
Preliminary FY 2025 Video Lottery Terminal Revenue Spending Plan

Pimlico Local Impact Aid



REVISED:
DECEMBER 18, 2023

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I. Introduction

Overview

The Baltimore City Department of Planning (DOP) prepared this Preliminary Draft FY2025 Spending Plan in consultation with the Pimlico Community Development Authority (PCDA), City agencies, and community members and partners. The draft plan prioritizes investments to achieve long-standing community goals in the Pimlico Local Impact Aid area. These goals include construction of new single-family homes in Central Park Heights, acquisition and rehabilitation of vacant homes, the capital expansion of a federally qualified health care center, and support for a number of community institutions throughout Park Heights and the One-Mile Radius. In FY2025, the total amount of revenue estimated to be available is \$3,890,000.

The release of this draft Spending Plan marks the start of a 45-day public review window wherein residents and community leaders will continue to have the opportunity to help determine final recommendations. The complete schedule and deadlines are:

- **September 1- November 1, 2023:** DOP released a [funding request form](#) for all City agencies and community partners seeking FY2025 Pimlico Local Impact Aid. Applicants could request funding for their own projects or make requests that City agencies partner on or support a community-initiated project.
- **November 1, 2023:** DOP and the PCDA held a public meeting to review all funding requests submitted prior to November 1. Community members had the opportunity to testify or answer questions from the PCDA.
- **December 18, 2023 - January 12, 2024:** Release of draft Spending Plan and launch of a digital survey where community members can review and rate proposed spending priorities and provide open-ended comments. Residents are also invited to submit feedback via email to pcda@baltimorecity.gov. Access the survey at: <https://forms.gle/9Kmyvupc9u85CcGx7>
- **December 19, 2023:** Virtual public meeting to present the draft spending plan to the public. Residents will be able to ask questions and provide comments during the meeting, or continue to [submit feedback via survey](#) or email: pcda@baltimorecity.gov.
- **January 12, 2024:** Deadline for community members to submit written comments via survey or email. This is also the final deadline for partner organizations and agencies to submit final funding requests for FY25 Pimlico Local Impact Aid.
- **January 20, 2024:** PCDA work session to determine their final recommendations for the FY2025 Spending Plan.
- **January 26, 2024:** Deadline for PCDA to submit recommendations to the Mayor's Office and post them online.

- **February 1, 2024 (anticipated date):** Virtual public meeting to present final PCDA recommendations.
- **Spring 2024:** The final Spending Plan will be published, and allocations will be included in the City's FY2025 budget for consideration and adoption by the Baltimore City Council and the Mayor.

Purpose and Legislative Context

In 2007, the State legislature passed the Maryland Education Trust Fund - Video Lottery Terminals legislation (2007 SB 3). SB 3 requires 5.5% of gross Video Lottery Terminal revenue to be returned to the jurisdiction where a casino is located; this allocation is known as local impact aid. Although the Pimlico area does not have a casino, the State allocates 18% of impact aid generated by the casinos in Anne Arundel County, Baltimore City, and Prince George's County, minus a \$1M allocation to Prince George's County for the area near Rosecroft Raceway and a \$500,000 allocation to communities near Laurel Park.

As of FY21, \$2.4M or 24% of the Pimlico Local Impact Aid - whichever is greater - is allocated directly to Park Heights Renaissance, Inc. (PHR),¹ and beginning in FY22, \$3.5M was committed for annual debt service to finance redevelopment and infrastructure improvements at the Pimlico Racetrack. Of the funds that are earmarked for the Pimlico area, 85% are allocated for the Park Heights Master Plan area, and the remaining funds may be allocated for neighborhoods around the Park Heights Master Plan community, in an area known as the 1-Mile Radius. The current statute provides funds to the Pimlico area for 20 years, through fiscal year 2032.

Statutory Requirements

State law allocates Pimlico Area Local Impact Aid to Baltimore City, with the Pimlico Community Development Authority acting as the local development council. This draft Spending Plan reflects the following statutory requirements:

- Funds are proposed to be used primarily for capital purposes benefitting economic and community development.
- 85% of the funds are allocated in a manner that is consistent with the Park Heights Master Plan.
- 15% of funds are allocated to the 1-Mile Radius. This area includes Census block groups that are at least partially within one mile of Pimlico Racetrack, but not within the boundaries of the Park Heights Master Plan; neighborhoods included in the Northwest Community Planning Forum Strategic Neighborhood Action Plan; and/or any neighborhood within an area bounded by Liberty Heights Avenue, Northern Parkway, Druid Park Drive, and Wabash Avenue.
- PCDA has 45 days to review and make recommendations on the draft Spending Plan.
- Baltimore City shall hold a public hearing on the draft Spending Plan.

¹ State and City budget analysts estimate that Park Heights Renaissance will receive \$2,400,000 in FY2025.

Community Planning Context

Over the past decade, Baltimore City has done extensive community planning for several of the areas eligible for slots funding. These plans and priorities are the foundation for this Spending Plan.

