

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Triangle Park at Dover		
2. Senate Sponsor	3. House Sponsor	
Talbot County Senators	Talbot County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Talbot County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Triangle Park at Dover project		
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
Andy Kitzrow		919-619-6996
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Town of Easton, Maryland, is municipality dedicated to delivering efficient public services, responsible fiscal management, and strategic community planning. Through coordinated leadership by the Mayor, Town Council, and professional staff, the Town advances infrastructure improvements, economic vitality, environmental stewardship, and high quality of life initiatives. The Town promotes sustainable growth, strengthens neighborhoods and business districts, and ensure transparent, accountable governance while preserving Eastons historic character and coastal heritage for future generations.</p>		

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

The East End Small Area Plan is a community-driven revitalization framework guiding future investment in Eastons East End, especially along the Dover Road Corridor. A central component is the "Triangle Park at Dover", which is envisioned as an activated civic space that strengthens connectivity, attracts visitors, and anchors local businesses. By transforming the Triangle into a vibrant public gathering place with pedestrian enhancements and placemaking elements, the project will stimulate economic activity, support small business growth, and increase foot traffic to nearby commercial nodes. These improvements will foster equitable community engagement, enhance quality of life, and serve as a catalyst for reinvestment and future development in a historically underserved area within Easton, Maryland.

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	\$300,000
Construction	\$2,000,000
Equipment	
Total	\$2,300,000

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

State of Maryland	\$300,000
Town of Easton	\$2,000,000
Total	\$2,300,000

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
9/1/2026	6/30/2027	9/1/2027	6/30/2028
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
0.00	0		10,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Town of Easton, Maryland 14 S. Harrison Street Easton, MD 21601		Corner of Dover Street and Dover Road Easton, MD 21601 (Map 0104 Grid OOEA Parcel 1056)	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	Sharon Van Emburgh	Has An Appraisal Been Done?	Yes/No
Phone:	410-822-1988		No
Address:		If Yes, List Appraisal Dates and Value	
Ewing Dietz Fountain & Kaludis 16 S Washington Street Easton, MD 21601			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	1	15000.00	50000.00
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?			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	NA		
Space to be Renovated GSF			
New GSF			

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

2027

28. Comments

As part of Eastons Comprehensive Plan update, the Town engaged a multidisciplinary consultant team to undertake a 3-stage public outreach and engagement planning process to update the Towns East End Small Area Plan. The Town has a long history of pro-active community involvement in long-term planning initiatives, and this latest Small Area Plan is itself an update to the East End Housing and Neighborhood Revitalization Plan, originally approved by the Town of Easton in September, 1997. The Study Area boundaries for the Plan are approximately defined as Cherry and Goldsborough Street to the north, Aurora Street to the west, Idlewild Avenue to the south, and US Route 50 to the east. In addition to the overall Study Area, a number of Focus Areas were identified for more specific and detailed attention during the interactive Charrette phase of the process. Key Objectives outlined by the Town for this process were to:

Establish Dover Street as an inviting and vibrant corridor that supports innovative and resilient small businesses;

Identify the Dover Street corridor as a neighborhood and community destination;

Provide convenient and safe access for pedestrians and bicyclists along the corridor and from adjacent neighborhoods;

Build on the neighborhoods existing and diverse population of residents by identifying redevelopment opportunities for legacy industrial properties associated with the Rails to Trails.

Notably, the intersection of the rails-to-trails, Dover Street, and Dover Road was identified by the community and the design team as a critically important community resource that was under-utilized and lacked cohesion. As a result, the concept for "Triangle Park at Dover" was born.