



**USES AND BUILDINGS**

110 Dwelling Units  
(65 Affordable)  
24k sf Office  
17k sf Retail  
35k sf Plaza  
12k sf Community

**BUILDING 3**

RETAIL  
RESIDENTIAL

**NO. 2 PUBLIC SCHOOL**

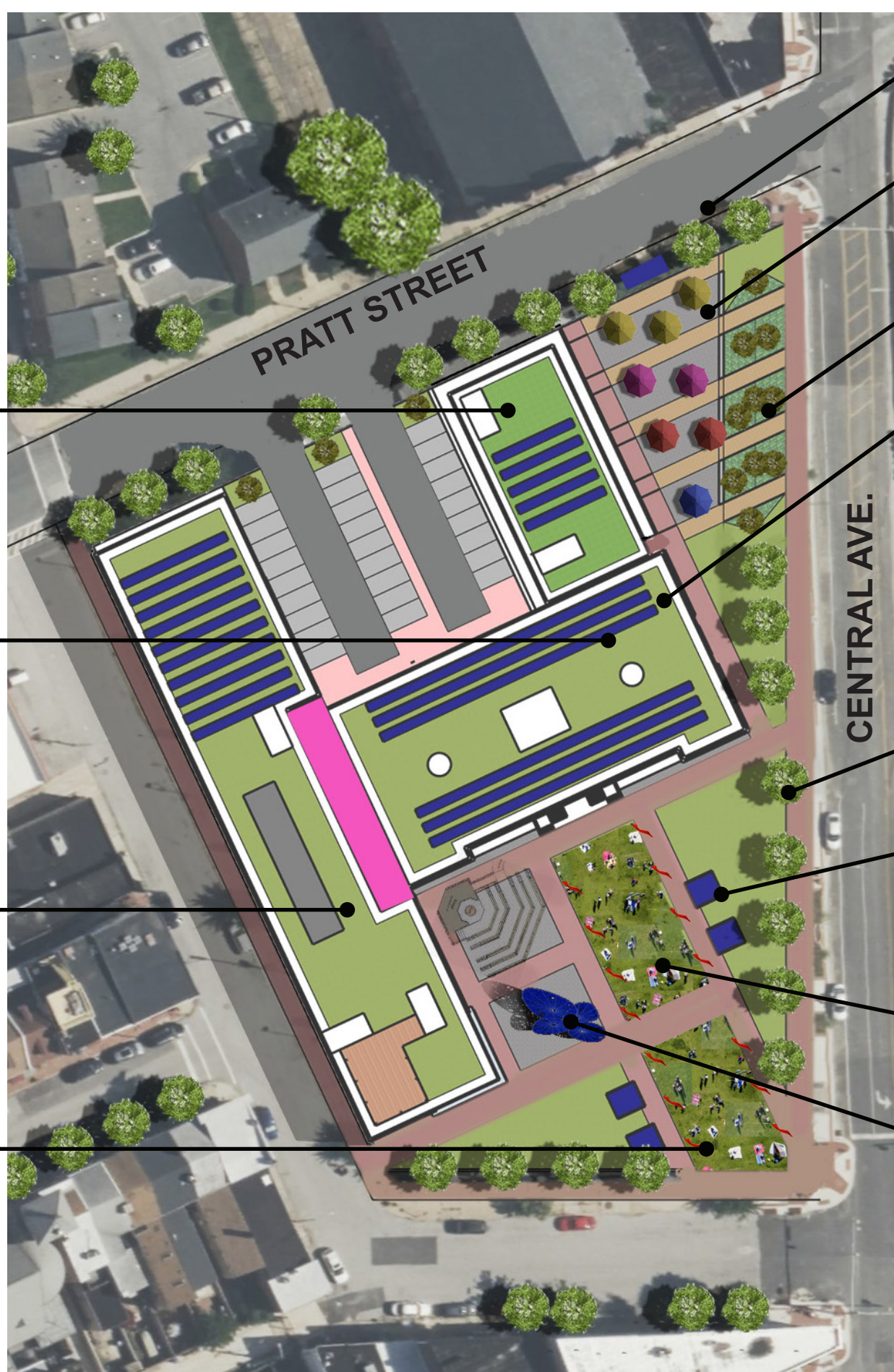
RETAIL  
COMMUNITY CENTER  
OFFICE

**BUILDING 1**

COVERED PARKING  
RESIDENTIAL

**PUBLIC PLAZA**

THEATER  
SCULPTURE PARK  
