



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

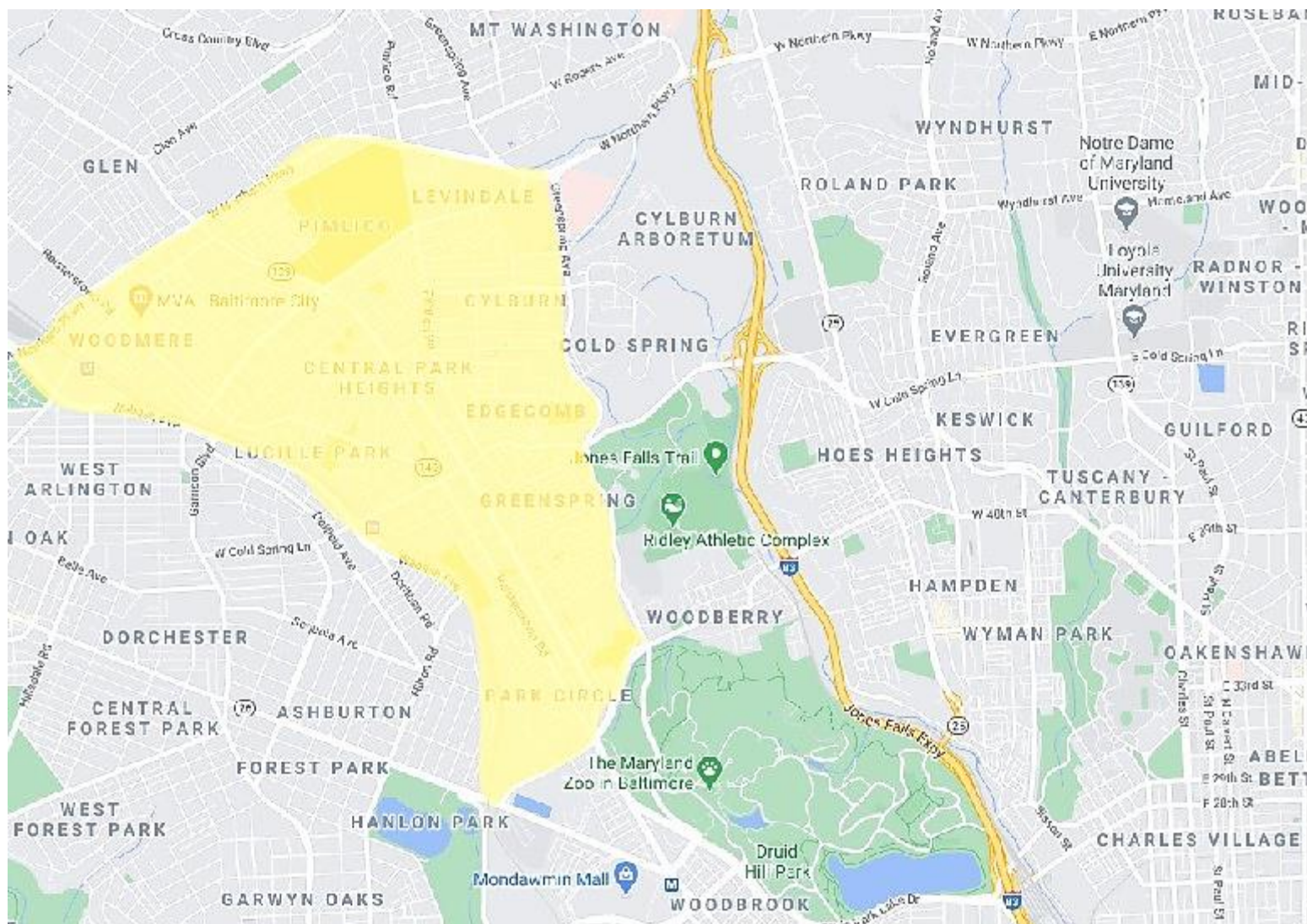
Vice President,
The Henson Development Company, Inc.

Moderator



Bryce Turner
President,
BCT Design Group







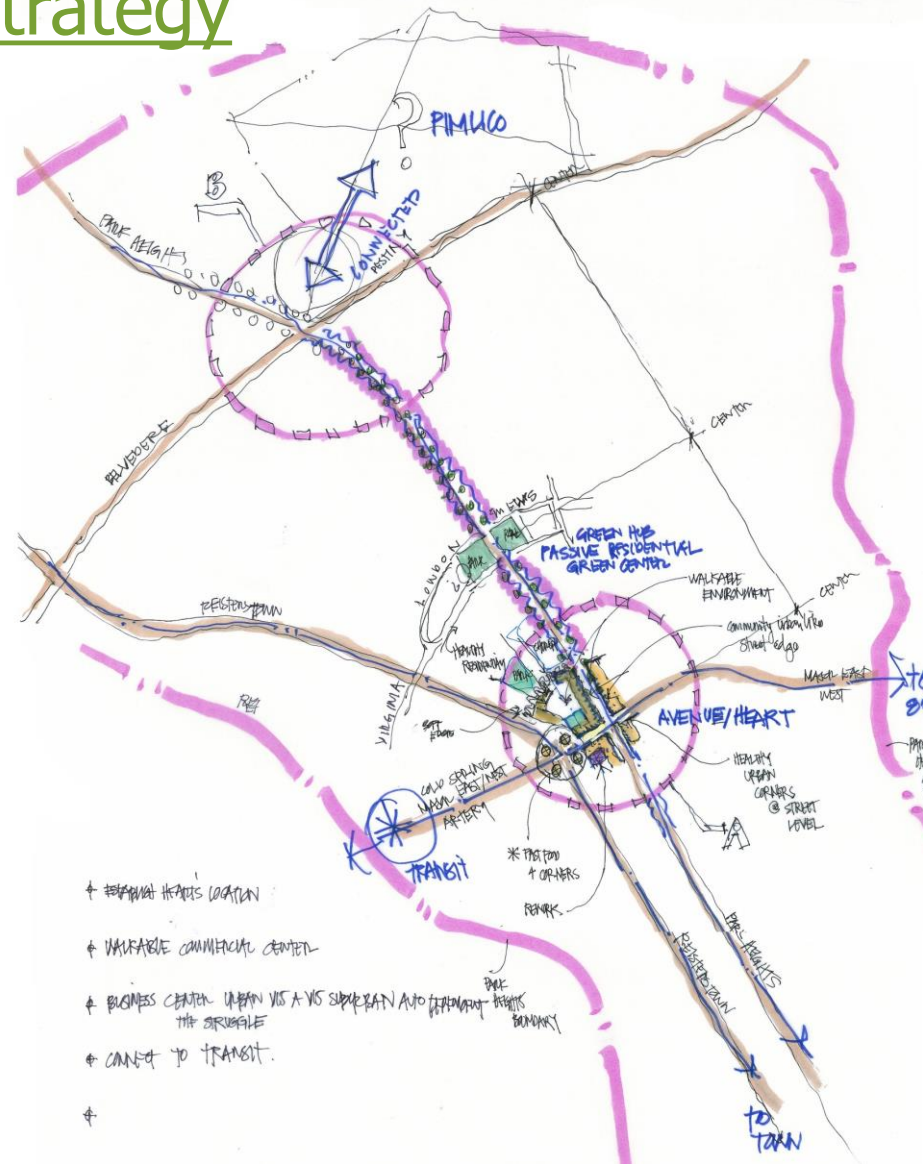
Park Heights... “A Community of Choice”

