

Proposed

**FY 2023 Video Lottery Terminal Revenue
Spending plan**

Pimlico Local Impact Aid

PROPOSED

JANUARY 14, 2021

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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 proposed Spending Plan focuses on FY23. 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 FY2023, the total amount estimated to be available for the City of Baltimore is \$2,930,000.

At least 85% 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 Proposed FY23 Spending Plan. Once the proposed 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 will host two public meetings and one work session. PCDA will also present PCDA's recommendations and the final Spending Plan. Community residents have the opportunity to share feedback on the spending plan proposals at the public meetings and via e-mail at pcda@baltimorecity.gov. **The deadline for all public comments is February 28, 2022.** PCDA will review the comments and provide advice to the Mayor, who finalizes the Spending Plan. The final Spending Plan will be reflected in the City's budget and by the City Council.

New Spending Plan Proposals

The FY23 Spending Plan includes several **new projects**:

- **Art in the ROW:** 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. Additionally, art projects in the public right-of-way have a traffic calming element. By working with the Department of Transportation to create road-diets which can then provide space for painting, community members and artists can both beautify neighborhoods and reduce the risk of traffic-related injuries. One such project is being completed at Oakley Ave and Greenspring Ave to reduce vehicular speeds and create art in the Cylburn neighborhood.

- **At the House Social Settlement:** In FY23, \$200,000 is proposed for At The House, Inc.'s (@The House) Social Settlement House to construct a Neighborhood Resource Center. This center will provide needed services for residents of the Park Heights area. With this funding, the project will be fully funded and construction can begin.
- **Development Incentives:** The Department of Housing and Community Development (DHCD) proposes development incentives for vacant buildings in a section of the Pimlico Terrace neighborhood. These development incentives are for vacant buildings that are held both by the City and by private owners for renovation and homeownership. This recommendation is for \$325,000 for grants, allowing 13 grants at \$25,000 per grant. This allows grants for about half of the vacant buildings in this footprint.
- **Towanda Rec Center (Playground):** The Baltimore City Department of Recreation and Parks (BCRP) is planning to renovate the pool at the Towanda Recreation Center, which would displace the playground. The \$250,000 proposed for FY23 allows for replacing the playground at the recreation center.
- **Shared Use Path Network Connections - Belvedere Ave:** In FY23, \$275,000 in slots funds is proposed to creating bicycle-friendly facilities in Park Heights. These funds will be used for "rapid enhancement" elements such as lane markings, flexposts, and other materials that are low-cost but have a high impact on the safety of all roadway users.
- **Care-A-Lot:** In FY23, \$20,000 is proposed to the Care-A-Lot program. These funds will be used for maintaining and mowing vacant lots in the Park Heights footprint, purchasing needed equipment to do the maintenance work, and partnering with local leaders on outreach efforts.
- **Ambassador Theater/Community Development:** In FY23, \$200,000 in slots funds is proposed for the Ambassador Theater. This funding is for management/staffing for the project, which is necessary to advance the project.

Revenue Estimates

For FY 2023, the State estimates that \$2,700,000 in Local Impact Aid will be available for the entire Pimlico area. With adjustments based on funds available from previous years, the estimated total for local impact aid is \$2,930,000, This estimate is subject to change.

	FY2023
Estimated Pimlico Area Local Impact Aid	\$2,700,000
Adjustment for FY21	\$230,000
Pimlico Local Impact Aid Total	\$2,930,000

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 was 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 85% 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 2023.

Once the FY23 Spending Plan is finalized, it will be incorporated into the City's budget. Similar to FY22, this Spending Plan is for a single year (however the budget includes recommendations for FY24) 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 85% of the funds are allocated in a manner that is consistent with the Park Heights Master Plan. In FY23, 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 on the map at the end of this document. 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 will reflect the Administration’s considerations of input from the Local Development Council, PCDA, per the requirements of State legislation. PCDA will have 45 days to review the plan and conduct two public meetings during that time.

Spending Plan Format

Similar to the FY22 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.
- **Multi-year spending plan proposed:** The proposed budget is a multi-year spending plan. Once the FY23 spending plan is finalized, the first year (FY23) will be incorporated into the City’s budget; future years (FY24) will be subject to change. The future years are programmed amounts based on current information available and current priorities. Over the next year, additional information will become available that may cause funding recommendations for FY24 to shift. A Proposed FY24 spending plan will be released next year with updated recommendations.

Planning and Community Process

Over the past 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 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:** 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 21st 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 April 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 (\$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 vacant buildings, 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.

To facilitate new development, 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 four 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.

In 2020, the Awardees went under contract for Phase 1 of the Development plan which includes 150 unites of both senior and affordable, as well as 17 single family homes. They have also begun work on their interim use plans for the site. Th awardees have hosted multiple community events and are making strides towards a farmer's market for this coming growing season.



