EAST BALTIMORE DEVELOPMENT INITIATIVE OVERVIEW

November 2016
EBDI Master Site Location

- Station North / Greenmount
- Mount Vernon
- Downtown
- Harbor East
- Johns Hopkins Medical Campus
- EBDI Master Site Area
- McElderly Park
- Fells Point
## Baseline Measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Middle East</th>
<th>Baltimore City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployment Rate</td>
<td>24%</td>
<td>11%</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>70%</td>
<td>14%</td>
</tr>
<tr>
<td>Poverty Rate</td>
<td>43%</td>
<td>19%</td>
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<tr>
<td>Percent of Households On Public Assistance</td>
<td>29%</td>
<td>16%</td>
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<tr>
<td>Average Household Income</td>
<td>$28,464</td>
<td>$42,090</td>
</tr>
<tr>
<td>Metric</td>
<td>Middle East</td>
<td>Baltimore City</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Juvenile Arrest Record</td>
<td>23.2</td>
<td>10.7</td>
</tr>
<tr>
<td>(per 1,000 age 10-17)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Violent Crime</td>
<td>52</td>
<td>26</td>
</tr>
<tr>
<td>(per 1,000 residents)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homicide Incidence Rate</td>
<td>61</td>
<td>20</td>
</tr>
<tr>
<td>(2005-2009) (per 1,000 residents)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead Paint Violation Rate</td>
<td>25</td>
<td>11.8</td>
</tr>
<tr>
<td>Child Abuse and Neglect</td>
<td>14.3%</td>
<td>4.5%</td>
</tr>
<tr>
<td>(per 1,000 children)</td>
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</table>
Community Planning & Engagement

• Several dozens of community planning meetings prior to start of initiative
• Over 500 community meetings have been held throughout the duration of the project; on-going
• Community input on various matters, such as:
  – Relocation Plan
  – Tax Differential
  – House For A House and Home Repair programs
  – Economic Inclusion and Local Hiring
  – Curriculum and design of East Baltimore Community School
  – Design and naming of Eager Park
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**
- **East Baltimore Community**

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**Authority**

**EBDI**

501c(3) created by City, State, Institutional & Non-Profit Partners to bring about redevelopment in East Baltimore

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**Master Developer - MDA**

Forest City–New East Baltimore Partnership

Master Developer with rights to develop via a Master Development Agreement with EBDI. Initially awarded development rights via an RFP in 2004.

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- **Forest City Enterprises** (Majority Owner)
- **Presidential Partners** (Minority Owner)
Core Values

Community Engagement & Planning
• Community involvement in all aspects of plan implementation

Economic Development
• Community Reinvestment Fund
• Women Contractors College
• Local Vendor Directory
• Job Training

Economic Inclusion
• Minority Equity Ownership
• Minority Prime Contracting & Joint Ventures
• Minority/Women/Local Subcontracting
• Local Hiring
• Community Re-Investment Fund

Responsible Relocation & Opportunity to Return
• Enhanced Benefits
• House for House Replacement
• Home Repair Program
• Family Advocates

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
Master Plan – An Evolution
# East Baltimore Development – Project Scope

