

S I L O P O I N T

From Grain Elevator to Glorious City Living

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Mary Medland

Silo Point transforms industry into luxury with new condo development.

The thought of converting a grain elevator into 228 condominiums would boggle the mind of most people. But that's precisely what Pat Turner, president of Turner Development Group, has done.

His latest project – Silo Point – sits on a peninsula near Fort McHenry. When it was originally built in 1923, Silo Point was the biggest and fastest (in terms of how much grain it could process in a given time) such elevator in the world.

“There is a 35-foot height restriction in this neighborhood, but this building was grandfathered in,” says Turner. “We have 24 stories, are 300-feet tall and the loft units will have 18-foot ceilings and 12-foot windows in a high rise environment.

“All of the end units have three side with windows, and all the units have a water view that they will never lose.”

While prices have not been set, the condos are expected to be on the market in July or August 2008, and the grand opening is slated for Sept. 6th.

While Turner has kept the original concrete, all the glass and most of the steel infrastructure is new. “The octagonal lobby is the same as the original first floor of the building with 26-foot mushroom columns,” says Turner. “We have parking available where the silos originally stood. The parking structure has glass bridges that connect with the building, so, for example, if you live on the sixth floor of the building, you can easily park on the sixth floor of the garage.”

Buyers will have options for more than 30 floor plans, including a one-level unit, a two-story condo or a loft. With the higher ceiling, says Turner lofts allow one to build a mezzanine. “We'll also have sky homes – which are town homes that sit on top of the silo-parking building – and a landscaped courtyard adjacent to the 19th floor STYLE Sky Lounge for residents. The lounge can be reserved for parties or serve as a place to have a late-night cocktail,” says Turner.

Standard features include owner's bath that is outfitted with marble countertops and large soaking tubs, as well as double sink and a rainforest showerheads. All condos have a utility room with a full-size washer and

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dryer. “We also have a Lutron window treatments, which is one of the better quality, very sheer blinds that will be uniform throughout the building, although residents will have the option to upgrade,” says Turner. For those not familiar with Lutron Shades, they allow homeowners to push a button to control the sunlight in their unit. Rather than using cords to “draw” the window treatment, wall panel controls make it possible to easily prevent the UV rays from damaging furniture.

Also standard is Lutron Lighting, which allows residents to set the mood – whether for an elegant dinner or simply reading a book.

With so many windows, Silo Point has made use of one-inch-thick “Low E” glass curtain walls throughout the structure. In addition to being more energy efficient, this glass is coated to reflect sunlight.

“Everyone has access to a courtyard outside the sky towns, as well as terrace or an outdoor balcony in each unit,” says Turner. “The balconies are glass with a wire frame, which allows for a panoramic view.”

Kitchens are designed with a professional chef in mind and feature granite countertops, stainless steel appliances and plenty of counter space. All Silo Point condos feature Mirage wide-plank flooring, and all closets were custom-designed with input from the architects to be as efficient and organized and to maximize space as much as possible.

While not standard, Silo Point owners will have the option of Starr Systems and AMX.

Starr Systems makes it possible to use technology for I-pod docking systems, plasma televisions, lighting and climate controls – completely without wires. In addition, there is a single control module with touch panel that controls the system. Starr Systems will integrate with AMX touchpad technology.

“AMX virtual concierge links you to both the property and city below,” says Turner. “Your personal touch panel allows you to book dinner reservations or arrange for take-out... Pre-programmed system settings ensure that appropriate temperatures are maintained according to the time of day or room usage.

“Homeowners can access their residence remote via the internet to communicate directly with their AMX Technology.”

Along with residential units, Silo Point will have a fully equipped spa and fitness center on the lower level along with retail and restaurants on the first floor. A real live concierge in the lobby is available to call for one’s car to be brought up or make theatre reservations, among other services.

Fort McHenry is a short walk away, Southside Shopping Center has a supermarket, drug store, and there are a number of restaurants nearby. Those who work downtown and want to get some exercise can walk or bike to work, while I-95 is a stone’s throw away for those who have a longer commute.

SILO POINT

Silo Point is pleased to note that Harris Teeter, an innovator grocer, has chosen Locus Point for one of its first Maryland stores, which will be located next to Phillip's Seafood at the former Chesapeake Paperboard Company Site.