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.

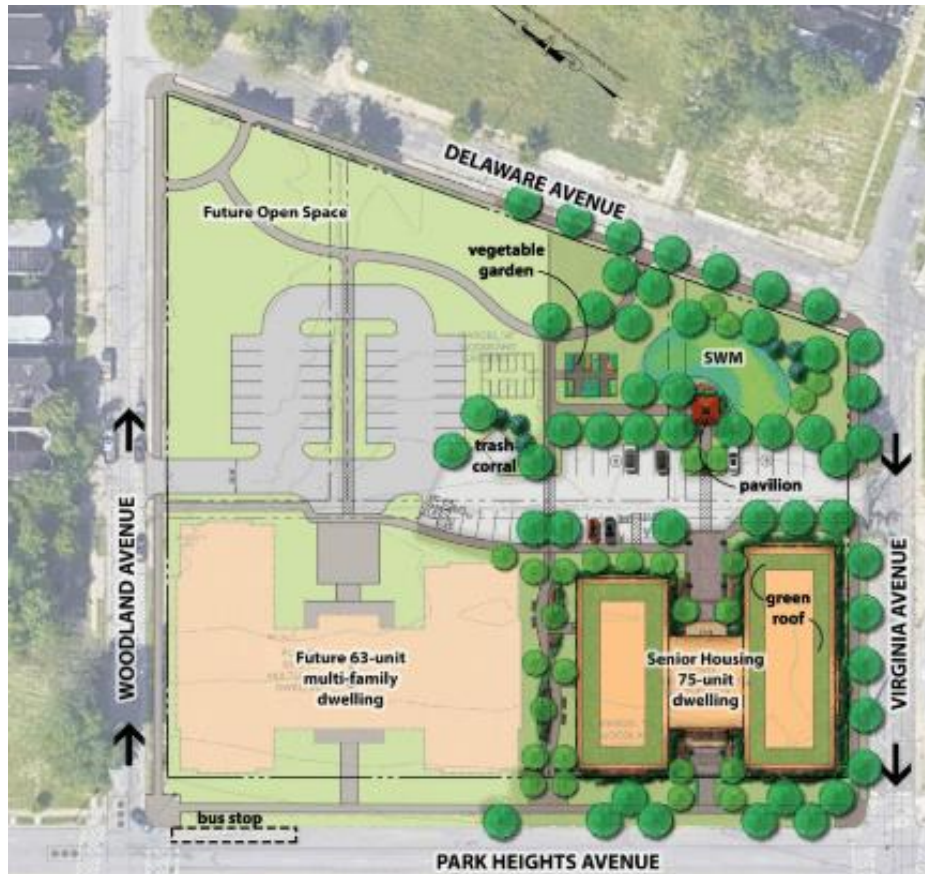


Image above: Concept of Woodland Gardens presented at UDAAP-Baltimore City Planning.
 Link to presentation: <https://planning.baltimorecity.gov/udaap-may-21-2020>.

Homeowner Repair Grants

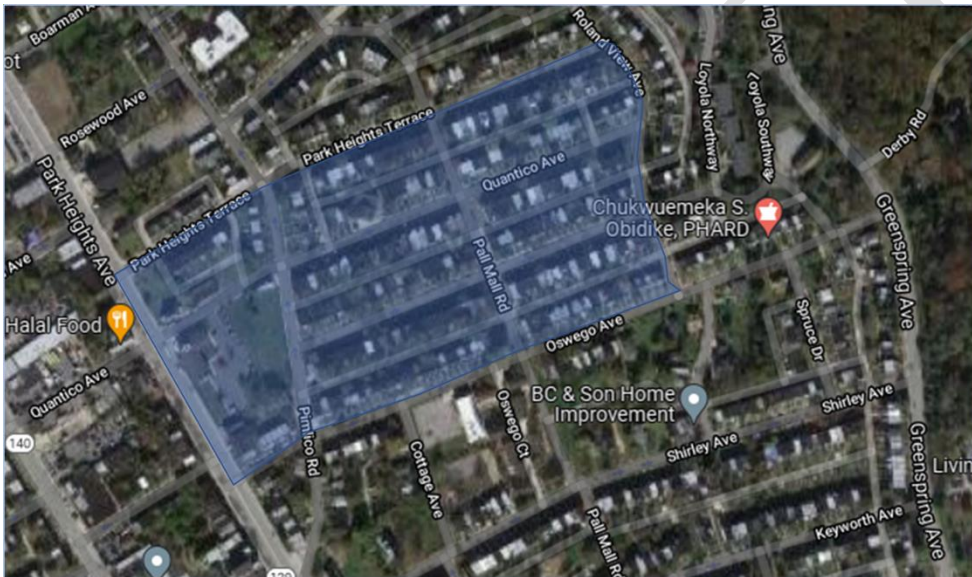
Homeowner Repair Grants have been previously made available to help stabilize neighborhoods and promote new investment in the awarded neighborhoods. Through this program, 50 homeowners have received funds for needed home improvements. These are for system updates such as replacement of roofing and HVAC repairs. 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. In 2020, we were able to leverage over \$80,000 in DHCD matching funds, to assist homeowners in the Arlington and Pimlico footprints.

