

Key's Pointe Phase 2A: O'Donnell Heights Redevelopment Call for Artist Proposals: Brief for Public Art Design & Installation

Invitation

The Housing Authority of Baltimore City (HABC), Affordable Homes and Communities – Greater Baltimore (GBAHC), and Key's Pointe 2A LP (the Michaels Organization) invite proposals from artists to create an art installation for the Key's Pointe Phase 2A (KP2A) residential housing development. This housing project is currently under construction and scheduled for completion in the Winter of 2026. The development is located at 6320 and 6400 Boston Street, Baltimore, MD 21224.



Issuance Date: March 20, 2026

Submission Deadline date/time April 30, 2026 no later than 12am EST

Developer Contact Info

Name: Anthony Amos

Position: Development Associate

Employer: Keys Point 2A, LP

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NJ 08102**

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Background

The O'Donnell Heights public housing development was constructed in 1942. Of the original 900 public housing units 670 have been demolished. The remaining 230 public housing units are also slated for future demolition. Michaels and GBAHC were selected as development partners by HABC to redevelop the 62-acre site.

The redevelopment plan for O'Donnell Heights has been designed as a mixed-income community that includes a range of civic, retail, flex space, and residential uses that will serve and benefit the community. The proposed site design will be an extension of the Key's Pointe Residences, building off the existing street network and exemplifying the character found in traditional Baltimore neighborhoods. Walkable streets with sidewalks, open spaces, a network of connected blocks, and high-quality contextual architecture will restitch the neighborhood fabric and create an easily accessible and desirable community.

The redevelopment is proceeding in four main phases. Renamed Key's Pointe, Phase 1 is complete and includes 144 affordable housing units.

Aerial of O'Donnell Heights Public Housing Site

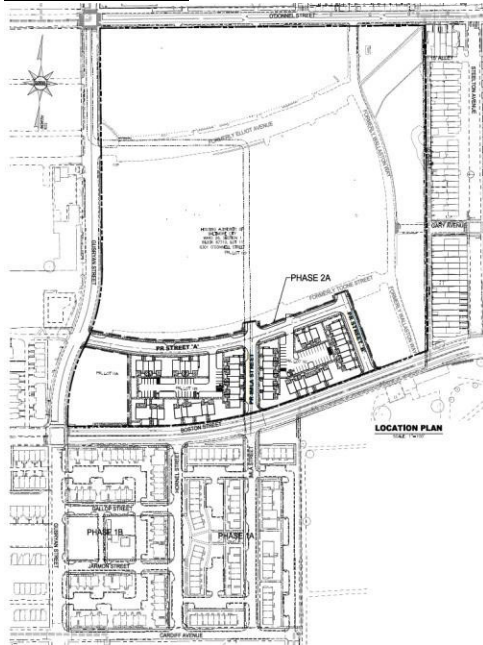


Key's Pointe Phase 2A ("KP2A") is the next residential phase in the redevelopment of O'Donnell Heights development and currently under construction. KP2A consists of 60 affordable apartments on 4.5 acres of land located at 6320 and 6400 Boston Street. The floor plans include a range of one-bedroom to four-bedroom apartments spread across nine buildings structured as either townhomes or two-story flats. Half of the homes (30 units) are replacement units for former and current O'Donnell Heights public housing residents.

Identified as the first sub-phase of the vacant 27-acre Phase 2 site area, KP2A is located on the corner of Boston and Gusryan Streets in Baltimore City, Maryland, bounded to the north by Toone Street, with the Baltimore City/County line approximately one-half mile east of the site. The project's location is within walking distance to public transportation, within one-half mile of access to I-95, and within 2.5

miles of all essential neighborhood amenities including grocery, retail, medical, and recreational opportunities.

KP2A Site Map



The surrounding area is predominantly characterized by single-family attached and detached residential with some dispersed civic facilities. Large swaths of undeveloped land and cemeteries bisect the neighborhoods, to the south and southwest of the subject site beyond Holabird Avenue and Broening Highway, respectively, properties include large distribution warehouses and industrial-type properties, largely oriented toward I-95/895 to the west and the Seagirt and Dundalk Marine Terminals further to the south. Retail uses are generally found close to Interstate access three-quarters of a mile to the west and roughly one mile to the north of the subject site, as well as along Holabird Avenue roughly one-half mile to the south.

