



THE HAMMOND AT GREENMOUNT PARK

2026 ULI Baltimore WaveMaker Awards





THE HAMMOND AT GREENMOUNT PARK

1100 Greenmount Avenue, Baltimore, MD 21202

APPLICATION INFORMATION

APPLICANT INFORMATION

Harkins Builders*
10490 Little Patuxent Parkway
Suite 400
Columbia, MD 21044

POINT OF CONTACT

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Director of Marketing
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**This is a joint submission, submitted on behalf of the project team.*

PROJECT INFORMATION

PROJECT DATA

Completion Date: October 8, 2025
Construction Cost: \$34,645,335
Project Size: 132,545 gsf

PROJECT TEAM

**SOMERSET DEVELOPMENT /
REBUILD METRO**
Owner

Quinn Evans
Architect

Harkins Builders
Construction
Manager

Carroll Engineering
Structural
Engineer

**Colbert Matz
Rosenfelt**
Civil Engineer

MIN Engineering
Mechanical,
Electrical, and
Plumbing Engineer

Core Studio Design
Landscape Architect

ARC Environmental
Radon Consultant

**Ardinger
Consultants**
Accessibility
Consultant

PROJECT OVERVIEW

Developed as part of the community-guided Johnston Square Vision Plan, The Hammond at Greenmount Park transforms more than 40 formerly vacant lots into a vibrant mixed-use community anchor that brings housing, learning, and neighborhood life together in one place. The project provides 109 mixed-income homes, community gathering spaces, and the first new Enoch Pratt Free Library branch in more than 15 years.

As the first project in Maryland to combine workforce housing and a public library within a single building, The Hammond strengthens connections between residents, community resources, future park space, and the surrounding neighborhood. More than a building, The Hammond serves as both connector and catalyst, bringing the Johnston Square Vision Plan to life through housing, civic infrastructure, and long-term neighborhood investment.





