SUSTAINABLE COMMUNITY DESIGNATION

2012 Modification Form

Eligible Applicants:

- *Local governments or local government consortia with an already designated Sustainable Communities Area*

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
10 North Calvert Street, Suite 444
Baltimore, MD 21202

410-209-5800
www.mdhousing.org

DHCD
Maryland Department of Housing and Community Development

MARTIN O'MALLEY, *Governor*
ANTHONY G. BROWN, *Lt. Governor*

MARYLAND
Smart, Green & Growing

RAYMOND A. SKINNER, *Secretary*
CLARENCE J. SNUGGS, *Deputy Secretary*

Name of Sustainable Community:

Baltimore City Sustainable Communities Revitalization Area

Name of Applicant: City of Baltimore

Applicant's Federal Identification Number: 52-6000769

Applicant's Street Address: 417 E. Fayette St.

City: Baltimore **County:** **State:** MD **Zip Code:** 21202

Phone Number: 410-396-7272 **Fax Number:** 410-244-7358 **Web Address:** http://www.baltimorecity.gov

Sustainable Community Application Local Contact:

Name: Jill Lemke **Title:** Division Chief (Acting), Research & Strategic Planning

Address: 417 E Fayette St. **City:** Baltimore **State:** MD **Zip Code:** 21202

Phone Number: 410-396-1440 **Fax Number:** 410-244-7358 **E-mail Address:** jill.lemke@baltimorecity.gov

Sustainable Community Contact for Application Status:

Name: Jill Lemke **Title:** Division Chief (Acting), Research & Strategic Planning

Address: 417 E Fayette St **City:** Baltimore **State:** MD **Zip Code:** 21202

Phone Number: 410-396-1440 **Fax Number:** 410-244-7358 **E-mail Address:** jill.lemke@baltimorecity.gov

II. SUSTAINABLE COMMUNITY MODIFICATION DESCRIPTION

Existing Sustainable Communities may find it useful, or necessary, to alter their strategic plan or geographic area to reflect a new approach or add regions targeted for revitalization. Please be advised that any approved changes will not extend beyond the Sustainable Community's five-year designation period.

Please specify if the proposed change is a boundary modification or a strategy modification.
_X__ Boundary
_X__ Strategy (Health Enterprise Zone)

A. What is the reason/justification for your proposed modification?

1. Charles Street Corridor. Upon review at the parcel level, it was recognized that the east half of the Charles Street commercial district from Pratt Street north to Franklin Street was excluded in the original application, and is being proposed for inclusion in the City's Sustainable Community boundary to ensure that opportunities for revitalization are made accessible to the entire commercial district. (Supports Strategy #1: Support Main Streets and commercial areas by targeting investments in Middle Market neighborhoods)

2. Central Business District: Guilford to President Street. The City would like to include the area of Downtown Baltimore bounded by Charles Street, President Street, Pratt Street, and Franklin Street as a designated Sustainable Community because it contains a targeted commercial district and area for new apartments and condominiums in converted and renovated office buildings to revitalize downtown Baltimore. The incentives available to Sustainable Communities will help strengthen both commercial and residential revitalization. (Supports Strategy #1: Support Main Streets and commercial areas by targeting investments in Middle Market neighborhoods)

3. Mary Harvin Transformation Center. Based on the approval of Low Income Housing Tax Credits for a new senior housing project and more than $30 million in existing investment at the American Brewery site, the City would like to include the area bounded by Sinclair Avenue, North Wolfe Street and North Gay Street as a designated SC area to continue capitalizing upon existing and planned investment. (Supports Strategy #5: Support investment in anchor institutions and major redevelopment areas)

4. Greenmount Avenue Corridor: E. North Avenue to E. 25th Street. Upon further review at the parcel level, it was recognized that the east half of the Greenmount Ave. commercial district from E. North Avenue north to E. 25th Street was excluded in the original application and is being proposed for inclusion in the City's Sustainable Community boundary to ensure that opportunities for revitalization are made accessible to the entire commercial district. (Supports Strategy #3: Target investment along major transit routes)

5. Waverly Main Street. Upon further review at the parcel level, it was identified that the west half of the Greenmount Ave in the Waverly Main Street district, from E. 35th Street south for one-half block, and the parcel bordered by Merrymans Lane, Brentwood Avenue, E. 32nd Street, and Barclay Street was excluded in the original application. It is included as part of the City's existing strategy to support Main Streets and to ensure that opportunities for revitalization are made accessible to the entire commercial district. (Supports Strategy #1: Support Main Streets and commercial areas by targeting investments in Middle Market neighborhoods)

