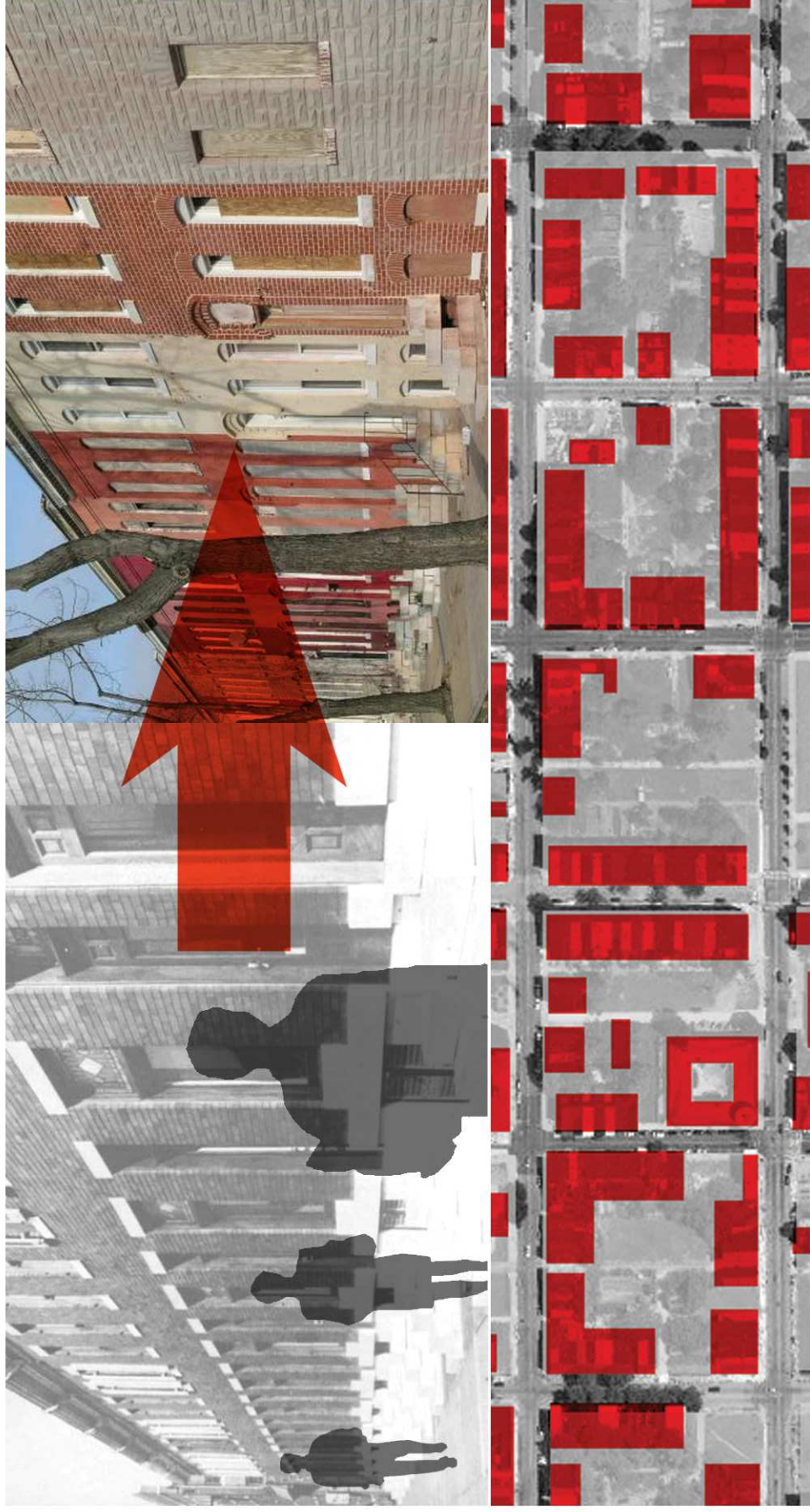




Abandonment. Decay. Void. All of these describe the current state of such an incredibly large portion of the city of Baltimore that they can be seen synonymous with the city itself. It is an epidemic that has crippled the city. This incredible area requires large sums of money to police it, to pay for its education. As the trend continues, the hole is dug deeper and becomes increasingly insurmountable. Individuals driven to the county by the existence of sociological, racial, or monetary pressures ring the city, choking it to death.



The visible problem is the abandonment and decay. Its roots lie much deeper, in the political and social histories of the city. There are a large number of systemic problems that lie at the root of this. High property taxes choke out the life of the city when much more reasonable alternatives lie just miles away in the surrounding county. A perception of crime and hopelessness, whether true or not, paralyzes many neighborhoods, keeping them from moving forward. So what can architecture do about this? Architecture, in itself, can do nothing to this end. It can, however, be used as a tool to tackle many of Baltimore's problems. It can help to create a new wave, a fresh start. But there must be something or someone pushing for that, making it happen. It needs visionary leaders and strong backing. It will find opposition, and will not happen overnight.

