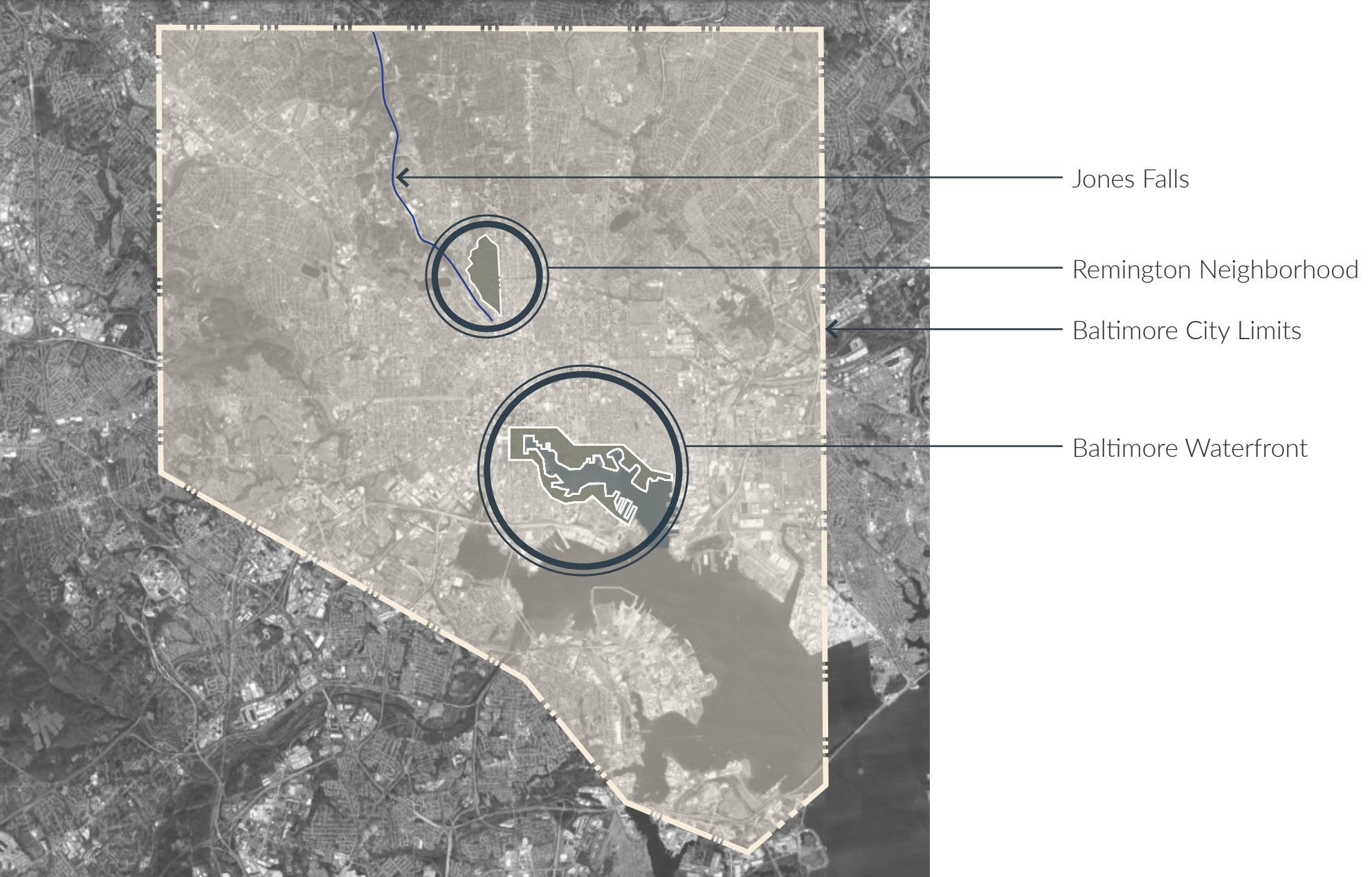




REMINGTON RENAISSANCE

Baltimore, Maryland





CITY CONTEXT

Well north of Baltimore's polished waterfront development, renovation along the Jones Falls has focused on the City's industrial heritage. Remington, a working-class neighborhood, evolved alongside mill buildings, a railroad, quarry, warehouses and manufacturing facilities; these projects were envisioned and developed to be in concert with that heritage