- **Park Heights Master Plan:** In Feb. 2006, after more than two years of an intensive community process, the Baltimore City Planning Commission adopted the Park Heights Master Plan. The plan was amended in 2008. The plan covers the area from Park Circle to Northern Parkway, Greenspring to Wabash. The plan includes recommendations for physical and human service redevelopment within Park Heights. Based on the Master Plan's recommendations, PHR was created with the mission of working with the community to implement the Master Plan's recommendations.
- **Northwest Community Planning Forum Strategic Neighborhood Action Plan:** In March 2005, the Baltimore City Planning Commission adopted the Northwest Community Planning Forum Strategic Neighborhood Action Plan (SNAP). The plan covers the portion of the City north of Northern Parkway and west of the Jones Falls Expressway, including the neighborhoods of Glen, Fallstaff, Cross Country, Cheswolde, and Mt. Washington. In 2010, the communities worked together to update the plan, which the Planning Commission adopted in 2012. As of December 2023, the Northwest Community Planning Forum is nearing completion of an update to this master plan, which is expected to be approved in early 2024.
- **Greater Northwest Community Coalition SNAP:** In April 2005, the Greater Northwest Community Coalition Strategic Neighborhood Action Plan was adopted by the Baltimore City Planning Commission. The Greater Northwest Community Coalition no longer exists, but many of the recommendations remain valid.
- **Liberty Heights LINCS:** The City conducted a planning process for the Liberty Heights corridor through the Leveraging Investments in Neighborhood Corridors Strategy (LINCS) initiative. The goal of this initiative is to enhance the aesthetics and the economic vitality of key gateways, while seeking to improve quality of life and increase community capacity.
- **INSPIRE Plans:** INSPIRE Plans leverage investments in 21st Century Schools. In 2017 and 2018, the Planning Commission adopted three INSPIRE Plans for the communities within a quarter-mile of Pimlico Elementary Middle School, Arlington Elementary, and Forest Park High School and Calvin Rodwell K-8. A fourth INSPIRE Plan is getting underway for the community surrounding Cross-Country Elementary Middle School.

II. Draft FY2025 Spending Plan

Revenue Estimates

For FY2025, State and City budget analysts estimate that \$3,428,000 in Local Impact Aid will be available for the Pimlico area, plus an adjustment of \$462,000, for an estimated total of \$3,890,000.

Summary of the FY2023, FY2024, and FY2024 Spending Plan Allocations

	FY2023	FY2024	FY2025
Pimlico Local Impact Aid Estimate	\$2,700,000	\$3,000,000	\$3,428,000
Adjustments*	\$230,000	\$2,261,000	\$462,000
Total	\$2,930,000	\$5,261,000	\$3,890,000
<i>85% to Park Heights Master Plan Area</i>	<i>\$2,490,500</i>	<i>\$4,472,000</i>	<i>\$3,307,000</i>
<i>15% to 1-Mile Radius</i>	<i>\$439,500</i>	<i>\$789,000</i>	<i>\$583,000</i>

* Adjustments primarily account for gaps or surpluses from the previous year’s actual slots revenue.

Draft Park Heights Allocations

The Park Heights Master Plan is a blueprint for neighborhood transformation. The Plan guides investments and leverages resources to improve the built environment, revitalize distressed neighborhoods and address vacant buildings, increase economic opportunities, and enhance the quality of life. A significant amount of slots funding has been dedicated to this 1,500-acre community, coupled with additional programming around education and public safety. Park Heights is at a transformative moment and the commitment and desire remains strong to create a community with physical and social well-being, a community of character, a community of opportunity, and a healthy community as envisioned in the Park Heights Master Plan. The draft FY25 Spending Plan allocates 85% of Pimlico Local Impact Aid (\$3,307,000) to the Park Heights Master Plan area.

Single-Family Homes Construction (NHP Foundation): \$750,000

Phase 1 of the NHP Foundation’s development project in Central Park Heights consists of 100 units of senior housing, 53 units of multifamily housing, and 17 single family for-sale new construction homes. The draft Spending Plan proposes \$750,000 to NHP Foundation to help fill a construction gap on 9 of the 17 single-family homes. This will be the first new construction of single-family homes in Park Heights in more than 20 years.

Park West Health Systems Capital Expansion: \$500,000

Park West Health Systems (PWHS) is a federally qualified health center that provides equal access to health, dental, mental, and behavioral health services to all, regardless of ability to pay. PWHS has three locations that serve the Park Heights community: Park West Belvedere, Park West Men & Family Health, and Park West Reisterstown Road Plaza. This funding serves PWHS’s Belvedere location at 3319 W. Belvedere Avenue – a critical community asset that needs a significant upgrade to meet the health and wellness needs of the community’s patient population. The project comprises a 15,245 SF addition and 10,710 SF renovation to

the existing building. The Spending Plan proposes \$500,000 in Local Impact Aid to support the capital expansion.

Park Circle Redevelopment Project (DHCD): \$494,000

The Park Circle neighborhood and the southern section of Central Park Heights are a key focus area in the Department of Housing and Community Development's (DHCD) Park Heights community revitalization strategy. DHCD is in the process of acquiring 13 properties in this footprint through in rem foreclosure. DHCD is also monitoring 24 vacant properties that have been recently sold or are currently under permit in this footprint, to verify that the renovations are completed and receive Use & Occupancy permits. Through condemnation and negotiation, DHCD seeks to acquire 19 additional eligible properties for homeownership outcomes in the 3400-4200 blocks of Park Heights Avenue. The preliminary Spending Plan proposes \$494,000 to DHCD for the purpose of acquiring these 19 eligible properties.