CPI Productions

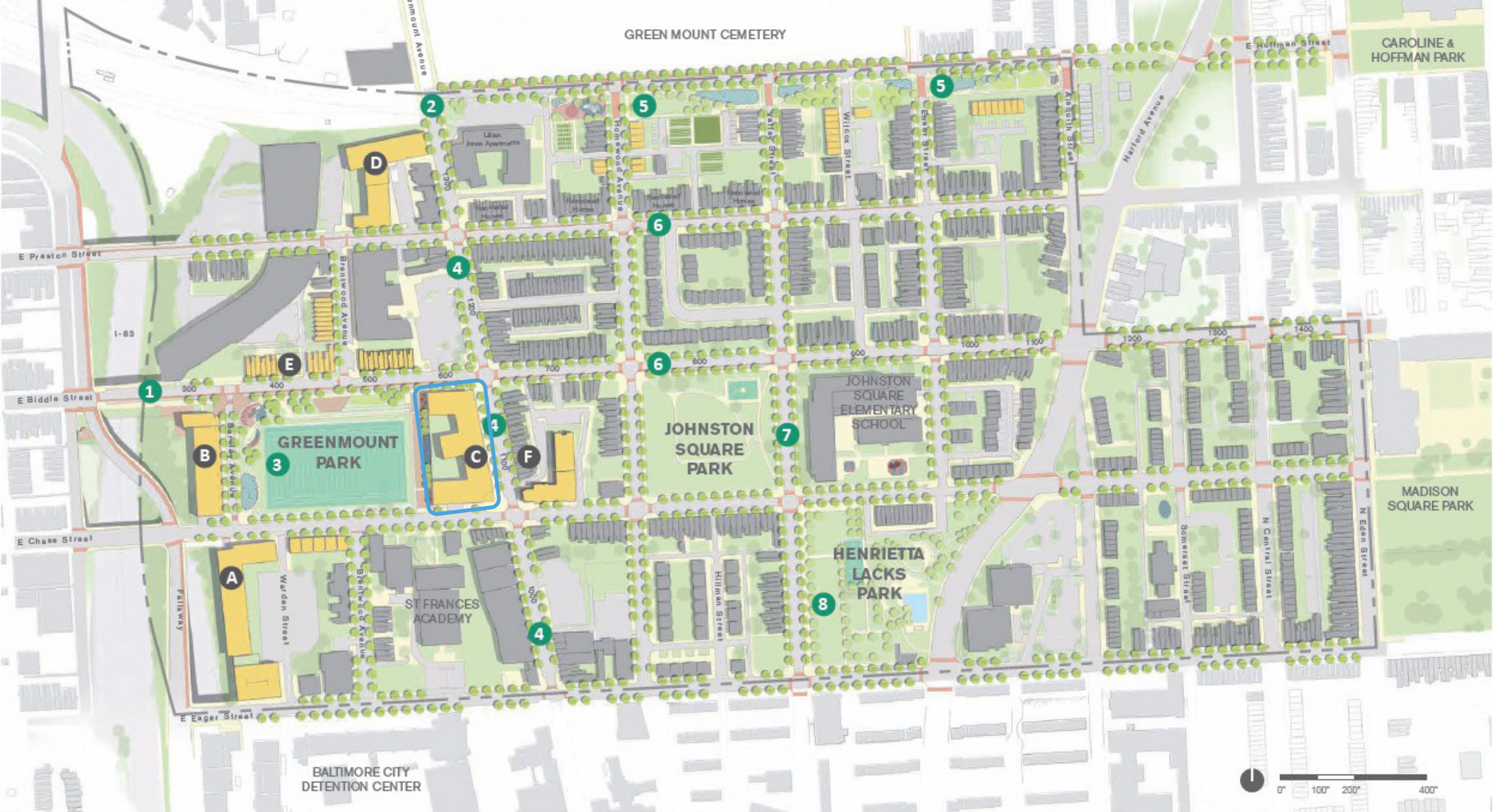


Quinn Evans

COMPLETENESS

The Hammond at Greenmount Park transforms one of the cornerstone sites identified in the Johnston Square Vision Plan into a completed neighborhood asset. The Hammond realizes the vision of the Johnston Square community by delivering the largest single building site identified in the plan in terms of acreage, units, and investment amount as a mixed-use, mixed-income site along Greenmount Avenue. Its impact is already visible across Johnston Square, converting 42 vacant lots into 109 mixed-income homes and more than 9,000 sf of commercial space, now occupied by the Johnston Square Branch of the Enoch Pratt Free Library. The provision of mixed-income housing, the addition of new households, and the creation of new commercial space, all without displacing existing residents, were central goals of the Vision Plan that The Hammond achieves.

The project is a true public-private partnership. Delivered through a \$55 million capital stack layered with 18 sources, every \$1 of state and local government investment leveraged nearly \$6 of private investment. The financing structure combined private debt, low-income housing and energy tax credit equity, state and city housing resources, philanthropic investment, land disposition, and a PILOT structure, while also integrating a new Enoch Pratt Free Library branch. Despite the challenges of a constrained urban infill site, the team delivered a four-story mixed-use building with affordable homes, civic space, resident amenities, site improvements, and long-term property operations. The Hammond is already stabilizing the surrounding area and catalyzing implementation of the broader Johnston Square Vision Plan, demonstrating how coordinated public and private investment can transform vacancy into lasting neighborhood value.



Information from the Johnston Square 2020 Vision Plan

PUBLIC REALM PROJECTS

- 1 Biddle St/Fallsway Gateway
- 2 Greenmount Ave /Hoffman St Gateway
- 3 Greenmount Park
- 4 Greenmount Ave Streetscape
- 5 Hoffman St Corridor Greenway
- 6 Preston-Biddle Streetscape
- 7 Valley St Streetscape
- 8 Henrietta Lacks Park, Second Phase

KEY DEVELOPMENT PROJECTS

- A 300 Block of East Chase St
(Residential/Commercial)
- B 1100 Block of Barclay St
(Mixed-use Residential)
- C 1100 Block of Greenmount Ave
(Mixed-use Residential)
- D 508 East Preston St
(Residential/Commercial Mixed-use)
- E 400-600 Blocks of East Biddle & 1200 Block
of Brentwood (New & Renovated Residential)
- F 700 E Chase St Apartments (under construction)

The Hammond at Greenmount Park

A SENSE OF PLACE & QUALITY

The Hammond at Greenmount Park reflects Johnston Square's long-standing vision for reinvestment without displacement, turning vacant land into a lasting community asset shaped by local leadership. The project builds on years of resident organizing, planning, and partnership aimed at repairing the physical gaps left by disinvestment while strengthening the social fabric that already existed. Its sense of place comes from this continuity: a new building that does not overwrite Johnston Square's identity, but helps carry it forward. Named for Regina and Keith Hammond, longtime community leaders whose work helped shape this vision, The Hammond honors the people and advocacy that made the project possible.

