



THE HENSON DEVELOPMENT COMPANY



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OLDTOWN MALL REDEVELOPMENT



General Housekeeping/Rules

Jaye Mathews, Operations Officer, Choice Neighborhood Initiative –
Moderator

Dana Henson, The Henson Development Company, Developer – **Presenter**

- All participants except the Presenter will be muted during the presentation;
- Please submit questions in the Chat Room and you will be called on to ask them during the Q&A period;
- There is a finite time for the meeting so if we cannot get to your question during the presentation, you will get an email response from one of the team members. Please include your name and email address with your question;
- When you are unmuted please introduce yourself and speak clearly. Individuals who are disrespectful, or unruly may be excused from the virtual hearing;
- The virtual Community Roundtable will be recorded. By attending you agree to being recorded and the recording being shared on the City and HABC websites.

Helpful Reminders to improve GoToMeeting Experience

- ✓ Location matters -Try to find a quiet space with good light and a strong internet connection so you can be seen and heard clearly;
- ✓ Be present - don't multitask;
- ✓ Be patient with yourself and others.



Oldtown/Somerset - Context



NEW SOMERSET | Context Plan – S-1, S-2 and S-3



NEW SOMERSET | Context Plan – S1, S-2 and S-4



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MOSELEYARCHITECTS





Aerial Southeast Elevation | 1234 McElderry Multifamily Building



Unit Street Entries – Overall View | 1234 McElderry Multifamily Building



SOUTHEAST ELEVATION



NORTHEAST ELEVATION





Perspective | 420 N. Aisquith St and 520 Somerset Multi-Family Apartments – Aisquith Street View



Perspective | Corner view – 1234 McElderry Pocket Park -420 N. Aisquith St - 520 Somerset Multi-Family Apartments – Aisquith Street View



VIEW OF BUILDING - CORNER OF CENTRAL AND ORLEANS



VIEW OF BUILDING - ORLEANS STREET FACADE



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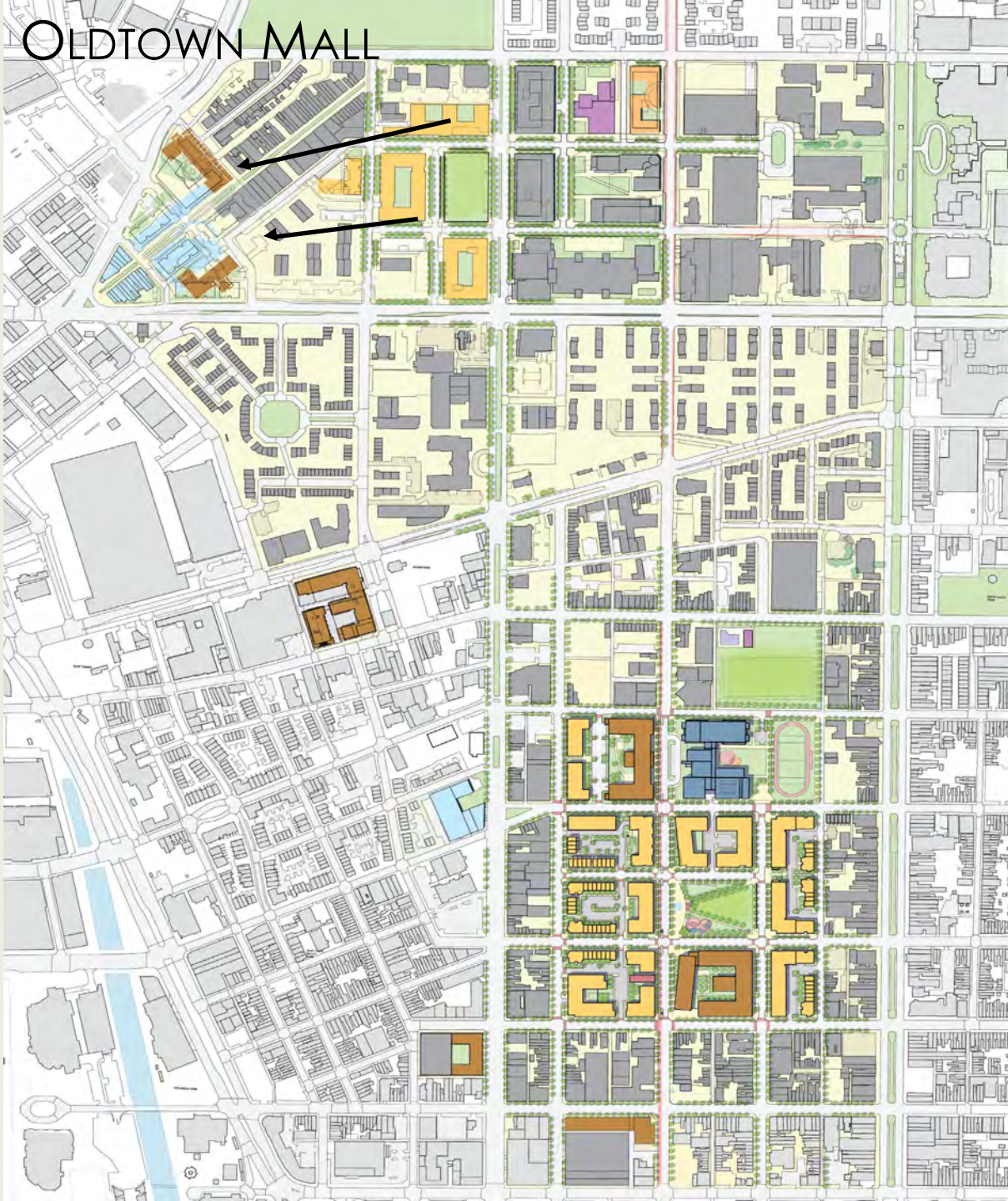