Baltimore Redlining and Blight Elimination CDC: Arlington, Central Park Heights, and Park Circle: \$390,000

This funding will support homeownership outcomes for seven vacant buildings being redeveloped by the Baltimore Redlining and Blight Elimination CDC. The properties are located at 3523 and 3526 W. Belvedere Ave.; 4021, 4023, and 4027 Reisterstown Rd.; and 3429 and 3431 Park Heights Ave. The properties are located in Arlington, Central Park Heights, and Park Circle, in areas where there are both higher concentrations of Vacant Building Notices and clusters of owner-occupied homes.

Bmore You Pop-Up Shop (Excellence & Ambition): \$254,000

The preliminary Spending Plan proposes allocating \$254,000 to Excellence & Ambition for the expansion of their Bmore You Pop-Up Shop program. This after-school, workforce development program provides young people in Park Heights with youth-led opportunities in healthy food retail. The program also provides mentorship, entrepreneurship sessions, and skills training for future employment.

Candystripe Basketball Court Revitalization: \$145,000

Located on the inner-block parcels of 3700 Cottage Avenue, the Candystripe basketball court is a City-owned property in need of significant improvements to facilitate safer, better play and community gathering. After consulting with City agencies, including the Department of Recreation and Parks, Department of Transportation, and the Department of Planning, the Candystripe community has proposed upgrades that include reorienting the court to allow for full-court play; re-grading, re-paving, and re-striping the court; and installing a fence to protect players from car traffic, illegal dumping, and other potential safety hazards. The adjacent Candystripe Park will be renovated in the summer of 2024 using Capital Improvement Program funds. The Spending Plan recommends \$145,000 for this project.

Northwest Neighborhood Grants Program (Park Heights): \$130,000

The draft plan proposes \$130,000 to support a community-based grants program for Park Heights. In calendar year 2023, the program was only active in the One-Mile Radius outside of Park Heights. Grants will be available in amounts between \$500 and \$30,000 to support operating or capital projects initiated by members of the community; they are frequently awarded to neighborhood associations working on placemaking initiatives, capacity-building, communications projects, neighborhood organizing and events, and other

community improvement efforts. In 2024, DOP anticipates running the project in partnership with the Baltimore Civic Fund, who served as fiscal administrator of the 2023 cycle.

Wheels 2 Empowerment (Langston Hughes BCRC): \$110,000

The Langston Hughes Business and Community Resource Center is a Park Heights community anchor located in the Langston Hughes neighborhood. The Center has identified research showing that access to a vehicle is the number-one barrier to employment and economic mobility for many women of Park Heights. This funding supports expansion of the Center's Wheels 2 Empowerment Program, which provides personal vehicles to residents for a nominal, sliding-scale fee based on current income. The program is partnered with Full Circle Auto; the Maryland Department of Labor, Licensing, and Regulation; and three private insurance companies to facilitate program success. The draft plan recommends \$110,000 to support program expansion.

Park Heights Public Art Program (BOPA): \$100,000

The Baltimore Office for Promotion of the Arts (BOPA) aims to facilitate opportunities for artists and stakeholders in the Park Heights community to create, support, and experience vibrant, impactful, freely accessible public art. The proposed sculptural art project will feature a highly visible, landmark work created through a community-led process. Residents will collectively select an artist to lead art design workshops and deliver a finalized art design concept approved by the community for fabrication. The proposed allocation of \$100,000 will support community workshops and fund the fabrication and installation of the piece.

Agrihood Baltimore Food Hub (Plantation Park Heights Urban Farm): \$95,000

The draft Spending Plan recommends \$95,000 to Plantation Park Heights Urban Farm for the strengthening of the Agrihood Baltimore Food Hub in the southern part of Central Park Heights. The funding allocation will enable the farm to contract with up to 5 farmers from the Mid-Atlantic Black Farmers Caucus, and up to 3 Future Harvest Beginner Farmers, to grow culturally appropriate fruits, vegetables, and herbs for distribution to the Park Heights community. Funding will also support preparation and construction costs for a Food Hub Pick-Up and Distribution Pavilion, as well as support for social media and outreach.

Dayspring Revamp and Portable: \$89,000

The draft plan allocates \$89,000 to support Dayspring Inc., an early childhood education center located in the Arlington neighborhood. The funding supports Dayspring's efforts to upgrade their building and playground to provide a higher-quality education environment to their community of young learners and their families. The allocation also supports Dayspring's addition of a portable classroom to be able to serve more children.

Pimlico Terrace Revitalization and Preservation: \$80,000

The draft Spending Plan allocates \$80,000 to the Pimlico Terrace Neighborhood Association to support their placemaking efforts in Pimlico Terrace. With partnership from BOPA, the neighborhood association will lead the effort to develop, design, and install community signage, a process which should include working with a panel of community members on messaging, design, and a maintenance plan, and other elements. The community will also explore the installation of murals in up to three different locations, as part of an overall strategy to beautify the neighborhood and reflect the community's strong sense of identity.

Park Heights Façade Improvement Grants (BDC): \$60,000

Baltimore Development Corporation (BDC) will support no match/no cost façade improvement grants for up to ten qualified businesses. BDC plans to target this funding toward businesses in the Pimlico Good Neighbors community in FY25 and expand to additional areas of Park Heights in future years.