In FY23, these grants are proposed for Pimlico Terrace, Pimlico Good Neighbors, and Hilltop/Woodmere, but other neighborhoods have expressed interest as well. These neighborhoods were selected based on neighbor interest, moderate levels of homeownership where vacancy is or is becoming an issue, the aging population of these residents, and need. There will be 25 grants made available to each neighborhood for \$10,000 worth of repairs, each.

Development Incentives

The Department of Housing and Community Development (DHCD) proposes development incentives for vacant buildings that are owned by the city and privately. These grants are to help incentivize developers to rehab a vacant property, and sell to homeowners, creating new residents and growing the community through homeowners in their respective footprints.

By focusing on a specific smaller geography, there can be a greater impact on neighborhood property improvements, and with fewer vacant buildings on a given block, it makes the rehab of other vacant buildings on the block, more attainable. It will also increase the cost of homes in the area which will help lessen the current gap in financing for rehab versus sales price and spur future development. This current proposal would allow grants for about half of the vacant buildings in the below footprint:



Oswego Ave to the south, Roland View Avenue to the east, Pimlico Terrace to the north, and Park Heights Avenue to the west.

This location was selected based on its situation in an INSPIRE area and the number of vacant properties.

Spending Plan Proposals:

- **Homeowner Repair Grants:** This plan recommends \$750,000 in slots funds to help homeowners finance home improvements. The eligible repairs include major system repairs such as HVAC, plumbing, electrical, roofing, weatherization, lead hazard reduction, issues of safety in the home and accessibility modifications.
- **Development Incentives:** The Department of Housing and Community Development (DHCD) proposes development incentives for vacant buildings that are held both publicly and privately for receivership and homeownership for a portion of the Pimlico Terrace neighborhood. This recommendation is for \$325,000 for grants, allowing 13 grants at

\$25,000 per grant. This allows grants for about half of the vacant buildings in this footprint.

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.
- **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.

- **Oswego Mall.** This housing complex owned and operated by the Housing Authority of Baltimore City (HABC), located at 2601 Oswego Ave, is currently being redeveloped through the U.S. Department of Housing and Urban Development's the Rental Assistance Demonstration (RAD) program. HABC has selected the 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. In 2019 an RFP for the site was put out and awarded. Initial site plan reviews and charrette with DHCD Planning staff occurred in April 2021, and initial design was completed in June. Developers have presented plans to the Planning Department in July 2021, and based on comments, began to review additional parcels in order to spread the project out, helping it better fit within the context of the neighborhood and provide a better living experience for all residents. Pennrose is currently working with HABC and DHCD to get

site control for additional parcels and plan to submit a LIHTC application in the Spring of 2022.

- **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.
- **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. The developer has completed and sold two properties and is close to completing five more in Winter-Spring 2022.

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 Avenue and Reisterstown Road.** The City-owned lots at Wylie 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. DHCD issued RFPs for the properties on Wylie Avenue and on Reisterstown Road, and will hold the review process in the Spring of 2022.
- **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.

Education

21st 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 21st 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 21st 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).



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

- Formstone Castle Collective, led by artist Michael Bowman, installed a steel and colored plastic sculptural gateway arch – an impressive entrance to the new Arlington INSPIRE Community Garden. Michael worked closely with the Cordelia, Cuthbert, Hayward, Beaufort Association; community stakeholder Pastor Randall; and Arlington Community School Coordinator Jimmy Mitchell to incorporate the gateway arch into the Arlington Community Garden. The project happened through a partnership between DOP/INSPIRE and Baltimore Office of Promotion and the Arts.



Image above: Arlington INSPIRE Community Garden Gateway

Forest Park High School Inspire Plan Updates (1 Mile Radius Area):

- Forrest Park High School opened in the 2018 school year, and the INSPIRE plan was adopted on February 1, 2018.
- The Baltimore City Department of Transportation (BCDOT) began reclaiming Fordney Lane, an overgrown pedestrian alley across from Forest Park High School. The alley leads directly to the steps of the original 1924 school building, which were preserved during school construction. The project added lights and cleared the overgrowth and debris in 2019 and in 2020 BCDOT added exposed aggregate, creating an attractive walkway.



