Neighborhood Series NW: Park Heights

thank you for joining us
Speakers

Martha Nathanson
VP for Government Relations & Community Development, LifeBridge Health, Inc.

Yolanda Jiggetts
Executive Director, Park Heights Renaissance

Kelly Baccala
Neighborhood Development Officer, City of Baltimore

Farmer Chippy
Urban Farmer, Plantation Park Heights Urban Farm

Dana Henson
Vice President, The Henson Development Company, Inc.
Moderator

Bryce Turner
President,
BCT Design Group
Park Heights... “A Community of Choice”
Baltimore, Maryland
January 21-22, 2009

ULI Baltimore
A ULI Advisory Services Technical Assistance Panel Report
Overall Neighborhood Image
Concept Plan
Short-Term Recommendations (12 to 18 months)
Short-Term Recommendations (12 to 18 months)
Concept Plan

PROPOSED PARK HEIGHTS AVENUE AT CIVIC CENTER
Concept Plan
Yolanda Jiggetts
Executive Director,
Park Heights Renaissance
Park Heights: A Community of Great People and Great Assets

Yolanda Jiggetts
Executive Director
Park Heights Renaissance, Inc. (PHR) was formulated as a recommendation of the PH Master Plan 2008 with the primary objectives of supporting the community in implementation of the Master Plan priorities and objectives.

**Holistic Community Development Strategy**
- ✓ Community Organizing & Engagement
- ✓ Economic Empowerment for Residents
- ✓ Legacy Homeowners Support
- ✓ Promote Homeownership Opportunities
- ✓ Drive Community Investment
- ✓ Foster and Strengthen Partnerships

**Programs & Services**
- ✓ Clean & Green Pre-Apprenticeship Program
- ✓ Safe Streets
- ✓ Education Services
- ✓ HIPPY (Home Instruction for Parents of Preschool Youngsters)
- ✓ Housing Counseling Services & Foreclosure Prevention
Summary of Recommendations

Park Heights Community Development Corporation

Pursue National Register designation for Park Circle Historic District and individual historic buildings.

Housing

Pursue National Register designation for Park Circle Historic District and individual historic buildings.

Community Leadership and Mobilization

Support organized, community-based leadership and community groups to develop functional representation within the communities.

Commercial

Support small businesses and entrepreneurs within the community.

Open Space

Expand open spaces and playgrounds.

Transportation

Expand public transportation options and improve access to employment opportunities.

Health

Improve mental health services and community health centers.

Education

Expand educational opportunities and improve school facilities.

Safety

Improve public safety and reduce crime.

Pimlico

Consider alternative uses for the racecourse property.

Health

Increase mental health services and community health centers.

Education

Expand educational opportunities and improve school facilities.

Safety

Improve public safety and reduce crime.

Cluster Re-development: Area with significant vacancy, not as concentrated as major redevelopment area.

Major Re-development Area: Area with extremely high concentration of vacant homes. Requires comprehensive strategy to reverse widespread disinvestment over multiple blocks.

A successful housing strategy for Park Heights also includes design standards and vacant land management.
Park Heights
Largest Urban Renewal Project in Maryland

30k+ Residents

50+ Businesses

40+ Faith Institutions
Park Heights Gems

Park Heights Urban Farm, Park Heights Plantation

Delta Community Center

Zeta Center for Healthy and Aging Adults

Healthcare Facilities
Sinai Hospital, Park West Medical Center, Jai Medical Center

Langston Hughes Community Center

Recreation Centers
CC Jackson, James D. Gross & Towanda Recreation Centers

21st Century & Community Schools
Arlington Elementary, Edgecombe Circle Elementary, Creative City Charter School,
Pimlico Elementary/Middle, Cross Country Elementary/Middle

Druid Hill Park & Baltimore Zoo
21st Century Schools

Park Heights is home to two 21st Century Schools and 3 community schools. All our schools are future focused, adaptable, and high-quality schools that inspire learning and supported educational success. They encourage community/school partnerships.
Partnerships Strengthen Community Development Strategies
OUR DREAM: “We imagine Baltimore City with beautiful flowers, healthy trees, clean air, quality water and greener foods. A collection of vibrant neighborhoods where Leadership, Artists, Farmers, Academicians, Community Members and Developers collaborate to build “AgriHoodBaltimore”.