Catherine’s Family and Youth Services - Community Enhancement Program: \$50,000

The draft Spending Plan proposes \$50,000 in support of expansion of their Food Pantry/Diaper Hub and Out of School Time (OST) Youth Program. The funding covers food, diapers, and disposables, fuel for delivery and transportation, and programmatic supplies for the OST program, and provides support for staff salaries.

PCDA Administration: \$60,000

The Planning Department provides administrative support to PCDA. This support includes drafting the Spending Plans; serving as a liaison between the PCDA and communities; creating public presentations and FAQs; organizing and staffing public meetings; coordinating projects, grant agreements, and amendments with City agencies and funding mechanisms; coordinating quarterly reports drafts; managing all PCDA communication efforts; conducting public outreach; and convening PCDA sub-committee grant reviews. The Planning Department staffs all aspects of the PCDA as PCDA has no dedicated staff of its own. The FY25 Spending Plan allocates \$60,000 to support a full-time position dedicated to PCDA Administration. The purpose of this funding is to better meet the needs of community members and the PCDA in administration and implementation of Pimlico Local Impact Aid.

Draft 1 Mile Radius Allocations

Within the 1 Mile Radius there are three distinct geographic areas eligible for funding allocations: the Northwest Community Planning Forum, the Liberty Wabash Area, and Coldspring Newtown (see Appendix for a map). The 1 Mile Radius allocations prioritize key initiatives that are achievable with limited resources, such as major public park improvements, community organizing, and community-based competitive grants. The estimated funding available for FY25 is \$583,000.

Community Organizing in the Northwest Community Planning Forum (CHAI): \$125,000

The draft Spending Plan propose \$125,000 to Comprehensive Housing Assistance Inc. (CHAI) to further the implementation of the updated NW Community Planning Forum Master Plan, which includes seven neighborhood statistical areas. The funding will support master plan recommendations, including a pilot program for sidewalk repair grants, leadership and civic engagement training to help residents become more effective organizers, and grants for security lighting and façade improvement for residences or businesses, among others.

Fallstaff Multiracial Organizing Project (CASA): \$116,000

This project will work to improve public safety by increasing community stability and community connectedness between diverse neighbors in Fallstaff. This draft plan proposes \$116,000 for CASA to support their door-to-door neighborhood organizing outreach; community leadership to build coalitions of neighborhoods working together for shared priorities; informational workshops on housing, employment, and immigration topics, as well as college access and career readiness workshops at Fallstaff EMS; and case management for families in Fallstaff who are navigating health, housing, and immigration systems.

Northwest Neighborhood Grants Program (One-Mile Radius): \$107,000

The draft plan proposes \$107,000 to support this community-based grants program. Grants are available in amounts between \$500 and \$30,000 to support operating or capital projects initiated by members of the community; they are frequently awarded to neighborhood associations working on placemaking initiatives, capacity-building, communications projects, neighborhood organizing and events, and other community improvement efforts. In 2024, DOP anticipates running the project in partnership with the Baltimore Civic Fund, who served as fiscal administrator of the 2023 cycle.

Ambassador Theater/Community Development: \$100,000

The Ambassador Theater is being developed by the nonprofit Artspace to become an arts and cultural community center in the Liberty Wabash Area. The Spending Plan proposes \$100,000 to help the theater meet its ongoing predevelopment needs - including zoning, design, and architectural work - as well as community outreach and engagement around the theater. As of December 2023, Artspace has submitted applications for \$6M in historic tax credits and is preparing to apply for \$5M New Market Tax Credits, with the goal of the tax credits becoming a sustainable source of funding for the theater.

Sustaining Middle Legacy Neighborhoods (GO Northwest): \$75,000

This proposed allocation of \$75,000 supports the GO Northwest Housing Resource Center. The goal of this project is to provide information, technical assistance, and access to resources to current and potential community residents of the Liberty-Wabash Area, to strengthen, preserve and sustain the viability and desirability of these legacy and middle

neighborhoods as homeownership communities. The target neighborhoods include Howard Park, Callaway Garrison, Ashburton, and Dorchester.

PCDA Administration: \$60,000

The Planning Department provides administrative support to PCDA. This support includes drafting the Spending Plans; serving as a liaison between the PCDA and communities; creating public presentations and FAQs; organizing and staffing public meetings; coordinating projects, grant agreements, and amendments with City agencies and funding mechanisms; coordinating and drafting quarterly reports drafts; managing all PCDA communication efforts; conducting public outreach; and convening PCDA sub-committee grant reviews. The Planning Department staffs all aspects of the PCDA as PCDA has no dedicated staff of its own. The FY24 Spending Plan proposes allocating \$60,000 to support the work of a full-time staff position dedicated to the administration and implementation of Pimlico Local Impact Aid.

III. Project Status Updates in the Park Heights Master Plan Area

Since 2006, the Park Heights Master Plan has addressed the desire for neighborhood transformation by providing a blueprint for positive change. The Plan has guided investments and leveraged resources to improve the built environment, revitalize distressed neighborhoods and address vacant buildings, increase economic opportunities, and enhance the quality of life. Through Video Lottery Terminal revenue, in combination with other leveraged public-private investment, much has been achieved in Park Heights to improve the physical appearance and social conditions in the Park Heights Community. A significant amount of slots funding has been dedicated to this 1,500-acre community coupled with additional programming around education and public safety.

