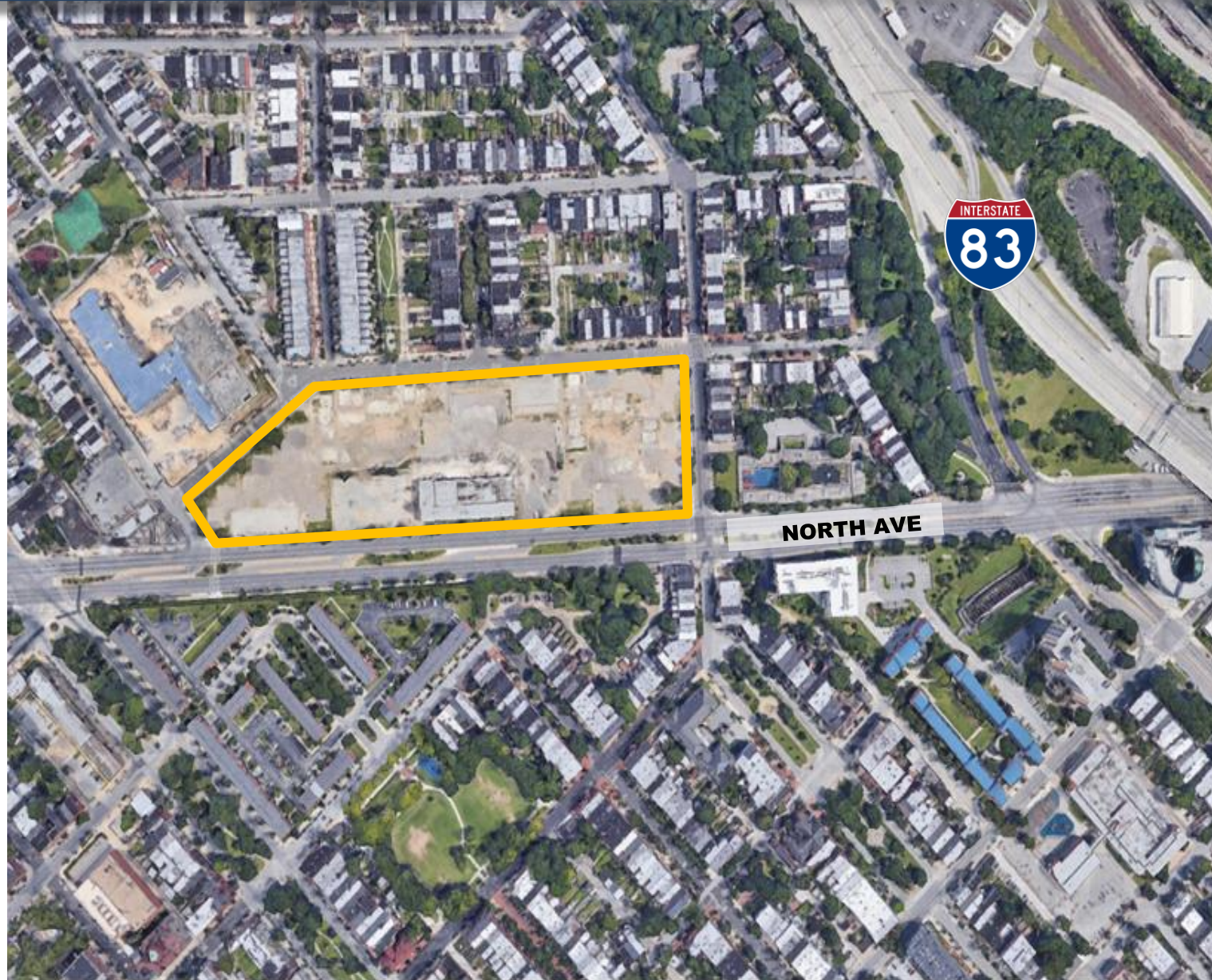


**MADISON PARK NORTH
BOLTON HILL COMMUNITY ASSOCIATION**

June 7, 2022



MADISON PARK NORTH REDEVELOPMENT



HISTORY OF MADISON PARK NORTH



1963 - 1970

The federally subsidized mixed-use complex was originally approved in 1963 and built in 1968 but fell short of its development efforts

1990's

The blighted redevelopment project was notoriously nicknamed "Murder Mall" for its chronic crime.

2014

Baltimore City Housing officials begin relocating apartment residents to make way for demolition of project.

2016

Project Awarded \$2M in State Grants to cover demolition, environmental and sitework costs.

2016

Gov. Larry Hogan and Baltimore Mayor Catherine Pugh along with community members and Developers unveiled a multimillion-dollar redevelopment plan for Madison Park North.

