

Park Heights Impact Investment Area: Implementation Strategy

Summer 2023

Opening

A New Era of Neighborhood Development

As established in the [Framework for Community Development](#), the City of Baltimore is at a unique inflection point with a substantial physical transformation and growing employment opportunities. However, a history of segregation and racial discrimination has left a disparity amongst neighborhoods, some thriving under new investment and others facing continued effects of poverty and disinvestment. Middle income neighborhood health is threatened by aging residential housing stock and limited access to capital. Low-income neighborhoods often face stagnant values, a lack of adequate, safe affordable housing options, and increasingly the threat of residential displacement. This combination of challenges proves the urgency and necessity for continued development and implementation of a coherent, comprehensive community development strategy.

Our Continued Commitment to the Framework

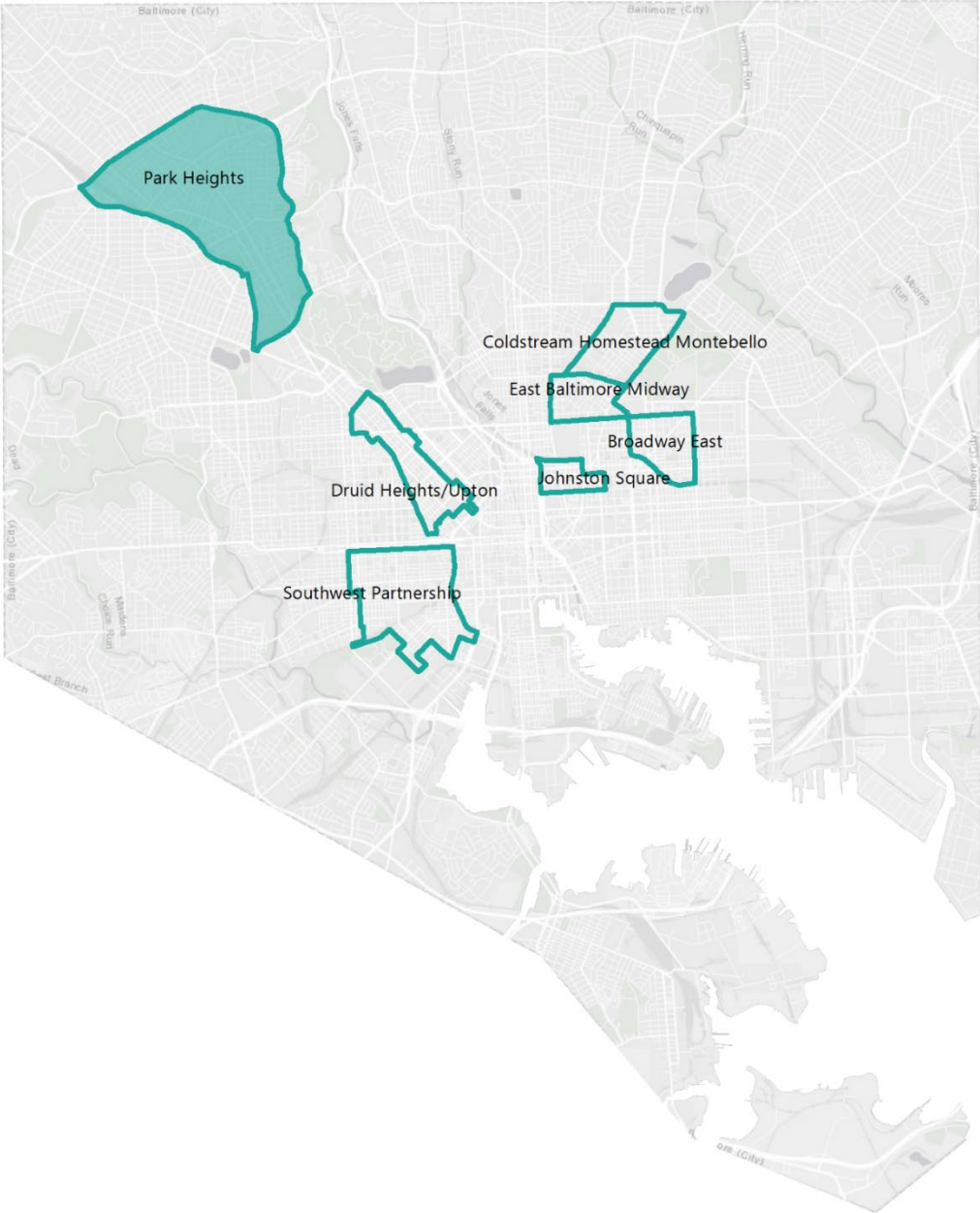
The City will continue to promote thriving, economically sustainable communities through an equity lens. Baltimore has a once-in-a-generation opportunity to “get community development right” through development without displacement. The City understands the need to support community-based development efforts and strengthen social capital to empower stakeholders to participate as full partners in the process.

This begins with collaborative community planning. The City is dedicated to working directly with communities which include the following consensus-based planning work:

- Identifying target blocks in Impact Investment Areas (IIA)
- Implementing community development strategies and priorities based on a specific neighborhood’s characteristics
- Building support with existing residents
- Envisioning outcomes for key sites

Finally, the City remains committed to supporting existing homeowners and renters to ensure these long-term residents benefit from rising values and improved neighborhood conditions. Supporting long-term residents is not an after-thought. At the same time, the City prioritizes the preservation and creation of quality, affordable housing—both rental and homeownership—to achieve healthy mixed-income communities.

Figure 1, Map of All Impact Investment Areas



Park Heights Impact Investment Area Implementation Strategies

The Park Heights Implementation Strategy recommends a set of actions and investments that the City and partners will implement. These recommendations are based on the detailed planning process and community engagement work that the City has undertaken with partners since 2018. In addition to monthly Work Groups with agency and community partners, City staff have engaged in data-driven, planning workshops across multiple divisions at the Department of Housing and Community Development (DHCD) and at the Department of Planning (DOP) to establish a detailed understanding of the opportunities, assets, and challenges in each neighborhood. The Implementation Strategy draws on this outreach and analysis to codify existing commitments, strengthen ongoing collaboration with community partners and stakeholders, and identify hyper-local factors—such as legacy homeowners, proximity to assets, and housing stock—to make smart and targeted community development decisions.

Table 1, Summary Short Term (0 – 3 years) Priorities

This is a proposed list of priority sites for the next 36 months. The rationale behind these priority sites and blocks is detailed throughout this Implementation Strategy document.

[*Visit the Park Heights Project Tracker for detailed summary tables.*](#)

Park Heights Area Overview

Park Heights is a strong and diverse Northwest Baltimore community, home to 12 Neighborhood Statistical Areas (NSAs) and many smaller neighborhoods with tight-knit social networks (see Figure 2). With 1,500 acres and around 30,000 residents, Park Heights is the City's largest Impact Investment Area (IIA) in terms of both acreage and population. The community also stands apart from the City's other IIAs in that the full Park Heights footprint is eligible for Pimlico Local Impact Aid. Each year, the State allocates approximately \$2M to \$6M in casino revenue for community and economic development projects in Park Heights. Local Impact Aid frequently funds community priorities such as Homeowner Repair Grants, and supplements larger capital projects such as the new Park Heights Library or the renovation of CC Jackson Recreation Center. The complexity of Park Heights's size, community, and history, coupled with this dedicated funding source, mean that the City and its partners have a unique opportunity to coordinate implementation strategically and equitably.

Figure 2. Map of the Park Heights Impact Investment Area



Land Use and Zoning

Land Use

Park Heights is bounded by Druid Park Drive to the south, Wabash Avenue to the west, Greenspring Avenue to the east, and Northern Parkway to the north. Two busy and high-speed roadways run north and south: Park Heights Avenue and Reisterstown Road. These corridors themselves are home to a mix of residential and scattered commercial sites, including several key blocks of neighborhood-scale retail, and larger automobile-oriented uses such as car dealerships and surface parking lots. There is a visible Caribbean presence throughout the main commercial corridors, as seen in the various restaurants such as Blue Caribbean, Judy’s Island

Grill, and West Indian Flavor. Park Heights is home to two metro stations and one of Baltimore’s major healthcare providers, Sinai-Lifebridge Hospital. And one of Maryland’s most well-known landmarks, the Pimlico Racetrack, is slated for major redevelopment and upgrades, pending completion of negotiations with the property owner.

