



# A Successful Transformation: American Can Company

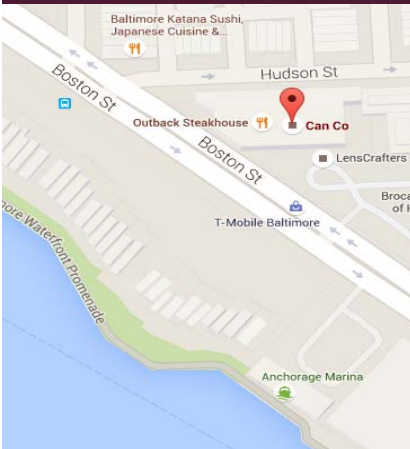
## Canton, Baltimore, MD

### Site Description

In 1895, the facility that is the American Can Company, operated as the Norton Tin Can and Plate Company. From 1901 until the '60's, the American Can Co. operated the Factory Building and Annex and the Signature Building. The 4.3 acre site sat vacant in 80's after the two companies merged. The American Can Company site consists of one demolished warehouse, two major industrial buildings and a connecting structure to the former company's boiler house. The Can Company, LLC purchased the property for redevelopment and cleanup in 1997. It now hosts the Emerging Technology Center for high-growth information technologies, restaurants, retailers, and offices along the waterfront. This site was the first Maryland property to successfully complete the Brownfield's Voluntary Clean-Up Program for Maryland Department of the Environment.



### Environmental Issues Addressed



Site cleanup began in 1997, studies showed lead contamination and instability of rotting industrial buildings on the site. Developers used rehabilitation tax credits to conduct building stabilization and repairs of roofs, windows, exterior walls, and extensive interior work.

Location of site in relation to waterfront

### Leveraged Resources

Property investment grew to \$24 million. During redevelopment, 355 jobs were created with 700 locally employed on the property. The property was assessed using \$200,000 in EPA Brownfields grant awarded to Baltimore Development Corporation.

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

**Year Awarded:** 1995

**Grant Types:** Assessment

**Former Uses:** Tin Manufacturing and Can Factory

**Current Uses:** Offices and Retail Hub

# Behind the Transformation

## Current Use Features

The Can Company LLC retained the four buildings, totaling to 300,000 square feet, and created a remarkable mixed-use facility. Today, the Can Company is home to 40 separate businesses, including hi-tech companies and world headquarters of DAP Products Inc., four star restaurants, cafes, and bookstores that created 700 jobs. It is the anchor development in an area that now boasts a rising rate of home ownership. The campus contains 60,000 square feet of ground-level neighborhood-oriented retail including restaurants, 135,000 square feet of office space and a 200-space parking garage retrofitted into one of the buildings. The site is now home to an office complex that houses 1,700 employees.

The stormwater design had to address a high watertable and close proximity of the harbor; the site is within the Chesapeake Bay Critical Areas Buffer and all storm drain pipes in the vicinity are flowing at or near full capacity. This forced the adoption of creative drainage solutions, including use of the base of an existing storage tank to collect runoff from roof leaders. This feature was reconstructed to serve as a fountain at the main entrance.



The Shops and Offices at the Can Company and community events, such as the music festival )



All photos courtesy of The Can Company, LLC

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