2016 - 2017

Over 20 existing buildings demolished to make way for redevelopment.

2020-2021

Approvals

2022-2025

Phase 1 Construction

MADISON PARK NORTH



WHO ARE THE DEVELOPERS OF MADISON PARK NORTH?



MCB was founded in 2007 by **David Bramble** and **Peter Pinkard** who have 60+ years of combined real estate experience in acquisitions, development, private equity, structured finance, workouts, management, operations, and law. Through diverse real estate expertise and long-term industry relationships, MCB is able to identify and invest in a variety of challenging and complex properties that require extensive real estate experience, deep market knowledge, significant capital deployment, and efficient deal execution.



MLR Partners is a privately held, Baltimore-based commercial real estate investment and management firm founded in 2011 that acquires, develops, manages, and invests in assets in the retail, mixed-use, office and industrial sectors. Through various partnerships, MLR Partners currently owns and operates more than 850,000 square feet of commercial real estate with an established track record of success in maximizing returns and transforming assets through value-add strategies and identifying opportunistic investments. MLR Partners' founding principal is Mark Renbaum, who has more than 20 years of direct real estate experience in acquisitions, development, finance, management, operations, and law. Representative projects in the Baltimore region include Northwood Commons, 300 West Pratt Street, Yorkridge Shopping Center, and Lutherville Station. Mr. Renbaum is also the CEO of Baltimore-based Schwaber Holdings.



Yard 56 -Baltimore, MD



Liberty Place -Washington, DC



Northwood Commons-Baltimore, MD



300 West Pratt St-Baltimore, MD

WHO ARE THE DEVELOPERS OF MADISON PARK NORTH?



Atapco Properties, is a wholly owned subsidiary of American Trading and Production Corporation ([Atapco](#)). Beginning over a century ago, Louis and Jacob Blaustein built the company's foundation on a commitment to quality, integrity, excellence and dedication to the community. These qualities are carried on today by Atapco Properties under the leadership of its Chairman and Jacob Blaustein's grandson, Daniel B. Hirschhorn. Over the years, the company has built its reputation one relationship at a time. As a developer, Atapco strives to work responsibly with communities and to create environments that facilitate the success of their tenants. Atapco turns great thinking on paper into great places to live, work or play—and sometimes all three. Atapco brings a unique, collaborative structure and deep experience across all facets of development.



SITE PLAN Full Build-Out

LAND USE TABULATIONS
 8.1 TOTAL ACRES
 PARCEL A // 155 MARKET-RATE APARTMENTS // 10,050 SQUARE FEET SPECULATIVE RETAIL SPACE // 88 PARKING SPACES
 PARCEL B // 120 - 16' x 40'-4" ONE-CAR REAR GARAGE TOWNHOMES
 PARCEL C // 264 MARKET-RATE APARTMENTS // 5 RESIDENTIAL STORIES OVER 149 STRUCTURED PARKING SPACES // GROUND FLOOR 15,000 SQUARE-FOOT ANCHOR TENANT & 16,400 SQUARE FEET SPECULATIVE RETAIL SPACE // 50 SURFACE SPACES



10/18/2021 Madison Park North Phase 1 Final Plan 2018 10/18/2021 11:17:17 Campbell/Markstein 10/18/2021 10/18/2021
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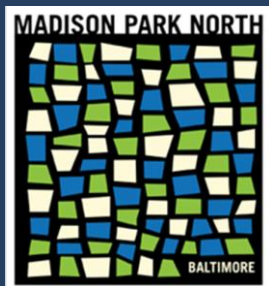
Madison Park North

Phase 1 Rendered Site Plan
Source: H&M, City of Baltimore, Maryland

date: 9/2/2021
 scale: 1"=100'
 ILLUSTRATED
 SITE PLAN

PHASE 1

- 120 new townhomes to create more home ownership
- Completion of the street grid with new roads to increase walkability (Brookfield Ave, Watts Street and Bolton Street)
- Over \$1 MM of public right-of-way improvements along North Ave
- Increased tree canopy and 28 additional off-site trees within neighborhood
- New neighborhood park
- Site work to prep Parcels A and C for uses targeting mixed-income housing; food and grocery options; and workforce development



FUTURE PHASE GOALS

- Grocery store to create new fresh food access
- Street level retail
- +/- 200 apartments, including workforce housing
- Approximately 100,000 SF office space
- Site to be self parked



Ryan
Homes





CONSTRUCTION SCHEDULE

- Demolition and Site Work Start – July 2022
- Demolition Completion – November 2022
- Model Home Construction Start – January 2023
- Model Home Completion – June 2023
- Site Work Completion – December 2023
- Project Completion – January 2025



CONTACT INFORMATION

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QUESTIONS?

