



EBDI – Eager Park Revitalization Overview

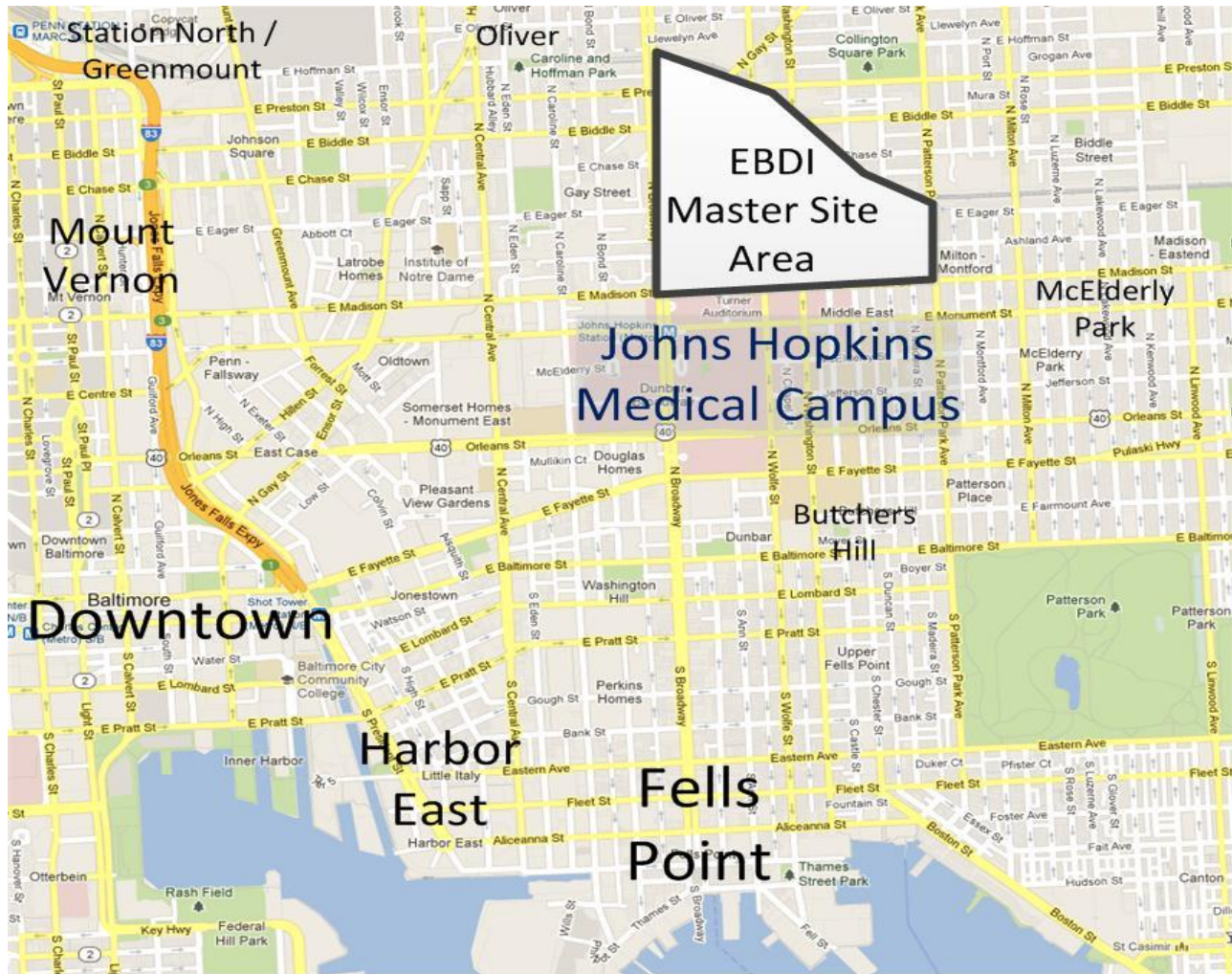
*Karen Major Johnson
Chief Real Estate Officer*

