

ABE DUA RESIDENCES | BALTIMORE, MD

Developers: Dominion Real Estate + The NHP Foundation

Builder: Whiting Turner

Project Size: 50 units, 6 stories, 60,000sf+

Project Type: New Construction, affordable (9% LIHTCs), Mixed-use: multifamily + retail

Construction cost: \$17,500,000 +/-

Delivery date: 1/2028

Construction type: Mixed wood-frame (type IIIA) over concrete podium

Sustainability: NGBS + Zero Energy Ready



The Abe Dua Residences is an exciting addition to the Park Heights neighborhood of Baltimore, MD. This development is designed to integrate modern affordable housing with functional community amenities while respecting the local architectural context.

The building's amenity spaces include a recording studio, fitness room, and a partially covered second-floor roof deck. For parking, the ground-floor covered garage provides 23 spaces, including two EV charging ports, with access provided via the rear alley.

The building includes a mix of one, two, and three-bedroom apartments designed with families in mind. roof, which houses mechanical equipment and solar panels, is accessible via a roof hatch with an alternating tread device. Sustainability is a key focus, with two second-floor light well courtyards designed to serve storm water management needs.

The architectural design utilizes a five-story brick facade intended to mirror historic Baltimore row houses, incorporating cedar plank siding, vinyl windows, and aluminum storefronts. To enhance the public realm, the retail entrance is set back five feet to create a mini-plaza with landscaping and outdoor seating. The building's structure also allows for a second-floor covered patio.