Throughout Park Heights, residential uses predominate as a mix of rowhomes, single-family detached homes, and a growing number of multifamily units along the area’s main corridors. Much of the recent new development consists of affordable multifamily rental units targeted to seniors and families. While there are many well-kept blocks and neighborhoods, such as the Parklane community, Cylburn, and Levindale, there are also entire blocks of abandoned houses and lots, with concentrations of vacant lots and buildings in Central Park Heights, Towanda-Grantley, and Lucille Park. In June of 2021, there were 1,120 vacant lots in the entire Park Heights footprint, 381 of which were in the Major Redevelopment Area (MRA) footprint. As of June 2023, there are 1,071 vacant lots in the entire Park Heights footprint, 455¹ of which are in the MRA (see Table 2).

Table 2. Park Heights Property Characteristics (July 2023)

Neighborhood	Properties	City-Owned	Residential	Commercial	Owner-Occupied	Renter-Occupied	Vacant Building (VBNs)*	Vacant Lots
ARLINGTON	992	38	895	74	370 (37%)	622 (63%)	119 (13%)	72
CENTRAL PARK HEIGHTS	2,699	624	2,273	127	632 (23%)	2,067 (77%)	454 (21%)	485
CYLBURN	699	14	684	10	437 (63%)	262 (37%)	18 (3%)	20
GREENSPRING	1,183	89	1,097	9	499 (42%)	684 (58%)	153 (14%)	95
LANGSTON HUGHES	439	20	401	21	134 (31%)	305 (69%)	57 (14%)	32
LEVINDALE	252	4	230	17	149 (59%)	103 (41%)	2 (1%)	14
LUCILLE PARK	273	22	211	30	61 (22%)	212 (78%)	40 (17%)	36
PARK CIRCLE	1,120	129	994	25	305 (27%)	815 (73%)	162 (16%)	120
PARKLANE	639	23	615	5	296 (46%)	343 (54%)	23 (4%)	50
PIMLICO GOOD NEIGHBORS	458	16	378	64	205 (45%)	253 (55%)	22 (6%)	62
TOWANDA-GRANTLEY	504	45	437	31	145 (29%)	359 (71%)	72 (16%)	53
WOODMERE	960	18	813	87	502 (52%)	458 (48%)	33 (4%)	32
TOTAL	10,218	1,042	9,028	500	3,735 (37%)	6,483 (63%)	1,155 (13%)	1,071

* Vacant lots are excluded from the total property count in the calculation of percentage of VBNS.

¹ This number does not include the properties on Virginia Avenue currently undergoing demolition, and does not include parcels currently under construction (Woodland Gardens I and II).

Zoning

Residential zoning districts define the vast majority of Park Heights acreage. R-6 dominates Park Heights east of Pimlico Road and south of W. Cold Spring Lane. This zoning category allows for single-family semi-detached (14.5 units per acre), single-family attached townhouses (29 units per acre), and multi-family housing (29 units per acre). Neighborhoods west of Pimlico Road and north of W. Cold Spring are defined by lower-density residential zoning, including R-3, R-4, and R-5. In the Major Redevelopment Area, high-density R-10 zoning predominates along Park Heights Avenue and is flanked by R-6 to the west and the lower-density R-4 to the east. There are smaller pockets of R-7 throughout the Park Heights footprint, which allows for slightly higher residential densities, as well as residential conversions from single family to multi-family with an ordinance and approval by the Mayor and City. Overall, the community is distinct from other areas of Baltimore in its wide array of residential districts and resulting housing types, from single-family detached up through high-density multifamily.

Commercial zoning in Park Heights, namely C-2 and C-3, is concentrated along Reisterstown Road and Park Heights Avenue, north of W. Garrison Avenue. The Parklane Shopping Center is also a significant C-2 commercial development in the southern portion of Central Park Heights. The land surrounding the Rogers Avenue Metro Station and the W. Cold Spring Lane Metro station is zoned TOD-1 and TOD-2 both of which allow for higher-density transit-oriented residential development and some commercial uses; I-2 industrial zoning characterizes the land surrounding the rail lines. Additionally, OR-2 defines the Pimlico Racetrack property. This zoning category allows for a mix of residential and office uses and may need to be revisited as the redevelopment plans for the racetrack being to take shape.

Finally, zoning in Park Heights is also regulated by an Urban Renewal Plan (URP). The URP was updated in 2014 in order to facilitate the City's acquisition of vacant properties in the Major Redevelopment Area. The URP includes some additional guidance for exterior design of residential renovations and new construction, additional guidance for commercial signage, and additional restrictions on the types of commercial establishments that can operate in Park Heights.

Parks and Recreation

A variety of parks, recreation, and greenspaces enhance Park Heights. CC Jackson Recreation Center is situated in a City-managed park that includes walking paths, playing fields, and a playground. The Center was originally constructed in 1975, but recently underwent significant renovations including the addition of a new gymnasium. With additional City and State funding, including Pimlico Local Impact Aid, Baltimore City Recreation and Parks is currently at 90% design on upgrades to the park the surrounds the Center. The park's southern end—at the intersection of Woodland and Park Heights Avenues—is also the location for the future Park Heights Library. With funding established through Pimlico Local Impact Aid, State bonds, and

the City's capital budget, the Enoch Pratt Free Library now expects to break ground on the new library location in early 2024. This resource will transform the area and is high on both the City's and the community's priorities for Park Heights.

Towanda Grantley Recreation Center and the J.D. Gross Recreation Center are two additional City-managed assets undergoing significant upgrades. Improvements to the Towanda Center will include renovations of the pool and playground, and the J.D. Gross Center renovations will include ADA improvements as well as upgrades to the kitchen, multipurpose room, and some of the windows. Smaller City-owned parks include Jack Paulsen in Lucille Park; Queensbury Park in Central Park Heights; Edgcombe Park in Parklane; and Greenspring Avenue Park in Park Circle. Baltimore City's *2022-2027 Land Preservation, Parks, and Recreation Plan* identified Arlington and Woodmere as the area's highest-need neighborhoods for park access.

Park Heights is also home to several community-managed green spaces and urban farms. These include Pimlico Golden Gardens in northern Central Park Heights; Plantation Park Heights Urban Farm in southern Central Park Heights; and Candystripe in Greenspring. Finally, the Langston Hughes Community and Business Resource Center is a significant community asset situated on the site of the former Langston Hughes Elementary School. The Center serves as a prominent neighborhood anchor on the west side of Park Heights, offering residents numerous services and resources from community gathering space, to food pantry access, to WiFi and computer access.

Schools

Park Heights includes two newly renovated 21st Century Public Schools: Pimlico Elementary/Middle in Cylburn, and Arlington Elementary in Arlington. Edgcombe Circle Elementary School is situated in the Parklane community, while Creative City Public Charter School in Towanda Grantley serves grades K-5. Park Heights does not currently include a public or private high school.

Community Partners

The nonprofit community development corporation **Park Heights Renaissance (PHR)** was created with the mission of working with the community to implement the recommendations of the [Park Heights Master Plan](#). In recent history, PHR has led or partnered on several major development projects in Park Heights, including the 2600 block of Loyola Southway, Renaissance Row, the W. Cold Spring Metro TOD, and Woodland Gardens I and II, among others. PHR also serves as a major convener of community leaders and organizations throughout Park Heights and partners with the City on key initiatives related to economic, workforce, and commercial development, public safety, education, schools and recreation, cleaning and greening, and more. Park Heights Renaissance has expanded their Clean and Green initiative and have become a part of the Clean Corps program, both of which contribute extensively to maintaining greenspace in Park Heights and are dedicated to providing workforce development opportunities for residents.