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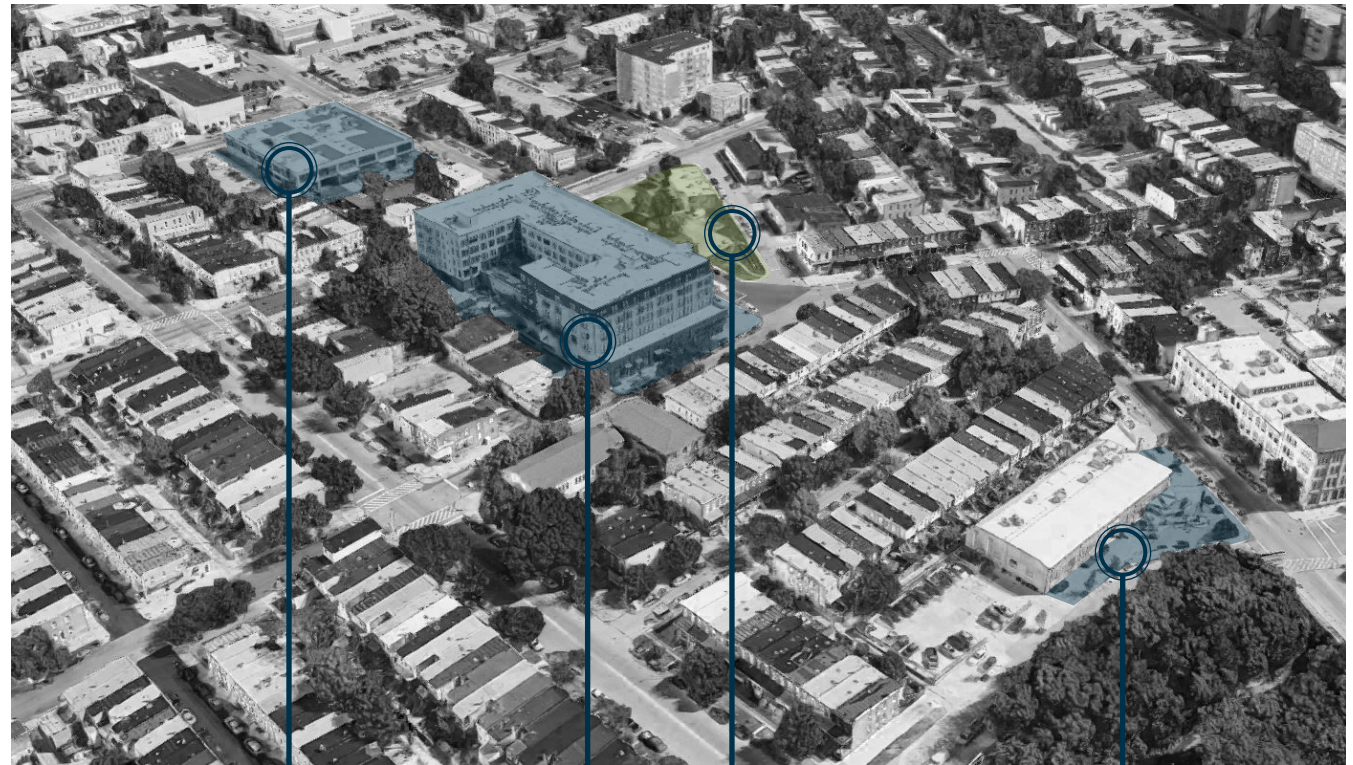
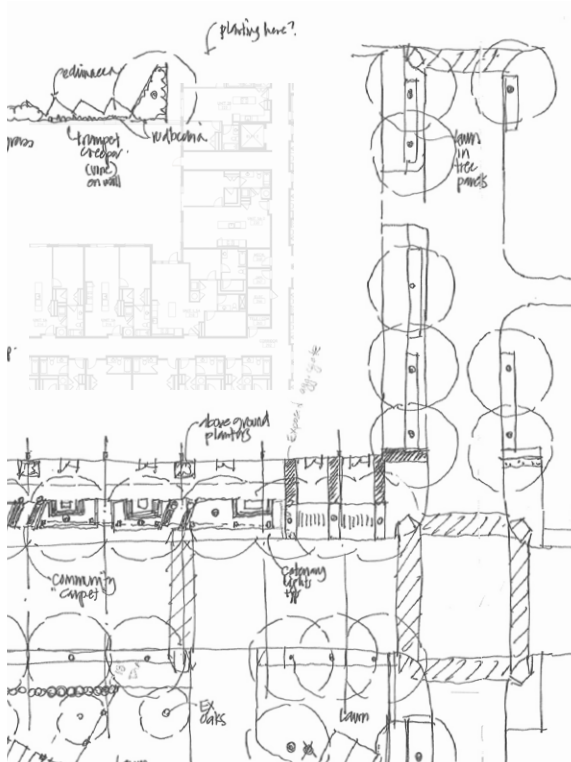
- R House
- Remington Row
- 26th Street Plaza
- Remington Neighborhood Limits



NEIGHBORHOOD CONTEXT

What makes Remington unique is that the combination of new and repurposed places in the neighborhood incorporate the connections between the buildings and are integral to the overall development.