Baltimore, Maryland

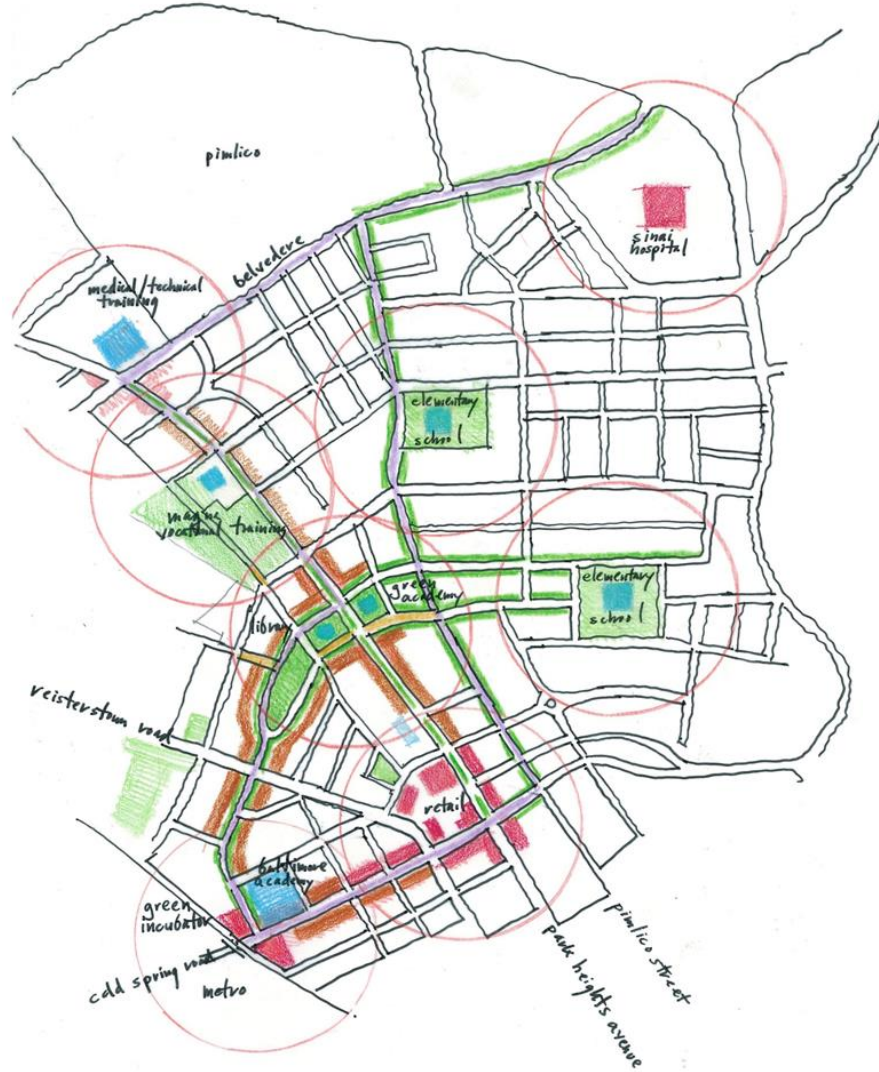
January 21-22, 2009



Commercial Strategy



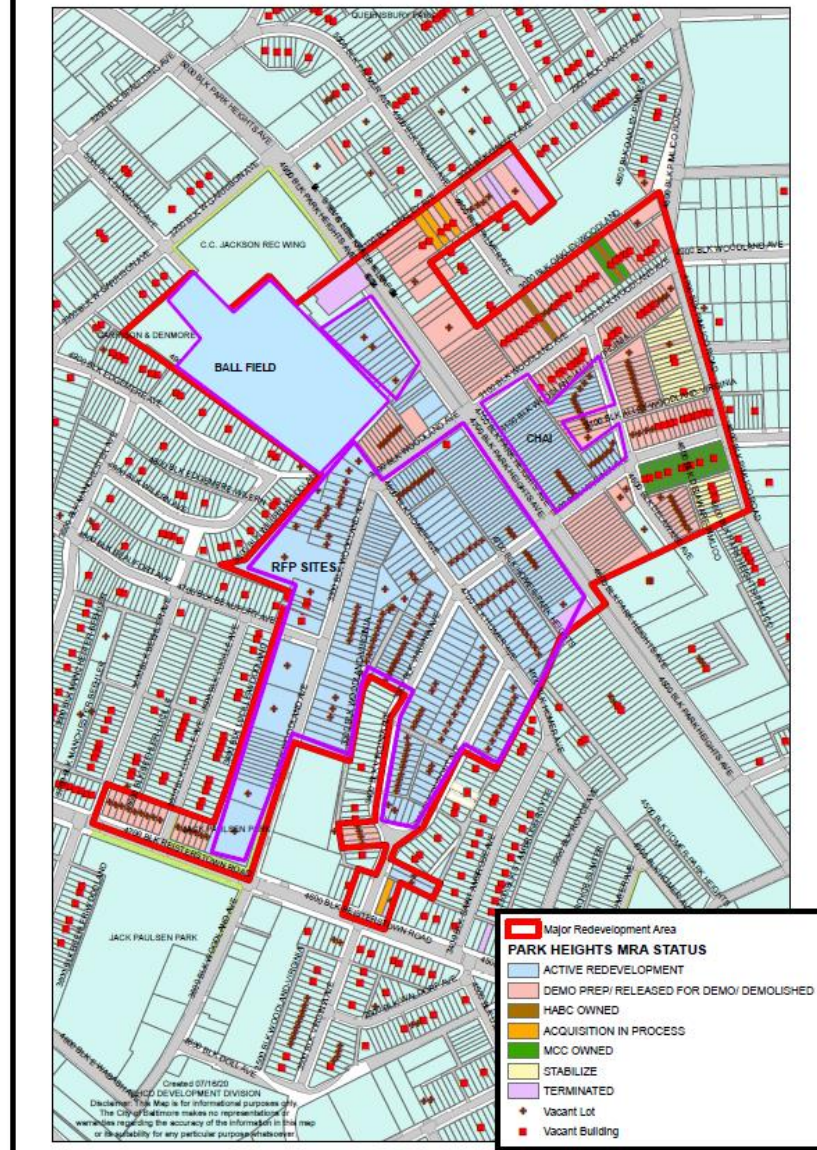
Overall Neighborhood Image



Concept Plan



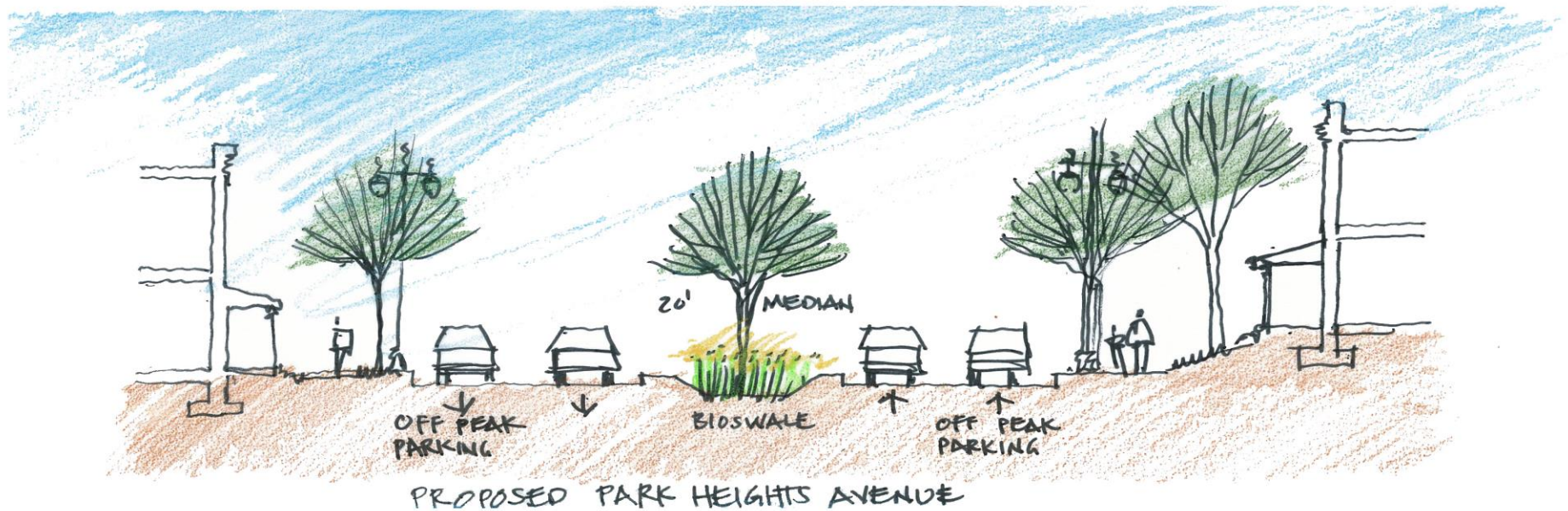
Park Heights Major Redevelopment Area



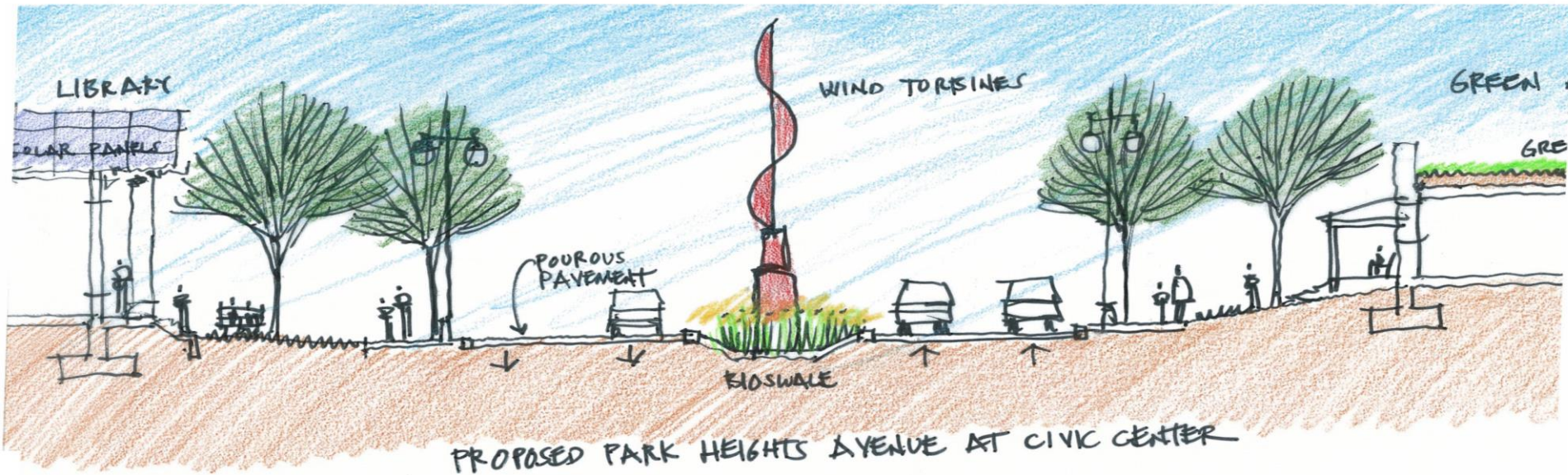
Short-Term Recommendations (12 to 18 months)



Short-Term Recommendations (12 to 18 months)



Concept Plan



Concept Plan



Urban Land
Institute

ULI Baltimore

Park Heights
CREW Baltimore Neighborhood Series – North
February 17, 2021

Speaker



Yolanda Jiggetts
Executive Director,
Park Heights Renaissance





park**HEIGHTS**
renaissance

Bold *new* **HEIGHTS**

Park Heights:
A Community of Great People and
Great Assets

Yolanda Jiggetts
Executive Director

Park Heights Renaissance, Inc.

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

Create a Park Heights-based community development corporation (CDC) with the capacity to:

- Effectively manage the components of the Park Heights Master Plan related to housing, economic development, and human services.
- Serve as a positive and effective bridge and communication link between and among community residents, elected officials, other stakeholders, investors, and the City.
- Conduct monitoring and evaluation of all implementation activities.

Community Leadership and Mobilization

Strong, committed, and organized community leadership is a fundamental requirement for the successful revitalization of Park Heights. Such leadership and organization will enable residents to contribute effectively and strategically to the revitalization of the Park Heights community. Conduct community organizing activities to develop functional representation within all areas of Park Heights.

- Create a representative Residents' Council. Council should have broad geographic, age, gender, etc representation.