GRIMM AND PARKER

MOSELEYARCHITECTS



OLDTOWN MALL



HISTORY



June 5, 1976 - Officials toured the mall during a dedication ceremony



April, 1976 - Live trees were planted around the mall and a fountain was installed

HISTORY

- ❖ Oldtown was once a bustling area for up and coming and thriving businesses
- ❖ It is our goal to bring this area back to what it once was



May, 1976 – Traffic was closed on Gay Street , turning Oldtown into a pedestrian mall

Oldtown - Context

Existing Conditions



Oldtown – Context

Existing Conditions



Oldtown Mall Redevelopment

- Vibrant new community – Mixed Income residential, retail, hotel, homeownership
- Walkable neighborhoods, connecting Somerset and Oldtown
- Clean and Safe Team Presence
- Jobs in retail spaces
- Community **Entrepreneurial Incubator Space**
 - *Entrepreneurial Training Opportunities*
 - *Flexible Workspace*
 - *Business Growth and Resource Assistance*



CONCEPT
PLAN/PRELIMINARY
DESIGN



Oldtown Development Program

PHASE 1

REHABILITATE 400 BLOCK

Office/Retail	16,000 SF
Residential	51 Units
<u>Incubator Space</u>	5,160-7,000
Office/Retail	11,840 SF
Residential	19 Units

