



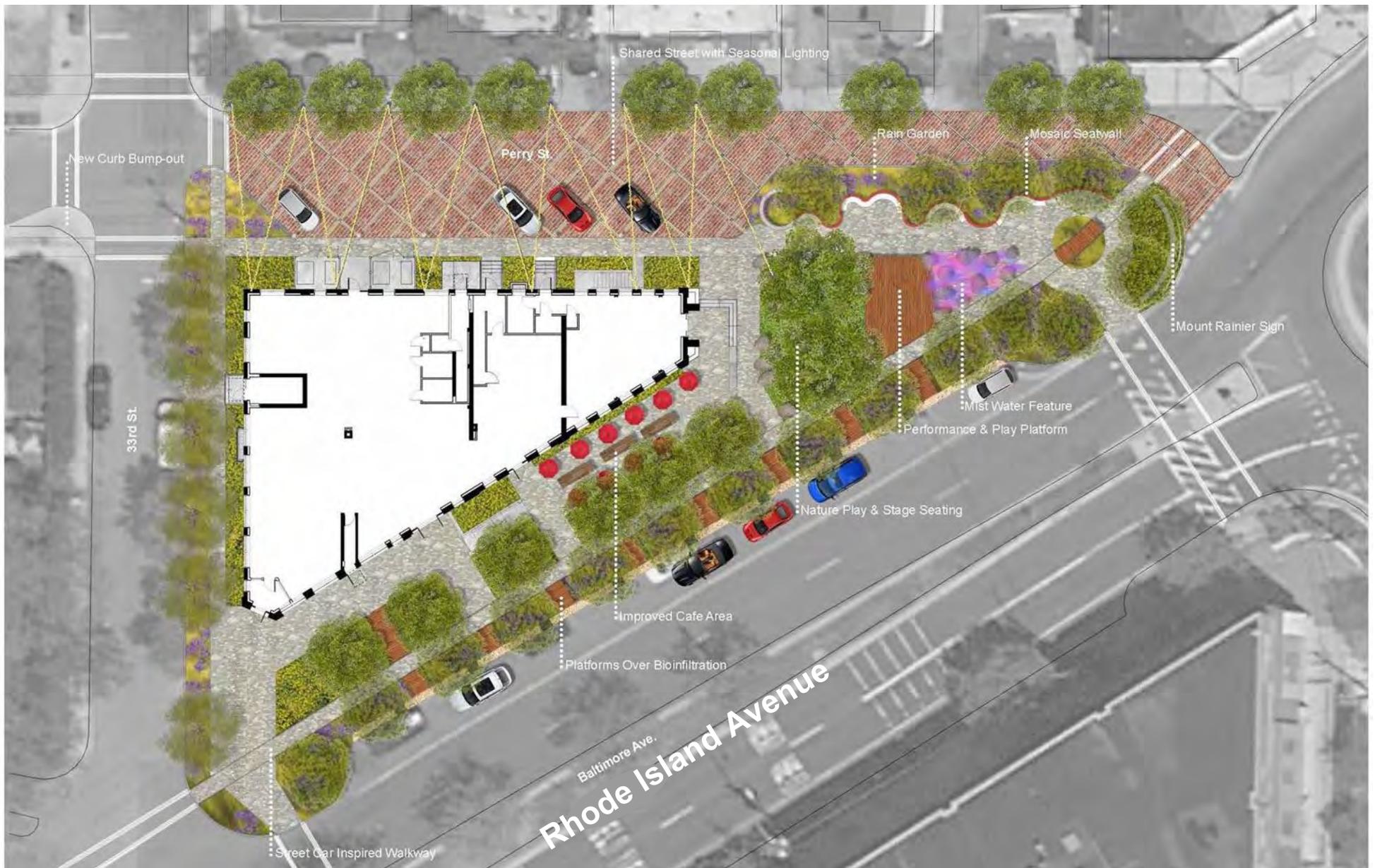
The recently renovated Singer Flats with ground floor retail/office space (left) is a distinct contrast to its pre-developed condition (top). An early proposal illustration (above) inspired ideas for further civic improvements.

The Menkiti Group's redevelopment of the historic Singer Sewing Building into affordable residences and retail/office space and its renovation of the former Mount Rainier National Bank for restaurant use (Pennyroyal Café) instigated plans for a transformation of the entire 3300-block of Rhode Island Avenue and Perry Street. Mount Rainier's Mayor and City Council engaged the services of University of Maryland's Landscape Architecture program through its Real Estate Development program and supported student designers with grant funding.



A series of community meetings, in-person and online preference surveys, and design reviews with citizen groups and public agencies revealed the desire to create safe and artful places for play and education, the use of native plants, and the re-introduction of historic artifacts like trolley rails.





The plan for the triangular block of Rhode Island Avenue (diagonal), 33rd Street (left) and Perry Street (top) creates a beautiful new community park, a pedestrian-friendly promenade and an event hub that surround the renovated historic Singer Sewing Building (left, center) and former bank building (soon-to-open Pennyroyal Café). The landscape will catch the attention of passersby and establish a healthy environment for community gathering and economic growth.