As one of the first major realizations of the Johnston Square Vision Plan, The Hammond transforms vacancy into a vibrant community anchor. It pairs mixed-income housing with embedded civic infrastructure, ensuring that growth strengthens existing community networks rather than eroding them. Along Greenmount Avenue, the new Enoch Pratt Free Library branch and community spaces create an active public edge, bringing light, visibility, and daily activity to a corridor once defined by vacancy.

The project's quality is reflected in both its design and its process. The building provides dignified homes with natural light, fresh air, rooftop outdoor space, free Wi-Fi, and supportive services, while its fiber-cement and metal panel façade, storefront glazing, and clean urban form give it a contemporary civic character at a neighborhood scale. Shaped through regular community meetings, design reviews, color studies, and a resident bus tour of Baltimore projects, The Hammond was not simply designed for Johnston Square, but with Johnston Square — resulting in a welcoming, useful, and aspirational neighborhood anchor.



SUSTAINABILITY

The Hammond at Greenmount Park advances sustainability as both an environmental strategy and an affordability strategy. Built on formerly developed urban land that required environmental cleanup, the project transforms vacant, underused parcels into a resilient mixed-use community asset within an existing neighborhood infrastructure network. Its location supports transit-oriented living, walkability, bicycle use, and access to nearby employment, education, healthcare, cultural institutions, and future park space and community amenities.

At the building scale, The Hammond was designed for long-term performance living that improves comfort, reduces energy demand, and supports long-term affordability. The all-electric building meets the Department of Energy's Zero Energy Ready Home standard, achieved NGBS Silver certification, and incorporates a 150-kW rooftop solar array.

A Passive House-inspired enclosure, high-performance windows, dense-pack cellulose insulation, continuous air barrier, heat pump water heaters, and Energy Star appliances create quieter, healthier, more comfortable homes while reducing the project's estimated Energy Use Intensity from 40 to 19 kBtu/sf/year. Rooftop solar is projected to reduce the owner's electric bill by approximately 60%.

The Hammond also demonstrates social resilience. Fresh, filtered air and abundant daylight support resident well-being, while the rooftop amenity space, community room, library, and future park connections provide places for gathering, learning, rest, and recreation. During extreme weather, the emergency-powered community room and public library offer refuge and comfort for residents and neighbors. By combining environmental performance, durable materials, reduced operating costs, and civic access, The Hammond shows that sustainable affordable housing can be practical, resilient, and deeply community-serving.





VISIONARY & EMULATION

The Hammond at Greenmount Park marks a new chapter for Baltimore by redefining what affordable housing can do. The project brings mixed-income homes, public learning, community resources, climate resilience, and neighborhood reinvestment together in one integrated model: housing above, the first new Enoch Pratt Free Library branch in more than 15 years below, sustainable systems throughout, and direct connections to future park space and broader revitalization efforts. As the first project in Maryland to combine workforce housing and a public library within a single building, The Hammond offers a powerful new approach to inclusive urban development.

This model is especially powerful because it emerged from community leadership. The Hammond is not a top-down redevelopment project; it is a built expression of a resident-led vision for Johnston Square. That makes it a model for other cities working to revitalize historically disinvested neighborhoods without erasing the people, institutions, and social networks already there. Together, these partnerships demonstrate that they can produce more than buildings — they can deliver civic infrastructure, long-term affordability, resident services, environmental performance, and neighborhood trust.

The project is also replicable from both a development and design perspective. It shows how a constrained urban infill site can support high-quality affordable housing, a public library, environmental remediation, solar energy, resident services, public-facing amenities, and future open-space connections within one coordinated project.

Most importantly, The Hammond raises expectations. It challenges the idea that affordable housing should be modest in ambition or separated from civic life. By pairing dignified homes with civic infrastructure, rooftop amenity space, free Wi-Fi, supportive housing services, high-performance sustainability, and future park connections, the project establishes a new benchmark for inclusive development in underserved communities.



A NEED

The Hammond responds directly to the needs that Johnston Square residents identified long before construction began: decent housing, employment opportunity, recreational access, neighborhood services, and visible reinvestment. The Johnston Square Vision Plan documented long-standing vacancy and disinvestment, including hundreds of vacant homes and lots, while also identifying strong resident leadership and a desire for safe open spaces, quality housing, and community-serving institutions.