PHASE 3 a

MERCHANDISE MALL AND PARKING

Merchandise Facility	50,000 SF
Parking Garage	250 Cars

PHASE 2 a

SITE AND INFRASTRUCTURE

HOTEL AND PARKING

Retail	19,000 SF
Hotel	120 Keys
Parking Garage	250 Cars

PHASE 3 b

MIXED-INCOME HOUSING

Residential Units	
80 Units	

PHASE 2 b

MIXED-INCOME HOUSING

Residential Units	
140 Units	

PHASE 4

MIXED-USE

Retail	TBD
Residential	TBD



EXHIBIT 5
ISOMETRIC VIEW

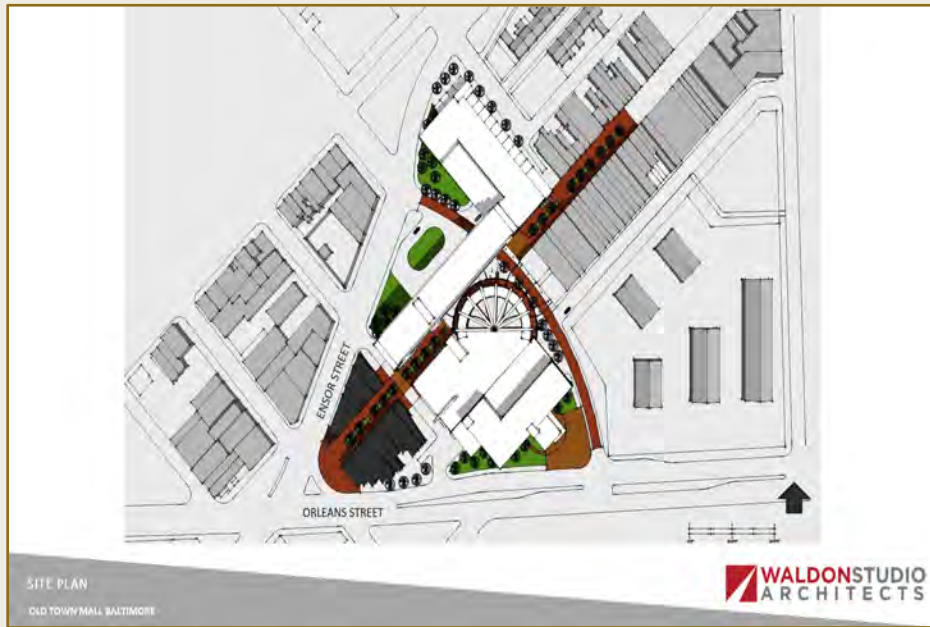
DATE: FEBRUARY 26, 2009



OLDTOWN MASTER PLAN
BALTIMORE CITY, MARYLAND



Oldtown – The Concept



Oldtown – The Concept



VIEW
OLD TOWN MALL BALTIMORE

Oldtown – The Concept



VIEW
OLD TOWN MALL BALTIMORE

Oldtown – The Concept



VIEW
OLD TOWN MALL BALTIMORE

Oldtown – The Concept



VIEW
OLD TOWN MALL BALTIMORE

Oldtown – The Concept



Oldtown – The Concept



Possible Townhomes

VIEW

OLD TOWN MALL BALTIMORE

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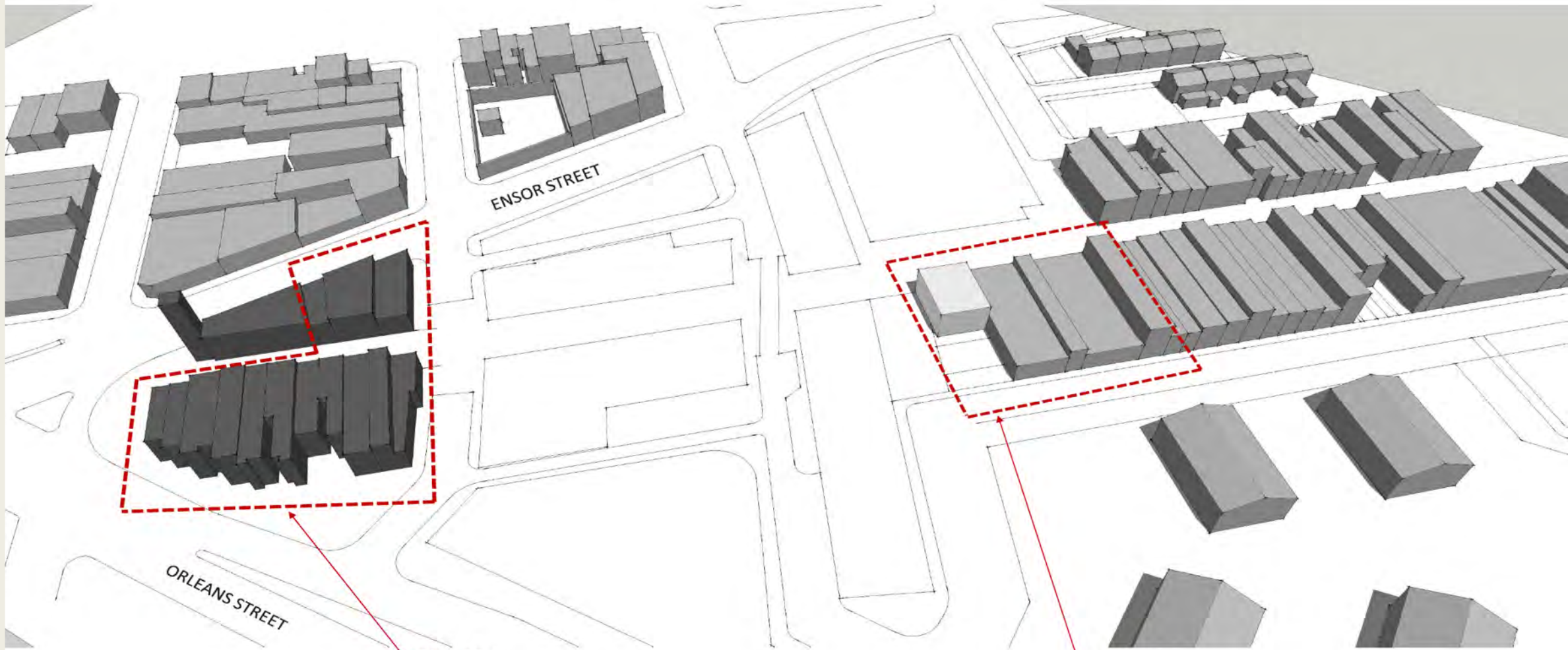
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Oldtown – The Concept



