



**ULI WAVEMAKER AWARDS 2022:
PROSPER ON FAYETTE AND
SPRINGHILL SUITES**

Baltimore, Maryland

Prosper on Fayette and Springhill Suites consists of renovations to the historic Drovers and Mechanics National Bank Building and adjacent new construction in Baltimore's Westside neighborhood. This mixed-use development provides 181 market-rate residential apartments, 150 hotel rooms, 120 structured parking spaces, and 7,000 square feet of ground-level retail. The sleek, modern elements of the new mid-rise component highlight, through contrast, the adjacent ornate qualities of the historic structure.

Completion
August 2021

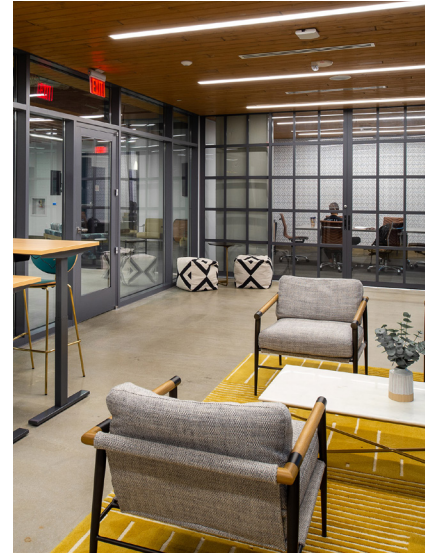
Project Team

Moseley Architects, Architect; RISE, Developer (Apartments); Focus Development, Inc., Developer (Hotel); Whiting-Turner, General Contractor; Floura Teeter Landscape Architects, Landscape Architect; Onyx Design and Consulting, Structural Engineer; Century Engineering, Civil Engineer; Henry Adams Consulting Engineers, MEP Engineer; J&A Engineering, Security Consultant

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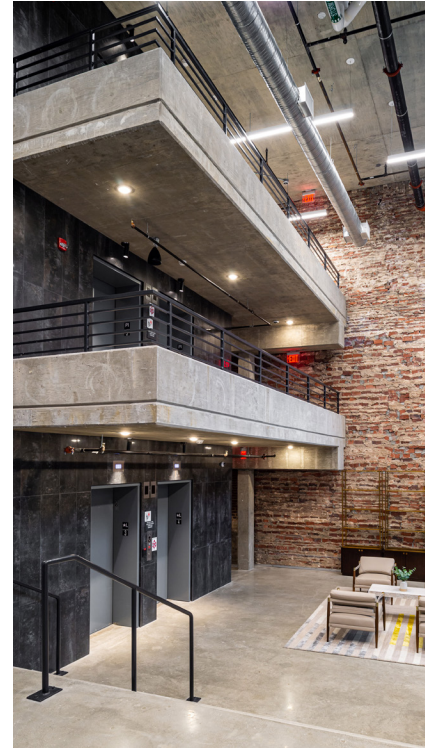




TOP LEFT Relaxing resident lounge with floating sofa and floor-to-ceiling windows TOP RIGHT Open co-working space with direct access to a resident lounge and game room BOTTOM Rooftop lounge with sweeping cityscape views

Completeness

Both the apartment and hotel components are open and fully-functioning. Prosper on Fayette and Spring Hill Suites was developed under construction loan financing with a nationally rated bank. The overall project cost exceeded \$51 million in development value. To help offset the cost of operation, the project has engaged the City of Baltimore for real estate tax incentives. The project qualifies for the Maryland Enterprise Zone tax credit and the Brownfields Revitalization Incentive Program offered by the City of Baltimore to assist businesses in overcoming impediments to redevelopment. These incentives contribute to the overall cost efficiency of developing, constructing, and managing a premiere residential community in the heart of the City of Baltimore.



