEVEL 2



ROWHOME LEVEL 1



A NEED

The Perkins Square Redevelopment directly responds to the urgent and deeply rooted needs of East Baltimore—an area historically shaped by disinvestment, economic isolation, and a legacy of stigmatized public housing. Located within the broader Perkins-Somerset-Oldtown (PSO) Transformation Plan and supported by the national Choice Neighborhoods initiative, the project addresses a critical shortage of high-quality, deeply affordable housing while simultaneously tackling broader issues of social equity, neighborhood connectivity, and generational opportunity.

Perkins Square replaces all 629 obsolete public housing units one-for-one with new, energy-efficient, dignified homes—an essential promise to former residents. Through right-of-first-refusal policies, former residents were given priority to return, ensuring continuity and addressing decades of displacement and systemic inequity. Phase 2 goes even further: 100% of the units serve households earning below the area median income, directly supporting those most vulnerable to housing insecurity.

Residents' holistic needs were central throughout planning and design. Community engagement shaped every phase—from building types to amenities—ensuring cultural relevance, functional unit layouts, and appropriate support services. Housing is complemented by job training programs, educational partnerships, and on-site resident services, directly addressing the social determinants of health and long-term neighborhood stability.

Baltimore's housing market further underscores the need: demand for affordable rental housing far exceeds supply, especially for low-income and workforce households. Perkins Square not only adds 259 much-needed units in Phases 1 and 2 alone, but it does so without compromise—delivering high-quality, mixed-income residences with equitable access to amenities and services.

Ultimately, the project provides more than housing—it offers a pathway to resilience and upward mobility. It stands as a commitment to redressing historic injustices and providing lasting value for future generations—redefining what responsive, equitable urban redevelopment can look like.

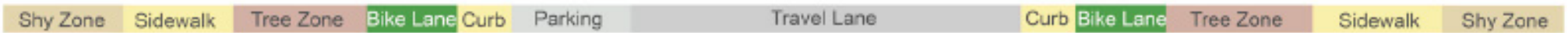




PHASE 1

A NEED- OUTDOOR CONNECTIONS

The project addresses the community's need for safe, walkable, and accessible environments. By restoring the traditional street grid, the development reconnects a once-isolated site to adjacent neighborhoods, increasing access to jobs, transit, schools, and public services. Thoughtfully designed public spaces—including a new central park, playgrounds, and storefront-style community rooms—respond to long-standing community desires for safe gathering places, recreational opportunities for all ages, and improved quality of life.



A NEED- COMPLETE STREETS

As part of a city-wide Baltimore plan for better connections and equitable access to jobs, housing, and food, Perkins Square is part of a greater plan between several neighborhoods known as the PSO plan. Through Perkins Square, Caroline Street is envisioned as a key “complete street” for the Perkins community, prioritizing pedestrians and cyclists. Previously lacking variety and scale, it will now benefit from the Charm City Circulator, Baltimore LINK buses, and a new bike lane. The PSO plan enhances mobility with improved sidewalks, crosswalks, lighting, and greenery. Separated bike lanes and bus facilities will integrate with the Downtown Bicycle Network. A new bike-share station at South Central Park will further boost connectivity and reduce car dependency.