PUBLIC GREEN  
RETAIL PAVILIONS

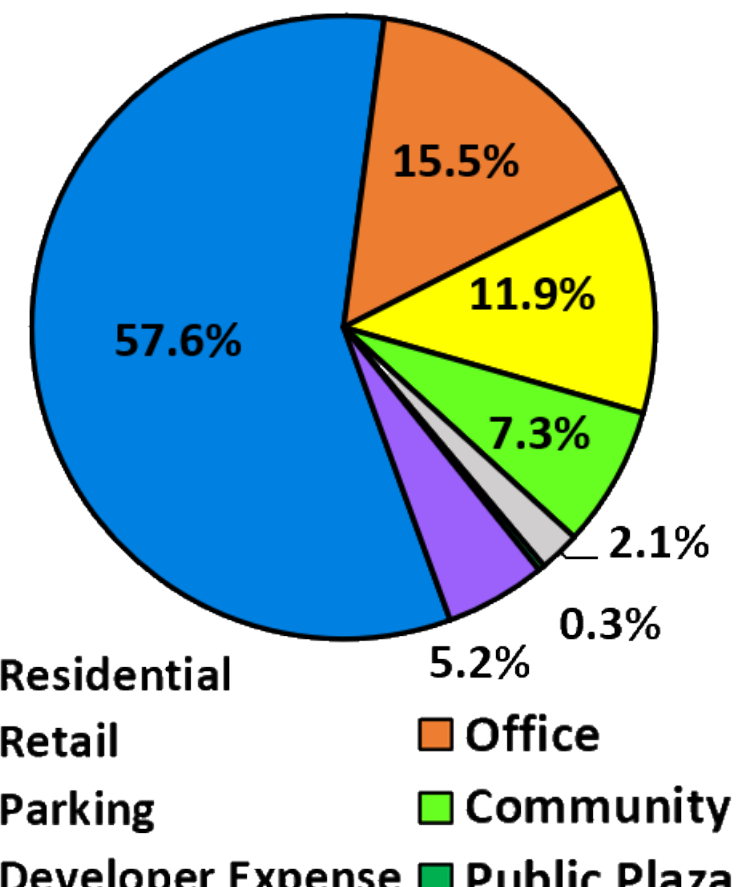


- NEW PRATT STREET BUS STOP
- PATIO SEATING
- BIORETENTION AND STORMWATER MANAGEMENT POND
- EXTENSIVE GREEN ROOFS & SOLAR PANEL ARRAYS
- TREE LINED AVENUE
- SMALL VENDOR PAVILIONS
- AMPHITHEATER
- SCULPTURE GARDEN

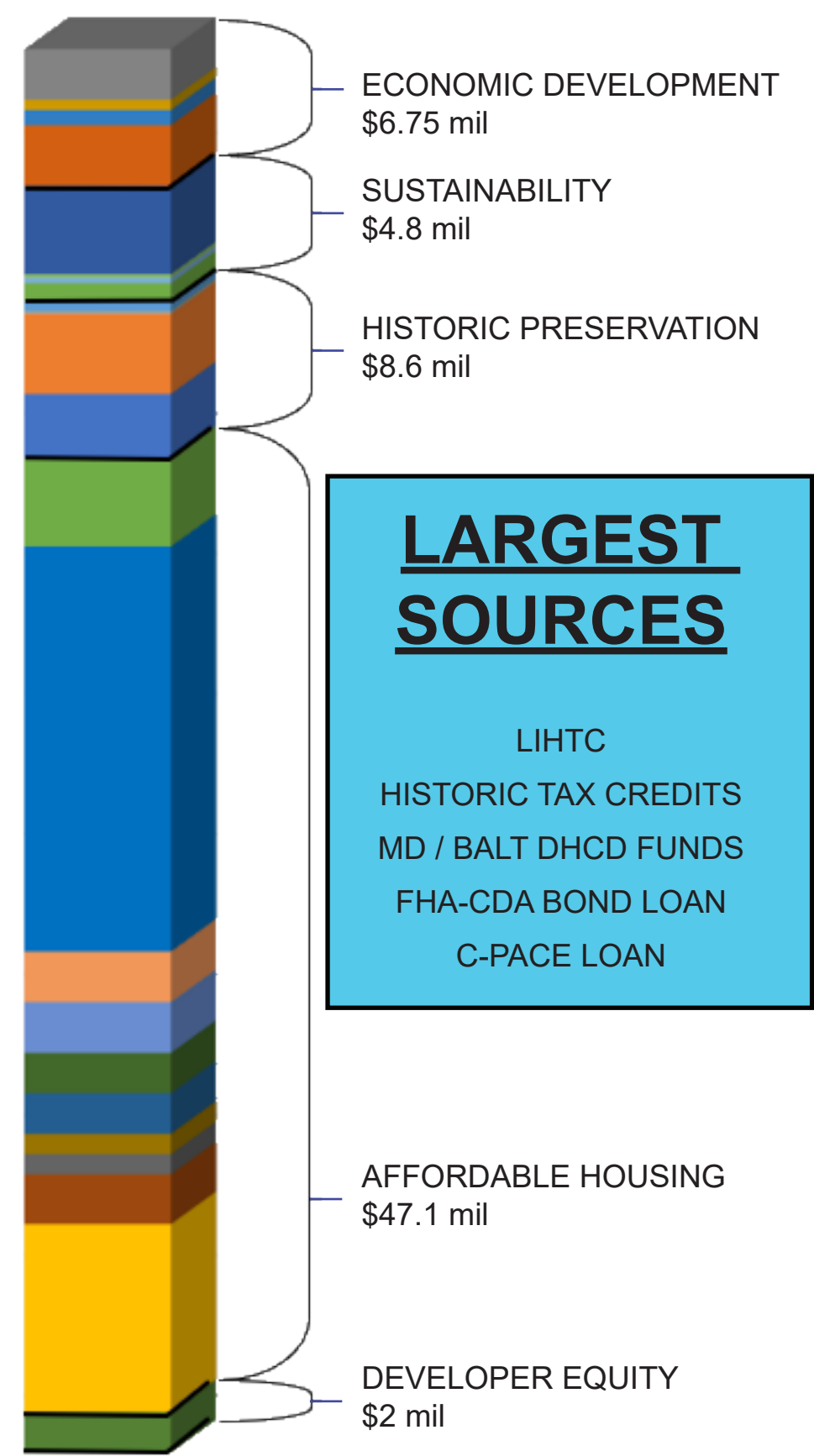
**TOTAL DEVELOPMENT COST - \$69,300,000**