Before



After

Library

Park Heights residents have strongly desired a library after the local branch closed over 15 years ago. Creating a library in Park Heights that provides internet access, computer trainings, literacy classes, and other trainings 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.

The library remains one of the most desired projects in the Park Heights area, and in the wake of COVID-19, technological literacy and access is more important than ever. This proposal is for \$500,000 in FY23 to put towards providing a library for the area.

At the House Social Settlement

@The House, Inc., a service center located at 5345 Denmore Ave and developed by a Park Heights community leader, provides case management services that identifies a client's needs and provides solutions within their own community. @The House provides case management for approximately 200 residents in the Park Heights community. Needs assessments are conducted where barriers are identified and the client works with a case manager to develop a road map to self-advancement/self-sufficiency. Referrals are made to services such as energy and water assistance, mental health services, daycare services, Social Security Administration/Department of Social Services, and Police mediation. Case workers contact clients on a weekly basis for encouragement and support.

Some of the services provided by @The House include meal preparation and providing food for food pantries, toy drives and supply distribution for children and mothers in shelters, and workshops and educational trips for youth.

Additionally, @The House operates a 5-week/5-day Youth G.O.L.F. (Goals, Opportunities, Leadership and Fun) in the Parks Initiative. It provides a safe and professional introduction to golf for Youth ages 7-17 years old with mental wellness and social emotional support. Each day consists of indoor and outdoor safe learning with academic support, arts and craft, journaling, self-awareness workshops, fun trips/activities and golf instruction. @The House addresses self-control, analytical thinking and positive out-of-school time experiences while providing nutritional food for breakfast, lunch and food take home since operating in a Healthy Food Priority Area.

@The House has also partnered with neighborhood associations, area schools and local agencies to address the Healthy Food Priority Area by assisting in the development of an Urban Community Garden, as well as an Amphitheatre Jazz Garden for live local performances and a reading pod with a little library for children.

@The House proposes to constructing a Neighborhood Resource Center which will house case management services, employment readiness and educational services, before- and after-school programming, senior support and self-help services, financial education services, a recording/podcast studio, a food pantry and community meeting space. At the Neighborhood Resource Center, @The House also aims to begin a returning citizen program, which will

include employment readiness workshops and case management to further link individuals to needed services.

Spending Plan Proposals:

- **Park Heights Library:** The library remains a key community and city priority. As such, in FY23, \$500,000 is recommended towards the construction of the library. Other sources and creative financing should be identified to expedite construction of a library.
- **@The House Social Settlement:** In FY23, \$200,000 is proposed for @The House, Inc.'s Social Settlement House to construct a Neighborhood Resource Center. This center will provide needed services for residents of the Park Heights area. The total cost for this project is \$775,000, and through diligent fundraising, all but \$200,000 has been secured to begin construction of the resource center. With this funding, the project will be fully funded and construction can begin.

Recreation

Towanda Recreation Center

The Baltimore City Department of Recreation and Parks (BCRP) has identified various upgrades needed for the Towanda Recreation Center and 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 funding in addition to the funds received through the FY22 Capital Improvement Program (CIP). Other amenities, including the basketball court, playground and athletic field were also identified for improvements. To upgrade the playground, FY23 local impact aid funding is proposed for investment in the playground. Additional funding is needed for the basketball court and athletic field.

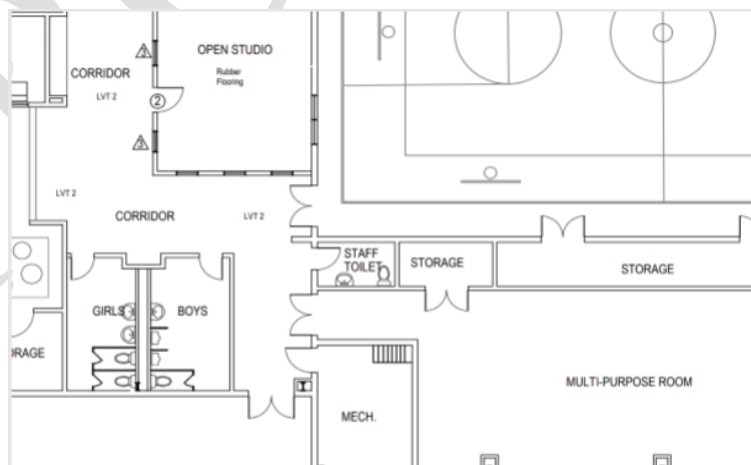


Image above: Design for the renovated Towanda-Grantley Recreation Center.



