

Stadium Place Community Update

September 3, 2019 Meeting

- Team Introductions
 - Overview of Stadium Place and GEDCO
 - Introduction of Development Teams
 - Overview of Gilchrist Center Baltimore
 - Overview of the Village Center Construction
 - Questions and Answers
 - Next Meeting Date



An architectural rendering of the Stadium Place development. The central feature is a large, circular green field, likely a sports field or park, surrounded by a circular path. Several multi-story residential buildings are arranged around the perimeter of the field. The buildings have a mix of brown and tan colors. There are also parking lots and smaller green spaces interspersed among the buildings. The overall design is modern and community-oriented.

STADIUM PLACE is the culmination of **25 years of vision**, cooperative work and successful development between GEDCO and its many partnerships.

In addition to the funding provided to demolish Memorial Stadium.....

- **Baltimore City** has contributed over **\$3.175 Million**
- **State of Maryland** has contributed approximately **\$25 Million**
- **HUD** has contributed approximately **\$10.8 Million**

To providing decent, affordable, and safe housing for seniors **62 years and older** at Stadium Place.

Stadium Place is a **\$100 Million + investment**, demonstrating that older adults of moderate means can enjoy the same amenities typically available only to the more affluent.



In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents.

- **GEDCO impacts over 7,000 individuals a year**
- **GEDCO is a non-profit community-based organization that addresses poverty, homelessness, hunger, senior engagement, unemployment and affordable housing**
- **56 Member Organizations consisting of churches, synagogues, higher learning institutions, hospitals, community organizations**
- **GEDCO currently owns, manages, operates 12 facilities in Baltimore City**
- **GEDCO currently houses over 550 plus individuals**
- **Master Developer of Stadium Place, a national model for a continuum of care mixed-income senior housing community**



Stadium Place is a One stop shop

Through our various partnerships, we are able to provide our seniors with the tools they need to age “Wise and Well” at NO COSTS!!

- Aging Well – Living Workshop Series:
- Maryland Food Bank
- Baltimore City Department office of Aging and Care Services
- Baltimore Neighborhood Collaborative
- Johns Hopkins Hospital Health Mentor Program
- Intergenerational Partners
- Loan Closet
- Wrap around services
- Transportation



“a healthy community is one that embraces the belief that health is more than merely an absence of disease; a healthy community includes those elements that enable people to maintain a high quality of life and productivity”

- GEDCO's Senior Services Team



With our Senior Services Staff, Member Organization Partnerships, and Community Partners, we provide the following services to our GEDCO seniors:



Volunteer Bingo & Lunch

Assessments
Advocate for the residents
Conflict Resolution
Case Management
Family Support
Provide Transportation information
Community resources
Help residents form residential council
Bring new services to Stadium Place
Listen
Solicit on-going resident input into programs and service offered
Recruit Volunteers
Encourage Social Stimulation
Empower the residents to be self sufficient
Selecting keynotes for luncheon event
Planning for food drives
Educate
Mediation

GEDCO



Future Joseph Richey House



Future Elkader Way Site

- 86 senior apartment homes



Heritage Run

- 32 market rate apartments



Ednor Apartments I & II

- 194 LIHTC apartments



Weinberg Courts

- 70 one bedroom apartments



Venable Apartments II

- 74 one bedroom apartments



Stadium Place Nursing and Rehab Center

- 49 bed short and long term facility.



Y of Central Maryland

- Recreational amenities



Thanksgiving Place

- Community/Meditative Garden



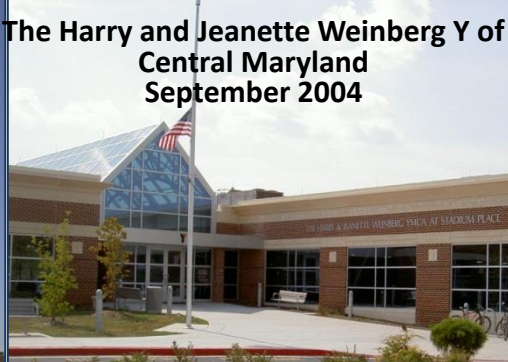
Future Village Center

- 70 Market Rate units with 30K retail

**The Harry and Jeanette Weinberg Courts
HUD 202 completed April 2004**



**The Harry and Jeanette Weinberg Y of
Central Maryland
September 2004**



**Ednor Apartments
1st LIHTC project completed
December 2004**



**Ednor Apartments II
2nd LIHTC project completed
September 2008**



**Venable Apartments II
2nd HUD 202 project completed August
2006**



**The Harry and Jeanette Weinberg Green
House Residences at Stadium Place
Completed April 2012**



**Heritage Run At Stadium Place
1st full market rate community
completed July 2014**



**Thanksgiving Place
Common space for residents/surrounding
communities August 2004 - November 2007**



Gilchrist Center Baltimore



Joseph Richey (Building 1) built in 1830 on Eutaw Street, began as a hospice 30 years ago, operates 20 beds.

