



ALBEMARLE SQUARE, BALTIMORE, MD

INTEGRAL was the managing member of the joint venture partnership that redeveloped **Albemarle Square** in Baltimore, Maryland, on a site that was home to the former Flag House Courts.

Flag House Courts was a public housing project adjacent to Baltimore’s Inner Harbor. It once comprised of three 12-story buildings, and multiple low-rise units housing hundreds of families. Integral facilitated the planning and design meetings that involved resident leadership, adjoining neighborhood associations, the public housing authority, community advocates and nearly a dozen design professionals. The planning efforts led to the units closing in 1999 and subsequent implosion 2001.

The master plan and architectural design encompassed a 15-block area adjacent to Baltimore’s Inner Harbor. The project revitalized both a public housing project and surrounding neighborhood into a pedestrian-scaled community of 338 new affordable and market rate row houses, apartments, as well as a retail street with new live-work units. Albemarle Square integrates defensible space practices with time-tested urban design principles towards a safe mixed-income, mixed-use neighborhood. The historic architectural character of the neighborhood was the basis of the design of new homes.

The project incorporated a mix of financing sources including low income housing tax credits, HOME funds, Capital Improvement Program funds, Community Home Investment Program funds, private equity, conventional debt and a HOPE VI grant.

AWARDS:

- ◆ Congress for the New Urbanism Charter Award 2001
- ◆ AIA National Honor Award in Planning 2001

AT-A-GLANCE

TOTAL DEVELOPMENT COST
\$110 Million

SIZE
3 City Blocks

ROLE
Co-Master Developer

COMMUNITY INCLUDES

Community Park

Streetscapes and Infrastructure

Albemarle Square Phase I
Mixed Income Multi-Family Units

Albemarle Square Phase II
For-Sale Housing

*For more information, please call us at:
404-224-1860*