Park Heights is at a transformative moment and the commitment and desire remains strong to create a community of physical and social well-being, a community of character, a community of opportunity, and a healthy community as envisioned in the Park Heights Master Plan. This chapter offers updates on the status of recent projects – many of which have received Pimlico Local Impact Aid in the past or may receive it again in the future – and which aim to bring about this transformation.

Major Redevelopment Area (MRA)

One of the key components of the Park Heights Master Plan is the redevelopment of the Major Redevelopment Area (MRA) in Central Park Heights. The 62 acres centered on Park Heights and Woodland Avenues were comprised of nearly 600 properties, of which approximately 400 were vacant buildings and lots, and represented the most blighted and distressed area within the entire 1,500-acre Master Plan. Redevelopment could accommodate hundreds of new mixed-income housing units, along with new parks, streetscape improvements, and other amenities.

To facilitate new development, the City has dedicated a significant portion of slots revenue to relocating existing residents and demolishing existing structures. 583 properties were acquired and 26 have been identified for stabilization. Relocation and acquisition on all real property interests has been completed; DHCD is still acquiring ground rent interests. With the demolition of properties on Virginia Avenue in 2023, demolition in the Major Redevelopment Area is now complete. The tables that follow provide details about redevelopment projects in the MRA and throughout Park Heights.

Table 1. Major Redevelopment Area Project Updates (December 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER, PROJECT LEAD & PARTNERS	STATUS
Woodland Gardens I and II	Central Park Heights	New Construction Senior and Intergenerational Affordable Housing. 138 units.	CHAI is lead developer. PHR is a development partner. All properties are City owned. \$1M in DHCD Pimlico local impact aid was used to assist with development on WGII.	Woodland Gardens II is complete and leasing. Woodland Gardens I broke ground in May of 2023.
NHP Foundation Development Project	Central Park Heights	17.3 acres of vacant land for redevelopment into homeownership, rental, senior, and affordable housing, possibly commercial as well. 210 rental units; 78 for sale.	NHP/ THC/ Marenberg developers. All properties are City owned. City has committed to help with cost of infrastructure on the site, using both ARPA funding and Pimlico local impact aid. DHCD and DOP coordinating progress.	Groundbreaking for 100 units of senior housing held in December 2023! Currently working on Pre-Development for the remainder of Phrase 1, which also includes 53 multifamily units and 17 new-construction single-family homes for sale.
CC Jackson Park	Central Park Heights	Expansion of park	Recs and Park capital team managing the project for the City. Project has received Pimlico local impact aid in addition to City capital funds.	Project at 90% design. Intending to advertise for construction in 2024. Finalizing consolidation and transfer of lots and parking plan.
Park Heights Library	Central Park Heights	Construction of a new library for the Park Heights community at Woodland and Park Heights Ave	Gant Brunnett Architects. Enoch Pratt Free Library with support from Rec and Parks, DOP, DHCD, DPW, and DGS. Project has received Pimlico local impact aid, in addition to City capital funds and State funding.	Library is approaching 60% design completion and working toward a groundbreaking in 2024.
RFP (North Parcels of MRA)	Central Park Heights	Roughly 20 acres of land for redevelopment	All land is City-owned. DHCD leading RFP process; DOP supporting. PHR partnered on advising city and on community outreach.	Parcels B and G (4600 and 4800 block of Park Heights Ave) were put out for bid through the Fall 2023 RFP. DHCD reviewing award recommendations.

Park Heights Master Plan Area

Outside of the MRA, but still within the Park Heights Master Plan Area, the City, developers, and community partners have been engaged in a series of residential and nonresidential projects aimed at stabilizing and strengthening the community. The tables that follow highlight current development projects, non-residential development projects, home repair grants, and planned/future development opportunities.

Table 2. Current Residential Development (December 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER, PROJECT LEAD & PARTNERS	STATUS
2600 Loyola Northway Rehab/Stabilization	Greenspring	Rehab/Stabilization of 19 existing homes	Rebirth Development LLC. City sold properties to PHR through receivership process, and sold one to them directly through V2V program.	Rebirth Baltimore is under construction on the awarded properties; has sold 11 of the 13 properties and under construction on the final 2. RFQ for phase 3 ends December 15, 2023 and addresses the 4 remaining City-owned properties.
41-4200 Park Heights Avenue	Central Park Heights	Funding to repair and/or acquire properties in this block for either demolition or re-development.	DHCD has \$200K in Pimlico local impact aid funding for incentives and/or acquisition/ relocation	DHCD put out a sale for the 4 City-owned properties on 4200 block and working on acquisition strategy for non-City-owned vacants in 41-4200 block.
Park Circle Rehab/Stabilization Project	Park Circle	Rehab/Stabilization of 12 City-owned properties	Pimlico local impact aid funded \$450K for this project in FY19. DHCD will administer strategy.	DHCD put out a sale for 10 City-owned properties on 34- and 3600 blocks. Working on acquisition strategy for non-City-owned vacants in this footprint.
4800 Block Pimlico Rehab	Central Park Heights	The City, in partnership with Ernst Valery is completing rehab of 11 vacant homes in the 4800 block of Pimlico Road	DHCD/Ernst Valery are partnered in rehabbing 3 of the 7 properties.	DHCD has sold their properties. Developer is under construction on their remaining 2 properties. Lifebridge has LNYW program w/ \$15K for this block. Private developers, with assistance from INSPIRE Development Grant, are rehabbing 2 additional properties.

