

**Final**

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FY 2022 Video Lottery Terminal Revenue  
Spending plan

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**Pimlico Local Impact Aid**

**MARCH 16, 2021**

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CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



OFFICE OF THE MAYOR

100 Holliday Street, Rm 250  
Baltimore, Maryland 21202

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March 16, 2021

Dear Pimlico Community Development Authority:

Thank you for your interest in the FY 2022 Video Lottery Terminal Revenue Spending Plan for the Pimlico Area Local Impact Aid.

Pimlico Community Development Authority (PCDA) members have shown strong commitment and dedication throughout this process. PCDA's public outreach and recommendations were very helpful. I particularly want to acknowledge PCDA's efforts during a major pandemic.

I have carefully considered the comments provided by PCDA for the Proposed FY22 Spending Plan and the Final Spending Plan has been modified accordingly. As recommended, I have included funding for street cleaning in the Glen and Fallstaff neighborhoods. In combination with community cleanup efforts, this funding will help supplement cleanup efforts by the Department of Public Works (DPW).

Additionally, I recognize PCDA's concern about timely completion of the Pimlico Safety Fields with reduced funding. There is also a great need to support homeowners, in particular around the newly redeveloped 21<sup>st</sup> Century schools such as Forest Park High School. I commend the Planning Department for securing a \$50,000 match from the Baltimore Community Foundation to support homeowners around Forest Park High School. Therefore, I have re-allocated previously unspent funding from FY18 (Development Incentives) to assist additional homeowners with repairs in the Forest Park High School INSPIRE footprint and for completion of the Pimlico Safety Fields.

I want to personally thank each of you for your service during this difficult time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon M. Scott".

Brandon M. Scott

Mayor

City of Baltimore

cc: Christopher Shorter, City Administrator  
Chris Ryer, Director, Department of Planning

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# Introduction

As a result of the legislation authorizing casinos in Maryland, the City of Baltimore receives Video Lottery Terminals revenue (slots funding) dedicated for areas around Pimlico Racetrack through 2032. The Video Lottery Terminal revenue is allocated through an annual Spending Plan (budget). This final Spending Plan focuses on FY22. As most of the funding is allocated towards implementation of the Park Heights Master Plan, this Spending Plan also highlights progress and key initiatives within Park Heights that are not funded with slots revenue.

Every year, the City receives projections from the State to create a Spending Plan based on estimates of how much revenue will be generated by slots machines at casinos in Anne Arundel County, Baltimore City, and Prince George's County. These estimates dictate the amount of funds included in the Spending Plan. For FY2022, the total amount estimated to be available for the City of Baltimore is \$2,000,000.

At least 75% of the funds must be allocated for the Park Heights Master Plan area and the remaining funds may be allocated for neighborhoods around the Park Heights Master Plan area, as specifically defined by law (these areas are commonly referred to as the 1 Mile Radius). This Spending Plan allocates 85% of the funds to the Park Heights Master Plan, where the need is greatest, and 15% to the 1 mile radius.

This is the Final FY22 Spending Plan. Once the final plan is released, the Pimlico Community Development Authority (PCDA) provides advice to the Mayor on the Spending Plan. In order to provide advice that reflects community priorities, PCDA hosted two public meetings and a work session. PCDA will also host a presentation of PCDA's recommendations and the final Spending Plan. Community residents had the opportunity to share feedback on the spending plan proposals at the public meetings and via e-mail at [pcda@baltimorecity.gov](mailto:pcda@baltimorecity.gov). PCDA reviewed the comments and provided advice to the Mayor, who finalizes the Spending Plan. The final Spending Plan is reflected in the City's budget and approved by the City Council.

## New Spending Plan Proposals

The FY22 Spending Plan includes a few new projects:

- **Homeowner Repair Grants (Towanda-Grantley).** Similar to the INSPIRE initiatives targeted near Arlington and Pimlico Schools, incentives are available to help stabilize neighborhoods and promote new investment through assisting homeowners with home improvements in the Towanda-Grantley community, which sits adjacent to the West Coldspring Metro station and Creative City charter school.
- **Public Art in Park Heights.** Public art promotes a neighborhood identity, shows its sense of pride, and makes it more attractive for neighborhood investments. Exposure to art enhances a child's confidence and improves a child's lifelong outcomes. Funding is available for a transformational public art project, near the W. Cold Spring metro station in the Towanda-Grantley neighborhood. This community investment will enhance the gateway to the neighborhood, which sits adjacent to the metro station and improve pedestrian safety.

- **Public Safety (Citiwatch cameras – Park Heights and Spaulding).** This investment continues the public safety effort to monitor high crime intersections with Citiwatch cameras. Another intersection (Rogers and Reisterstown) in Park Heights received slots funding in FY21. With evidence-based success and community support, funding will continue this public safety initiative in the Park Heights/Pimlico commercial district.
- **INSPIRE Pedestrian Improvements and Traffic Calming.** Driven by community feedback during the INSPIRE planning process at Pimlico Elementary/Middle School, this investment creates a connection between the neighborhoods adjacent to Pimlico Elementary/Middle School and the Cylburn Arboretum. By prioritizing pedestrian safety at the intersection of Oakley Avenue and Greenspring Avenue, residents, students, and families will experience a safer crossing to access the Cylburn Arboretum and the Jones Falls Trail.
- **INSPIRE Homeowner Repairs (Forest Park High School).** One of the recommendations of the Forest Park INSPIRE plan is to help stabilize neighborhoods and promote new investment around the newly modernized schools. Homeownership grants will assist homeowners with repairs, who are located in the INSIRE footprint (1/4 mile around Forest Park High school). This funding is matched dollar-for-dollar with a grant from the Baltimore Community Foundation (BCF).
- **Pimlico Safety Field Improvements.** Two fields are included in the concept plan for the Pimlico Safety fields at 3500 W. Northern Parkway. This investment includes funding for construction of the second field and pedestrian improvements. The fields will include properly graded baseball, football, and soccer fields; walking loop with benches; parking lot spaces; and ADA accessibility. Funding is also available for removal of the obstacle course when transferred to Baltimore City Recreation and Parks (BCRP).

**Revenue Estimates**

For FY 2022, the State is estimating that \$2,000,000 million in Local Impact Aid will be available for the entire Pimlico area. This estimate is subject to change.

	<b>FY2022</b>
<b>Estimated Pimlico Area Local Impact Aid</b>	\$2,000,000
<b>Adjustment for FY20</b>	\$160,000
<b>Pimlico Local Impact Aid Total</b>	\$2,160,000

## **Background**

In 2007, the State legislature passed the Maryland Education Trust Fund – Video Lottery Terminals legislation (2007 SB 3), which provides slots revenue funding in the form of Local Impact Aid to jurisdictions that have casino facilities. The legislation also provides that a portion of the impact aid is directed to the area around the Pimlico Race Track. The current statute provides funds to the Pimlico Area for 20 years, through fiscal year 2032.

The statute provides that 5.5% of gross video lottery terminal (VLT) revenue is returned to the jurisdiction where a casino is located and is known as Local Impact Aid. Baltimore City receives 18% of the local impact aid allocation that is generated by the casinos in Anne Arundel County, Baltimore City, and Prince George's County for the Pimlico area. However, \$1,000,000 of the 18% is allocated to Prince George's County for the area near Rosecroft Raceway. \$500,000 is directed to communities near Laurel Race Course. Beginning in FY21, \$2.4m or 24% (whichever is greater) of the Pimlico Local Impact Aid is allocated directly to Park Heights Renaissance and beginning in FY22, \$3.5M is committed for annual debt service to finance the redevelopment and infrastructure at the Pimlico Racetrack. The remaining 82% from the Baltimore City casino is also provided to Baltimore City. These funds are held separately and their use is guided by the Baltimore Casino Local Development Council.

Of the funds that are earmarked for the Pimlico area, at least 75% must be allocated for the Park Heights Master Plan area and the remaining funds may be allocated for neighborhoods around the Park Heights Master Plan area, as specifically defined in the law.

## **Required Spending Plan**

Pimlico Area Local Impact Aid is allocated to the Mayor and City Council, but under State Law the City is required to develop this Spending Plan for the expenditure of local impact grants in consultation with the Local Development Council, the PCDA.

This document is the required Spending Plan for FY 2022.

This is the FY22 final Spending Plan. Once the FY22 Spending Plan is finalized, it will be incorporated into the City's budget. Similar to FY21, this Spending Plan is for a single year and reflects the changes included in the Racing and Community Development Act of 2020: 1) \$3.5M annual debt service commitment funded with Pimlico Local Impact Aid to finance redevelopment and infrastructure at the Pimlico Racetrack and 2) \$2.4M or 24% (whichever is greater) to Park Heights Renaissance.

