

Robbins Dancing Building

STATION NORTH ARTS & ENTERTAINMENT DISTRICT

21 E. NORTH AVENUE | BALTIMORE, MD 21202

■ DESCRIPTION

On behalf of Jubilee Baltimore, the non-profit developers of The Centre, a successful NMTC project placed-in-service in 2015, Cross Street Partners is seeking **\$6MM** in NMTC allocation for the Robbins Dancing Building ("the Project"), which will include new performing arts, retail, and office space. The adaptive re-use of this historic 1909 commercial building will be the next key to the continued revitalization of a Main Street community in Maryland's premier Arts & Entertainment District, which is anchored by the Maryland Institute College of Art, Johns Hopkins University, and Baltimore's (Amtrak) Pennsylvania Station. As a center for the creative economy, this Project will help Baltimore to attract and retain residents, grow its tax base, and create as many as 100 new jobs.

The \$6MM redevelopment will restore the vacant 18,000 SF building into a community-owned asset, which over the years has housed car dealerships, restaurants, a dancing academy, and two iconic Baltimore nightclubs. To compliment the creative and synergist energy that is characteristic of the Station North Arts and Entertainment District, the Project's tenant-mix will include the following tenants:

- **Young Audiences of Maryland ("YAM")** – The most far-reaching arts in education nonprofit in Maryland. Each year, YAM partners with hundreds of schools and community organizations in all 24 Maryland school districts to provide students—from pre-K to grade 12—with over 230,000 hours of discovery, inspiration, and hands-on learning and engagement through the arts.
- **Code in the Schools** – Empowers Baltimore City youth to thrive in the 21st century economy by expanding access to quality computer science education and building pathways from school to jobs and higher education. By focusing on youth traditionally under-represented in technology fields, they work to eliminate structural barriers and inequities in education and industry.



THE CONTINUED
REVITALIZATION OF
MARYLAND'S PREMIER
ARTS & ENTERTAINMENT
DISTRICT



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Learn more - click on links below:

Cross Street Partners | Jubilee Baltimore

COMMUNITY BENEFITS

Jubilee Baltimore's The Centre was a bold and catalytic endeavor that has created a viable market for other commercial and residential projects such as:

- **Neighborhood revitalization** – The project sponsor, Jubilee Baltimore, works on a non-profit basis for the good of the city and their neighbors. Over their 37 years of business, they have developed \$140MM+ in projects, the majority of which are located steps from the Robbins Dancing building. This project will continue their efforts of reactivating the Station North District into a vibrant commercial corridor supporting its neighboring communities.
- **Green energy usage** – The redevelopment of Robbins Dancing will include the installation of large solar panels on the entire back roof, creating enough clean power to support the entire building. The Sponsor will explore options to provide any additionally generated power to neighboring businesses.

BUT FOR

Overall, Robbins Dancing needs **\$6MM** in NMTCs to help underwrite the significant costs associated with a historic redevelopment and to provide below-market rents for its nonprofit tenants. The Project will be the next major development to support the transformative and demonstrative activity that is occurring in the Station North Arts & Entertainment District.

ABOUT THE SPONSOR

Jubilee Baltimore helps the people of Baltimore to build neighborhoods that are safe, stable, historic, attractive, and diverse. As developers and planners, The Centre project was a bold and catalytic endeavor that has created a viable market for other commercial and residential projects such as the Motor House, a performance space and gallery; Open Works, a membership-based makers space with a mission to make tools, technology, and the knowledge to use them accessible and affordable; and the revitalization of the 100-year-old Parkway Theatre.

PROJECT HIGHLIGHTS

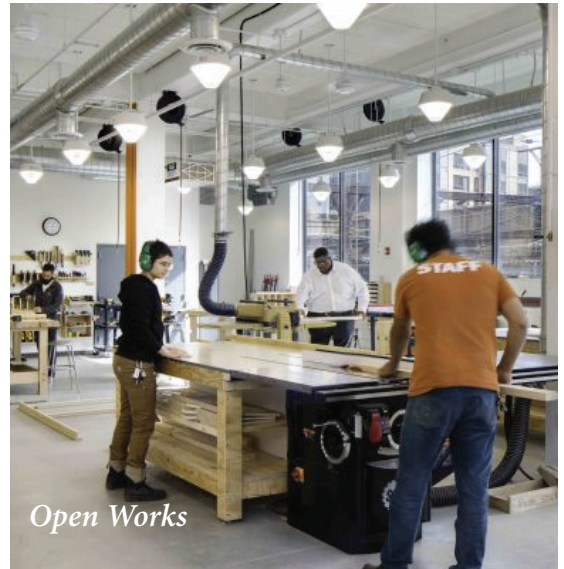
Allocation Sought: \$6 MM

Status: Predevelopment & Design

Anticipated Closing: Immediately

30+ permanent jobs

42 construction jobs



Open Works



Parkway Theatre



Motor House

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.

Jubilee
BALTIMORE
Rebuilding Baltimore's Neighborhoods

cross
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PARTNERS