

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Queensbury Park		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Attar	Rosenberg	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$60,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Queensbury Park revitalization plan		
<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>
Stephen Callender		443-762-3576
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>As a central hub of social and recreational activity, Queensbury Park is essential to the well-being of the surrounding neighborhood. Current redevelopment efforts at Pimlico Race Course present a unique opportunity for the Queensbury Park Community Association to synchronize its efforts with the broader revitalization of Greater Park Heights. We are seeking support to formalize a community-driven development strategy. This initiative will include a rigorous needs assessment to inform an extensive modernization plan, solidifying the park's role as a sustainable and high-functioning community asset.</p>		

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

The Queensbury Park Community Association seeks \$60,000 to develop a comprehensive redevelopment strategy that integrates community needs into a cohesive plan, transforming Queensbury Park into a modern, sustainable asset.

*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>	\$60,000
<b>Construction</b>	
<b>Equipment</b>	
<b>Total</b>	\$60,000

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

Legislative Bond Initiative	\$60,000
<b>Total</b>	\$60,000

<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>
6/1/2026	2/1/2027		
<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>	
Queensbury Park Community Association Stephen-Bernard D Callender 3029 Spaulding AVE. Baltimore MD 21215		3009 Spaulding Ave, Baltimore, MD 21215	
<b>20. Legislative District in Which Project is Located</b>	40 - 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>	Malcolm Ruff	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-841-3283		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
N/A			

<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>
N/A			
<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>			
<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>			
<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>
N/A			
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	57,600		
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>			

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

2027-2028

**28. Comments**

As the architectural and social landscape of Northwest Baltimore undergoes a historic transformation, Queensbury Park stands at a critical crossroads. Long recognized as a central hub for social and recreational activity, the park is more than a mere collection of green space; it is an essential component of the well-being and identity of the surrounding neighborhood. However, for a community asset to remain relevant, it must evolve in tandem with its environment. The current redevelopment of the Pimlico Race Course offers a once-in-a-generation catalyst for the Queensbury Park Community Association (QPCA) to formalize a community-driven development strategy that synchronizes with the broader revitalization of Greater Park Heights.

This initiative arrives as the neighborhood experiences burgeoning diversification and rising socioeconomic growth. To foster cohesion among long-standing residents and new families, the plan introduces key social anchors: a state-of-the-art dog park, a vibrant community garden, and community murals. Central to this vision is a versatile outdoor event space designed to host farmers' markets and "movies in the park" nights, offering a shared cultural experience for a changing population.

Crucially, the QPCA is committed to a transparent and democratic development process. Every proposed amenity will be rigorously vetted by the community to ensure it is genuinely wanted. Furthermore, the strategy prioritizes ecological resilience. By integrating green infrastructure like bioswales and native landscaping, Queensbury Park will transition into a high-functioning "green anchor." This sustainability focus aligns with Baltimores broader environmental goals while providing a modern sanctuary for residents.

**From Vision to Implementation: Fiscal and Logistical Readiness:**

To move from vision to reality, the initiative will focus on establishing a rigorous framework for execution. A central pillar of this phase is a comprehensive cost assessment and the development of a transparent, line-item budget. By identifying potential contractors with a prioritized focus on local Baltimore-based partners and drafting a phased renovation timeline, the QPCA will ensure the project is professionally managed and logistically sound.

To bridge the gap between planning and construction, the initiative will produce high-fidelity architectural renderings. These visuals, paired with a finalized business plan, will serve as the primary tools for a major capital campaign. This strategic preparation ensures that by the conclusion of the initiative, the project will be "shovel-ready," possessing the established credibility and detail necessary to secure the private and public funding required to fully realize the vision.

Ultimately, this plan ensures Queensbury Park becomes a "Gateway Asset" to the new Pimlico corridor. By formalizing this community-driven strategy, the QPCA is securing the parks role as a resilient, sustainable hub, ensuring all residents are central participants in the prosperity of a revitalized Greater Park Heights.