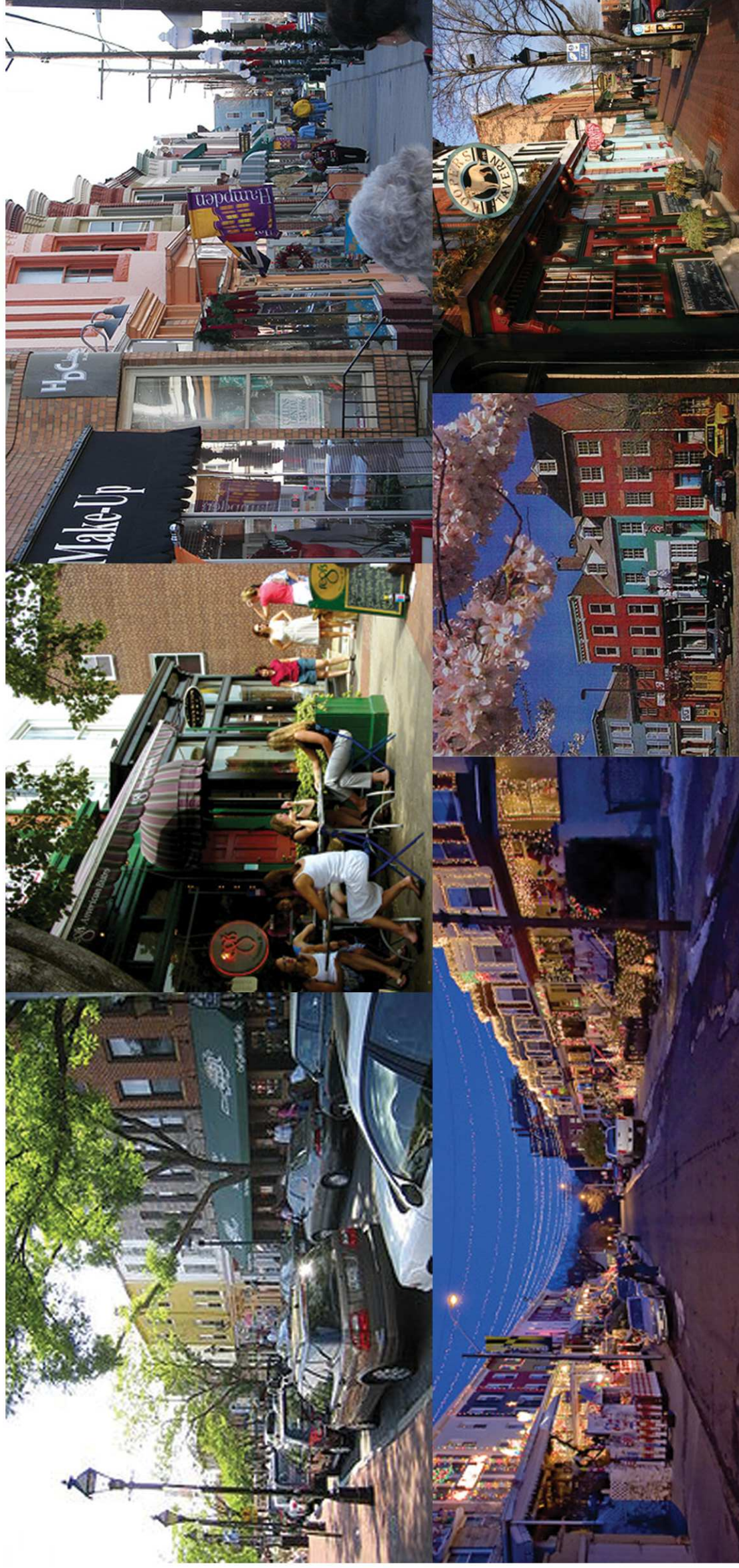
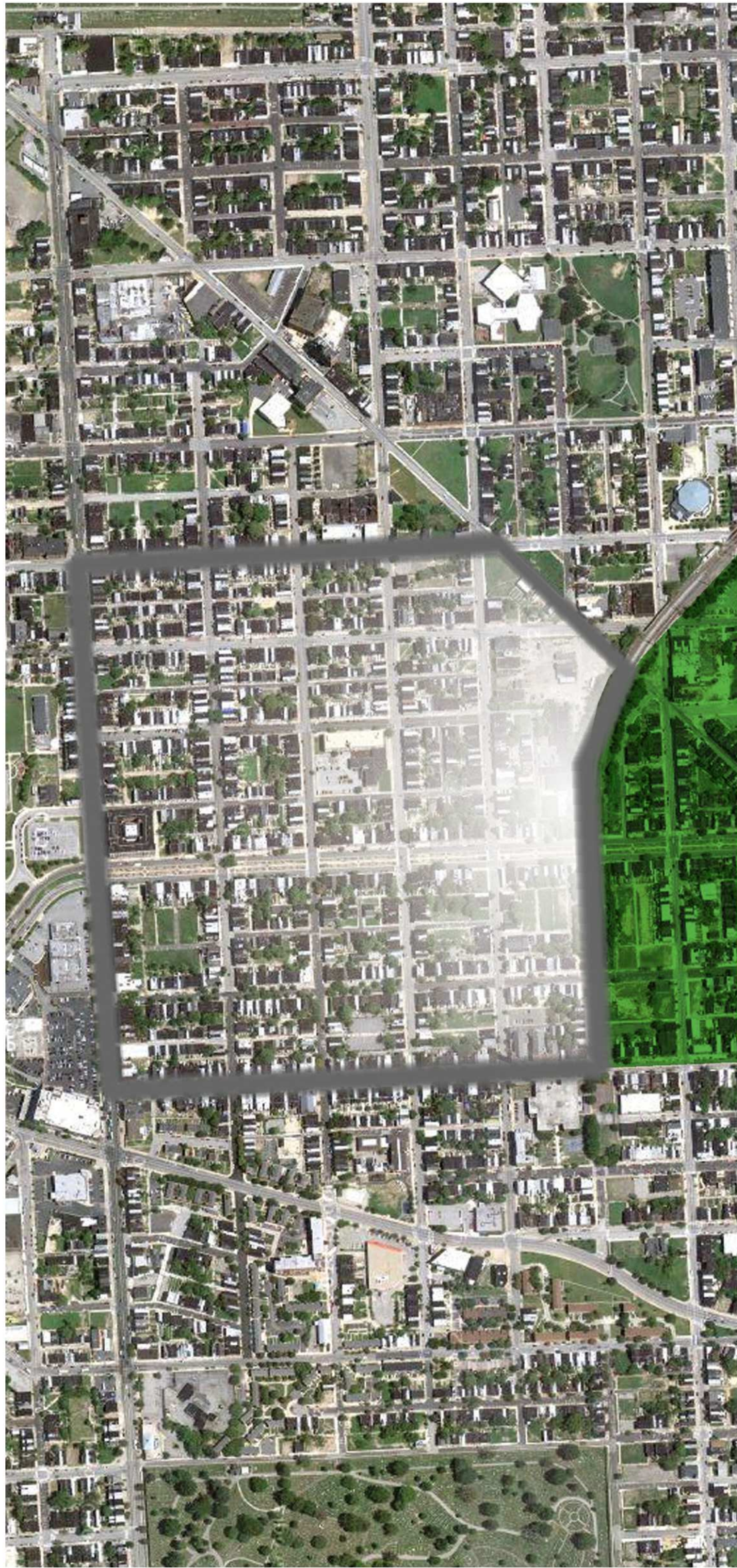