This Spending Plan includes the following required elements:

- Funds are used primarily for capital purposes benefitting economic and community development.
- The law requires that at least 75% of the funds are allocated in a manner that is consistent with the Park Heights Master Plan. In FY22, 85% of funds are allocated in a manner consistent with the Park Heights Master Plan.
- The remaining 15% is allocated to areas highlighted in blue, yellow, and tan on the attached map (Appendix A). These areas are census block groups that are at least partially within 1 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. Over time, changes to State law have modified the boundaries of the area beyond the Park Heights Master Plan, but collectively, these areas are commonly referred to as the “1 Mile Radius.”

- The final Spending Plan reflects the Administration’s considerations of input from the Local Development Council, PCDA, per the requirements of State legislation. PCDA had 45 days to review the plan and conducted two public meetings during that time.

## **Spending Plan Format**

Similar to the FY21 spending plan, this year’s spending plan includes general updates about the progress of implementation of the Park Heights Master Plan and major initiatives happening in Park Heights. Many of these initiatives are funded with other funding sources, but are included to provide context for the Spending Plan proposals.

- **Park Heights Master Plan updates:** The Park Heights Master Plan was first adopted in 2006 and amended in 2008. Since then, many of the recommendations have been implemented or are in the process of being implemented. The Park Heights Master Plan section of this document highlights some of the key initiatives that are happening in Park Heights. Some of those recommendations have been implemented with the help of slots funds, and some have been implemented with other funding sources. These updates provide context for the spending plan recommendations.
- **1 Mile Radius:** Due to extremely limited funding for the 1 Mile Radius, the 1 Mile Radius area was budgeted collectively rather than by sub-area. The 1 Mile Radius section of this document prioritizes key initiatives based on limited resources such as community organizing and neighborhood initiative competitive grants.

## **Planning and Community Process**

Over the last decade, Baltimore City has done extensive community plans for several of the areas eligible for slots funding. These plans serve as the foundation for the Spending Plan.

- **Park Heights Master Plan:** In Feb. 2006, the Park Heights Master Plan was adopted by the Baltimore City Planning Commission after more than two years of intense community process. The plan was amended in 2008. Hundreds of people participated in the planning process. 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, Park Heights Renaissance, Inc. (PHR) was created with the mission of working with the community to implement the Master Plan’s recommendations.
- **Northwest Community Planning Forum SNAP:** In March 2005, the Northwest Community Planning Forum Strategic Neighborhood Action Plan was adopted by the Baltimore City Planning Commission. Hundreds of people participated in the planning process. 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 engaged in a process to update the plan; the updated plan was adopted by Planning Commission in December 2012. In the fall of 2013, the Northwest Community Planning Forum engaged residents in prioritizing recommendations in the SNAP plan.

- **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 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:** The Planning Department has led planning processes for the quarter mile around Pimlico Elementary Middle School, Arlington Elementary, and Forest Park High School and Calvin Rodwell K-8 to leverage the investment in these 21<sup>st</sup> century schools. The Planning Commission has adopted three INSPIRE plans in the Pimlico Local Impact Aid areas.
  - The Pimlico Elementary Middle School INSPIRE Plan was adopted by Planning Commission on November 9, 2017.
  - The Forest Park High School and Calvin M. Rodwell Elementary School INSPIRE Plan was adopted by Planning Commission on February 1, 2018.
  - The Arlington Elementary School INSPIRE Plan was adopted by Planning Commission on October 18, 2018.

# Pimlico Racetrack

The Pimlico Racetrack Redevelopment plan will convert the current racetrack facility into a year-round events destination and community facility and create opportunities for 50 acres of new, private, mixed use, development surrounding the racetrack for a variety of housing, commercial space and retail amenities. The concept will require changes to the current Planned Unit Development (PUD) and existing zoning. A new, modern clubhouse will be constructed and Pimlico's antiquated grandstand and clubhouse will be demolished and the track will be rotated 30 degrees to the northeast to maximize the layout of the site to create multiple new development parcels. The plan proposes 6 athletic fields in the infield, areas to host markets and festivals, and banquet and event space in the new clubhouse/events center. Use of the athletic fields, infield, and event spaces will be subject to use and management agreements between the facility operator and users, but certain public access will also be incorporated. Pimlico will have fewer fixed structures and more flexible spaces that could be customized and reconfigured for different kinds of gatherings and events. The City anticipates that the Baltimore Development Corporation (BDC) will lead a competitive, public process for the 50 acres of new development, aligned with a site master plan approved by the City.

Sinai Hospital of LifeBridge Health proposes to invest approximately \$150 million in new campus buildings to the east of the racetrack on land owned by the hospital. Recently, LifeBridge Health launched the Center for Hope, a comprehensive violence intervention and prevention center that will be headquartered on Sinai Hospital's expanded campus adjacent to the Pimlico Racetrack in Park Heights. The \$12 million, 32,000 square foot two-story facility is expected to open by spring 2022.



Image above: Virtual Rendering of Lifebridge Health's Center for Hope.

The current plan to rebuild Pimlico has been agreed upon by The Maryland Jockey Club (the owners of Pimlico and Laurel Park) and the City of Baltimore. The Maryland Jockey Club has also developed a \$100+ million redevelopment plan for the Laurel Park Racetrack. The Pimlico and Laurel Park projects must be handled concurrently because the funding sources and horseracing operations are linked – it is impossible to do Pimlico without Laurel Park and vice

versa. During the 2020 legislative session of the Maryland General Assembly (MGA), the Racing and Community Development Act of 2020 was passed with the various elements necessary to move both the projects forward.

The Racing and Community Development Act authorizes MSA to issue up to \$375 million in bonds to be used for the redevelopment of the Pimlico and Laurel Park racing facility sites. MSA is expected to issue bonds totaling \$330.8 million. The anticipated project costs for Pimlico total \$180 million and \$155 million for Laurel Park. Approximately \$44.1 million will from existing state accounts (Purse Dedication Account and the Racetrack Facilities Renewal account, the “Facilities Fund”) as a one-time transfer will cover initial project expenditures for design, planning, permitting, etc. The cost of paying back the bonds is projected to be \$17 million annually over 30 years and funds will derive from a portion of three existing sources: 1) Racetrack Facilities Renewal Account (\$9M/year), 2) Thoroughbred Purse Dedication Account (\$5M/year), and 3) Pimlico Local Impact Aid (about \$3.5M/year).



Site Plan Source: Populous

Image: Concept of Pimlico Racetrack redevelopment.



# Park Heights

## Master Plan Updates and Spending Plan Proposals

Since 2006, the Park Heights Master Plan has been addressing 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 vacants, increase economic opportunities, and enhance the quality of life. Through Video Lottery Terminal (Slots) 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 section includes

- **Master Plan Updates:** The Park Heights Master Plan was first adopted in 2006 and amended in 2008. Since then, many of the recommendations have been implemented or are in the process of being implemented. This section highlights some of the key initiatives that are happening in Park Heights. Some of those recommendations have been implemented with the help of slots funds, and some have been implemented with other funding sources. These updates provide context for the Spending Plan proposals.

This section is organized into the following categories: Physical Redevelopment; Education; Public Safety; Recreation; Beautification; and Transportation.

## Physical Redevelopment

### Major Redevelopment Area

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.

New housing should include a wide range of housing types—from freestanding single-family houses to row houses to multi-family—reflecting the diverse nature of demand. Single family detached housing should be built in the eastern section of the redevelopment area to continue the single family detached housing pattern that exists in Cylburn. Density will be higher on Park Heights Avenue, creating an urban boulevard at the core of the new development. In addition, new housing should be mixed-income to preserve the community's diversity and offer better housing opportunities to existing residents. The city's initial assumption is that 25% of the new housing units would be affordable. Within this 25%, there should be an even mix of low-income housing units and moderate income housing units financed through tax credits and other

housing subsidy programs. Major new housing will provide high quality affordable housing options to current residents and effectively begin to break down the concentration of poverty that currently exists in Park Heights. Park Heights has 50 times more children living in poverty per square mile than the Baltimore region. Children who are born into poverty are more likely to be poor as adults. In addition, researchers have found that there is a correlation between individuals living in geographic concentrations of poverty and reduced chances of individual success.

Before new development can occur, the City has dedicated a significant portion of slots revenue to the 62 acre MRA including acquisition all of the properties in the MRA, relocating existing residents, and demolition of existing structures. 583 properties have been acquired to date and 26 have been identified for stabilization (4700 and 4600 blocks of Pimlico). 155 families have been relocated, and 4 properties are currently in the acquisition process. Approximately \$13 million has been spent to date on these activities.

In September 2019, the Baltimore City Department of Housing and Community Development selected a developer for the first 17.3 acres through a competitive Request for Proposals (“RFP”). The NHP Foundation and the Henson Development Company were the selected team awarded the development rights and responsibilities for redevelopment of the area. The project will consist of 288 housing units, a neighborhood park, pocket parks, community garden space, and an urban plaza. The concept includes a multi-family apartment building along Park Heights Avenue and affordable single-family homes for sale behind in the neighborhood. Phase 1 will consist of affordable rental and homeownership along the 4600 and 4700 block of Park Heights Ave. An estimated \$15-\$20 million is needed to fully fund the infrastructure needs for the redevelopment of the 17.3 acres of the MRA.