FOREST CITY - NEW EAST BALTIMORE
PARTNERSHIP

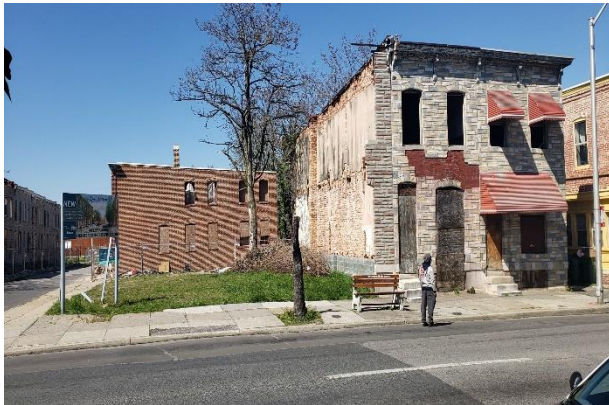
science +
technology
park
at Johns Hopkins



EBDI – Eager Park Master Site Location



EBDI – Eager Park Project Before Photos



Baseline Measures

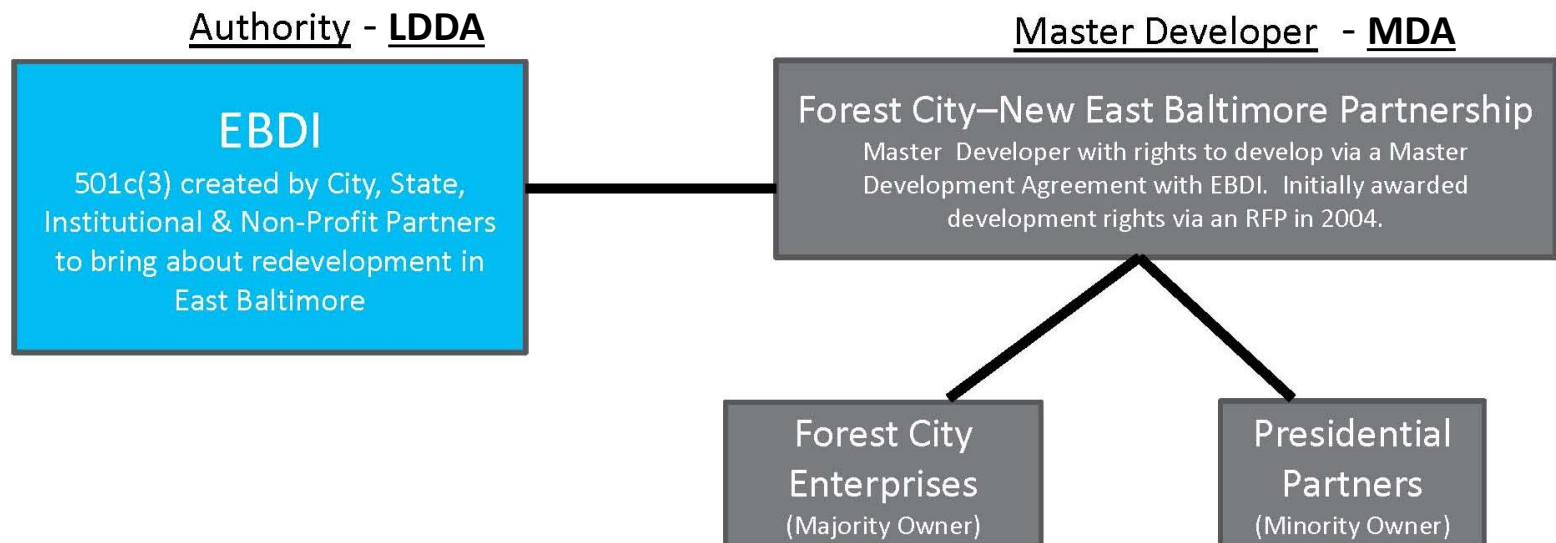
	Middle East	Baltimore City
Unemployment Rate	24%	11%
Vacancy Rate	70%	14%
Poverty Rate	43%	19%
Percent of Households On Public Assistance	29%	16%
Average Household Income	\$28,464	\$42,090

Baseline Measures (cont.)