ENSOR STREET

ORLEANS STREET

PHASE I
16,000 SF NON-RESIDENTIAL
51 APARTMENT UNITS

PHASE I
11,840 SF NON-RESIDENTIAL
5,160 SF OF INCUBATOR SPACE
19 APARTMENT UNITS



VIEW 01
NOVEMBER 19, 2019
OLD TOWN MALL BALTIMORE



OLDTOWN PHASE I – CONCEPT PLAN

OLDTOWN – PHASE I



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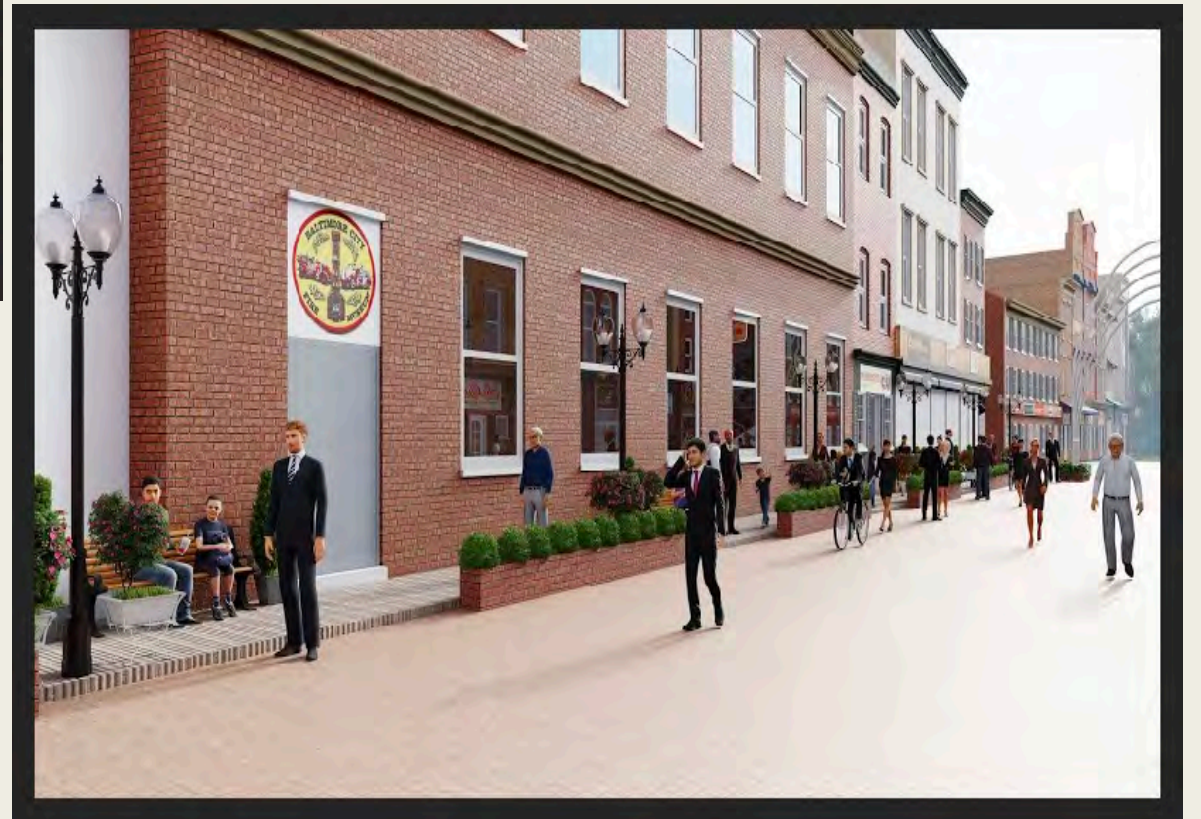


