

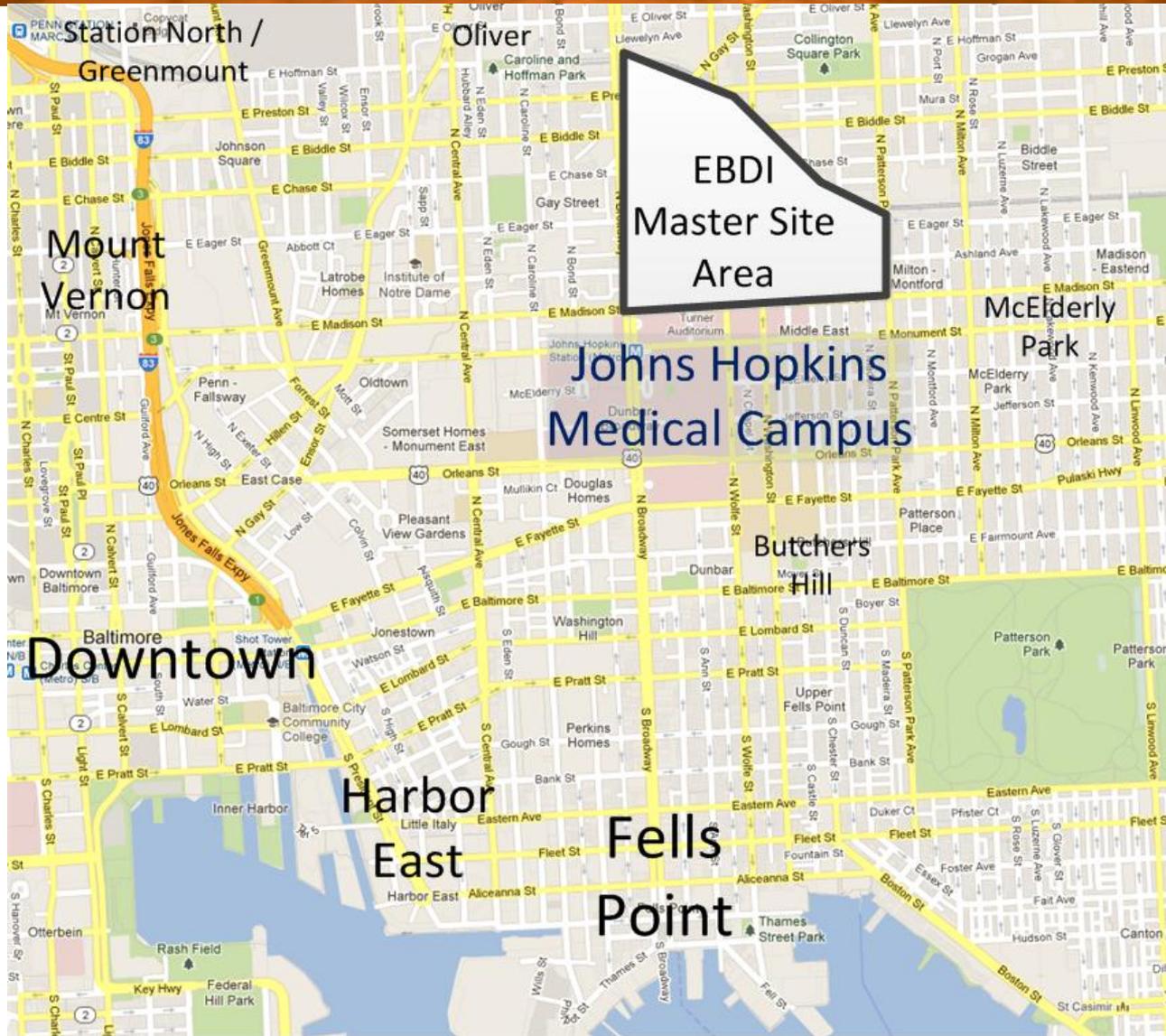


around
**eager
park**
east baltimore

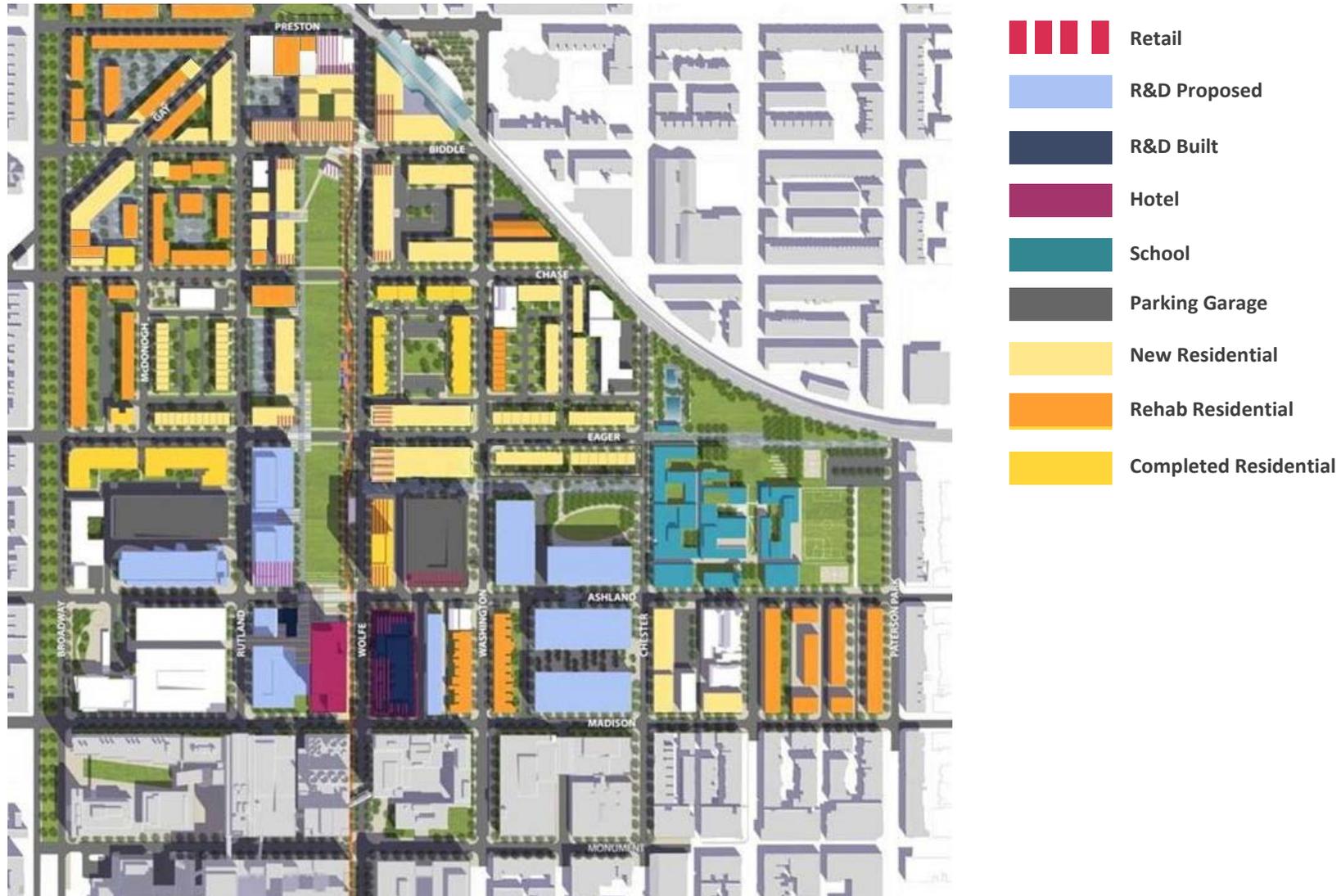
EBDI Development Initiative Overview

12 May 2014

EBDI Master Site Location

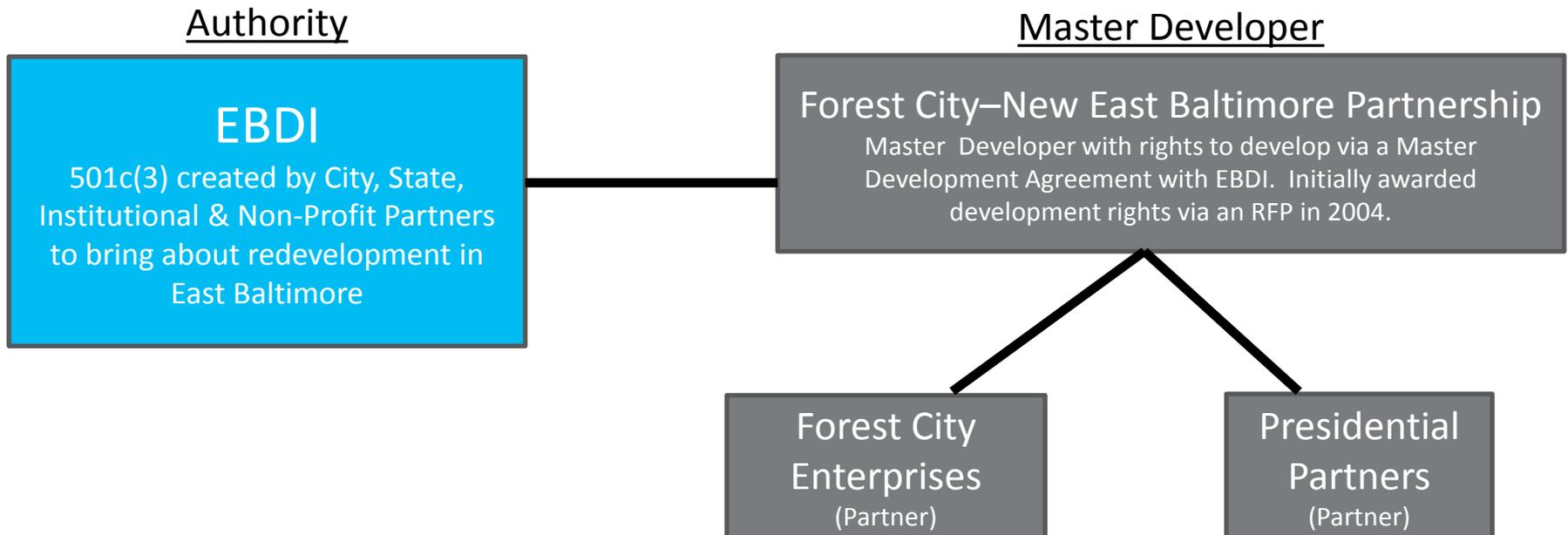


EAST BALTIMORE MASTER PLAN



EBDI Initiative Project Partners

- **EBDI**
 - Authority Vested by City/State to Oversee Redevelopment and Private Developer(s)
- **Forest City-New East Baltimore Partnership**
 - Master Developer
- **Baltimore City & State of Maryland**
- **Johns Hopkins**
- **Annie E. Casey Foundation**



EBDI – By the Numbers

Year Began:	i) 2001 Concept Born; ii) 2003 EBDI Created; iii) 2004 MDA With Forest City Signed; iv) 2006 Construction Began
Land Area:	88 Acres
Properties Acquired:	2,000
Households Relocated:	731

At Completion, Approximately

- Commercial: 1.25M SF* (516K SF built/under construction) * Not Counting JH lab space
- Housing: 1,850 Units (581 built)
- Retail: 130K SF* (38K SF built) *Does not include potential grocery store