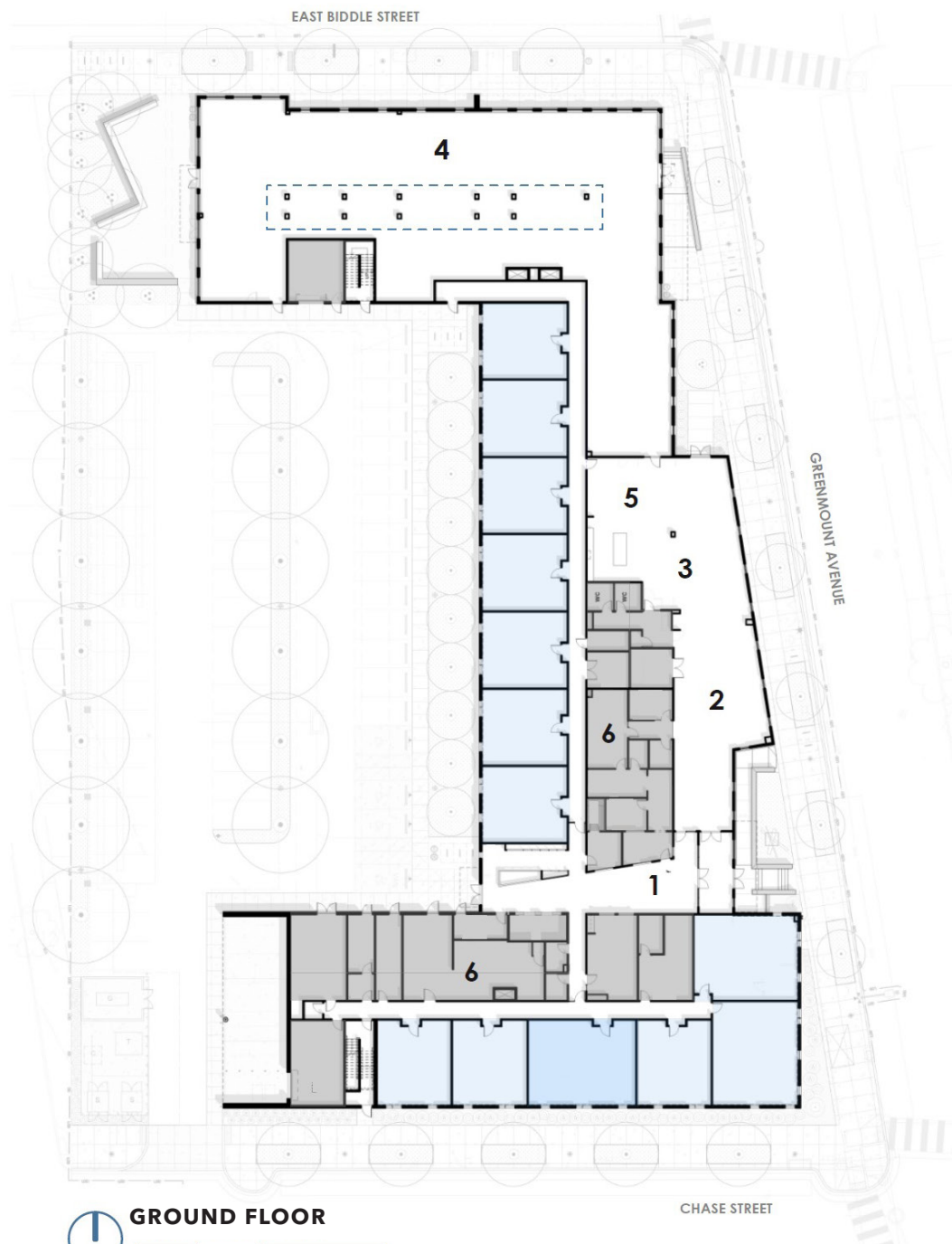
The Hammond addresses those needs by transforming 42 formerly vacant lots into 109 affordable, income-integrated homes and a new public library branch. The apartments serve households earning 30% to 80% of AMI, including 12 formerly homeless families receiving permanent supportive housing services. This range of affordability responds to multiple layers of housing need — from deeply affordable homes to workforce housing — while ensuring residents can remain connected to Johnston Square as the neighborhood grows.

The project also addresses the neighborhood's need for social infrastructure. The new Johnston Square Branch of the Enoch Pratt Free Library provides books, technology, learning spaces, children's and teen programming, and a safe public environment in a part of East Baltimore that had lacked adequate access to these resources. Its location at the ground floor of The Hammond makes the library part of daily neighborhood life, serving residents, students, families, seniors, and community members beyond the building itself.

