



ULI WAVEMAKER AWARDS 2022: VILLAGE CENTER AT STADIUM PLACE

Baltimore, Maryland

The Village Center at Stadium Place is a new four-story mixed-use project in Stadium Place, the site of the former Memorial Stadium, at the corner of East 33rd and Ednor road in Baltimore City. The program includes below grade parking, ground level commercial, second level commercial office space, and 70 units of over-55 housing. Amenity space for the residential units is located on the fourth floor, with access to a roof-top terrace and inspiring views of Stadium Place and the city beyond.

Completion
July 2021

Project Team

Moseley Architects, Architect; GEDCO, Developer; Commercial Development, Developer; Avenue5 Zen Apartments, Property Manager; The Verve Partnership, Interior Design; Kibart, MEP Engineer; Wolfman & Associates, P.C., Structural Engineer; STV Group Inc., Civil Engineer; Commercial Construction LLC, General Contractor; Pando Alliance, Energy Consultant; Craig Richmond Landscape Architecture, Landscape Architect

Application Contact

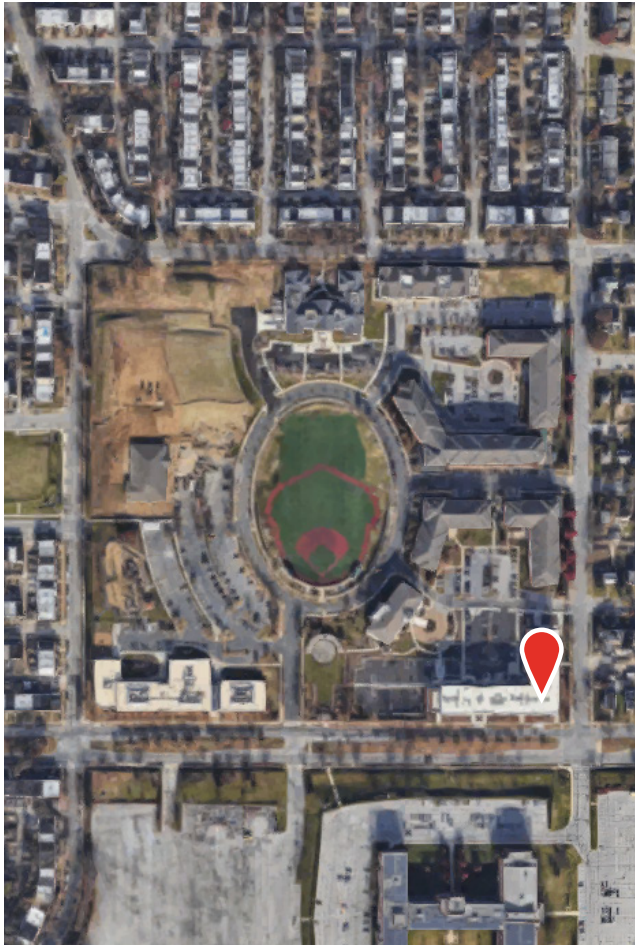
Nancy Liebrecht, AIA; Moseley Architects
1414 Key Highway
Baltimore, MD 21230
(410) 271-0917
nliebrecht@moseleyarchitects.com



Completeness

Govans Ecumenical Development Corporation (GEDCO) and Commercial Development co-developed Village Center at Stadium Place. For over two decades, GEDCO has led the redevelopment of the former Memorial Stadium site, creating a vibrant mixed income community. The partnership with Commercial Group on the Village Center began in 2017, when the GEDCO and Stadium Place boards selected Commercial Development as co-developer. The developers conceived of a mixed-use project with a blending of commercial uses and senior housing. Over many years of programming and development, they refined the exact blend of commercial and residential uses based on available funding sources and market needs. The Neighborhood Impact Investment Fund was a participant in the financing which was led by Baltimore Community Lending. Fulton Bank and New Market Tax Credits provided by SunTrust and Harbor Bankshares provided financing.

