



TEN LIGHT

MIXED USE | 10 Light Street | Baltimore, MD

Baltimore's most iconic high-rise, as recognized by many of her citizens, was first a financial headquarters building known as the Baltimore Trust Building, then Maryland National Bank, and today as Ten Light.

Located in the heart of downtown Baltimore, Ten Light is a majestic, Art Deco high-rise that was first completed in 1929. At 509 feet tall, the structure was once the tallest building in the United States south of New York City and remains the second tallest in Baltimore City today. Its brick and limestone exterior features Romanesque carvings and a prominent gold and copper-clad mansard roof. The three-story banking hall with mosaic floors, decorative metalwork, and hand-painted murals, is the largest of its kind in the country.

The transformation of this iconic 492,000 SF tower has resulted in 419 market rate apartments and a variety of resident amenity spaces designed for millennials and urban dwellers. Ten Light also includes a 42,000 SF Under Armour Performance Center comprised of a fitness center, salon, spa, café and retail store, all which connect the building to the street and provide the downtown community with once lacking amenity-rich opportunities.

The design team's goals were twofold: to combine the old and new by celebrating the building's history and modernizing it for today's market; and, secondly to adapt the building for multi-family residential with building amenities, retail venues, and a pedestrian-friendly streetscape that would be the catalyst for redevelopment of the office-focused urban condition surrounding the Project.



Under Armour Performance Center - Great Hall
The historic three-story banking hall is the largest of its kind in the country.
Photo by Alain Jaramillo

492,500 SF

OVERALL PROJECT SIZE

396,000 SF

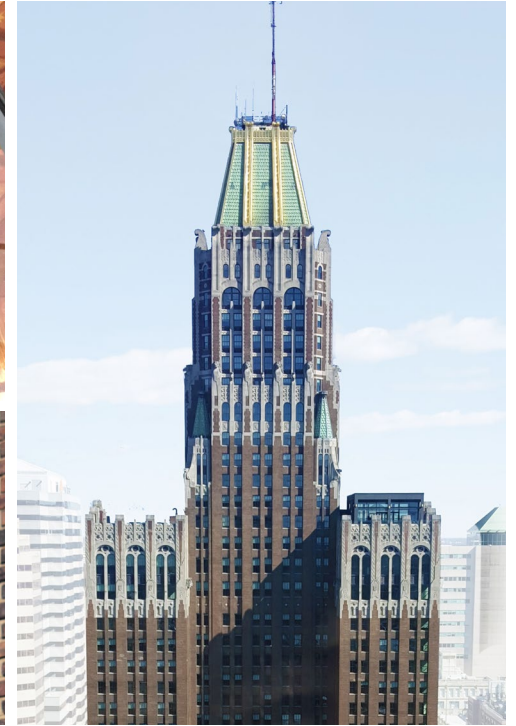
TOTAL RESIDENTIAL AREA

42,200 SF

UNDER ARMOUR PERFORMANCE
CENTER

1,800 SF

ADDITIONAL STREET LEVEL RETAIL



ADAPTIVE REUSE

The existing building had impressive high-rise views of Baltimore City, numerous historic features, and plenty of 'found' spaces that all became important pieces of the transformation of Ten Light. The underlying commitments of the design team were to preserve historic elements, complement the beauty of the building with new finishes and features where appropriate, and maximize the use of all spaces by new residential and retail tenants. Given the building's history, size and complexity, it was important to the design team to determine the best location for each program element to highlight the building's features, while knitting the overall building together into a cohesive community. The solution involved finding a creative location for each program element while retaining the building's original fabric.

PROJECT STATISTICS

- 509 feet tall
- 34 floors
- 3 basement levels
- 419 apartments
- 48 unit types
with multiple variations based on historic conditions
- 56% studio units
- 37% one-bedroom units
- 7% two-bedroom units



Under Armour Retail Store (before)



Under Armour Retail Store (after)
Photo by Alain Jaramillo



22nd Floor Rooftop Pool
An obsolete water tank was converted into an swimming pool.



