



Igniting cultural tourism and providing community services in Old West Baltimore's African American Historic District.



DESCRIPTION

Located in the center of Baltimore's Upton community, the Henry Highland Garnet School ("PS 103") was built in 1877 and was a segregated elementary school for African American children. One of its most recognizable students was Justice Thurgood Marshall, the first African American appointed to the US Supreme Court, who attended the school from 1914 - 1921. PS 103 was a prominent elementary school until it closed in the early 1970s, and then the building was converted to a recreational center that provided nonprofit office space for community organizations until it was permanently closed in the early 1990s. After sitting vacant for over 20 years, a fire nearly destroyed PS 103 in 2016; luckily, after replacing the roof and making other structural repairs, the bones of the building remained in good shape.

Beloved Community Services Corporation ("BCSC") joined forces with University of Maryland to utilize the building as a culturally facility and a source for critical services related to crime prevention in West Baltimore. The new \$12.5MM 22,068 SF LEED Gold building will be curated into the The Justice Thurgood Marshall Amenity Center at PS 103 ("the Project"), which will honor the legacy of Justice Thurgood Marshall and other civil rights leaders who called Upton home while also providing needed community services, resources, and education in the historically underserved community.

The Project named in honor of Justice Marshall may become a protected site and managed in perpetuity by the National Park Service. This

distinction will create a new tourist attraction for West Baltimore that will help to spur additional residential, commercial, and hospitality development throughout the Upton community.

ANTICIPATED USES

- Applied Research and Community Education will be a pillar of the space through the anchor tenant, University of Maryland's Judge Alexander Williams, Jr. Center for Education, Justice and Ethics. A speaker series, ethics training, and applied social justice research will transform the space into a forum where solutions addressing the systemic challenges confronting Baltimore can be pushed forward. (100-150 residents served annually)
- Community Services and Programming including workforce development programming in partnership with the Maryland Aviation Administration, an evidence-based public health approach to gun violence intervention, legal support services and advocacy, and restorative social justice programming that aims to shift the trajectory of at-risk youth, and by extension, their communities. (100-150 residents served annually)
- Interpretive Museum and Exhibit Space honoring civil rights leaders who have ties to the Upton community including Justice Thurgood Marshall and Walter Sondheim. It will also display a re-creation of the campaign office of the late Honorable Elijah E. Cummings using campaign materials bequeathed to the Sponsor. A historic classroom will be restored to its original condition.

GET IN TOUCH



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PROJECT HIGHLIGHTS

- Total Development Cost: \$12.5MM
- Anticipated NMTC Closing: May 2022
- Groundbreaking: July 2, 2022
- Project Completion: summer 2023
- Facility Size: 22,068 SF
- Uses: historic and cultural exhibit space, community services, programming, education



COMMUNITY IMPACT

The development team was chosen by the community through a competitive RFP process administered by the Baltimore Department of Housing and Community Development. The Project aligns with the guiding principles of Historic Upton Neighborhood's 2026 Master Plan, which was adopted in FY 2018. Specifically, the Project supports three of the Plan's primary goals:

- Strengthen heritage tourism in the Upton community
- Preserve historic character of Upton
- Foster community pride in Upton

The Project will be a major step forward in establishing Upton as a cultural tourism destination to celebrate and honor the community's significance in the nation's Civil Rights Movement. The new Justice Thurgood Marshall Center will help the Upton community actualize its community vision, which commits to "reclaim the vestiges of its distinct African American heritage and be the hub of a cultural revitalization where the memory of the great entertainers, artists and civic leaders who proudly proclaimed Upton as their neighborhood will serve as a beacon by drawing investments back into the community."

Baltimore's Upton community was once a thriving middle-class African American community where Black community members owned businesses, led social organizations, and generated political power. Reimagining PS 103 represents an opportunity to celebrate the community's historic significance while investing in its future by inspiring a new generation of Black leaders in the community and throughout the City of Baltimore.

In addition to alignment with the place-based comprehensive plan, the Project champions Mayor Brandon Scott's new five-year Baltimore City Comprehensive Violence Prevention Plan. The Project provides an important investment in a neighborhood-based violence intervention strategy, a critical link in the city-wide strategy to take a public health approach to treating the city's violence epidemic. The Justice Thurgood Marshall Center at PS 103 will be a catalytic investment for the larger Upton neighborhood's transformation. By creating a dynamic community hub that is both a cultural asset celebrating the community's history while also providing programs and services that transform lives, this Project aims to create shared prosperity in a highly distressed low-income minority community.

Beloved Community Services Corporation (BSCS) is a 501c3 community development corporation founded in 2008. BSCS's mission is to serve urban communities by offering services that transform lives. BSCS manages programs in technology, cultural awareness, and community development with the ultimate goal of improving educational outcomes, revitalizing communities, and eliminating health disparities.

Cross Street Partners is a vertically integrated real estate company exclusively focused on re-building communities by creating vibrant urban mixed-use neighborhoods built on a foundation of innovation and entrepreneurial activity.