But there is hope. Change can happen in the city. Areas can improve. This has happened in a number of areas, by the influx of new breeds of urban dwellers. These people are tired of their suburban subdivision existences, driven by a number of factors. These individuals are not driven most extensively by the ambitions of their parents or grandparents. They have a much higher conscience as it applies to urban living. They value proximity to work and play. Walkability is a major concern. They want active streets and active communities. Though they share many of their values, they come in many different packages. Some are wealthy and simply fed up of long commutes and endless strip malls. Some of them are young professionals, wanting to be in the middle of city life, yet lacking the funds to live in the established active city neighborhoods. Some are in the service industries, lacking the funds to move to wealthy suburbs yet still embracing city life and all of its advantages. They are the creative class, the college student, the aging baby boomer, the cash-strapped artist, the young entrepreneur. These individuals have the possibility to co-exist in vibrant neighborhoods as diverse as they are strong and thriving.

The fringe. The path to a better community always lies in the fringe. In a city moving forward (or backward, for that matter), the fringe is constantly moving. It is the land of unknown, the land of possibility. It is the place for innovative thinking, just waiting for answers to the questions of its current existence. The fringe moving out from a nucleus is the sign of positive growth, yet this growth must be carefully planned and executed. Gone are the days when this growth saw strip malls and suburban subdivisions as acceptable. We must create a new typology for the fringe, a blueprint for the city of Baltimore to reclaim its lost lands. It is the space for the urban dweller, a term as broad as the challenges that face it.

