Port Street Redevelopment Project
Easton, Talbot County, Maryland
Historic commercial/industrial corridor

First building activity followed the War of 1812

Steamboats started plying the waters of Tred Avon River around 1816 and utilized Easton Point through 1932

Frederick Douglass walked up Port Street to attend school in Easton
• **CREATE** a desirable destination at the water’s edge

• **ESTABLISH** Port Street and Easton Parkway as an important Gateway

• **LINK** Easton’s downtown to Easton Point through sound redevelopment strategies

• **ENHANCE** the streetscape along Port Street

• **PROMOTE** mixed-income housing and affordable housing along Port Street

• **SUPPORT** the needs of the Hospital and the efforts on the “Hill”

• **STRENGTHEN** the existing community by retaining the social networks and maintaining the cultural history
Concept Master Plan
Conceptual Plan: At the Water’s Edge
**Conceptual Plan: At the Water’s Edge**
Conceptual Plan: Housing
CONCEPTUAL PLAN: GATEWAY & DOWNTOWN CONNECTIONS
Conceputal Plan: Easton Point Park
Conceptual Plan: Easton Point Park
CONCEPTUAL PLAN: GATEWAY & DOWNTOWN CONNECTIONS
$25 million in public infrastructure investment will leverage $225 million in private investment over the next 15 years resulting in

- 28,000 square feet of new retail space;
- 53,000 square feet of community/civic space;
- 167,500 square feet of office space;
- 224 new construction affordable and market-rate residential units;
- 250 new hotel rooms;
- Two new waterside public parks providing extensive public access;
- An expanded boat ramp;
- Linkages between downtown and the waterfront would be strengthened through investments in streetscaping and bike trails.
Restaurant and Marina (Easton Point/Port Street West)
- Proposed family-oriented seafood restaurant to be newly constructed
- Estimated $1M

Office Building (Easton Point/Port Street West)
- New office building for Inquiries, Inc. for 400 new to MD employees in the security technology industry
- 77,000 SF+

Affordable/Innovation Housing (Port Street East)
- 60-120 units (to be determined)
- Feasibility Analysis by PLACE
Estimated Fiscal Impact

Construction Phase
- 2,247 jobs created
- $313.7 M in economic output
- $7.6 M in fiscal impact to the State
- $3.8 M in fiscal impact to the County

Permanent Phase – Annual Impact
- 1,476 permanent jobs
- $112.1 M in economic output annually
- $3.3 M in fiscal impact to the State
- $1.6 M in fiscal impact to the County

** Note: Fiscal Impacts are preliminary estimates by BEACON at Salisbury University
Critical Path Items

- Annexation of initial 6.5 acres into the Town  Complete
- Affordable Housing Feasibility Analysis  Complete
- Traffic Study  Complete
- Small Area Master Plan Public Hearing  Nov 1 2017
- Zoning and Design Standards (draft)  Nov 2017
- Rails to Trails Extension Completed  Imminent