

July 7, 2022

# ULI WaveMaker Awards

## The St. James Place

301 W Franklin St. Baltimore, MD 21201

---





**Project Name: St. James Place**

**Project Developers: Junica Properties and CLD Partners**

**Applicant : Christopher Mfume, Managing Partner**

**Address: 1010 Fleet Street Suite 300 Baltimore, MD 21202**

**Phone: 443.468.7078**

**Email: [chris@cldre.com](mailto:chris@cldre.com)**



---

## **PROJECT OVERVIEW**

Originally constructed in 1905 as the John Turnbull Jr. & Co. furniture store, The St. James Place Redevelopment consists of the renovation and new construction of 55 residential units, with a new modern lobby, business center, fitness center, and exterior upgrades in line with the project's historic nature.

## **COMPLETENESS**

The project is naturally occurring workforce housing with units ranging from 80 to 100% area median income (AMI) and represents one of the largest private investments in the Bromo Arts District. This takes a vacant, underutilized lot and creates income and tax revenue producing, attainable housing.

## **SENSE OF PLACE AND QUALITY**

The St. James Place brings new activity to a historically blighted area. This project is phase II or a multi-phased project aimed at creating high quality, attainably priced housing in Downtown Baltimore. The block previously remained blighted with many vacant storefronts and has been transformed into a thriving residential and commercial development.

## **SUSTAINABILITY**

This project is a transit-oriented development located steps away from the Howard Street Light Rail stop and convenient to several bus lines. Many residents do not have vehicles and use alternate forms of transportation. The building is designed to National Green Building Standards (LEED Silver Equivalent) and includes low flow fixtures, high efficiency appliances, LED lighting and high efficiency HVAC mini splits. The project also includes 1900 SF of commercial space which is fully leased.

---

## **VISIONARY AND EMULATION**

The St. James Place's architecture seamlessly blends new construction with the existing historic structure, representing a tasteful blend of old and new that contributes to the renaissance already taking place in Bromo Arts District. The efficient use of space and unit layouts keep construction costs reasonable and allow for rents to be attainably priced at 80-100% AMI while still maintaining high quality materials and construction.

## **A NEED**

The west side of Downtown Baltimore has historically seen underinvestment. This project brings in private investment, revitalizing a key area of need in Baltimore City, adding to public investments led by the Downtown Partnership of Baltimore and Baltimore Development Corporation in Lexington Market and the Baltimore Arena. Reasonably priced housing attainable to the essential residents that make a city run: teachers, nurses, firemen, and police is crucial to the sustainable and equitable growth of Baltimore City. In addition, private investment to both preserve and create workforce housing is important in maintaining a diverse population in Baltimore.