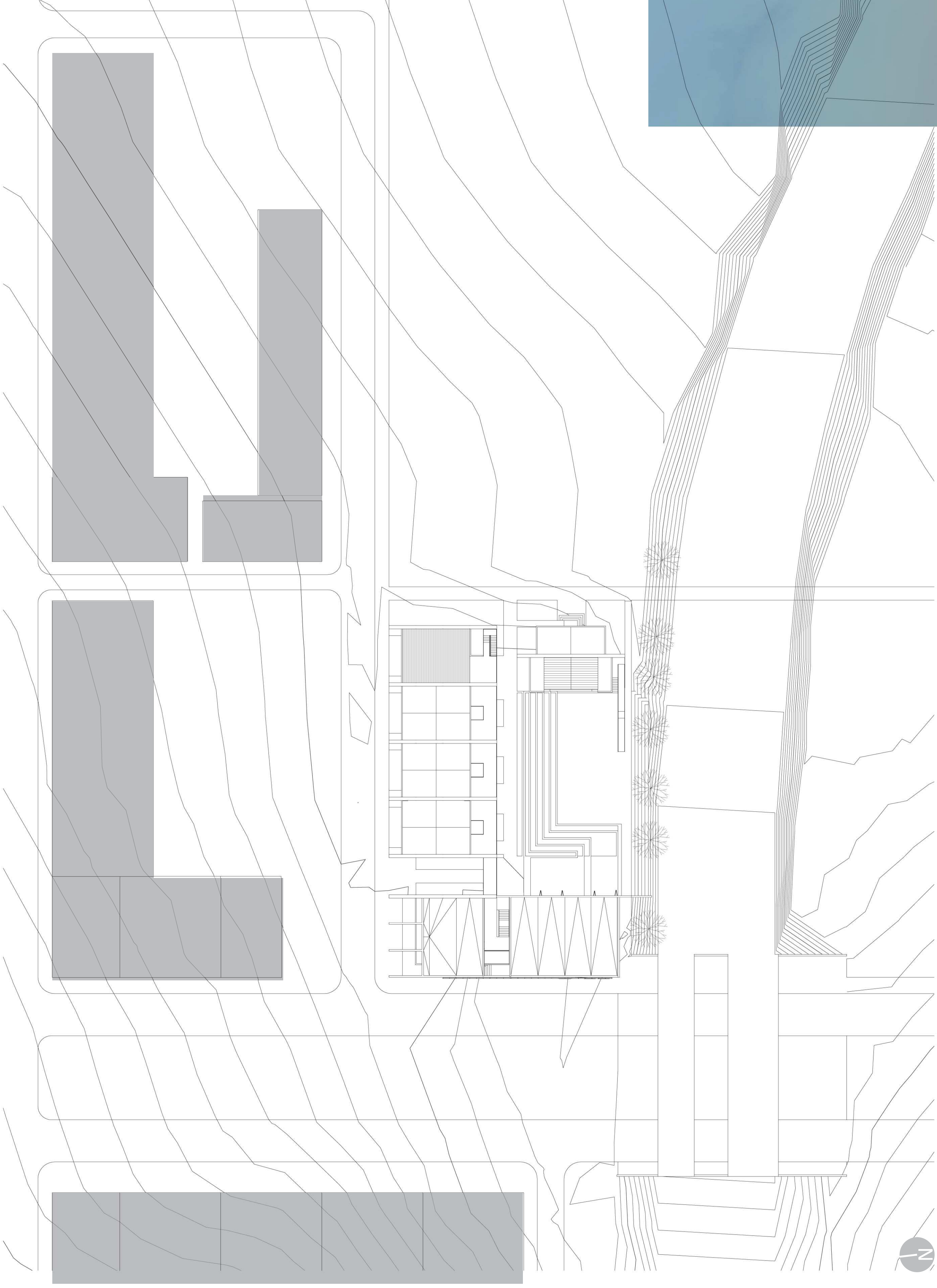


One possible site for this fringe development is the area surrounding the northern portion of Broadway, from the railroad tracks up to North Avenue. This area is located just north of the East Baltimore Development, Inc. scope. This organization was created to coordinate the redevelopment of the East Baltimore neighborhoods Johns Hopkins Hospital bought for both hospital expansion and community improvement. But what happens beyond these approximately 80 blocks? Here lies the fringe, a fringe occupied at a very low density. Most of the rowhouses are abandoned and dilapidating. If nothing is done, this once vibrant, active community of Baltimore will fall beyond repair and hope of resurrection. A resurrection of this community, on the other hand, not only gives it value and purpose, but also increases value in the areas within the EBDI. It would push the fringe to a new area, a new frontier of future reclamation. The area is ideal because it is located in very close proximity to a number of arteries for moving around Baltimore. It is also only a walk or short bus ride away from the artist and student heavy Station North/Charles Village neighborhoods, the wealth associated with Johns Hopkins Hospital, and the historic yet vibrant Fells Point neighborhood.



WASTELAND: A MANIFESTO FOR RESURRECTION VIA THE FRINGE

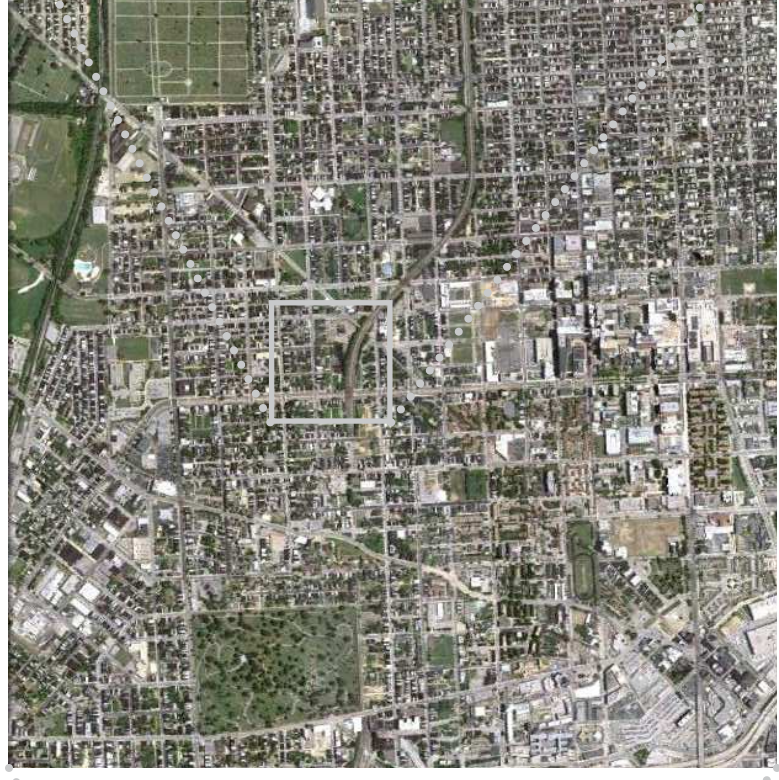
LOGAN NEWTON



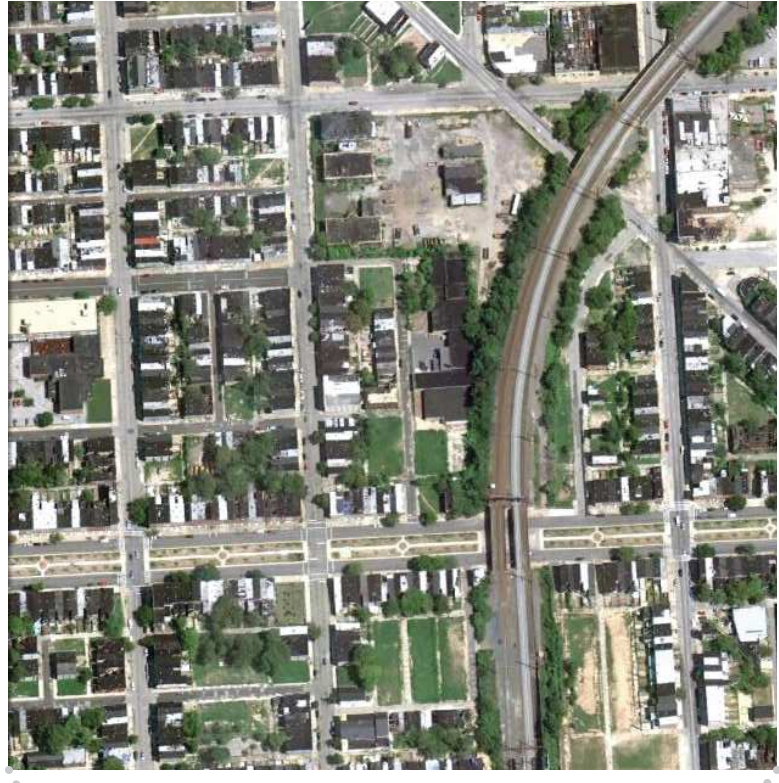
SITE PLAN 1"=40'