A community built around Cleaner Greener Foods to promote a better quality of life for our youngest citizens”

“Partnerships bridge the gaps and leverage greater opportunities. Farmer Chippy continues to support our students, families, and stakeholders in Park Heights”

Yolanda Jiggetts, Executive Director - PHR
The Northwest Baltimore Partnership (NWBP) is a coalition of community associations, nonprofit organizations, businesses, government agencies, and faith-based institutions working collaboratively to build value from Park Circle to Pikesville.

Founding partners of NWBP are CHAI, PHR, and LifeBridge Health.

CHAI and Park Heights Renaissance partner for another development project in Park Heights in the major redevelopment area.

- up to 75 units of family rental housing
- will include a community room, exercise room, and outside garden space.
- Up to 75 units of affordable senior housing.
Completed Project
Senior Housing
RENAISSANCE GARDENS
Completed 2014
4311 Pimlico Road, Baltimore, MD 21215
60-One-Bedroom Apartments for Adults 62 and Over

Amenities include:
✓ Beauty parlor
✓ Wellness suite
✓ Library & computer room
✓ Game room
✓ Eligible residents can receive services from local partnerships in the community such as Life Bridge Health Network, the Park West Health System, the Zeta Center for Healthy Aging, and the Delta Center.

Development Team: CHAI/PHR
Future Contractor Opportunities

New Places to Live in Park Heights
Coldspring Lane
Transit Oriented Design Project

3025 West Coldspring Lane

Estimated Groundbreaking:
Winter 2021

163 Units
4-story Pentagon-Shaped
Apartment Building

Development Team: Conifer Development / PHR
84 Residential Rental Units
4301 Park Heights Avenue  Baltimore, MD 21215

• Groundbreaking Ceremony September 2020
• Renaissance Row will feature:
  □ Forty-two (42) one-bedroom apartments
  □ Thirty-five (35) two-bedroom apartments
  □ Seven (7) three-bedroom apartments
  □ Eight (8) apartments are set aside for residents earning up to 30% of the Area Median Income (AMI)
  □ Seventy-six (76) units are reserved for residents earning up to 60% AMI
  □ New Office Space for PHR

REGISTER HERE TO LEARN MORE

Renaissance Row Leasing Information

Development Team: Pennrose / PHR
Homeownership Opportunities
2600 BLOCK OF LOYOLA NORTHWAY

11 Totally Renovated Properties for Homeownership

- Loyola Northway homes estimated for purchase Q1 of 2022
- Work began January 2021
- PHR and the local developer have agreed to sell all homes from homeownership
- Pre-purchasing your homes may allow you to choose finishes such as paint colors, cabinets, and flooring
- PHR’s home counseling team are ready to assist potential homebuyers in becoming successful homeowners

Current Property Condition (above)

Developer’s Past Rehab in 21215
Invest in Park Heights!
Click here for more information: Park Heights MBE/WBE Contractor Form

Contact us @ housing@phrmd.org
410-664-4890
Kelly Baccala
Neighborhood Development Officer,
City of Baltimore
History

- 622 properties acquired to date
- 155 relocations to date
- $6.5M in Acquisition and $8.5M in Relocation (approx. 155 families)

Current status

- 3 properties currently in the acquisition process
- Developer selected for first 17 acres: NHP Foundation and Henson Development Co.
- Phase 1 will consist of affordable rental and homeownership along 4600 and 4700 block of Park Heights Ave.
40TH DISTRICT – REHAB/STABILIZATION PROJECTS
- Park Circle Project: 3400-3800 Park Heights Avenue; Park Heights Renaissance and DHCD
- Loyola Northway: 2600 Loyola Northway; Park Heights Renaissance (PHR)

41ST DISTRICT – REHAB/STABILIZATION PROJECTS
- 4800 Pimlico Road: 4800 block of Pimlico Road; SAA|EVI and DHCD
- W. Garrison Avenue: 3100 block W. Garrison Avenue; EwinCorp.
- Spaulding Avenue: 3000 block Spaulding Avenue; B.R.I.D.G.E.S.