- Education: K-8 Public School, 540 Students (opened January 2014)
- Parking: TBD (1,490 structured parking garage spaces built)

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%

Resident Relocation

Benefits to Homeowners & Renters:

- Home Owners paid avg. **\$157K** for homes with comps of \$13K and assessed at \$30K
- Federal Uniform Relocation Act: relocation payments to renters. 34 renters (mostly seniors) returned to area
- Three post relocation surveys – >90% majority report being better off
- House for house or home repair for select home owners (40 entered into program)
- Right of first refusal for for-sale and rental

Family Advocacy:

- Family Advocate assigned to every household
- Connects families to needed services
- Job training, substance abuse, mental health counseling, childcare, credit counseling, health care

Master Plan – An Evolution



2011



2006



- Retail
- R&D Proposed
- R&D Built
- Hotel
- School
- Parking Garage
- New Residential
- Rehab Residential
- Completed Residential

Major Development Activities in Master Development Area

March 4th, 2014

Completed

- (A) Rangos Building**
 - Life Science R&D Space
 - 281,000 GSF
- (B) Chapel Green**
 - Multifamily & Townhouses
 - 63 Units; 90,000 GSF
- (C) Parkview at Ashland Terrace**
 - Multifamily
 - 74 Units; 72,000 GSF
- (D) Ashland Commons**
 - Multifamily
 - 78 Units; 87,000 GSF
- (E) Townes of Eager**
 - 5 Townhouse Units: 4 duplex units and 1 singlefamily
- (F) Graduate Student Housing**
 - 321 Units, 572 Bed Rental Housing
- (G) Ashland Garage**
 - Walgreens Pharmacy on Ground Floor
 - 1,450 parking Spaces
- (H) Henderson-Hopkins School**
 - Opened January 2014
 - 540 student capacity, plus 180 child Early Childhood Center



Under Construction

- (1) Eager Park West**
 - Completion of 25 townhouses based on absorption
- (2) MPHL Building**
 - 2014 Delivery; 235,000 GSF
 - Maryland Dept. of Health & Mental Hygiene (DHMH), tenant