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



Spending Plan Proposals:

- **Towanda-Grantley Recreation Center:** *In FY23, \$250,000 is proposed to upgrade the playground at the Towanda-Grantley Recreation Center. Future funding needs include the basketball court and athletic field.*

Beautification

Greening Initiatives

There are approximately 900 vacant lots in the Park Heights Master Plan area, approximately 400 of which are owned by the City of Baltimore. 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. Maintenance of vacant lots is a growing concern for the City of Baltimore, especially as the number of demolitions increases and new development is not occurring.

The Department of Public Works is responsible for maintaining City-owned vacant lots and those identified as a nuisance. Those lots are either maintained by DPW directly, vendors used and paid for by the City, or community groups and non-profits. In 2014 the Office of Sustainability, through the Growing Green Initiative, piloted the Care-A-Lot Program to provide stipends to non-profit community associations, places of worship, and community development corporations to maintain smaller vacant lots.

BMORE Beautiful, a program of the Environmental Control Board, is a grassroots peer to peer beautification program. Since joining BMORE Beautiful, the Care-A-Lot grant program has been streamlined and enhanced, thus making it more accessible for neighborhood-based organizations to work with the City towards the collective goal to Keep Baltimore Beautiful. Care-A-Lot Grant follows an invoice model and closely resembles City operations. Grantees are

eligible to maintain up to 25 vacant lots during the Grow Season, which runs from April-October. They are asked to take before & after pictures to document their efforts, and can submit an invoice for payment. Eligible organizations must be a registered 501c3 or have a fiscal sponsor with a registered 501c3 designation. This program is not intended for landscaping, small haulers, and other small businesses.

Inadequate or lacking equipment is often a barrier to neighborhood-based participation. A portion of this funding is allocated for the purchase of equipment to maintain the lot. Additional funds to support the equipment grant is one-way BMORE Beautiful has successfully grown this program. Additionally, community engagement and youth outreach is critical to program success. A portion of these funds will be used to support outreach efforts.

In 2021, 1018 vacant lots were mowed and maintained by neighborhood-based organizations, a reflection of success and growth of this program. With additional funding comes the opportunity to support more community organizations willing to work with the City's efforts to combat blight.

Art in the Right-of-Way

The Baltimore City Department of Transportation (BCDOT) manages the city's right-of-way (ROW). In recent years citizens have had the opportunity to partner with the Department of Transportation to implement traffic calming and beautify the built environment.

The Art in the ROW program is part of the Department of Transportation's Community Based Programs. Through this program, BCDOT engineers design a portion of the roadway as a set-aside that serves to slow down traffic. In these portions of the roadway, or "bump-outs," community members can then paint designs to brighten up the surrounding infrastructure. Many community members work with local artists who have experience with this work, such as Whitney Frazier and Graham Coreil-Allen. There is also a manual for doing this work through the MICA Center for Social Design, the "Art in the Right of Way Toolkit," that serves as a guide for communities seeking to install traffic-calming art.

In Park Heights, there have been several successful Art in the ROW projects. On the corner of E. Wabash Ave and W. Cold Spring Lane, a bump-out and art was installed to create a safe crossing for pedestrians. Currently the Cylburn Community Action Association is working to create traffic-calming art at Oakley Avenue and Greenspring Avenue. There is ample opportunity and interest for safety improvements in Park Heights through Art in the ROW.



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.

Spending Plan Proposals:

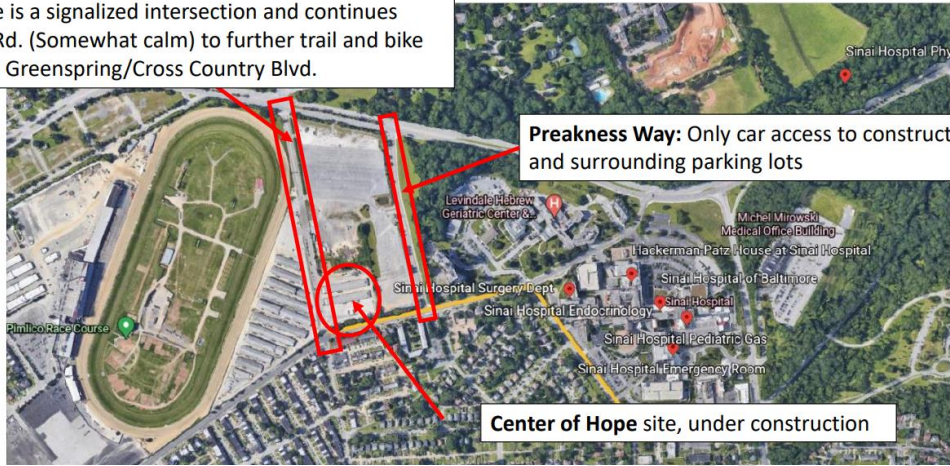
- **Care-a-Lot:** In FY23, a total of \$20,000 is proposed for the Care-A-Lot program. These funds will be used for maintaining and mowing vacant lots in the Park Heights footprint, purchasing needed equipment to do the maintenance work, and partnering with local leaders on outreach efforts.
- **Public Art in the ROW:** In FY23, \$119,500 in slots funds is proposed for art in the public right-of-way within the Park Heights footprint. This funding includes design of the artwork by a community artist, as well as engineering and installation of roadway safety elements.