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R House

Remington Row

Future R Park

26th Street Plaza

PROGRAM & SCOPE

The projects, Remington Row, R House, R Park, and the 26th Street Plaza, were structured as a Planned Unit Development, allowing the owner to plan, design and permit them together. Three architects designed the apartments, retail/ office space, and the food hall – linked by the work of the landscape architects.

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EXISTING CONDITIONS | Remington Row

The character of the Remington Row site did not reflect the strong community. The residential component was based specifically on community requests; the developer and the design team maintained open communication throughout the three projects, ensuring that those neighborhood needs were met.

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EXISTING CONDITIONS | R House

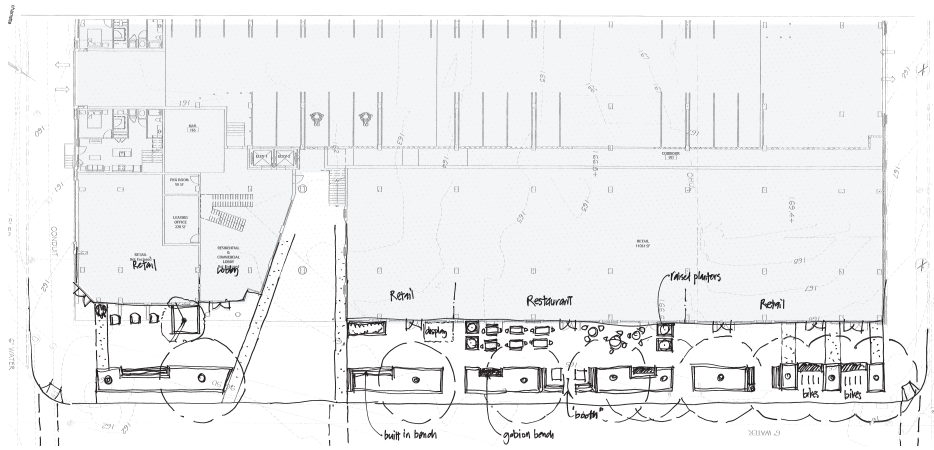
The community felt that a strong social epicenter was critical to their neighborhood. The developer has a robust program to support small local businesses through low cost rent and infrastructure support and this gave rise to the food incubator concept.

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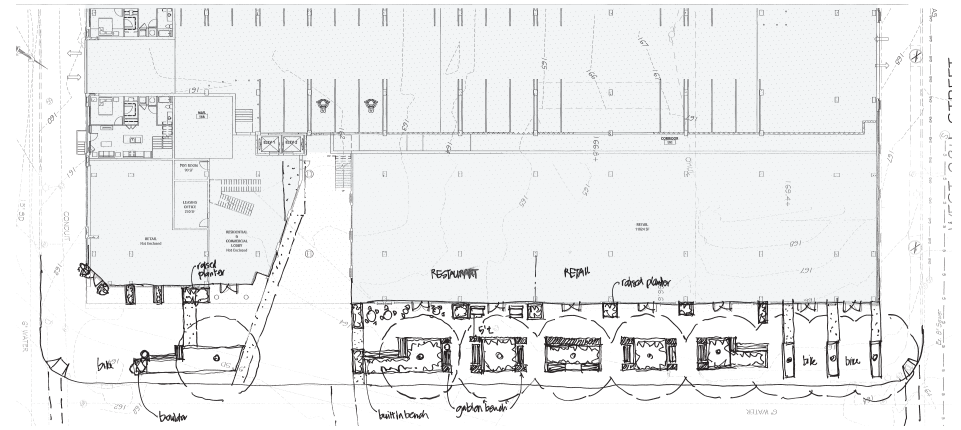