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Total Projected</th>
<th>Total Completed (2015)</th>
<th>Projects Underway (PUD)</th>
<th>Future Estimated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Lab/Office Buildings</td>
<td>7 Buildings, 1.4M SF</td>
<td>2 Buildings, 514,000 SF</td>
<td>1 Building, 170,000 SF</td>
<td>2016</td>
</tr>
<tr>
<td>Retail</td>
<td>130,000 SF</td>
<td>37,000 SF</td>
<td>7,500 SF</td>
<td>2016</td>
</tr>
<tr>
<td>Grocery</td>
<td>10 – 40,000 SF</td>
<td>0</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Single Family Residential</td>
<td>509 Units</td>
<td>50 units</td>
<td>349 Units</td>
<td>2016</td>
</tr>
<tr>
<td>Graduate Student Housing</td>
<td>321 Units, 574 Beds</td>
<td>321 Units, 574 Beds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Housing</td>
<td>906 Apartments</td>
<td>215 Apartments</td>
<td>204 Apartments</td>
<td>2018</td>
</tr>
<tr>
<td>Public K-8 School &amp; Early Childhood Center</td>
<td>130,000 SF</td>
<td>130,000 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eager Park</td>
<td>5 Acres</td>
<td>5 Acres</td>
<td></td>
<td>2017</td>
</tr>
<tr>
<td>Hotel</td>
<td>2 Hotels, 280 Rooms Total</td>
<td>0</td>
<td>1 Hotel, 180 Rooms</td>
<td>2017</td>
</tr>
<tr>
<td>Parking Garages</td>
<td>2 Each at 2,500 Spaces Total</td>
<td>1 @ 1,150 Spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program Component</td>
<td>Total Projected</td>
<td>Total Completed (2014)</td>
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<tr>
<td>------------------------------------------</td>
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<td>------------------------</td>
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<td>------------------</td>
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<tr>
<td>Commercial Lab/Office Buildings</td>
<td>$785,000,000</td>
<td>$275,000,000</td>
<td>$60,000,000</td>
<td>$450,000,000</td>
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<tr>
<td>Retail</td>
<td>$22,230,000</td>
<td>$12,950,000</td>
<td>$2,625,000</td>
<td>$6,650,000</td>
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<tr>
<td>Grocery</td>
<td>$15,000,000</td>
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<td>$15,000,000</td>
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<tr>
<td>Single Family Residential</td>
<td>$101,800,000</td>
<td>$10,000,000</td>
<td>$69,800,000</td>
<td>$22,000,000</td>
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<tr>
<td>Graduate Student Housing</td>
<td>$69,000,000</td>
<td>$69,000,000</td>
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<tr>
<td>Rental Housing</td>
<td>$153,175,000</td>
<td>$32,250,000</td>
<td>$33,250,000</td>
<td>$87,675,000</td>
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<tr>
<td>Public K-8 School &amp; Early Childhood Center</td>
<td>$50,000,000</td>
<td>$50,000,000</td>
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<tr>
<td>Eager Park</td>
<td>$11,500,000</td>
<td>$1,000,000</td>
<td>$10,500,000</td>
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<tr>
<td>Hotel</td>
<td>$122,050,000</td>
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<td>$80,000,000</td>
<td>$42,050,000</td>
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<tr>
<td>Parking Garages</td>
<td>$60,000,000</td>
<td>$36,000,000</td>
<td></td>
<td>$24,000,000</td>
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<tr>
<td>Infrastructure/Acquisitions</td>
<td>$85,000,000</td>
<td>$60,000,000</td>
<td>$10,000,000</td>
<td>$15,000,000</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td><strong>$1,474,405,000</strong></td>
<td><strong>$545,200,000</strong></td>
<td><strong>$266,175,000</strong></td>
<td><strong>$662,375,000</strong></td>
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</tbody>
</table>
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
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.

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
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
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

Inclusion Participation for Construction Contracts as of June 2016:

Minority Business Contracting:
- 34% ($134M of $393M) awarded to MBE firms
- Project goal of 27% EXCEEDED
- 21% ($85M) awarded to Baltimore City based MBE firms

Women Business Contracting:
- 6% ($27M of $393M) awarded to WBE
- Project goal of 8% NOT MET; (Response: Women’s Contractor’s College)
- 4% ($17M) awarded to Baltimore City based WBE firms

Local Business Contracting:
- 37% ($145M of $393M) awarded to LBE firms.
- Project goal of 20% EXCEEDED.
Local Hiring in Construction as of June 2016:

Local Labor Hours (Total = 2.16M Hours):
- Over 33% of total labor hours performed by Baltimore City residents
  - 30% of the hours worked on commercial projects performed by Baltimore City residents; EXCEEDED goal of 23% for commercial projects
  - 46% of the hours worked on residential projects performed by Baltimore City residents; EXCEEDED goal 25% residential projects

Local & Minority Hiring (Total = 5,611 Workers)
- 33% of total workers were Baltimore City residents (1,725).
- 15.9% were African-American (853)

Permanent Jobs In the Project Area as of June 2016:
- Data Self-Reported by Tenants/Employers
- 1,279 permanent jobs reported
  - 1,238 full-time
  - 41 part-time with an average of 20 hours/week