Park Heights has many additional and significant community partners, including:

- At the House Social Settlement House
- Catherine's Youth and Family Services
- Comprehensive Housing Assistance, Inc. (CHA)
- Delta Community Center
- Kennedy Krieger
- Langston Hughes Community and Business Resource Center
- Manna Bible Baptist Church
- Northwest Baltimore Partnership
- Park West Health Systems
- Pimlico Community Development Authority
- Pimlico Merchants Association
- Pimlico Redevelopment Compact Committee
- Plantation Park Heights Urban Farm
- Sinai Lifebridge Health
- Zeta Center

Key Community Issues

- Homeownership Opportunities
- Vacant Housing and Blight Elimination
- Trash/Illegal Dumping
- High-Quality Education Opportunities
- Healthy Food Access and Desire for a Grocery Store
- High-Quality Recreation Opportunities
- Redevelopment of Pimlico Racetrack
- Resources for Current Homeowners
- Commercial Development
- Economic and Workforce Development
- Public Safety

Key Recent Successes

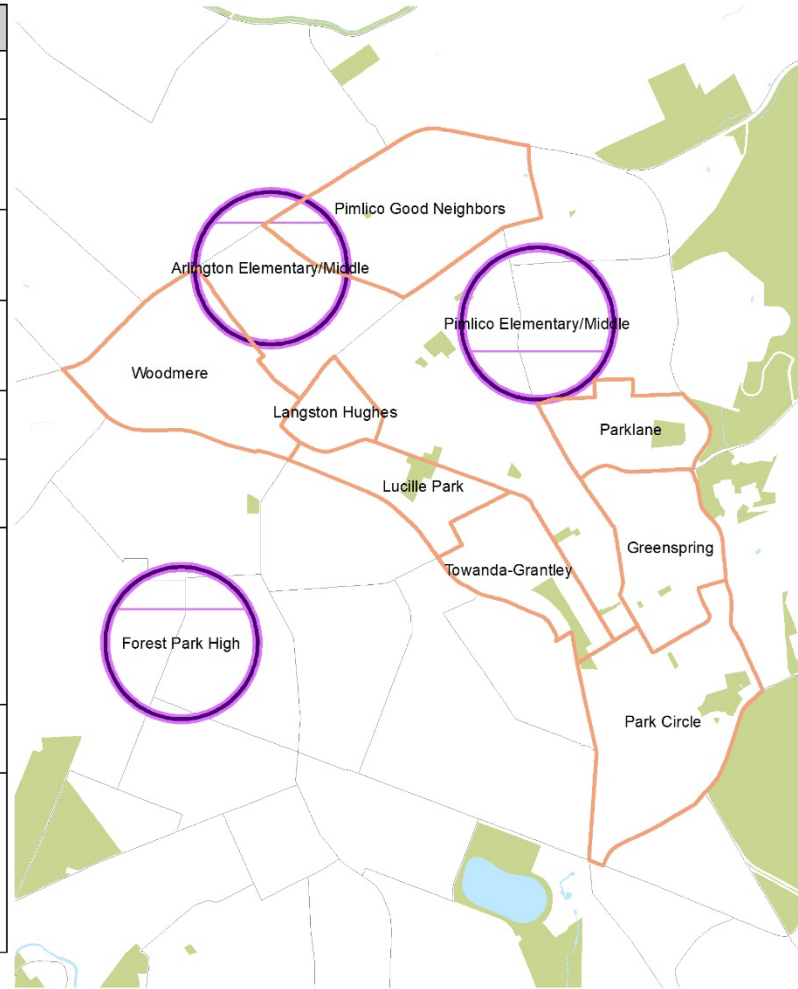
- **Development is underway in the Major Redevelopment Area.** The City has completed its acquisition and relocation strategy in the 60-acre MRA. The NHP Foundation is at work on the first 17 acres of development, west of Park Heights Ave; groundbreaking on phase 1 is anticipated for summer of 2023.
- **New Park Heights Public Library is funded!** Enoch Pratt is in the design phase for the new Park Heights Library and is expected to break ground in early 2024. The library will be located at the corner of Woodland and Park Heights avenue has part of the CC Jackson Park campus.

- **First transit-oriented development (TOD) is underway.** Across from the West Cold Spring Metro station, 163 units of multifamily housing and an urban plaza are under construction.
- **2600 block of Loyola Northway rehab and homeownership project phase I completed.** DHCD partnered with Park Heights Renaissance and Rebirth Baltimore to rehab 13 vacant properties for homeownership opportunities in Pimlico Terrace. Eleven of the properties have been sold to new homeowners!
- **Expansion of the Kennedy Krieger School Program (KKSP).** DHCD recently announced the selection of KKSP as the awardee for the former MLK Elementary School site, located at 3750 Greenspring Ave.
- **Homeowner Repair Grants targeted to neighborhoods in the Park Heights footprint since 2018.** Through FY23, Pimlico Local Impact Aid has given DHCD \$1.64M in funding for Homeowner Repair Grants for five neighborhoods in the IIA footprint and has awarded 84², \$10,000 grants, as well as over \$80,000 in supplemental funding through existing DHCD programs. DHCD will receive an additional \$750K in FY24 for five neighborhoods, in this footprint, three of which have not previously received this targeted assistance (see Figure 3).

² Additional applications in the Greenspring and Pimlico Good Neighbors footprints are actively in the grant approval process.

Figure 3. Homeowner Repair Grants List and Map (2023)

Footprint	Total Funding Amount	Amount of Individual Grant	PCDA Fiscal Year
Park Circle (3400-3700 blocks of Park Heights Avenue)	\$200K		FY2018
Arlington INSPIRE (1/4 mile around Arlington Elementary School)	\$750K \$500K – Developer Incentives \$250K – Homeowner Repair Grants (HRG)	\$10K per household	FY18/19 – funding is spent. Program is closed.
Pimlico INSPIRE (1/4 mile around Pimlico Elementary Middle School)	\$750K \$500K – Developer Incentives \$250K – Homeowner Repair Grants	\$10K per household	FY18/19 – funding is spent. Program is closed.
Parklane Neighborhood Statistical Area	\$700K – This grant was managed by PHR rather than DHCD; funding not determined.	Grant not tracked by DHCD	FY21 – DHCD not tracking this funding.
Towanda Grantley Neighborhood Statistical Area	\$240K – All used for HRG	\$10K per household	FY22
Forest Park INSPIRE (1/4 mile around Forest Park High School)	\$150K from PCDA, \$50K from BCF – All used for HRG	\$10K per household	FY22
Pimlico Terrace Neighborhood Association Footprint / Greenspring Neighborhood Statistical Area	\$600K – All used for HRG Began in PTNA but agreement was that if grant was not fully spent, it would expand to full neighborhood statistical area on July 1.	\$10K per household	FY23
Pimlico Good Neighbors Neighborhood Statistical Area	\$300K – All used for HRG	\$10K per household	FY23
Woodmere Lucille Park Langston Hughes Parklane Greenspring (all footprints are the Neighborhood Statistical Areas)	\$750K – All used for HRG Greenspring must use money from FY23 before applying for FY24 grant.	\$15K per household	FY24