Transportation

LifeBridge Health is planning to construct a shared-use path surrounding the campus along Cylburn Avenue and Lanier Avenue to Belvedere Avenue up to Pimlico Road. This facility will connect the main campus of Sinai Hospital to the newly constructed Center for Hope. It is currently in design phase, and will serve both those using the hospital facilities and those traveling in the area by active modes of transportation.

In order to connect the facility that LifeBridge Health is constructing to existing bicycle facilities such as the Jones Falls trail and on-street facilities, Baltimore City Department of Transportation proposes creating a network of paths to build off of that path and better connect the area. This project would not only create connections to provide a safe and accessible bicycle network, but also incorporate traffic calming measures, thus making the roadway safer for all users of the road. This corridor was identified in both the 2015 City of Baltimore Bike Master Plan and 2017 Separated Bike Lane Network Plan.

Pimlico Road: Owned by Sinai and is a closed road. Could be a great bike connection and alternative crossing at N. Parkway. There is a signalized intersection and continues along Pimlico Rd. (Somewhat calm) to further trail and bike connections at Greenspring/Cross Country Blvd.



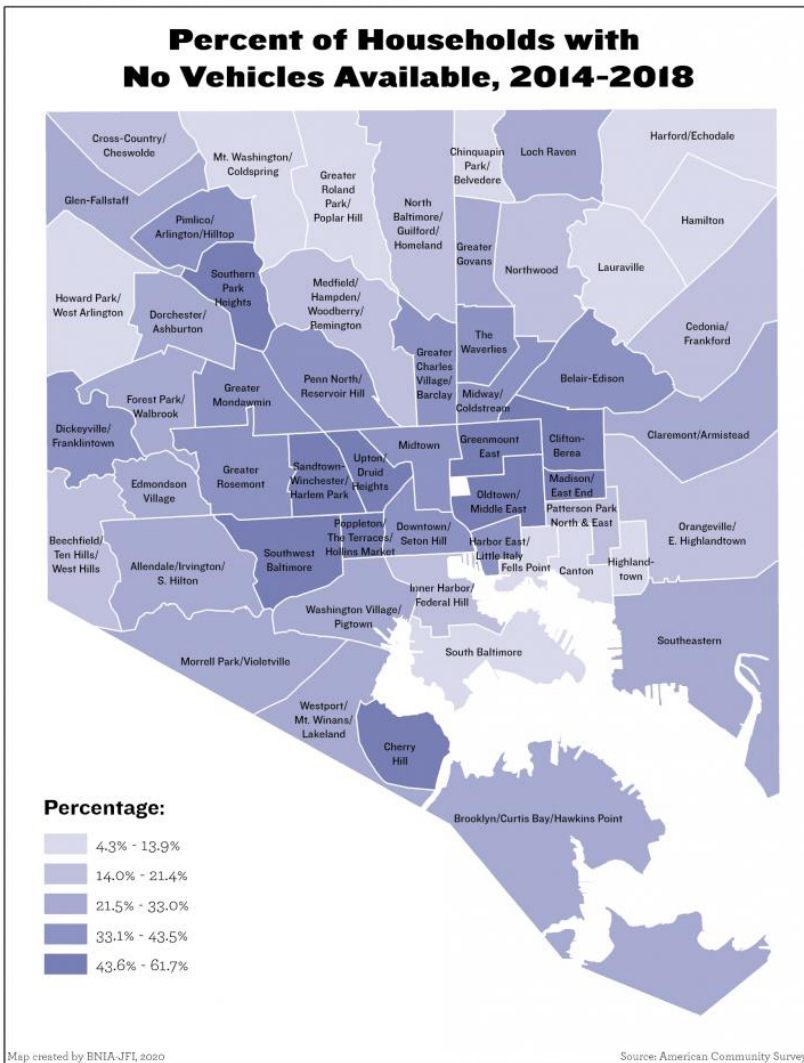
Preakness Way: Only car access to construction site and surrounding parking lots

Center of Hope site, under construction

Source: Baltimore City DOT

Based on the 2014-2018 American Community Survey data, 28.9% of the households in Baltimore City did not have access to a personal vehicle, a number three times the national average, and demonstrates the need to for multi-modal options. The map below shows as well that this rate is higher in historically disadvantaged potions of the city.

