

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
WECC-Eager Park Traffic Calming and Public Arts Initiative		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	Smith	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$75,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a traffic-calming and art installation project		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Delegate Stephanie Smith		Stephanie.Smith@house.state.md.us
Antonia Daniels		443-465-2928
<b>10. Description and Purpose of Organization</b> (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, Community Reinvestment Fund, Opportunity To Return, Affordable Housing, Minority Development and Equity, Food Access, Digital Access and Inclusion, and Public Arts and Placemaking.</p>		

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

EBDI is seeking funding for a traffic-calming and art installation project to serve the Eager Park and Weinberg Early Childhood Center (WECC) communities. The 900 block of Chester St in front of the WECC in East Baltimore has become a safety hazard due to careless drivers. In order to slow traffic and improve safety for students, staff and families, EBDI proposes short- and long-term solutions. Phase 1 will include planning and a temporary installation in front of the school. Phase 2 will include a permanent installation in the same location. Both phases of the traffic-calming project will run consecutively and in conjunction with a pending public infrastructure work that is scheduled to begin within the next 18 months. EBDI is seeking the services of local and minority contractors to complete this work. The requested amount of funds is based on a 2021 estimate (2022 estimate pending) and includes cushioning for contingency.

*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**

<b>Acquisition</b>	
<b>Design</b>	\$35,000
<b>Construction</b>	\$35,000
<b>Equipment</b>	\$5,000
<b>Total</b>	\$75,000

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

2022 bond bill funding	\$75,000
<b>Total</b>	\$75,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
3/1/2022	11/1/2022	11/1/2022	4/1/2024
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
		5000	5000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2021	\$64,500	traffic-calming project for Henderson-Hopkins School	
2019	\$2,500,000	public infrastructure	
2017	\$5,000,000	capital projects	
2016	\$5,000,000	capital projects	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
East Baltimore Development, Inc. 929 N. Wolfe Street Suite 1106 Baltimore, MD 21205		998-900 N. Chester Street Baltimore, MD 21205	
<b>20. Legislative District in Which Project is Located</b>		45 - Baltimore City	
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Michael A. Brown	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	443.392.9401		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Nelson Mullins 100 S. Charles Street Suite 1600 Baltimore, MD 21201			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
7	7	2749850.00	2826416.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>			
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>			

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p>EBDI's Public Arts and Placemaking Workgroup is made up of EBDI staff, the Henderson-Hopkins School art teacher, legacy residents, new residents who serve on the leadership team for the Eager Park Neighborhood Association (EPNA), Johns Hopkins staff, 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 WECC 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 WECC 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 along the 900 block of N. Chester 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 to improve the roadways, sidewalks, and streetscape within the project area. 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 N. Chester and E. Eager, thus narrowing and slowing the travel lane and drawing attention to the crosswalk and stop signs. 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 project. EBDI will include WECC families 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>	