Beyond the building, The Hammond supports a larger revitalization strategy already reshaping Johnston Square. More than 200 nearby properties or parcels have been restored or are under redevelopment, and more than 70 formerly vacant lots directly behind the building are being transformed into a new four-acre park and playing field. This places The Hammond at the center of a broader community-led effort to convert vacancy into housing, open space, services, and opportunity.



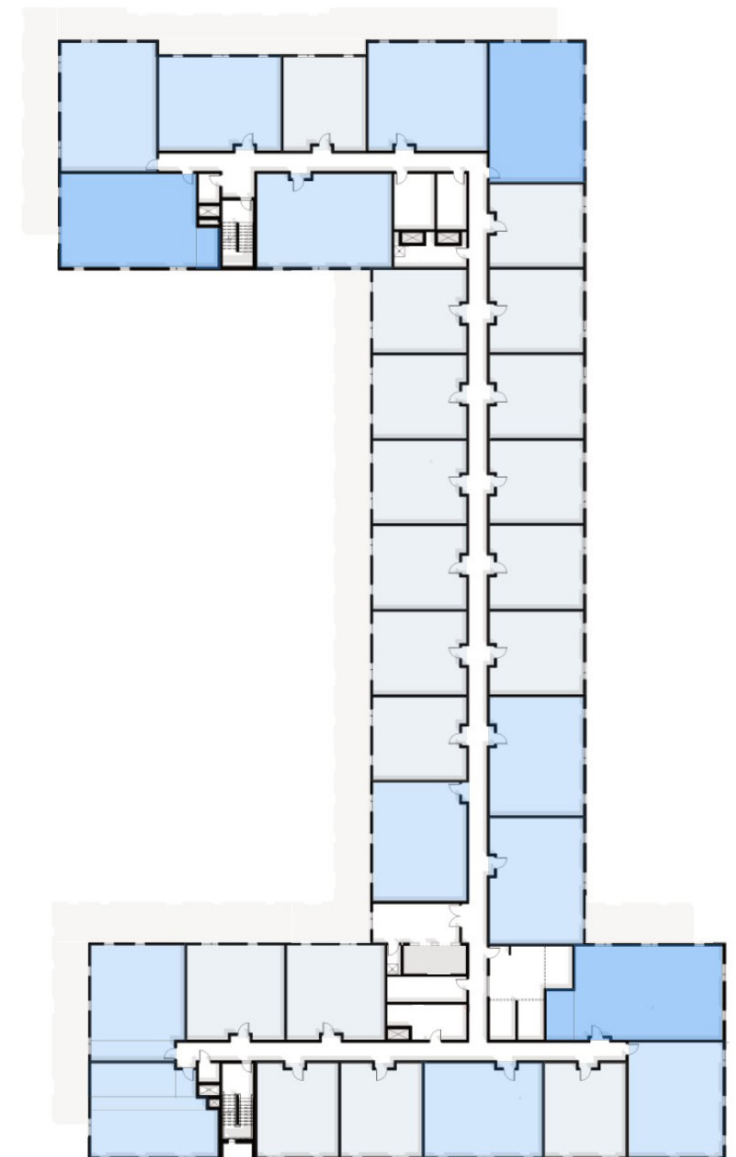




- 1 LOBBY
- 2 COMMUNITY LOUNGE
- 3 COMMUNITY MEETING

- 4 LIBRARY
- 5 COMMUNITY KITCHEN
- 6 BUILDING SERVICES

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

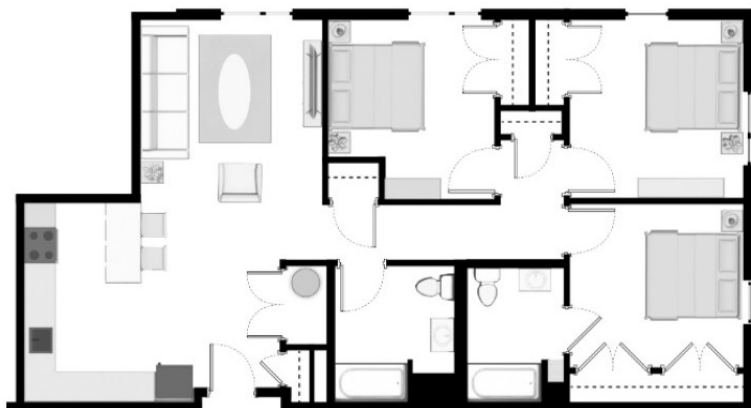




1 BEDROOM UNIT



2 BEDROOM UNITS



3 BEDROOM UNIT



