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New Mixed-Use Project To Break Ground Next Spring in Baltimore's Charles Village Neighborhood

By Adrian Maties, Associate Editor

Johns Hopkins University announced last week that work on the mixed-use development in Baltimore's Charles Village neighborhood could start by next spring. It will feature market-rate student apartments, retail, restaurants and parking.

The project has not yet been named and is only referred to as 3200 St. Paul. It will be developed on a 1.13-acre site located on the southwest corner of the St. Paul and 33rd intersection, about a block away from the

university's Homewood campus. Johns Hopkins purchased the site in 2009 and is now leasing it to the development team of Armada Hoffer Properties Inc. and Beatty Development Group LLC.

The team recently presented conceptual designs to the North Charles Village Planned Unit Development's design review committee. On October 23 they will also present the designs to Baltimore City's Urban Design and Architecture Review Panel.

Construction is expected to start next April, assuming all approvals are granted. Johns Hopkins said that student tenants will be able to occupy the building by the start of the fall 2016 semester.



An early conceptual design of Johns Hopkins' planned mixed-use development.

Plans call for the construction of a 12-story building, with 157 student apartments and 31,500 square feet of commercial space, wrapped around a parking structure with 162 spaces. According to Johns Hopkins, the commercial portion of the project will include a 10,500-square-foot pharmacy.

The university and the developers recently signed a long-term lease on the property. The student apartments will be leased on the open market, not as part of Johns Hopkins' housing system. Birmingham, Alabama-based Capstone On-Campus Management will manage the units.

"Charles Village is by every measure an extraordinary neighborhood and one that Johns Hopkins is proud to call home for our main campus," Daniel G. Ennis, the university's senior vice president for finance and administration, said in a statement. "The addition of this project will accelerate the momentum our neighborhood is already experiencing and add to quality of life for our neighbors as well as for our students, faculty and staff."

This story was updated on October 21.

Photo credit: Armada Hoffer Properties/Design Collective/JHU

<http://www.cpexecutive.com/cities/baltimore/johns-hopkins-to-start-work-next-spring-on-a-new-mixed-use-project-in-baltimores-charles-village-neighborhood/1004105796.html>