
FY 2025 Video Lottery Terminal Revenue Final Spending Plan

Pimlico Local Impact Aid



APRIL 22, 2024



BRANDON M. SCOTT
MAYOR

*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

March 13, 2024

Dear Pimlico Community Development Authority (PCDA):

Thank you for your careful work with the FY 2025 Video Lottery Terminal Revenue Spending Plan for Pimlico Local Impact Aid. The PCDA has shown strong leadership and commitment to Park Heights and the One-Mile Radius. I particularly want to acknowledge the PCDA's partnership with the Department of Planning and efforts to improve transparency and public participation in the recommendation process.

I approve the PCDA's final recommended allocations for FY 2025. I look forward to the opportunity to review additional proposals that will be considered under the line item for Emerging Projects in Park Heights.

Thank you for your service and dedication.

Sincerely,

Brandon M. Scott
Mayor
City of Baltimore

cc:

Faith P. Leach, Chief Administrative Officer
Marvin James, Chief of Staff
Justin A. Williams, Deputy Mayor for Community and Economic Development
Sean Burnett, Assistant Deputy Mayor, Community and Economic Development
Rashad Singletary, Director, Mayor's Office of Neighborhoods
Chris Ryer, Chair, PCDA, and Director, Department of Planning
Nichole Stewart, Assistant Director, Department of Planning
Chad Hayes, Director of Community Planning and Revitalization, Department of Planning
Kari Nye, Northwest District Planner, Department of Planning
Tarek Bolden, Western District Planner, Department of Planning

Pimlico Community Development Authority:

Senator Antonio Hayes
Senator Jill Carter

phone: 410.396.3835 | fax: 410.576.9425 | email: mayor@baltimorecity.gov

Delegate Marlon Amprey
Ashley Bartlett
Nechama Cox
Zanes E. Cypress III
Joi Dabney
Yolanda Jiggetts
Dr. Jermaine Johnson
Mereida Goodman
Tamara McCall
R. Anthony Mills

Table of Contents

I.	Introduction	1
	a. Overview	1
	b. Purpose and Legislative Context	2
	c. Statutory Requirements	2
	d. Community Planning Context	3
II.	FY2025 Final Spending Plan	4
	a. Revenue Estimates	4
	b. Parks Heights Master Plan Area Allocations	4
	c. 1-Mile Radius Allocations	8
III.	Project Status Updates in Park Heights Master Plan Area	10
	a. Park Heights Major Redevelopment Area	10
	i. Development Projects	11
	b. Park Heights Master Plan Area	12
	i. Current Residential Development Projects	12
	ii. Home Repair Grants in Park Heights	14
	iii. Non-Residential Development Projects	15
	iv. Future/Planned Opportunities for Development	17
IV.	Appendix	18
	a. FY25 Spending Plan Funding Summary	18
	b. Pimlico Local Impact Aid Eligibility Map	20
	c. Current PCDA Members	21

I. Introduction

Overview

On behalf of Mayor Brandon Scott, and in partnership with the Pimlico Community Development Authority (PCDA), City agencies, community organizations, and residents, the Baltimore City Department of Planning prepared this FY2025 Spending Plan for Pimlico Local Impact Aid to prioritize investments that will 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 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.

A summary of the public process for this Spending Plan follows:

- **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:** DOP released the [draft Spending Plan](#) and launched a digital survey where community members reviewed and rated proposed spending priorities and provided open-ended comments. The survey findings are available [on the PCDA website](#).
- **December 19, 2023:** DOP held a virtual public hearing on the draft spending plan.
- **January 12, 2024:** Deadline for community members to submit written comments via survey or email. This was also the final deadline for partner organizations and agencies to submit final funding requests for FY25 Pimlico Local Impact Aid.
- **January 20, 2024:** PCDA held a virtual work session [to determine their final recommendations](#) for the FY2025 Spending Plan.

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 Final 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.

