

HOMEOWNERSHIP

Developer

Enterprise/Mark Building Joint Venture

Financing

Susquehanna Bank

Baltimore County

Master Planning

Hord Coplan Macht, Inc.

Enterprise Homes, Inc.

Architect

Shannon Comer Architects, Inc. (formerly
Donald B. Ratcliffe and Associates)

Engineer

Gower Thompson, Inc.

Home Builder

The Mark Building Company, Inc.

Site Work

Kinsley Construction Company



Development

115 For-Sale Homeownership Residences

Renaissance Square is a new community in the Essex-Middle River area of Baltimore County. The 17-acre site is connected to a major regional park developed by Baltimore County. The development includes 115 new homes for sale – 48 townhouses in two sizes, and 67 detached homes in three designs and sizes. An 81-unit senior apartment building, Evergreen, has also been developed by Enterprise Homes on site; it is owned by the Evergreen Senior Apartments Limited Partnership.

The community employs traditional neighborhood design features to maintain an urban feel. Access to garages is through rear alley connections in most cases, and garages are detached from the homes. Exterior finishes reflect traditional housing types with front porches on many of the homes to encourage outdoor use and neighbor-to-neighbor interaction. Other amenities include access to public transportation, education, shopping centers and community activities. The design of the community and the model homes have won a number of awards, including the 2010 Home Builders Association of Maryland MAX award for Outstanding New Homes; the Land Use Council of the Home Builders Association Award for Excellence in Community Development in recognition of excellence in design, planning and construction; and the U.S. Green Building Council's Wintergreen Awards for Excellence in Green Building in the Sustainable Buildings Neighborhood Development category.

A Baltimore Gas and Electric Energy Star community as well as an Enterprise Green Communities certified development, numerous “green” features including “green label” carpet, use of low-VOC paints, high efficiency split system HVAC units, venting to the outdoors, low flow water fixtures, light sensor activated exterior lighting, extra insulation, and Energy Star appliances and Energy Star lighting fixtures utilizing compact fluorescent lighting are part of the Renaissance Square homes. Landscaping is designed to use heat- and drought-tolerant native plants.

Engagement with the community was an important part of the redevelopment planning process. The extensive community feedback impacted the master plan and resulted in required design features and a commitment to a mixed income community with housing affordable to people from all walks of life. The community name, Renaissance Square, was submitted by a long-time resident of the Essex community and selected through a community naming contest.

Construction began in January 2009 with site development, followed by building of the first phase of 35 homes for sale. Completion of the entire community is expected by the end of 2013.

For more information, please contact:

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Enterprise Homes, Inc. has completed more than 5,000 affordable and market-rate homes and rental residences in communities throughout the Mid-Atlantic region. Enterprise collaborates with nonprofit and for-profit housing organizations, community groups, as well as city and county agencies to produce high quality housing, creating vibrant mixed-income communities.

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$10.6 billion in equity, grants and loans to help build or preserve more than 270,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise’s efforts to build communities and opportunity.