



ULI WAVEMAKER AWARDS 2023: 40TEN AT THE COLLECTIVE AT CANTON

Completion
March 2023

Baltimore, Maryland

Located within the urban redevelopment known as Refinery Canton, 40Ten is the first mass timber building in the City of Baltimore. It offers 25,000 square feet in ground floor retail and over 75,000 square feet of Class A office space. 40Ten represents the next generation of office buildings, designed to meet the evolving nature of conducting business in a post-pandemic world. 40Ten's uniquely curated aesthetic creates an attractive and productive workplace environment.

Project Team

Moseley Architects, Architect; 28 Walker Development, Developer; Chesapeake Contracting Group, General Contractor, StructureCraft Builders, Structural Engineer; Kimley Horn, Civil Engineer

Application Contact

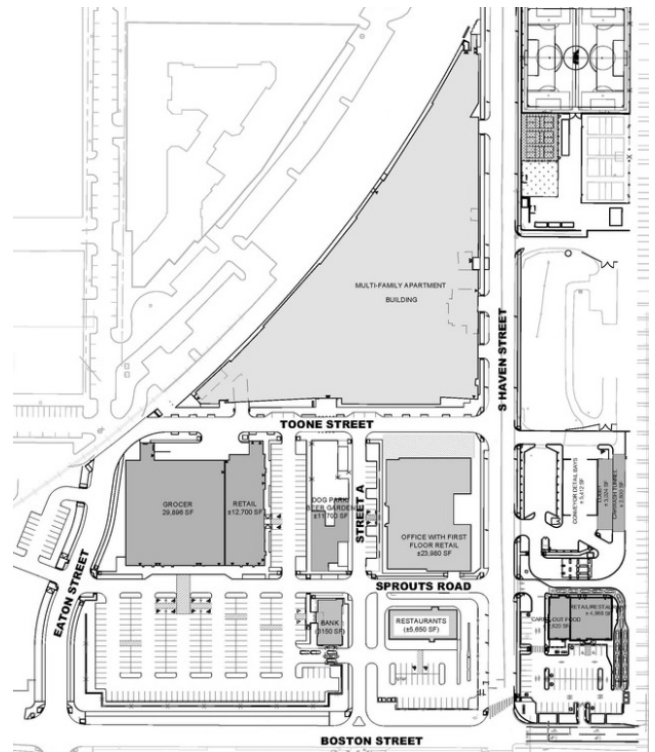
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Completeness

40Ten Office broke ground in February of 2022 and welcomed its first tenants in June 2023. For a project to be viable, it must have a positive impact on the surrounding community and sustain its internal economics in the long term. Because the building is located in close proximity to local and regional employers and offers excellent access to the metropolitan beltway system, it is a highly desirable site.

Apart from these benefits, the site also posed unique challenges. Despite the strong interest from retailers and employers that desired to locate here, existing environmental contamination conditions on the site made redeveloping it cost-prohibitive. In order to decrease development costs, the team utilized public and private financing resources.



TOP Floor-to-ceiling glass reveals the timber structure within BOTTOM
40Ten's location offers convenience for local and regional employers



TOP Large expanses of glass bring ample daylight into the building BOTTOM The large, covered balcony provides excellent views of Baltimore's skyline and harbor

A Sense of Place and Quality

Inspired by Baltimore's rich architectural history, the design aims to blend the past with contemporary and forward-thinking elements. The exterior of the building adopts a black box aesthetic, paying homage to Canton's industrial history, while strategically placed openings, such as the entrance and balcony, provide glimpses into the stunning wooden interior. At the heart of the building lies the innovative Mass Timber structural system, which not only offers exceptional strength and durability but also serves as a sustainable alternative to traditional construction materials. Advanced systems were integrated throughout, including a Raised access floor for efficient energy management, electrochromic glass for lighting control, and climate regulation systems to optimize energy efficiency and reduce the environmental footprint. These systems were carefully integrated into the architectural design, ensuring a harmonious and sustainable user experience. The central design concept of 40Ten, the first mass timber office building in Baltimore, is to merge cutting-edge design with environmentally friendly materials, thereby setting a new standard for sustainable construction.



Sustainability

40Ten is situated on a brownfield site, demonstrating a sustainable approach by repurposing and revitalizing underutilized areas, minimizing urban sprawl.

Incorporating green technologies, such as electrochromic glass, helps reduce glare and heat absorption, contributing to energy efficiency and occupant comfort. These innovative technologies enhance the building's performance while minimizing its environmental impact.

The incorporation of mass timber in the project further enhances its sustainability profile. Mass timber construction not only offers lower embodied carbon compared to traditional building materials but also has the unique ability to sequester carbon, contributing to the reduction of greenhouse gas emissions and combating climate change. By utilizing mass timber, the project demonstrates its commitment to minimizing its carbon footprint and promoting sustainable construction practices.

Using biophilic design principles enhances the well-being of occupants and promotes a connection with nature. Integrating natural elements, such as the use of mass timber and thoughtful landscaping, the project creates a healthier and more visually appealing environment, fostering a sense of calm and improving occupant satisfaction.



TOP Exposed wood lines the office space adding to the biophilic design of the building BOTTOM Entrances to ground floor retail are accented by timber columns, black metal canopies, and rain chains



Visionary and Emulation

Being the first mass timber building in Baltimore, multiple discussions were conducted with city officials to address code requirements and establish a precedent for future mass timber construction in the area. This pioneering project has set a trend for biophilic design and sustainability. Now, more than ever, buildings with creative layouts and employee amenities play an integral role in attracting and retaining talent. The one-of-a-kind abiance reflected in the development of 40Ten will be a great example of the future of mass timber buildings coming up in the area.



TOP Southwest corner of 40Ten, featuring exposed timber and a covered balcony BOTTOM Guests are welcomed into the office building by an impressive and modern entrance



TOP Exposed Timber stands in contrast with the black box façade, highlighting the primary entrance, covered balcony, and retail entrances

A Need

The 40Ten building responds to the neighborhood's unique needs by combining retail amenities and thoughtful design elements. With services like a pre-school, fitness center, pilates, medical clinic, and a potential dental clinic, the building caters to the demands of the residential community, providing convenient solutions for childcare, fitness, wellness, and more. Recognizing the post-COVID landscape, the project creates a distinctive and biophilic office space, aiming to attract people back to the workplace. Additionally, occupant health and safety are prioritized through features like the raised access floor, reducing contaminants, and emphasizing indoor air quality.