- Provide training in a range of subject areas, including community organizing, leadership development, computer and other technology skills, media relations, public speaking, citizen rights, electoral process, economic development, and so on.
- Establish a user-friendly community-wide communication mechanism to notify residents about meetings, future events, crisis alerts, public safety notices, existing services, etc.
- Plan and implement a series of neighborhood-level and community-wide actions to mobilize the community that rely on a coordinated and collaborative effort on the part of residents and leaders from all sub-neighborhoods.

Housing

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

In areas with low vacancy, stabilize and improve market conditions through home improvement incentives and public infrastructure improvements.

In areas with limited, concentrated vacancy, pursue clusters of redevelopment (renovation, new construction, demolition, side yards, etc.).

In area with widespread, concentrated vacancy, assemble land for major redevelopment (1000-1300 new units).

Create maintenance and design standards for existing homes and new construction.

Prior to redevelopment, vacant land should be kept clean and serve as a neighborhood asset with grass and trees.

Commercial

Create the market dynamics and site to attract a grocery store.

Concentrate commercial activity in commercial areas. Limit commercial activity in non-commercial areas.

Enhance Neighborhood Centers at Cold Spring and Belvedere as pedestrian friendly, mixed use commercial centers.

Improve the appearance of commercial convenience corridors, particularly in or near neighborhood centers.

Explore the best way to support auto related businesses while eliminating the tension between auto related businesses and residential neighbors.

Institutional uses should be located on major thoroughfares,

