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The Urban Land Institute District Council of Baltimore Announces 2026 WaveMaker Award Winners

BALTIMORE, MD (October 20, 2026) – The Baltimore District Council of The Urban Land Institute (ULI) is proud to announce the 2026 WaveMaker Award Winners. The award winners were recognized at the 18th Annual WaveMaker Awards on October 7, 2026, at the M&T Bank Exchange, 401 W. Fayette Street in Baltimore.

Now in its 18th year, ULI Baltimore's annual WaveMaker Awards honor a Lifetime Achievement Award Winner and local real estate development projects that made a significant impact on the Baltimore region. This year, nine 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 2026 projects range from a 50-acre corporate campus to a 15,000-square-foot creative workplace, but each made a significant impact on its surrounding neighborhood and the regional community. Adaptive reuse was a defining theme this year, with five of the nine winners giving new life to existing and historic buildings.

The Lifetime Achievement Award was given to Daniel P. Henson III, Principal and President of The Henson Development Company, recognizing a career spanning more than four decades that has reshaped neighborhoods across Baltimore City. Appointed by Mayor Kurt Schmoke in 1993 as Commissioner of Housing and Community Development and Executive Director of the Housing Authority of Baltimore City, Dan partnered with residents on a plan to replace the city's aging family high-rises, including Lafayette Courts, Lexington Terrace, Murphy Homes, and Flag House Courts. His plan brought more than $600 million to Baltimore's public housing redevelopment, including $176 million in HOPE VI funding, more than any other city in the nation. In 2000 he founded The Henson Development Company, a family-owned, minority-owned firm now completing the Somerset redevelopment in East Baltimore, the early phases of Oldtown Mall, and a 17.3-acre master plan area in Park Heights anchored by The Terraces at Park Heights.

The Leadership Award was given to Perry Mahle, Project Manager at The Whiting-Turner Contracting Company. The People's Choice Award, voted on by attendees at the event, went to SquashWise.

Here are the 2026 WaveMaker Award Winners (presented in alphabetical order by project title).

BWI Marshall Airport Concourse A/B Connector and Baggage Handling System

The Maryland Aviation Administration's $340 million expansion of the A/B Terminal at Baltimore/Washington Thurgood Marshall International Airport was opened by Governor Wes Moore in January 2026 after nearly a decade of planning and four years of construction. The 221,300-square-foot project includes a 142,000-square-foot terminal expansion and 78,000 square feet of renovations, uniting two previously independent concourses into a single departures experience with five new holdrooms, airline training facilities, restrooms, and a central marketplace. Below, a new inline baggage screening system increases processing capacity from 2,100 to nearly 3,500 bags per hour, adding capacity for Southwest Airlines, BWI's largest carrier.

Strict air traffic control tower sightline requirements limited the building's height, so the design team pushed the ceiling as high as possible and turned exposed ductwork into a feature, wrapping it in graphics inspired by the Maryland flag. Electrochromic glass and a three-pane tinted and fritted skylight system reduce glare and solar heat gain, allowing a smaller HVAC system. Planned shell space, conceived in response to post-2020 economic uncertainty, lets the airport build out future amenities as demand and funding grow without disrupting operations.

The project team includes: Owner: Maryland Aviation Administration; Project Lead and Structural Engineer: Jacobs; Architect of Record and Sustainability: The Sheward Partnership, LLC; Design Architect: Abstract Group; MEP Engineer: JMT; Construction Manager: Clark Construction; Baggage Handling: VTC; Civil Engineer: Airport Design Consultants Inc.; BHS Design and TSA Liaison: Studdiford Technical Solutions; Cost Estimating: Faithful + Gould.

The Hammond at Greenmount Park

Developed as part of the community-guided Johnston Square Vision Plan, The Hammond at Greenmount Park converts 42 formerly vacant lots on Greenmount Avenue into a four-story, 132,545-square-foot mixed-use building with 109 mixed-income homes and the Johnston Square Branch of the Enoch Pratt Free Library, the first new Pratt branch in more than 15 years. It is the first project in Maryland to combine workforce housing and a public library in a single building. Apartments serve households earning 30 to 80 percent of AMI, including 12 formerly homeless families receiving permanent supportive housing services.

Completed in October 2025, the project was delivered through a $55 million capital stack layered with 18 sources, in which every dollar of state and local investment leveraged nearly six dollars of private investment. The all-electric building meets the Department of Energy's Zero Energy Ready Home standard, achieved NGBS Silver certification, and carries a 150-kW rooftop solar array, while its emergency-powered community room and library serve as a refuge during extreme weather. Named for longtime community leaders Regina and Keith Hammond, the building was designed with Johnston Square residents through community meetings, design reviews, and color studies.

