



Phase 2B Public Roadway Infrastructure Project FAQ

GENERAL INFORMATION

1. Q: Who is EBDI?

A: EBDI (East Baltimore Development, Inc.) is a 501(c)(3) organization formed by a coalition of community, government, institutional, and philanthropic partners to revitalize and rebuild the East Baltimore neighborhood. In the Phase 2B Public Roadway Infrastructure Project, EBDI's role is to raise funds, coordinate with stakeholders, and oversee the project to enhance safety, accessibility, and connectivity, while driving community revitalization and supporting future development. (<http://www.ebdi.org/about>)

2. Q: Who is STV?

A: STV is a design firm with a local presence in Baltimore that aims to make communities better. On this Phase 2B project, STV is partnering with EBDI as their Construction Management Representative. STV will oversee all construction efforts of the selected General Contractor, and coordinate with the community and stakeholders throughout the construction duration.

3. Q: What does this project involve?

A: This project focuses solely on improvement to the road and sidewalk areas; it does not include vertical construction. Improvements include the construction of roadways, sidewalks, utilities, stormwater management, sewers, lighting, and landscaping. The upgraded and expanded roadway network will enhance connectivity, safety, and accessibility for residents and businesses.

4. Q: Where is the project located?

A: The project will take place in the southeast section of the 88-acre EBDI project area located between Ashland Avenue and E. Eager Street with western limits to N. Washington Street and eastern limits to N. Patterson Park Avenue.

5. Q: Why is EBDI undertaking this project?

A: EBDI aims to improve the public roadway infrastructure in East Baltimore as part of its commitment to revitalize and redevelop the Middle East neighborhood, rebranded as Eager Park.

6. Q: Why is this project important for the Eager Park community?

A: Phase 2B will enhance safety, accessibility, and connectivity, making the area more navigable for residents, businesses, and visitors. By upgrading roadways and infrastructure, the project will improve transportation options, reduce congestion, and create safer pedestrian pathways. Additionally, this project is a key component of the broader revitalization efforts in East Baltimore, helping to attract new development, businesses, and residents, and ensuring that Eager Park remains a vibrant, inclusive, and accessible community for years to come.

7. Q: When will the construction company complete its work on the public roads and sidewalks?

A: EBDI anticipates the construction will take 12 months, starting in Spring 2025.

8. Q: How is EBDI funding the Phase 2B project?

A: Phase 2B is funded by the Maryland Department of Housing and Community Development, the Maryland Department of General Services (through advocacy from Senator Cory McCray and Delegate Stephanie Smith), and the U.S. Department of Housing and Urban Development.

9. Q: What is being built on the vacant land between the streets of this project?

A: This 4.22-acre site, referred to as Parcels F and Parcel J1 on the EBDI parcel map, are key components of EBDI's master plan (http://www.ebdi.org/master_plan). EBDI has actively sought proposals for the development of these parcels and is currently evaluating the submitted proposals.

10. Q: Are there any opportunities for local workers or businesses to get involved in the project?

A: At this time, the general contractor RFP deadline has passed, but local workers seeking employment or involvement in Baltimore City projects are encouraged to visit the Mayor's Office of Employment Development (MOED) website to learn more. <https://moed.baltimorecity.gov/>

CONSTRUCTION IMPACT

1. Q: Will this construction block or impact street parking?

A: Yes. Parking along Ashland Avenue, N. Patterson Park Avenue, N. Chester Street, N. Washington Street, and E. Eager Street will be affected at different times during the project. EBDI will post notices on their website and social media at least a week prior to each street's parking closures.

2. Q: What impact will the project have on local businesses and schools during construction?

A: Businesses and schools including but not limited to Henderson-Hopkins and Weinberg Early Child Center (WECC) will be impacted when sidewalks construction is being performed in front of their entrances at N. Chester Street, Ashland Avenue and N. Patterson Park Avenue. Exact timelines of construction will be communicated in advance to business and schools. EBDI plans for much of this work to be installed in summer months when school is not in session.

3. Q: What days and times will the construction occur?

A: Anticipated construction workdays and hours are Monday through Friday from 7:00 a.m. to 5:00 p.m. Within the traveled portion of the roadway, work will occur Monday through Friday from 9:00 a.m. to 3:00 p.m. No night work will occur. EBDI and STV will keep the community informed about any changes. Work hours will comply with Baltimore City standards, including noise regulations, dust, and debris.

PUBLIC INPUT AND FEEDBACK

1. Q: How will the community be involved in the planning and development of the project?

A: Community members can provide input and feedback on construction hours and community meeting frequency. We plan to coordinate with the community to minimize disruptions, provide updates and address concerns by organizing public meetings specifically related to Phase 2B. Please also attend EBDI's biannual community meetings for additional updates. You can find the full meeting schedule on EBDI's website: <http://www.ebdi.org>.

2. Q: If I have questions, who can I contact?

A: For construction-related questions, please email Kara Trimpin at kara.trimpin@stvinc.com. For EBDI-related inquiries, contact info@ebdi.org.

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