

NGBS GREEN CASE STUDY

22 Light Street



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About the Project

Project Type: Affordable, Historic, Multifamily project totaling 56,000 sq. ft; one building, six stories, with 40 units.

Unit Size: Average unit is 855 sq. ft.

Location: Baltimore, Md.

Certification: 2015 NGBS Green Certification – Bronze Level (Aug 2021)

Website: [22 Light Street](#)

Project Team

Developer: [Osprey Property Company](#)

Verifier: [Michael Sumpter, Pando Alliance](#)

Builder: [Southway Builders, Inc.](#)

Architect: [Soto Architecture](#)

A Better Place to Call Home

"We are very proud to be able to breathe new life into such a beautiful building with such a rich history in the heart of Downtown Baltimore. To give this building new life as a home for 40 families in the heart of the city – while utilizing the building's existing structure to create an energy efficient, sustainable building – is a tremendous accomplishment."

– Tyler Grote, Vice President, Osprey Property Company



Green Features/Practices

- Infill lot
- ENERGY STAR Multifamily New Construction Certified
- Reuse of existing building shell and other building elements – brick, masonry, front windows, and original stairwells
- ENERGY STAR certified appliances
- WaterSense fixtures and appliances
- All electric building – reduces indoor air pollutants, cost of utility bills, and emissions
- Solar panels that offset common area utility use
- Smart thermostats – saving energy and money on heating and cooling
- Mixed-use development – encourages walkability and provides more community amenities
- Health & Wellness Features:
 - ◆ Universal Design elements make the space more accessible and inclusive for all
 - ◆ Fitness facility and bike storage
 - ◆ Walkable community (Walkscore: 96 points): near public transportation, retail, and restaurants – reduces auto dependence and carbon emissions

Overview

An ideal downtown location, 22 Light Street is walkable to the historic seaport, the Inner Harbor, a landmark of the city of Baltimore, Maryland, public transportation, retail stores, and restaurants. This 40-unit apartment complex has a variety of 1- to 3-bedroom units. Each unit contains granite countertops, stainless steel appliances, smart thermostats, and hardwood floors. Communal amenities include a fitness center, rooftop deck, business center, laundry facility, and multipurpose room. As a historical building reconstructed with a modern design, the original stairwells and existing building shell and brick exterior were preserved, providing the building with a rustic charm. The front windows were maintained due to historic preservation restrictions, but interior storm windows were installed, meeting NGBS requirements and showcasing the flexibility that the NGBS program allows for historic preservation.

Osprey Property Company used the 2015 NGBS as a compliance pathway to meet the Baltimore City Green Construction Code. The 22 Light Street project received 9% LIHTC financing under the 2021 Maryland Qualified Allocation Plan (QAP). It was also awarded the 2022 Excellence in Affordable Housing Preservation award by the Maryland Department of Housing and Community Development (DHCD).

The Verifier Voice

“22 Light Street is the adaptive reuse of a historic commercial building converted to multifamily housing. This project presented unique challenges to me as a Green Verifier. The historic requirement to retain all existing wood windows along with the varying masonry wall thicknesses throughout made it challenging to accurately project post-renovation energy use and ensure a compliant design. Using the models to inform the scope, I worked closely with the project team to ensure that their sustainability goals were met, including NGBS and ENERGY STAR Multifamily New Construction, and that the future residents would have an affordable, comfortable, unique place to call home in downtown Baltimore.”

- Michael Sumpter, NGBS Green Master Verifier,
Pando Alliance

About 22 Light Street

Built in the heart of Baltimore over a century ago, 22 Light Street is an iconic building in Baltimore City. 22 Light Street, originally known as the Lanahan Building, was initially used as a warehouse for Lanahan & Son Hunter Rye Whiskey, which was destroyed in the 1904 Great Baltimore Fire and rebuilt in 1906 for the whiskey distillery to resume business. During the Great Depression, the building was home to the Oriole Cafeteria, serving quick and affordable meals to daytime workers. More recently, it has been occupied by the Boys and Girls Club, the United Way of Central Maryland, various office tenants, 24/7 convenience stores, and more. Osprey Property Company purchased 22 Light Street in 2020 and began transforming it into the affordable housing complex it is today.