6. Brewers Hill. Upon further review at the parcel level, it was recognized that the property located at 601 S. Conkling Street was excluded in the original application and is being proposed for inclusion in the City's Sustainable Community boundary to ensure that opportunities for revitalization are made accessible to the entire commercial district. (Supports Strategy #1: Support Main Streets and commercial areas by targeting investments in Middle Market neighborhoods)

7. Southwest Baltimore Revitalization. The City would like to include the Hollins Market, Poppleton and Carroll Park area, while extending the boundaries of Pigtown as part of the Sustainable Community designated area. This area includes the Hollins Market (public market), the Mount. Claire Junction Shopping Center, the B&O Railroad Museum the Hollins-Roundhouse historic district and several stops along the planned Red Line. Notable residential revitalization efforts include the redevelopment of the Poppleton Coops and the planned 13-acre site in the Poppleton community. Designation as a Sustainable Community area would provide an additional way for the City to market the area to new investors and to strengthen existing businesses and institutions. (Supports Strategy 3: Target investment along major transit routes; Strategy #5, Investment in anchor institutions and major redevelopment areas; and, Strategy #6 Target greening strategies in distressed areas near strong housing markets).

8. Northwood Shopping Center. The City would like to include the Northwood Shopping Center located at 1500-1590 Havenwood Avenue as a Sustainable Community area based on its proximity to Healthy Neighborhoods target areas, strong middle market communities, and proximity to Morgan State University. The University is making significant investment adjacent to the shopping center, by adding a $72 million complex for business and management courses. The new building will house seven departments, including marketing, accounting and hospitality management and is expected to be complete in 2014. Students, faculty and staff are expected to generate demand for additional businesses at the shopping center which has been part of an extensive community planning process led by the Neighborhood Design Center. Inclusion as a Sustainable Community would entice improvements and redevelopment of this neighborhood serving shopping center. (Supports Strategy #1: Support Main Streets and commercial areas by targeting investments in Middle Market neighborhoods and Strategy #5 Investment in anchor institutions and major redevelopment areas)

9. Vacants to Value Duncan Street Corridor area. Upon further review at the parcel level, it was recognized that the area bounded by E. Monument Street to the north, E. Baltimore Street to the south, N. Patterson Park Avenue to the east and N. Washington Street to the west was excluded in the original application and is being proposed for inclusion as a SC area based on State-supported development activity and its adjacency to two existing SC areas. (Supports Strategy #5 Investment in anchor institutions and major redevelopment areas and Strategy #6: Target greening strategies in distressed areas near strong housing markets).

10. Support the Health Enterprise Zone (new strategy)

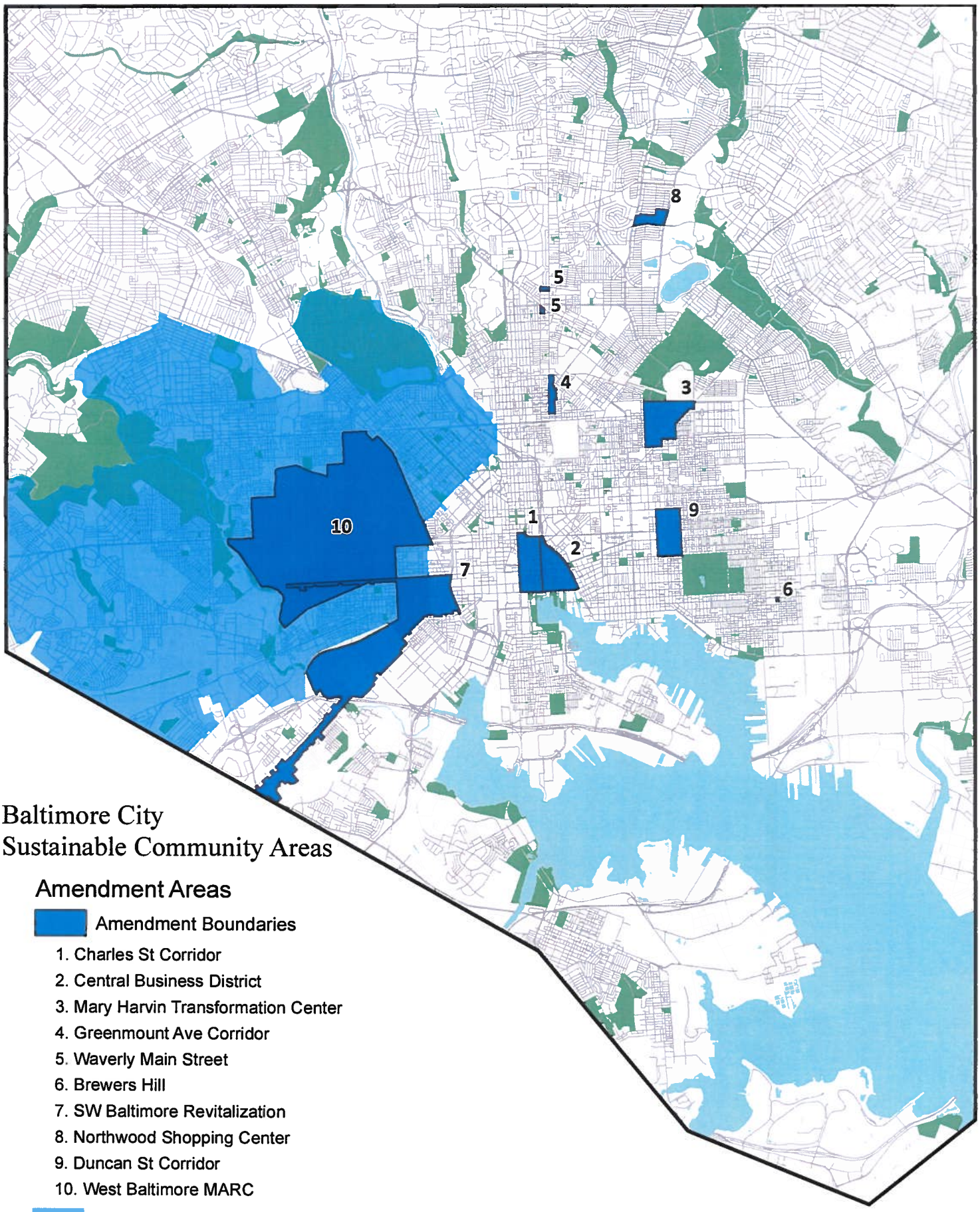
    Proposed Geography: zip codes 21216, 21217, 21223, 21229

