

EPA Mid-Atlantic Region | Brownfields Program

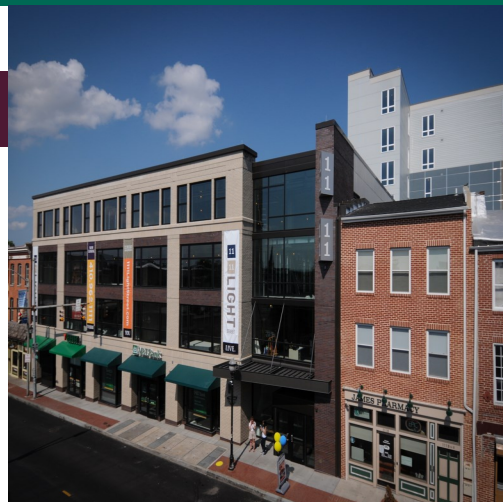


A Successful Transformation: 11/11 Light Street Apartments

Federal Hill, Baltimore, MD

Site Description

The former one-acre brownfields property, now known as 11/11 Light Street apartments, hosted two row homes, a pharmacy, and a large commercial building. Historical information, dating back to 1890, indicate the site was occupied by row houses for residential or commercial use. Former uses of the site parcels include an ice cream factory, department store and associated warehouse and parking areas and various listings as stores. The property needed asbestos and hazardous materials abatement, underground storage tank removal, and removal of arsenic contaminated soil.



Current Use Features

Commenced in 2007 and completed in July 2010, the apartment building debuted in 2012. The 4 story building includes 93 luxury apartments, 24,000 square feet of Class A office space, 6,000 square feet of ground-level retail space and 106 parking spaces. The project generated about 300 construction jobs and 100 permanent jobs.

EPA Grant Recipient: Baltimore Development Corporation (BDC)

Year Awarded: 2006

Grant Types: Hazardous Substance and Petroleum Assessment

Former Uses: Retail, Factory, Warehouse

Current Uses: Apartment Complex



Photos Courtesy of Terri Harrington | MacKenzie Commercial

The office tenants include Betamore, an incubator for entrepreneurs and technology-based companies; BTS Software Solutions, and Red Owl Analytics, each of which occupy full floors. M&T Bank and 7-Eleven lease the ground-floor retail space. The most recent tenants include Wireless Watch; Federal Hill Eyecare; and Universal Counseling Services, Inc.

Betamore, occupying 8,000 square feet, is a membership-based facility for entrepreneurs in different stages of development. Periodic "start-up weekends" will expose people to the world of entrepreneurship and demonstrate the need for more neighborhood-based office space for tech firms.

Leveraged Resources

This project created 65 redevelopment jobs, generated approximately 30 full-time equivalent construction jobs, and created an estimated 80 full time equivalent jobs on-site. In total, the project leveraged over \$6,000,000 in private investment. It was financed through Wells Fargo bank with a HUD (Housing and Urban Development) mortgage guarantee.

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