

FOUR TEN LOFTS



410 N. Eutaw Street, Baltimore, MD 21201

2022 ULI Baltimore
Wavemaker Awards

GENERAL INFORMATION

Applicant Information:

Southway Builders

on behalf of the entire project team listed below

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Episcopal Housing
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Health Care for
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Southway Builders

Moseley Architects

KCW Engineering
Technologies, Inc.

Bank of America

Federal Home Loan
Bank of Atlanta

Raymond James
Tax Credit Investments

Maryland Department
of Housing and
Community Development

Baltimore City Department
of Housing and
Community Development

The Harry and Jeanette
Weinberg Foundation

PROJECT OVERVIEW



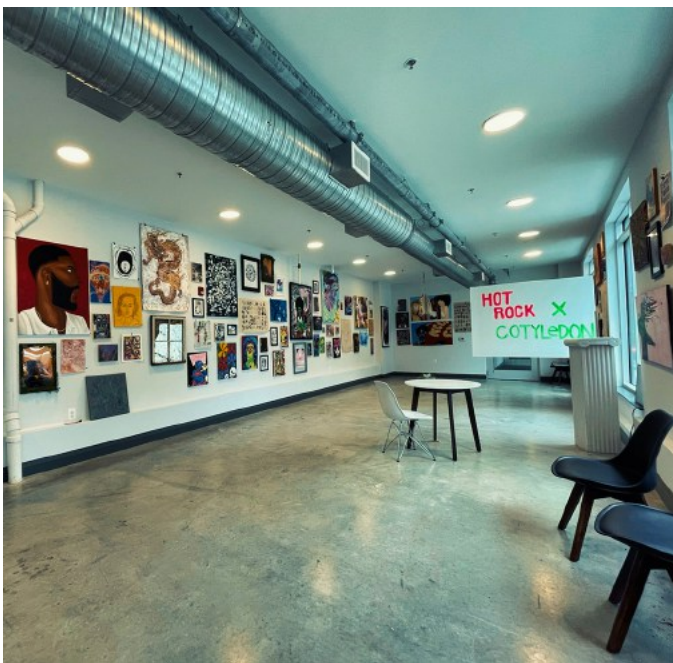
Four Ten Lofts redevelops an old parking lot in the heart of the Bromo Tower Arts and Entertainment District at the corner of Eutaw and Mulberry streets into a vibrant, 76-unit mixed-use apartment complex. Developed through a partnership with French Development, Episcopal Housing Corporation, and Healthcare for the Homeless, the \$24 million project offers rental housing to the arts community and persons exiting homelessness.



COMPLETENESS

Four Ten Lofts is comprised of two buildings and was completed in April 2021. Originally conceived in 2017, the project applied for and was awarded 9% low-income housing tax credits in the 2018 competitive round. The project closed on financing in December 2019 and construction began in early January 2020.

The smaller building on the west end of the site has eight apartments above a ground floor retail and gallery space with covered parking for 10 vehicles. This building was completed first with residents occupying the apartments in February 2021. The remainder of the project was completed in April 2021. By September 2021, all 76 apartments and the retail spaces, occupied by Dear Globe Coffee and Cotyledon Gallery, were fully leased.