Spaulding Rehab/Stabilization Project	Central Park Heights	Part of BRNI grant for "Live Where You Worship" Homeownership Initiative	BRIDGES, Manna Bible Baptist Church. City sold developer 4 of the vacant properties and is working on receivership for the other vacant properties in the block.	Properties were sold to BRIDGES in Dec 2021 by DHCD. Rehab has begun. Rehab started on 2; awaiting start for remaining 2. Additionally, 6 properties on this block are being rehabbed by other entities, through the receivership program.
INSPIRE Development Incentives	Arlington and Central Park Heights	Grants up to \$50K for development of vacant parcels, for 20 properties to be targeted for homeownership	DHCD administers grant program. DOP leads INSPIRE Plan.	All grants have been awarded and City is working with Developers to complete projects and fund reimbursement.
Oakley/Denmore Rehab/Stabilization Project	Central Park Heights	Rehab of 9 vacant properties in the area for homeownership. Half are City owned and half are privately owned vacants through receivership process	CHAI and Rebirth Development LLC. Some of properties were sold through V2V program, others were acquired through DHCD receivership program.	CHAI has completed 3 properties on Oakley Ave. and will begin work on Denmore Ave. once Oakley is completed. All properties have INSPIRE development grants attached.
W. Cold Spring Metro Transit-Oriented Development	Towanda-Grantley	New Construction of 163 Affordable Housing units	CONIFER. 1 parcel of this project was sold by City through V2V program.	Groundbreaking was held October 2022. Expected completion is early 2024!

Table 3. Homeowner Repair Grants Funded Through Local Impact Aid in Park Heights (December 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER / PROJECT LEAD & PARTNERS	STATUS
Homeowner Repair Grants	Woodmere, Lucille Park, Langston Hughes, Parklane, Greenspring (FY24)	Pimlico local impact aid funded \$750K for grants up to \$15K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair.	DHCD administers grant program. DOP supports with community outreach.	Grant outreach started in fall of 2023. In NSAs where residents may be eligible for funding from one more than one year, previous years grants will need to exhausted first.
Homeowner Repair Grants	Greenspring/ Pimlico Terrace (FY23)	Pimlico local impact aid funded \$600K for grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair.	DHCD administers grant program. DOP supports with community outreach.	Half of grants have been awarded. Additional 44 have applied; 15 are still available.
Homeowner Repair Grants	Parklane (1/4 mile radius of school Edgcombe Circle Elementary)	Pimlico local impact aid allocated \$700K to Park Heights Renaissance for homeowner repair grants and development incentives to the area around Edgcombe Elementary, in Parklane; \$360K was allocated for grants up to \$10K for current homeowners. PHR is leading grant program similar to DHCD INSPIRE pilot program.	Park Heights Renaissance administered the grants with support from DHCD and DOP. DOP supports with community outreach.	Homeowner Repair Grants completed. PHR and Parklane Neighborhood Association are working together to determine next steps for remaining funding of \$340K.
Homeowner Repair Grants	Pimlico Good Neighbors (FY23)	Pimlico local impact aid funded \$300K for grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair.	DHCD administers grant program. DOP supports with community outreach.	Grant intake started in June of 2023. 13 applicants have been awarded; additional applicants being processed. 14 still available.
Homeowner Repair Grants	Towanda-Grantley	Pimlico local impact aid funded \$240K for grants up to \$10K for current homeowners who need repairs on their property such as	DHCD administers grant program. DOP supports with community outreach.	All grants have been awarded. Three awardees awaiting construction, and then grant will be completed.

		roof repair, major systems, weatherization, façade/porch repair.		
Pilot Program - INSPIRE Homeowner Repair Grants	1/4 mile radius of school (Arlington)	Grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair.	DHCD administers grant program. DOP leads INSPIRE Plan	Funds have been extinguished in Arlington.
Pilot Program - INSPIRE Homeowner Repair Grants	1/4 mile radius of school (Pimlico)	Grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair.	DHCD administers grant program. DOP leads INSPIRE Plan	Funds have been extinguished in Pimlico.

Table 4. Non-Residential Development Projects in Park Heights (December 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER / PROJECT LEAD & PARTNERS	STATUS
James D. Gross Rec Center	Parklane	Funding through Pimlico Local Impact Aid and State to complete ADA improvements for Rec Center	Rec & Parks managing project. Funded in part by Pimlico local impact aid.	Groundbreaking held in May 2023. Under construction.
Towanda Rec Center	Towanda-Grantley	Renovation and upgrades to Rec Center, including building and outdoor recreation facilities.	Rec and Parks managing project. Funded in part by Pimlico local impact aid.	Renovated Rec Center reopened in 2021. Construction documents for pool/playground 90% complete; Project will advertise for construction upon DPW approval of SWM plan in early 2024.
Park West Health Systems Capital Expansion	Central Park Heights	Capital expansion of PWHS, the only federally qualified health center in Park Heights and a community anchor for more than 50 years.	Pimlico local impact aid provided some funding in FY24.	Project nearing completing of fundraising. Anticipates breaking ground in 2024.
At the House Inc. Social Settlement House	Arlington	Social Settlement House for community has received \$450K of Pimlico Local Impact Aid.	DHCD sold parcel to At the House through Vacants to Values	Project held groundbreaking in fall of 2023.
Plantation Park Heights Urban Farm (PPHUF)	Greenspring	Urban Farm	Properties are City owned.	Property is operated through a Homegrown Lease but with new bond funding, Farmer Chippy will be looking to purchase the land. Recently acquired 3801

