

EAST BALTIMORE DEVELOPMENT INITIATIVE OVERVIEW

March 2016

FORESTCITY-NEWEASTBALTIMORE
PARTNERSHIP

science +
technology
park
at Johns Hopkins



The map displays the EBDI Master Site Area, which is a white-shaded region in the northern part of Baltimore. The area is bounded by E Oliver St to the north, E Biddle St to the east, E Chase St to the south, and N Gay St to the west. Surrounding neighborhoods include Station North / Greenmount to the northwest, Mount Vernon to the west, Johns Hopkins Medical Campus to the south, Butchers Hill to the southeast, Harbor East to the southwest, and Fells Point to the south. Major roads such as I-83, I-40, and E Fayette St are clearly marked. The map also shows various parks, including Collington Square Park and Patterson Park, and landmarks like the Johns Hopkins Medical Campus and the Harbor East area.

Baseline Measures

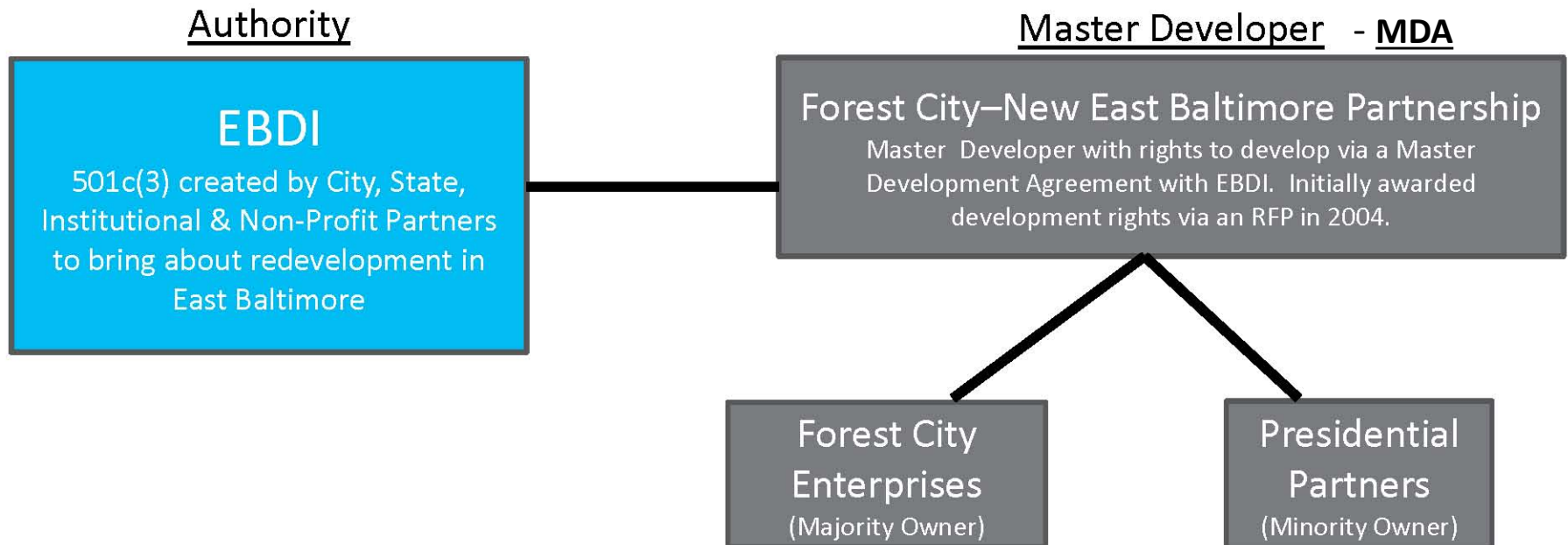
	Middle East	Baltimore City
Unemployment Rate	24%	11%
Vacancy Rate	70%	14%
Poverty Rate	43%	19%
Percent of Households On Public Assistance	29%	16%
Average Household Income	\$28,464	\$42,090

Baseline Measures

	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 1,000 residents)	61	20
Lead Paint Violation Rate	25	11.8
Child Abuse and Neglect (per 1,000 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 Medical Center**
- **Annie E. Casey Foundation**



Core Values

Responsible Relocation – Opportunity to Return

- Enhanced Benefits
- House for House Replacement
- Home Repair Program
- Family Advocates

Economic Inclusion

- Minority Equity (Ownership)
- Minority and Local Contracting – MBE/WBE/LBE
- Local Hiring
- Community Re-Investment Fund