	Middle East	Baltimore City
Juvenile Arrest Record (per 1,000 age 10-17)	23.2	10.7
Violent Crime (per 1,000 residents)	52	26
Homicide Incidence Rate (2005-2009) (per 100,000 residents)	61	20
Lead Paint Violation Rate	25	11.8
Child Abuse and Neglect (per 100,000 children)	14.3%	4.5%

EBDI Initiative Project Partners

- **EBDI**
 - Authority Vested by City/State to Oversee Redevelopment and Private Developer(s) - LDDA
- **Forest City – New East Baltimore Partnership**
 - Private Developer Carrying-out Majority of Development
- **Baltimore City & State of Maryland**
- **Johns Hopkins University and Medicine**
- **Annie E. Casey Foundation**
- **East Baltimore Community**



Core Values

Community Engagement & Planning

- Community involvement in all aspects of plan implementation
- Neighborhood Association creation guidance
- Monthly meetings to address community concerns/issues
- EBDI Quarterly Community Update Meetings

Economic Development

- Community Reinvestment Fund
- Women Contractors College
- Local vendor directory
- Job training

Responsible Relocation

- Enhanced benefits
- House-for-house replacement
- Home repair program
- Family advocates

Economic Inclusion

- Minority equity ownership
- Minority prime contracting & joint ventures
- Minority/women/local subcontracting
- Local hiring
- Community Reinvestment Fund

Core Values (cont.)

Opportunity to Return

- Providing monetary incentives, housing subsidies and affordable housing units to incentivize the return of legacy residents

Community Reinvestment Fund

- Developing a fund to support small business and workforce development efforts in East Baltimore

Affordable Housing

- One-third of all units developed in project area should be affordable
- For rental affordable means HH income not to exceed 50% of AMI
- For homeownership affordable means PITI payment is affordable to HH at less than 80% of AMI

EBDI Economic Inclusion Outcomes

Between **January 2006** and **August 2020**, EBDI's inclusion policies have yielded the following contracting and hiring results:

- ✓ **Minority Business Contracting (MBE)** - Fully 34.64% (\$150.8M) of the \$462M in construction contracts were awarded to MBE firms, exceeding EBDI's goal of 27%. A total of \$96.5M (20.9%) went to Baltimore City based MBE firms.
- ✓ **Women Business Contracting (WBE)** - Fully \$29.4M (6.36%) of \$462M in construction contracts were awarded to WBE firms towards the goal of 8%. A total of \$18.1M (3.9%) went to Baltimore City based WBE firms.
- ✓ **Local Business Contracting (LBE)** - 33.5% (\$155 M) of the \$462M in construction contracts were awarded to Baltimore City based LBEs, exceeding EBDI's goal of 20%.
- ✓ **Local Labor Hours** -32.5% (852,523) hours of 2.62 million labor hours were verified to have been worked on the project to date and were performed by Baltimore City residents. Of the total hours, 29.9% were performed on commercial projects and 45.5% on residential projects by Baltimore City residents. This exceeds EBDI's goal of 23% of all hours for commercial projects and 25% for residential projects to be performed by City residents.

EBDI Economic Inclusion Outcomes (con't)

Between **January 2006** and **August 2020**, EBDI's inclusion policies have yielded the following contracting and hiring results:

- ✓ **Local Hiring** – 30% (2,059) of the 6,868 workers verified to have worked on EBDI-related projects since its inception are Baltimore City residents. Of the total workers, 18.5% (1,274) were African American.
- ✓ **Average Hourly Wage** – The average hourly wage earned in the project-area is \$23.73. Baltimore City residents earned an average hourly wage of \$20.70, whereas East Baltimore residents earned an average hourly wage of \$20.31.
- ✓ **New Local Hires** – The project has yielded 288 new Baltimore City hires of which 189 (65%) were from East Baltimore.
- ✓ **Local Worker Retention** – Since the inception of the project, 540 workers were retained by multiple projects. Among these workers, 209 are Baltimore City residents (170 minorities) and 134 are East Baltimore residents (115 minorities).