PROPOSED



The proposed path would service all those in the Park Heights area through these connections and ROW improvements.

Spending Plan Proposals:

- **Shared Use Path Network Connections - Belvedere Ave:** In FY23, \$275,000 in slots funds is proposed for creating bicycle-friendly facilities in Park Heights. These funds will be used for facility installation using “rapid enhancement” elements such as lane markings, flexposts, and other materials that are low-cost but have a high impact on the safety of all roadway users.

One Mile Radius

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, the Liberty Wabash area, and Coldspring Newtown. The overall goal of this spending plan is to make sure that all areas benefit from projects funded by this revenue source and that there is some measure of equity in the funding allocation.

Eligible Areas:

Northwest Community Planning Forum (NWCPF): 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.

Liberty Wabash: 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. There are multiple plans within this area: Greater Northwest Community Coalition SNAP, Liberty Heights LINCS, and the Forest Park High School and Calvin M. Rodwell Elementary School INSPIRE Plan.

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

Starting in FY21, due to limited funding for the 1 Mile Radius, the 1 Mile Radius area is budgeted collectively rather than by sub-area. The 1 Mile Radius section of this document prioritizes key initiatives based on limited resources.

1 Mile Radius Spending Plan Proposals

- **Northwest Park:** *In FY22, Baltimore City Department of Recreation and Parks was short on funding for the Pimlico Safety Academy Field, so funds were drawn from funds previously awarded for Northwest Park, located at 2101 W. Rogers Ave. In FY23, \$75,000 is proposed for the Northwest Park to partially replenish these funds. An additional \$200,000 will need to be set aside in future years to fully replenish these funds.*
- **Ambassador Theater/Community Development:** *In FY23, \$200,000 in slots funds is proposed for the Ambassador Theater. This funding is for management/staffing for the project, which is necessary to advance the project.*

One of the top priorities residents and stakeholders identified during the INSPIRE planning process for Calvin M. Rodwell Elementary/Middle School and Forest Park High School was the redevelopment of The Ambassador Theater (4604 Liberty Heights Avenue). The Ambassador has been vacant since at least 2009 and when the INSPIRE

Plan was adopted by the Planning Commission in 2018, the building had significant structural damage, and the owner had made little progress to make the necessary repairs.

Since that time, there has been remarkable progress to restore the theater as the community asset it once was. The Department of Housing and Development stabilized the building, and it was purchased in 2020 by Artspace, a non-profit developer of live/work artist housing, artist studios, arts centers and arts-friendly businesses. Artspace has secured funding from numerous sources, including Pimlico Local Impact Aid, to assist with predevelopment activities. They partnered with community stakeholders and the architecture firm, Quinn Evans, to envision a future use and to create conceptual designs for the building.

As part of a celebration of the Ambassador Theater capital campaign, Artspace revealed newly installed public art banners that cover the marquee facade of the theater. The design and execution of the banners was led by Creative Nomads, a local nonprofit whose mission is to advocate for the professional development of arts entrepreneurs and to provide access to art, music, and cultural education and programming for youth and families. The banners were funded by Baltimore Community Foundation, an early and continuous supporter of the Ambassador effort.



Ambassador Theater, before and after

- **Baltimore Clean Streets (BCS) street cleaning:** *In FY23, \$50,000 in slots funds is proposed for 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.*

- **Community Organizer – Support for Community Associations in Liberty-Wabash:** *In FY23, \$50,000 in slots funds are proposed to staff 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 FY23, \$60,000 in slots funds is proposed 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 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. As in FY22, in FY23, \$55,000 is proposed for grant administration.*