particularly in or near neighborhood centers. Explore the best way to support the Wabash Industrial Corridor while eliminating the tension between industrial users and residential neighbors.

Pimlico

Consider four alternatives for 140 acre site: racetrack, residential community, employment center, or mixed use development

Open Space

Expand play fields at CC Jackson Recreation Center.

Consider re-use for unsafe small neighborhood open spaces.

Improve neighborhood parks according to maintenance and design standards.

Provide new open spaces, with public access, as part of new development.

Transportation

Improve streetscape along Park Heights Avenue and Reisterstown Road.

Explore improvements to Park Circle intersection.

Improve neighborhood bicycle network.

Continue high levels of public transit and make improvements to make transit safer and more user-friendly.

Maximize Transit Oriented Development opportunities at metro stations.

Health

Increase mental health slots from 300 to 2500 in annual increments of 500.

Increase substance abuse slots from 1600 to 6000 in annual increments of 900.

Increase HIV prevention and treatment slots from 1000 to 1500 in annual increments of 100.

Increase # of HIV outreach workers from 6 to 10.

Expand Healthy Start infant mortality reduction model.

Create an infant mortality home visiting rotation.

Conduct a comprehensive health education campaign.

Explore creating a storefront office to provide health care referrals and screen for public assistance eligibility.

Employment

Increase job training slots from 1000 to 5000 in annual increments of 800.

Establish a Park Heights Partnership for Jobs, administered by the Mayor's Office of Employment Development, to create working partnerships between residents, employers,

workforce development providers, ex-offenders, youth, day laborers, etc.