As part of a multi-phased redevelopment effort, KP2A will utilize the existing amenities located on Phase 1, across Boston Street. These include access to two outdoor playgrounds and community space built as part of the previous phases. Additionally, there is an existing Boys & Girls Club of Baltimore City operating out of the O'Donnell Heights Community Building, as well as an adjacent City-operated public pool, which are both directly across the project site on Gusryan Street.

The Art Piece

As part of the KP2A funding award from the American Rescue Plan Act ("ARPA"), public art is an essential component of the project. The total budget is \$29,000 for the design, creation and installation of this artwork.

The development team has selected a prominent location for the installation at the corner of Boston Street and the new Imla Street extension, ensuring high visibility (see site map below). We encourage artists to explore sculptural concepts, as murals do not align with the project's design and elevation. Our general contractor will handle the installation of a concrete pad to serve as the base for the

compliments the new development and the resident experience and enhances community identity.

Required Submission Materials:

- A creative proposal with sketches and text describing the artist's concept, material and approximate dimensions, specifications, and installation plans
- Relevant examples of their previous work demonstrate their ability to interpret and communicate themes and messages; experience working with and knowledge about types of materials with public space spaces, projects of this scale and size. All previous work examples should include the work dimensions and materials used.
- A detailed budget for the proposed work that includes a breakdown of costs and materials.
- A plan describing how the artist will engage with the community, detailing your strategy to engagement and a timeline
- An anticipated project schedule.

Attention should be paid to creating and fabricating designs that ensure long-term weather resistance and minimal maintenance.

Submission Deadline:

The deadline for artist proposals will be due by 11:59 pm **Thursday April 30, 2026. Proposals must be submitted digitally via email to: mbaker@urbanpractice.com and aamos@tmo.com**
Please feel free to reach out via email with any question prior to the deadline.

If the proposal file is too large to attach to an email, the proposal file may be uploaded to a share folder for ease of access and shared with two emails listed above.

Selection Process and Criteria

All submissions will be reviewed by a Working Committee composed of community residents, the architect, and members of the development team. A select number of artists will be invited by the Working Committee to make a presentation of their proposal. The selection process and anticipated schedule are listed below.

Creative responses will be reviewed and scored against the following criteria: CONCEPT (40%), COST (30%), & EXPERIENCE (30%). The artist will be required to consult with the project architects, members of the development team and the HABC staff throughout the commission regarding design, use of materials, and installation. Correspondence and meetings with the general contractor will be necessary to coordinate on site work, material, and equipment storage.

Anticipated Project Schedule:

- March 20, 2026 – Call for Artists Issued
- ***April 30, 2026 11:59 pm EST– Artist’s Proposals are to be submitted digitally by email. No late submissions will be accepted.***
- May 2026 - Selected artists will be invited to present their proposals, methods, budget, and prior experience in a formal in person presentation to the Working Committee and to members of the public at a date to be determined.
- May 2026 – Working Committee conveys offer of commission to chosen artist.
- June 2026 – Artist(s) to engage with community to discuss project and solicit feedback. The format of this community engagement will be discussed with the Working Committee who will assist with outreach.
- July 2026 – Final sketch and work plan to be approved by Working Committee. This meeting will also be open to members of the public.
- July - September 2026 – Artist(s) to undertake and install artwork.

Artist Resource List:

<https://ahcommunities.org/property/keys-pointe-phase-2a/>

<https://www.habc.org/habc-information/about-us/news/habc-michaels-ahc-break-ground-on-2nd-phase-of-keys-pointe/>

https://en.wikipedia.org/wiki/O%27Donnell_Heights,_Baltimore

<https://www.bcf.org/affordable-housing-impact-investing/>

<https://www.baltimorecity.gov/planning/our-work/plans/neighborhood>