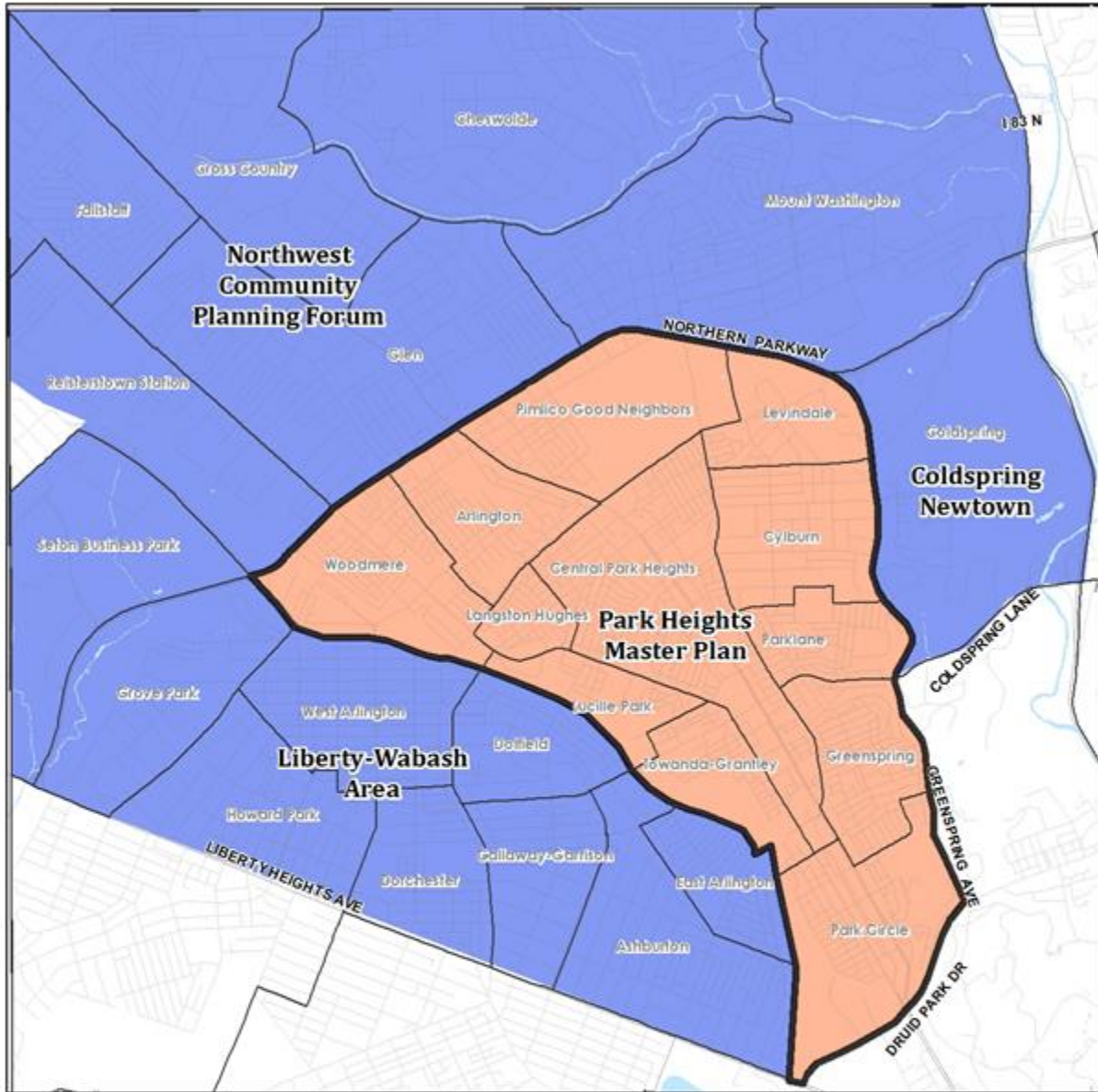
PIMLICO COMMUNITY
DEVELOPMENT AUTHORITY

PROPOSED

Summary of City of Baltimore Spending Plan

	FY 23	FY24
Estimate	\$2,700,000	
Adjustments (FY21)	\$230,000	
Pimlico Local Impact Aid	\$2,930,000	
Park Heights Master Plan Area (85%)**	\$2,491,500	
Homeowner Repair Grants (Pimlico Terrace, Pimlico Good Neighbors, Hilltop/Woodmere)	\$750,000	\$750,000
Development Incentives	\$325,000	
At the House Social Settlement	\$200,000	
Towanda Rec Center (Playground)	\$250,000	
Library	\$500,000	\$300,000
Art in ROW	\$119,500	\$50,000
Shared Use Path Network Connections - Belvedere Ave	\$275,000	
Traffic Calming and Pedestrian Improvements	\$-	\$300,000
Care-a-Lot	\$20,000	\$20,000
Surplus School Redevelopment	\$-	\$500,000
Economic Development	\$-	\$300,000
PCDA Administration	\$51,000	\$51,000
Park Heights Total	\$2,491,500	\$2,271,000
1 Mile Radius Area (15%)**	\$439,500	\$440
	\$439,500	\$439,500
Northwest Park	\$75,500	\$75,000
Ambassador Theater/community development	\$200,000	\$125,500
Community Grants	\$-	\$75,000
Community Organizer - Go Northwest	\$50,000	\$50,000
Street cleaning (Baltimore Clean Streets)	\$50,000	\$50,000
Grant Administration	\$55,000	\$55,000
PCDA Administration	\$9,000	\$9,000
1 Mile Radius Total	\$439,500	\$439,500

Map of Eligible Areas



Pimlico Local Impact Aid Eligible Areas

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

