



# A Successful Transformation: Miller's Court

Baltimore, Maryland

## Site Description

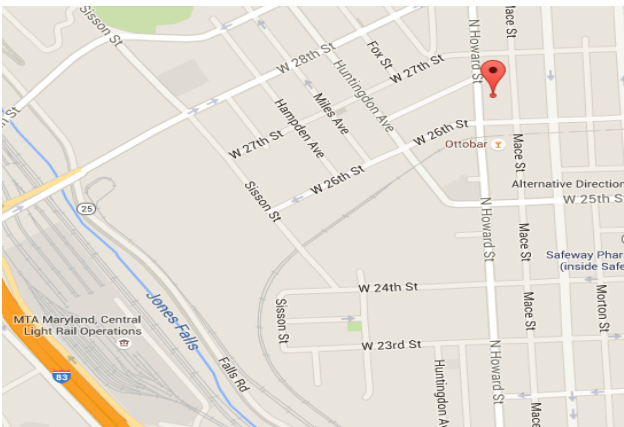
Built in 1890, the former HF Miller plant had been abandoned for many years after closing in 1910. Nearby residents expressed concerns about the unsafe conditions of the dilapidated building. Miller's Court was once home to H.F. Miller and Son Tin Box Co. and Can Manufacturing plant. A plan was developed for the building that would incorporate both social and environmental goals into the redesign.



Exterior prior to redevelopment. Courtesy of Tom Terranova

## Environmental Issues Addressed

Along with asbestos insulation, leaky electrical transformers, and layers of lead-based paint, the building's courtyard capped two large, leaking underground storage tanks prior to cleanup. With help from the Baltimore Development Corporation, an EPA Brownfield assessment grant of \$200,000 went towards initial environmental assessments. To ensure that the cleanup would be done properly and to dispel threats of future environmental litigation, the developers entered Maryland's Brownfield Voluntary Cleanup Program, which also gave the site eligibility for state brownfield remediation tax credits.



Location of Site in relation to MTA Light Rail Line along N Howard St.

## Leveraged Resources

The redeveloped site has produced \$9.4 million in investment and created 517 temporary and permanent jobs.

**EPA Grant Recipient:** Baltimore Development Corporation (BDC)

**Year Awarded:** 2006

**Grant Types:** Assessment

**Former Uses:** Metal Manufacturing Plant

**Current Uses:** Residential and Office Space

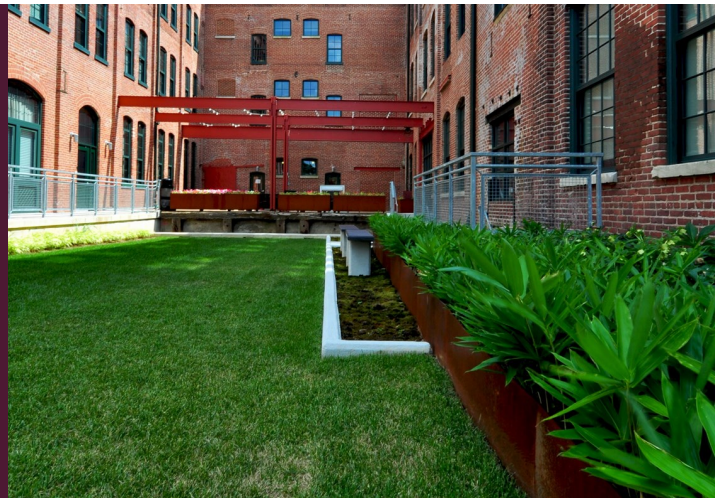
# Behind the Transformation

## Current Use Features

The LEED silver certified green building is now a property of mixed use with rental housing. Miller's Court devotes 300,000 square feet of office space, 5,000 of which is free, and shared conference and training rooms to the community of nonprofit tenants working in the education and human services sector. Also on the property is a café, courtyard, and affordable discounted apartments available to first-time teachers in the district, many of whom are tackling some of the most challenged schools in the country by participating in the Teach for America Program. The complex houses 40 apartments and 1,000 square feet of retail space.



Exterior of Miller's Court offices and apartments



All redevelopment photos courtesy of Seawall Development Corp.

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