Dr. Bob's (Building 2), a 10-bed facility for children, was established in 2011

Current operation has 12 beds in building 1 and 10 beds in building 2, separated by a private residence, with a single kitchen operation for both buildings



The New Gilchrist Center Baltimore! (GCB)

**30,000 square foot building on two levels, situated on 1.5 acres.
22 private patient rooms, 4 will be dedicated for pediatric care – and
will remain serving as the only inpatient Pediatric Hospice Unit in
Maryland**



Gilchrist



PERSPECTIVE



SITE PLAN



Village Center

Commercial Construction Group

Kevin Johnson, CEO



- **Village Center Team** – Commercial Construction
 - President: Marty Glaze
 - Superintendent: Gary Floto
 - Project Manager: Al Guerieri
 - Assistant Project Manager: Chris Mento
 - Safety & Community Outreach: Gary Matthews
 - Community Outreach Liaison: April Chandler

Village Center



PERSPECTIVE



SITE PLAN



33RD STREET ELEVATION



EDNOR ROAD ELEVATION

Things to know....

Working Hours: 7am-3:30pm Monday – Friday

Noise Levels: Baltimore City ordinances (7:00am to 9:00pm Mon-Fri)

MTA Schedule & Bus Stop Relocation

Current schedule will not be effected

30-day notice will be given before any potential schedule modification or relocation

Access To Path-walk through Property

Currently fenced off

Construction Entrance Only

All other traffic must go around site

Rodent Control

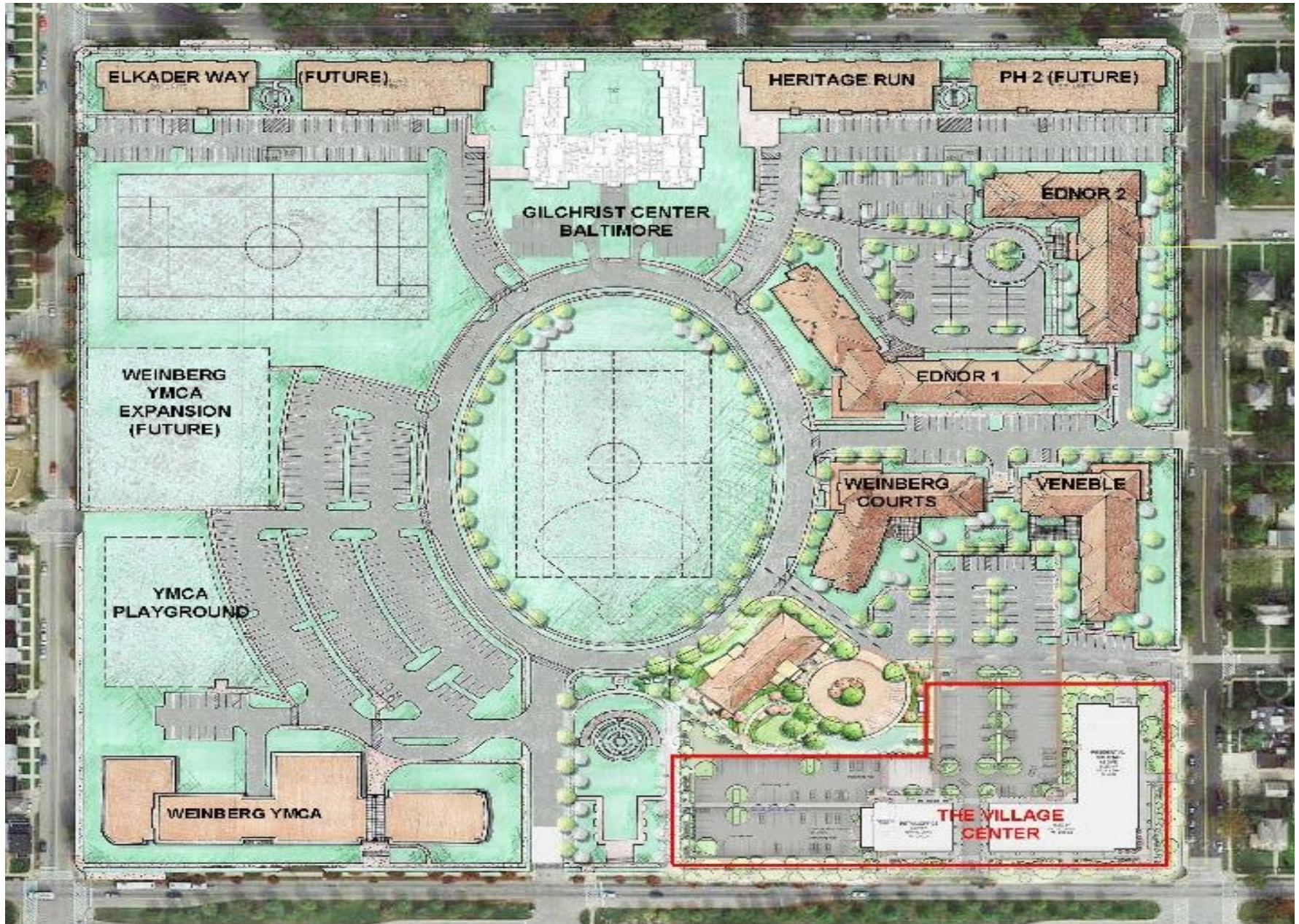
Monitors will be posted to detect for rodents