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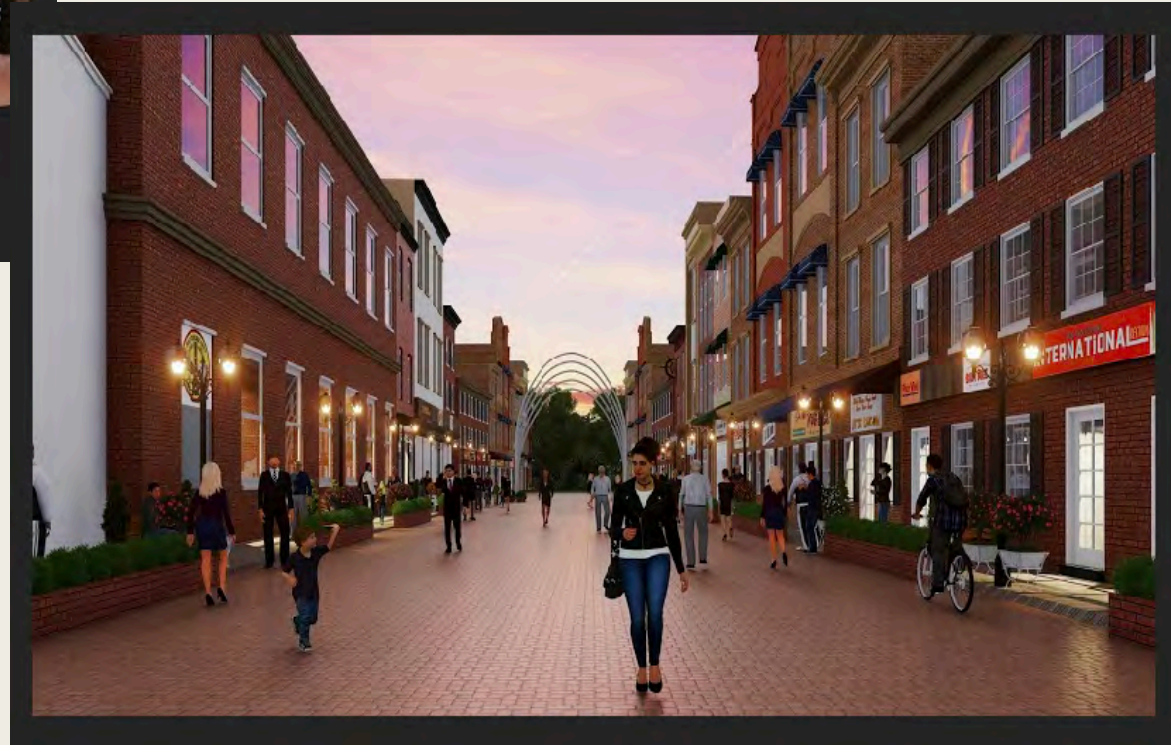


