

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Ashburton Community Coffee House and Meeting Space		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Hayes	Conaway	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Ashburton Community Coffee House and Meeting Space		
<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>
Paul Taylor		410-258-7996
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Ashburton Area Community Development Corporation (AACDC) is a nonprofit organization dedicated to strengthening the historic Ashburton community in Northwest Baltimore. Its purpose is to promote neighborhood revitalization, economic opportunity, and community engagement through strategic development, partnerships, and resident-driven initiatives. AACDC works to preserve the neighborhoods rich legacy of Black leadership and homeownership while addressing challenges such as vacant properties, limited commercial amenities, and aging infrastructure. The organization advances projects that improve quality of life, support small businesses, and create welcoming community spaces where residents can gather, collaborate, and build a vibrant future for Ashburton.</p>		



<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>
September 2026	Jan 2027	Mar 2027	Dec. 2027
<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>	
		1000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Ashburton Area Community Development Corporation 3503 Sequoia Avenue Baltimore, Maryland 21215		3050 Liberty Heights Avenue Baltimore, Maryland 21215	
<b>20. Legislative District in Which Project is Located</b>	41 - 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>	Paul E. Taylor	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-258-7996		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
0	12		250000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			Yes
<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>	
Mt. Zion Methodist Church	20 Years	Yes, One 20 year option	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	4500		
<b>Space to be Renovated GSF</b>	4500		
<b>New GSF</b>	4500		

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

2027

**28. Comments**

The property at 3052 Liberty Heights Avenue is currently vacant and in a state of disrepair. While the building structure appears to remain intact and does not require a complete structural gut rehabilitation, the interior and building systems require significant renovation and modernization in order to make the property safe, functional, and suitable for public use.

Substantial cosmetic repairs will be required throughout the interior, including restoration and resurfacing of walls, ceilings, and floors. The building will also require installation of new mechanical systems, including a modern heating, ventilation, and air-conditioning (HVAC) system. Existing electrical and plumbing systems will need to be upgraded to meet current building codes and support commercial operations.

To accommodate the planned coffee house use, the property will require the installation of a commercial kitchen, as well as a fire suppression sprinkler system throughout the building to comply with life safety requirements. In addition, the building will need improvements to ensure ADA-compliant accessibility and safe egress, including accessible entrances, circulation paths, and restroom facilities. These upgrades will allow the property to be safely adapted as a welcoming community gathering space.

The renovated facility at 3052 Liberty Heights Avenue will serve as a welcoming community coffee house and neighborhood gathering space for residents of the Ashburton community and surrounding Northwest Baltimore neighborhoods. Once restored, the building will provide a comfortable environment where residents can meet informally, hold community meetings, host small events, and strengthen neighborhood connections.

The space will function as both a coffee house and a community hub, offering a place for conversation, collaboration, and civic engagement. Local organizations, neighborhood associations, and community groups will be able to use the facility for meetings, workshops, and small cultural events.

In addition, the facility will support micro-enterprises and small business activity by creating opportunities for local vendors, food entrepreneurs, and neighborhood-based businesses to participate in the operation of the coffee house. The project will help generate local employment opportunities, encourage entrepreneurship, and contribute to the economic vitality of the Ashburton community while creating a positive and welcoming place where residents can gather and build stronger relationships.