

The A. Hoen & Co Lithograph Building

Baltimore, Maryland

PROJECT DESCRIPTION

Cross Street Partners, Strong City Baltimore, and City Life Historic Properties repurposed the 85,000 square foot historic Hoen & Co buildings as a lively mixed-use campus. The Hoen Lithograph Building campus will become **The Center for Neighborhood Innovation (CNI)**, a new model for neighborhood transformation.

The CNI is an interdisciplinary group of social entrepreneurs, non-profits, service providers, researchers, and community members committed to solving the issues facing our most distressed under-resourced neighborhoods and provide them with the space and support they need to affect positive community change. Unlike traditional project-based initiatives that focus on a single issue, place-based efforts such as CNI address the multiple issues presented by a single geographic area. The interdisciplinary group helps students and residents move step-by-step along the continuum from schooling to job training to career building.

The campus is marked by 3 historic structures (65,000 SF) and two warehouse/storage buildings (20,000 SF). The historic buildings feature open floor plan, exposing the unique architectural aesthetics of the historic structure. An internal courtyard, surrounded on three sides by beautiful historic facades, serves as a community events space or as outdoor seating. Cross Street Partners took care to preserve the building's historic fabric and story and to meet the Secretary of the Interior's standards, while incorporating modern building systems and amenities.

Among the tenants leasing space are Strong City Baltimore, a 50-year-old grassroots nonprofit that builds and strengthens neighborhoods and people; City Life Community Builders, a construction workforce program designed to assist unemployed residents of East Baltimore build their career; ABC of Greater Baltimore, a trade association representing the construction industry, will bring their Construction Education Academy to Hoen; and Cross Street Partners, a local development, construction, financial advisory and property management company. ■



cross
street
PARTNERS



DEVELOPER

Cross Street Partners
Strong City Baltimore
City Life Community Builders

ARCHITECT

Ziger / Snead Architects

CSP ROLE

Developer
General Contractor
Property Manager

PROJECT TYPE

Adaptive Reuse, Mixed Use

PROJECT SIZE

85,000 square feet

PHASE 1 PROJECT COST

\$27MM

COMPLETION

Q2 2020

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