CITY



NEIGHBORHOOD



VICINITY

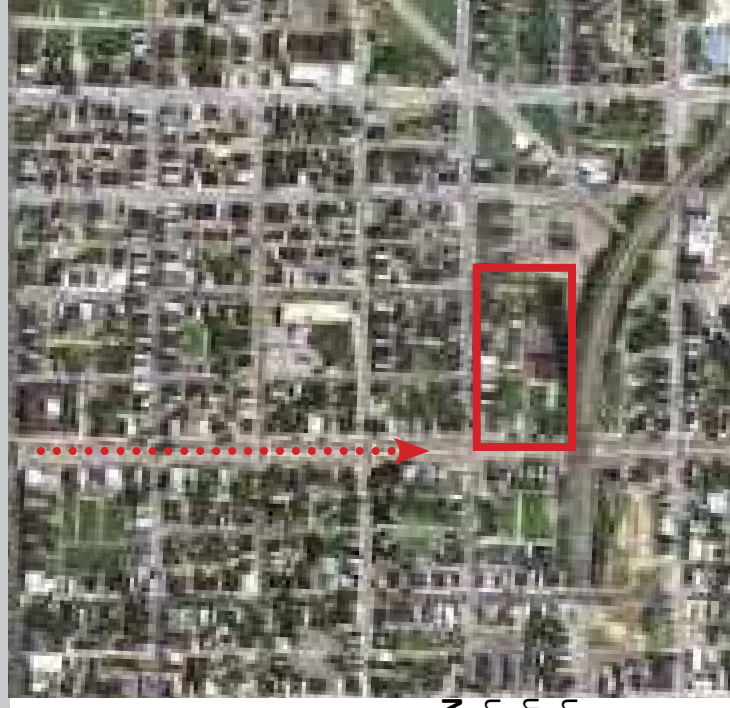


MICA THEATER
Currently under renovation,
fronts North Avenue. Located in
another "fringe" condition