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

Community Engagement

- Community involvement in all aspects of plan implementation

Master Plan – An Evolution



East Baltimore Development – Project Scope

Program Component	Total Projected	Total Completed (2015)	Projects Underway (PUD)	Future Estimated
Commercial Lab/Office Buildings	7 Buildings, 1.4M SF	2 Buildings, 514,000 SF	1 Building, 170,000 SF	2016
Retail	130,000 SF	37,000 SF	7,500 SF	2016
Grocery	10 – 40,000 SF	0	TBD	TBD
Single Family Residential	509 Units	50 units	349 Units	2016
Graduate Student Housing	321 Units, 574 Beds	321 Units, 574 Beds		
Rental Housing	906 Apartments	215 Apartments	204 Apartments	2018
Public K-8 School & Early Childhood Center	130,000 SF	130,000 SF		
Eager Park	5 Acres		5 Acres	2017
Hotel	2 Hotels, 280 Rooms Total	0	1 Hotel, 180 Rooms	2017
Parking Garages	2 Each at 1,500 Spaces Total	1 @ 1,500 Spaces		

East Baltimore Development – Investment (in 2014 \$\$)

Program Component	Total Projected	Total Completed (2014)	Projects Underway (PUD)	Future Estimated
Commercial Lab/Office Buildings	\$785,000,000	\$275,000,000	\$60,000,000	\$450,000,000
Retail	\$22,230,000	\$12,950,000	\$2,625,000	\$6,650,000
Grocery	\$15,000,000			\$15,000,000
Single Family Residential	\$101,800,000	\$10,000,000	\$69,800,000	\$22,000,000
Graduate Student Housing	\$69,000,000	\$69,000,000		
Rental Housing	\$153,175,000	\$32,250,000	\$33,250,000	\$87,675,000
Public K-8 School & Early Childhood Center	\$50,000,000	\$50,000,000		
Eager Park	\$11,500,000	\$1,000,000	\$10,500,000	
Hotel	\$122,050,000		\$80,000,000	\$42,050,000
Parking Garages	\$60,000,000	\$36,000,000		\$24,000,000
<u>Infrastructure/Acquisitions</u>	<u>\$85,000,000</u>	<u>\$60,000,000</u>	<u>\$10,000,000</u>	<u>\$15,000,000</u>
TOTALS	\$1,474,405,000	\$545,200,000	\$266,175,000	\$662,375,000

Completed To Date



RELOCATION:

750 households with average net increase in family net Worth of \$157,000.



COMMUNITY PARK:

City & Community Approved Contractor selected and site activities to commence.



HOUSING:

- 249 units of new and renovated resident (2006-2013)
- 321 units (572 bed) 929 Graduate Student Housing building (2012)



PARKING:

Completed 1,490 car garage with Walgreens.



COMMERCIAL/LAB:

- Rangos Building, 281KSF – only basement and retail space remain Available.
- Maryland Public Health Lab 235SF
- JH Bioethics Institute purchased and Occupied Deering Hall



PUBLIC INFRASTRUCTURE:

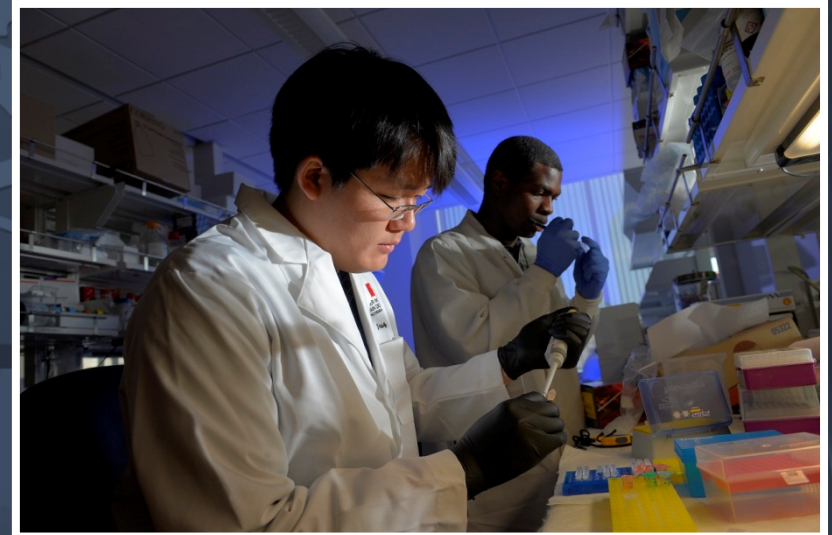
Over \$60 Million of public funds Have been invested in new infrastructure the development Area.

Approximately 1.5 miles of new streets, below grade utilities, lights, sidewalks and trees have been installed.

Rangos Building – Life Science Building



- 281,000 gross square feet
- Opened 2008
- Amenities: State-of-the-art facilities including chemistry and biology labs. Access to Johns Hopkins Medical 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
- Approximately 2,000 SF of retail on ground level
- Under Construction
- Executed Lease with Anchor Tenant
- Groundbreaking Jan 2015 / Opening 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.

