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## **The Urban Land Institute District Council of Baltimore Announces WaveMaker Award Winners**

**BALTIMORE, MD (November 20, 2020)** – The **Baltimore District Council of The Urban Land Institute (ULI)** is proud to announce the 2020 WaveMaker Award Winners. The 2020 award winners will be recognized at a future event (new date to be determined), but their achievements in outstanding local real estate development projects deserve to be celebrated in 2020.

Now in its 12<sup>th</sup> year, ULI Baltimore's annual WaveMaker Awards honored a Lifetime Achievement Award Winner and **six** local real estate development projects received an award. The award committee evaluates each project in the following areas: Completeness; a Sense of Place and Quality; Sustainability; Visionary and Emulation; and a Need. The 2020 projects range in size and type, but each made a significant impact to its surrounding neighborhood and the regional community.

The Lifetime Achievement Award was given to Charles “Charlie” B. Duff, President of Jubilee Baltimore. At Jubilee, Charlie leads an organization responsible for the revival of several dozen Baltimore neighborhoods including Butcher’s Hill, Mount Vernon and Station North. He has built or rebuilt more than 800 buildings simultaneously providing affordable housing, preserving historic structures, and revitalizing neighborhoods. Charlie pioneered the redevelopment of residential and commercial buildings for artists and arts organizations, a catalyst for the Station North neighborhood development.

**Here are the 2020 WaveMaker Award Winners (presented in alphabetical order by project title):**

**A. Hoen & Co. Lithograph Center for Neighborhood Innovation.** The project development team restored and repurposed the historic A. Hoen & Co Lithograph Complex as a mixed-use development to house offices for community-based nonprofits, social enterprises, and researchers to revitalize the surrounding East Baltimore neighborhood. The campus is comprised of three historic structures (65,000 SF) dating to the late 1800’s and two non-historic warehouse/storage buildings (20,000 SF). The historic industrial buildings feature open floor plans that expose the unique architectural aesthetics of their heavy-timber and masonry construction. The exterior spaces captured between the historic buildings create a courtyard for community events and outdoor seating, contributing to the sense of energy and activity of the campus. A key goal of the redevelopment is preservation of the building’s historic fabric and story and to meet the Secretary of the Interior’s standards, while incorporating modern building systems and amenities. The design for tenant spaces respects and preserves many of the unique building features, such as original fire doors, historic metal safes, wood floors, interior windows, bead board and wooden beams. The development achieved LEED Core & Shell Gold Certification. *The project team includes:* Cross Street Partners - Developer & Construction Manager; Ziger|Snead Architects – Architect; James Posey Associates - MEP & Fire Protection Engineer; 1200 Architectural Engineers - Structural Engineer; STV - Civil Engineer; EHT

Traceries - Historic Preservation Consultant; and Budova Engineering - LEED & Commissioning Consultant.

### **Center\West Apartments**

La Cité Development's "Center\West" is a 17-acre Master Development in West Baltimore that will net 3.2 Million square feet and 3,000 units of housing all through the 80/20 workforce housing model. Center\West's first two Luxury Apartment Communities, Avra and Cirro, secured Final Certificates of Occupancy, respectively, in March 2020 and May 2020. The development features a rooftop clubroom, three Green rooftop courtyards, a resort style pool, two fitness centers, a dog park, a dog wash, and three parking garages – two internal and one external. Center\West is the first luxury apartment community in West Baltimore in over 50 years. *The project team includes:* La Cité LLC (La Cité Development), BRP, City of Baltimore (Mayor, City Council President, Council Member, State Senator), Goldman Sachs, BlackRock, T. Rowe Price, Pillsbury Winthrop Shaw Pittman LLP, JDavis Architects, Carroll Engineering, Gensler, State of Maryland- Lt. Governor, Maryland CDA, KeyBank, HUD, and TM Associates,