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Oldtown Development Program

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PHASE 3 a

MERCHANDISE MALL AND PARKING

Merchandise Facility	50,000 SF
Parking Garage	250 Cars

PHASE 2 a

SITE AND INFRASTRUCTURE

HOTEL AND PARKING

Retail	19,000 SF
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PHASE 3 b

MIXED-INCOME HOUSING

Residential Units	
80 Units	

PHASE 2 b

MIXED-INCOME HOUSING

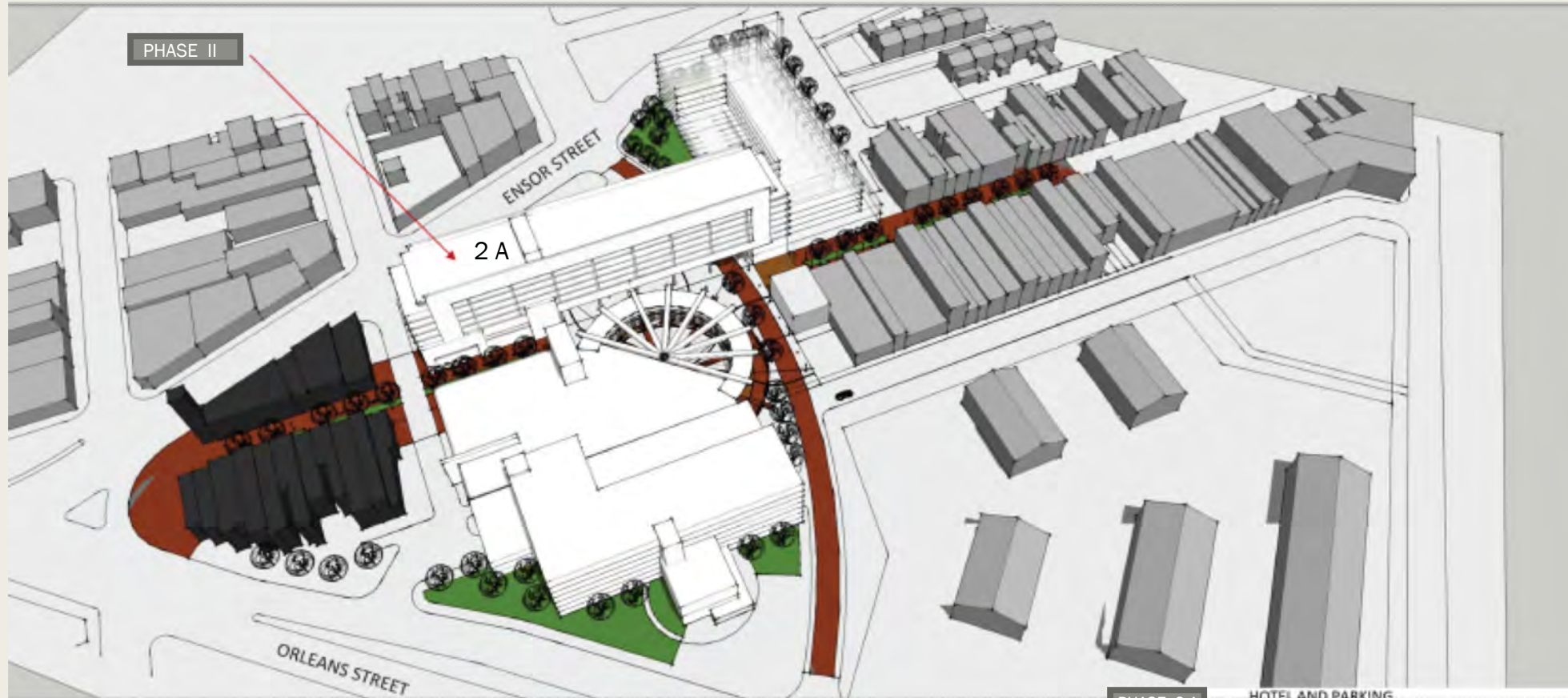
Residential Units	
140 Units	

PHASE 4

MIXED-USE

Retail	TBD
Residential	TBD