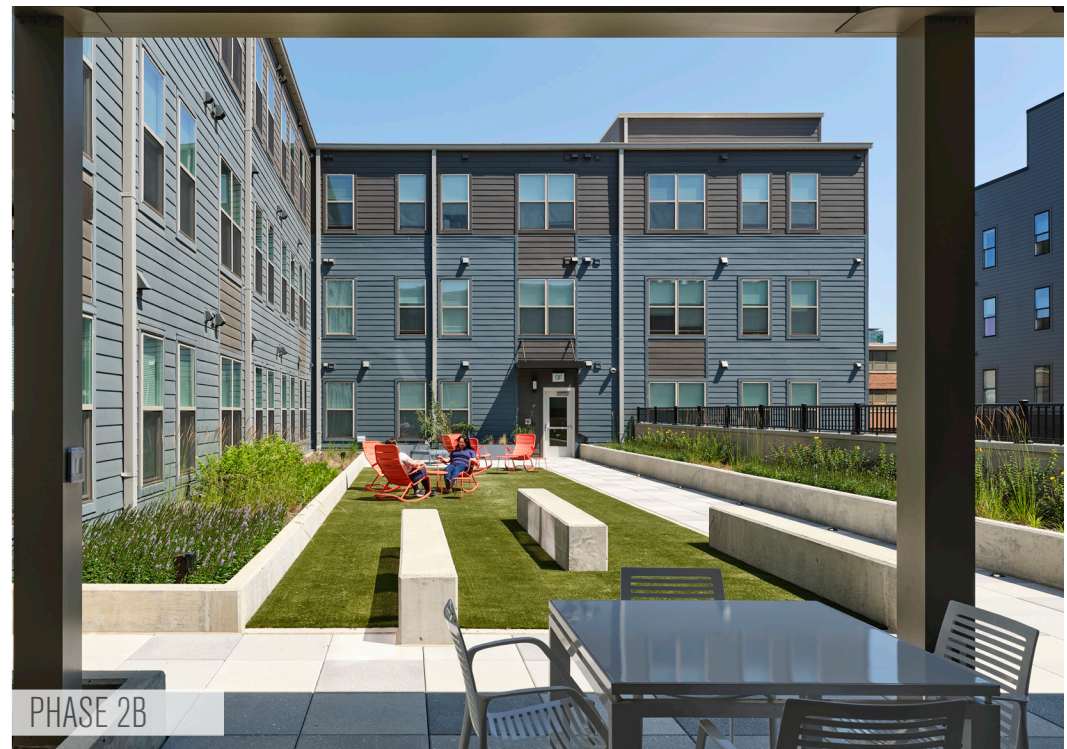
SUSTAINABILITY

Perkins Square Redevelopment – Phases 1 and 2 exemplify a holistic and forward-thinking approach to sustainable urban development. Located within a Priority Funding Area and designed as an infill redevelopment on a formerly disinvested site, the project maximizes existing infrastructure while transforming a once-stigmatized public housing complex into an environmentally resilient, socially inclusive, and economically viable neighborhood. Its transit-accessible location, walk score above 90, and proximity to jobs, schools, and essential services reduce dependency on private vehicles and support equitable access to opportunity.

Sustainable design is integrated at every level—from site remediation and ecological restoration to building performance and material selection. The project replaces impervious surfaces with green infrastructure, native landscaping, and permeable paving, reducing stormwater runoff and urban heat island effects. Existing trees were preserved where possible, and all new plantings are drought-tolerant, eliminating the need for permanent irrigation. Phase 1 achieved NGBS Bronze certification, and Phase 2 achieved NGBS Silver, demonstrating a commitment to high-performance design and environmental stewardship.

Buildings are all-electric, solar-ready, and designed for long-term energy efficiency. High-performance envelopes, energy modeling, high-efficiency HVAC systems, and DOAS ventilation support operational sustainability and resident comfort. Units are oriented for natural light and cross ventilation, while EnergyStar appliances and water-conserving fixtures reduce resource consumption. Interior finishes meet low-VOC standards to promote healthy indoor air quality.

Critically, sustainability in Perkins Square also encompasses economic and social resilience. The development prioritizes durable, low-maintenance materials selected for lifecycle performance, and unit layouts are optimized for construction efficiency and future adaptability. All homes meet FHA accessibility standards, with many exceeding to meet UFAS, supporting aging in place and long-term livability. A robust public-private funding model—including LIHTC, HUD Choice Neighborhoods Initiative, and state and local resources—ensures long-term affordability while reinforcing sustainability as a core value.





PHASE 1

SUSTAINABILITY- COMMUNITY

The street side main entrance welcomes the larger community to take advantage of the amenity spaces inside. These cover a range of activities, and as the blocks are added to, a wide variety of services and spaces will be available to the community within easy walking.