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

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

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.

- **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. FY2025 Final 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
85% to Park Heights Master Plan Area	\$2,490,500	\$4,472,000	\$3,307,000
15% to 1-Mile Radius	\$439,500	\$789,000	\$583,000

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

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 community members and partners alike are committed to fulfilling the Master Plan vision of a healthy, thriving community. The 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 Spending Plan allocates \$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. PWS was allocated \$600,000 of Local Impact Aid in FY24; the FY25 Spending Plan allocates an additional \$500,000 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 City 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 allocates \$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

The Spending Plan allocates \$390,000 to the Baltimore Redlining and Blight Elimination CDC to support homeownership outcomes for seven vacant buildings in Park Heights. 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 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 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.

Emerging Projects (\$165,000)

The PCDA voted to support flexible funding for emerging projects, deferred projects, or projects in Park Heights with existing applications for which the PCDA requested additional details. The PCDA looks forward to partnering with the community and the Mayor's Office to allocate this funding toward community development projects and programs throughout the year.

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 Spending Plan recommends \$145,000 for this project.

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

The Spending Plan allocates \$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 \$25,000 to support programmatic or physical improvement 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.

Agrihood Baltimore Food Hub (Plantation Park Heights Urban Farm): \$115,000

The Spending Plan awards \$115,000 to Plantation Park Heights Urban Farm to strengthen the Agrihood Baltimore Food Hub in the southern part of Central Park Heights PPHUF will 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. In addition, the funding supports the preparation and construction costs for a Food Hub Pick-Up and Distribution Pavilion, and social media and outreach. This allocation also provides for stipends of \$2,000 each for ten youth trainees at the farm's food distribution hub.

Dayspring Revamp and Portable: \$89,000

The Spending 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.

Wheels 2 Empowerment (Langston Hughes BCRC): \$80,000

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 Spending Plan allocates \$80,000 to support program expansion.

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

The 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.

Sankofa Children's Museum of African Cultures (\$50,000)

The Spending Plan recommends \$50,000 to support new programming at the Sankofa Children's Museum of African Cultures. Sankofa is a critical cultural resource in Park Heights and in Baltimore overall. Funding will support the museum's efforts to establish an African Ancestry Program and Speaker Series.

Pimlico Terrace Revitalization and Preservation (Pimlico Terrace Neighborhood Association): \$35,000

The Spending Plan allocates \$35,000 to the Pimlico Terrace Neighborhood Association to support their placemaking efforts in Pimlico Terrace. With partnership from BOPA, the neighborhood association will explore the installation of murals in up to three different locations, new community signage, and other opportunities for beautification to reflect the community's strong sense of identity.

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.

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 Spending Plan provides \$125,000 to Comprehensive Housing Assistance Inc. (CHAI) to further the implementation of the 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 Community Organizing and Services Support (CASA): \$116,000

This project will work to improve public safety by increasing community stability and community connectedness between diverse neighbors in Fallstaff. The Spending Plan allocates \$116,000 for to this community-organizing project to reach renters, working-class families, and the Fallstaff Elementary Middle School community in the Fallstaff neighborhood. CASA will provide health and social services, financial literacy, and other education and case management services.

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

The Spending Plan proposes \$107,000 to support this community-based grants program in the 1 Mile Radius. Grants are available in amounts between \$500 and \$25,000 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.

Ambassador Theater (Artspace Projects, Inc.): \$100,000

The Ambassador Theater is being developed by the nonprofit Artspace to become Ambassador Arts, a center dedicated to Black arts and culture in the Howard Park neighborhood. The Spending Plan builds on previous support for this project by recommending \$100,000 to support the theater's effort to establish a community-controlled nonprofit to own and manage Ambassador Arts in the future.