Street improvements, a widened sidewalk, and outdoor dining at Pennyroyal Café will transform the 3300-block of Rhode Island Avenue into a visually enticing, commercially viable, and comfortable pedestrian environment. This gateway block will make a clear and memorable statement of Mount Rainier's desire to be an inviting, friendly, artful and sustainable community.



Changes to the 3300-block of Rhode Island Avenue will include a bio-filtration stormwater management system, reduced pavement, and improved pedestrian areas and street crossings.



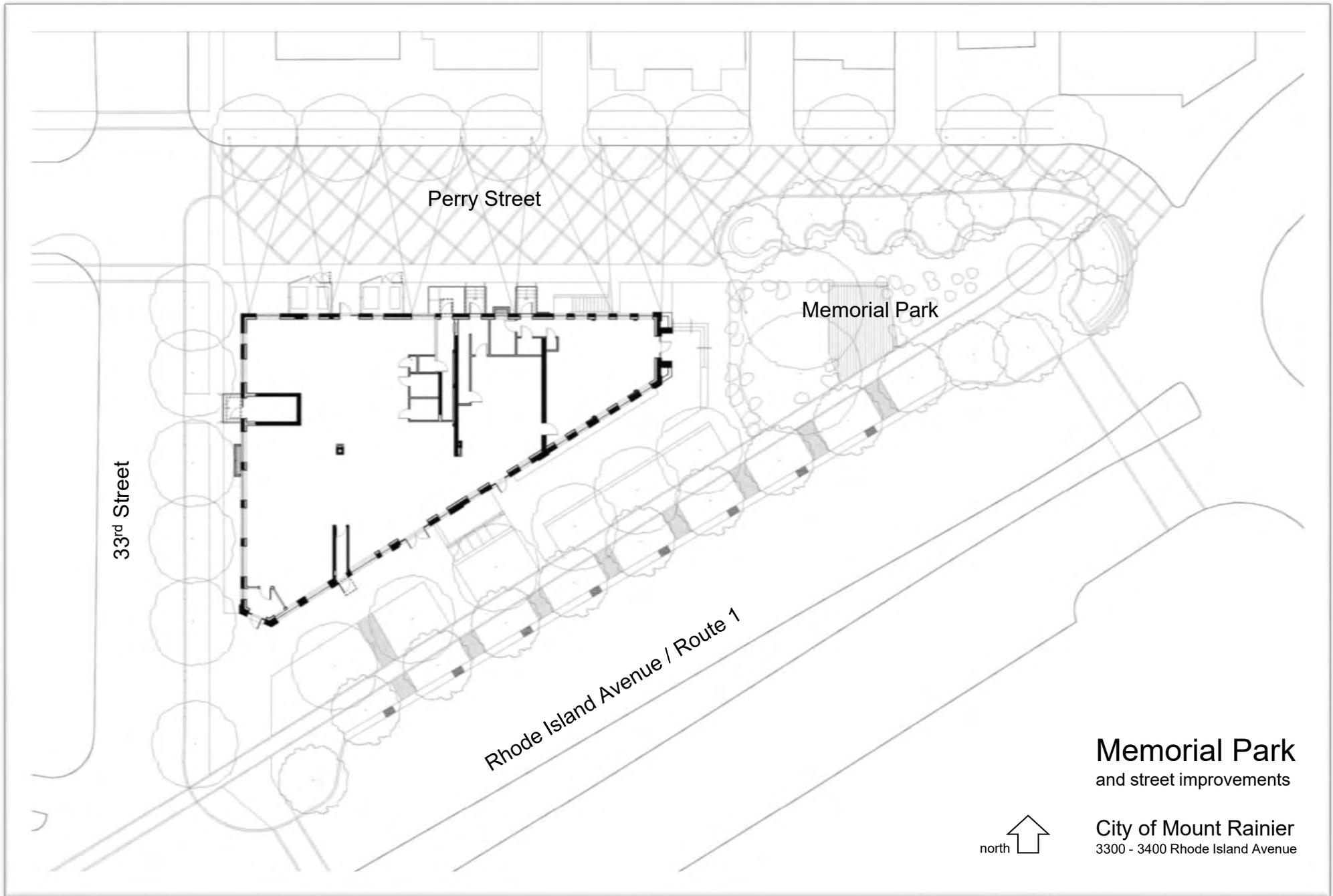
Street trees and a biofiltration planting bed will separate Memorial Park from Rhode Island Avenue traffic. A light mist among boulders will be a playful and cool respite in summer months.





Memorial Park will be an active and well-programmed recreation area for community gathering and entertainment, day and night. On special occasions, Perry Street will be closed to through traffic and the beautifully paved street will become an extension of Memorial Park.





Technical drawings are currently in development and will be used for cost estimating, engineering and coordination purposes.