Map above: Site plan of the redevelopment of the MRA 17.3 acres.

Comprehensive Housing Assistance, Inc. (CHAI), in partnership with PHR, was selected to redevelop the 4700 block of Park Heights Avenue (odd side of street). The redevelopment plan includes Woodland Gardens I & II. Woodland Gardens I will consist of 63 units of intergenerational affordable housing. Woodland Gardens II will consist of a 75-unit Senior Living building located at the corner of Park Heights Ave. and Woodland Ave.

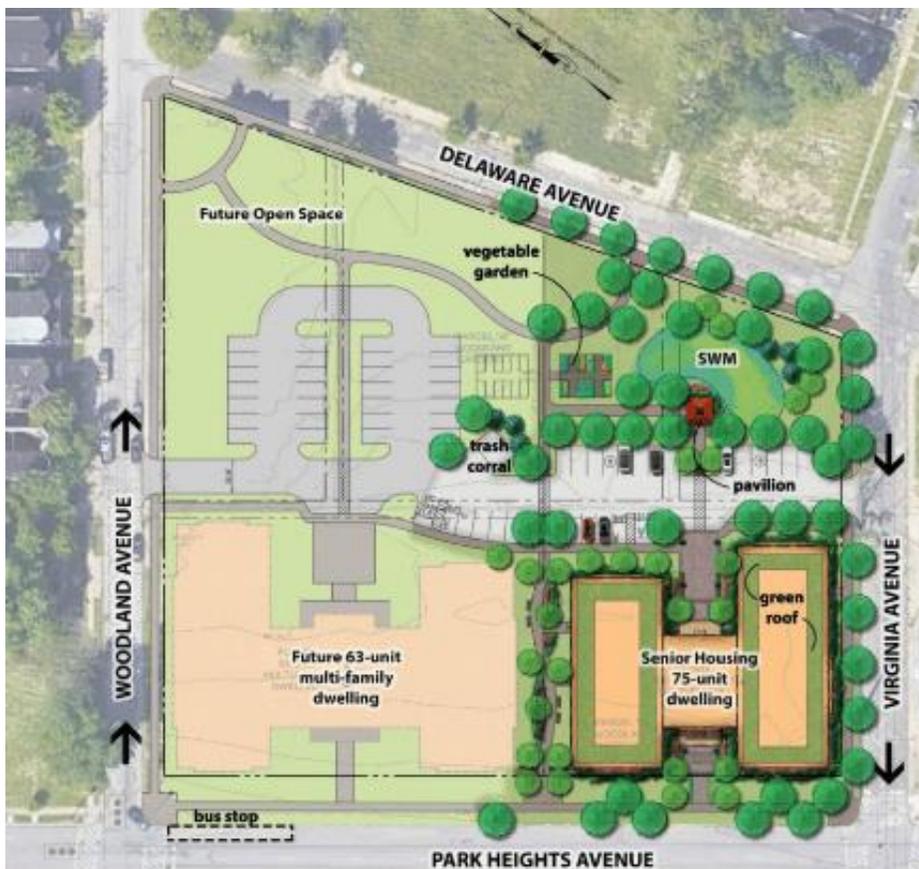


Image above: Concept of Woodland Gardens presented at UDAAP-Baltimore City Planning.  
Link to presentation: <https://planning.baltimorecity.gov/udaap-may-21-2020>.

### **Homeowner Repair Grants (Towanda-Grantley)**

In FY18 and FY19, \$1,500,000 was invested in INSPIRE development incentives and homeowner repairs around Arlington and Pimlico Schools. The INSPIRE initiatives have resulted in 44 homeowners receiving needed improvements such as replacement of roofing and HVAC repairs. Also, grants were awarded to redevelop twenty vacant properties near the schools. Similar to the INSPIRE incentives, funding is available to help stabilize neighborhoods and promote new investment through investing in homeowners in the Towanda-Grantley community by funding home improvements. The Towanda-Grantley community benefits from being near assets such as the Creative City Charter school and the West Coldspring Metro Station. The Department of Housing and Community Development is already working in partnership with the community association, local developers, and homeowners in the Towanda-Grantley community and these incentives will provide grants to homeowners to assist with needed repair and replacement including roofing, heating, plumbing and electrical systems, and disability accessibility modifications. By providing homeowner grants via DHCD, homeowners are also considered for eligibility for additional home improvement funding opportunities to supplement the local impact aid investments in homeowners.

### Spending Plan Proposals:

- **Homeowner Repair Grants (Towanda-Grantley):** Similar to the INSPIRE initiatives funded around Arlington and Pimlico Schools, \$240,000 in slots funds is available to help homeowners finance home improvements including the repair and replacement of roofing, heating, plumbing, and electrical systems, and accessibility modifications.



Image above: map of the Towanda-Grantley community.

### Completed Residential Redevelopment

Several significant residential developments have been completed in Park Heights. These development projects were built without the use of slots funding and show additional investment in Park Heights from private and public sources.

- **Monte Verde.** Greenhill Apartments, located at 2501 Violet Ave., was a run-down complex that had seen no major capital investment since it was built in the 1970s. Greater Baltimore AHC, one of the City's key partners in preserving affordable housing, purchased the property and renamed it Monte Verde. A \$30 Million investment preserved 301 units of affordable housing for the elderly and nonelderly disabled.
- **Violet Avenue.** Greater Baltimore AHC renovated homes in the 2600-2800 blocks of Violet Avenue, adjacent to the Monte Verde Apartments, with the goal of creating a new market in Park Heights.
- **Restoration Gardens.** Located at 3701 Cottage Avenue, Restoration Gardens is a former school that was converted in 2010 to 42 affordable apartments for young adults who were either homeless or have transitioned out of the foster care system. Total investment was \$5.6 million, which included \$3.725 million provided by the State, \$1.7 million provided by the City of Baltimore, and \$175,000 of private funds.

- **Renaissance Gardens.** This project is located at 4311 Pimlico Road. Through a partnership between PHR, Comprehensive Housing Assistance Incorporated (CHAI), and Baltimore City, this long-time community blight (“the Ranch”) was redeveloped as Renaissance Gardens, consisting of 60 units of affordable housing for low-income seniors. The nearly \$9 million needed to complete the project was provided through the HUD Section 202 Program, supplemented by Baltimore City HOME Funds and private sources.
- **Harry and Jeanette Weinberg Family Community Center.** Located at 4613 Park Heights Avenue, this three story facility provides recovery services for pregnant and/or single parenting women with their young children. Unique to this facility are 18 apartments for post-treatment families, offering affordable housing and a new beginning towards a lifetime in recovery. The \$5.775 million facility includes \$1.675 Million in State funds, supplemented by City of Baltimore, federal, and private sources.

**Residential Development Underway:**

New multi-family development is underway in the Park Heights Master Plan area.

- Pennrose, in partnership with Park Heights Renaissance, began construction at Renaissance Row, located at the corner of Park Heights Avenue and Rosewood Avenue. Renaissance Row will consist of 84 units of affordable housing and will also include new offices for Park Heights Renaissance. The redevelopment of this site will provide an important link between Renaissance Gardens senior housing on Pimlico Road at Rosewood Avenue and transit and other services on Park Heights Avenue. Over \$1,000,000 in slots funding was used for blight removal (demolition and assembly of properties by DHCD) and to assist with project financing. For more information on Renaissance Row, please visit PHR’s website: <http://boldnewheights.org/renaissance-row/>.



Image above: Rendering of Renaissance Row from PHR’s website.



Image above: Photo from groundbreaking ceremony.

### **Future Development Opportunities**

Although some development has recently occurred, there are many development opportunities remaining in Park Heights. Below is a list of potential sites and development projects:

- **Wylie and Reisterstown Road.** The City-owned lots at Wiley Avenue and Reisterstown Road would be suitable to build a mixed-use development site. The ground floor could consist primarily of retail suites and floors two through six could consist of senior apartments. Quality, affordable housing is of great need in Park Heights, especially in a location close to transportation and retail. The site is served by three bus lines and the metro and is directly across the street from the Zeta Center, a thriving senior center. A retail component would upgrade the existing retail at the site.
- **Loyola Northway.** PHR released a Request for Proposals (RFP) to for the rehabilitation of 11 residential properties in the 2600 block of Loyola Northway for homeownership on August 31, 2020. This development strategy links Renaissance Gardens senior housing to Loyola Northway.
- **4800 block of Park Heights Avenue.** Within the Major Redevelopment Area, the east side of the 4800 block of Park Heights Avenue would be suitable for a multi-family development. The site is near the expanded CC Jackson Wellness and Fitness Center and park and next to the new Kaboom playground. While most of the Major Redevelopment Area will need to be incorporated into a phased development plan, this site could be a stand-alone development project to kick off new development in the area.
- **West Cold Spring Lane:** 3025 W. Cold Spring Lane is a transit oriented development (TOD) site across from the West Cold Spring Metro station. The developer (Conifer) received a competitive 9% Low Income Housing Tax Credit Award. 163 units are proposed for this site including an urban plaza at the corner E. Wabash and W. Cold Spring Lane.
- **Oswego Mall.** At this Public Housing complex, the Housing Authority of Baltimore City received approval from the U.S. Department of Housing and Urban Development for the Rental Assistance Demonstration (RAD) program. HABC selected a developer, Pennrose, to lead the RAD redevelopment of Oswego Mall. RAD provides HABC and a developer a way to stabilize, repair, or replace aging public housing properties.