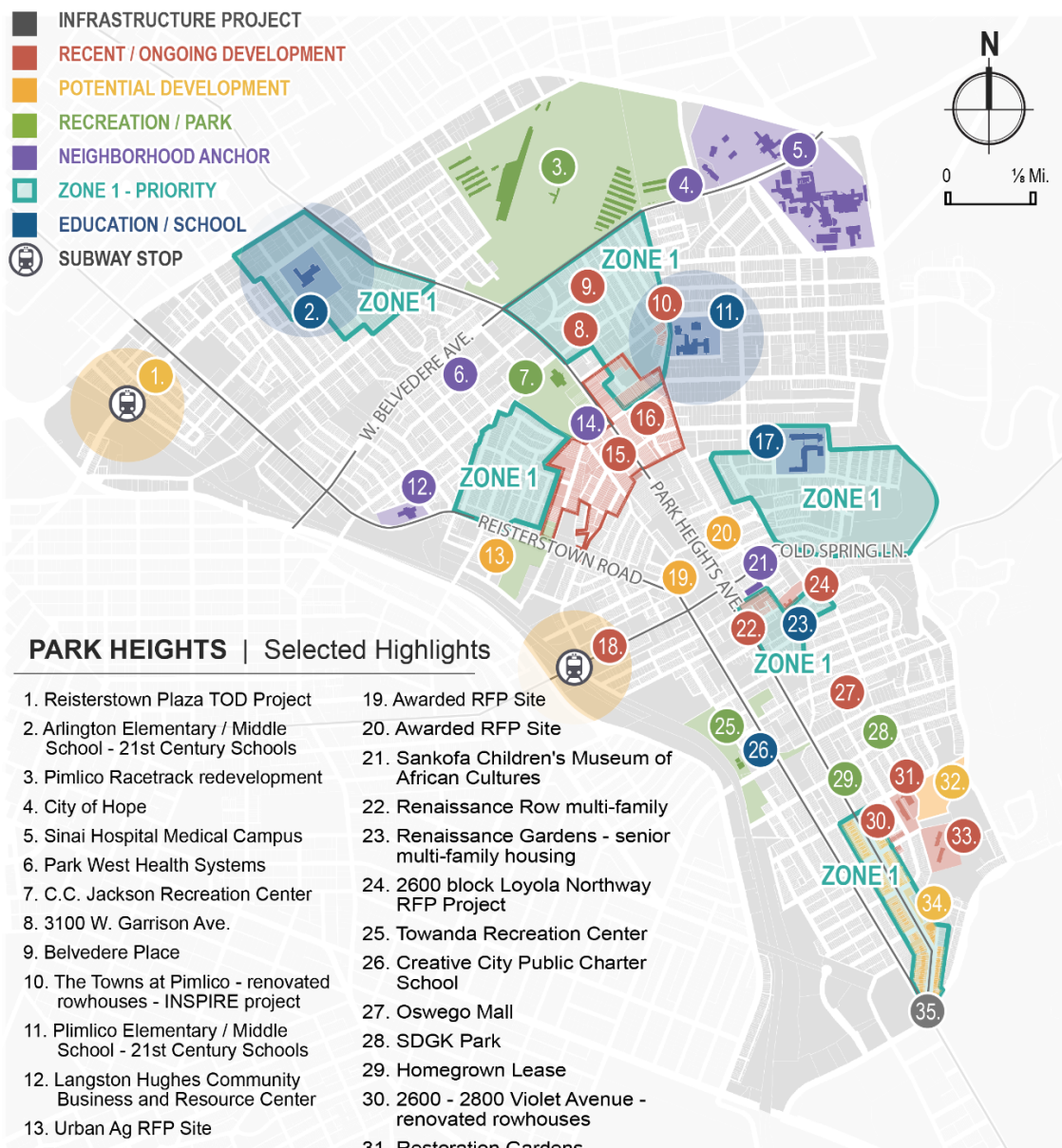


 INSPIRE - 1/4 Mile Buffer
 Neighborhoods

Figure 4. Park Heights Asset and Opportunity Map

Figure 4 maps major assets throughout Park Heights, and Appendix A zooms in on additional strengths at the neighborhood level. These maps help identify some of the key strengths in Park Heights from which to the Implementation Strategy builds.

PARK HEIGHTS | Asset and Opportunity Map



PARK HEIGHTS | Selected Highlights

- | | |
|--|--|
| 1. Reisterstown Plaza TOD Project | 19. Awarded RFP Site |
| 2. Arlington Elementary / Middle School - 21st Century Schools | 20. Awarded RFP Site |
| 3. Pimlico Racetrack redevelopment | 21. Sankofa Children's Museum of African Cultures |
| 4. City of Hope | 22. Renaissance Row multi-family |
| 5. Sinai Hospital Medical Campus | 23. Renaissance Gardens - senior multi-family housing |
| 6. Park West Health Systems | 24. 2600 block Loyola Northway RFP Project |
| 7. C.C. Jackson Recreation Center | 25. Towanda Recreation Center |
| 8. 3100 W. Garrison Ave. | 26. Creative City Public Charter School |
| 9. Belvedere Place | 27. Oswego Mall |
| 10. The Towns at Pimlico - renovated rowhouses - INSPIRE project | 28. SDGK Park |
| 11. Plimlico Elementary / Middle School - 21st Century Schools | 29. Homegrown Lease |
| 12. Langston Hughes Community Business and Resource Center | 30. 2600 - 2800 Violet Avenue - renovated rowhouses |
| 13. Urban Ag RFP Site | 31. Restoration Gardens |
| 14. Future library site | 32. Monte Verde Apartments |
| 15. Major Redevelopment Area | 33. RFP Site - 3750 Greenspring Ave. |
| 16. Woodland Gardens | 34. Disposition site - future development opportunity |
| 17. Edgecombe Elementary School | 35. Park Circle Gateway - DOT street improvement project |
| 18. Coldspring Lane TOD Development | |

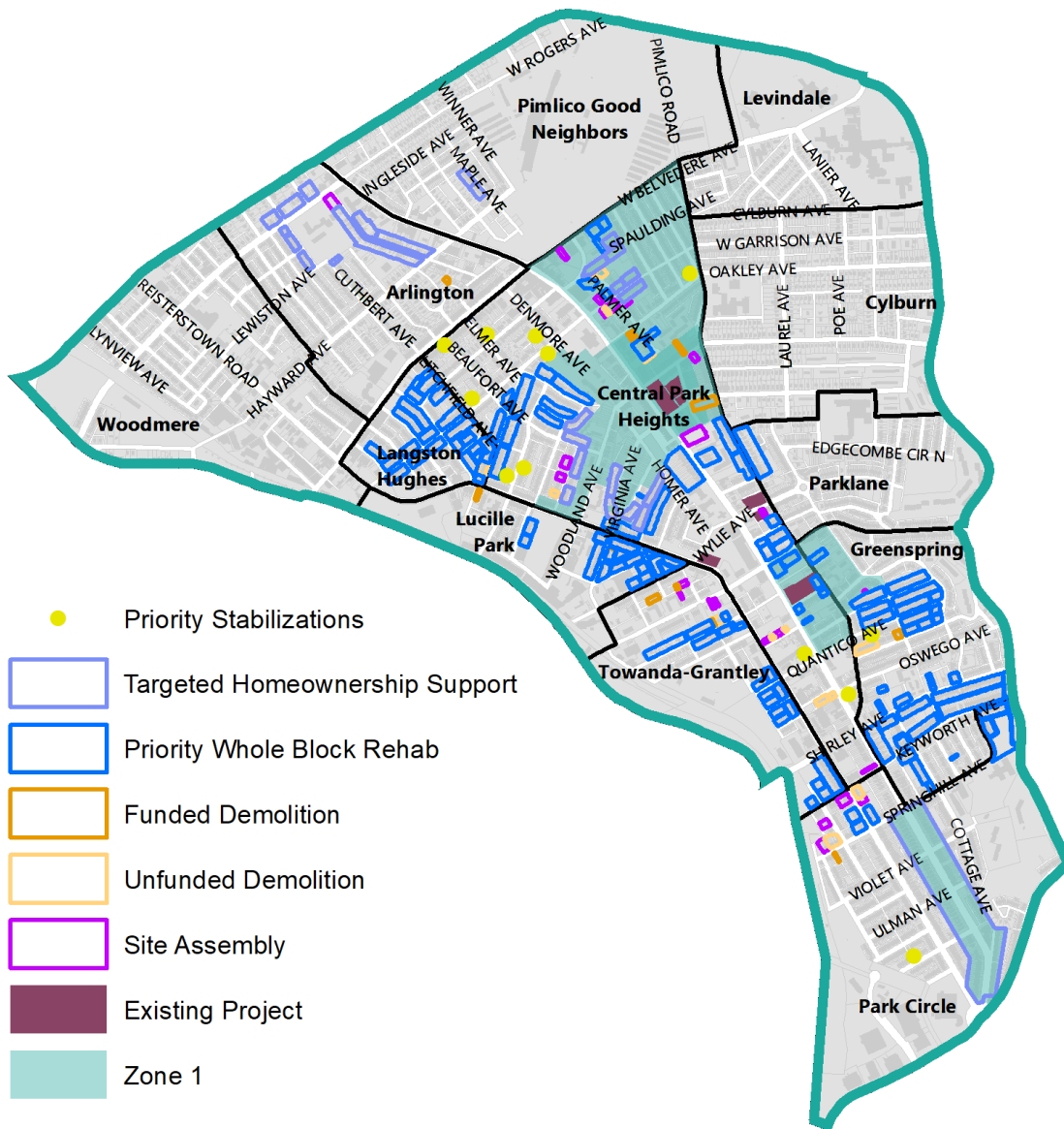


Comprehensive Neighborhood Planning

Neighborhood Planning in Practice

Building and sustaining economically and culturally diverse communities requires comprehensive neighborhood planning. While the City's goal is for all people to live in decent, healthy, and affordable housing, strong neighborhoods are more than housing. Strong neighborhoods should include retail and private amenities, parks and recreational opportunities, schools, public safety, transportation, and access to jobs. The City is committed to working in a coordinated fashion across departments with residents, and community-based stakeholders to promote great neighborhoods. The strategies and projects outlined in the following section reflect hundreds of hours of coordination among DHCD homeownership staff, attorneys, and Neighborhood Development Officers; Community Planners; City staff across multiple agencies; City senior leadership; and community partners, including residents, neighborhood associations, businesses, local institutions, and trusted development partners. See Appendix B for additional details about the major development projects and successes ongoing in the Park Heights Impact Investment Area.

