History

- December 2, 2016 Ghost Ship Warehouse Fire, Oakland, CA
- Artist housing (lack of affordability)
- 36 lives lost
- Spurred a nationwide crackdown, and subsequently a change in Baltimore City building code to enshrine safe, legal artist housing
History

- Due to population decline and disinvestment in Baltimore City, vacant housing is prevalent.

Whole Blocks, Whole City report by czbLLC for ReBUILD Metro and BUILD (November 2022)
Location

- Vacant homes in areas where property values are below average
- Vacant homes in areas with average property values
- Vacant homes in areas where property values are above average

☆ Project site

Whole Blocks, Whole City report by czbLLC for ReBUILD Metro and BUILD (November 2022)
The **Midway Neighborhood Cooperative** is a cooperatively owned and run construction and neighborhood development company. Made up of Midway residents and business owners, MNC is dedicated to principles of affordability, sustainability, solidarity and participatory planning rooted in a democratic workplace. We work to build neighborhood resources for and by residents of the Midway neighborhood where we work and live.
Details

- Interior side masonry retrofit
- Identification of critical junctions
- Basement curbing and underpinning
- Existing masonry party walls embedded within conditioned area
- Addressing bulk wind washing through existing masonry wall
- Interior side smart vapor retarder
- Prescriptive new construction assemblies on 3rd floor and rear additions
WUFI Passive Energy Model

The Compound

8.4 Kbtu/sf/yr

83%

2030 savings
Cornice

- The existing wood cornice detail proved to be a large source of air leakage during the midpoint blower door test, and complicated hitting the strict Phius air leakage target.

![Cornice Image]

![Graph: Compound Air Leakage Targets]

- **Compound Air Leakage Targets**

  - **Maryland Comm'l Energy Code**
  - **IFC Baltimore Residential Code**
  - **IgCC Baltimore Commercial Code**
  - **Phius allowable**
Aerobarrier & Doors

- Despite the team’s best detailing and air sealing, the target CFM50 value was still slightly out of reach.
Accolades

• [One of the?] First Phius pre-certified building in Baltimore
• First Phius pre-certified masonry retrofit in Maryland

Work Remaining

• Finishes
• Final MEP installs & verification
• Certificate of Occupancy
Modeling healthy, high-quality housing for our community and neighborhood is a major motivation for working with passive buildings. Many Baltimore artists and also many Midway residents don’t have a lot of financial power, and our neighborhood is one that has been disinvested for decades...We wanted to upend this trend and show that these two overlapping groups actually deserve the highest quality housing in terms of environmental health, functionality, and beauty—that’s also affordable. We hope that it’s an example of what’s possible in Baltimore.

– Nick Wisniewski, Midway Neighborhood Cooperative
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