

Animal Care and Rescue Center

901 EAST FAYETTE STREET | BALTIMORE, MD 21202

DESCRIPTION

On behalf of the National Aquarium, Cross Street Partners is seeking \$20 million in NMTC Allocation for the Animal Care and Rescue Center (ACRC) that will be located in Baltimore's historic Jonestown neighborhood. The ACRC is an integral part of the National Aquarium's broader mission of Urban Conservation. It is projected that by 2050, 85% of all Americans will live in urban areas. National Aquarium intends to use the ACRC and its Urban Conservation policy in a manner that inspires urban populations to protect local waterways and overcome the economic and social consequences associated with distressed marine habitats. Further, Urban Conservation policy promotes urban aquaculture, demonstration of pilot projects, and other sustainable-job creation opportunities that link employment and regional food security. The ACRC will be the renovation of a 50,000 square foot print shop into a state-of-the-art-facility that will house various animal husbandry activities for the National Aquarium. The quarantine, animal care, and rescue services (for seals and endangered turtles) provided at the off-site ACRC are critical to the operations and mission of the National Aquarium.

The ACRC's current facility is a leased temporary make-shift warehouse. The National Aquarium recently purchased a property that will be a permanent facility designed to attain LEED Silver certification and other environmentally sustainable outcomes, which will allow it to provide the highest levels of welfare and rescue for the Aquarium's growing animal population that includes several endangered and threatened species. At capacity, the ACRC will house 5,000 animals and there are currently 20,000 animals at the National Aquarium's Exhibit Collection. The project will consolidate critical hospital services for the animals in its



PROJECT HIGHLIGHTS

Allocation Sought: \$20MM

Anticipated NMTC Closing: Q1 2017

Completion Date: January 2018

Size: 50,000 square feet

Total Cost: \$20MM

Uses of Financing: Renovation of a building into a state-of-the-facility for animal care, rescue, and medical services; exhibit fabrication; and community programming.

Anticipated Funding Sources: NMTCs, philanthropic and government grants, debt, and equity

NMTC Eligible Census Tract: 24510030200
(Severely Distressed)

Secondary Distress Criteria: SBA HubZone

Poverty Rate: 35.4%

Percentage of AMI: 53.47%

Unemployment: 1.41x the national average

Construction Jobs: 160

Permanent Jobs: 24 retained and 9 created

Sponsor: National Aquarium



For more information, please contact:

Tabitha Atkins, Cross Street Partners
tatkins@crossstpartners.com | 443.577.4386

2400 Boston Street, Suite 404

Baltimore, MD 21224

crossstpartners.com

care. The ACRC will also utilize its space for special public visits, open houses for the community, and school visits for students throughout Maryland.

The ACRC will allow the Aquarium to create a new educational experience focused on special immersion tours, and we are projecting that at least 2,500 program participants will visit annually. This includes a behind-the-scenes look at animal care, rescue, and rehabilitation activities. The ACRC will also offer after-school and out-of-school programs, high school and college level programs, summer camps, and teacher workshops that could touch 4,440 participants annually. As part of its community outreach and engagement, the ACRC has begun building partnerships with Jonestown neighborhood constituencies including City Springs School, the McKimm Center, and the Ronald McDonald House. These partnerships will include community programming such as field trips, “Terrapins in the Classroom” partnerships, and “Wetland Nurseries” programs. ■

The National Aquarium inspires conservation of the world’s aquatic treasures. For 35 years, the National Aquarium has been a major attraction in downtown Baltimore, and has contributed significantly to tourism and economic development.



Cross Street Partners is a vertically integrated real estate company exclusively focused on re-building communities by creating vibrant urban mixed-use neighborhoods built on a foundation of innovation and entrepreneurial activity.