				Park Heights Avenue from DHCD. PPHUF started managing the Druid Hill Farmers Market in 2023.
Queensberry Park Revitalization	Central Park Heights	Fixing courts and other repairs to park, funded through BCRP and PCDA	Rec and Parks partnering with community to coordinate changes.	Quotes have been submitted for approval, to start work shortly. BRIDGES has also committed to assisting with modifications and updates to the park as part of their master plan for Belvedere Place and to assist with the potential expansion of Pimlico Golden Garden to this location.
SDGK Park	Greenspring	SDGK Neighborhood Association has a vision of creating a skate park on this to-be-cleared land.	Properties are City owned. Park has received Pimlico local impact aid for next steps.	Skate-park concept was terminated during Covid-19. Working to just maintain park now and explore potential improvements in the future with community.
Park Heights Avenue Modifications	Park Circle	PHR is looking into how to make PH Avenue into more of a boulevard, to slow down traffic in the area around Park Circle.	DOT and DOP will be potential planning and coordination partners.	Met with DOT to discuss short term and long-term plans for Park Heights Avenue in Park Circle. DOT says they are willing to look into the project but will need Capital budget dollars to proceed.
MLK / Kennedy Krieger School Program	Park Circle	Expansion of Kennedy Krieger School Program	City-owned surplus school site. Sale process administered by DHCD.	RFP awarded spring 2023 to Kennedy Krieger School Program. DHCD working on sales ordinance as of December 2023.

Table 5. Future/Planned Development Opportunities (December 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER / PROJECT LEAD & PARTNERS	STATUS
RFP HABC Owned Oswego Mall	Greenspring	Redevelopment of former public housing site for homeownership/RAD deal	Parcels are City-owned.	Currently planning for site assembly. Developer was chosen through HABC RFP, however project may go back out for RFP.
RFP Pimlico Wylie Avenue	Central Park Heights	New construction townhomes for Homeownership	Al Davis. Parcels are City-owned.	Property was awarded in May 2022. Developer is in Pre-Development stages.
RFP 4419 Reisterstown Road	Central Park Heights	New Construction mixed use development plan which will include 10 commercial units and 78 residential units, a business tech center and space for the community to meet	Sharif Small. All properties are City owned.	Property was awarded in May 2022. Developer is now in Pre-Development stages. May be looking to put fewer units into the building, to lower construction cost (reducing height of building).
Belvedere Place	Central Park Heights	4 story mixed use building. 1st Fl commercial, 80 unit 2 bedroom condos/apts. with mix of affordable and market rate housing	BRIDGES, Manna Bible Baptist Church, Osprey Development. Some of the parcels in this project are City owned. LDA for City-owned parcels. DOP working on design review.	Project is currently working to get financing, complete the final acquisition of property, and finalize design.
GrandFamily Housing	Park Circle	New construction affordable housing and medical retail concept	Gillis Memorial CDC. All properties are City owned. Exclusive Negotiating Privilege (ENP) issued.	Active predevelopment phase. Project may necessitate zoning changes or an adjustment to current site plan.
3400-3700 and 4200 block Park Heights Ave.	Park Circle/Central Park Heights	Rehab of vacant buildings for homeownership	To be determined. Pimlico local impact aid will provide some developer incentive funding.	Bundle sales of 14 properties released for application in November of 2023; each property eligible for up to \$50K in appraisal gap grants. DHCD reviewing applications as of December 2023.