Education

Implement the recommendations of the New Facilities Solutions Plan.

Increase school safety, through increased ratio of social worker and truancy officers.

Improve parent involvement through resident/parent council.

Increase adult education slots from 50 to 2000 in annual increments of 500.

Increase Head Start slots from 250 to 1000 in annual increments of 250.

Increase after school slots from 150 to 2000 in annual increments of 500.

Open a library in Park Heights.

Use schools as a portal to provide family intervention and support services.

Safety

Increase police officers assigned to Park Heights: Northwest from 6 to 20, Northern from 2 to 8.

Explore staffing patrol cars with two officers.

Increase officers assigned to foot patrol in Park Heights from 3 to 10.

Establish two mini-sub police stations.

Provide police additional training in community policing.

Increase community participation in public safety initiatives.

Provide support mechanisms for ex-offenders returning to the community.

Housing

Introduction

Throughout Park Heights there is a range of housing conditions. Some areas have very high levels of vacancy, and all of the problems associated with vacancy, ranging from crime to sanitation. Other areas have relatively low levels of vacancy. These areas may have blocks with no vacants, or only one or two vacants. This plan identifies ways to improve all parts of Park Heights by offering different strategies based on the different conditions that exist within Park Heights.

Based on the different conditions in Park Heights, there are four basic strategies for addressing housing in Park Heights:

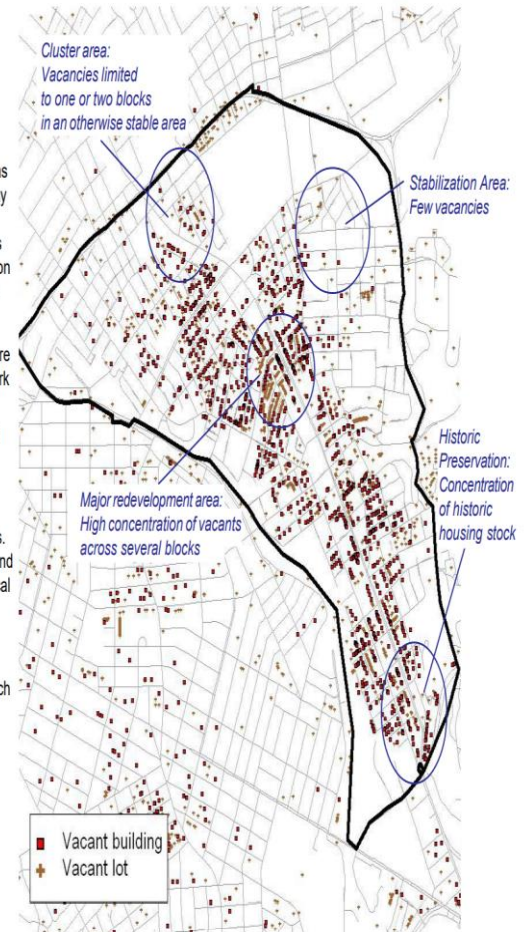
Historic Preservation: Areas with concentrations of historic housing stock. Requires strategy that preserves historic fabric of the neighborhood through historic district designation.

Stabilization Area: Areas with relatively few vacants. Requires strategy that addresses scattered vacants and promotes investment by existing homeowners and local contractors.

Cluster Redevelopment: Areas with significant vacancy, but not as concentrated as major redevelopment area. Requires strategy tailored to each block to address vacant houses, vacant lots, and houses in poor condition on that block.

Major Redevelopment Area: Area with extremely high concentration of vacant houses. 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

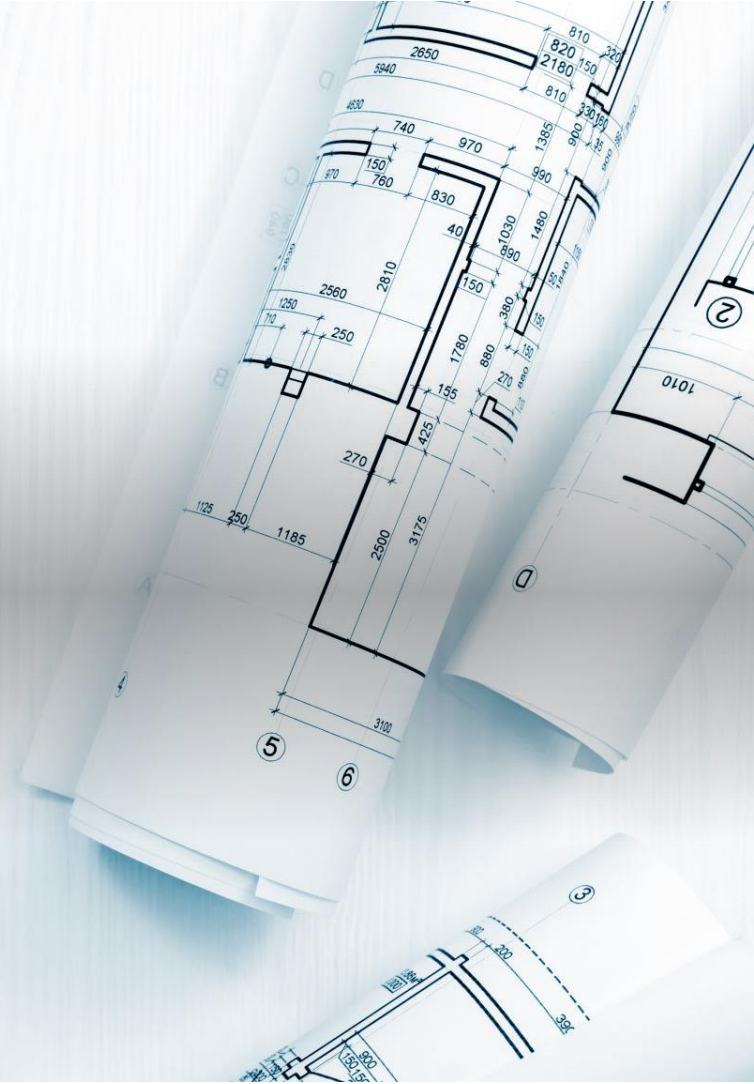
Druid Hill Park & Baltimore Zoo

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





The Plantation- Park Heights Urban Farm

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.