Figure 5. Comprehensive Block Level Planning in the Park Heights IIA



Placemaking in the Park Heights Impact Investment Area

“Placemaking” means transforming public spaces to strengthen the connections between people and the places their community. Public art and neighborhood signage are common examples of improvements that enhance a community’s sense of identity and place, but the community process of envisioning the placemaking is as an important of an outcome. Park Heights is enlivened by numerous community-led placemaking initiatives, many of which have been carried out in partnership with DHCD, DOP, Rec and Parks, and the Department of Transportation, and often with Pimlico Local Impact Aid funding. Key Recent Highlights

- **Towanda Grantley Welcome Sign Tire Sculptures:** Led by the Towanda Grantley Neighborhood Association; recently completed and funded in part with local impact aid.
- **Towanda LaneScape Project:** A street mural and bump-outs are planned for W. Cold Spring Lane and Wabash Avenue. Funded in part by with local impact aid.
- **VISION Mosaic:** This mosaic has transformed the corner of Springhill and Park Heights with a beautiful purple and inspirational words for the future.
- **Pimlico Triangle Community Managed Open Space and Plaza:** 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 created a pedestrian plaza and minimizes a conflict point for students and cars.
- **Art @ Work:** Murals installed at the Callowhill Aquatic Center were inspired by community interviews. Murals were also painted on flowerboxes that were installed in resident’s yards on the 4800 block of Pimlico. BOPA partnered in this work.
- **Arlington Elementary INSPIRE Garden and Gate:** This garden creatively repurposed a vacant lot on a prominent corner artistic. A beautiful, colorful entry gate now stands as prominent community landmark. BOPA partnered in this work.

Homeowner Support

Why Homeownership is Important

Supporting future and existing homeowners is a key component of equitable community development. DHCD is dedicated to helping homeowners and landlords make repairs to their homes to address emergencies, code violations, as well as health and safety issues. Our programs help eligible low- and moderate-income applicants finance home improvements including the repair and replacement of roofing, heating, plumbing and electrical systems, energy efficiency measures, lead hazard reduction, and disability accessibility modifications. In addition, Expanding and reducing barriers to maintaining homeownership is an effective method to foster wealth accumulation in low-income households and stabilize neighborhoods. While these programs exist Citywide, efforts are being made to provide targeted assistance to homeowners in Impact Investment Areas.

DHCD's Homeowner Toolkit

There are several direct ways in which the City supports existing, legacy, and new homeowners. DHCD conducts a "no wrong door", single point-of-entry for programs through the LIGHT Program to best coordinate the delivery of a variety of no- and low-cost services to help homeowners become more self-sufficient, safer, more stable and healthier in their homes.

- **Housing Rehabilitation and Repairs:** The Office of Homeownership initiates the repair process that addresses emergencies, code violations, and health and safety issues for owner-occupied properties. Available only for eligible owner-occupied properties.
- **Weatherization:** The Office of Homeownership initiates the process for energy efficiency improvements that lower utility bills and make homes safer and more comfortable. Available for eligible owner- and tenant-occupied properties.
- **Lead Hazard Reduction:** The Office of Homeownership manages lead remediation projects for eligible owner- and tenant-occupied properties. Household must include a pregnant woman or a child under 6. Available for eligible owner- and tenant-occupied properties.
- **Tax Sale Prevention:** DHCD's Tax Sale Services Coordination and Prevention division assists homeowners in avoiding tax sale and in understanding and navigating the tax sale process

The City offers a range of programs to support home buyers and businesses in the West:

- **Baltimore City Employee Homeownership Program:** \$5,000 for employees of City and [quasi-City agencies](#) who have been employed for at least six months.
- **Buying Into Baltimore:** \$5,000 awarded by lottery to people who attend a Live Baltimore [Trolley Tour](#) and meet other conditions.

- **Community Development Block Grant (CDBG) Homeownership Assistance Program:** \$5,000 for first-time homebuyers with a household income at or below 80% of area median income. Currently, this is \$54,950 for a household of one, \$62,800 for two, or \$78,500 for four.
- **Direct Homeownership Assistance Program:** An additional \$5,000 for CDBG Homeownership Assistance Program recipients who (a) purchase the house they have rented and occupied for at least six months, or (b) have a household member with a disability.
- **Live Near Your Work:** This partnership with [participating employers](#) encourages homeownership near places of employment. The City matches employers' contributions between \$1,000 and \$2,500, for total incentives of \$2,000-\$5,000+, depending on the employer.
- **Vacants to Value Booster:** \$10,000 incentive for properties that were subject to a Vacant Building Notice for at least one year prior to (a) rehabilitation of the property by an investor/developer, or (b) sale of the property to a homebuyer who intends to renovate the property using an acquisition/rehabilitation loan.
- **Façade Improvement Grants (FIG):** This grant provides funds to make exterior improvements to commercial buildings. The grants are to be used to enhance the appearance of individual buildings facades, signs, awnings and other exterior improvements. Both businesses and property owners are eligible.

The above listed homebuyer funds are city-wide. No money from these specific programs has been explicitly set aside in the West Impact Investment Area, yet residents in this geography are highly encouraged to utilize these resources. For more information, please visit the [Housing and Homeownership website](#), with more information and access to the initial online application.

Target Homeownership Example in Park Heights

Bringing more homeowners to the Park Heights Impact Investment Area, is a top priority to DHCD and our partners. Through multiple initiatives, we have worked collaboratively to incentivize developers to sell their properties to homeowners, as well as supporting existing legacy homeowners so that they are able to age in place and thrive, in their neighborhood. Active Homeownership endeavors include:

The Homeowner Repair Grant program was created for homeowners to complete repairs to their home, at no cost, with funding awarded through Pimlico local impact aid to DHCD through the LIGHT Intake and Assessment Office, for this purpose. The City has also leveraged funding from other programs to assist these homeowners when the cost of repairs needed was greater than the grant amount of \$10,000.00. The program has been completed in the Arlington and Pimlico INSPIRE footprints, and is underway in Towanda-Grantley, Greenspring and Pimlico Good Neighbors, with more neighborhoods being launched annually through the Pimlico Local Impact Aid Spending Plan. Park Heights Renaissance also administered homeowner repair grants for the area around Edgcombe Elementary School.

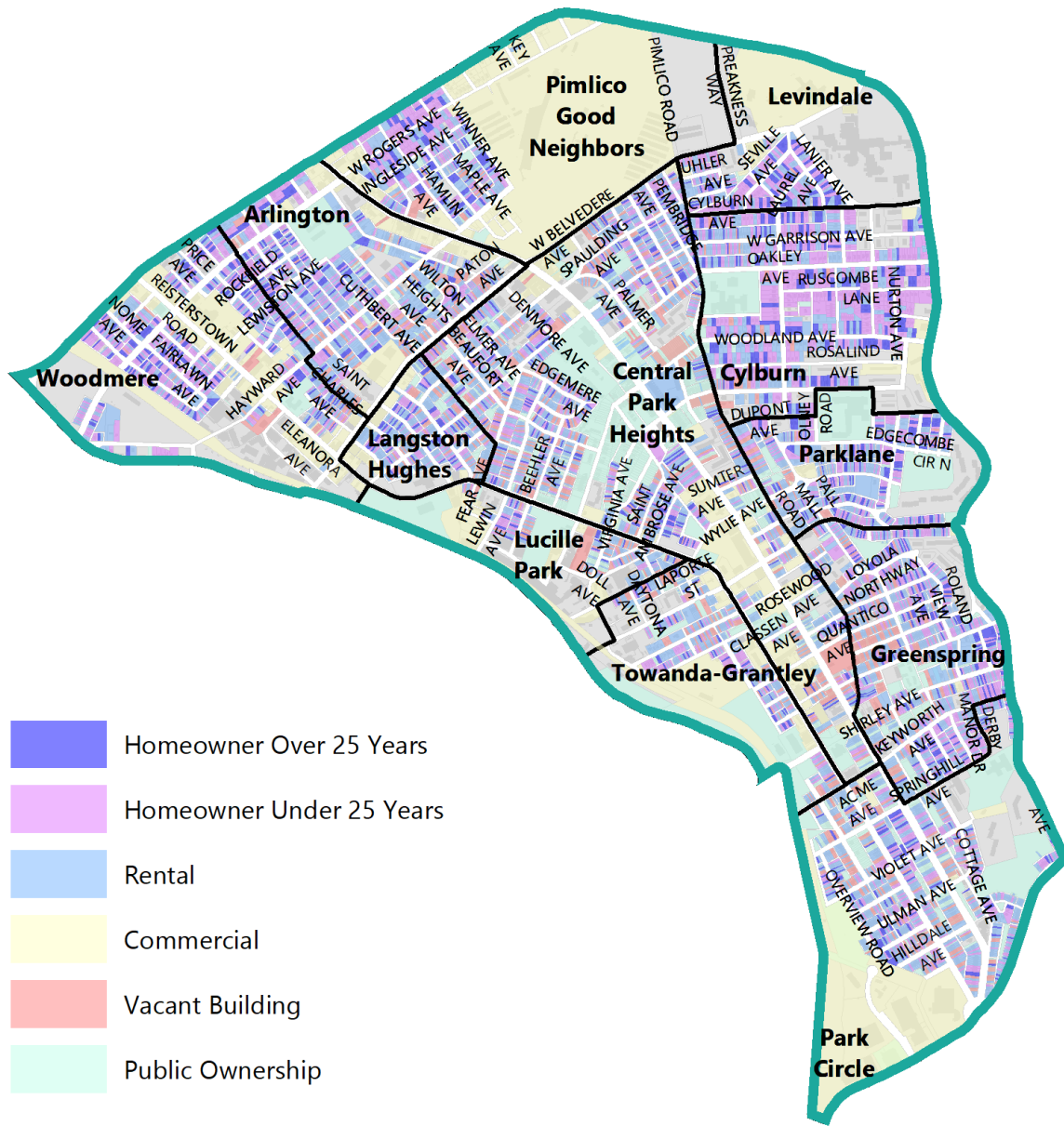
DHCD and our partners have targeted Developers with an incentive grant program, also funded through Pimlico Local Impact Aid, aimed at creating more homeowners by offering incentives for vacant and abandoned properties which are repaired and sold to homeowners. This program has been done by DHCD in the Arlington and Pimlico INSPIRE footprints. Additionally, the 2600 block of Loyola Northway was targeted by Park Heights Renaissance, to target homeownership outcomes, by partnering with a Developer to rehabilitate 13 vacant buildings, all of which, have now been sold to homeowners.