EXISTING CONDITIONS | 26th Street Plaza

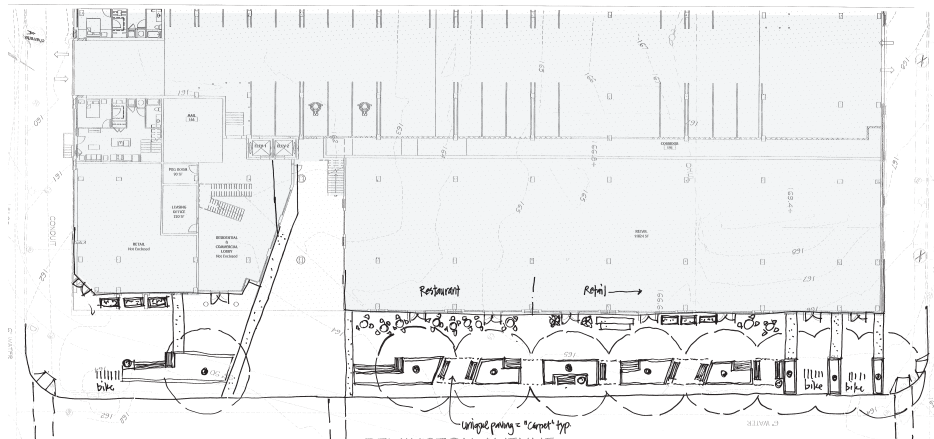
An underused turning lane near two new restaurants provided an unlikely opportunity to create additional outdoor social space – a direct response to community input.