IV. Appendix

City of Baltimore Draft FY25 Spending Plan for Pimlico Local Impact Aid

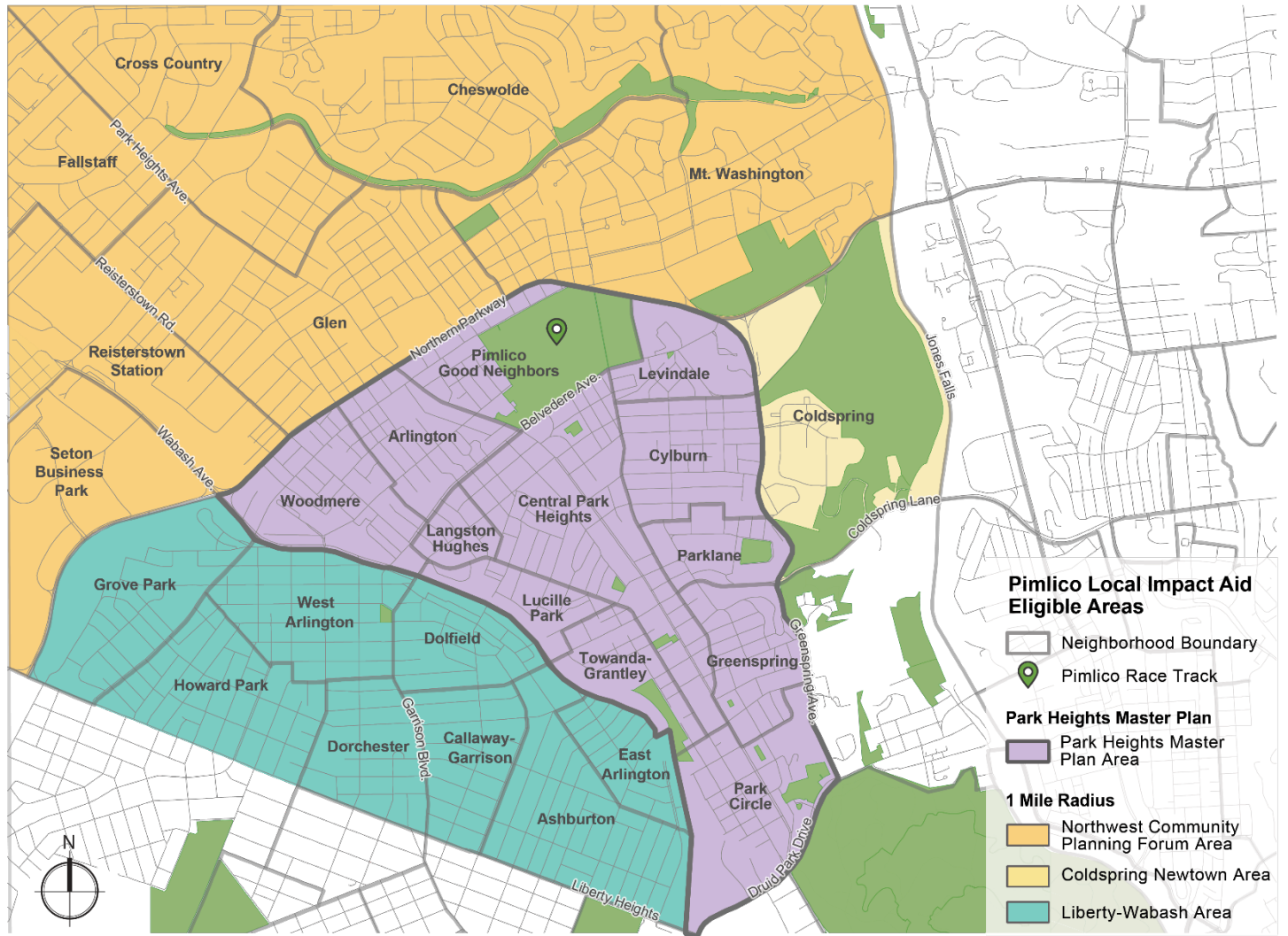
	FY25
Estimate	\$3,428,000
Adjustments (FY23)	\$462,000
Pimlico Local Impact Aid	\$3,890,000

Park Heights Master Plan Area (85%)	\$3,307,000	Grant Manager
Single-Family Homes Construction (NHP Foundation)	\$750,000	DHCD
Park West Health Systems Capital Expansion	\$500,000	DHCD
Park Circle Redevelopment Project (DHCD)	\$494,000	DHCD
Baltimore Redlining and Blight Elimination CDC: Arlington, Central Park Heights, and Park Circle	\$390,000	DHCD
Bmore You Pop-Up Shop (Excellence & Ambition)	\$254,000	DOP, SMBA+D
Candystripe Basketball Court Revitalization	\$145,000	DOP, BCRP
NW Neighborhood Grants Program (Park Heights)	\$130,000	DOP
Wheels 2 Empowerment (Langston Hughes CBRC)	\$110,000	DOP, SMBA+D
Park Heights Public Art Project	\$100,000	BOPA
Agrihood Baltimore Food Hub	\$95,000	DOP
Dayspring Inc. Revamp and Classroom	\$89,000	DOP
Pimlico Terrace Revitalization and Preservation	\$80,000	DOP, BOPA
Park Heights Façade Improvement Grants	\$60,000	BDC
Catherine’s Family and Youth Services Community Enhancement Program	\$50,000	DOP
PCDA Administration	\$60,000	DOP
Park Heights Total	\$3,307,000	-

1 Mile Radius Area (15%)	\$583,500	Grant Manager
Community Organizing in the Northwest Community Planning Forum (CHAI)	\$125,000.00	DOP
Fallstaff Multiracial Organizing Project (CASA)	\$116,000.00	DOP
Ambassador Theater (Artspace)	\$100,000.00	DOP
Sustaining Legacy Middle Neighborhoods (GO Northwest)	\$75,000.00	DOP
NW Neighborhood Grants Program	\$107,000.00	DOP
PCDA Administration	\$60,000.00	DOP
1 Mile Radius Total	\$583,000	-

Pimlico Local Impact Aid Eligibility Map

Pimlico Local Impact Aid Eligible Areas



Pimlico Community Development Authority Members (December 2023)

- Chris Ryer, Department of Planning, PCDA Chair
- Ashley Bartlett, Park Heights Resident
- Joi Dabney, Civic Leader, Park Heights
- Tamara McCall, Park Heights Resident
- Dr. Jermaine Johnson, Civic Leader, Area Outside of Park Heights Master Plan
- Yolanda Jiggetts, Park Heights Renaissance CEO
- R. Anthony Mills, Park Heights Resident
- Zanes E. Cypress III, Park Heights Resident
- Mereida Goodman, Civic Leader, Area Outside of Park Heights Master Plan
- Nechama Cox, Civic Leader, Area Outside of Park Heights Master Plan
- Senator Antonio Hayes, 40th District
- Marlon Amprey, Delegate, 40th District
- Senator Jill Carter, 41st District
- Delegate, 41st District (**Vacant position**)