# Education

## **21<sup>st</sup> Century School Buildings**

The 21st Century School Buildings Program is replacing and renovating schools throughout Baltimore City to help transform student opportunities and achievement, provide jobs and resources to families, and help revitalize neighborhoods. The 21st Century School Buildings Program supports excellence in teaching and learning with flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms, enabling students to meet today's—and tomorrow's—high standards, and will provide communities with a shared public resource that will enrich their neighborhoods. Two schools in the Park Heights Master Plan area are included in the 21<sup>st</sup> Century School Buildings Program, Pimlico Elementary/Middle School and Arlington Elementary School. Each modernized 21st Century school represents tens of millions of dollars of public investment and an opportunity to leverage this investment to make other improvements in the neighborhood.

Pimlico Elementary/Middle School's modernization represents a \$45 million investment (combination of City, State, and City Schools funding; no slots funding). The modernized Pimlico Elementary/Middle School building and site is different from the old school in many ways. Flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms were added. Below are some of the highlights:

- As historically and architecturally significant, parts of the 1910 and 1924 buildings were stabilized and preserved, including the historic front facades of the buildings. The majority of the 1972 building was demolished. The project consisted of a modernization and addition to connect all the buildings together while creating separate zones for the elementary school classrooms, middle school classrooms, activities, and community space.
- The auditorium and stage were retained and renovated; there is a new bright gym with large, clerestory windows and a new addition for fine arts.
- The new media center is located in the Historic portion of the building with wood finishing.
- To make the school available as a resource to the surrounding neighborhood, parents, partners, and community members have access to the gym, library, and cafeteria after school hours.
- Highlights of the community space include a food pantry, a Family Resource Suite, and a Wish List Depot (to provide space for donated supplies for teachers and their classrooms).
- Outdoor space includes parking, a bus pull-off along Pimlico Road, a main lawn, playgrounds, outdoor classrooms, hard surface play area, and a play field.



Image above: Photo of the modernized Pimlico Elementary Middle School.

Arlington Elementary School's modernization represents a \$35 million investment (combination of City, State, and City Schools funding; no slots funding). The modernized Arlington school building and site will be different from the old school in many ways. Flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms will be featured. Below are some of the highlights:

- A brand new addition and separate entrance, drop off and parking lot, dedicated to the expanded Early Childhood Development Center with a Judy Center and Headstart program
- The auditorium and stage are being retained and renovated; as well as a library/media center and a gym
- To make the school available as a resource to the surrounding neighborhood, parents, partners, and community members will have access to the gym, library, and cafeteria after school hours.
- Highlights of the community space include a food pantry, Family Resource Suite, flex office space to house their existing partners such as Experience Corps members, Home Instruction for Parents of Preschool Youngsters (HIPPO) program, and the Boys and Girls Club after school program
- Outdoor space features include new pathways connecting to: a new bus drop off, new parking lots, the back of the school along Beaufort and Cuthbert—all leading to the renovated main entrance to provide pedestrian and handicap access to the building; additionally, a main lawn, playgrounds, outdoor classrooms, walking paths, hard surface play area, and a large grass play field



Image above: Arlington Elementary School Ribbon Cutting – Aug. 28, 2019.

## **INSPIRE**

To leverage the 21<sup>st</sup> Century Schools Initiative, and to enhance the connection between the schools and the surrounding neighborhoods, the Department of Planning (DOP) launched a program called INSPIRE, which stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods surrounding each of the schools, specifically the quarter-mile around the schools.

Here are some of the highlights from the Pimlico Elementary Middle School INSPIRE Plan:

- The Planning Commission officially adopted the Pimlico Elementary Middle School INSPIRE Plan on November 9, 2017.
- The Baltimore City Department of Transportation and the Department of Planning's INSPIRE Program applied in partnership to the Maryland Department of Transportation – State Highway Administration's Safe Routes to School 2018 grant for improvements in pedestrian safety around Pimlico Elementary Middle School (EMS) and received the grant award. The goal of the project is to comprehensively address transportation safety by improving conditions for pedestrians and students walking and bicycling to the school in the Pimlico EMS INSPIRE area.
- Pimlico Triangle Community Managed Open Space: Through a series of design charrettes with the community and students, two vacant lots across the street from the school have been transformed into a community managed open space with native plantings and places for sitting. The second phase of the project included the closure of a leg of the intersection and removal of the pavement, on Thorndale Avenue between the two improved spaces, to create a pedestrian plaza and minimizing a conflict point for students and cars. A partnership between INSPIRE and the Baltimore Office of Promotion and the Arts (BOPA) resulted in talented artists engaging the community to create a transformational installation of permanent street art and a sculpture at the site.

The Safe Routes to School grant includes traffic calming interventions with a raised crosswalk at Thorndale and Pimlico, which will connect the school with the space.

- An important goal of INSPIRE is to identify and prioritize opportunities for Investing in Housing and Market-Strengthening Opportunities. HCD is rehabbed the City-owned houses in the 4800 block of Pimlico Road, directly facing the school. To compliment this effort, HCD has awarded development incentives to redevelop five vacant properties on the 2900 block of Oakley Ave. near the school and one award for the 3000 block of W. Garrison Avenue. Each property received \$50,000 for redevelopment. Additionally, twenty-one homeowner applicants near Pimlico EMS have received grant funds around \$10,000 per homeowner for repairs. The homeowner repair funds are matched with other eligible grants from DHCD. The joint INSPIRE-PCDA efforts were funded with FY18 slots funding.
- During the summer of 2018, the two Park Height's INSPIRE areas – Arlington and Pimlico – served as a host to an Art @ Work Site. Art @ Work is produced by BOPA in partnership with Jubilee Arts, and hires youth to work under the direction of a professional artist to create highly-visible murals throughout neighborhoods. Through Art @ Work, murals were created at the Callowhill Aquatic Center inspired by community interview. Murals were also painted on flowerboxes that were installed in resident's yards on the 4800 block of Pimlico.



Image above: Art@work on the 4800 block of Pimlico Road. Photo credit: BOPA.

Here are some of the highlights from the Arlington Elementary School INSPIRE Plan:

- The Planning Commission officially adopted the Arlington Elementary School INSPIRE Plan on October 18, 2018
- An important goal of INSPIRE is to identify and prioritize opportunities for Investing in Housing and Market-Strengthening Opportunities. HCD has awarded development incentives to redevelop three vacant properties on the 5300 block of Denmore Ave. and one property on the 5300 block of Cuthbert Ave. Each property was received \$50,000 for redevelopment. Additionally, twenty-three homeowner applicants near Pimlico EMS have received grant funds around \$10,000 per homeowner for repairs. The homeowner repair funds are also matched with eligible grants from DHCD. The joint INSPIRE-PCDA efforts were funded with FY19 slots funding.
- INSPIRE, community residents, and Civic Works completed the process of designing a community garden near the school, where students and community members are now able to grow food. This garden creatively reused a vacant lot and address blight on a prominent corner where children and community members travel to and from the school. Implementation of the community garden is underway.
- Through Art@Work, a mural was created on Cuthbert Avenue adjacent to an active green space in conjunction with the Cordelia, Cuthbert, Hayward and Beaufort Neighborhood Association (CCHB). Additionally, BOPA led a Call-for-Artists and selected an artist to lead in the creation of the entrance and community sign for the Arlington INSPIRE Community Garden.



Image above: Art@work at 5532 Cuthbert Avenue. Photo credit: BOPA.

### **Library**

Park Heights residents have strongly desired a library after the local branch closed about fifteen years ago. Creating a library in Park Heights that provides internet access, computer trainings, literacy classes, etc. was one of the highest priorities expressed by residents during the Park Heights Master Plan planning process.

In FY18, \$50,000 in slots funds was allocated to conduct a feasibility study to determine the viability, programs, and potential locations for a new library. With an additional contribution of

\$7,774 from Enoch Pratt, the study began in Winter 2017 and is available on PCDA's website. A joint community meeting was held with the Department of Recreation and Parks in Fall 2018 to present the draft feasibility study and the various library services (e.g. lending library, reference resources, computer stations, meeting space, etc.). In FY19, \$500,000 in slots funds was allocated for design of the new library, which is the next phase after completion of the study. In FY20, \$2,000,000 in slots funds was allocated for construction of the library.