If detected, an appropriate mitigation plan will be implemented

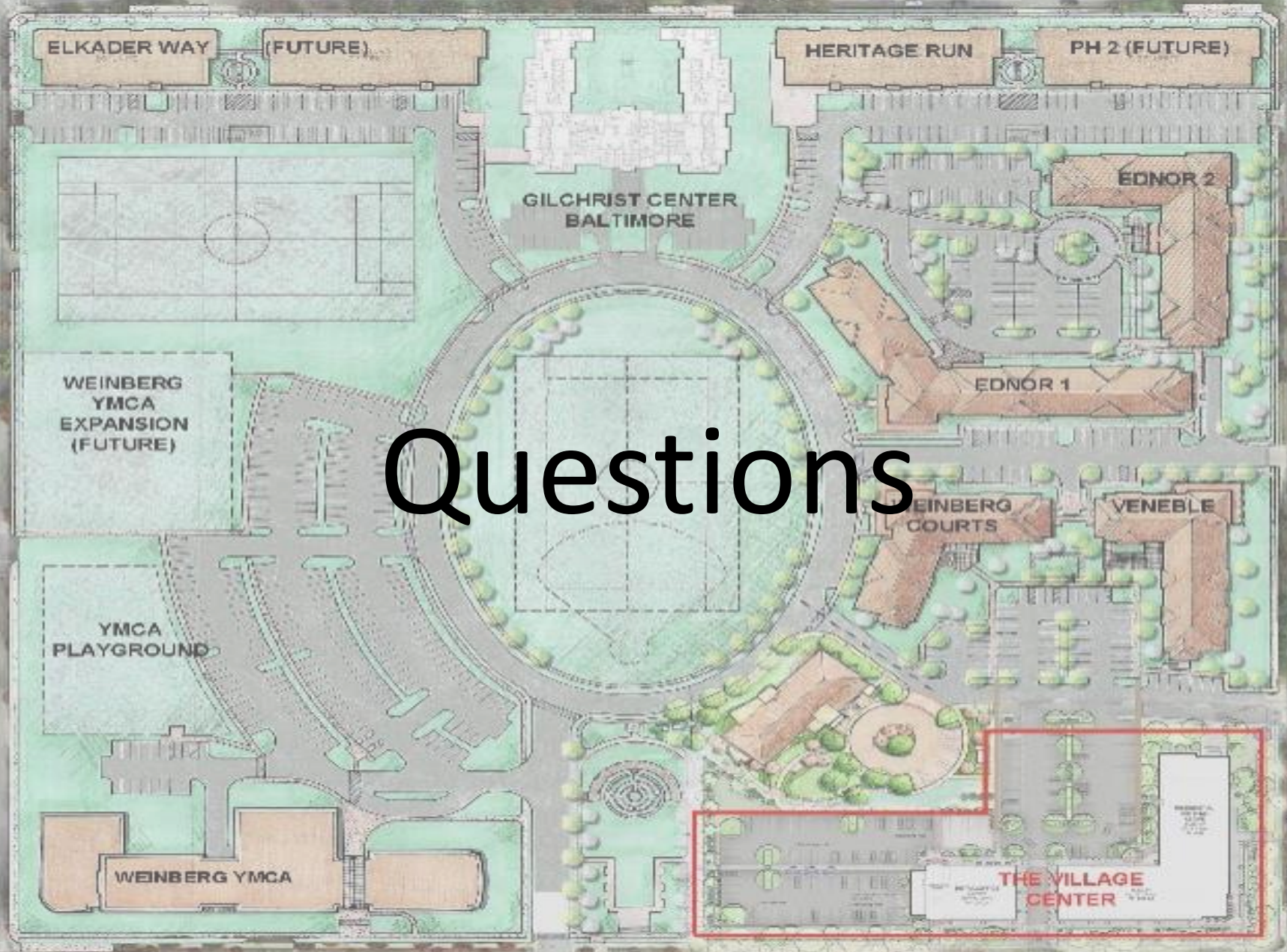
Planned Activities 4-week Look-ahead – To Be Discussed

Parking & Traffic Patterns - To Be Discussed

Completed Stadium Place



Questions





VILLAGE CENTER GROUND- BREAKING

OCTOBER 4TH AT 10:30 AM

VILLAGE CENTER SITE

NEXT MEETING:

Tuesday, October 1, 2019

6:00 pm