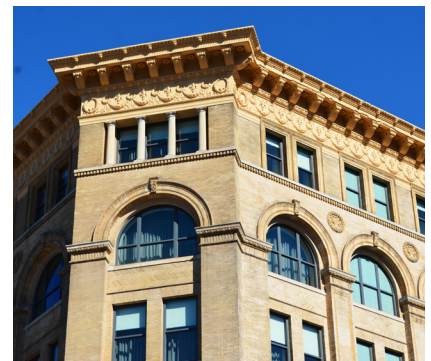
A Sense of Place and Quality

This project was designed with walkability in mind, as well as a dedication to reflecting the story of Baltimore.

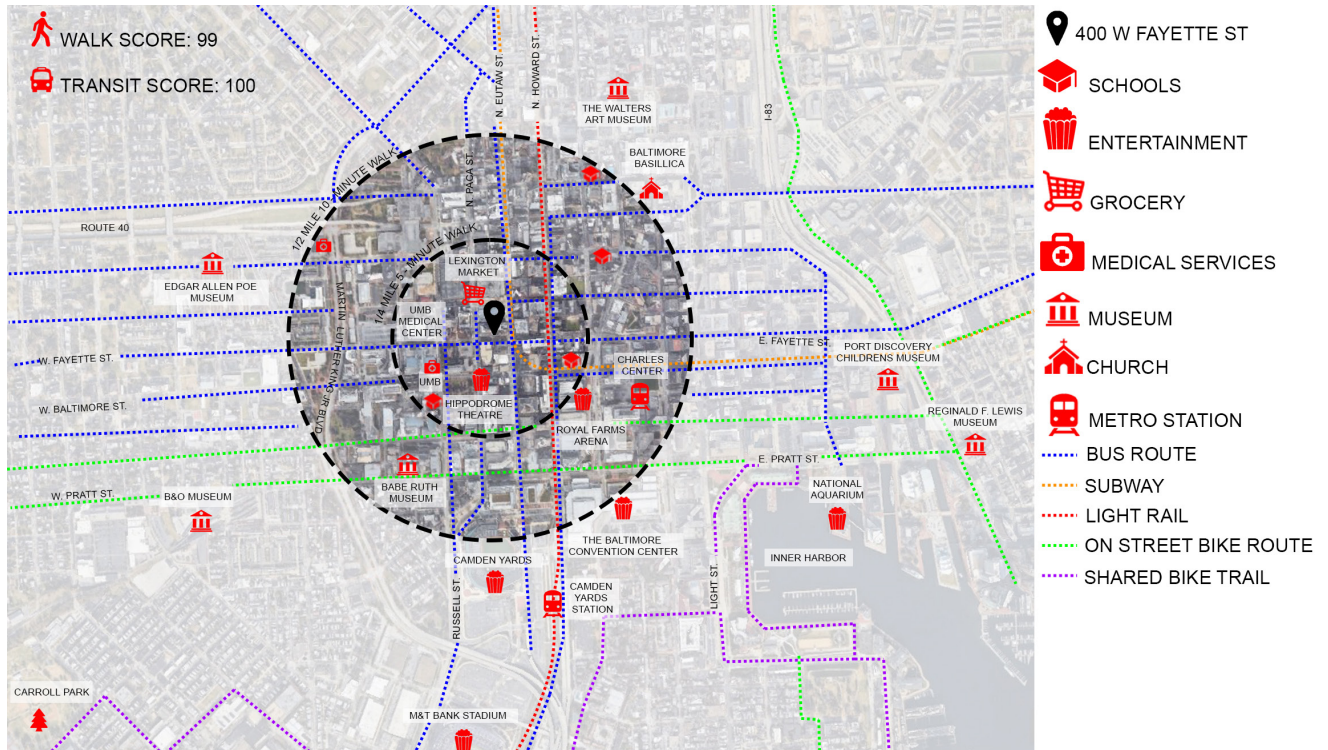
The location is convenient for University of Maryland-Baltimore (UMB) student residents and hotel guests, encouraging them to engage with the local community, for example, the renovated Lexington Market next door.

Materials and design were married to blur the lines between exterior and interior architecture. The design's emphasis on indoor and outdoor relationships is clear through the immediate access offered to rooftop spaces; the continuation of exterior wood and brick materials into the interior, creating focal elements; and floor-to-ceiling windows, which emphasize city views, offer a unique sense of place.