Cotyledon Gallery

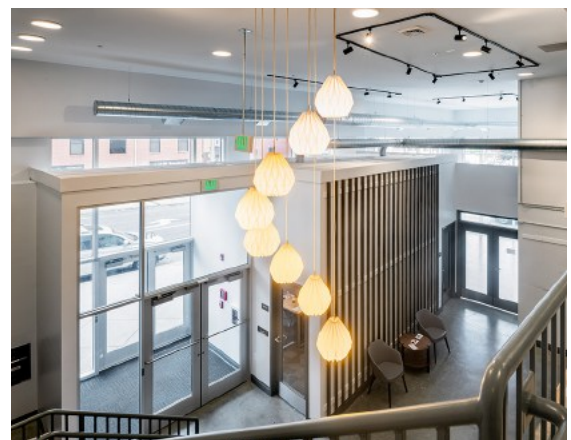


Dear Globe Coffee

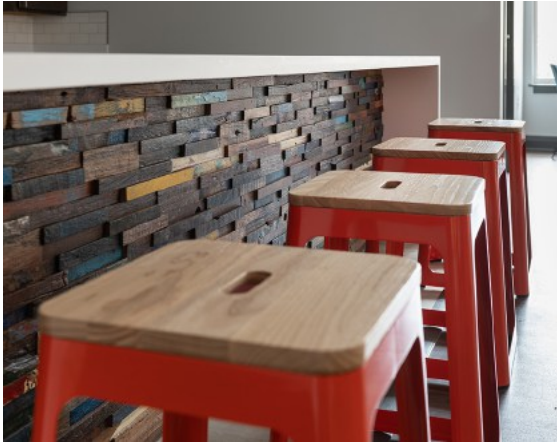
The project is funded through a variety of sources. Approximately 85% of the project is funded through equity raised by the sale of tax credits, grants, and state and local government soft debt. The remaining 15% of costs were funded through private debt.

Funding sources include:

- Bank of America
- Raymond James Tax Credit Investments
- Maryland Department of Housing and Community Development
- Baltimore City Department of Housing and Community Development
- The Harry and Jeanette Weinberg Foundation
- Housing Authority of Baltimore City
- Federal Home Loan Bank of Atlanta



SENSE OF PLACE AND QUALITY



Located in the heart of the Bromo Tower Arts and Entertainment District, Four Ten Lofts provides high quality, affordable housing to the arts community. A lengthy and thorough community input process provided the development team with detailed feedback for the project to make Four Ten Lofts appealing to as broad a spectrum of artists as possible. As a result, the design incorporates a specially ventilated spray booth, an artist workroom, and a sound recording studio. Other amenity spaces include an art gallery, green courtyard, an outdoor patio, and communal lounges.

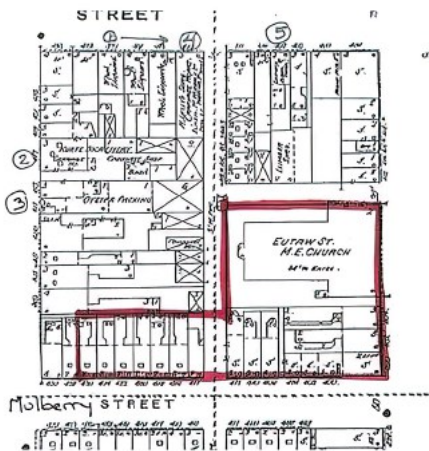
Comprised of two buildings, Four Ten Lofts feature one, two, and three-bedroom housing. Constructed of wood framing atop a concrete podium, the residents are offered secured structured parking, which is built into the sloping grade. The building also features street level retail space along Mulberry Street.



SUSTAINABILITY

Four Ten Lofts redevelops long-standing and under-utilized surface parking into a new, 4-story mixed-use community. The site formerly housed the Eutaw Street Methodist Episcopal Church near the corner of Eutaw and Mulberry, which was later replaced with a furniture store. It also contained rowhouses along Mulberry Street.