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

This 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 FY25 Spending Plan allocates \$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 in the community's 12 Neighborhood Statistical Areas. In combination with other leveraged public-private investment, Pimlico Local Impact Aid has contributed to significant improvements in neighborhood vitality, and more is on the horizon. Community members and partners welcome the new Park Heights Public Library that is slated to break ground in 2025, the expansion and renovation of CC Jackson Park, which is also expected to break ground in 2025, continued investment in the Park Heights business district, and more positive changes generated by strong community partners and public and private investments.

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 the vision articulated in the Park Heights Master Plan.

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 area. 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. Additional information is available in [DHCD's Project Tracker for the Park Heights Impact Investment Area](#).

Table 1. Major Redevelopment Area Project Updates (April 202)

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 anticipates completion in summer of 2024.
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 will advertise jointly with the Park Heights Library in fall of 2024. Lot consolidation underway. Parking Ordinance introduced April 2024.
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, as well as private funding.	Project will advertise jointly with CC Jackson Park expansion in fall of 2024. Parking Ordinance includes conditional use approval for a cultural facility is expected to be approved by City Council 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) awarded to NHP Foundation in early 2024.

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 (April 2024)

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. Park Heights Renaissance and City finalizing award recommendation for 4 remaining City-owned properties.
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 the 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. Final Developer-owned property being rehabbed now. Lifebridge has LNYW program w/ \$15K for this block.
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 in 2024.

Table 3. Homeowner Repair Grants Funded Through Local Impact Aid in Park Heights (April 2024)

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.	24 residents in grant intake. 50 grants still available. Active outreach underway.
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.	34 grants awarded or in intake. Work completed for 10 grantees. 15 grants are still available.
Homeowner Repair Grants	Parklane (1/4 mile radius of school Edgecombe Circle Elementary)	Pimlico local impact aid allocated \$700K to Park Heights Renaissance for homeowner repair grants and development incentives to the area around Edgecombe 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. 16 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	DHCD administers grant program. DOP supports with community outreach.	Work completed for 15 grantees. Remaining 9 grants in intake or started. 0 grants remain.

		property such as 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	Work completed for 23 grantees. 2 grants still available.
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	Work completed for 25 grantees. 0 grants remaining.

Table 4. Non-Residential Development Projects in Park Heights (April 2024)

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 fall 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, and Farmer Chippy has applied to purchase these City-owned lots. Recently acquired 3801 Park Heights Avenue from DHCD. PPHUF started managing the Druid Hill Farmers Market in 2023 and will expand Food Hub with FY25 PCDA funding.
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 Programs	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. Sales Ordinance progressing through City legislative process.

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	City-owned	This is no longer an active project and City is looking to re-release the parcel.
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. Applicant intends to pursue zoning change to facilitate the project.
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. City will make awards in Spring 2024.