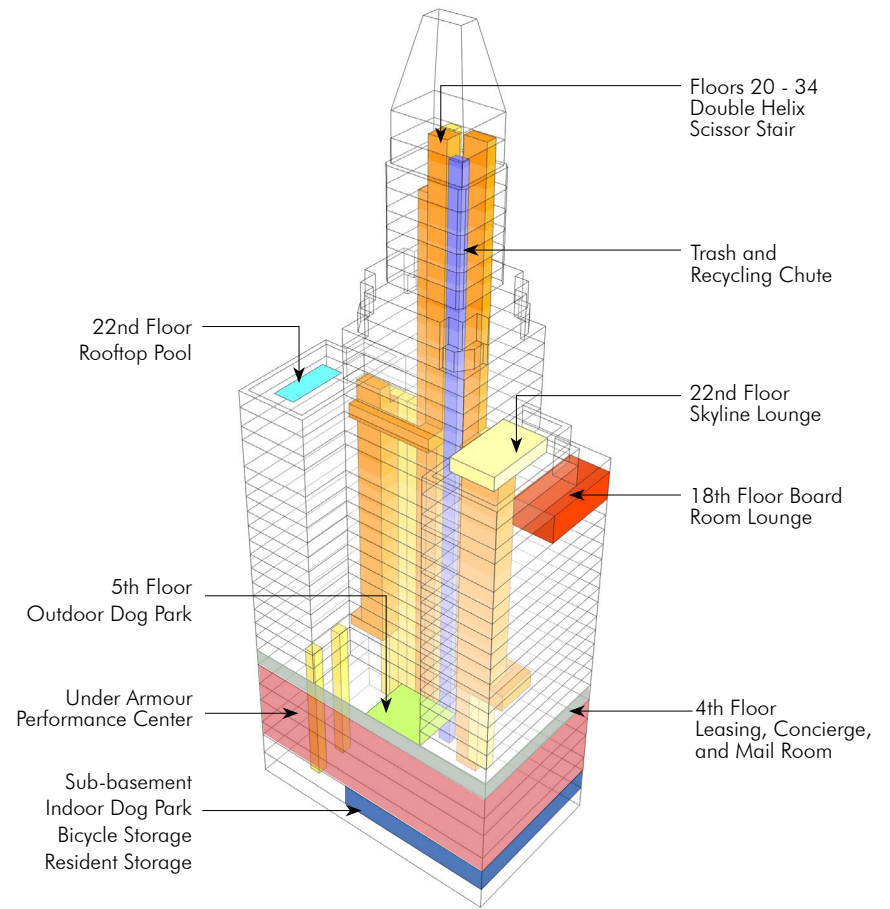
Leasing Office - features historic windows
Photo by John Cole



Under Armour Lounge - features historic vault
Photo by Alain Jaramillo



Board Room Lounge - "found" room features historic wood paneling
Photo by Alain Jaramillo

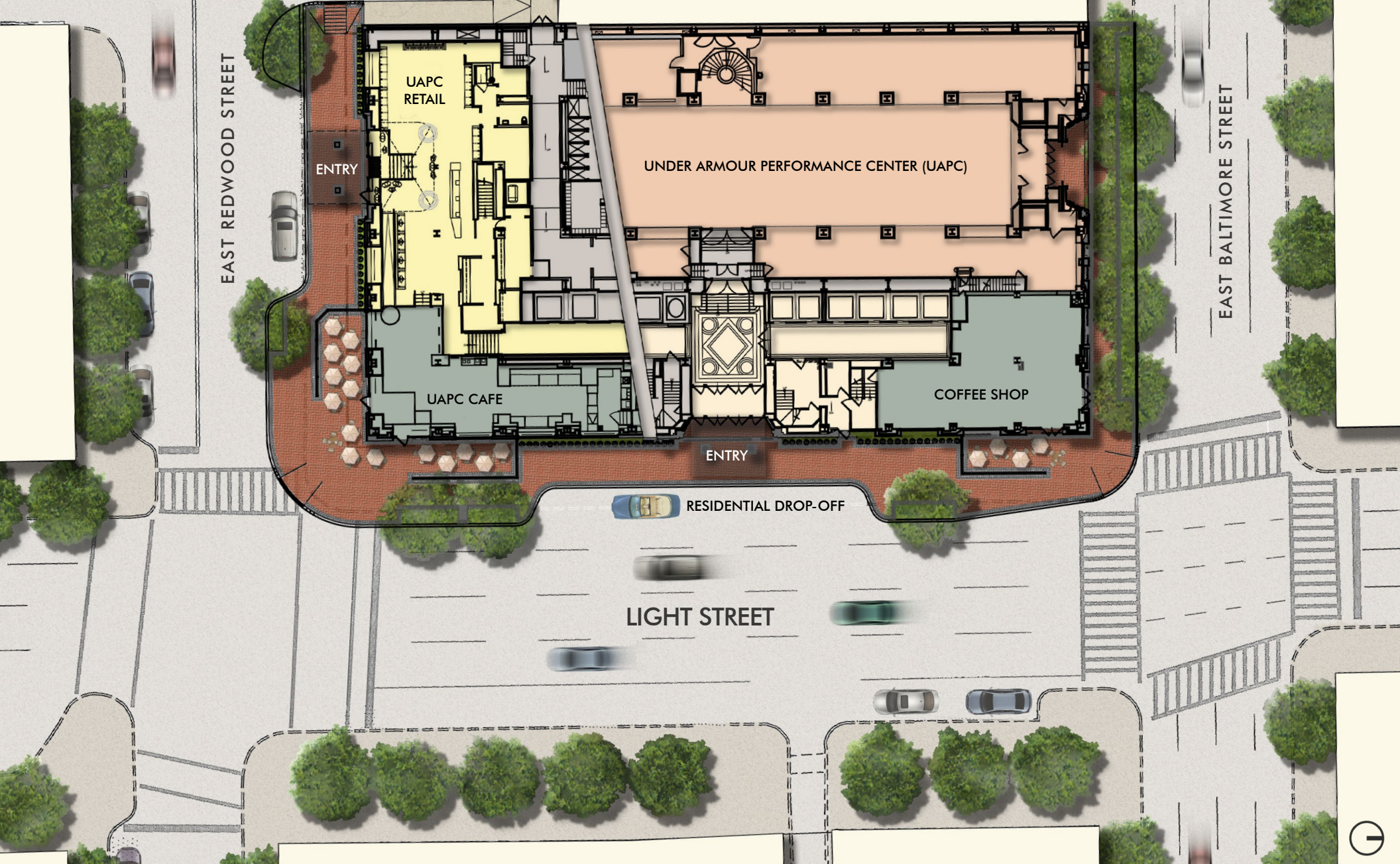


THEN & NOW:

