

State Of Maryland 2021 Bond Initiative Fact Sheet

1. Name Of Project		
Eager Park Community		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$65,400	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the installation of a traffic calming device and signage in the Eager Park Community		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator McCray		cory.mccray@senate.state.md.us
Cheryl Washington		
10. Description and Purpose of Organization (Limit length to visible area)		
<p>EBDI was established in 2003 to stabilize and revitalize an 88-acre community in East Baltimore, which suffered from years of disinvestment, blight, and crime. EBDI aims to execute an ambitious plan to transform the neighborhood into a thriving community now called Eager Park. To date, Eager Park includes nearly 1.4 million sq. ft. of new commercial office, lab, and retail space; a hotel; a new early childhood center and public K-8 school campus; and a 5-acre park. When completed, the project will include 2,100 mixed income housing units; additional lab/research space; fresh food stores; and other retail amenities and green spaces. EBDI's core values include Economic Inclusion, Relocation Benefits and Fair Compensation, Community Reinvestment Fund, Opportunity To Return, Affordable Housing, Minority Development and Equity, and Public Arts and Placemaking.</p>		

11. Description and Purpose of Project (Limit length to visible area)

The 2100 block of Ashland Ave. in front of the school has become a safety hazard due to careless drivers. In order to slow traffic and improve safety for students and families, EBDI proposes short- and long-term solutions. EBDI is seeking funding for a traffic-calming and art installation project to serve the Eager Park and Henderson-Hopkins School communities. There will be a planning phase, which will include a temporary installation at the intersection of Ashland and Collington Aves., and a permanent installation in the same location. This project must be done in two phases because of pending infrastructure work along Ashland Ave. that is scheduled to begin within the next 18 months. Both phases of the traffic-calming project will run consecutively, with planning for Phase 2 to occur during the implementation of Phase 1. EBDI is seeking the services of local and minority contractors to complete this work.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$25,200
Construction	\$35,200
Equipment	\$5,000
Total	\$65,400

13. Proposed Funding Sources - (List all funding sources and amounts.)

2021 bond bill funding	\$65,400
Total	\$65,400

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
3/1/2021	11/1/2021	11/1/2021	4/1/2023
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
0.00		5000	5000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2019	\$2,500,000	public infrastructure	
2017	\$5,000,000	capital projects	
2016	\$5,000,000	capital projects	
2015	\$5,000,000	capital projects	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Cheryl Washington President & CEO East Baltimore Development, Inc. (EBDI) 1731 E. Chase Street Baltimore, MD 21213		2100 Ashland Avenue Baltimore, MD 21205	
20. Legislative District in Which Project is Located		45 - Baltimore City	
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Michael A. Brown	Has An Appraisal Been Done?	Yes/No
Phone:	443.392.9401		
Address:		If Yes, List Appraisal Dates and Value	
Nelson Mullins 100 S. Charles Street Suite 1600 Baltimore, MD 21201			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
6	6	2318000.00	2862000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF			
Space to be Renovated GSF			
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>EBDI's Public Arts and Placemaking Workgroup is made up of EBDI staff, the Henderson-Hopkins art teacher, legacy residents, new residents who serve on the leadership team for the Eager Park Neighborhood Association (EPNA), Johns Hopkins staff, EBDI's master developer Brookfield Properties, and other Eager Park partners. At its inception, the Workgroup adopted a set of equally important core pillars (Celebration of Local History, Community and Social Justice) to be woven into each project it will undertake. The Workgroup is dedicated to honoring, celebrating, and observing these core pillars, as they all help to build a vibrant community. The traffic-calming project was identified based on input from community residents and the school staff, who serve on our Workgroup. EPNA and Henderson-Hopkins School are in support of this project.</p> <p>Phase 1: PLANNING - Community Engagement, Design Development and Temporary Installation. EBDI, working with the Public Arts workgroup and the Henderson-Hopkins community, including students, teachers, administrators and parents, will undertake a community engagement and design development process to plan for the traffic calming and right of way art project. EBDI will engage an artist consultant to design a plan to beautify and calm traffic at the intersection of Ashland and Collington and facilitate the community engagement process. The planning for this project will need to be coordinated with the major infrastructure project that EBDI is planning to undertake in Q4 of 2021 to improve the roadways, sidewalks, and streetscape on Ashland Avenue between Patterson Park Avenue and Washington Street. The planning phase for the traffic calming is anticipated to take approximately 6-8 months. During the planning phase, EBDI will explore the installation of a temporary traffic calming project to ensure the safety of the students. One short-term solution is to install vibrant crosswalk paint and several planter barriers in the crosswalk at the corner of Ashland and Collington, thus narrowing and slowing the travel lane and drawing attention to the crosswalk and stop sign. An additional three planter barriers would be installed in front of the school to protect the main entrance where families often congregate during pick up/drop off. EBDI has received an estimate from local minority firm Mayson-Dixon Companies, which has experience completing temporary traffic-calming work.</p> <p>Phase 2: IMPLEMENTATION - Installation of Permanent Traffic Calming Solution. Phase 2 will entail the installation of the permanent solution developed out of the Phase 1 community engagement and design process. The project will include the installation of three bump outs intended to extend the curbs surrounding the intersections, thus slowing down traffic and increasing safety for pedestrians. In addition, pavement artwork would be installed along three crosswalks using custom pigmented, durable, and long-lasting StreetBond paint. Pavement artwork is estimated to last at least five years on new asphalt and can be continuously maintained and updated beyond the initial five years. EBDI expects to begin pavement artwork installation following the currently planned infrastructure on Ashland. EBDI will include Henderson-Hopkins students and staff and the broader Eager Park community in the planning, design, and implementation phases. EBDI has held preliminary discussions with Graham Coreil-Allen, a Baltimore-based public artist focused on making places more inclusive and livable through public art, placemaking, and civic engagement.</p>	