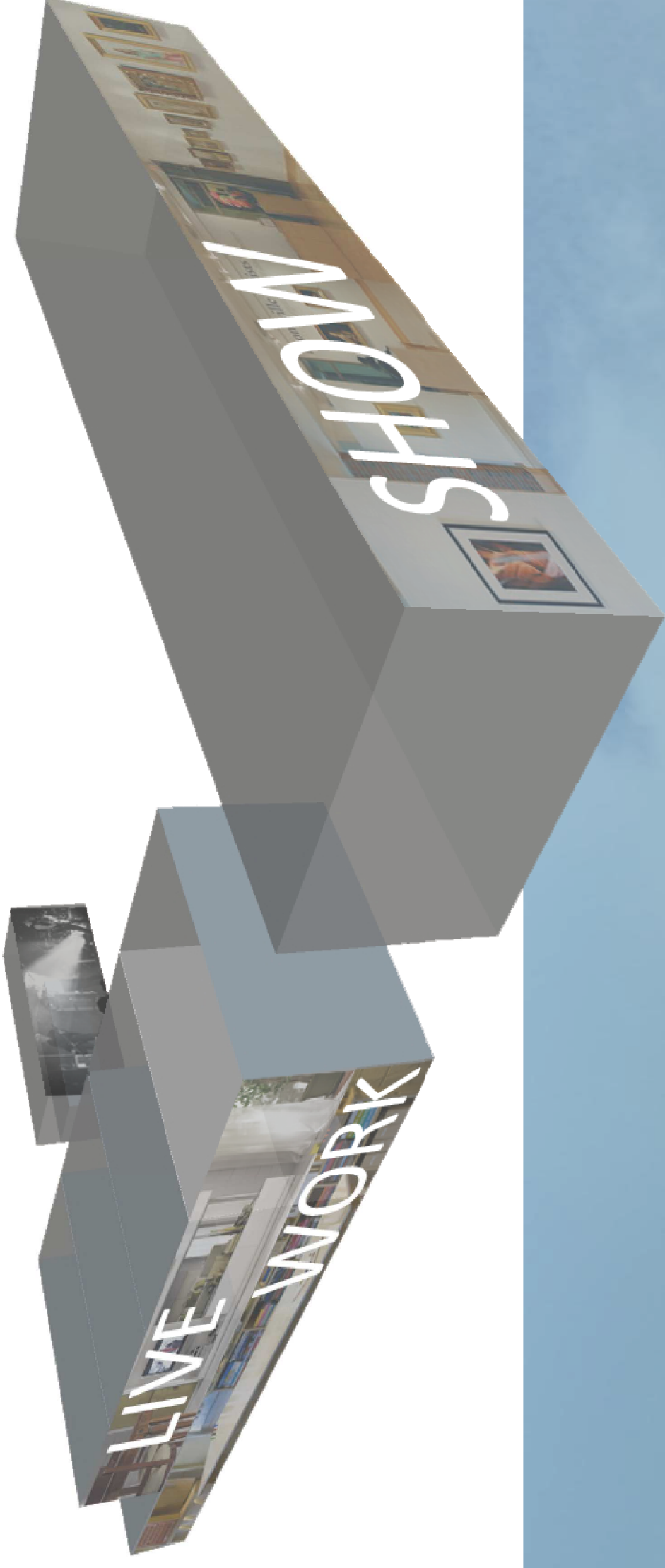
NORTH AVENUE



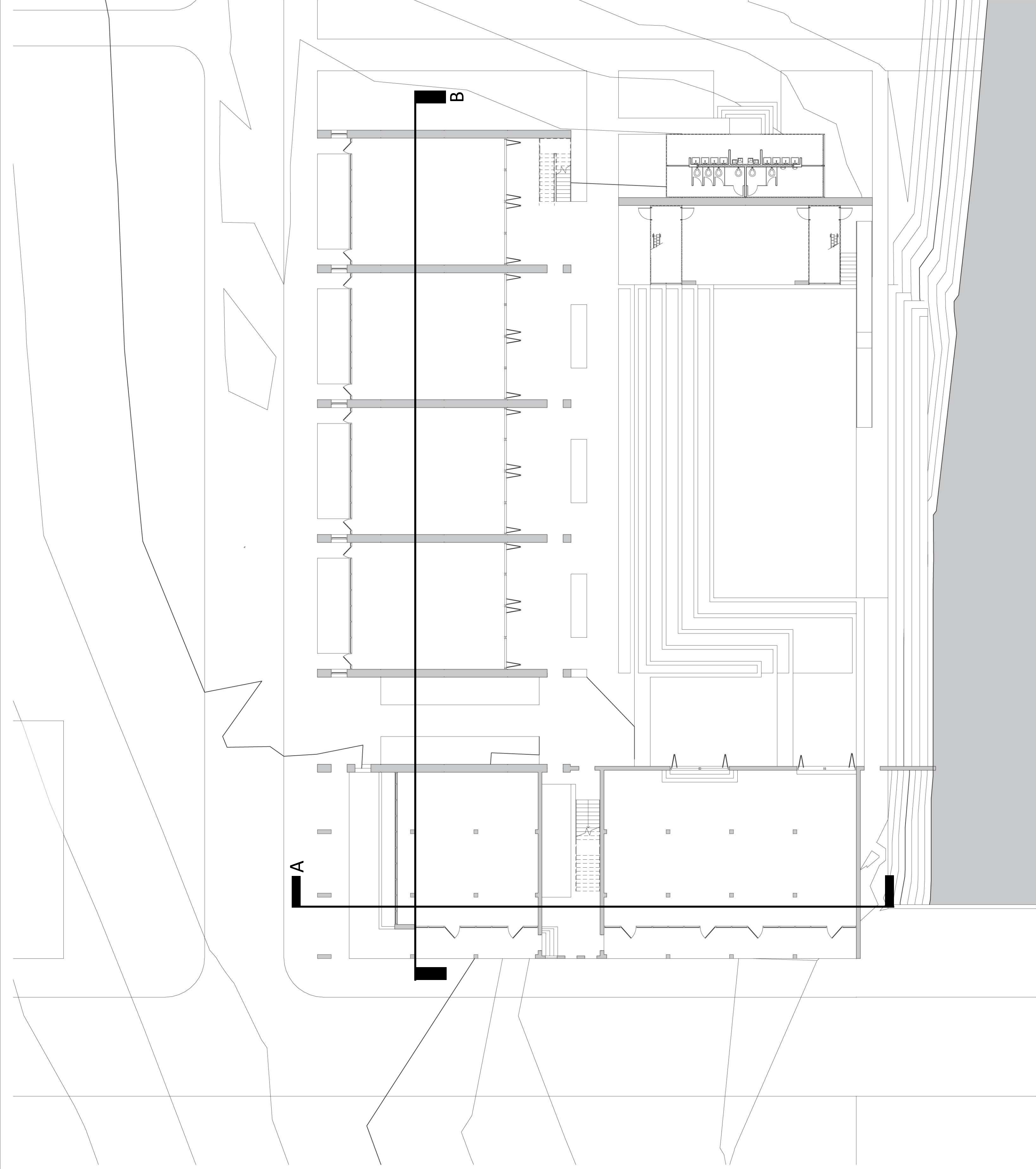
MICA CAMPUS
While beginning in a
wealthier area, the
campus has expanded
towards North Avenue,
pushing out the "fringe."