- 5th Floor Mechanical Space › Outdoor Dog Park
- 22nd Floor Mechanical Fan Room › Skyline Lounge
- Smoke Stack › Trash & Recycling Chute
- 15,000 Gallon Water Tank › Rooftop Pool
- Bank Vault › Under Armour Lounge
- Great Hall › Under Armour Performance Center

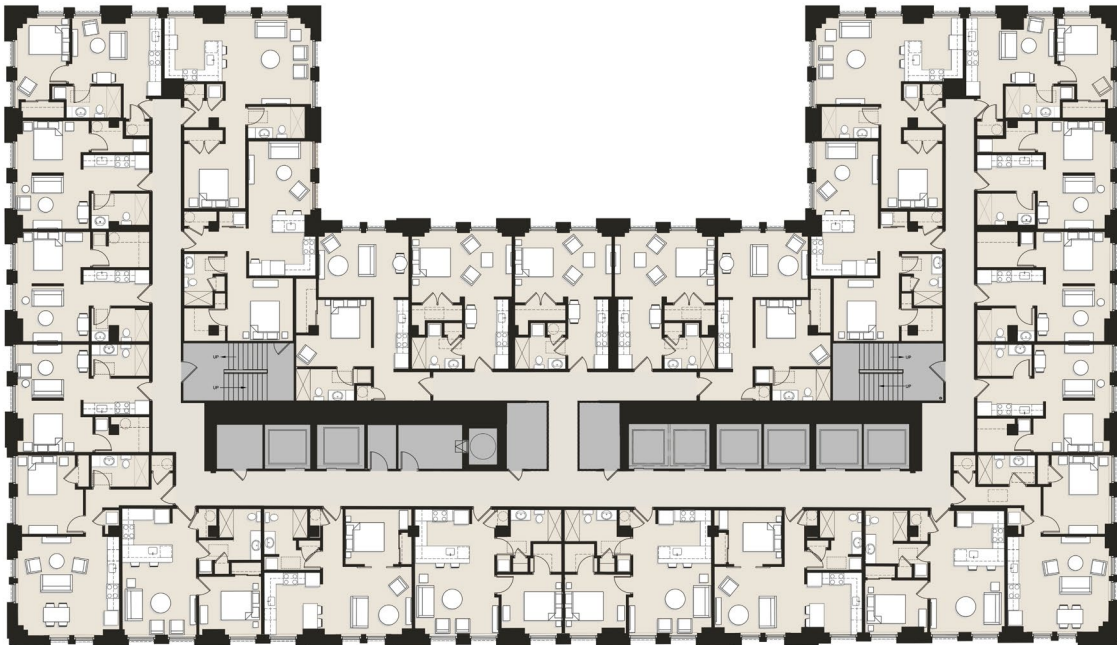


22nd Floor Skyline Lounge
The mechanical fan room was transformed into a skyline lounge with panoramic views of Baltimore City.
Photo by Alain Jaramillo

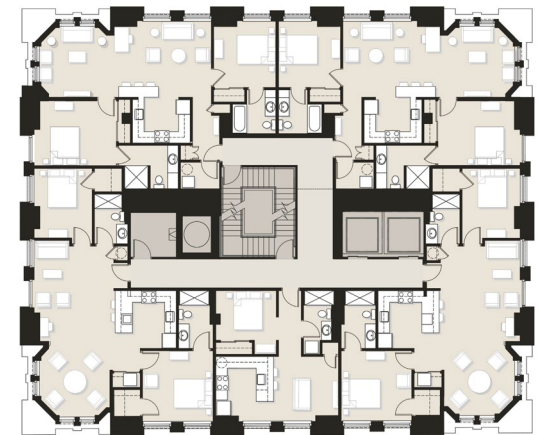


STREETSCAPE CREATING A NEIGHBORHOOD

- Widened sidewalks and reworked travel lanes accommodate new cafe seating, lighting, and landscaping
- Sidewalks feature brick herringbone pattern pavement for residential scale
- Residential and retail entrances include new vehicular drop-offs points with steel and glass canopies



TYPICAL PLAN, FLOORS 6-17



24TH FLOOR PLAN



Photo by Alain Jaramillo

TEN LIGHT CATALYST FOR CHANGE

Ten Light represents the largest multi-family project completed in downtown Baltimore in the last thirty years; and, as a catalyst, has spurred more urban redevelopment and brings much needed retail and fitness options to Baltimore's Central Business District.