Under Development

- (3) 1812 Ashland Avenue Life Science Building**
 - 163,000 GSF building
 - Construction contingent on pre-lease from Johns Hopkins
- (4) Eager Park**
 - Design completion in 2Q 2014
 - Break ground in 3Q 2014
- (5) Gateway Site Hotel**
 - Break ground in 2015 (est.)
 - 175+ Rooms; health club + retail
- (6) Eager Square**
 - 190+ rental units in 2 buildings
 - Break ground in 2015 (est.)
- (7) Eager St. For-Sale Townhouses**
 - 45 Townhomes to be developed by Ryland Homes
 - Commence construction in 2014
- (8) Madeira St. Townhouses**
 - 49 rehab townhouse units. Rental and For-Sale

Completed To Date

- **Relocation:** 750 households with average net increase in family net worth of \$157,000.
- **Housing:**
 - 249 units of new and renovated housing
 - 321 units (574 bed) 929 Graduate Student Housing
 - Commercial Lab:
 - Rangos Building – only basement and retail space remains available.
 - Maryland Public Health Lab (90% complete, delivering Summer 2014)
 - JH Bioethics Institute purchased and occupied Deering Hall.
- **Parking/Retail:** Completed 1,490 car garage with Walgreens
- **Public Infrastructure & Amenities**
 - Over \$45 Million of public funds have been invested in new infrastructure in the development area.
 - Approximately 1.5 miles of new streets, below grade utilities, lights, sidewalks and trees have been installed.
- **Community Park Design:** UDARP and Community Approved. \$10.4M funding sourced.

Existing Conditions Aerial View



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
- \$100 million private investment



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 and Townhomes



- One-Third (1/3) of total housing units mandated to be affordable.
- Affordable defined as 50%AMI for rental and/or 80% AMI for for-sale.

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 New School



- 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

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



- 235,000 gross square feet
- Opening Summer 2014
- Build-for-Suit for the Maryland Department of Health and Mental Hygiene

Eager Park -- Overview



- 6 Acre Park
- Programmed activities to include concerts & farmers markets
- Amenities: amphitheater, pavilion, playing fields, etc.
- Opening 2015



Ashland Garage & Walgreens Parking & Retail Facility



- 1,490 parking spaces for life science buildings and Johns Hopkins
- 11,000 square feet retail space
- Opened 2013

Walgreens



House for House and Home Repair Program



40 residents renovated – or traded for historic renovated, green homes

Berman Bioethics Institute



Historically rehabbed former police station now office space; \$10 million private investment

MICA Place



Two Bedroom Apartments • Studio Space • Gallery Space • Community Space

Hopkins Gateway Hotel



The Gateway Hotel Project includes

A 180+ key, 15-story extended stay hotel, expected to be branded a Residence Inn by Marriott International, Inc., and retail space, with parking;

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



Next Phase Housing Projects

■ Eager Park West –

- Renovation of 25 rowhomes on McDonogh/Chase Streets
- Developer: Verde Group / Members of Presidential Partners

■ Eager Street Rowhouses

- 45 new rowhouses on Eager St. between Washington and Chester Streets
- Developer: Ryland Homes

■ Madeira Housing

- Renovation of up to 49 rowhomes opposite Henderson-Hopkins
- Developer: TBD

■ Eager Place

- 194 new apartments on Eager Street between Wolfe and Washington Streets
- Developer: Pennrose



Branding & Community Marketing

Goal: To roll-out community marketing campaign to support the housing development program and achieve a naming/branding strategy that attains overall support.



Minority & Local Inclusion Efforts

Between January 1, 2006 and December 31, 2013, the inclusion policies have yielded the following results for the \$319.35M in construction contracts awarded (not counting design services):

Minority Business Contracting:

- **35.2% (\$112.33M)** were awarded to MBE firms.
- Project goal is 27% participation. Goal exceeded.
- **\$67.02M (21.0%)** was awarded to Baltimore City based MBE firms.

Local Business Contracting:

- **31.5% (\$100.64M)** were awarded to LBE firms.
- Project goal is 20% participation. Goal Exceeded.

Women Business Contracting:

- **6.4% (\$20.56M)** were awarded; currently short of 8% goal.
 - **17.7% (\$4.89M)** were awarded for Architecture/Engineering/Design, exceeding A/E/D goal of 13%.



Minority & Local Inclusion Efforts

Local Work Hours (Total = 1.57M Hours):

- **33.9%** of labor hours were performed by **Baltimore City residents**
- **26.1%** were performed by Baltimore City minorities and females, exceeding the project goal of 15% commercial and 20% residential.

Local & Minority Hiring (Total = 4,442 Workers):

- **29.9%** were **Baltimore City residents**
- **21.9%** were African-American

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 and local 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.



Q&A