MICA EXTENSION
Maintains connection
to North Avenue from
"fringe" condition



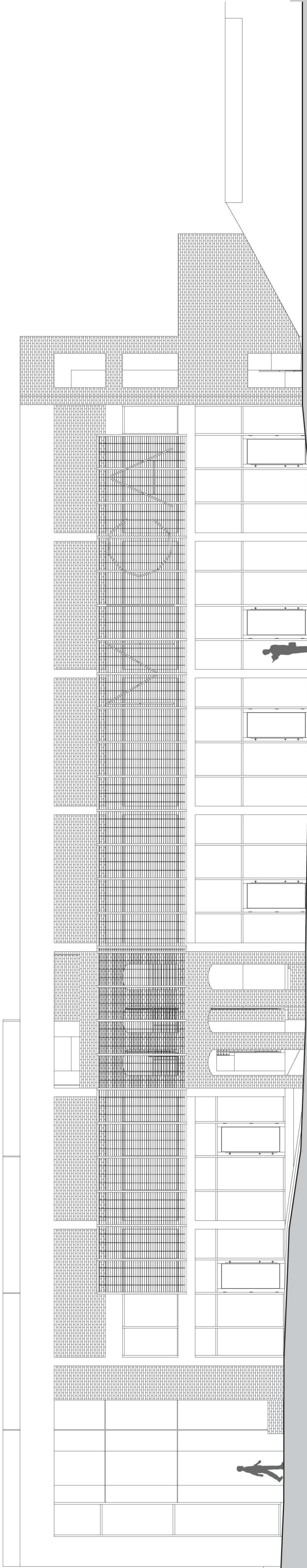
PERSPECTIVE FROM MEDIAN



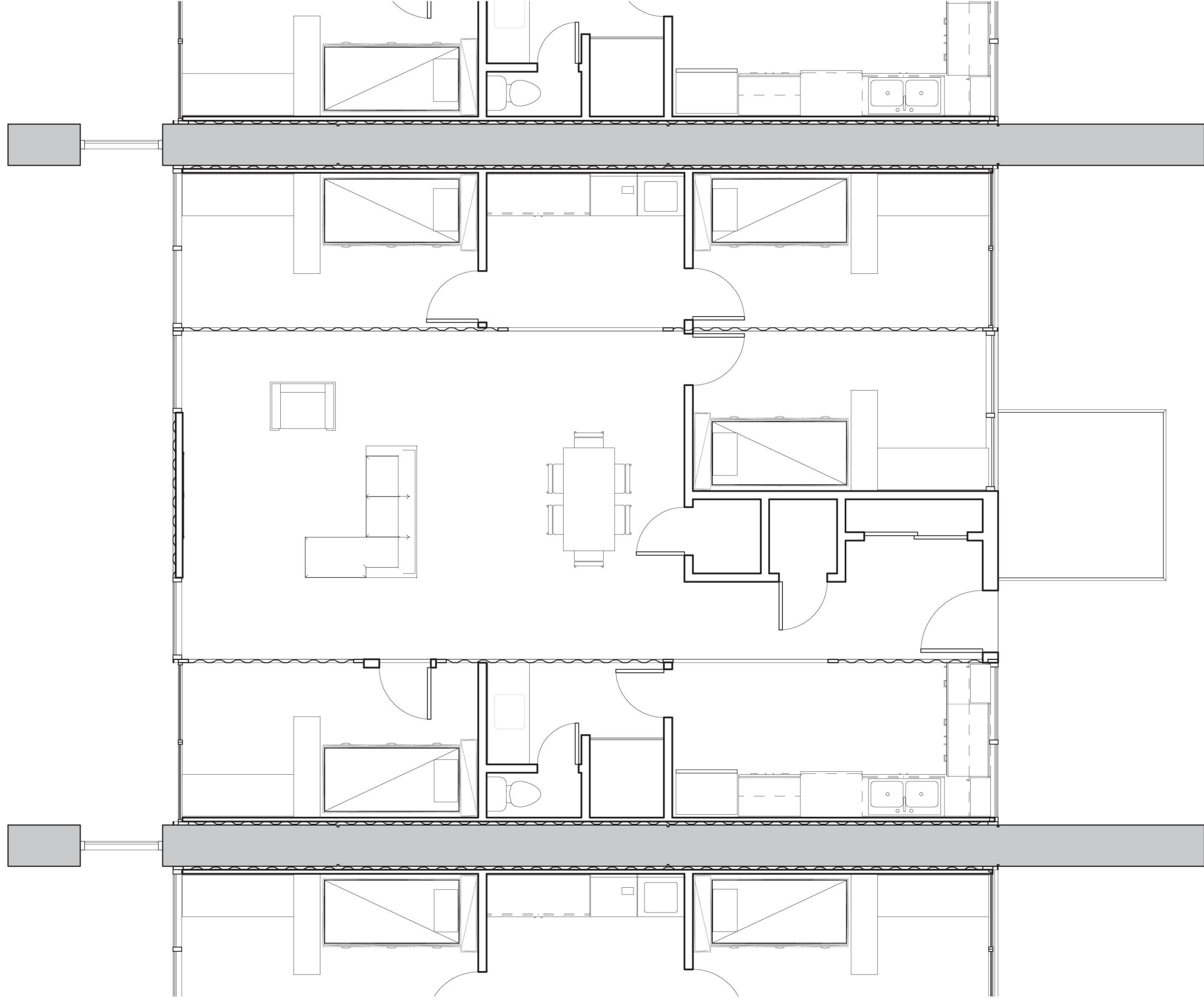
FLOOR PLAN - GROUND LEVEL 1/16" = 1'



