



FOR IMMEDIATE RELEASE:

KPF Reveals Design of T. Rowe Price Headquarters in Baltimore

Located in Beatty Development's Harbor Point, the pedestrian-scaled project connects to the waterfront and a new park.

New York, New York – December 17, 2020 – Kohn Pedersen Fox Associates (KPF) has unveiled the design for the new global headquarters for Baltimore-based investment management firm T. Rowe Price. Comprised of two buildings linked by a lobby atrium, the project includes 470,000 square feet of office space and takes advantage of its location on the waterfront, offering a walkable connection between a landscaped central plaza and the adjacent 4.5-acre Point Park designed by iO Studio Inc.

"T. Rowe Price's headquarter campus cements our firm's focus on creating impactful urban architecture," said **Forth Bagley, KPF Managing Principal**. "An important lynchpin in Harbor Point, the project represents a collective commitment to the continual upgrade of Baltimore's iconic waterfront. We are thrilled to be a part of this important milestone."

"The T. Rowe Price headquarters building seeks to create a hyper porosity, both visual and physical, from the Central Plaza down to the harbor," said **Jeffrey Kenoff, KPF Design Principal**.

The pedestrian-scaled structures are thoughtfully detailed in metal and glass, and incorporate wood and other natural materials at the entrance. Large windows in the lobby atrium and office spaces offer views of the harbor, and bring natural light into the interior spaces.

"The façade specifically reduces the scale of the massing through a cadence of grey double height bays that echo the city's historical DNA and industrial heritage," added Kenoff.

"Our design for the T. Rowe Price Headquarters focuses on the pedestrian scale and sustainability," said **Greg Mell, AIA, KPF Senior Associate Principal**. "The same façade elements that give the building scale – the glass-to-solid ratio – also mitigate solar heat gain increasing the building's overall performance. The design also includes green roofs for stormwater runoff mitigation, and incorporates high-efficiency DOAS mechanical systems which provide greater occupant comfort."

"Thinking about the future of work in a post-COVID era, buildings will continue to blur the line between work and amenity spaces, offering more flexibility and greater connection between indoors and outdoors," said **Tulip Yeung, KPF Associate Principal**. "For the T. Rowe Price Headquarters, we are designing multi-level terraces, a lobby atrium, and courtyard all as flexible meetings and amenity areas. These spaces will provide opportunities for collaboration in a variety of informal settings."

The site is located on the waterfront to the west of Wills Wharf and south of the Central Plaza and the Exelon Building. In addition to its office program, the headquarters also includes 50,000 square feet of retail plus amenity spaces. Harbor Point is a 27-acre waterfront neighborhood located between Harbor East and Fell's Point in Baltimore, Maryland. Currently under development, the mixed-use project will ultimately encompass three million square feet of office, retail, residential, and hotel uses, as well as 9.5 acres of open space. The master-planned community includes new public infrastructure in the form of

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public roads and utilities, open space, and an extension of the waterfront promenade, all complementing buildings and public parking that are privately financed.

The project is slated to break ground in early 2022, with building completion slated for mid-2024.

Project Team

Design Principal: Jeffrey Kenoff, AIA NCARB

Managing Principal: Forth Bagley, AIA

Senior Designer: Tulip Yeung

Project Manager: Greg Mell, AIA

Project Team: Edwin Baruch, Kathleen Cayetano, Wenxin Chen, John Hooper, Georgina Lalli, Laura Schwanhausser, Kadambari Srinivasan, Justin Tsang

About Kohn Pedersen Fox (KPF)

Kohn Pedersen Fox Associates (KPF) is one of the world's preeminent architecture firms, providing architecture, interior, programming and master planning services for clients that include some of the most forward-thinking developers, corporations, entrepreneurs, and institutions in the United States and around the world. The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic and cultural spaces to educational facilities. Driven by individual design solutions, rather than a predetermined style, KPF's mission is to create buildings and places of the utmost quality and contextual sensitivity, providing a valuable impact on the cities they inhabit.

As a global practice with a far-reaching impact, KPF endeavors to design lasting architectural solutions that mitigate their lifecycle impact on environmental resources and that protect and enhance the wellbeing of the communities they serve. For that reason, the firm has joined AIA, RIBA, and many of its peers in a joint effort to develop the capabilities to design and deliver carbon-neutral buildings by 2030.

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For further information, high-resolution images and/or to request an interview, please contact:

John Gibson
Communications Manager
Kohn Pedersen Fox Associates

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Tel: +1 212 237 3757

Email: jgibson@kpf.com