The Evolution of Eutaw and Mulberry Street



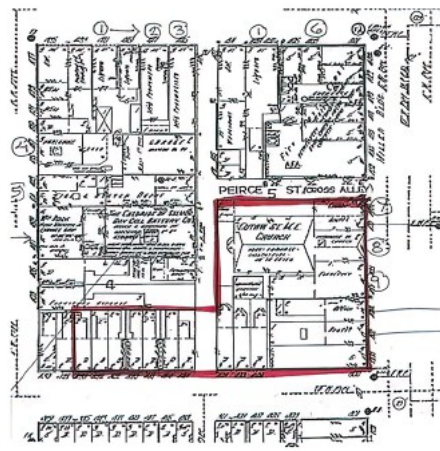
Site in 1890

EUTAW STREET

Church

MULBERRY STREET

Row Homes



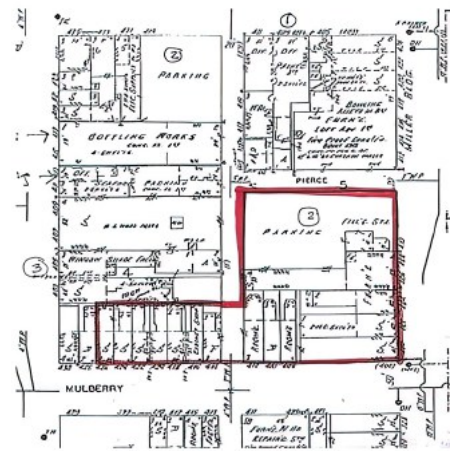
Site in 1915

EUTAW STREET

Cobbler, Church Entrance, and Furniture Store

MULBERRY STREET

Row Homes



Site in 1951

EUTAW STREET

Parking and Furniture Store

MULBERRY STREET

Row Homes

The site is situated in a priority funding area just northwest of downtown and close by to major employers including State Center and University of Maryland Medical Center. Within a 15-20 minute walk, residents can also access Lexington Market, Camden Yards, Ravens Stadium, and the Inner Harbor. Four Ten Lofts is situated on major bus routes and just two blocks from both metrorail and lightrail stations providing convenient access to Owings Mills and Lutherville to the north and Johns Hopkins Hospital and BWI Airport to the south.

The project obtained Energy Star Multi-family Highrise Certification and National Green Building Standard Certification. Sustainable features include efficient HVAC systems, solar panels, low-flow plumbing fixtures and a white roof to reduce urban heat-island effect. The building wraps an urban courtyard located above the parking garage which features native, drought tolerant plantings, a green screen adjacent to the street, and raised planters for vegetable gardening for the residents. An active gardening club has already been formed.



VISIONARY AND EMULATION



Perhaps the most visionary aspect of the Four Ten Lofts project is the successful mix populations. Four Ten Lofts includes affordable units for artists, market rate units, and units reserved for residents exiting homelessness. The buildings contain 48 apartments for working artists, 20 units for people exiting homelessness, and eight market-rate units.

The project developers, Episcopal Housing Corporation and French Development believe that mixed population buildings can create exciting, integrated communities. Since Four Ten Lofts was conceived the pace of development on the west side of downtown Baltimore has increased. One of our goals is to provide high quality homes that will be affordable to artists for the long term in the Bromo Arts District. The property has a wide range of spaces where art can be created and displayed. Since the property opened all of the residents, not just the residents that occupy the artists units, have taken advantage of the art making and art display spaces in the building. Four Ten Lofts employs an arts coordinator who programs activities and gallery events that add to the vibrancy of Four Ten Lofts for the residents but also add to the success of the arts district.

A NEED

In 2012, the State of Maryland approved authorizing legislation for the creation of the Bromo Tower Arts and Entertainment District. The Bromo Tower District is the third such district to be recognized in Baltimore City. One of the reasons that the Bromo Tower District was created was to leverage and build on the presence of artists and arts venues that were already in existence.

The principals in French Development have owned and managed one of the most iconic buildings in Baltimore's arts scene for nearly twenty years. The H&H building, at 424 N. Eutaw Street, is adjacent and just north of Four Ten Lofts. Although the H&H building is not part of this project, it has demonstrated over the years the contribution that the arts community can make to revitalization efforts on Baltimore's Westside.

Furthermore, the demand for affordable housing in Baltimore, particularly affordable rental housing, is well documented. More than 3,000 persons are homeless and over twenty percent of all households are annually spending more than half their income on housing. Four Ten Lofts contributes to multiple needs in Baltimore City as well as the local community in which it is located by providing affordable rental housing, specifically targeting artists and persons exiting homelessness. The design, which includes street level retail, also invites the community into the space for needed services while also providing a venue for artists to showcase their work.



Photo courtesy of Baltimore Mayor's Office



FOUR TEN LOFTS



FOUR TEN LOFTS UNDER CONSTRUCTION



FOUR TEN LOFTS ARTS AND LIVING SPACES

