



**UNION WHARF** | BALTIMORE, MARYLAND



MASTER PLAN

Union Wharf is a mixed-use waterfront community that builds on the authenticity and character of Baltimore's historic Fells Point neighborhood. The project is composed of 281 luxury apartments, 4,500 square feet of retail, and 4 seamlessly integrated courtyards that interpret and translate the site's industrial, maritime, and ecological heritage.

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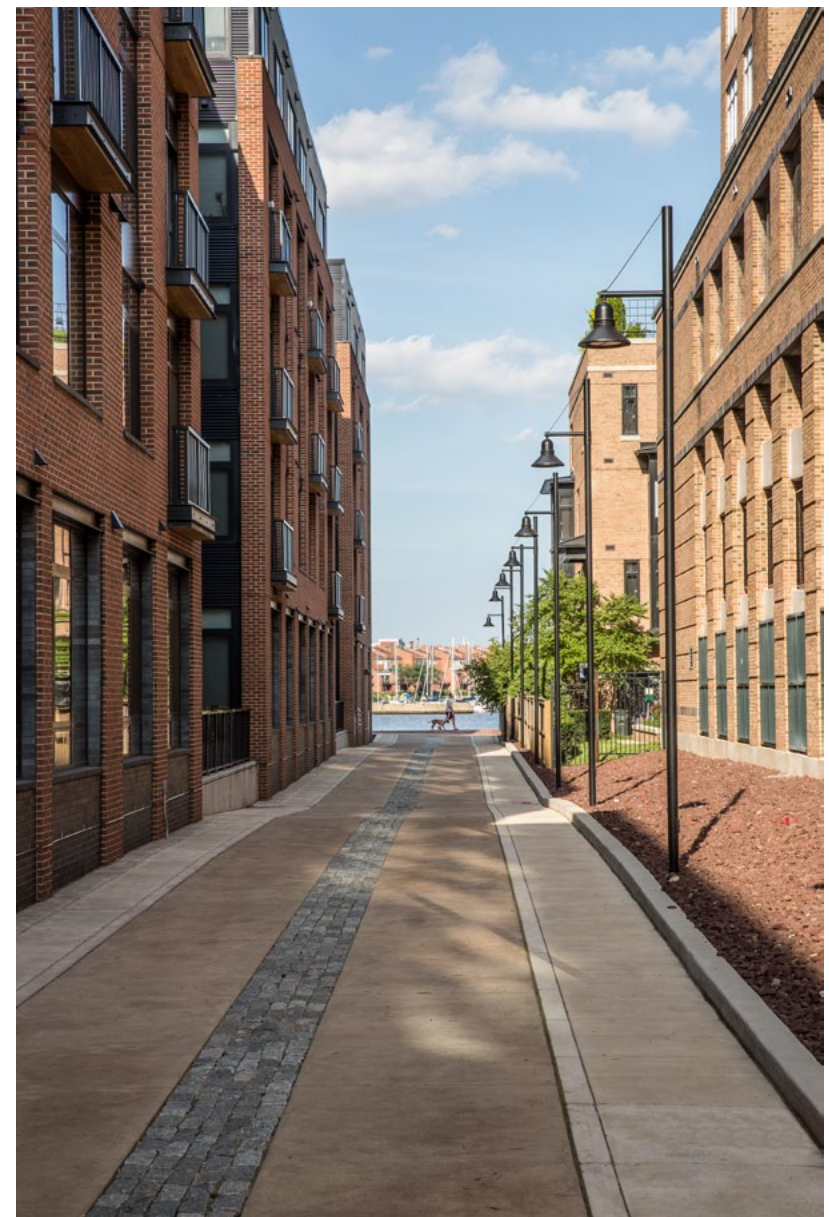




Built on a former freight rail terminal and adjacent to active shipping and boat traffic, Union Wharf connects the past with the present, through careful compositions of form, material, and texture.

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Connections to Baltimore's maritime history and working waterfront are made evident and enhanced by the use of simple, legible materials that are seen throughout the city including brick, cobble stone, and wood planks.





Courtyards enhance connectivity and provide a diversity of landscape experiences ranging from contemplation and reflection, to gathering and celebration – offering users a plethora of opportunities to engage urban nature throughout the seasons.





Material selections and formal design gestures are intended to reflect the strong steel prows and sides of industrial ships, while paving and plantings attempt to evoke the shoreline, eddies, and driftwood of coastal landscapes.