Additionally, we have worked with our partners, such as Sinai Lifebridge Health, to expand their “Live Near Your Work” program which offers between \$2-19,500 in incentives for homeowners who are employed by their organization.

Table 3, Homeowners, Including Long-Term (2022)

	Properties	Homeowner Occupied	Private Rental Occupied	Within Homeowner-Occupied, % Long-Term Homeowner
ARLINGTON	991	352 (36%)	429 (35%)	55%
CENTRAL PARK HEIGHTS	2836	621 (22%)	1,019 (36%)	58%
CYLBURN	699	423 (61%)	227 (32%)	52%
GREENSPRING	1,183	483 (41%)	442 (37%)	54%
LANGSTON HUGHES	439	137 (31%)	211 (48%)	62%
LEVINDALE	251	147 (59%)	88 (35%)	56%
LUCILLE PARK	272	62 (23%)	132 (49%)	60%
PARK CIRCLE	1,120	298 (27%)	508 (45%)	50%
PARKLANE	639	305 (48)	255 (40%)	59%
PIMLICO GOOD NEIGHBORS	457	202 (44%)	162 (35%)	60%
TOWANDA-GRANTLEY	503	140 (28%)	234 (47%)	52%
WOODMERE	956	503 (53%)	385 (40%)	57%

Figure 6. Current Homeowners in the Park Heights IIA



Rehab Priorities

High Priority Blocks: Community Development Zones (CDZs)

Many Baltimore neighborhoods, including Park Heights, suffer from blight and vacancies which inhibit comprehensive community development. By working with local communities and stakeholders, and developing detailed data and planning analyses, the City has identified high priority blocks in Impact Investment Areas and is committed to proactively addressing conditions on these blocks. Called “Community Development Zones”, these blocks represent transformative opportunities that could leverage neighborhood-wide outcomes. The City is committed to providing investment of staff and resources and securing capital needed to address vacancies through a range of strategies. These CDZs have been ranked by priority through these analyses and discussions with the Park Heights IIA Work Group. The top priority areas are identified as Zone 1, next is Zone 2 and so on.

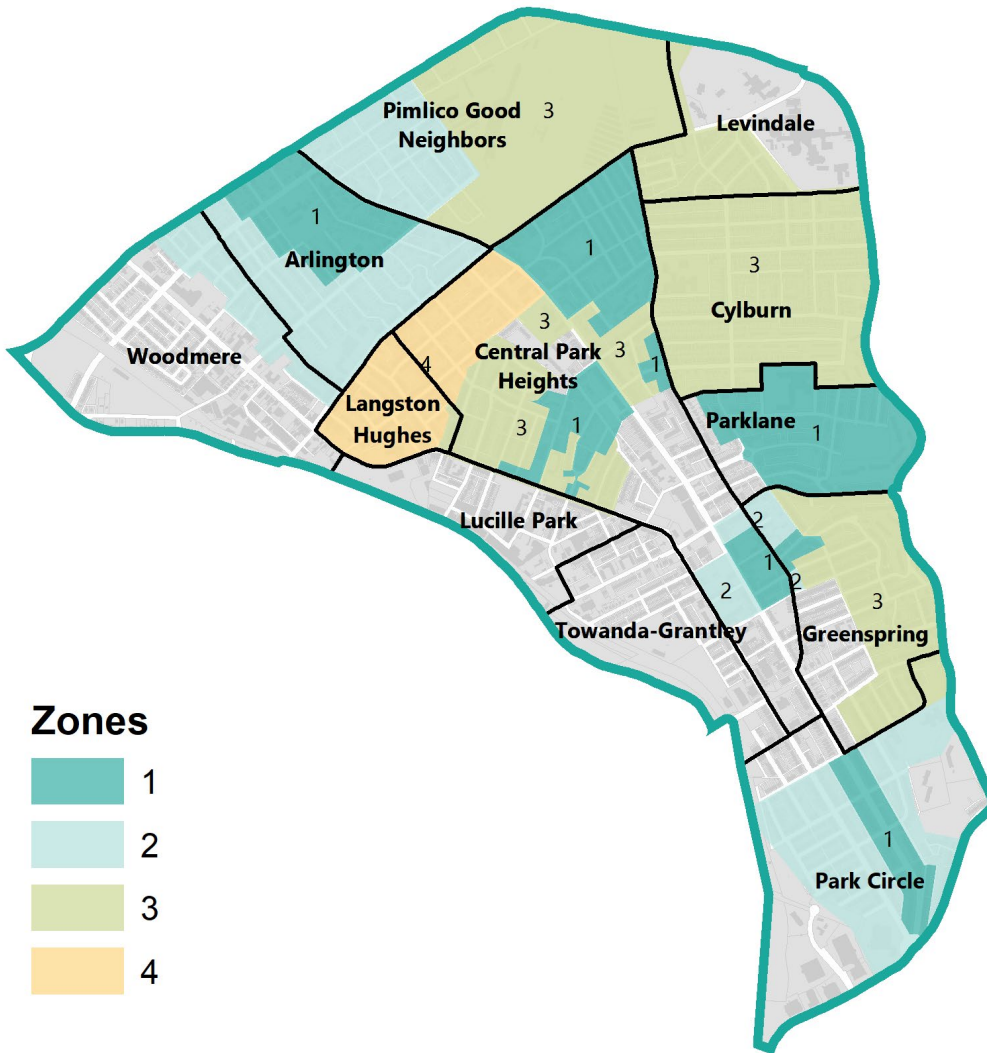
Community Development Zones (CDZs) are defined by the following criteria:

1. Collaboration to develop vacant properties with community partners, neighborhood associations, and quality developers
2. Targeted resources for existing and legacy homeowners
3. Proactive stabilization of vacant properties which are missing roofs or otherwise in danger of further decline.