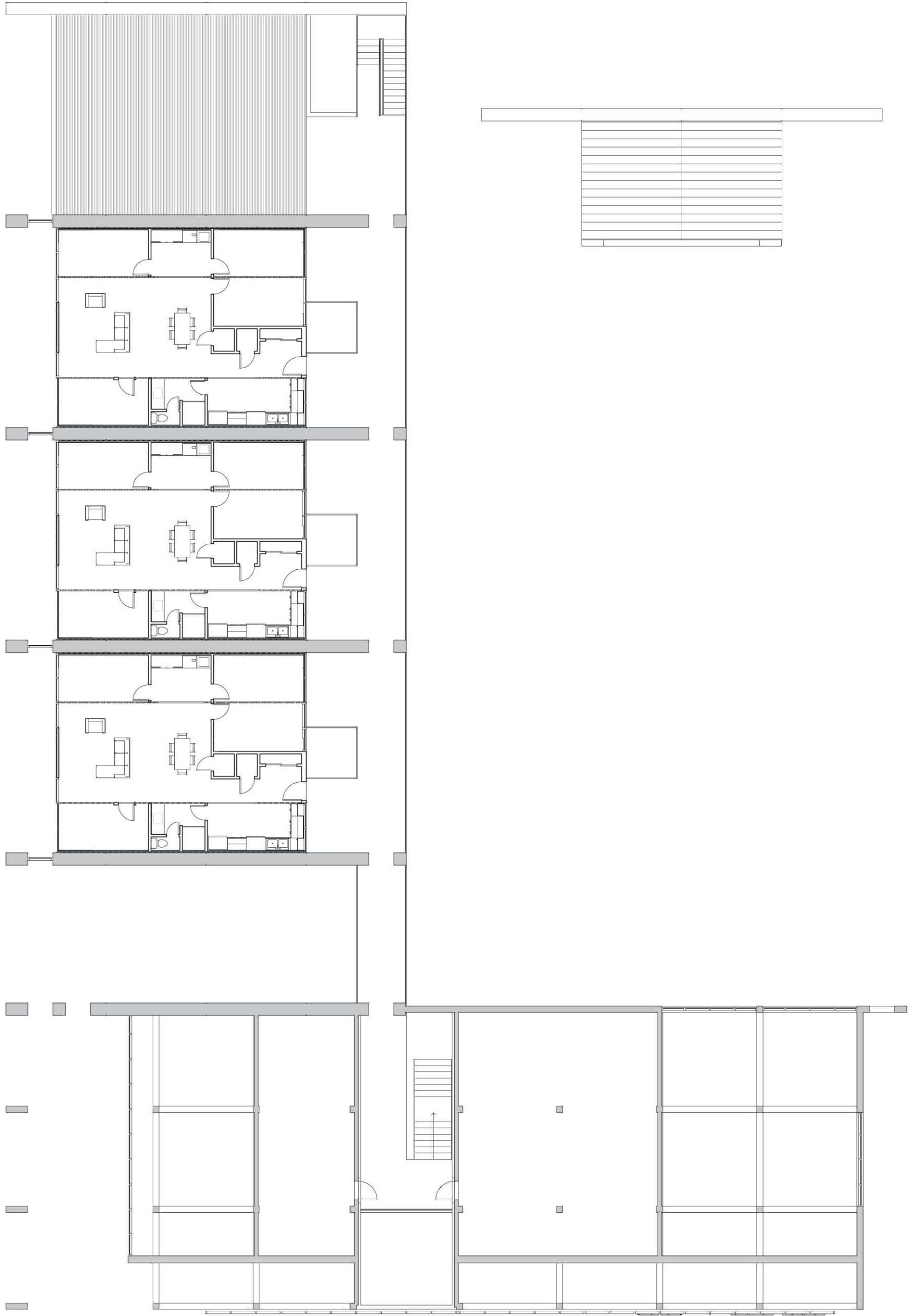
FLOOR PLAN - LEVEL 2 1/16" = 1'



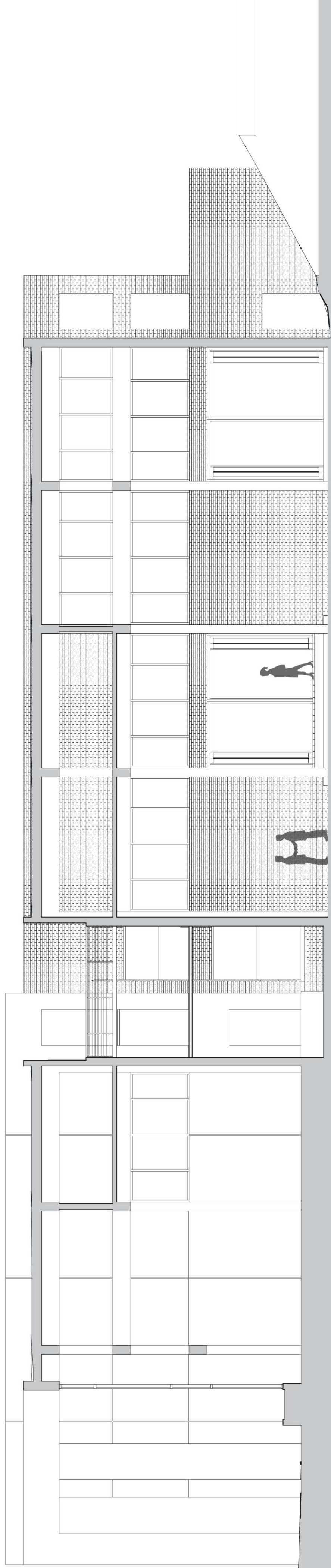
WEST ELEVATION 1/8" = 1'



FLOOR PLAN - APARTMENT 1/16" = 1'



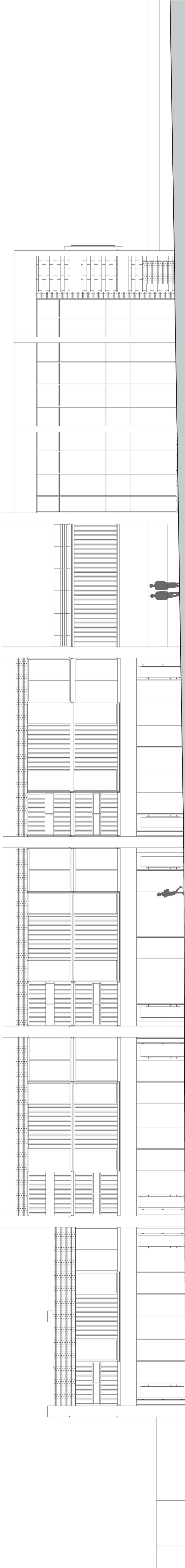
FLOOR PLAN - LEVEL 3 1/16" = 1'



SECTION A 1/8" = 1'



SECTIONAL PERSPECTIVE



NORTH ELEVATION 1/8" = 1'



GRAFFITI ALLEY



FROM BROADWAY AT NIGHT

