

PEABODY WALK APARTMENTS

BALTIMORE, MD

APPLICABLE SPECIALTIES:

MULTI-FAMILY HOUSING

ENTITLEMENTS & APPROVALS

URBAN INFILL



CHALLENGE: Development of the Peabody Walk Apartments required consolidating a series of individual properties into a single site with necessary approvals for high-density multifamily housing. Doing so required extensive coordination with the city for the necessary consolidation of the lots, as well as working closely with community members to achieve approvals and make for a project that would achieve the goals of all parties. The long linear site posed for unique challenges as well, as it required organizing the units in a way to maximize natural light and air, while retaining privacy, protection, and individuality.

APPROACH: Locating the building on the north end of the site and utilizing the high-visibility along 28th St, the project was designed with an impressive street frontage while maintaining a separation from the public way. The plan was organized efficiently around two staircases at either end, with a variety of unit types accessed off of a double-loaded corridor. Necessary zoning appeals were achieved in order to provide for (22) residential units, with (23) off-street parking spaces provided on the southern portion of the site, internal to the block.



OUTCOME: As the project continued in construction, it has achieved the goals of both the community and development team in providing an array of new housing units and off-street parking to the thriving Charles Village community. The team consists of Urban Scene Development, Urban Design Group, and Smart Box Construction.

PROJECT OVERVIEW:

SIZE: 16,000 SQ. FT, 22 UNITS

THREE-STORY, NEW CONSTRUCTION

COST: \$3,800,000.00

