

RESIDENTIAL BUILDER – AUGUST 2006**NAUTICAL NEIGHBOR****Community Support is key to success in historic area**

With winding cobblestone streets and brick row houses, the Fells Point neighborhood along Baltimore’s Inner Harbor is replete with historic charm, eclectic boutiques, and trendy restaurants. Residents cherish their neighborhood and fiercely protect it against any new construction that might damage its character and uniqueness.

The Hanover Co. is one of few developers intrepid enough to develop there: It will finish its first residential project in Baltimore—Crescent at Fells Point—this fall. Comprising an eight-story building with 252 rental units and 10 for-sale townhomes, the \$70 million development sits on 3.32 acres of waterfront property.

“Given the fact that Fells Point is a historic neighborhood, we worked closely with the neighbors and went out of the way to make sure they were happy,” says Brandt Bowden, a development partner with Houston-based Hanover. “We held several meetings to garner neighborhood support.”

Hanover wanted to make sure that the interior and exterior design of the buildings not only took advantage of the natural beauty of the site, but also fit in with the existing fabric of the neighborhood. With that in mind, Hanover turned to Baltimore-based Design Collective to create a luxury rental community to replace the warehouse that occupied the parcel.

“We used the historical industrial warehouse as a design motif for the community,” explains Michael Goodwin, a senior associate with Design Collective, project manager for the Crescent. “It’s not a screaming modern building nor is it a historic knockoff.”

Working within a 90-foot height restriction and a PUD requirement for townhomes along the shoreline, Design Collective designed the rental building in a mirrored E-shape, which tripled the number of units with windows on two sides. The shape of the building also created a view corridor to the water and mitigated bulkiness, Goodwin says.

Design Collective fit four levels of parking into a three-level parking structure, which was then wrapped by apartments. “Since this building is on the waterfront, it’s very important to hide the garage,” Goodwin explains.

“The Crescent brings a level of luxury and connectivity to the waterfront that didn’t exist.”