The project team includes: Owner: Somerset Development / ReBUILD Metro; Architect: Quinn Evans; Construction Manager: Harkins Builders; Structural Engineer: Carroll Engineering; Civil Engineer: Colbert Matz Rosenfelt; MEP Engineer: MIN Engineering; Landscape Architect: Core Studio Design; Radon Consultant: ARC Environmental; Accessibility Consultant: Ardinger Consultants.

Hope Lodge Baltimore

The American Cancer Society's Richard M. Schulze Family Foundation Hope Lodge Baltimore provides free lodging and support for cancer patients and caregivers who travel to Baltimore for treatment at the city's two NCI-designated comprehensive cancer centers. The project renovated the former Ronald McDonald House at 636 W. Lexington Street, a 30,000-square-foot, three-story building, expanding the lodge from 26 to 34 guest rooms and increasing capacity by approximately 30 percent. Funded entirely through donor support and philanthropic investment, the lodge was completed in June 2026, in time for National Cancer Survivors Month.

Themes of restoration, renewal, and hope guided the design, expressed through an ombré staircase that symbolizes each guest's journey, a skylit gathering space, and a communal kitchen, fitness center, yoga and meditation rooms, lounges, and gardens. Designed in accordance with the WELL Building Standard, the facility includes advanced air filtration and water quality measures to protect immunocompromised guests, and it achieved National Green Building Standard (NGBS) Multifamily Silver certification in May 2026 while pursuing WELL certification.

The project team includes: Client: American Cancer Society; Architect and Interiors: JP2 Architects; General Contractor: Harkins; Sustainability: Lorax Partnerships; Structural Engineer: Carroll Engineering; MEP Engineer: Allen + Shariff; Code Consultant: Jensen Hughes; Branding and Signage: Cohere; Artist: ArtStar; Landscaper: WT squared; Photography: Judy Davis, Architectural Photographer.

Key Tech

Key Tech, a multidisciplinary product design and development firm, chose to stay and grow in Baltimore by joining its longtime home in the historic McHenry Theater with the adjacent 1024 Light Street, built in 1854 as Primary School No. 15. Together the two buildings represent more than 170 years of urban evolution. Rather than creating a single architectural expression, the 15,000-square-foot, $3.75 million project, completed in August 2025, preserves the distinct character of each building and connects them through an enclosed connector where former exterior masonry walls become interior features.

The workplace is organized around movement and choice rather than departments, with project rooms, studios, a wet lab, a clean room, lounges, and a Maker Yard that make design, engineering, and fabrication visible to employees and visitors alike. Color-changing lighting recalls the theater's history, reglazed ventilation openings bring daylight deep into the space, and high-efficiency HVAC, LED lighting, and low-flow fixtures improve performance. Funded entirely through private investment, the project shows how adaptive reuse can retain creative-sector jobs in the city.

The project team includes: Client: Key Tech Inc.; Architect: Quinn Evans; General Contractor: J C Porter Construction; MEP Engineer: Tourgee & Associates; Structural Engineer: Skarda & Associates.

Maree G. Farring School Annex

The Maree G. Farring School Annex transformed the historic Crisp Memorial Presbyterian Church, built in 1887 in Brooklyn-Curtis Bay, into a 29,000-square-foot educational facility for Baltimore City Public Schools' youngest learners. The existing school had been operating at nearly 275 percent of capacity,

with students in temporary trailers. The annex now serves approximately 270 Pre-K through first grade students with 13 classrooms in a modern three-story addition, along with administrative offices, a cafeteria and kitchen, multipurpose spaces, and outdoor learning areas, and it houses the Judy Center, which supports families with children from birth to age five.

Identified for expansion in 2015 through the City Schools' Capital Improvement Program, the project began construction in September 2023 and opened in August 2025, with a construction value exceeding $17 million. The team overcame water infiltration, termite damage, and structural deterioration in the historic building while preserving 63 percent of its original structural elements, including wood trusses and the fieldstone façade. Located in a HUD Qualified Census Tract near several significant pollution sources, the annex reduces energy use by 42 percent and water use by more than 22 percent compared to baseline buildings and targets LEED Gold certification.

The project team includes: Plano-Coudon Construction; Baltimore City Public Schools; City of Baltimore; State of Maryland; Smolen Emr Ilkovitch Architects; SEI; Cagley & Associates; Site Resources; Setty; Lorax Partnerships; ESP Designs for Learning; Nyikos Garcia Foodservice Design; EHT Traceries.

Patuxent Commons

Patuxent Commons in Columbia brings seniors, families, and adults with autism together in one mixed-income building instead of the separate, specialized facilities most developments rely on. The Autism Society of Maryland and its Housing Task Force proposed the concept and selected Mission First Housing Group as developer in 2019, and Moseley shaped the design through workshops with future residents. The 118,000-square-foot building, completed in October 2025, offers 76 homes, with 19 units set aside for adults with disabilities at very low income levels, the maximum allowed under HUD and Maryland funding rules.