    Revitalization Goal: Support efforts to reduce health disparities in West Baltimore through the integration of physical development, land use, enhanced accessibility, community engagement and new health-related programs.

    Rationale: Following the submission of the City's Sustainable Community Action Plan, the West Baltimore Primary Care Access Collaborative was awarded one of the State's Health Enterprise Zone (HEZ). In keeping with national policy to better integrate health care, access and

community development, the Baltimore City HEZ will use a combination of physical and programmatic strategies to reduce health care disparities in four West Baltimore zip codes: 21216, 21217, 21223 and 21229. Due to the size of the HEZ, only those areas where there is planned development activity will be included as part of the City's Sustainable Community area.

In its first year, the West Baltimore MARC Station area is being included as part of the City's requested amendment to its SC boundaries. This area was selected based on plans underway for potential development in addition to the opportunity for enhanced transit and connectivity.



Baltimore City
Sustainable Community Areas

Amendment Areas

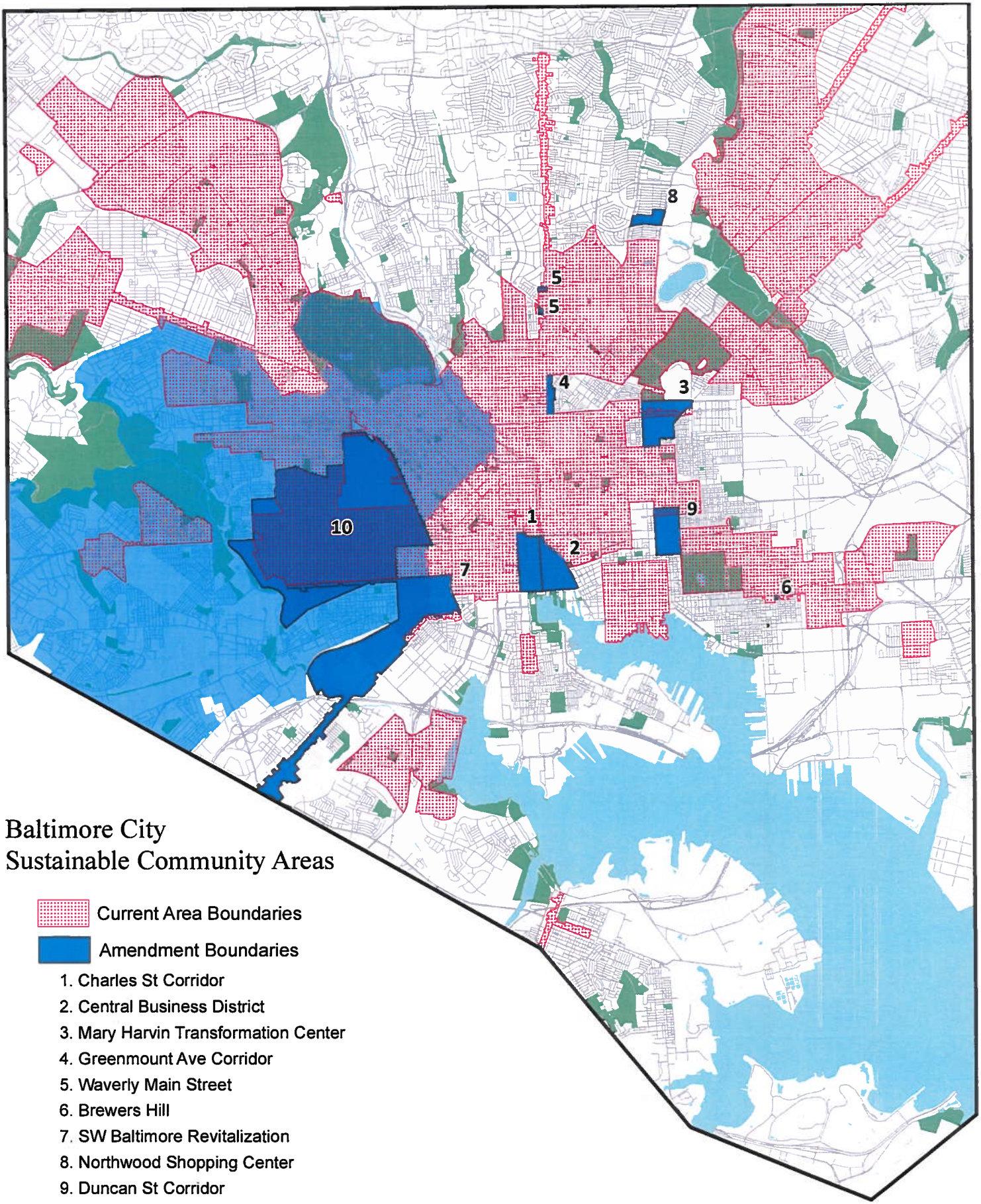
Amendment Boundaries

1. Charles St Corridor
2. Central Business District
3. Mary Harvin Transformation Center
4. Greenmount Ave Corridor
5. Waverly Main Street
6. Brewers Hill
7. SW Baltimore Revitalization
8. Northwood Shopping Center
9. Duncan St Corridor
10. West Baltimore MARC

Health Enterprise Zone

Streets Harbor, Lakes, & Streams Parks

April 2013



Baltimore City
Sustainable Community Areas

Current Area Boundaries

Amendment Boundaries

1. Charles St Corridor
2. Central Business District
3. Mary Harvin Transformation Center
4. Greenmount Ave Corridor
5. Waverly Main Street
6. Brewers Hill
7. SW Baltimore Revitalization
8. Northwood Shopping Center
9. Duncan St Corridor
10. West Baltimore MARC

Health Enterprise Zone

Harbor, Lakes, & Streams

Parks

Streets

April 2013