Although no additional funding is available in FY22 due to the limited budget and impacts of COVID-19, the library remains a key community and city priority. In addition to future PCDA funds, other sources and creative financing should be identified to expedite construction of a library.

## **Public Safety**

### **Public Safety (Workforce Development and Violence Prevention)**

The Kujichagulia Center (self-determination in Swahili) provides youth development and violence prevention services to residents of 21215 who are between 19 and 24-years of age. The Kujichagulia Center also provides Mentoring for Middle Schools students at Pimlico Elementary-Middle school and a YouthWorks Summer jobs program for 14 to 21-year olds in 21215. In addition, violence intervention services are available to local youth 16 to 25 years old, who are admitted to Sinai's Trauma Unit after suffering injuries due to street violence. The Kujichagulia Center provides case management services that can help the young person escape the cycle of violence and engage in needed educational or vocational programming. The center works daily to identify those who come into the hospital for injuries that are the result of violence.

By June 30th of 2021, the Kujijagulia Center (Kuji) will have graduated 16 participants from the program. Graduation is rolling throughout the year, with each cohort spending a total of 15 weeks in the program – 5 for soft skills training, 2 for hard skills with VSP (Sinai Hospitals' workforce training program), and 8 for an internship with VSP. These participants receive the following supports funded by Pimlico Local Impact Aid (LIA):

- Weekly stipends of \$175
- Monthly bus passes
- Soft skills training, including but not limited to interviewing, interpersonal communication, stress management, anger management, and more.
- Hard skills training, including but not limited to computer training, resume building, online career exploration, and certificate opportunities.
- An internship within Environmental Services, Food Service, Transporting, or another area within Sinai Hospital
- On-going support in finding and maintaining employment

Kuji programming has been revamped within the FY21 budget year and more specific metrics of program success are being monitored. Examples of these measured outcomes include:

- number of program participants who successfully complete all three phases of the program - soft skills training, hard skills training, and internship
- number of program participants who obtain employment upon program completion
- number of participants who have maintained employment for 6 months and 1 year after program completion.

The weekly stipends, bus passes, and client emergency assistance offered through this program serve to reduce barriers to program participation and enable participants to successfully graduate from this program with an identified career path.

For the Kujichagulia Center to enroll and support 20 individuals through this intensive process during FY22, a budget of \$175,000 is needed. This funding will be used for program staff salaries as well as program costs described above: weekly stipends for participants, bus passes for participants, emergency assistance for participants, internship placement, career readiness, and employment support. Such intensive support of individuals has demonstrated effectiveness at procuring and maintaining employment through workforce development programs. Several past Kuji graduates are currently employed at Sinai Hospital and, in fact, eat lunch together most days as a means of continuing support in their journey to continuing employment success.

In addition, Kuji also provides mentoring for middle school students at Pimlico Elementary-Middle school, known as the PATHS program. This evidence-based youth violence prevention curriculum is a socio-emotional learning, aggression reduction program for elementary and middle school students.

LifeBridge provides partial staffing and office space for this program. In addition, LifeBridge offers internship opportunities for program participants and is a key employer of program graduates. LIA funding for this program is vitally important, due to an overall deficit of available funding for this important work, which is reliant on limited operating funds and grants. Thus, LIA funding is crucial and allows LifeBridge to address community employment gaps through the Kujichagulia Center. Employment is a fundamental social determinant of health impacting community residents. The Kujichagulia Center enables LifeBridge to move beyond its core mission of furnishing health care services to patients and provide services that enhance workforce opportunities for the Park Heights community and improve the Park Heights community's overall health.

**Spending Plan Proposals:**

- **Public Safety:** *In FY22, \$50,000 in slots funds is allocated for the Kujichagulia Center run by LifeBridge Health at Sinai Hospital. The Kujichagulia Center provides development and violence prevention services to youth, including education and vocational training to help them escape the cycle of violence.*



Photos: Classroom Zoom training and participants signing paperwork for stipends.



### **Public Safety (Citiwatch Camera – Park Heights Avenue and Spaulding Avenue)**

CitiWatch Services provides state-of-the-art CCTV cameras throughout the City of Baltimore in an effort to assist Police and other City agencies with public safety. The cameras are monitored 24 hours a day and 365 days of the year by certified CCTV monitors with law enforcement backgrounds. This investment responds directly to the public safety need in the Park Heights commercial district to monitor high crime intersections with Citiwatch cameras. A CitiWatch camera will be installed at Park Heights Avenue and Spaulding Avenue.

#### ***Spending Plan Proposals:***

- ***Public Safety:*** *In FY22, \$25,000 in slots funds is allocated for the public safety effort to monitor high crime intersections with CitiWatch cameras. With evidence-based success and support from the Pimlico Merchants and the Mayor's Office of Criminal Justice, slots funding will support this public safety initiative.*

## **Recreation**

### **CC Jackson Park and Recreation Center**

The 2008 Park Heights Master Plan recommended the creation of a new CC Jackson 7-acre park. Phase I of the park was completed in November 2013. Baltimore City Recreation and Parks (BCRP) partnered with The Cal Ripken, Sr. Foundation to construct a combination football/baseball field on synthetic turf. Project improvements included concrete walking paths, a basketball court, and a new playground.

Phase II was completed in April 2016. BCRP expanded the existing C.C. Jackson Recreation Center to reflect BCRP's new model of fitness and wellness center facility and multi-generational quality programs. The outside grounds and indoor center programming complement one another.

The Ripken Fields and improvements to the Recreation Center represent a \$7.37 Million investment. Over \$1.3 Million in slots revenue, including land acquisition, was used for the development of the fields, field lighting, site improvements and the recreation center expansion. The remaining funds were provided by the State's Program Open Space and the City's General Obligation Bonds.

In FY19, \$250,000 was available for BCRP to initiate a community based planning process to determine the priorities and uses for the remainder of the park, including the outdoor pool, additional parking, open spaces, entrances, and potential community gardens. Mahan Rykiel was selected as the consultant and worked with BCRP to facilitate a public planning process during summer-winter 2018. BCRP has developed a final concept plan for the park and in FY20, \$1,200,000 was allocated and \$1,400,000 in FY21 for construction of the park.

#### ***Spending Plan Proposals:***

- ***CC Jackson Park (Design and Construction):*** *In FY22, \$1,000,000 in slots funds is allocated for construction of the rest of the park. The total cost to build the park is nearly \$3.8 million. The final installment of \$1,000,000 is needed for completion of construction of the park.*



Image: Conceptual plan for CC Jackson Park at 4910 Park Heights Avenue.

### **James D. Gross Recreation Center**

The Department of Recreation and Parks and the community support have identified critical needs for this recreation center, which are all the more important because students from Dr. Martin Luther King, Jr. will be going to the attached school in the fall. Based on the Facility Conditions Assessment of the James D. Gross recreation center performed by consultant EMG, the recreation center has an immediate need for \$245,000+ and an additional need for \$350,000+ within the next three years. Additional funding was leveraged from the Maryland General Assembly to help match funds for the estimated \$275,000 ADA assessment and subsequent design work. In FY21, \$150,000 in slots funds was invested for critical improvements to the James D. Gross Recreation Center.

### ***Spending Plan Proposals:***

- ***James D. Gross Recreation Center:*** *In FY22, \$300,000 is allocated in slots funding to ensure the full scope of work needed can be finished and to complete all necessary repairs to the James D. Gross Recreation Center.*

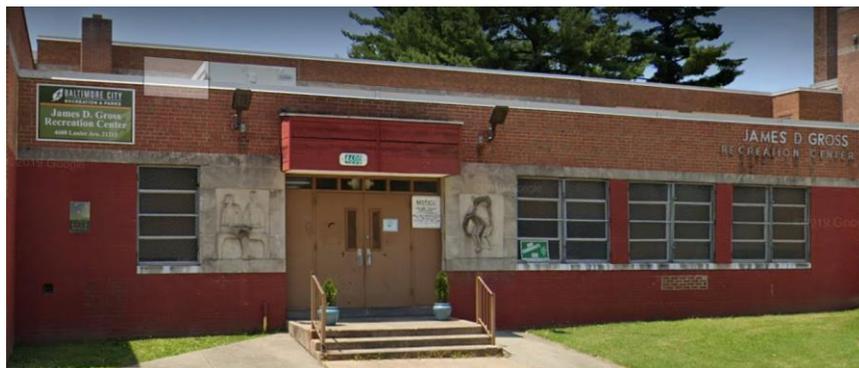


Image above: façade of the James D. Gross Recreation Center.

