

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Towson Estates Community Park		
2. Senate Sponsor	3. House Sponsor	
	Lafferty	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$32,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the park area in the Towson Estates community, including repairs to a retaining wall		
7. Matching Fund		
Requirements: Equal	Type: The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.	
8. Special Provisions		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
9. Contact Name and Title	Contact Ph#	Email Address
Nicole Katsikides	443-322-6762	nicole@katsikides.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Towson Estates Historic Association (TEA) exists to provide community development and historic preservation services for the Towson Estates Community. The organization has been active for many years and has worked to preserve the unique character of the Towson Estates Community. Towson Estates is a neighborhood of stone homes built in 1929. It was originally built as part of a planned community to support the former Eudowood Tuberculosis Hospital that once stood across the street.</p>		

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

This project preserves a historic park and improves it structurally for safety. The includes repair of a major retaining wall, stone borders, fountain, pedestrian access, electrical upgrades and landscaping. TEA invested in the aesthetic improvements such as the fountain, electrical upgrades and beautification. The funding requested supports the repair of the wall that supports the park. TEA would complete landscaping and final aesthetic improvements to restore the park. The restoration of this park preserves a unique part of Baltimore County's history. Without the wall repair, the park is in danger of falling should the wall give out. Residents have tried to shore up the wall, but it is beyond its useful life and in danger of a landslide and complete destruction. The Association has tried to find funding for this major project, but the project cost has exceeded resources and funding opportunities pursued until now.

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	\$0
Design	\$0
Construction	\$67,195
Equipment	
Total	\$67,195

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

Hard Match/Cash from TEA toward wall	\$10,000
TEA Funded Park Attributes (fountain, etc.)	\$12,600
Donated Electrical and Landscape Services, TEA	\$9,595
TEA Funded Landscape Restoration, post project	\$3,000
State Bond Bill for wall	\$32,000
Total	\$67,195

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
N/A	N/A	5/15/2019	5/30/2019
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
35195.00	230		230
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Towson Estates Historic Association 118 Edgewood Road Towson, Maryland 21286		Towson Estates Edgewood Park Edgewood Road Towson, Maryland 21286	
20. Legislative District in Which Project is Located	42A - Baltimore County		
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:	Nicole Katsikides	Has An Appraisal Been Done?	Yes/No
Phone:	443-322-6762		
Address:		If Yes, List Appraisal Dates and Value	
118 EDGEWOOD RD TOWSON, MARYLAND 21286			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	0	0.00	0.00
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
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	
Pochna Kahle, Nonth & Diane Chotikul	99 years	Not stated	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to be Renovated GSF			
New GSF			

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

1929/1930

28. Comments

This project includes the following elements:

1. Park restoration (new fountain, new benches, park stone wall restoration, electrical upgrades and pedestrian access, landscaping).
2. Retaining wall - this wall is a major retaining wall holding up the entire park area on the side of a steep hill that used to have a pathway down to a train station when the MA and PA railroad was operating. The project requires a significant amount of concrete work to strengthen it, as well as installation of iron and steel supports and stone pointing work per the estimates received.
3. Pedestrian access - this work would restore the pedestrian access to and from the park from Edgewood Road.
4. Landscaping and Beautification - when complete, additional landscaping and beautification is required to restore the park fully.

This park is an important part of the TEA community. It supports numerous events throughout the year from community meetings to gatherings and other social events. It is also an important part of the character of this unique, historic community.

TEA is in the process of applying for historic designation, and this park is a major element to this effort.

The TEA has been able to complete and fund some of the elements of this project, but the retaining wall and related repairs are more than TEA can do on its own. The wall is in need of major repair or the risk is that the park will be part of a landslide down the hill toward the old railroad trail. Residents have engaged in scaffolding and makeshift support until full repair can be done, but this is only buying time. Full repair is needed to restore this important area of our community.