A $44 million capital stack combined four percent Low-Income Housing Tax Credits, HUD programs, more than $6 million from Howard County, and local donations, and the project finished under budget and ahead of schedule, with savings reinvested in unit upgrades. On a steep site, a 123-space parking garage tucked into the grade lets the four-story building read as three stories from the street. Inside, offset corridors, seating niches, and decompression areas support neurodiverse residents, removable base cabinets appear in every kitchen, and on-site space for after-school programs, senior support, and autism services keeps help close to home. Demand was strong enough that residents were selected by lottery.

The project team includes: Developer: Mission First Housing Group in partnership with Howard County Housing Commission; Architecture, MEP Engineering, and Interior Design: Moseley; Civil Engineer: Gutschick Little and Weber; Structural Engineer: Meyer Consulting Engineers; General Contractor: Harkins Builders.

Prologue, Inc. Towson Outreach Center

Prologue's Towson Outreach Center serves as the front door for Baltimore County residents experiencing homelessness. The new, approximately 3,000-square-foot facility at 609 Baltimore Avenue

replaced an aging, undersized predecessor on the same site, rebuilt on the existing footprint with the original basement and foundation walls retained and reused. Completed in April 2024 and reopened May 1, 2024, the center gives Prologue's Homeless Outreach Program a permanent, dignified home with showers, laundry, case-management space, and an exterior patio.

Delivered for approximately $1.7 million through Maryland state grants and Prologue's own fundraising, the center offers a welcoming, low-barrier setting instead of an institutional one. Under one roof, residents can access hygiene services, case management, housing-application assistance, and benefits navigation, serving survivors of domestic violence, veterans, people in recovery, the chronically homeless, and unaccompanied youth under 25. The compact, purpose-built design offers a replicable model for nonprofits and counties seeking to deliver supportive services without a large footprint or budget.

The project team includes: Client/Owner: Prologue, Inc.; Architecture, Interior Design, and FF&E: BCT Design Group; MEP Engineer: E&S Construction Engineers; Structural Engineer: Skarda & Associates; Civil Engineer and Landscape: Bohler Engineering; General Contractor: Hencken and Gaines Inc.

SquashWise

Founded in 2007, SquashWise combines squash coaching with mentoring and college and career preparation for Baltimore City Public School students. After losing its home base during the pandemic, the organization acquired the historic Greyhound Bus Terminal at 601 N. Howard Street, which served travelers from 1941 to 1987, and transformed it into a 24,000-square-foot community center completed in December 2025. Six squash courts now fill the former waiting room on the station's original terrazzo floors, with a second-floor overlook housing classrooms and after-school program space, much as the original building looked over its concourse.

SquashWise completed a $15 million capital campaign through a diverse mix of private and public funding, including more than $4 million from the State of Maryland, its first federal grant, and state and federal historic tax credits, with gifts ranging from $3 to $1.5 million from more than 500 donors. Students, parents, and alumni helped shape the design, and the two iconic Greyhound signs were retained and reinstalled. The new home increases the organization's reach by more than ten times, adding School Squash programs that reach more than 1,000 children a year and Community Squash memberships at accessible prices.

The project team includes: Applicant and Architect: PI.KL Studio; Owner's Representative: HDC; General Contractor: JC Porter Construction; Landscape Architect: Unknown Studio; Civil Engineer: KCW Engineering; Structural Engineer: TLC Engineering Solutions; MEP Engineer: BKM & Associates; Lighting Designer: MAG-Lighting Design, LLC; Sustainability: Lorax Partnerships, LLC; Furniture Selection: LUUA Design Studio; Environmental Graphics and Wayfinding: Ashton Design Studio; History Wall Graphics: Wide Angle Youth Media; Historic: EHT Traceries and Timshel Development; Photographer: Steven Norris.

Under Armour Global Headquarters

Under Armour's global headquarters is a 50-acre campus at Baltimore Peninsula that keeps the company in the city where it was founded and anchors the 250-acre waterfront redevelopment. Completed in December 2024, the campus brings more than 1,000 employees to a formerly underutilized industrial site and includes The Sports House, a 280,000-square-foot mass timber headquarters, along with UA Stadium, research and design studios, waterfront trails, public gathering spaces, and a flagship Brand House store. The Sports House's color-changing ETFE façade, visible from I-95, has become a landmark on the waterfront.

The project achieved LEED v4 Platinum certification and is pursuing WELL and Net-Zero Carbon certifications, supported by 356 geothermal wells extending 500 feet below ground, 4,070 solar panels, rainwater capture and reuse, and thousands of cubic meters of cross-laminated timber and glulam. UA Stadium has given more than 1,000 student-athletes from 21 Baltimore-area schools a true home-game experience and has hosted no-cost Project Rampart games, Girls Who Walk Baltimore, and other community programs.

The project team includes: Applicant: Under Armour; Award Submission: Kimley-Horn; Project Team: Under Armour; Kimley-Horn; Cannon Design; Gensler; Nelson Byrd Woltz; Whiting-Turner.

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.

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