Table 4. Park Heights CDZ Property Rehabilitation Data (2022)

Neighborhoods	Properties	Private VBN	HABC-Owned VBN	City-Owned VBN	Receiver-ships Filed	In-Rem Eligible	Homeowner Occupied	Private Rental Occupied
ARLINGTON	265	16	0	1	12	1	90	146
CENTRAL PARK HEIGHTS	1,648	208	4	44	64	53	387	909
GREENSPRING	229	67	0	10	17	27	40	168
LANGSTON HUGHES	15	8	0	0	0	3	1	13
PARK CIRCLE	203	23	2	14	32	10	47	134
PARKLANE	540	10	0	0	8	2	282	216
TOTAL	2,900	332	6	69	133	96	857	1,586

Figure 7, Park Heights Community Development Zones (CDZs)



The Rehab Toolkit

- **Receivership:** Receivership is an effective code enforcement mechanism to address vacant properties at a large scale and low cost. The City is able to sue owners who fail to make their vacant property code compliant and ask a judge to appoint a receiver to auction the property. Bidders who have been pre-qualified to renovate participate in the action. Receivership has accounted for hundreds of vacant building rehabs in the city and Baltimore is nationally-recognized as a leader in the practice.
- **Homeowner Supports:** As discussed above, support for legacy homeowners in Impact Investment Areas, with a focus on Community Development Clusters as possible, is a critical strategy to ensure existing residents benefit as neighborhood's improve.
- **Stabilization:** For some vacant properties which are roofless or otherwise in severely deteriorated condition, stabilization is a preferred method of intervention before the property reaches an emergency situation. Many buildings are in the middle of stable and resilient blocks and so, demolition would require further substantial construction. Additionally, Baltimore is home to many unique and beautiful buildings. Stabilization would preserve their inherent value for future use.
- **Acquisition through In-Rem Tax Sale Foreclosure and Condemnation:** In many situations, the City has the authority to actually take title to a vacant property. This provides the City significant leverage in supporting specific outcomes for the redevelopment of the property through a subsequent competitive bid process. This could include production of affordable units and/or homeownership units.
 - For abandoned properties where owners fail to pay property taxes for a significant period of time, the City may exercise tax sale foreclosure in order to positively repurpose the property. DHCD pursues in rem tax sale foreclosure only on vacant properties where the value of the lien owed to the City is above or near the actual market value of the property. In many instances, the properties are literally abandoned: owned by defunct corporate entities or deceased parties.
 - There are also situations in which the City may utilize powers of eminent domain to acquire vacant properties through "condemnation" as a result of blighting conditions, code violations or through legislation. The City uses this power selectively and in concert with community development plans. Property owners are compensated at market value through court processes, therefore, DHCD must have an identified budget for any properties that will be acquired through this method.
 - The City can also engage in Donations, Negotiated Sales, and Property Swaps as methods of property acquisition.

Whole Block Rehab Examples

The Whole Block initiative started in Park Heights with a unique pilot project located in the 4800 block of Pimlico Road and 2900 block of Oakley Avenue, as part of the Pimlico INSPIRE work done by the Department of Planning. This project successfully utilized all of the tools in the rehab toolkit, to grow homeownership and eliminate vacancy on the respective blocks, for properties. DHCD HABCo team completed construction on 3 City owned properties, and now have private developers continuing that work to complete the remaining vacant properties on the blocks. In addition to properties rehabbed by DHCD, development partners SAA/EVI, Onyx Equeo, LLC, CHAI and Rebirth Baltimore, LLC. were able to utilize developer incentives (funded through Pimlico Local Impact Aid and INSPIRE) to assist with the immense cost of the rehab to these properties.

In addition to supporting new development, DHCD worked to support existing homeowners as well. DHCD launched the first Homeowner Repair Grants in the ¼ mile radius around Pimlico Elementary School, which allows homeowners to make repairs to their home. This work is important, in order to sustain homeownership and prevent properties from going into vacancy. The second Whole Block project was a partnership with Code Enforcement, DHCD and Park Heights Renaissance (PHR) to renovate properties in the 2600 block of Loyola Northway. PHR used their resources to demolish the interior of the buildings, which saved substantial cost to the future Developer. Upon award of the PHR Request for Proposal, the Developer, Rebirth Baltimore, LLC began on these properties and as of Summer 2023, the final property was completed and sold to a homeowner, bringing a total of 13 new homeowners to the Greenspring neighborhood, as well as spawning additional development, surrounding the footprint, most notably to the south of this footprint along Park Heights Terrace. PHR also worked with legacy homeowners on this block, to provide Homeowner Repair Grant funding³.

Table 5, Priority Rehab Sites in the Park Heights CDZs (2023)

The projects identified in this table are part of a neighborhood corridor strategy.

Project Location	Neighborhood	Description	Site Lead/Developer
2600 block of Loyola Northway	Greenspring	13 properties rehabbed for homeownership, as well as supporting legacy homeowners with grant funding.	Ph 1- PHR and Rebirth Baltimore, LLC
2600 blocks of Oswego (even side), Loyola Southway (both sides of block) and Quantico (odd side)	Greenspring	These blocks were identified as needing support for rehab, through the IIA block level planning work.	Multiple developers working on scattered sites.

³ For a tour of the model, watch this [YouTube video](#).

34-3700 blocks of Park Heights Avenue	Park Circle	Rehab 13 properties along 2 blocks (3400 block and 3600 block) for homeownership, and utilize PLIA funding to support legacy homeowners in footprint.	
4000-4200 blocks of Park Heights Avenue ⁴	Central Park Heights	These blocks were identified as needing support for rehab, through the IIA block level planning work.	
35-3700 block W. Belvedere Avenue	Central Park Heights	These blocks were identified through PHR Community Charrettes, as an area that the community is interested in seeing rehab completed.	
3000 Spaulding Avenue	Central Park Heights	This block is having extensive rehab work being done through properties acquired by receivership	Multiple developers working on scattered sites. BRIDGES CDC predominant developer, who has incentive money through Live Near Your Worship program

Why These Zones Were Selected

The Zone 1s in Park Heights include the following neighborhoods: Park Circle, Greenspring, Parklane, Major Redevelopment Area footprint, Arlington and Pimlico INSPIRE footprints⁵. The Zone 1's in Park Heights were chosen because the City through DHCD and Planning, have ongoing projects in the neighborhood focused on redevelopment, homeownership and new construction/rehab. These are areas that we believe, if given the right investment, can be built upon to strengthen the areas around these zones. In most cases, there is also some funding for these projects. Examples include:

- INSPIRE grants in Arlington and Pimlico, for developers to promote homeownership as well as grants for homeowners (INSPIRE plans for Arlington & Pimlico, are linked in the Area Overview).
- Park Circle has money (\$650K) through the PCDA, which will provide varied incentives to developers who work in this footprint.
- Loyola Northway was given funding to repair homes along the 2600 block, which was recently awarded through a RFP with Park Heights Renaissance. This Zone is also the location of Renaissance Row, a new affordable housing project (84 units), which will also be the new home of Park Heights Renaissance.

⁴ These two projects are not part of Zone 1, however, they are priorities for PHR.

⁵ Some footprints are only portions of the Neighborhood Statistical Area, rather than the entire footprint of the neighborhood.

- The Major Redevelopment Area (MRA) has been awarded to a development group led by NHP Foundation, Inc., which will provide all levels of housing, from affordable rental, to market rate single family detached homes. The Developer of the MRA site will also have interim uses that will be a benefit to the community, including a farmer's market, tree nursery and apiary.

Our biggest tangible challenge to continue the momentum in this IIA is also our biggest opportunity: funding the infrastructure for the MRA, which was awarded in 2019. The creation of over 200 new homes in the area, as well as some new multi-use buildings in the surrounding area, will allow for Park Heights to grow, and hopefully bring with it the commercial development that Park Heights is so lacking (another challenge to community development).

Another major asset in the footprint, of which we intend to build on the strength of this redevelopment is the Pimlico Racetrack Redevelopment. While this is not a City-led project, this development project is an opportunity to bring new life to the neighborhood of Pimlico Good Neighbors. This redevelopment has the opportunity to turn an area that is bustling for 2 weeks, into a thriving community year-round.

New Development

DHCD has played the central role in clearing, acquiring, and repurposing the land to the benefit of the neighborhood. Such new development can fundamentally reposition a neighborhood for investment. In addition to removing the current blighting conditions, rebuilding on these medium- and larger-scale sites can diversity housing stock – allowing for a range of income and provide opportunities for affordable housing. These sites also could be re-envisioned for large-scale greening and passive uses.

The City engages with community stakeholders to envision the future re-uses and uses a variety of tools for this purpose including blight-remediating demolition and the acquisition methods discussed above. The cost of clearing land and title is substantial, and the time required for legal and regulatory processes is measure in years. Nonetheless, these types of sites are critical components of the holistic neighborhood vision.

Park Heights currently boasts many development projects that have brought new life to various neighborhoods, and are working to create an even more vibrant place to live, work and play. New development projects include Renaissance Row, an affordable housing building (84 units), which is also the new home to Park Heights Renaissance, Woodland Gardens I and II, a senior housing and affordable housing building (150 units), the awarded MRA parcels, which are comprised of both senior and affordable housing (150 units) as well as mixed-income rentals, and 17 single family detached homes that will be targeted for homeownership opportunities. This new construction of single family detached homes will be a first in the IIA footprint in decades and will move to grow the area as we proceed with the development of the remaining sites on the Major Redevelopment Area.