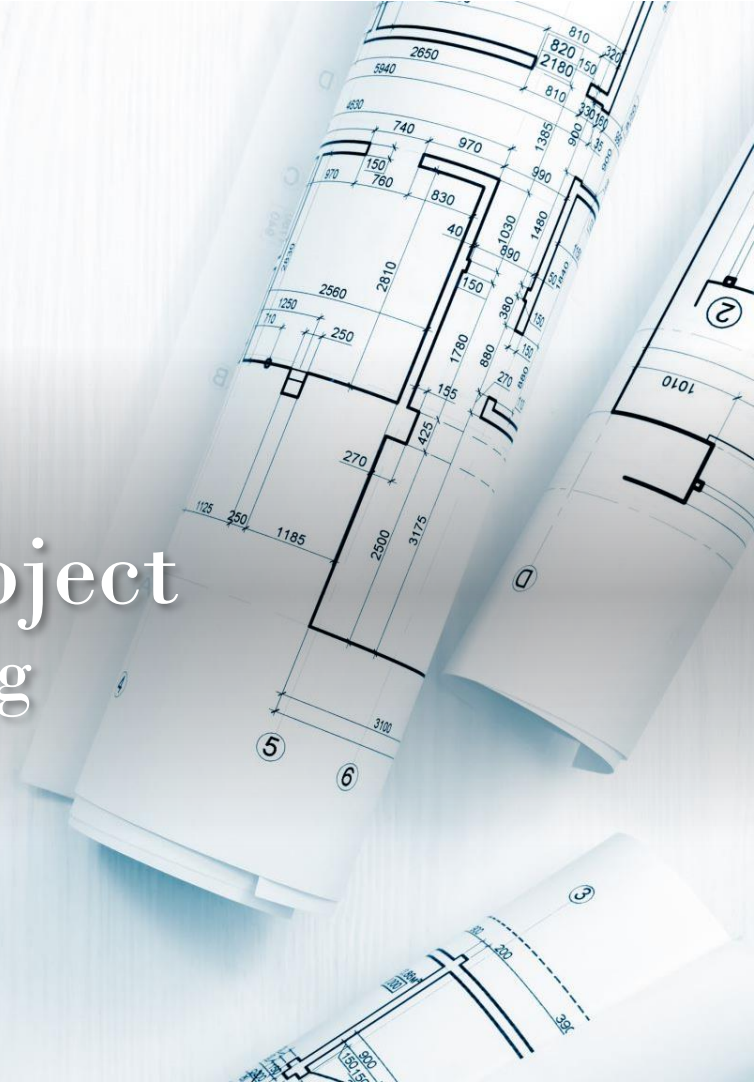
Woodland Gardens I & II
4700 block of Park Heights Avenue

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



3025 West Coldspring Lane

Coldspring Lane Transit Oriented Design Project

Estimated Groundbreaking:
Winter 2021

Development Team: Conifer Development / PHR

163 Units
4-story Pentagon-Shaped
Apartment Building

84 Residential Rental Units

4301 Park Heights Avenue Baltimore, MD 21215



REGISTER HERE TO LEARN MORE

[Renaissance Row Leasing Information](#)

Development Team: Pennrose / PHR

- 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

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)

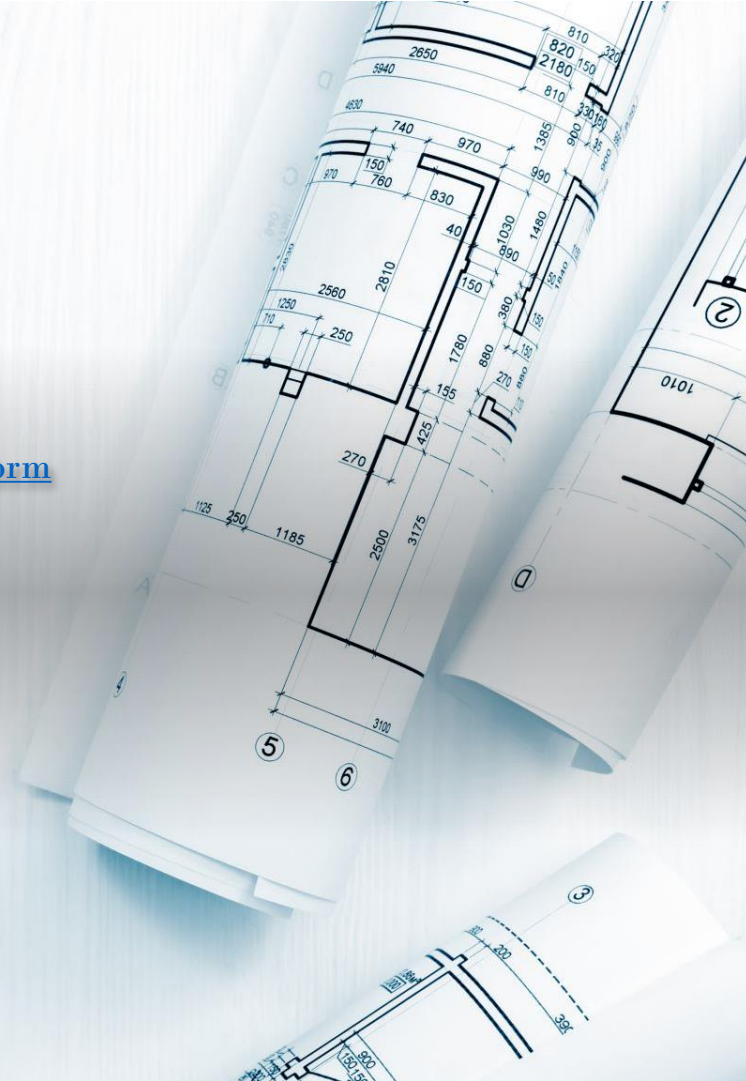


Developer's Past Rehab in 21215

Invest in Park Heights!