**Enoch Pratt Free Library Central Library Renovation.** Established in 1882, the Enoch Pratt Free Library is a landmark in Baltimore City and a beacon for the free dissemination of knowledge. The design team meticulously restored the Art Deco splendor of the building, while seamlessly modernizing its capability to provide enhanced services to the community. The revitalization of Enoch Pratt Free Library includes enhanced resources for library patrons of all ages that support their mission. An emphasis on improved access to technology, positive impacts on the surrounding community included improving job readiness, K-12 academic support, and technology skill-building. The Central Library is a prominent landmark in Baltimore's Cathedral Hill neighborhood, a registered historic district. An Art Deco masterpiece, the The Pratt was packed with details worthy of restoration. The revitalized Central Hall, with a three-story sky lit atrium and terrazzo floors, features restored plaster walls, ceilings, and pendant lighting. *The project team includes:* Beyer Blinder Belle, Ayers Saint Gross, Sandra Vicchio & Associates, Evergreene Architectural Arts, And Gilbane Building Company

**Monument East Apartments, "The Heart of East Baltimore."** Monument East is a 170-unit, mixed-population, 19-story high-rise, \$46.6M public housing rehabilitation project that serves elderly and non-elderly disabled residents. The redevelopment of Monument East has given new life to a building with significant architectural history and purpose. In addition to restoring the iconic façade, outdoor decorative lights, visible from miles away, have been installed to highlight the verticality and unique architecture of the 19-story structure. Monument East also received a full renovation of the building's interior. Each unit has new flooring, kitchens, bathrooms, and MEP systems. The common spaces of the building on the 1st and 19th floor were fully re-designed with an eye toward re-purposing underutilized spaces and prioritizing resident programming. The transformation of the deteriorating physical building to what Monument East residents themselves have christened "The Heart of East Baltimore" represents an important contribution to the revitalization of East Baltimore and a successful example of a resident-centered redevelopment approach. *The project team includes:* The Community Builders Inc., Housing Authority of Baltimore City, Harkins Builders, Quinn Evans Architects, Residential One, Klein Hornig, Allen & Son Moving and Storage, MSA Interiors, and Michael Owen – muralist.

**Paca House Paca House** Paca House Partners, LP, a joint venture among Somerset Development Company (Somerset), New Community Partners (NCP) and Volunteers of America Chesapeake and Carolinas (VOACC), acquired Paca House, an apartment building previously owned and operated by VOACC, that originally opened in 1996 and provided

transitional housing for homeless individuals in 76 single-room occupancy (SRO) units and 30 efficiencies. The redevelopment transformed the building from transitional housing to permanent supportive housing. To maximize the number of affordable units on the site, while eliminating the outdated SRO units, the design doubled the footprint of the building by adding a five-story addition in the courtyard of the parcel and another addition onto a formerly vacant parcel along North Paca St. The property now provides 41 efficiencies and 51 one-bedrooms for a total of 92 units of which 82 units are permanent supportive housing for people experiencing homelessness and Veterans, and 10 units of unrestricted housing, currently occupied by VASH (Veterans Affairs Supportive Housing) Voucher holders. The design and construction was in accordance with Enterprise Green Communities and International Green Construction Code (IGCC) standards. *The project team includes:* Developers: Somerset Development Company, LLC, Volunteers of America Chesapeake and Carolinas and New Community Partners; Architect: Waldon Studio Architects (Formerly Kann Partners); Contractor: Harkins Builders; Management Company: ResidentialONE; and Civil Engineer: Colbert, Matz, Rosenfelt.

### **Wheelhouse**

Located in the thriving neighborhood of Federal Hill, Wheelhouse is located at 1100 S Charles Street on the corner of Charles and Cross across from the famous Cross Street Market. Originally a parking lot, a 4,022 SF building including a former auto body shop; and a row home with an apartment and a retail space, the new building is Baltimore's first co-living apartment building. Wheelhouse includes 5,500 SF of ground floor retail with 4 stories living units above and centrally located common spaces on each floor. Residents all have access to bicycles and weekly events from fitness classes to whiskey tastings. *The project team includes:* 28 Walker Development, Moseley Architects, Structura Inc.

## **ABOUT ULI BALTIMORE**

The "go to" organization for unbiased strategic visioning, ULI comprises an international community of development experts who take on today's issues in the context of a livable tomorrow. The local component of the Urban Land Institute, the Baltimore District Council coordinates monthly program events and a leadership forum addressing land use, development and financing issues facing our region. A committee made up of local ULI members identifies topics and speakers for our programs and special events throughout the year.

For more information about ULI Baltimore or the WaveMaker Awards, visit [www.baltimore.uli.org](http://www.baltimore.uli.org).

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