



A Successful Transformation: Woodberry Apartments and Offices

Baltimore, Maryland

Site Description

The 17.5 acre property, with state and federal historic credits, is composed of three separate lots. In the 1900's, the mill was used as an iron foundry, machine shop and gear manufacturing facility. Later, the site was used for vehicle storage and commercial lease. The Foundry has many additions, mostly dating from the 1880s and 1890s. The additions housed large furnaces for melting iron, a small brass foundry, and spaces for cleaning castings. In 1995, the site experienced a large fire that eliminated most of the commercial space. Redevelopment on the property included seven buildings and a paved driveway for residential, office and retail use as Woodberry Apartments and Offices.



Clipper Industrial Park prior to redevelopment, Courtesy of Jonathan Rose Companies

Environmental Issues Addressed

Tank spills were common on the property and caused above and below ground contamination. One year after a fire burned down two foundry buildings in 1995, the Maryland Dept. of the Environment supervised the removal of five underground storage tanks used for gasoline and heating oil. In 2002, Brownfields assessment identified metals and polycyclic aromatic hydrocarbons in the soil, and low levels of semi-volatile organic compounds in the groundwater. After reviewing additional information, the Department oversaw the removal of impacted soils, which had been successfully completed that same year.



Location of site in relation to Light Rail Line (Woodberry station) along Clipper Rd

Leveraged Resources

EPA Grant Recipient: Baltimore Development Corporation (BDC)
Year Awarded: 2002
Grant Types: Assessment
Former Uses: Foundry, Manufacturing Plant
Current Uses: Residential, Offices

Redevelopment of the property created 517 temporary and permanent jobs. The site was assessed using a \$400,000 EPA grant awarded to the Baltimore Development Corporation. Total development cost amounted to \$58 million and generated \$12 million in equity investment.

Behind the Transformation

Current Use Features

After being purchased in 2003, the Woodberry apartment complex became a mixed-use community hosting 62 condos with a large pool, 36 apartments, 34 town-homes, 36 semi-detached homes. Along with several apartment buildings, the complex is composed of 47,500 square feet of artist studios, and 65,000 square feet of office and retail space.

A prominent 1890 structure on the site, once used for the assembly of large machines and smelting, is a 36-unit industrial chic apartment complex aptly named the Assembly Building. Building features include a 1,600-square-foot green roof to help lower operating costs and two nearby parking lots that have stormwater management systems and porous paving, allowing for less flooding.



Woodberry Light Rail line with apartment complex and offices. (above) and Woodberry Apartments Courtyard (below)



Community Benefit

The former mill now hosts one of Baltimore's trendiest communities, with condominiums, apartments, offices, artisans' studios and a popular restaurant. The co-owner of the local farm-to-table restaurant, Woodberry Kitchen, won the 2015 James Beard Award for best chef and restaurant in the Mid-Atlantic region. During the 2007 Architecture Week festivities in Baltimore, the site was one of 16 projects that was honored in the Design for Excellence Program. The Assembly Building earned the Michael F. Trostel Award for Excellence in a Historic Preservation Project that same year.



All photos courtesy of Cho Benn Holback and Associates

Contacts For Further Information: Project Officer, Jeff Barnett (barnett.jeff@epa.gov) and BDC's Karl Bradley (KBradley@baltimoredevelopment.com)