## Towanda Recreation Center

The Baltimore City Department of Recreation and Parks (BCRP) have identified various upgrades needed for the Towanda-Recreation Center and have invested \$614,000 in the design and construction of the Towanda Recreation Center (not slots funded). While the Recreation Center renovation is currently underway, the pool upgrades require additional funding. In FY22, BCRP is requesting \$750,000 from the City's FY22 Capital Improvement Program (CIP) budget. Other amenities, including the basketball court, playground and athletic field have also been identified for improvements. To upgrade the playground, FY22 local impact aid funding is proposed for investment in the playground. Additional funding is needed for the basketball court and athletic field.

### **Spending Plan Proposals:**

- **Towanda-Grantley Recreation Center:** In FY22, \$100,000 is allocated in slots funding to upgrade the playground at the Towanda-Grantley Recreation Center. Future funding needs include the basketball court and athletic field.

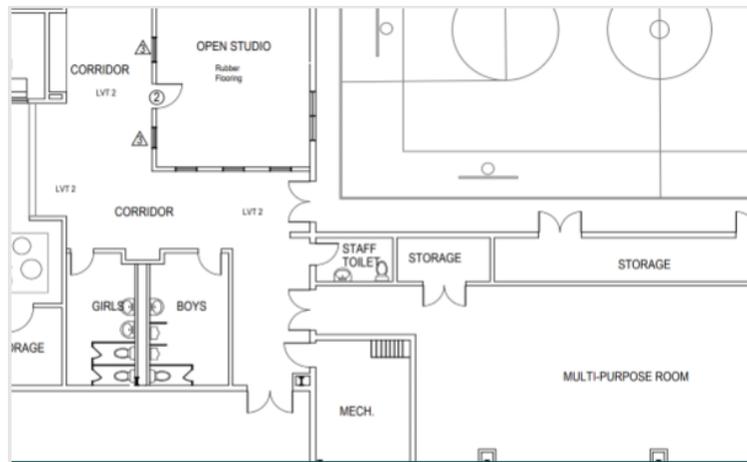


Image above: Design for the renovated Towanda-Grantley Recreation Center.



Images above and below: Photos of the Towanda-Grantley Recreation Center.



# Beautification

## Greening and Public Art Initiatives

There are approximately 900 vacant lots in Park Heights. While vacant land provides an opportunity for new development and open space in the future, its current condition has a negative impact on the image and marketability of the community. As the Park Heights community begins to revitalize, new development must be complemented by short term, cost efficient blight elimination strategies. These strategies must be capable of addressing the short-term quality of life, marketability, and property value interests of residents, property owners, and prospective developers.

To enhance the Park Heights Ave. corridor through greening, the Dept. of Planning and the Department of Housing and Community Development partnered with the Park Circle Community Association and Healthy Neighborhoods to complete a bold, new community mosaic on Park Heights Avenue. Funded by Pimlico Local Impact Aid, this project transformed a vacant corner lot into a community-inspired mosaic led by a community artist and organizer, Herb Massie. The improved site is a deterrent to dumping and has become an inspirational corner on the main Park Heights corridor in the Park Circle neighborhood.

Image of community mosaic "Vision" at the corner of Park Heights and Springhill Ave.



Photos of "Vision" mosaic underway at the corner of Park Heights Avenue and Springhill Avenue (in progress and completed).



**Spending Plan Proposals:**

- **Public Art:** In FY22, \$50,000 in slots funds is allocated for a transformational public art project to enhance the gateway to the Towanda-Grantley Community, which sits adjacent to the West Coldspring metro station. This community investment will come at a key moment for the neighborhood with a new transit-oriented development in the pipeline adjacent to the metro station. This project has received extensive community feedback, which inspired the community design to beautify the neighborhood and enhance pedestrian safety and visibility for residents walking to and from the metro station.



Perspective view of bumpout pavement mural “Triangle Rays”  
Image and design credit: Graham Projects (Graham Coreil-Allen). Site: Corner of E. Wabash Ave. and W. Cold Spring Lane.

## Transportation

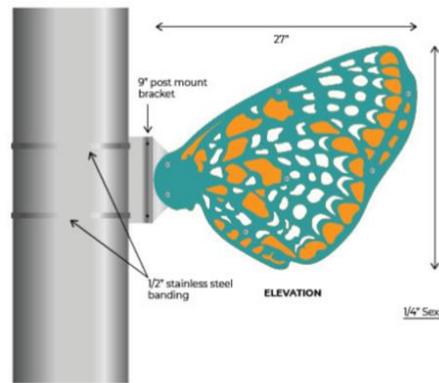
**INSPIRE Pedestrian Safety Improvements (Pimlico Elementary/Middle School)**

One of the recommendations from the INSPIRE Pimlico Elementary/Middle school is to improve the connection from Pimlico Elementary/Middle School to the Cylburn Arboretum and the Jones Fall Trail by way of Oakley Avenue. Cylburn Arboretum and the Jones Falls Trail is located one half mile down Oakley Avenue east from the school. However, there is no physical, social, or educational connection between these assets and the school. To create a connection with the Cylburn Arboretum, the Jones Falls Trail, and CC Jackson, the Baltimore City Department of Planning has engaged Public Artist Whitney Frazier and Graham Coriel-Allen, along with the Department of Recreation and Parks, Cylburn Friends and Cylburn Combined Communities to design and implement community “wayfinding” public art on Oakley Avenue. During the public engagement for the Oakley Wayfinding public art project, residents expressed concern about the crossing at Greenspring Ave. and Oakley Ave. and requested the Department of Transportation create a safer crossing for families and students walking to the Cylburn Arboretum and the Jones Falls trail.

The images below are Baltimore Checkerspot Butterfly signs and stencils and flowers that will mark the walking path on Oakley Avenue between Cylburn Arboretum and CC Jackson Recreation Center. For more information on Park Heights Wayfinding Projects, please visit the website created by public artist Whitney Frazier: <https://parkheightspathways.com/>.



Photo and image credits: Public Artist Whitney Frazier and Graham Coreil-Allen.



PIMLICO WAYFINDING BUTTERFLY SIGN ENGINEERING  
Graham Coreil-Allen  
Graham Projects LLC 6.19.20

**Spending Plan Proposals:**

- INSPIRE Pedestrian Safety Improvements:**  
*In FY22, \$20,000 in slots funds is allocated to improve pedestrian safety at the intersection of Greenspring Ave. and Oakley Ave. These improvements are supported by Cylburn community leaders and designed by the Department of Transportation to provide a safe walking crossing and strengthen the neighborhood connection for families, Pimlico EMS students, and residents walking to the Cylburn Arboretum and the Jones Falls Trail.*

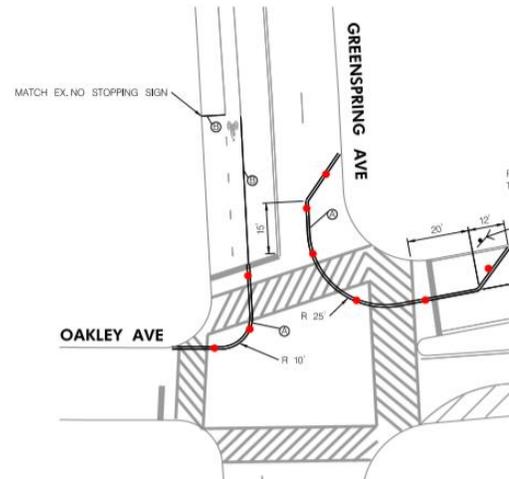


Image above: Improved crossing with bump outs and shortened crossing distance (reduced from 45 feet to 20 feet). Design by Baltimore City Dept. of Transportation.

### **Park Circle Intersection Improvements**

DOT reconstructed the Park Circle Intersection with significant upgrades. The improvements included reconfiguring the intersection and roadway widening along Reisterstown Road and Druid Park Lake Drive. Other improvements included pavement reconstruction, along with reconstruction of curbs and sidewalks. To make the intersection accessible for all users, ADA-compliant pedestrian ramps, bus loading pads, and driveway/alley entrances were added, along with new bus pads and bus shelter foundation pads. New pavement and markings and roadway signage were added, along with new pedestrian lighting, conduits, new signals, and a new retaining wall. Bicycle compatibility features, landscaping, and other beautification were added to visually enhance the newly reconstructed intersection.

The Park Circle Intersection improvements represent an investment of approximately \$5-6 million dollars. This intersection was reconstructed without the use of slots funding and shows additional investment in Park Heights.



Image above: Transportation Improvements at Park Circle.

# One Mile Radius

## Spending Plan Proposals

Per the legislation, a portion of the funds are allocated to the census block groups within one mile of the racetrack, the Northwest Community Planning Forum, and the area between Liberty Heights Avenue and Wabash Avenue.

Within the “One Mile Radius” there are three distinct geographic areas: the Northwest Community Planning Forum SNAP, the Liberty Wabash area, and Coldspring Newtown (Appendix A). The overall goal of this spending plan is to make sure all areas benefit from projects funded by this revenue source and that there is some measure of equity in the funding allocation.