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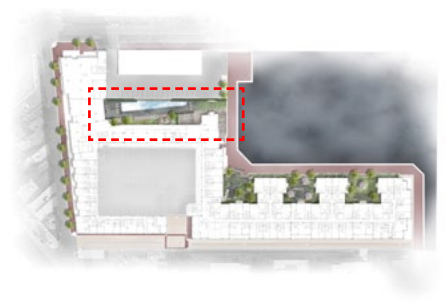
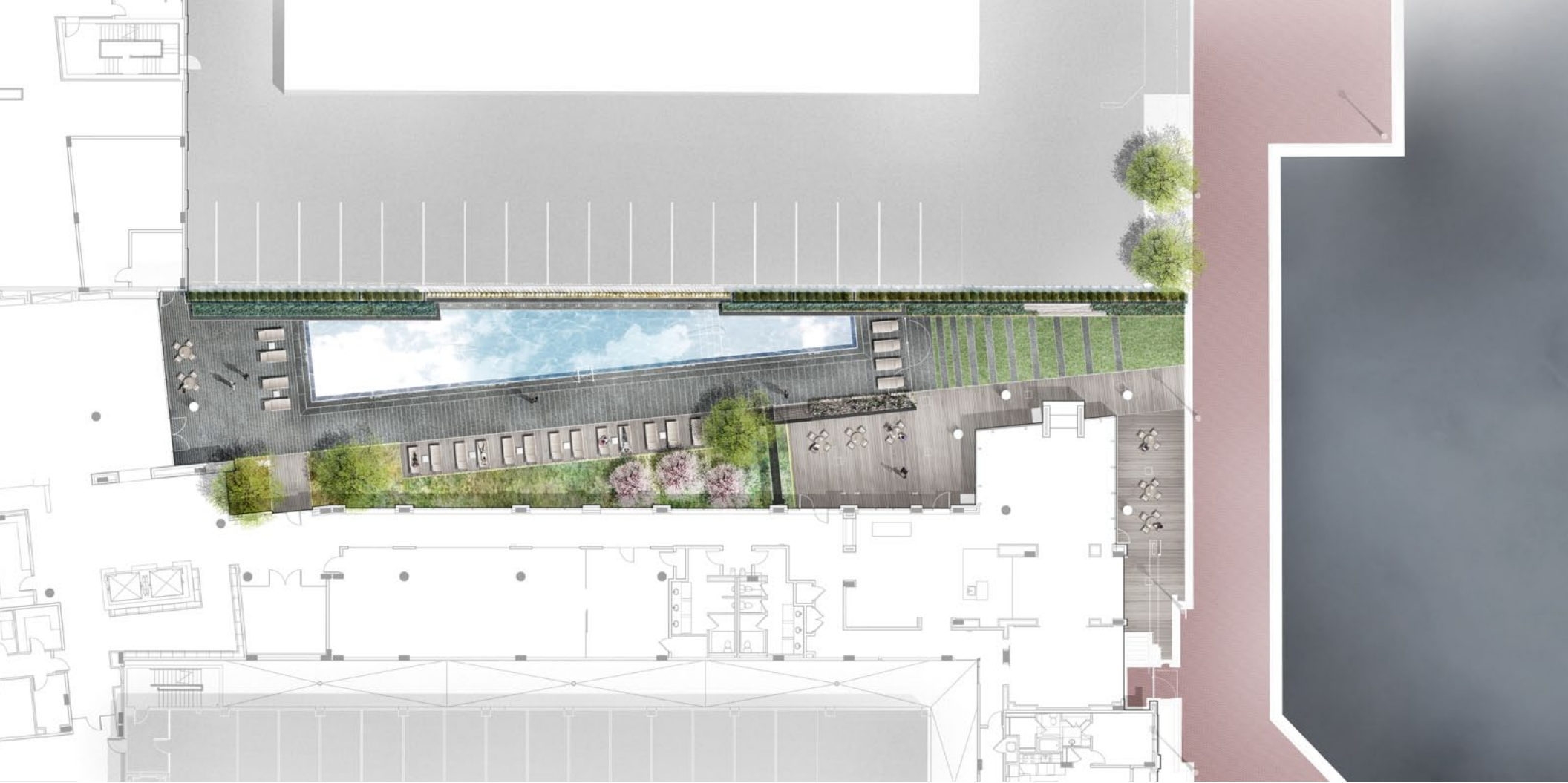




Each of the courtyards caters directly to the needs of urban living and are surrounded by apartment units with large windows and open floor plans that celebrate the exterior amenity spaces and views of the water.

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Located on the north side of the building, the pool courtyard is the jewel of the community. Its narrow width and limited solar exposure demanded a strong angular orientation to create a forced perspective and the illusion of expansiveness, while simultaneously providing sun during the summer months.





The pool was designed to invoke the feel and draw in the harbor with a zero edge and stone coping, while the plant palette of grasses and shrubs was chosen to contrast the corten and birch fencing.

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Features such as transparent sliding glass walls and visual connections through the building leading out to the pool and the harbor help blend the indoor and outdoor spaces.

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Evergreens shrubs, corten fins, birch trunks, and grasses were composed to soften the scale and monolithic character of an adjoining parcel wall and to provide additional visual interest within the pool courtyard.

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A dual-sided interior/exterior fireplace, large glass walls, and complimentary ground plane patterns connect indoor and outdoor environments, while simple steel and glass walls provide open views to the waterfront.

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Custom fabricated showers and slatted barn doors create threshold moments that enhance the diversity of experiences in the courtyards and functionally separate the pool deck from the other outdoor amenities.

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Attention to detail, material quality, composition, and sensitivity to the needs of urban living guided design decisions at Union Wharf, reimagining and recasting the relationship between the people, places, and industries that have shaped and continue to shape Baltimore and the Chesapeake Bay region.

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