PHASE 2A



PHASE 2A

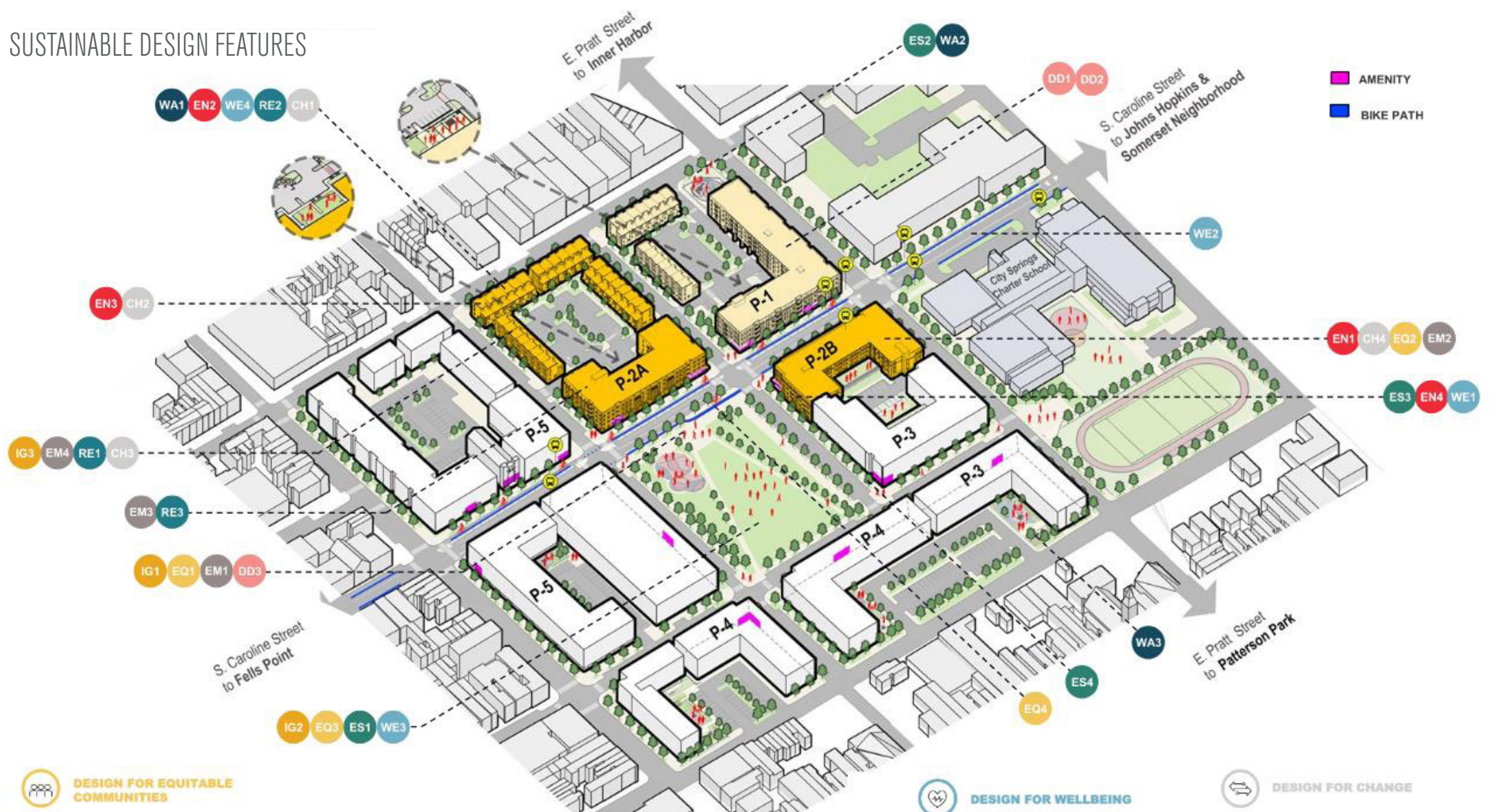
SUSTAINABILITY - COMMUNITY SERVICES

Community health and equity are foundational. Shared amenities such as a central park, playgrounds, balconies, and community rooms encourage outdoor activity, social cohesion, and access to nature. Job training, educational opportunities, and resident support services are embedded in the redevelopment strategy, aligning physical infrastructure with long-term community well-being. Feedback loops, including post-occupancy evaluations and resident engagement, inform ongoing improvements and future phases—positioning Perkins Square as a replicable, adaptable model for equitable, sustainable development in cities across the country.



PHASE 2B

SUSTAINABLE DESIGN FEATURES



DESIGN FOR EQUITABLE COMMUNITIES

- EQ1.** Extensive stakeholder involvement shaped the project with design charrettes, neighborhood meetings, and community-led discussions for the redevelopment plans.
- EQ2.** Mixed-income housing is promoted with 100% of units reserved for households earning less than area median income.
- EQ3.** Large portions of the site are dedicated to public space, including a centrally located park and human-scaled walkability.
- EQ4.** Complete Streets standards improved mobility, walkability, and support local economic activity beyond the project boundary.



DESIGN FOR ECONOMY

- EM1.** Perkins Phase 2 is part of a larger, multi-phase redevelopment project intended to revitalize a once divested area to generate long-term economic value for residents and the greater community.
- EM2.** 100% of units were leased within the first year of occupancy to support residents with reduced % AMI.
- EM3.** The project was funded through a public-private partnership that included HUD CNI, LIHTC, and HABC, and local legislative and community involvement.
- EM4.** Life-cycle cost analysis and payback calculations drove decisions for materials and systems selection.



DESIGN FOR WATER

- WA1.** Units have a 31% indoor water use reduction through use of EPA WaterSense certified fixtures and appliances.
- WA2.** Outdoor water use reduction is 100% with no permanent irrigation system used through a planting strategy that relies on native, drought- and disease-tolerant species.
- WA3.** 100% of stormwater is managed on site using pocket green space, planting beds on the street scape that collect water, and material choices that reduce stormwater run-off by absorbing and filtering water.