In FY22, due to limited funding for the 1 Mile Radius, the 1 Mile Radius area was budgeted collectively rather than by sub-area. The 1 Mile Radius section of this document prioritizes key initiatives based on limited resources such as community organizing and neighborhood grants.

## One Mile Radius Neighborhood descriptions

The neighborhoods of Northwest Baltimore are fortunate to have a dedicated funding stream to assist with the implementation of the Northwest Community Planning Forum SNAP. The NWCPF includes the neighborhoods of Glen, Fallstaff, Cross Country, Cheswolde, and Mt. Washington. Currently, the SNAP plan serves as a guide for future investment and policies in the NWCPF.

The neighborhoods of Liberty Wabash Northwest Baltimore are fortunate to have a dedicated funding stream to assist with the implementation of the Greater Northwest Community Coalition SNAP, Liberty Heights LINCS, and the Forest Park High School and Calvin M. Rodwell Elementary School INSPIRE Plan. The Liberty Wabash area includes eight eligible neighborhoods north of Liberty Heights Avenue: Ashburton, Callaway-Garrison, Dolfield, Dorchester, East Arlington, Grove Park, Howard Park, and West Arlington.

Coldspring Newtown, located near the Cylburn Arboretum, is also an eligible area included in the 1 Mile Radius geography.

### **1 Mile Radius Spending Plan Proposals**

- ***Neighborhood Initiative Competitive Grants:*** *In FY22, \$168,000 in slots funds are allocated for neighborhood organizations to implement a wide array of community initiatives that demonstrate significant community impact. Community groups or service providers may, for example, seek to enhance marketing, sanitation, and beautification efforts; create or expand local arts initiatives; create or expand educational partnerships and opportunities; and hold community events. Small grants (up to \$2,500) and large grants (up to \$30,000) are available for all 1 Mile Radius eligible areas for projects that help neighborhoods to remain and become welcoming, safe, and vibrant places. Of the FY22 neighborhood initiative grant funds, 50% of funds are reserved for the Liberty-Wabash communities.*

- Pimlico Safety Facility field improvements:** In FY22, \$150,000 in slots funds is allocated for construction of the second field and pedestrian improvements. This includes properly graded baseball and football/soccer fields; walking loop with benches; parking lot access and parking spaces; and ADA accessibility. A future phase could include removal of the obstacle course when transferred to BCRP.



Images above: Site plan for Pimlico Safety Field Improvements.

- CHIMES (FY19-21):** Chimes has employed people with significant disabilities through the One Mile Radius funds to clean the streets in Glen and in Fallstaff. This opportunity created employment for people with barriers to employment. Due to the impact of COVID-19 pandemic, CHIMES has had to shut down their cleaning program and is phasing out the cleaning program. Therefore, the remaining balance of \$207,000 in unexpended funds is being re-allocated. These funds are being re-allocated to support neighborhood initiative competitive grants and street cleaning in Glen and Fallstaff (Baltimore Clean Streets).
- CASA and CHAI Organizers:** In FY22, \$100,000 is allocated to employing two culturally competent organizers (one a full-time employee of CHAI and one a part-time employee of CASA). They will continue to provide services and referrals to diverse community residents, hold seminars and workshops, host community conversations and cultural events to build mutual understanding, and organize community projects in the Fallstaff neighborhood. Program expenses include marketing materials, office expenses, meeting supplies, and project costs.



Images above: CHAI/CASA 2019 Fallstaff International Day.

- Baltimore Clean Streets (BCS) street cleaning:** In FY22, \$50,000 in slots funds is allocated to contracting with Baltimore Clean Streets (BCS) for street cleaning services in Glen and Fallstaff. This street cleaning effort will keep sidewalks, gutters, and storm drains cleared of litter and debris on well-traveled roads in Glen and Fallstaff. Having a contract with BCS will significantly improve the appearance and cleanliness of Fallstaff and Glen. This project provides important employment opportunities for student workers. This funding is to be focused on well-travelled roads in Glen and Fallstaff, with feedback incorporated from community leaders.
- INSPIRE Homeowner Repairs (Forest Park High School):** One of the recommendations of the INSPIRE plans is to help stabilize neighborhoods and promote new investment around the newly modernized schools. In FY22, \$150,000 in slots funds is allocated to assist homeowners with repairs, who are located in the INSPIRE footprint (1/4 mile) around Forest Park High School. This initiative will mirror the success around Pimlico and Arlington INSPIRE school planning areas to improve neighborhoods and make needed repairs for homeowners. This initiative is receiving a \$50,000 match from the Baltimore Community Foundation, bringing the total available for homeowner repairs to \$200,000 in FY22.



- **Development Incentives (FY18):** Unspent funding for Development Incentives in Liberty-Wabash (\$150,000) is being re-allocated to support INSPIRE Homeowner Repairs around Forest Park High School. \$100,000 will support INSPIRE Homeowner Repairs around Forest Park High School and \$50,000 will support the completion of the Pimlico Safety Fields.
- **Baltimore Department of Transportation – 1 Mile Radius Projects (FY13/14-19):** The Baltimore Department of Transportation has completed various 1 Mile Radius projects including a NWCPF Traffic Study, Coldspring Newtown Traffic Calming, Mt. Washington community projects, and Dolfield sidewalks. DOT finished their account reconciliation and \$38,000 is remaining from completed projects. Therefore, the remaining balance of \$38,000 in unexpended funds is being re-allocated to support INSPIRE Homeowner Repairs around Forest Park High School.
- **Community Based Projects (FY13/14/15):** Unspent NWCPF funding for a strategic planning facilitator (FY15; \$10,000) and CPHA Capacity Building in Liberty Wabash (FY13/14; \$3,000) totaling \$13,000 is being re-allocated to support INSPIRE Homeowner Repairs around Forest Park High School and the GO NW Community Organizer.
- **Community Organizer – Support for Community Associations in Liberty-Wabash:** In FY22, \$50,000 in slots funds are supporting a full time community organizer at Go Northwest Housing Resource Center. In order for the community associations and umbrella groups in this area to increase their capacity to achieve the outcomes that they desire for their neighborhoods, dedicated staff support is necessary. The community organizer will provide project management, marketing and organizing resources and strengthen and support community associations, along with managing homeownership services in eligible Liberty-Wabash neighborhoods. The organizer will work on attracting new homebuyers, engaging existing homebuyers, and marketing existing communities as desirable places to live.

# Administrative Expenses

## **Spending Plan Proposals:**

- **Planning Department/PCDA:** *In FY22, \$60,000 in slots funds is allocated for administrative support for PCDA. PCDA is responsible for advising Baltimore City regarding the spending plan. In addition, PCDA meets quarterly to monitor slots revenue spending related to both the One Mile Radius and the implementation of the Park Heights Master Plan. The Planning Department provides administrative support to PCDA. To support PCDA, the Planning Department drafts the Spending Plans; serves as a liaison between the PCDA and communities; creates public presentations and FAQs; organizes and staffs public meetings; coordinates projects, grant agreements, and amendments with City agencies and HNI; coordinates the quarterly report with City agencies and HNI; drafts the quarterly report; manages all PCDA communication efforts, including updating on an on-going basis the PCDA website; conducts public outreach and manages the e-mail list serve; and convenes PCDA sub-committee grant reviews. The Planning Department staffs all aspects of the PCDA as PCDA has no dedicated staff of its own.*
- **Implementation of Community-based Projects and Capacity Building:** *In FY22, the final Spending Plan includes fifteen percent for third-party administration and management of community-based projects. These costs are allocated in a manner commensurate with the amount of grants funds to be administered. In July 2014, the City entered into a fiscal services agreement with Healthy Neighborhoods, Inc. (HNI) to implement and administer the projects that have been identified as community based (i.e., not implemented by a City agency). Experience has shown that management of these projects includes working with community stakeholders to further define the projects, identify service providers, and develop a scope of services, in addition to administering grant agreements. Through the implementation of these projects, the capacity of community organizations is enhanced.*