The design of the apartment common areas juxtaposes a refined palette of finishes with exposed concrete, ductwork, and sprinklers. Similarly, the repurposing of the grand historic bank hall into the lobby and public amenities for the hotel incorporates a dialog between past and present.



TOP LEFT Courtyard dining and lounge space
TOP RIGHT Grand residential lobby BOTTOM
Historic Drovers Mechanics National Building
exterior details



TOP Walkability diagram BOTTOM Second floor courtyard

Sustainability

Prosper on Fayette complies with the International Green Construction Code (IgCC). The design incorporates green roofs, water-efficient landscaping and irrigation, local materials, water efficient plumbing fixtures, Energy Star appliances, the adaptive reuse of a historic building, urban infill development, HVAC and lighting efficiency over ten percent above International Energy Conservation Code (IECC) minimums.

The Market Center Historic District has evolved from a residential neighborhood in the early 19th century into a premier shopping and cultural arts district. The wealth of local amenities, including the recently renovated Lexington Market immediately to the north, is a key reason the team chose the site and makes the project a walker's (99 walk score) and rider's (100 transit score) paradise. Bicycle access and safe bicycle routes are ever increasing in the area, with the project site currently very bikeable (77 bike score). Residents and visitors have access to on-site bicycle storage, and they encourage LEV parking through preferred parking spaces.



Visionary and Emulation

Prosper on Fayette and Springhill Suites offers a new model for integrating historic preservation and new construction to create transformative developments for Baltimore that can be replicated in similar conditions around town where there are opportunities to incorporate historic properties into larger development projects.

There were several unique opportunities and constraints associated with this project. The team developed an entire city block; however, the Prosper on Fayette apartment building component only accounted for roughly half of the site footprint. For a variety of construction and code-compliance issues, the entire block was developed as a single building.

The hotel incorporates a historic five-story bank building as well as new construction. This necessitated the creation of both a vertical and horizontal condominium regime to account for the separate uses and ownership groups, and shared amenities such as structured parking.

The project also took advantage of the expansion of Baltimore's historic Lexington Market immediately to the north to re-profile and expand the existing Marion Street roadbed that separated the two projects in order to better work with the multiple levels of structured parking, taking advantage of approximately 20 feet of grade change across the site.



TOP Hotel lobby in the historic Drovers Mechanics National Building
BOTTOM Hotel lobby predevelopment conditions



TOP LEFT Residential bedroom TOP RIGHT
Residential living space BOTTOM Open
residential kitchen

A Need

Prosper on Fayette is purpose-built for University of Maryland-Baltimore (UMB) graduate students and young professionals, while the Springhill Suites Hotel was constructed with both tourists seeking to explore Baltimore's cultural attractions as well as visitors to the University of Maryland-Baltimore and University of Maryland Hospital in mind. Tremendous care went into every design decision to appeal to a target market, expecting a more refined living experience.

The targeted demographic requested safety, comfort, and convenience. They also desire a more mature approach to live and work balance. Prosper on Fayette is a block over and within easy walking distance to UMB, which eliminates the need to commute through Baltimore traffic. Many amenities are available 24 hours a day, seven days a week, which provides those with busy schedules access on their terms.

For those who have vehicles, the underground parking garage is secure and monitored, as are the entrances to the building.

Aesthetics are important to the quality of life the project's target market desires, and so modern, timeless, and open common spaces are meticulously laid out to greet them. Whether they are looking to relax after a long day at university, or simply looking for some weekend fun, there are options and spaces catered to them.

Marketing efforts prominently promotes these amenities and features, along with showcasing a curated lineup of events and resident appreciation initiatives that keep residents engaged and build a sense of community. Within the apartment portion of the development, studio apartments are available for those who value their privacy above all else, while two- and four-bedroom floor plans cater to the more budget-conscious while in the hotel portion a variety of room configurations were created to respond both to the needs of a variety of guests as well as the footprint of the existing historic structure.