

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

The **Baltimore District Council of The Urban Land Institute (ULI)** held its eleventh annual WaveMaker Awards on October 2 at The Assembly Room in Baltimore.

ULI Baltimore's annual WaveMaker Awards recognize outstanding local real estate development projects, as well as a Leadership Award winner. The projects were selected based on the following criteria: Completeness; a Sense of Place and Quality; Sustainability; Visionary and Emulation; and a Need. This year, seven winners were selected from 22 submissions. The leadership award recognizes a ULI Baltimore Distinguished Leader who exemplifies excellence in leadership and is a solid, contributing member to the District Council.

Here are the 2019 WaveMaker Award Winners:

Metro Height at Mondawmin – Developer/Owner: Enterprise Homes, Inc.; General Contractor: Harkins Builders, Inc.; Architect: Ziger/Snead Architects - After the 2015 uprising, Enterprise Homes sought an opportunity to make a transformative impact in the Mondawmin community: an area of great potential that had been cast in an unwarranted negative light. In building Metro Heights at Mondawmin, Enterprise was able to construct a landmark building at the highly-visible intersection of Liberty Heights Avenue and Reisterstown Road that speaks to the positive future of the city and the neighborhood. The LEED Gold building provides 70 well-designed new apartments to the area's workforce and includes market-rate and affordable units alongside units for disabled and/or formerly homeless individuals.

Broadway Market – Developer: Development Solutions, LLC; General Contractor: Plano-Coudon, LLC; Architect: PI.KL Studio, LLC - After a 10-year delay in redevelopment, the north shed of the 200-year-old Baltimore landmark, the Broadway Market, was transformed into a contemporary community eatery housing 10 market vendors and varied interior and exterior gathering spaces. As one of the longest continuously-operating public markets systems in the country, the Baltimore Public Markets Corporation sought to reestablish the prominence of the market space by rethinking how people shop, eat and meet in the city.

Highland Haus – Developer/Owner: Garver Development; General Contractor: Old Town Construction; Architect: Alexander Design Studio - Highland Haus both reflects the special characteristics of Highlandtown and creates an inspiring environment that is an important anchor for the neighborhood. It inserts 65 high-quality apartments with structured parking and specialty retail on a 1/3 acre parcel and creates a vibrant community within Highlandtown.

The Fox Building – Developer/Owner: The Time Group; General Contractor: The Whiting Turner Contracting Company; Architect: Alexander Design Studio - The Fox Building achieves a successful adaptive reuse of a former industrial building into apartments and artist studios. Originally built by the Noxzema Company it was last used by The Fox Companies who specialized in concrete additives. Unique among the nearby mill conversions, the design restores and celebrates the post war modernist aesthetic and rational structural order of the original facility.

Diageo Guinness Open Gate Brewery & Barrel House – Owner: Diageo; General Contractor: Plano-Coudon, LLC; Architect: Design Collective, Inc. - At the former Calvert Distillery site, Diageo decided to renovate two existing buildings (70,000 SF) to create two custom brewhouses for Guinness Blonde and its small-batch products, packaging and warehousing facilities, plus, a 45,000-SF visitor center that includes a tasting room, multiple bars, restaurant, event space, exhibit areas, gift shop and outdoor amenities on the 62-acre site. As the first Guinness production facility constructed in America in 63 years, Guinness Open Gate Brewery & Barrel House was envisioned as a landmark property and destination for Guinness fans.

The Lion Brothers Building – Developer/Owner: Cross Street Partners, LLC; General Contractor: Cross Street Partners, LLC; Architect: Quinn Evans - The restoration and adaptive reuse of the

historic Lion Brothers building, one of the oldest structures in the Hollins Market neighborhood of southwest Baltimore, transforms an abandoned factory building into a truly mixed-use community asset, now anchored by the UMB Biopark.

Union Craft Brewing & Collective – Developer: Seawall Development; General Contractor: Southway Builders; Architect: Ziger/Snead Architects - Rooted in community and committed to the Woodberry neighborhood, Union Craft Brewing needed to expand to meet increasing production demands. After a city-wide search, Union found an opportunity when a manufacturing company vacated a 138,000 sf warehouse adjacent to the Jones Falls and I-83. With the brewery as an anchor, The Collective is a new mixed-use maker, fitness, and entertainment hub for multiple tenants in the heart of the Jones Falls Valley corridor.

Leadership Award Winner: Carrie Ann Williams, CPSM, Founder and Principal of Andana Consulting, LLC.

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.