A New Model For Urban Revitalization

Accomplishments Through Partnerships
As bricks fell, buildings rose, 
and the word spread, 
city planners journeyed from 
Miami, Buffalo, Cleveland, Atlanta, 
Philadelphia, Allentown, 
Birmingham and New Orleans 
to learn from the huge, 
unprecedented transformation 
process taking place in our 
East Baltimore community.
The East Baltimore Development Initiative is an extremely exciting and very important initiative that has made great progress over the course of the past six years.

With the support and assistance of a strong and growing network of partners and investors, this innovative, socially responsible approach to redevelopment emphasizes community participation, education, economic inclusion, workforce development, financial literacy, health-responsive demolition protocols and the development of a host of mixed-income housing options.

East Baltimore Development Inc. (EBDI), as the public-private partnership that is leading these efforts, is proud to include among its achievements in 2007 and 2008:

- the development of new workforce and senior housing, Ashland Commons and Park View at Ashland Terrace, respectively, both of which were quickly leased, half by returning East Baltimore residents;
- the privately financed construction of the Science + Technology Park at Johns Hopkins, which is already harnessing the economic power of our city’s largest employer and acting as a catalyst for the creation of new business and employment opportunities benefiting those in East Baltimore and beyond;
- the programmatic design of the East Baltimore Community School; and
- the expansion of community resources in such areas as workforce development and financial self-sufficiency

The East Baltimore Development Initiative will continue to break new ground and gain momentum into the future as we build upon these and other past successes.

Over the course of the next year, upcoming project milestones will include the completion of Chapel Green, a 63-unit mixed-income rental community slated for mid-2009 occupancy; the renovation of Chase Street historic rowhouses into energy-efficient “green rehab” homeownership units; the start of development for a graduate student residential building near the Johns Hopkins Medical Institutions; and the operational launch of the East Baltimore Community School.

The work of East Baltimore Development Inc. and its partners is proving decidedly beneficial to those who live, work, learn and play in the East Baltimore community. The East Baltimore Development Initiative is also yielding clear-cut economic and social outcomes for the City of Baltimore and the State of Maryland. On an even larger scale, other cities and regions across the nation are looking to EBDI for “best practices” and “lessons learned” in the area of community redevelopment.

On behalf of the Board and staff of EBDI, we thank all who have contributed thus far to the ongoing revitalization of East Baltimore, and we look forward to working with both old and new partners to ensure the continued success and long-term vitality of the East Baltimore Development Initiative.
As of December 2008, 55% of the units were rented to returning East Baltimore residents. EBDI’s Residents’ Services Program assists with social services needs and offers recreational and educational programming for residents of all ages.
Community Events

BDI’s full calendar of events reflects our focus on community - preparing for back-to-school and the new East Baltimore Community School, greening our streets, sharing holidays, seeking residents’ input, breaking ground and dedicating new buildings, teaching new skills and assisting with job placement.

In gathering the community together at Family Fun Days, Thanksgiving dinners, Christmas parties, health and job fairs, committee meetings, school planning sessions and beautification projects, we celebrate our strength as a neighborhood and grow it for the future.
### Financial Partners – Public Funders
- City of Baltimore
- State of Maryland
- Federal Government

### Financial Partners – Private Funders
- The Abell Foundation
- The Annie E. Casey Foundation
- The Atlantic Philanthropies
- Baltimore Community Foundation
- Bank of America
- The Charlesemd Foundation
- Citi Foundation
- Empower Baltimore Management Corporation
- Enterprise Community Partners
- Fannie Mae
- France-Merrick Foundation
- Goldscher Foundation
- Greater Baltimore Committee
- Harbor Bank of Maryland
- The Harry and Jeanette Weinberg Foundation
- The John D. and Catherine T. MacArthur Foundation
- The Johns Hopkins Institutions
- J.P. Morgan Chase Foundation
- Legg Mason Charitable Foundation
- Living Cities
- M&T Bank
- Maryland Technology Development Corporation
- Open Society Institute
- PNC Bank
- Robert Wood Johnson Foundation
- The Rockefeller Foundation
- Greater Baltimore Committee/GATE
- Enhance Baltimore Management Corporation
- Forest City-New East Baltimore Partnership
- Goodwill Industries
- Harkins Builders
- Hensel Phelps/Commercial Interiors Joint Venture
- Job Opportunities Task Force
- Legal Aid Bureau
- Mayor’s Office of Employment Development
- The Michael Group
- Pennrose Properties, LLC
- Seedco
- The Shelter Group
- South Baltimore Learning Center
- Vehicles for Change