Upon its construction, the Project will be the only hotel adjacent to the John Hopkins Medical Institution and the Kennedy Krieger Institute.

Construction commenced 9/23/2015.



Affordable & Senior 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.

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

Next Phase Housing Projects

- **Eager Park West (1)**
 - Renovation of 25 rowhomes on McDonogh/Chase Streets
 - Developer: McDonogh LLC
- **Eager Street Rowhomes (7)**
 - 45 new rowhomes on Eager St. between Washington and Chester St.
 - Developer: TBD
- **Madeira Housing (8)**
 - Renovation of up to 49 rowhomes opposite Henderson-Hopkins
 - Developer: TBD
- **Eager Place (6)**
 - 240 new apartments on Eager St. between Wolfe and Washington Streets
 - Developer: Pennrose and AVG Partners
- **Rutland Rowhomes (9)**
 - Phase 1 – 49 new rowhomes
 - Developer: Greenbaum with NV/Ryan Homes



- **Preston Place (10)**
 - 100 rehabbed rowhomes
 - Developer: TRF

Eager Square



- 240 Apartments
 - Mix of 1, 2, 3 Bedrooms
 - 10% of units affordable at 80% AMI
- ~3,300sf of Ground Floor Retail
- Amenity Suite featuring:
 - Elevated terrace overlooking park, with grill area, lounge seating, space for yoga and other activities
 - Multi-purpose clubroom with gaming stations and media room
 - State of the art fitness center
 - Cyber café, free Wi-Fi in amenity spaces
- Dedicated Parking
- Concierge Services

Henderson Hopkins School

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



Retail – Food & Beverage

Here:

- Atwater's
- Walgreens
- 7-Eleven
- Harbor Bank of Maryland
- Eager Park Eats (Food Truck Hub)

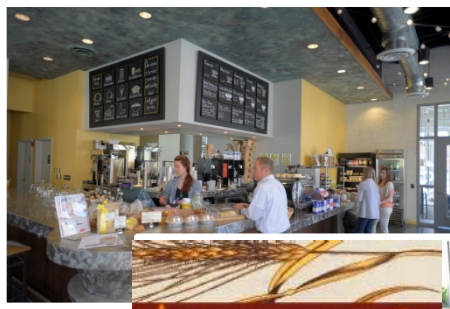
Coming Soon (May 2016):

- Helmand Fast Casual*
- Tapas Bar*

Being Explored:

- Two Boots Pizza
- Starbucks
- Grocery Store

**Eateries by Restaurateur Qayum Karzai. Official Names To-Be-Determined.*



Eager Park - Overview

- 5 Acre Park
- Programmed activities to include concerts & farmers markets
- Amenities: amphitheater, pavilion, playing fields, etc.
- Opening 2016



EBDI's Commitment to Economic Inclusion

EBDI's Economic Inclusion Program has three key objectives:

- *Equity Participation*
- *Subcontracting Goals (construction, A/E/D, Professional services)*
- *Local Hiring*

Subcontracting Outcomes for Construction Contracts (as of December 2015):

- 34.1% (\$128.77M) were awarded to MBE firms.
- Project goal is 27% participation. Goal exceeded.
- \$80.79M (21.4%) was awarded to Baltimore City based MBE firms.

Local Business Contracting:

- 36.1% (\$136.22M) were awarded to LBE firms.
- Project goal is 20% participation. Goal exceeded.

Women Business Contracting:

- 6.2% (\$23.46M) were awarded; currently short of 8% goal.
- 17.7% were awarded for Architecture/Engineering/Design, exceeding A/E/D goal of 13%.

EBDI's Commitment to Economic Inclusion

Local Work Hours (Total = 1.90M Hours):

- Over 30% of labor hours performed by Baltimore City residents.
- 30.4% hours on Commercial projects and 36.2% hours on residential projects were performed by Baltimore City residents, exceeding the project goal of 15% commercial and 20% residential.

Local & Minority Hiring (Total = 4,976 Workers)

- 30.0% were Baltimore City residents (1,595).
- 15.9% were African-American (839)

Job Skills Training and Permanent Employment:

As permanent jobs are generated, the effort to employ minority and local residents are being expanded to identify training opportunities and match new job openings to skilled minority residents. We are partnering with tenants, Humanim, The Chance, the Mayor's Office of Employment Development, St. Vincent DePaul's Culinary Training Program, JHM and JHH human resources departments and other partners to train and place individuals in newly created jobs in labs, offices, retail businesses and service providers to the community.

EBDI Ongoing Challenges

- TIF District (Special Tax)
- New East Baltimore Community Association
- Public Infrastructure
 - Approximately \$60 million spent to date
 - Estimated \$20 - \$25 million needed to build out infrastructure in the remainder of 88 acre EBDI footprint