DESIGN FOR INTEGRATION

- IG1.** The project goal is to create healthy, equitable spaces for mixed-income residents in Baltimore.
- IG2.** Public investment is benefitting the community with green infrastructure, accessible open space, and equitable long-term development.
- IG3.** A high standard for quality materials, community-centered public space, and environmentally responsive planning drives the design.



DESIGN FOR ECOSYSTEMS

- ES1.** The redevelopment effort remediated existing contaminated soil and increased on-site vegetation % area.
- ES2.** 100% native species were selected for compatibility with local soil, microclimate, and to increase biodiversity.
- ES3.** Buildings were oriented around the new public park, with units facing the green space to promote connections to nature.
- ES4.** Existing trees were preserved where possible.



DESIGN FOR RESOURCES

- RE1.** Wood-framed construction reduces overall embodied carbon emissions compared to a concrete or steel structure.
- RE2.** Unit layouts were right-sized to create efficient and flexible spaces with less square footage and material use.
- RE3.** Cladding materials were selected based on a criteria of durability and promoting environmental and human health.



DESIGN FOR WELLBEING

- WE1.** 100% of units have access to quality views and daylighting.
- WE2.** The Complete Streets redevelopment. Paired with a walking and bike score over 90 supports, active transportation.
- WE3.** Community well-being and social interaction are prioritized throughout the design with the location of a large, centralized park and shared amenity spaces off the corridors for access.
- WE4.** Low-VOC paints, coatings, and floorings were used in accordance with NGBS.



DESIGN FOR ENERGY

- EN1.** Reducing operational costs was a goal of the project to ease the utility burden of residents, and each unit was energy modeled for performance data.
- EN2.** Each unit has high-efficiency air-source heat pumps, and the whole building is served with a DOAS ERV system.
- EN3.** Passive design strategies – reasonable window-to-wall area ratios and prioritizing air-tight construction – enhance the overall energy efficiency of the building.
- EN4.** Electrical lighting load is reduced using occupancy sensors throughout and interior layouts that promote daylighting over electrical lighting.