OLDTOWN – PHASE II-A



PHASE 2 A

HOTEL AND PARKING

Retail	19,000 SF
Hotel	120 Keys
Parking Garage	250 Cars

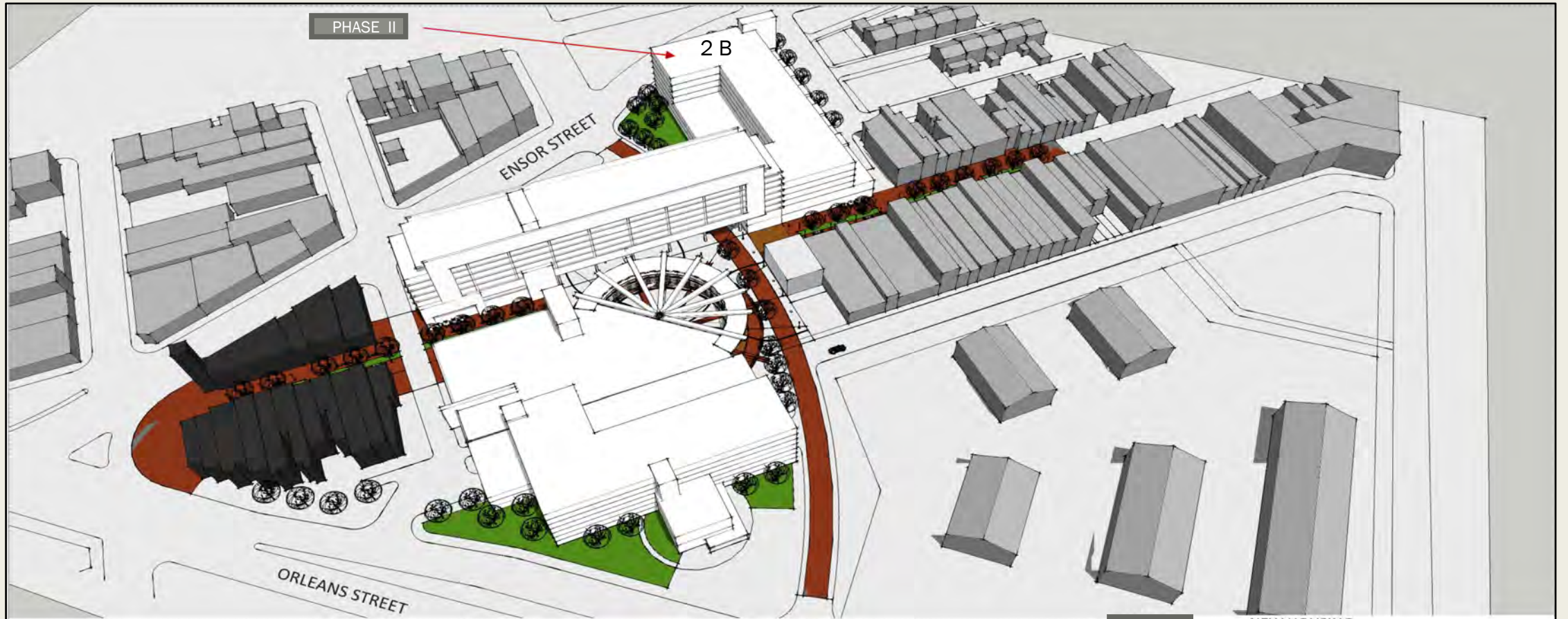
PHASE II

OLD TOWN MALL BALTIMORE

Oldtown – The Concept

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OLDTOWN – PHASE II-B

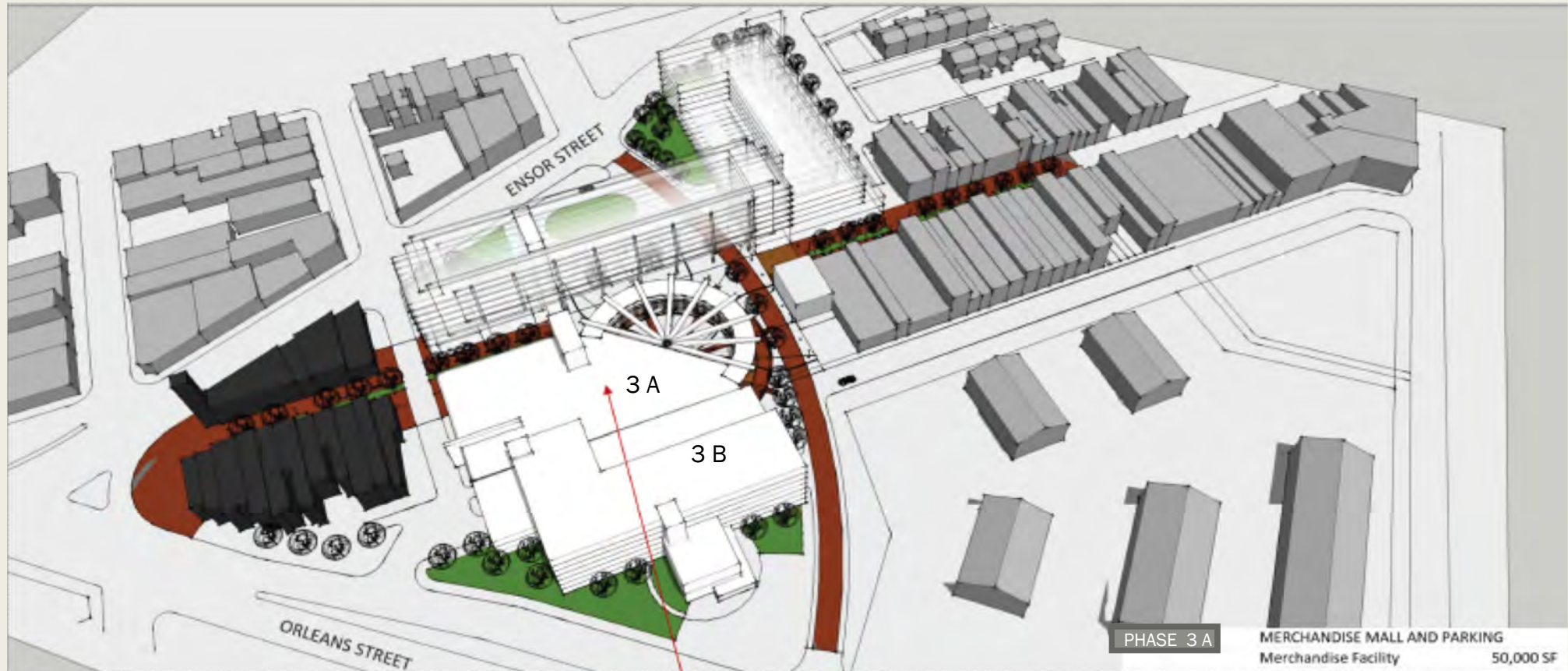


PHASE 2 B
NEW HOUSING
Residential Units
140 Units

PHASE II
OLD TOWN MALL BALTIMORE



OLDTOWN – PHASE III A-B



PHASE 3 A	MERCHANDISE MALL AND PARKING	
	Merchandise Facility	50,000 SF
	Parking Garage	250 Cars
PHASE 3 B	NEW HOUSING	
	Residential Units	80 Units

