

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Last Mile Park Community Enhancement		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$25,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the property at 1408 North Wolfe Street		
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 Cory McCray		Cory.McCray@senate.state.md.us
China Boak Terrell, CEO		410-989-1607
10. Description and Purpose of Organization (Limit length to visible area)		
<p>American Communities Trust (ACT) is a 501c3 public charity, whose mission is to create inclusive economic development projects that bring growth and prosperity to low-income residents. In Maryland, ACT intends to fill a gap by developing commercial properties, in close collaboration with resident leaders, that provide accessible employment in low-income neighborhoods. ACTs projects are in areas of high vacancy not served by traditional lending markets and that, as a result, require assembling tax credits and numerous private and public funding sources. As ACTs projects become fully realized, they are helping to positively transform neighborhoods by serving as anchors for employment and community activity. The new public space will engage residents and visitors while serving more than 800 weekly BaltimoreLINK riders (pre-pandemic count).</p>		

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

The Last Mile: at N. Wolfe and N. Gay seeks to create a new landmark into the north-of-the-tracks neighborhoods of East Baltimore, while also positively transforming the Last Mile into Baltimore City. Bold artistic lighting and newly-painted walls at each underpass will advance a resident-led placemaking strategy by transforming dark, unsafe underpasses into vibrant, welcoming, and safe connectors that link communities north and south of the Amtrak rail line. This landmark will enhance safety and attract new residents and new visitors to several new developments underway north of the rail line. The landmark will also help connect residents in the north to amenities that are just south of the rail line.

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	\$30,000
Construction	\$158,011
Equipment	\$281,186
Total	\$469,197

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

Bloomberg	\$70,000
Abell Foundation	\$36,000
Bond 19-237	\$192,000
Bond 21-297	\$75,000
Baltimore Ravens	\$55,000
This Bond application	\$25,000
Private donor	\$16,197
Total	\$469,197

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
01/01/2021	08/31/2021	09/01/2022	03/31/22
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
177197		800	more than 2500 based on new
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2014	\$750,000	Acquisition and construction of Baltimore Food Hub	
2016	\$150,000	Sitework and Environmental Remediation for Baltimo	
2017	\$900,000	Predevelopment and construction of Baltimore Food	
2019 and 2021	\$267,000	Last Mile Park Community Enhancement near Baltim	
19. Legal Name and Address of Grantee		Project Address (If Different)	
American Communities Trust PO Box 50160 Baltimore, MD 21211		1408 N Wolfe Street Baltimore MD 21213 (Property was recently subdivided; previous address for this project was 1801 E Oliver St., Baltimore, MD 21213)	
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:	China Boak Terrell	Has An Appraisal Been Done?	Yes/No
Phone:	410-989-1607		
Address:		If Yes, List Appraisal Dates and Value	
PO Box 50160 Baltimore, MD 21211			

24. Impact of Project on Staffing and Operating Cost at Project Site				
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget	
2	2	500000	500000	
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?			Own	
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		Not applicable		
Space to be Renovated GSF		Not applicable		
New GSF		Not applicable		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

2021-2022

28. Comments

This project is a permanent artistic light installation. Based on a Memorandum of Understanding with Baltimore City, permanent artistic lighting (public art) is being installed underneath an underpass. American Communities Trust, Inc. will maintain the structure. Electricity for the art is provided from a site owned by American Communities Trust, Inc. BGE is installing a transformer on the privately owned site to power the public art.

A bold lighting design and new pocket park will help make Broadway East a destination and create a significant cultural landmark for Baltimore City. This type of placemaking strategy is important to counter community conditions including a 30 percent vacancy rate. Such conditions were not present in the communities where another, simpler lighting project was implemented in front of Mercy Medical Center on St. Paul Street. As a result, residents and ACT support a bolder design that will be a significant landmark for their community and for Baltimore City.

The great news is that Last Mile Park would help address many of the challenges this community is working hard to overcome. The Last Mile Park project is informed by research on the connection between health and the built environment and the theory of Crime Prevention through Environmental Design, which puts forward that environments can be designed to deter criminal behavior by improving "natural surveillance."

-->Properly designed and maintained outdoor green space has the potential to reduce violent crime and gun violence, to make communities safer and keep residents healthier. (Hessam Sadatsafavi et al. (2020) The Impact of Green Space on Violent Crime in Urban Environments: An Evidence Synthesis. International Journal of Environmental Research and Public Health doi:10.3390/ijerph16245119.

-->"[W]e found that there is a strong inverse relationship between tree canopy and our index of robbery, burglary, theft and shooting. The more conservative spatially adjusted model indicated that a 10% increase in tree canopy was associated with a roughly 12% decrease in crime. When we broke down tree cover by public and private ownership for the spatial model, we found that the inverse relationship continued in both contexts, but the magnitude was 40% greater for public than for private lands." Troy, A. et al.2012. The relationship between tree canopy and crime rates across an urban-rural gradient in the greater Baltimore region).

-->"As this experimental study has shown, direct changes to vacant urban spaces may hold great promise in directly breaking the urban cycle of violence, fear, and abandonment and doing so in a cost-effective way that has broad, citywide scalability." Branas, C. et al. 2018. Citywide cluster randomized trial to restore blighted vacant land and its effects on violence, crime and fear.