

# The Packing House

Cambridge, Maryland | [ThePackingHouseCambridge.com](http://ThePackingHouseCambridge.com)

## PROJECT DESCRIPTION

Cross Street Partners, in partnership with the Eastern Shore Land Conservancy (ESLC), will repurpose the historic Phillips Packing Company Building in Cambridge, MD as a center for local food/beverage production, food business incubation, and non-profit groups. The project will include a broadly defined array of food related uses that acknowledge and support local hunger and nutrition needs, while at the same time building off of the Eastern Shore's terrific farming resources and a growing local food economy of growers, makers, distributors, retailers, restaurants and marketers. Redeveloping this historically significant building in a manner that celebrates its unique heritage helps preserve the legacy of the Phillips Packing Company in Cambridge.

The Phillips Packing Company, Factory F is a 60,000 square foot vacant warehouse building in a run-down industrial section of Cambridge. It is the last remaining factory from the Phillips Company's empire of vegetable and food packing businesses which employed thousands and fed our troops during World Wars I and II. The company closed in the 1960's, and the building has been deteriorating for decades. Five years ago (2011), the ESLC Center for Towns named Cambridge a priority town, and since then they have been working on a variety of projects there to support development within the urban boundary and relieve development pressure on the surrounding agricultural lands.

The Phillips building is located in a targeted revitalization area called the Packing District. Next to the building is a 6.6-acre property that will become Cannery Park—a project that will entail the restoration of the headwaters of Cambridge Creek that flow through the property and possibly a rails-to-trails conversion. The City of Cambridge is also working to develop a neighborhood revitalization plan for the nearby Pine Street Community, a historically African American neighborhood that housed many of the Philips Packing Company workers. ■



### DEVELOPER

Cross Street Partners  
Eastern Shore Land Conservancy

### ARCHITECT

Cho Benn Holback+Associates  
A Quinn Evans Company

### CSP ROLE

Co-Developer  
Financial Advisory

### PROJECT TYPE

Adaptive Reuse, Mixed Use

### PROJECT SIZE

60,000 square feet

### PHASE 1 PROJECT COST

\$17,600,000

### START / COMPLETION

Winter 2018 / Fall 2020

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