IV. Appendix

City of Baltimore FY25 Spending Plan for Pimlico Local Impact Aid

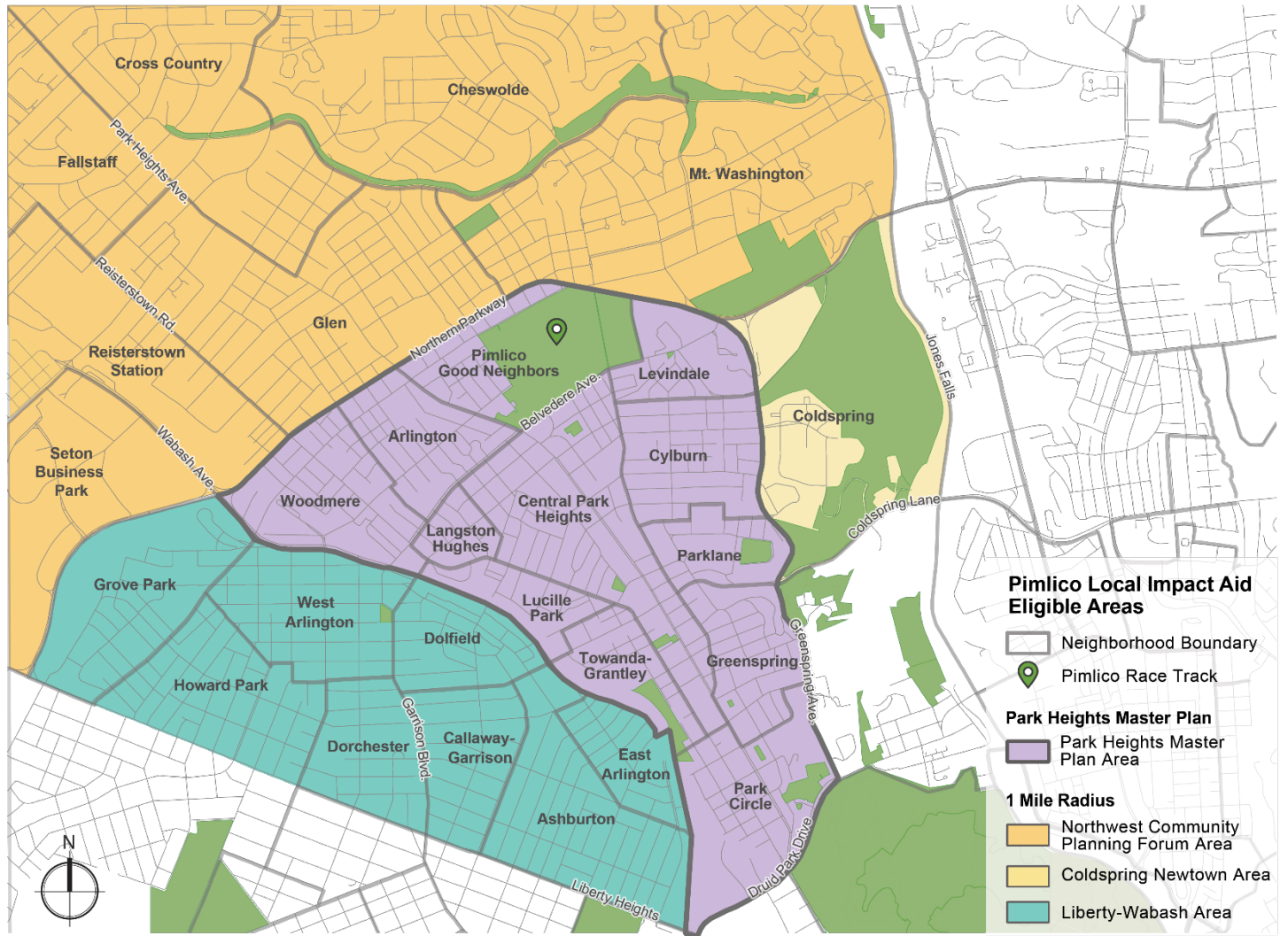
	FY25
Estimate	\$3,428,000
Adjustments (FY23)	\$462,000
Pimlico Local Impact Aid	\$3,890,000

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
Emerging Projects	\$165,000	DOP
Candystripe Basketball Court Revitalization	\$145,000	DOP
NW Neighborhood Grants Program (Park Heights)	\$130,000	DOP
Agrihood Baltimore Food Hub	\$115,000	DOP
Dayspring Inc. Revamp and Classroom	\$89,000	DOP
Wheels 2 Empowerment (Langston Hughes CBRC)	\$80,000	DOP
Catherine’s Family and Youth Services Community Enhancement Program	\$50,000	DOP
Sankofa Children’s Museum of African Cultures	\$50,000	SMBA+D
Pimlico Terrace Revitalization and Preservation	\$35,000	DOP
PCDA Administration	\$60,000	DOP
Park Heights Total	\$3,307,000	-

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

Pimlico Local Impact Aid Eligibility Map

Pimlico Local Impact Aid Eligible Areas



Pimlico Community Development Authority Members (April 2024)

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