TOP Fireplace retreat room and moss covered walls BOTTOM Street facing retail space with residential units above



A Sense of Place and Quality

East 33rd Street was originally called Thirty-third Street Boulevard and is a long, wide, east–west parkway with a broad tree-shaded median strip. The Frederick Law Olmsted Brothers firm designed it as part of their Baltimore Plan of 1904 and 1921 for establishing stream valley parks and connecting boulevards. Stadium Place is the site of the former Memorial Stadium, with a long and sentimental history in Baltimore. The Village Center building wanted to be a strong urban presence on East 33rd Street with as much frontage along the street as possible as well as an anchor for the Stadium Place site. For the retail to succeed, it needed easy and visible access to parking. To achieve these goals, the project integrates a driveway under the building in order to reach the main parking areas behind. This allows the building to provide an edge to the street while still providing easily accessible parking. The main residential lobby extends through the building with entrances from both the East 33rd side and the parking lot side. The retail establishments also extend through the building. A dedicated lobby accessed from the parking lot accesses the second level commercial space. The building comprises a concrete podium with three stories of wood-frame construction above. A strong corner feature anchors the building, with a rhythm of brick and fiber cement masses breaking down the scale of the building extending down East 33rd and Ednor Road. The property is currently managed by Avenues Residential



TOP Stadium Place's location within the Stadium Place community BOTTOM
Accessible parking entrance from East 33rd Street



TOP Open lobby with expansive windows and featured moss wall
BOTTOM
Corner facing street view of exterior

Sustainability

The building sits on an area that was once a parking lot for the former Memorial Stadium. It is considered an infill site and uses existing infrastructure. There is a bus-stop in front of the building, making the site perfect for easy access to public transportation for residents and visitors. The building achieved National Green Building Institute certification, and includes numerous green building features such as efficient HVAC systems and low-flow plumbing fixtures. Nature inspires the interior décor, and several amenity spaces include moss walls, which improve air quality and help to stabilize interior humidity.

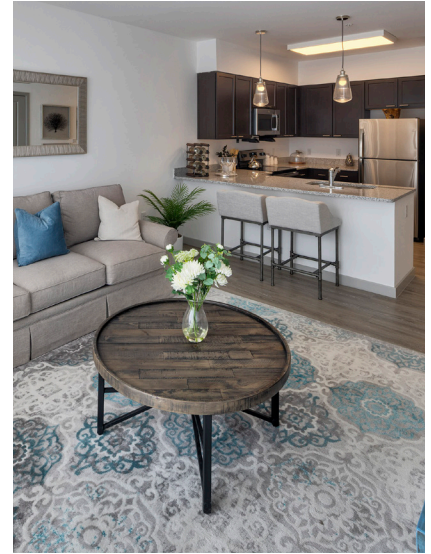


Visionary and Emulation

There are several visionary approaches to the project. Many urban mixed-used projects integrate only a small commercial component such as a coffee shop, while Village Center at Stadium Place dedicates an entire floor to retail and further expands the concept by adding 9,000 square feet of commercial office space to the second level. By fronting the commercial on both the East 33rd and parking lot sides, it serves to invite in both the population of Stadium Place and the neighborhood. Another fairly unique feature relates to the amenity space. The residential amenity space is most frequently at the ground level, placing it at the top level creates unique opportunities for views and a wonderful rooftop terrace. This project adds to the initial vision of Stadium Place as an urban mixed-use, mixed-income senior living community.



TOP LEFT Residents' lounge with terrace and cityscape views TOP RIGHT Front facing street view looking down Ednor Road BOTTOM Commercial lobby with residential units above viewed from parking lot



TOP LEFT Open concept residential unit TOP RIGHT Residential living space BOTTOM Residential bedroom unit

A Need

The 350 seniors already living at Stadium Place, the Weinberg YMCA on site, Johns Hopkins University at Eastern across the street, and nearby City College all provided a ready-made customer base for the future retail. Additionally, the program of 70 units of over-55 senior housing with 31,000 square feet of retail, medical offices, and other commercial spaces provides employment opportunities for community residents and will serve the neighborhood with more options for shopping and services. Residential units are complete and occupied, and all commercial spaces have reached a core and shell stage. Completed commercial tenants include a Dunkin Donuts, a nail salon, and an urgent care medical facility.