B. If boundary-related, please also submit an electronic GIS shapefile and a PDF map on a CD-ROM with your application. If you have any GIS-related questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@dhcd.state.md.us. All other questions should be directed to Mary Kendall, Project Manager, Kendall@dhcd.state.md.us or 410-209-5810.

   A CD-ROM with the electronic GIS shapefile and a PDF map is included in the package.

C. Please also include the original signed disclosure authorization form and local government resolution with your modification form. The disclosure authorization form and sample local government resolution are attached.

Please send all completed forms and files to Mary Kendall, DHCD Project Manager, at the address listed below:

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
10 North Calvert Street, Suite 444
Baltimore, MD 21202

STEPHANIE RAWLINGS-BLAKE
Mayor

THOMAS J. STOSUR
Director

Mary Kendall
Project Manager
Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
10 N. Calvert Street, Ste. 444
Baltimore, Maryland 21202

April 5, 2013

Dear Ms. Kendall,

The City of Baltimore anticipates seeking approval for its Sustainable Communities amendment application at the April 24th Board of Estimates (BOE) meeting. The City will provide the State with a copy of the approved resolution approximately ten days following BOE's approval.

Sincerely,

Thomas J. Stosur

DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the "**Department**") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "**Act**"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public the contents of the local governments' Sustainable Community Plans, Maps and the contents of Sustainable Community Applications, including posting of entire applications on the DHCD website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this Application, for the purposes of influencing the action of the Department on such Application, may become ineligible to receive State financial assistance, and is subject to other penalties authorized by law.

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Thomas J. Stosur	Thomas J. Stosur, Director of Planning	4/5/13
Authorized Signature	Type Name and Title	Date