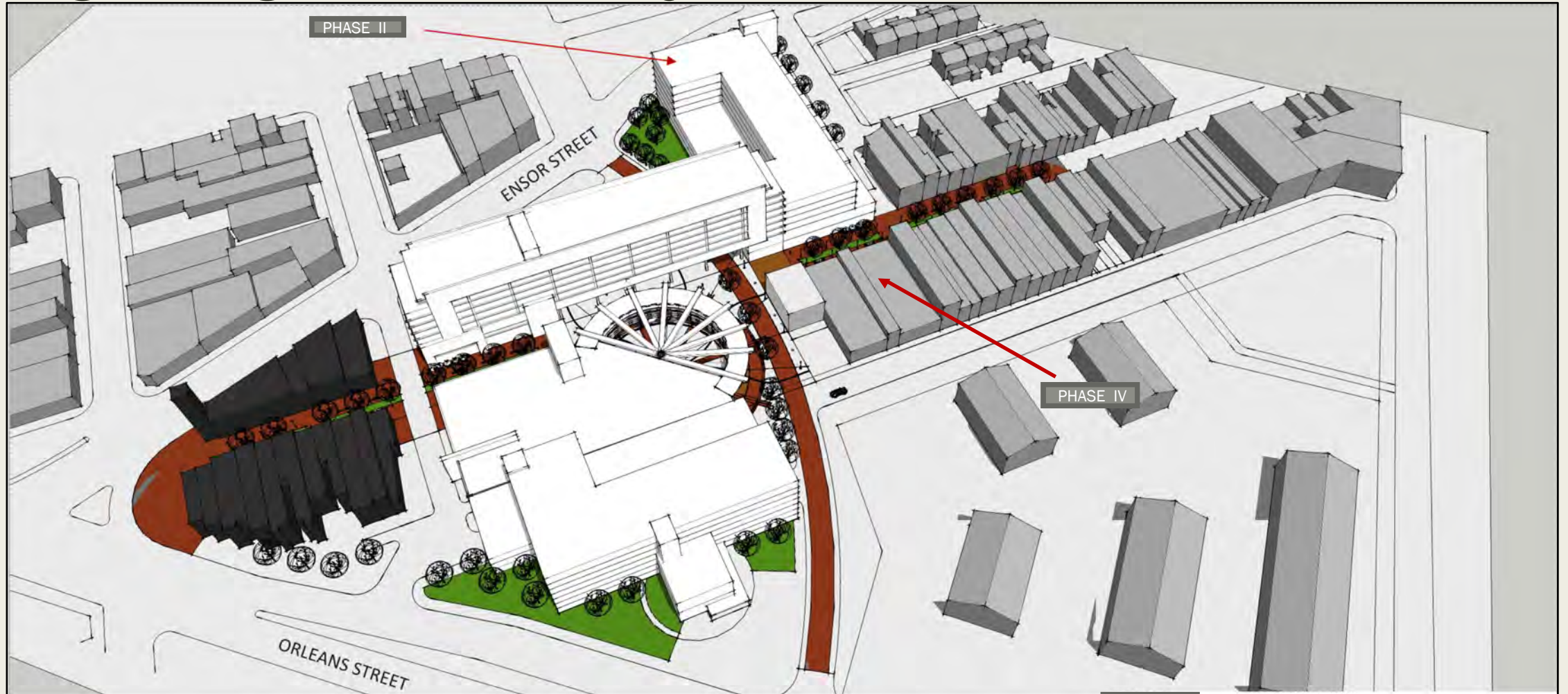
PHASE III

PHASE III
OLD TOWN MALL BALTIMORE

Oldtown – The Concept



OLDTOWN – PHASE IV



PHASE 4	NEW HOUSING	TBD
	Residential Units	TBD
	Retail	TBD

PHASE IV
OLD TOWN MALL BALTIMORE



Oldtown Mall Redevelopment

- Identified retailers ready to open and fully occupy retail spaces
- Opportunity for local/community businesses



Oldtown Mall – Community Economic Impact

- The Oldtown team will ensure that maximum benefit goes to the community. To this extent we will work closely with DHCD, HABC and Urban Strategies to ensure that residents play a central role in identifying MBE/WBE businesses, emerging entrepreneurs, and prospective employees; providing training and apprenticeships through its range of programs; serving as a First Source hiring conduit; and working to support the families and social needs of people hired through its efforts;
- Our Team will work closely with HABC, DHCD and BDC as well as local stakeholders to identify other local community organizations and schools to identify prospective employees, and potential interns, along with creating a process for receiving ongoing feedback during the life of the project.



Ongoing Community Engagement

- We have met with local business owners from Upper Oldtown area and will continue to keep the lines of communication open;
- We will listen to both the community DHCD and HABC to learn the desires of its stakeholders, build on community assets, and support individuals and the community;
- To succeed in generating support, a clear communication network is important, and the utilization of existing associations and organizations contribute strongly to the steady flow of information to and from the local community;
- Community Meetings will be held to engage all stakeholders and allow input and ideas



THANK YOU!

Q & A

If there are any additional questions regarding the Oldtown Redevelopment please send emails to:

oldtownmallfeedback@baltimorecity.gov

For more information on the PSO Transformation Plan:

<https://www.habc.org/habc-information/programs-departments/planning-development/psa-transformation>



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AUTHORITY of
BALTIMORE CITY
PSO TRANSFORMATION
Choice Neighborhoods

STV 100
Years