EBDI – Eager Park Master Plan



EBDI Parcel Development Map

January 2021

EBDI Development Area – Project Update Jan. 2021

Completed Projects

- (A) Rangos Building (Blk. 1602)
 - Life Science R&D Space
 - 281,000 GSF
- (AA) Chase / McDonough Rehabs (Blk. 1547-1548)
 - 58 renovated row homes
 - Includes Home Repair and House 4 House Units on Collington, Washington, Patterson Park & Madison
- (AA1) Townes @ Eager Park (Phase I) (Blk. 1565)
 - 49 new townhomes
- (AA2) Townes @ Eager Park Phase II (GEI Windemere) (Blk. 1601)
 - 34 new townhomes
 - Construction completed Q3 2020
- (E) Henderson-Hopkins School (Blk. 1588-1589)
 - 540 student capacity, plus 90 seat Early Childhood Center
- (G) Ashland Garage (Blk. 1586)
 - Walgreens Pharmacy
 - 1,490 parking spaces
- (H) Graduate Student Housing (Blk. 1586)
 - Rental apartments; 321 units, 572 beds
- (I) Harbor Bank CDC / Emerging Developers (Blk. 1605)
 - 8 rehabbed townhomes
 - Restaurant coming Spring 2018
- (L) Chapel Green (Blk. 1567)
 - Multifamily building & townhomes; 63 units – (Affordable)
- (N) Preston Place 1 (Blk. 1513-29-30)
 - 62 rental row homes
 - Convert to homeowners in 5 years
- (O) Residence at Washington Place (Blk. 1568)
 - 5 rehabilitated row homes
- (P) Eager Park West (Blk. 1564)
 - 25 rehabbed townhomes
- (Q) Townes of Eager (Blk. 1564)
 - 5 new construction townhomes
- (R1) Parkview at Ashland Terrace (Blk. 1583)
 - 74 affordable apartments
- (R2) Ashland Commons (Blk. 1583)
 - 78 affordable apartments
- (T) MPHL Building (Blk. 1582-1583 0)
 - Lab bldg. for Maryland Department of Health & Mental Hygiene (DHMH); 235,000 GSF
- (V) 1812 Ashland Avenue (Blk. 1585)
 - Lab & Office building – 170,000 SF
 - Starbucks – opportunity Café
- (W2) Berman Bioethics Institute (Blk. 1601)
 - 194 rooms; 20,000 SF retail
- (Y) Marriott Residence Inn (Blk. 1601)
 - 194 rooms; 20,000 SF retail
- (Z) Eager Park (Blk. 1585-56-49)
 - 5.5 acre, \$14M public/private investment
 - Opened Summer 2017



*NOTE: Dates and figures for projects under construction/underdevelopment are subject to change based on market conditions, financing, City entitlements and unforeseen circumstances.

Active Projects

- (D) Henderson Crossing (Henderson Crossing LLC) (Blk. 1606)
 - Residential – 33 historic rehab units/10 new construction for sale units / 10 flat for sale units
 - Construction underway
 - Q1 2022 Completion Date
- (K) Eager Square (Pennrose) (Blk. 1586 - 1567)
 - 252 rental units in 2 buildings
 - Estimated construction start Q1 2022
- (N) Preston Place 2 (Blk. 1513-29-30)
 - 25 for-sale units (8 units completed)
 - Construction start for Phase II Q2 2022
- (J2) Townes @ Eager Park Phase III Castle Development LLC) (Blk. 1568)
 - 63 for sale townhomes
 - Estimated construction start Q2 2022

