

LOCH RAVEN SENIOR | BALTIMORE, MD

- Developer:** Dominion Community Development Corporation (DCDC)
- Builder:** Harkins Builders
- Project Size:** 63 units, 4 stories, 60,000sf+
- Project Type:** New Construction, affordable, Mixed-use; Senior + Child Development Ctr
- Construction cost:** \$15,500,000 +/-
- Delivery date:** 1/2028
- Construction type:** Wood-frame (type IIIA)
- Sustainability:** NGBS

Loch Raven Senior is a new mixed-use development that addresses an increasing demand for affordable Senior housing and Child Care in the Hillen neighborhood of Northeast Baltimore. The site (currently occupied by a vacant educational facility) is located at the intersection of Loch Raven Blvd and E Cold Spring Lane, steps away from Morgan State University.

Our plan calls for a 4-story, L-shape building, with 63 apartments, including studios, one and two-bedroom units. A terrace level takes advantage of the site's existing topography and allows the Child Development Center and a playground to be located on the quieter, less-transited side of the site. Our design respects the existing context by stepping down the ends of the building facing the adjacent single family homes.

Parking, drop-off, and building services are accessed from the adjacent existing alley. The building leasing areas are located on the ground floor, while the main amenity space is located on the top floor opening directly to a large rooftop terrace.

The apartments and amenities are designed for seniors in mind: no-step entrances, wider corridors, open style floor plans, and easy to maintain and durable finishes. Sustainable strategies include Energy Star windows, LED light fixtures, water-saving plumbing fixtures, Energy Star appliances, and energy efficient HVAC equipment.