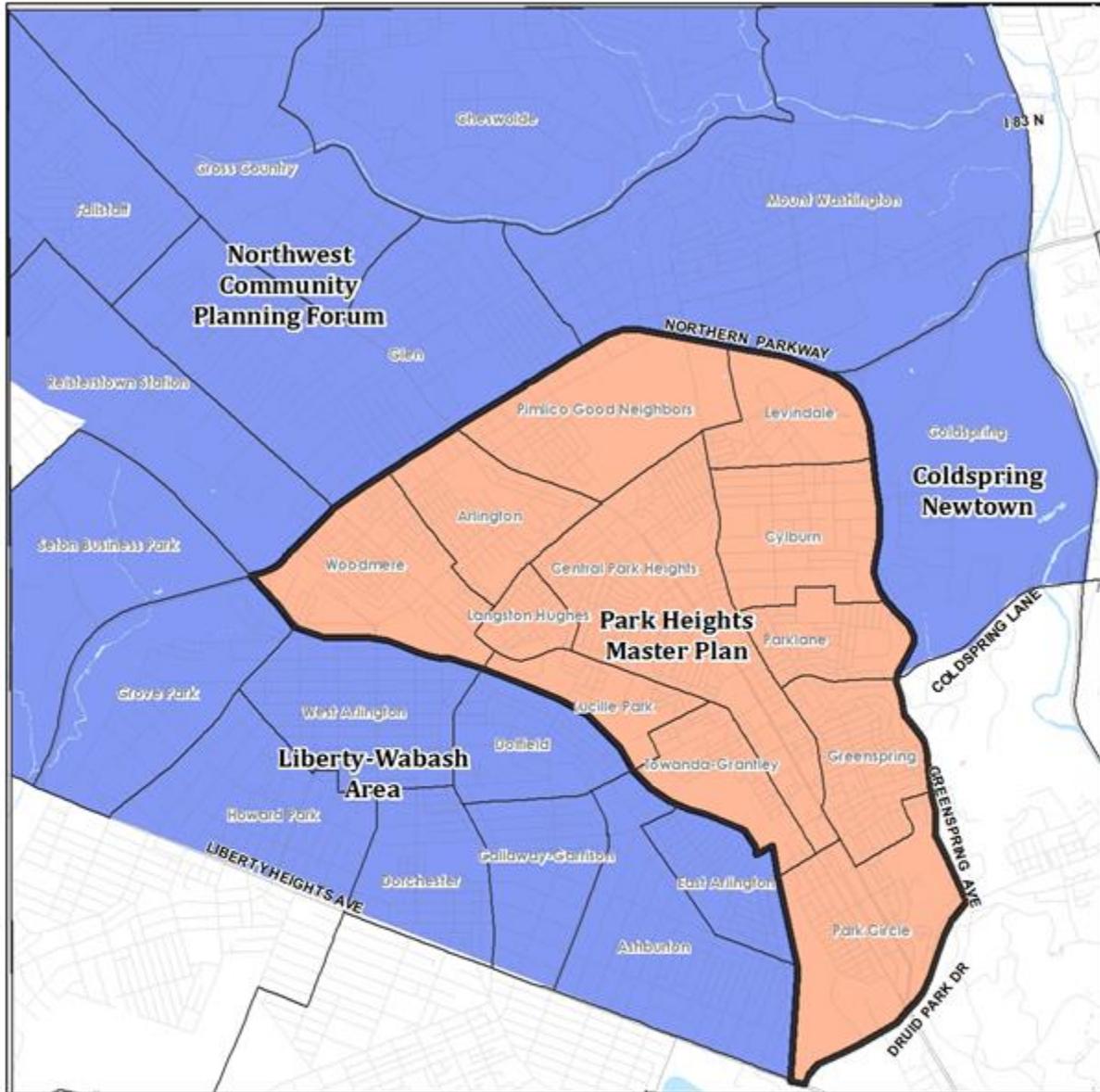


PIMLICO COMMUNITY  
DEVELOPMENT AUTHORITY

# Summary of City of Baltimore Spending Plan

***Amounts in thousands***	FY 2022
Estimate	\$2,000
Adjustments (FY21)	\$160
<b>Pimlico Local Impact Aid</b>	<b>\$2,160</b>
<b>Park Heights Master Plan Area (85%)**</b>	<b>\$1,836</b>
CC Jackson Park (Construction)	\$1,000
J.D. Gross Recreation Center	\$300
Homeowner Repair Grants (Towanda-Grantley)	\$240
Towanda Recreation Center (Playground)	\$100
Public Art (Towanda LaneScape)	\$50
Public Safety (Kujichagulia Center)	\$50
Public Safety (Citiwatch - Park Heights and Spaulding)	\$25
INSPIRE Pedestrian improvements (Oakley and Greenspring)	\$20
PCDA Administration	\$51
<b>Park Heights Total</b>	<b>\$1,836</b>
	<b>FY 2022</b>
<b>1 Mile Radius Area (15%)**</b>	<b>\$324</b>
	<b>\$324</b>
Neighborhood Initiative Competitive Grants (50% of funds reserved for Liberty-Wabash)	\$168
Pimlico Safety Fields (completion)	\$150
CASA and CHAI community organizers	\$100
INSPIRE Homeowner Repairs (Forest Park High School)	\$150
Community Organizer - Go Northwest	\$50
Street cleaning (Baltimore Clean Streets)	\$50
Street cleaning (CHIMES)	-\$207
Development Incentives (FY18)	-\$150
Department of Transportation Completed Projects (FY13/14-19)	-\$38
Community Based Projects (FY13/14/FY15)	-\$13
PCDA Administration	\$9
Grant administration	\$55
<b>1 Mile Radius Total</b>	<b>\$324</b>

# Map of Eligible Areas



## Pimlico Local Impact Aid Eligible Areas

- Park Heights Master Plan (85%)
- 1 Mile Radius (15%)



# **Appendix A**

## **Park Heights Renaissance (PHR) Spending Plan for FY 2022**

# Park Heights Renaissance

The Racing and Community Development Act of 2020 allocates \$2.4m or 24%, whichever is greater, of Pimlico Local Impact Aid directly to Park Heights Renaissance (PHR). PHR is a community-based organization committed to shaping a better future for the residents and stakeholders of Park Heights. PHR will support the community by strengthening the network of resource and service providers, by providing technical assistance, and empowering residents, businesses, religious institutions, schools, agencies, and other stakeholders in the Park Heights Master Plan area by building partnerships and convening strategic initiatives.

In FY22, PHR plans to use the allocation of \$2.4 million to implement community priorities for the Park Heights Master Plan area. The recommended amounts for each priority are included below:

- **PHR Operating Expenses (\$1,030,000).** This general operating funding will support business operations of PHR and cover key personnel and operational expenses such as marketing and branding, professional development, website development and maintenance, fiscal and grant management, rent, program and office supplies, technical assistance, and consultant services. Funding will support organizational and community fundraising strategies, data driven and results oriented outcomes, and strengthen partnerships to support the mission of the Park Heights revitalization plan.
  
- **Community & Human Services + Clean & Green Workforce Program (\$300,000).** One of PHR’s primary objectives is to support community and human services programming in Park Heights. Funding will support an increased focus on grassroots community organizing, improved communication strategies and other community engagement efforts to target groups such as youth, businesses, seniors, and community leaders. The Clean and Green (C&G) program will support residents of Park Heights through facilitating community beautification projects, removing litter and trash from the streets, alleyways, vacant lots, and open green spaces in Park Heights, along with mowing overgrown, vacant lots. C&G program enhancements will provide improved job readiness and job outcomes, targeted at high risk populations and returning citizens. With this program expansion, C&G program will provide increased workforce opportunities for residents in Park Heights, mentoring workshops, and other support services to overcome barriers to employment and economic empowerment.
  
- **Homeownership & Housing Services, Real Estate Development (\$255,000).** PHR will strengthen its focus on housing and real estate development strategies that support increased homeownership opportunities, stabilization of neighborhoods, and other housing related services such as foreclosure prevention, financial education and literacy, and technical support for other grant opportunities for down payment assistance and affordable housing opportunities. Funding will support filling long standing vacancies in the department, market analysis; community marketing and branding, and increased partnerships to promote new investment in Park Heights.
  
- **Neighborhood Stabilization Grants (\$300,000).** PHR will administer grant funding for neighborhood stabilization in areas throughout the master plan area. Grant funding may support homeowner repairs, down payment assistance and development incentives based on alignment with identified development and housing targets.

- **Neighborhood Initiative Competitive Grants (\$300,000).** PHR will serve as the fiscal administrator of the FY22 Neighborhood Initiative Competitive Grants.
- **Educational Programming (\$115,000).** PHR will relaunch the Home Instruction for Parents of Preschool Youngsters (HIPPY) program, which is an evidenced-based program that targets its focus on parent and family support for parents in their critical role as their child's first and most important teacher in prep for successful introduction to the school system. The primary outcomes are to provide a holistic approach to improving outcomes for preschoolers and parents. PHR will also continue supporting public schools in Park Heights and providing opportunities for students.
- **Business Creation (\$100,000).** PHR will assist local businesses and work with partners such as Baltimore Development Corporation (BDC), Baltimore Community Lending, and other financial institutions to support new business opportunities in the Park Heights master plan area. PHR will also provide technical assistance to Park Heights businesses through marketing and promotions, convening business workgroups, and furthering partnerships between business owners and community residents and stakeholders.



# Summary of Park Heights Renaissance (PHR) Spending Plan

***Amounts in thousands***	FY 2022
<b>Park Heights Renaissance</b>	
Administration & Operations	\$1,030
Community & Human Services + Clean & Green Workforce Program	\$300
Homeownership & Housing Services, Real Estate Development	\$255
Neighborhood Stabilization Grants	\$300
Neighborhood Initiative Competitive Grants	\$300
Education	\$115
Business Creation	\$100
<b>Total</b>	<b>\$2,400</b>