

**Food and Farming Exchange  
Phillips Packing Company, Factory F Reuse  
July 7, 2016**

The Eastern Shore Land Conservancy (ESLC), in partnership with Cross Street Partners, is planning to repurpose the historic Phillips Packing Company, Factory F (Phillips Building) in Cambridge, MD as a Food and Farming Exchange, that will include an array of food related uses that acknowledge and support local hunger and nutrition needs, while at the same time building off of the Eastern Shore's terrific farming resources and a growing local food economy of growers, makers, distributors, retailers, restaurants and marketers.

The deteriorating Phillips Building is a 60,000 square foot vacant warehouse in a run-down industrial section of Cambridge. It is the last remaining factory from the Phillips Company's empire of vegetable and food packing businesses which employed thousands of people in Cambridge and fed our troops during World War II.

The Phillips Building is central to a larger revitalization strategy for the area that includes creating Cannery Park and developing a neighborhood plan for the nearby Historic Pine Street Neighborhood. Beyond impacting the immediate neighborhood, we see the revitalization of the Phillips building—particularly the brewpub and events space—as part of a larger strategy to make Cambridge a stopping point for many of the travelers who pass through Cambridge on their way to the beach.

Currently, the proposed development program includes expansion of a local brewery, a kitchen business incubator to support local food entrepreneurs, a scale-up co-packing facility to support production in the Incubator, market/food retail, collaborative office space envisioned as a community of local non-profits and businesses with a focus on the Eastern Shore food economy and community development, and public events space.

Our goal is to catalyze a vibrant mixed-use area, built on a foundation of innovation and entrepreneurial activity, targeting the attraction of private investment, creation of economic and employment opportunities, job training, reduction of vacant space in the City, and growing the local tax base. Redeveloping this culturally and historically significant building in a manner that celebrates its unique heritage helps preserve the legacy of the Phillips Packing Company in Cambridge.



*Photo Courtesy of Ralph Kimes*

Kevin N. Baynes, Director  
Office of Community Programs  
Division of Neighborhood Revitalization  
Maryland Department of Housing and Community Development  
2 North Charles Street, Suite 450  
Baltimore, Maryland 21201

Re: Phillips Packing Company, Factory F – Food and Farming Exchange

Dear Mr. Baynes:

On behalf of the City of Cambridge, I am pleased to express our support for the Eastern Shore Land Conservancy's (ESLC) application to the Department of Housing and Community Development, Strategic Demolition Fund, to support reuse of the Phillips Packing Company, Factory F (Phillips Building), located in Cambridge, Maryland. The funding request is \$750,000 to assist with acquisition, building stabilization, environmental remediation, and architectural and engineering costs.

The City of Cambridge has been identified as one of the ESLC's Center for Towns priority towns and for roughly five years they have been working on a variety of projects here. One key project was the acquisition of the six acre site slated for Cannery Park. A key part of the Cannery Park conversation has been revitalization of a downtrodden industrial part of Cambridge - and most importantly the 60,000 sq. ft. Phillips Building which is adjacent and overlooks the future Cannery Park.

The deteriorating Phillips Building is the last remaining factory from the Phillips Company's empire of vegetable and food packing businesses which employed thousands and fed our troops during WWII. The property is located in the old industrial district of Cambridge at the geographic center of the City. Reuse of this culturally and historically significant structure, into a Food and Farming Exchange, represents an opportunity to support the Eastern Shore's terrific farming resources and growing local food economy through business and job creation, and workforce training. The Phillips Building, adjacent Cannery Park site, and the nearby company housing are all part of an overall revitalization strategy ESLC refers to as the 'Packing District'.

The importance of the acquisition and stabilization of this property, for revitalization and restoration, cannot be understated. The Strategic Demolition Fund would be a significant piece of support for ESLC to realize their vision for this property, and enhance efforts in Cambridge.

Sincerely,