Click here for more information: [Park Heights MBE/WBE Contractor Form](#)

Contact us @ housing@phrmd.org
410-664-4890



Speaker



Kelly Baccala
Neighborhood Development Officer,
City of Baltimore





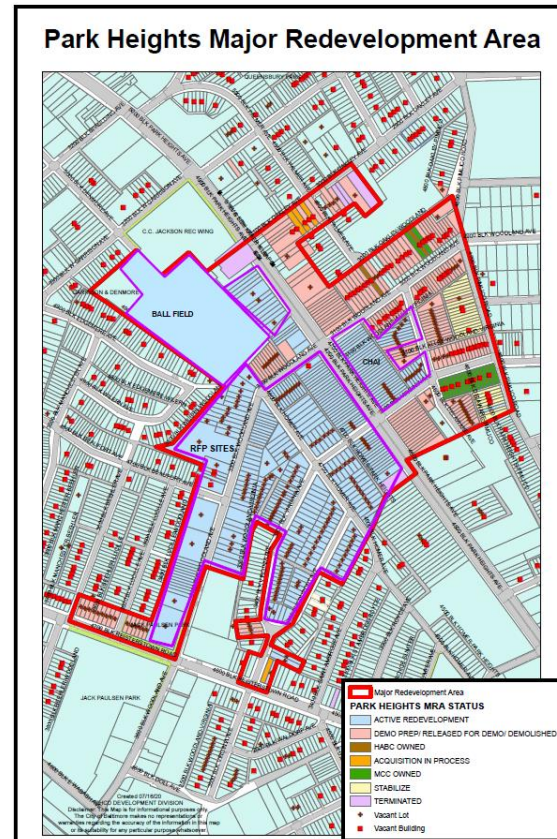
Major Redevelopment Area

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.





Current Development Projects

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

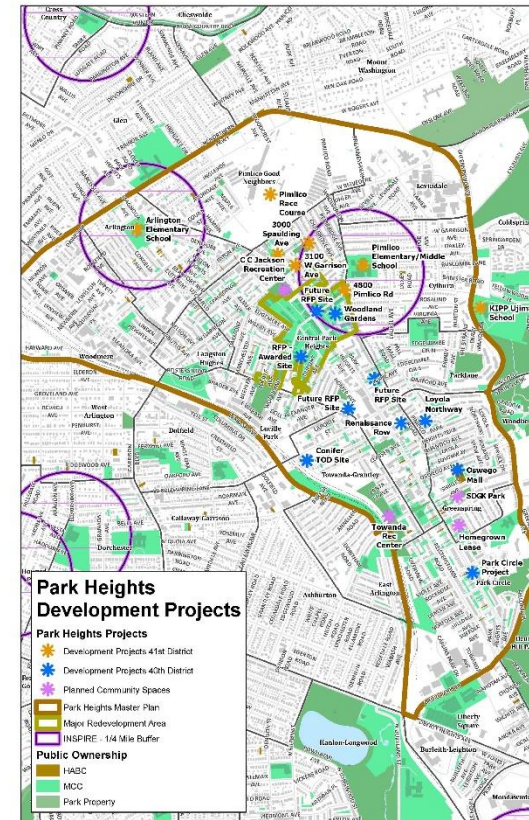
- **4800 Pimlico Road:** 4800 block of Pimlico Road; SAA|EVI and DHCD
- **W. Garrison Avenue:** 3100 block W. Garrison Avenue; EwinCorp.
- **Spaulding Avenue:** 3000 block Spaulding Avenue; B.R.I.D.G.E.S.

