

RIVERSIDE WHARF

BALTIMORE, MD

MIXED USE/COMMERCIAL

OFFICE

RETAIL

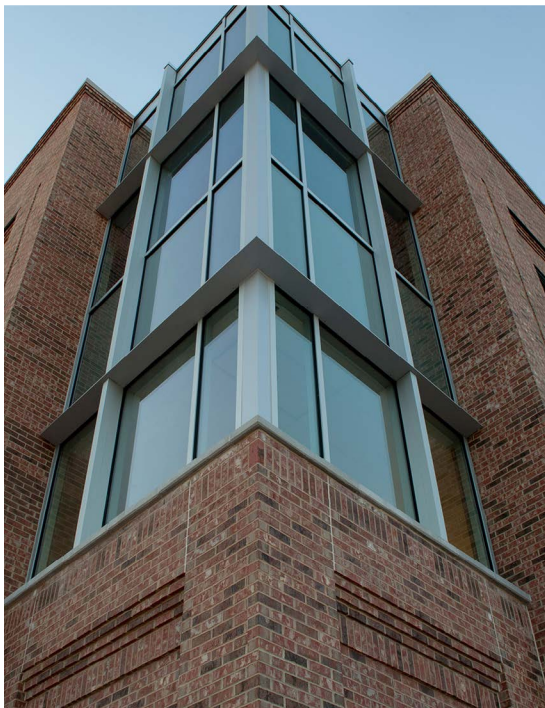
HISTORICAL



CHALLENGE: The Riverside Wharf development, which is the first project in the new Key Highway master plan and the first building approved in South Key Highway Urban Design Renewal Plan and approved through UDARP, is located on an old industrial site at Lawrence Street and Key Highway. The building is to be designed to have a feeling of modern and old industrial wharf. Due to the site's historical use, it had to satisfy the site requirements of the stormwater management. Also, at the time of design approval, the site was used by the contractors of the Fort Avenue bridge replacement for their equipment and storage which was thought would delay construction if the bridge was not completed on time.

APPROACH: The design and development of the old industrial site by Urban Design Group was influenced by historic wharf buildings and gave the project a sense of permanence with the use of brick piers. The main facade, consisting of first floor brick and upper floor glass facade, follows the curve of the Key Highway in Baltimore. Special mullion details on the upper floors allow for the curved window. The site accommodates separate public parking, allowing for two (2) primary tenants (Walgreens and Medstar Health). A green roof was adopted to meet the stormwater management requirements for the site. Team includes Caves Valley Partners, Chesapeake Contracting Group, and Urban Design Group.

OUTCOME: This old industrial site now houses a Walgreens on the first level with sixty (60) designated parking spaces. The upper floors comprise of office spaces with ninety (90) parking spaces extending to a portion of the second floor. The floors totalling to three provides a home to a new office space for Medstar Health on the second and third floors.



PROJECT OVERVIEW:

SIZE: 60,000 SF

COST: \$8,400,000.00

CLIENT: CAVES VALLEY PARTNERS

COMPLETION DATE: 2014