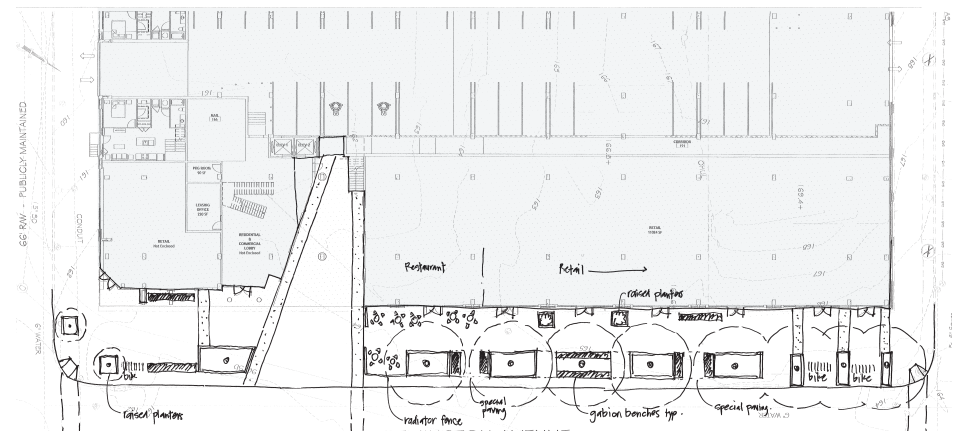
REMINGTON AVENUE



REMINGTON AVENUE



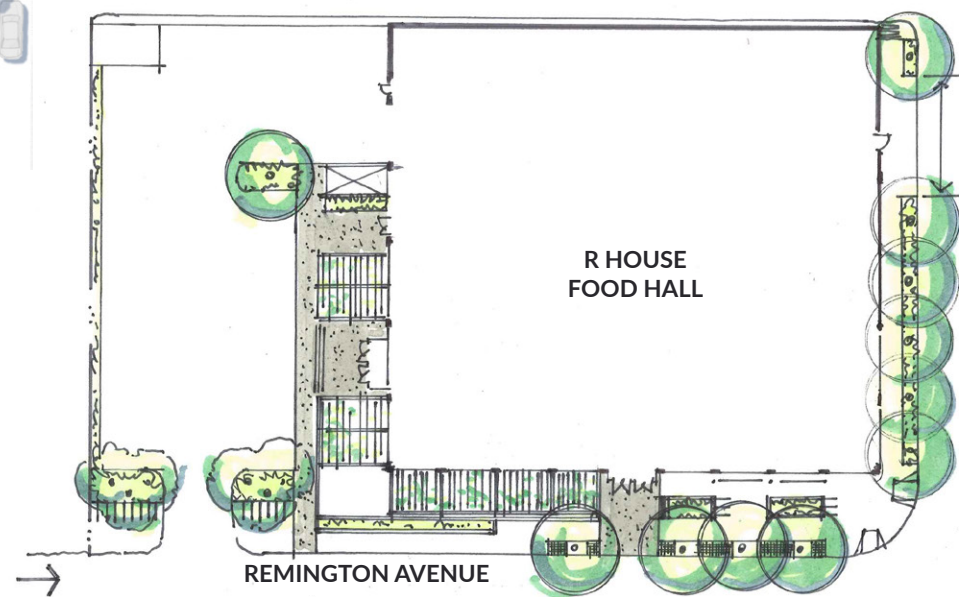
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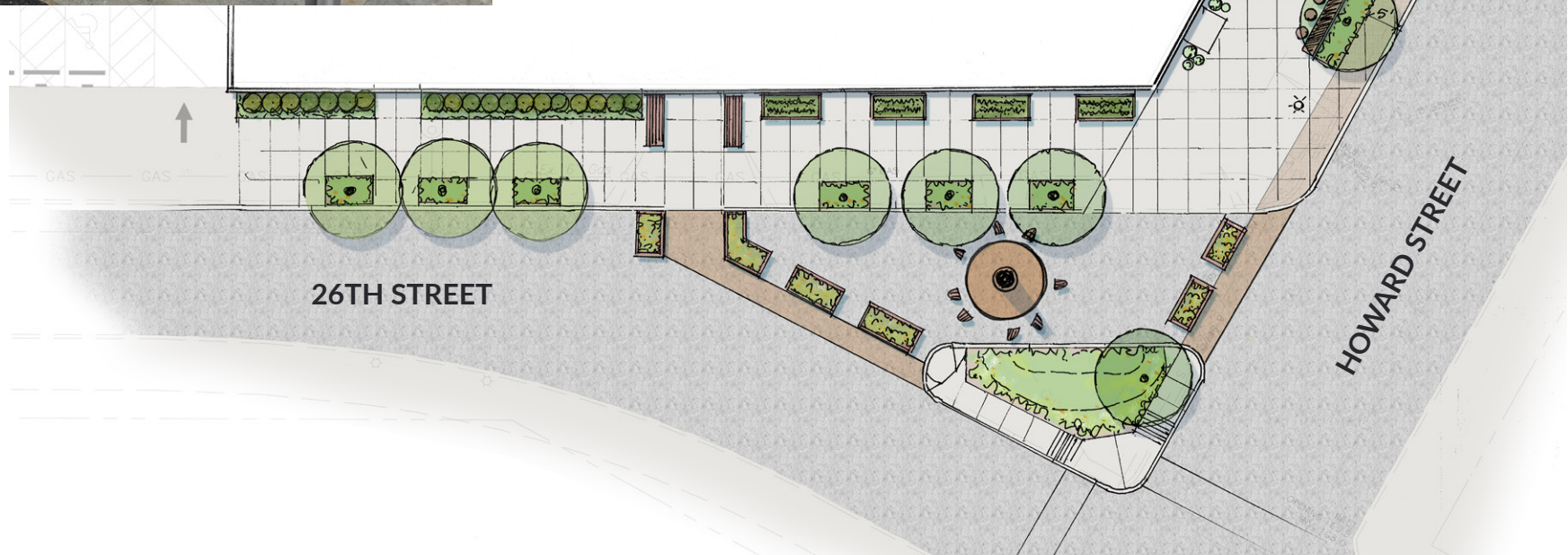
CONCEPT DEVELOPMENT | Remington Row

Concepts for the outdoor space at Remington Row went through intensive study; precise locations and dimensions of the seating and planting areas were reviewed by the community multiple times to ensure that the materials and scale were exactly what the owner and the neighborhood envisioned.



CONCEPT DEVELOPMENT | R House

The outdoor space at R House underwent the same level of design scrutiny. Placement of seating and planting areas had to be integrated with public sidewalks, street parking, and access to the upper level suites; maintaining visibility into the food hall was also critical.



CONCEPT DEVELOPMENT | 26th Street Plaza

An improbable shape and size, the landscape architect captured enough sidewalk from the turning lane to create viable social space for the adjacent restaurants and theater. A neighborhood 'hearth' became the symbol of community resurgence - a salvaged smokestack became a wood-burning fireplace and the plaza was designed around it.

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FINAL DESIGN

Both R House and Remington Row celebrate the vibrant edge between building and landscape. Indoor and outdoor spaces are directly linked via trellising, generous glazing, and seating using local stone and salvaged wood details; planters collect and treat runoff and provide a subtle visual buffer from the street.

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DESIGN DETAILS | Remington Row

A 30' sidewalk width offers generous seating and a gathering zone using materials that recall the original neighborhood character. Gabion benches and hardscape both incorporate dark Remington stone in the baskets as well as the aggregate.

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DESIGN DETAILS | R House

These new and repurposed retail and housing ventures complement the needs of the surrounding community and adjacent Johns Hopkins University; the landscape architect provided abundant resources for bicycles and access to public transportation.

REMINGTON RENAISSANCE



DESIGN DETAILS | 26th Street Plaza

Salvaged mill buckets, seating crafted from reclaimed logs, planks and railroad spikes, and the central fireplace encourage restaurant patrons and others to collect and linger. Located one block from the other projects, the Plaza continues the vibe that makes Remington unique.

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“There are definitely more people walking around the neighborhood now. You wouldn’t have seen that even a few years ago. People love this place.”

-Community Liaison, Development Team