### East Baltimore Educational Initiative
- Baltimore City Public School System
- Dunbar Senior High School
- Johns Hopkins University – Urban Health Institute
- Maryland State Department of Education
- Morgan State University - School of Education & Urban Studies

### Economic Inclusion
- A&R Development
- Greater Baltimore Urban League
- Greater Philadelphia Urban Affairs Coalition
- Forest City-New East Baltimore Partnership
- Harkins Builders
- Hensel Phelps/Commercial Interiors Joint Venture
- Maryland Department of Business & Economic Development
- Mayor’s Office of Minority and Women Business Opportunity Office
- Pennrose Properties, LLC
- The Shelter Group
- Small Business Resource Center

### Programmatic/Service Partners
- ARAMARK
- Baltimore City Commission on Aging and Retirement Education
- Baltimore Medical Systems
- Coalition to End Childhood Lead Poisoning
- Civil Justice, Inc.
- Community Law Center
- Diversified Property Services
- East Baltimore Community Corporation
- East Baltimore Family Resource Center
- Meals on Wheels

### Workforce Development & Asset Building
- The Annie E. Casey Foundation
- A&R Development
- Associated Builders and Contractors
- Baltimore Alliance for Careers in Healthcare
- Baltimore City Community College
- Baltimore Workforce Investment Board
- Biotechnical Institute of Maryland
- Bon Secours Hospital
- Caroline Center
- East Baltimore Community Corporation/GATE
- Empower Baltimore Management Corporation
- Forest City-New East Baltimore Partnership
- Goodwill Industries
- Harkins Builders
- Hensel Phelps/Commercial Interiors Joint Venture
- Job Opportunities Task Force
- Legal Aid Bureau
- Mayor’s Office of Employment Development
- The Michael Group
- Pennrose Properties, LLC
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- The Shelter Group
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- Vehicles for Change
Years of thoughtful planning and laying of infrastructure form the backbone of our recent successes and those on track to be realized. EBDI continues the commitment to retaining the best of the past, removing the unfixable – as difficult as it may be – and putting the puzzle back together in a fashion that prioritizes health, sustainability and the gift of the future. Re-imagined models for education, housing and transportation will convey us to that future smarter, greener and faster.

NEW HOUSING

A variety of market-value, affordable and workforce housing options will be available for 2009 occupancy to current and returning residents, as well as newcomers. Energy-efficient homeownership units developed by EBDI will feature reflective roofs, tankless hot-water heaters, Energy Star windows and appliances, high-efficiency HVAC systems, recycled and/or local building products and numerous other green components. A&R Development is building The Townes at Eager, also for homeownership, featuring 49 new townhouses with garages. Chapel Green, a Pennrose Properties mixed-income project blending new construction with historic rehab, will offer 63 high-quality rental units.

FUNDING SOURCES

- State of Maryland
- The Annie E. Casey Foundation
- Johns Hopkins Institutions
- Tax Increment Financing Through City of Baltimore
- City of Baltimore
- New Markets Tax Credits
- Miscellaneous Contributors

First floor of one of the “green rehab” market-value homes that will be available in 2009.
**EAST BALTIMORE COMMUNITY SCHOOL**

Set to open in August 2009 under a contract with the Baltimore City Public School System, the East Baltimore Community School (EBCS) is one of the most important and exciting aspects of the EBDI initiative. The program at EBCS, an innovative integration of learning, health and social supports, will provide students and families with invaluable resources to forge ahead to promising futures. The school will open with 46 kindergarteners, 46 first graders and 46 fifth graders. Expeditionary Learning (EL), a nationally acclaimed school design, will guide the practices, school climate and academic programming. Achievement levels will rise as teachers and school administrators weave relationships with students and also their families through regular visits and volunteering. The resulting affirmative, robust environment ensures that the school will be a neighborhood magnet in which to learn and work.

**MARC TRAIN STATION**

The MARC commuter rail station, planned for the block bounded by Wolfe, Washington, Biddle and Preston streets, will expand access to jobs not only at the Johns Hopkins medical campus and biotech park, but throughout the metropolitan region, and will stimulate opportunities for a mix of uses in the surrounding blocks. A public plaza, small retail shops, a cafe and adjacent housing will make this a vibrant community centerpiece.

**FUNDING USES**

- Acquisition, Relocation and Programmatic Activities: 85%
- Management and General: 14%
- Fundraising Expenses: 1%

One of the first students at the East Baltimore Community School receives her certificate and welcoming poster.
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