DESIGN FOR CHANGE

- CH1.** Aging-in-place principles were used to design units, with 100% of units meeting FHA accessibility standards and 15% meeting the rigorous UFAS standard.
- CH2.** Air-tight sealing is emphasized to increase passive survivability and maintain interior building temperatures in the event of an outage or natural disaster.
- CH3.** Structural framing is at the corridor and exterior walls to allow for future reconfiguration of unit layouts as needs of the community change.
- CH4.** Buildings are designed as all-electric and solar ready for future PV installations.



DESIGN FOR DISCOVERY

- DD1.** As a multi-phase, multi-building project, with consistent owner, design, and contractor teams, knowledge transfer between phases has been continuous and well-coordinated.
- DD2.** Regular bi-weekly OAC meetings, site visits, and detailed punch walks of building has created a structure for real-time learning that is reflected in designs of future phases.
- DD3.** Perkins is serving as a template for other cities seeking strategies for phased, community-driven redevelopment in need of affordable housing.



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VISIONARY + EMULATION

The Perkins Square Redevelopment sets a bold new precedent for equitable, sustainable, and community-led urban revitalization. By reimagining a historically isolated public housing complex as a thriving, mixed-income, multi-generational neighborhood, the project steps beyond conventional affordable housing models and offers a scalable and replicable blueprint for inclusive development nationwide.

At its core, Perkins Square is visionary for centering equity—not as an afterthought, but as the foundation of the design and development process. A deeply collaborative planning approach involved extensive community engagement through charrettes, public meetings, and resident-led discussions. Former residents were prioritized through a right-of-first-refusal policy, ensuring community continuity and avoiding displacement—an often-overlooked challenge in large-scale redevelopment. This process elevated community voice into tangible design decisions, building trust and delivering long-term social and economic value.

Strategically located within a Priority Funding Area, the project maximizes existing infrastructure and aligns with Complete Streets principles to prioritize pedestrians, cyclists, and access to transit. This connectivity not only improves mobility but supports economic development in surrounding neighborhoods. Green building systems—including all-electric construction, solar-ready infrastructure, stormwater management, and high-efficiency HVAC—demonstrate how sustainability and affordability can be integrated without compromise.

Financed through a layered, multi-source public-private model (including LIHTC, HUD Choice Neighborhoods Initiative, and local infrastructure funds), Perkins Square also offers a replicable roadmap for fiscally sound, large-scale reinvestment in disinvested urban areas. It demonstrates that it's possible to deliver high design quality and long-term affordability—even within tight budgets—when life-cycle cost and operational performance are prioritized.

In its implementation, the project has already shown measurable success. All units in Phase 2 were fully leased within the first year of completion. The phased approach, informed by continuous resident and stakeholder feedback, allows for iterative improvement and resilience. This ongoing process ensures that future phases continue to reflect community needs and market realities.



PHASE 2B

VISIONARY + EMULATION - WHERE INCLUSIVITY THRIVES

The design challenges outdated stigmas about affordable housing. All buildings, whether serving deeply affordable or market-rate units, are constructed to the same high-quality standards. Private stoops, balconies, varied massing, and warm, contextual materials like brick and metal panels contribute to a vibrant, human-scaled streetscape. Shared amenities—including a central park, playgrounds, community rooms, and storefront-style service spaces—foster interaction, promote health, and create a neighborhood that is welcoming to all ages and incomes.

By blending design excellence, meaningful public engagement, equitable outcomes, and fiscal innovation, the Perkins Square Redevelopment is more than a revitalization project—it is a national model. It redefines what's possible in mixed-income, affordable urban housing and offers a powerful example for cities across the country seeking to transform challenged neighborhoods into thriving, inclusive communities.