



A Successful Transformation: Union Wharf Waterfront Apartments

Fells Point, Baltimore, MD

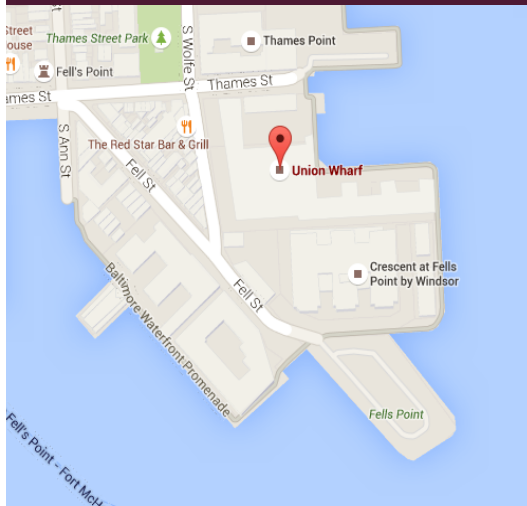
Site Description

First built in 1795, the Union Wharf assumed present form in 1847 as a shoe imports warehouse. By 1900, the Metropolitan Steamship Company operated the site as a Boston-to-Maine steamer terminal. The J.L. Kelso Company stored goods at the site from 1945 to 1977, when Union Wharf Development Associates purchased it for renovation into 281 residential apartments.



Aerial shot of Union Wharf at Fells Point , courtesy of The Buzzuto Group

Environmental Issues Addressed



This project was accepted into Maryland's Voluntary Cleanup Program in 2011. The site was contaminated with heavy metals, petroleum, and PAHs from the site's former use as a concrete manufacturing facility. Soil, soil vapor, and groundwater were impacted. Remediation and construction started in 2011 and was completed in 2013.

Location of site in relation to Fells Point along S Wolfe St.

Leveraged Resources

Originally purchased for less than \$12 million, the waterfront apartments created investment up to \$75 million and has increased property value over \$100 million. The property was assessed using \$200,000 in an EPA grant awarded to the Baltimore Development Corporation. Redevelopment of the property created 534 temporary and permanent jobs. The \$72 million project was funded in part between Bozzuto Development Company, CIGNA and Pritzker Realty Group and a construction loan.

EPA Grant Recipient: Baltimore Development Corporation
Year Awarded: 2009
Grant Types: Assessment
Former Uses: Warehouse, Steamship Terminal
Current Uses: Apartment and Retail Office Complex

Behind the Transformation

Current Use Features

On the 3.5 acre site rests the five-story building, wrapped around a 500-unit parking garage and several courtyards built along the promenade, with 4,500 square feet of it dedicated to retail. The 281 apartment complex is mixed-use residential and development with restaurants. On the lower level, MedStar Medical Group, a pharmacy, and retail outlets occupy the space.



Rear of Union Wharf in the evening

Amenities include a 150-foot infinity pool with views of Fells Point harbor, club room, green space, a fitness center with yoga rooms, and an internet cafe.



Fells Point Farmers Market, just outside the apartments



The complex was awarded 2014 community of the year by the National Association of Home Builders. In early 2015 the building was announced LEED Gold certified, as ninety percent of construction waste was recycled.

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Photo Courtesy: Patrick Ross Photography