40TH DISTRICT – NEW CONSTRUCTION PROJECTS
- Renaissance Row: 2600 Rosewood Avenue; Pennrose/PHR
- Cold Spring TOD Project: 3025 W. Cold Spring Lane; Conifer/PHR
- Oswego Mall: 2601 Oswego Avenue; Pennrose and HABC (RAD Deal)

40TH AND 41ST DISTRICTS – NEW CONSTRUCTION PROJECTS
- Woodland Gardens: CHAI/PHR, 4701 Park Heights Avenue
- Awarded RFP: 17.3 acres around 4700 Park Heights Avenue; NHP
### 40TH DISTRICT – FUTURE DEVELOPMENT

- **4500 Pimlico Road/3100 Wylie Avenue – RFP Site**
  - 10 parcels in Parklane Community
  - Roughly 2 acres of land. Zoned R-6

- **4419 and 4431 Reisterstown Road – RFP Site**
  - 2 parcels in Central Park Heights (behind Parklane Shopping Center)
  - Roughly 28,000 sq.ft (.63 acres). Zoned C-2

- **2650 Quantico Avenue – RFP Site**
  - 9,000 sq ft lot with small warehouse on site. Zoned R-6

### 41ST DISTRICT – FUTURE RFP SITES

- **Northern Parcels of Major Redevelopment Area (covers both districts)**
  - Zoned between R-4 and R-10.
  - This will be 1-3 RFP Sites

- **Pimlico Race Course Redevelopment**
  - State project, funds will come from PCDA to help with Infrastructure and redevelopment of site.
Dana Henson
Vice President,
The Henson Development Company. Inc.
PARK HEIGHTS REDEVELOPMENT
# Planned Development

## Park Heights Redevelopment

### Phase 1
- Seniors Building: 100 Units
- Multi-Family Building: 53 Units
- Single Family For-Sale: 17 Units

### Phase 2
- Apartments in Manor Homes: 36 Units
- Town Homes: 22 Units
- Single Family For-Sale: 61 Units
PHASE I
MULTI-FAMILY & SENIORS BUILDINGS
ELEVATIONS ON PARK HEIGHTS AVENUE

MULTI-FAMILY BUILDING
VIEW FROM PARK HEIGHTS AVENUE

SENIORS BUILDING
VIEW FROM WOOLAND AND PARK HEIGHTS AVENUES

PARK HEIGHTS REDEVELOPMENT

Note: Elevations details are schematic and subject to change with pricing.
FOR-SALE SINGLE FAMILY
17 UNITS PHASE 1

Note: Photo may show features that are optional at extra cost.

PARK HEIGHTS REDEVELOPMENT
COMMUNITY DRIVEN PROJECTS within YOUR PROJECT

Stakeholder Partnerships – Park Heights Renaissance
- Training Programs – Section 3 Jobs
- Homeownership readiness

Community Partnerships
- Urban Farm - Plantation Park Heights

Educational Partnerships
- Art Contests working with local schools
- Internship opportunities with HBCU’s - Morgan State and Coppin
Speaker

Richie Francis (Farmer Chippy)
Urban Farmer,
Plantation Park Heights Urban Farm
CHILDREN GROWING FOOD DURING A PANDEMIC

#AgriHoodBaltimore

... a thriving marketplace, community supported agriculture (CSA) and urban farmer training resource institute right here in Park Heights