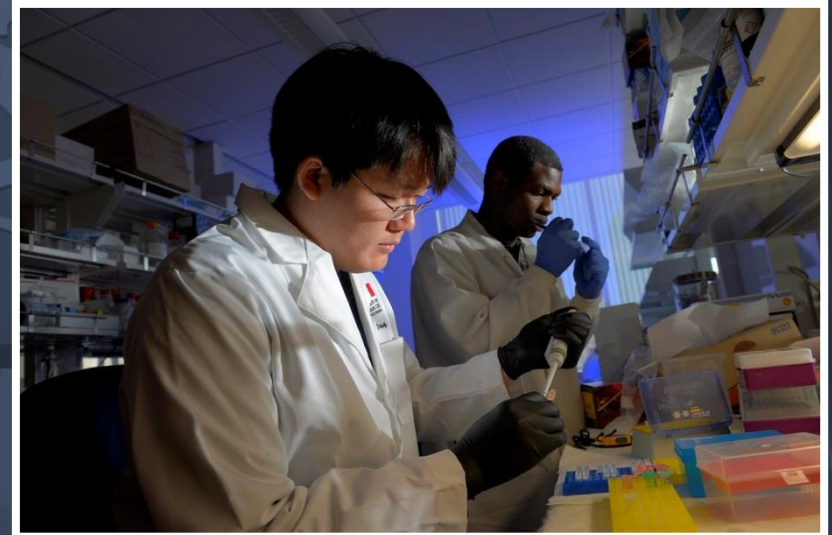
Projects in Pre-Construction

- (AC South) TBD (Blk. 1531)
 - 20 – 30 new construction townhomes / RFP issued Q4 2020
- (AB) Eager Park Phase IV (Blk. 1549)
 - 20 – 30 new construction townhomes / RFP issued Q4 2020
- (B) Potential Residential Site (Blk. 1602)
 - ~164 market rate rental units / Est Construction start tbd
- (J1) Potential Residential Site (Blk. 1568)
 - ~88 affordable rental units / Est Construction start tbd
 - ~88 market rate rental units / Est Construction start tbd
- (U) 1867 Eager Street – Commercial Bldg.
 - Lab & Office building – 170,000 SF / Est Construction start Q2 2022
- (M) Potential Residential Site (Blk. 1550)
 - Approx. 150 residential units / Est Construction start of Q2 2024

Rangos Building – Life Sciences Building



- 281,000 gross square feet
- Opened 2008
- Amenities: State-of-the-art facilities including chemistry and biology labs. Access to Johns Hopkins Medicine core services.
- Tenants Include: Johns Hopkins, Siemens, Lieber Institute for Brain Development, Sobran
- Home of Fast Forward East – a business incubator run by Johns Hopkins Tech Ventures
- \$105 million private investment



MD Department of Health & Mental Hygiene's Maryland Public Health Lab



- 235,000 gross square feet
- Opened Spring 2015
- Build-for-Suit for the Maryland Department of Health and Mental Hygiene



1812 Ashland Avenue



- 170,000 GSF (7 levels, inclusive of a partial lower level)
- Designed for 70% office / 30% lab mix
- Starbucks Opportunity Store on ground level
- Opened Summer 2016

Ashland Garage & Walgreens Parking & Retail Facility



- 1,490 parking spaces for life science buildings and Johns Hopkins
- 11,000 square feet retail space
- Opened 2012

Walgreens



Marriott Residence Inn Baltimore at the Johns Hopkins Medical Campus



A 194 key, 15-story Marriott Residence Inn including 20KSF of retail space fronting Eager Park.

The Project will be the only hotel adjacent to the Johns Hopkins Medical Institution and the Kennedy Krieger Institute.

Opened October 2017.



Affordable & Senior Rental Housing

Parkview at Ashland Terrace
74 Mixed-Income Units for Seniors



Ashland Commons
78 Mixed-Income Unit Rentals



Chapel Green Apartments
63 Mixed Income
Apartments & Townhomes



One-Third (1/3) of total housing units
mandated to be affordable.

