

Baltimore Pumphouse

Baltimore, Maryland

PROJECT DESCRIPTION

Cross Street Partners has been secured as owner's representative and financial advisor for American Communities Trust (ACT), to complete the redevelopment of the historic Baltimore Pumphouse into a catalytic center for non-profit services and small-business development.

Constructed in 1891, the former Eastern Pumping Station served the City of Baltimore for over a century until it was abandoned in the 1990s. Today, the Baltimore Pumphouse consists of 5 historic structures on 4.1 acres of land at a critical gateway in the heart of East Baltimore. Despite the proximity to John Hopkins Hospital and the \$1.8 billion investment in the East Baltimore Development Initiative (EBDI), the vacant campus has long acted as an island of blight, isolating the historically disinvested Broadway East community north of the Amtrak rail line. The Baltimore Pumphouse will shift this narrative by establishing a vital community hub and town center and providing much-needed community services, retail amenities, and small-businesses incubation.

Previous phases of the Project have brought \$10.3MM of public and private investment to complete 2 Buildings on the Campus – the \$2.8 MM rehabilitation of the Historic Storehouse (Building 3), which serves creative small-business tenants, and the construction of the 8,000 SF Kitchens Building, a shared commercial kitchen and incubator serving six small businesses and a non-profit culinary training program.

- Anchored by **Blue Water Baltimore**, a 501c3 dedicated to environmental justice, monitoring, and restoring the quality of Baltimore's rivers, streams, and Harbor; the **Historic Garage** (Building 1), **Historic Stables** (Building 5/6), and **Historic Machine Shop** (Building 2/4) will serve as office, lab, and warehouse space for non-profit organizations dedicated to environmental justice and community service distribution.
- **The Roman Building** will provide additional garage and warehouse space for non-profit users and a home for **Innergy Transformation Studio**, a non-profit community health and fitness center that provides wrap-around physical and mental health services, including cross training, nutritional education, cognitive behavioral therapy, group therapy and mediation, and social skill development.
- **The Historic Machine Shop** will also house a ground-level retail restaurant and production kitchen for local, M/WBE **Sugar & Shade**. ■

cross
street
PARTNERS



CLIENT / DEVELOPER

American Communities Trust (ACT)

ARCHITECT

Ziger Sneed Architects

CSP ROLE

Development Consultant
Financial Advisory
Owner's Representative

PROJECT TYPE /USES

Adaptive Reuse, Production kitchen,
Retail/Restaurant, Warehouse space

PROJECT SIZE

36,000 square feet

PROJECT COST

\$27MM

START / COMPLETION

Q4 2026

2101 E. Biddle Street, Suite 1201
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