**COMMUNITY-DRIVEN / COLLABORATIVELY FINANCED**  
2CENTRAL IS PROUD TO INCLUDE 24 SOURCES FROM 18 FUNDERS, CREATING A TRULY COLLABORATIVE, COMMUNITY DRIVEN PROJECT.

**COST By Use**

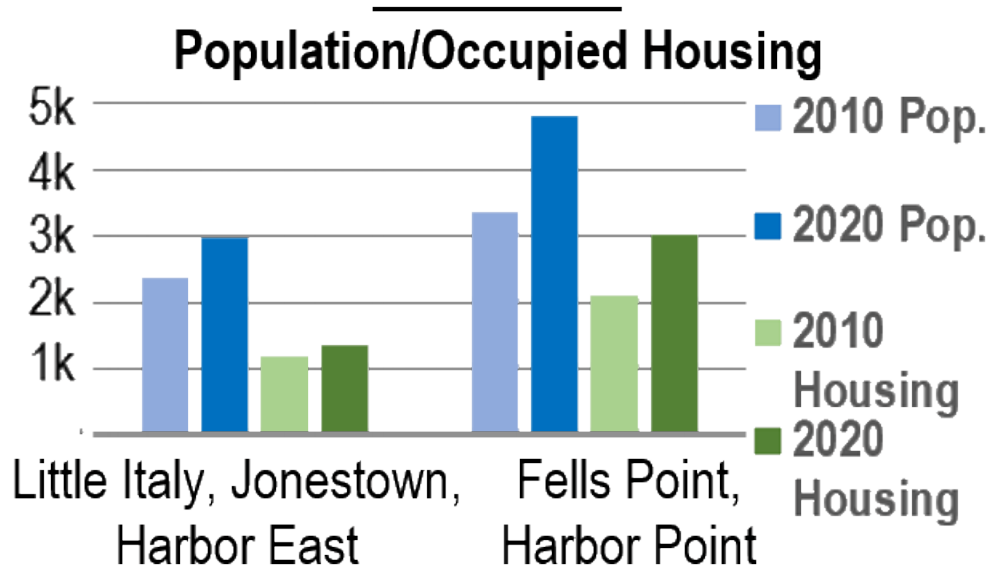


**SOURCES By Funding Purpose**



**RETURNS**  
LEVERED IRR: 20.1%  
EQUITY MULTIPLE: 5.45

**MARKET**



**MARKET RESEARCH** shows more people moving into Baltimore than leaving, strong population growth surrounding 2Central, even before the PSO Transformation Plan delivers, and a strong need for retail space along Central Ave. to create a retail corridor.



2Central plans to resurrect the **Little Italy Open Air Film Festival**

**WRED**  
Spring 2023

**PROJECT GOALS:**

- Invest in Baltimore Community
- Support Baltimore Youth
- Celebrate Baltimore's Character

**MAKE SPACE FOR JOY** presented by Lex Davis

2Central is a vibrant, mixed-income, mixed-use development designed to support Baltimore and surrounding communities. With an exciting mix of uses and programming, 2Central restores the historic No. 2 Public School into a fun, playful space for community activity and gathering. With market rate and affordable housing, office space, and retail on Central Ave., 2Central offers everything needed for residents and neighbors to Live, Earn, Play and Learn.

2Central offers several amenities including a community center and public plaza. The community center focuses on arts education and financial literacy- specifically designed to give all people, especially young people, two essential items; inspiration and agency. The public plaza includes an amphitheater, sculpture garden/playground, patio seating, and a central green. Finally, 2Central hopes to be the anchor for Central Avenue Street Festival, bringing local food, artists, musicians, and vendors together to celebrate the communities of Central Ave and Baltimore's unique style. 2Central stands to be one of the most attractive, joyful, community-led projects in Baltimore.



**2CENTRAL COMMUNITY CENTER**  
PROMOTES BOTH ARTS EDUCATION AND FINANCIAL LITERACY FOR RESIDENTS AND THE COMMUNITY



FINANCIAL LITERACY



ARTS EDUCATION