For-Sale Historic Rehabs

Emerging Developers Project



800 Block of Chester Street – North & South

For-Sale Historic Rehabs

ReBuild Metro Project



1200 Block of Gay Street - Before



1200 Block of Gay Street - After

For-Sale Historic Rehabs

Washington Street



McDonogh Street



For-Sale Historic Rehabs (Henderson Crossing)



New Construction

Phase I Townes at Eager Park



New Construction

Phase II Townes at Eager Park



929 Graduate Student Housing Residential Building



- 574 beds, 321 room residential building; 20 stories
- 8,300 square feet retail
- Opened 2012
- Amenities include community rooms, balconies, fitness room
- \$60 million private investment

Henderson Hopkins School and the Harry & Jeanette Weinberg Early Childhood Center



- 720 student capacity K-8 school built in partnership with Johns Hopkins University
- Opened January 2014
- State-of-the-art learning facility
- Featured in New York Times on March 18th, 2014
- Harry & Jeannette Weinberg Early Childhood Ctr – 174 slots, 80 HS/EHS and 94 tuition slots – mixed income student body



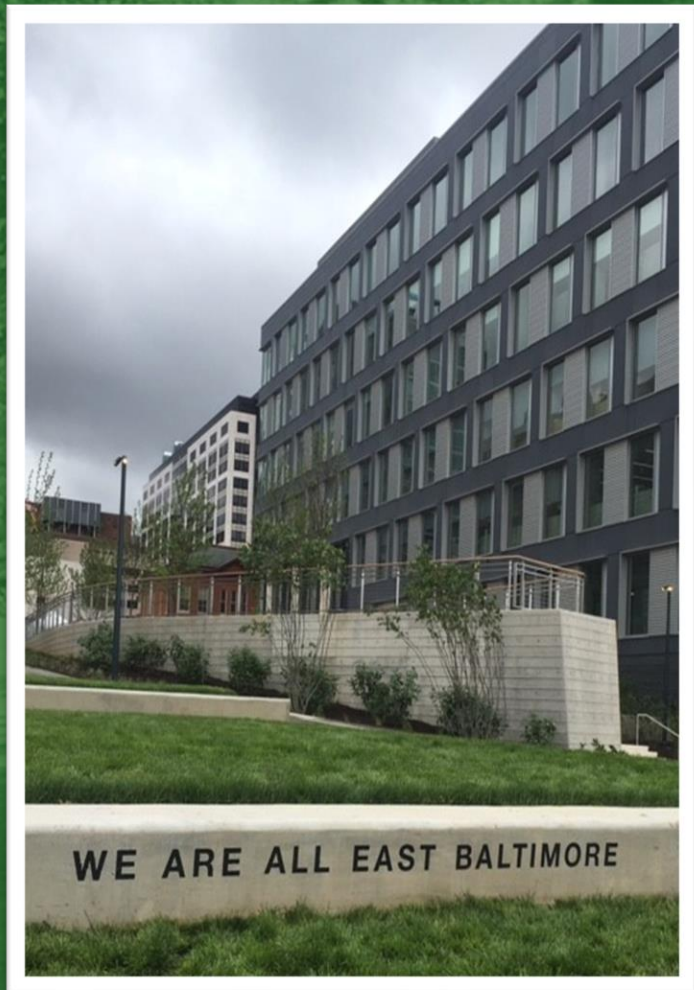
Eager Park - Overview



- 5 acre park
- Programmed activities to include concerts & farmers markets
- Amenities: amphitheater, pavilion, playing fields, etc.
- Opened June 2017



Eager Park



Infrastructure Projects

Infrastructure Updates



1100 Block of Rutland - South



1100 Block of Rutland - North

Infrastructure Projects

Infrastructure Updates



1700 Block of Chase - Westbound



1700 Block of Chase - Eastbound

Upcoming Demolition Projects

Vacant Demolition



- **Parcel C Demolition Project** (25 Vacant units to be demolished)
- Funded with MD DHCD CORE Grant



Recent Demolition Projects

Vacant Demolition



- **Northwest Site Demolition Project** (26 Vacant units to be demolished)
- Funded with MD DHCD CORE Grant



Other Capital Improvements Needed



Eager & Chester Streets

- Total cost for remaining capital projects is approx. \$16M
- First project - Phase 2B Infrastructure Project in Southeast corner of project area

Washington St. & Ashland Ave.





Thank You!