DHCD is also working to bring more diverse development to the IIA area through projects such as W. Cold Spring Metro TOD which is the first of its kind development to bring together public transportation and affordable housing. The project will include 163 units of mixed-income housing. New development is not limited to housing alone. DHCD and its partners are working strategically to grow commercial corridors, to support new housing in the area. It can also be in the form of repurposing vacant City owned buildings, such as the recent award of the former Dr. Martin Luther King Elementary School, to the Kennedy Krieger School Program, which will expand its facility into the Park Circle building, bringing new life and new opportunities to the space.

Conclusion

The neighborhoods within the Park Heights Impact Investment Area have experienced a significant resurgence in recent years. Community-centric planning combined with strong community organizations and an increased focus from City and State partners has helped to leverage investment and guide strategies that will help the area to continue to grow. Now is the time to double down and build on the many assets in Park Heights.

We must continue to follow the lead of the community to make sure that these neighborhoods can experience sustainable revitalization without displacement. Collaboration is key to success so it is critical that all of the stakeholders continue to work toward the goal of incremental change over time. This is a living document and will be regularly updated as the City progresses in partnership with residents in the Park Heights Impact Investment Area

Appendix Table 1. Major Redevelopment Area Project Updates (July 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER, PROJECT LEAD & PARTNERS	STATUS
Woodland Gardens I and II	Central Park Heights	New Construction Senior and Intergenerational Affordable Housing. 138 units.	CHAI is lead developer. PHR is development partner. All properties are City owned. \$1M in DHCD Pimlico local impact aid was used to assist with development on WGII.	Woodland Gardens II is complete and leasing. Woodland Gardens I broke ground in May of 2023.
NHP Development Project	Central Park Heights	17.3 acres of vacant land for redevelopment into homeownership, rental 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 Senior building will be Summer 2023. Currently working on Pre-Development for the remaining Phase 1 footprint.
CC Jackson	Central Park Heights	Expansion of park	Recs and Park capital team managing the project for the City. Pimlico local impact aid.	In design and approaching 90% review submission for park expansion; Intending to advertise for construction in late 2023. Still finalizing consolidation and transfer of lots and parking plan.
Park Heights Library	Central Park Heights	Construction of a new library for the Park Heights community at Woodland and Park Heights Ave	Gant Brunnett Architects. Enoch Pratt Free Library leading project for the City. Received Pimlico local impact aid.	Fundraising complete. Library is proceeding through design phase and has given a tentative groundbreaking date of early 2024.
RFP (North Parcels of MRA)	Central Park Heights	Roughly 20 acres of land for redevelopment	All land is City owned. DHCD leading RFP process; DOP supporting. PHR partnered on advising city and on community outreach.	Parcels B and G (4600 and 4800 block of Park Heights Ave) were put out for bid through the Fall 2022 RFP. Community Presentation scheduled for August 2023. Remaining parcels A, D, E and F expected to be put out for bid in Fall 2023.

Park Heights Master Plan/Impact Investment Area

Outside of the MRA, but still within the Park Heights Impact Investment 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, planned/future development opportunities, and development that has been completed since 2018.

Appendix Table 2. Current Residential Development (July 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER, PROJECT LEAD & PARTNERS	STATUS
2600 Loyola Northway Rehab/Stabilization	Greenspring	Rehab/Stabilization of 19 existing homes	Rebirth Development LLC. City sold properties to PHR through receivership process, and sold one to them directly through V2V program.	Rebirth Baltimore is under construction on the awarded properties; has sold 11 of the 13 properties and under construction on the final 2. DHCD actively working to acquire the final property for the next phase of this project, which will be put out for bid once acquisition is finalized.
41-4200 Park Heights Avenue	Central Park Heights	Funding to repair and/or acquire properties in this block for either demolition or re-development.	DHCD has \$200K in Pimlico local impact aid funding for incentives and/or acquisition/relocation	DHCD working to expand footprint of this project to 4000 block of Park Heights and 2700 of Oswego. Actively pursuing acquisition strategies.
Park Circle Rehab/Stabilization Project	Park Circle	Rehab/Stabilization of 13 existing homes	Pimlico local impact aid funded \$450K for this project in FY19. DHCD will administer strategy.	Approved for special sale. DHCD will use \$450K for a combination of Developer Incentives and Homeowner repair grants, to sell the City-owned parcels in the 34 and 3600 blocks of Park Heights Avenue.
4800 Block Pimlico Rehab	Central Park Heights	The City, in partnership with Ernst Valery is completing rehab of 11 vacant homes in the 4800 block of Pimlico Road	DHCD/Ernst Valery are partnered in rehabbing 3 of the 7 properties.	DHCD has sold their properties. Developer is under construction on their remaining 2 properties. Lifebridge has LNYW program w/ \$15K for this block. Private developers, with assistance from INSPIRE Development Grant, are rehabbing 2 additional properties.
Spaulding Rehab/Stabilization Project	Central Park Heights	Part of BRNI grant for "Live Where You Worship" Homeownership Initiative	BRIDGES, Manna Bible Baptist Church. City sold developer 4 of the vacant properties and is working on receivership for the other vacant properties in the block	Properties were sold to BRIDGES in Dec 2021 by DHCD. Rehab has begun. Estimated completion date is Fall 2023. Additionally, 6 properties on this block are being rehabbed by other entities, through the receivership program.

INSPIRE Development Incentives	Arlington and Central Park Heights	Grants up to \$50K for development of vacant parcels, for 20 properties to be targeted for homeownership	DHCD administers grant program. DOP leads INSPIRE Plan.	All grants have been awarded and City is working with Developers to complete projects and fund reimbursement.
Oakley/Denmore Rehab/Stabilization Project	Central Park Heights	Rehab of 9 vacant properties in the area for homeownership. Half are City owned and half are privately owned vacants through receivership process	CHAI and Rebirth Development LLC. Some of properties were sold through V2V program, others were acquired through DHCD receivership program.	CHAI has completed 3 properties on Oakley Ave. and will begin work on Denmore Ave. once Oakley is completed. All properties have INSPIRE development grants attached.
W. Cold Spring Metro Transit-Oriented Development	Towanda-Grantley	New Construction of 163 Affordable Housing units	CONIFER. 1 parcel of this project was sold by City through V2V program.	Groundbreaking was held October 2022. Expected completion is end of 2023.

Appendix Table 3. Current Non-Residential Development (July 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER, PROJECT LEAD & PARTNERS	STATUS
James D. Gross Rec Center	Parklane	Funding through Pimlico Local Impact Aid and State to complete ADA improvements for Rec Center	Rec & Parks managing project.	Groundbreaking held in May 2023; Under Construction; 4-month contract
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 later 2023
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 recently completed capital campaign. Groundbreaking expected fall 2023.
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 is in the predevelopment phase.
Plantation Park Heights Urban Farm (PPHUF)	Greenspring	Urban Farm	Properties are City owned.	Property is operated through a Homegrown Lease but with new bond funding, Farmer Chippy will be looking

				to purchase the land. Recently acquired 3801 Park Heights Avenue from DHCD. PPHUF also recently started managing the Druid Hill Farmers Market in a neighboring planning district.
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.	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	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. Currently in negotiations for sale.

Appendix Table 4. Future/Planned Development Opportunities (July 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER, PROJECT LEAD & PARTNERS	AWARD STATUS	STATUS
RFP HABC Owned Oswego Mall	Greenspring	Redevelopment of former public housing site for homeownership/RAD deal	Parcels are City-owned.	TBD	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.	Award through RFP	Property was awarded in May 2022. Developer is now in Pre-Development stages.
RFP 4419 Reisterstown Road	Central Park Heights	New Construction mixed use development plan which will include 10 commercial units and 78 residential units, a business tech center and space for the community to meet	Sharif Small. All properties are City owned.	Award through RFP	Property was awarded in May 2022. Developer is now in Pre-Development stages. May be looking to put fewer units into the building, to lower construction cost (reducing height of building)
Belvedere Place	Central Park Heights	4 story mixed use building. 1st Fl commercial, 80 unit 2 bedroom condos/apts. with mix of affordable and market rate housing	BRIDGES, Manna Bible Baptist Church, Osprey Development. Some of the parcels in this project are City owned. LDA for City-owned parcels. DOP working on design review.	LDA for City owned parcels.	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.	Exclusive Negotiating Privilege (ENP) issued	Active predevelopment phase. Project may necessitate zoning changes or an adjustment to current site plan.
3400-3700 Park Heights Ave.	Park Circle	Rehab of vacant buildings for homeownership	To be determined.	TBD	Slated for release for sale in fall of 2023.