Source: Plantation Park Heights Urban Farm
3811 Park Heights Avenue Baltimore MD 21215
www.plantationparkheights.org
MARYLAND FARM BUREAU

→ BALTIMORE CITY DELEGATE

→ URBAN AGRICULTURE

→ Ag EDUCATION IN ALL SCHOOLS

→ RIGHT TO FARM
A THRIVING MARKETPLACE

COMMUNITY SHARED AGRICULTURE (CSA)

URBAN AGRICULTURE TRAINING INSTITUTE
13 CHICKENS

15 EGGS

#cleangreenerfoods
NOT A GARDEN. AN URBAN FARM!

- CREATING OPPORTUNITY FOR YOUTHS
- MEANINGFUL COMMUNITY IMPACT
- ONSITE FARMERS MARKET
- SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM
COVID-19 IMPACT

→ **FOOD SECURITY**
In collaboration with Common Market, we distributed 6,300 Farmers To Families Food Boxes.
Produced 13,500 pounds of cleaner greener foods in Park Heights.
Chef Crystal (holistic-wellnessandhealth.com) completed 25 cooking demonstrations onsite.

→ **TRAINING**
15 Junior Urban Farmers have been enrolled or completed a formal Urban Agriculture conference, workshop or training, hosted by the University of Maryland Extension

→ **VOLUNTEERS**
250 Children – 32 Teachers – 52 Parents
6 MD State Delegates – 5 City Council Members
Maryland Hunger Solutions reported that the number of Baltimore residents receiving Supplemental Nutritional Assistance Program (SNAP) has jumped from 153,000 in February 2020 to 195,000 as of September 2020. (Food PAC, 2020).
FUTURE OF FOOD

→ EQUITY
Diversity, Inclusiveness and Youth Empowerment through Ag Education.

→ TRAINING
Future Harvest CASA - Beginner Farmer Training
University of Maryland Master Gardener Training
AgriHoodBaltimore Workforce Development

→ ENTREPRENEURSHIP
Creating Your Own Work, Managing Your Own Resources
2021 - SCALE OUT

132sq feet) newly installed Raised Beds
→ HOOP HOUSE
2 (2,500sq feet) Hoop Houses
→ SHIPPING CONTAINERS
2 (40ft) Shipping Containers
→ URBAN SEEDS KITCHEN

An outdoor kitchen/classroom experience designed by Morgan State University Architecture and Construction Management students to bring elementary school children closer to cleaner greener foods and new sustainable digital technologies.
JOIN US

STRONGER TOGETHER

AgriHoodBaltimore

3811 Park Heights Avenue
Baltimore MD 21215
Tel: 443-267-8785
Mobile: 443-848-0272

FOLLOW US:::
FB: @plantationparkheightsurbanfarm
IG: @cleangreenerfoodssinc

Facebook Instagram LinkedIn Twitter
- 5 Hospitals
- 6 Nursing Homes
- Senior Living
- 2,643 Providers
- 13,344 Employees
- 30 Urgent Care Sites
- 100+ Locations
Community Development

• *Neighborhood Improvement*: Stabilize and strengthen neighborhoods throughout the LifeBridge Health service area.
  
  - Live Near Your Work
  - Senior Home Repair
  - Violence Intervention (Safe Streets)
  - Supportive Housing for Homeless
Community Development

• *Education and Workforce Development*: Strengthen education and employment opportunities for neighborhood residents.
  
  o Scholarships
  o School Partnerships
  o Local Hiring Initiative
  o Youth Internships
Community Development

• **Business and Economic Development:** Promote business climate through targeted economic development activity.
  
  o Local Procurement
  o Business Associations
  o Technical Assistance
Community Development

- *Community Leadership Capacity Building*: Develop community leadership and organizational capacity.
  - Financial and Technical support for community partners
  - Northwest Baltimore Partnership
LifeBridge Health Center for Hope