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





Future Projects

40TH DISTRICT – FUTURE DEVELOPMENT

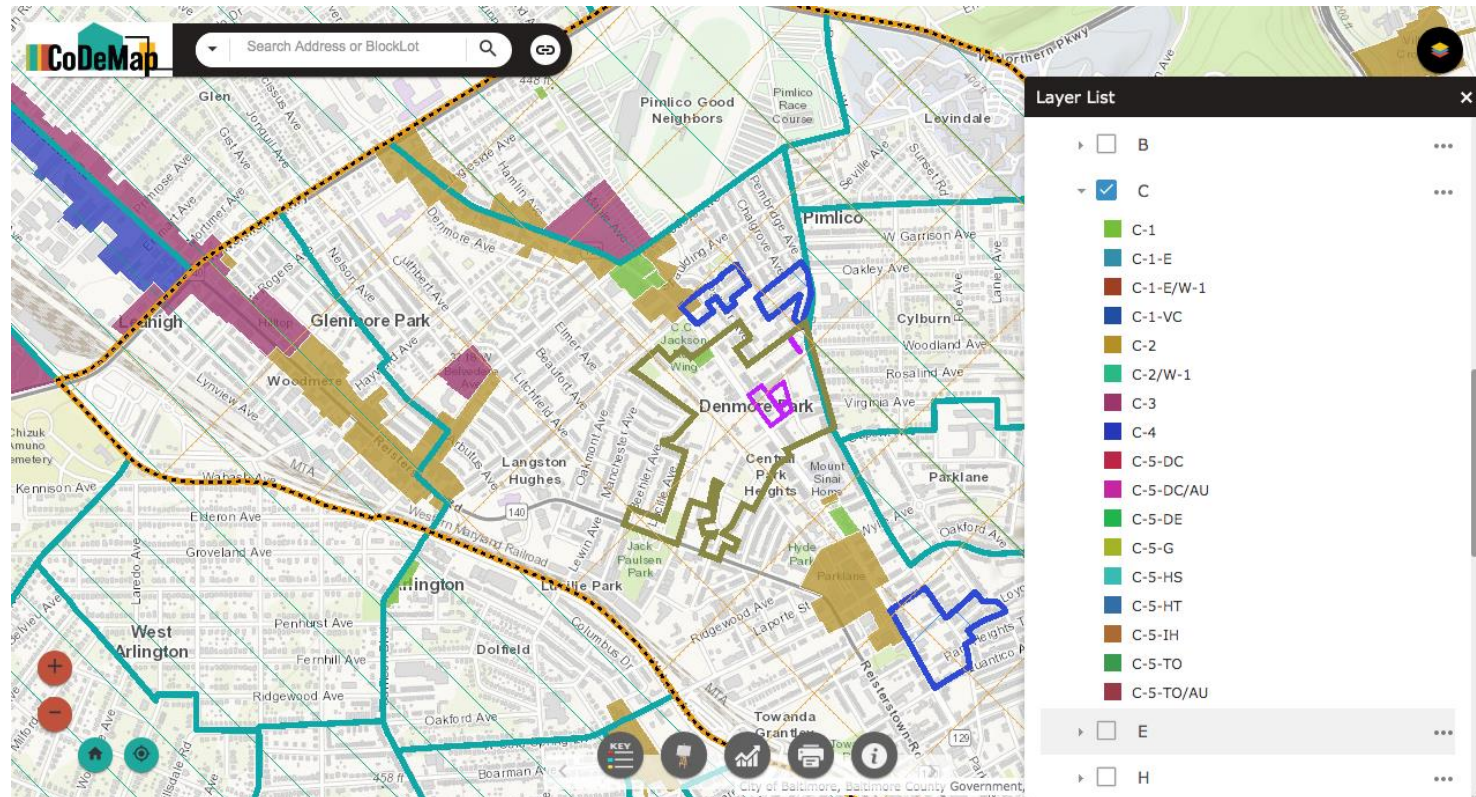
- **4500 Pimlico Road/3100 Wylie Avenue – RFP Site**
 - 10 parcels in Parklane Community
 - Roughly 2 acres of land. Zoned R-6
- **4419 and 4431 Reisterstown Road – RFP Site**
 - 2 parcels in Central Park Heights (behind Parklane Shopping Center)
 - Roughly 28,000 sq.ft (.63 acres). Zoned C-2
- **2650 Quantico Avenue – RFP Site**
 - 9,000 sq ft lot with small warehouse on site. Zoned R-6

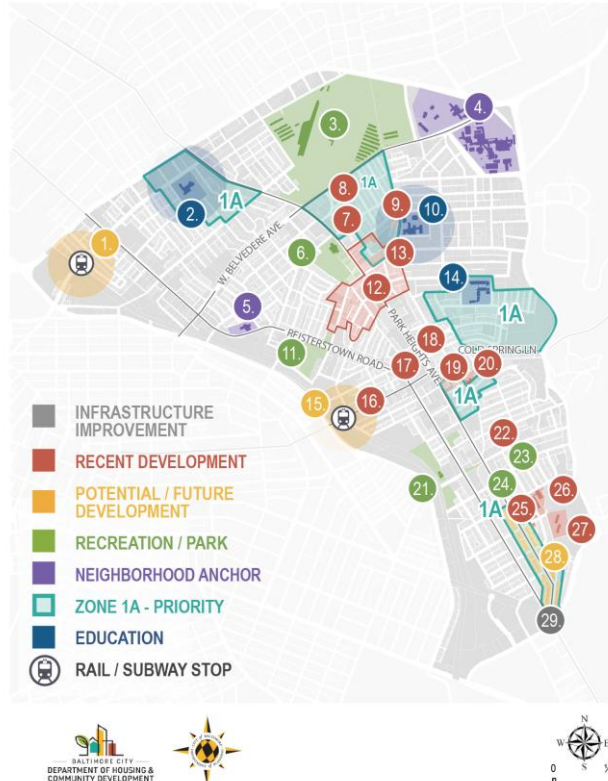
41ST DISTRICT – FUTURE RFP SITES

- **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.



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT





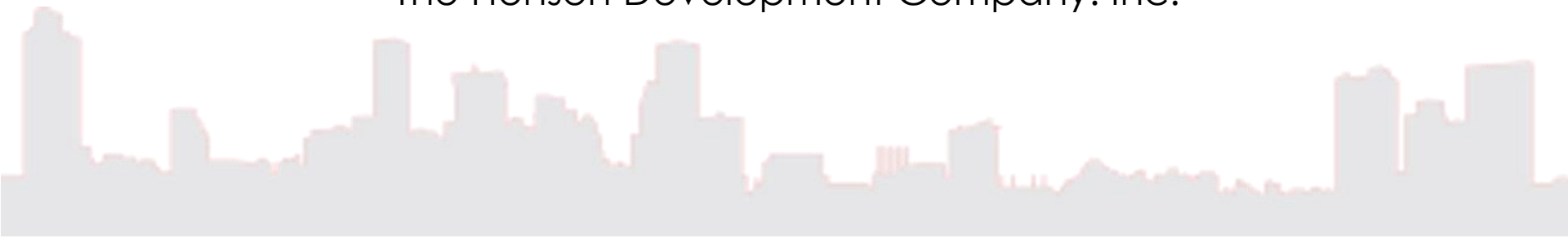
SELECTED HIGHLIGHTS

1. Transit Oriented Development (TOD) opportunity
2. Arlington Elem. / Middle - 21st Century Schools and INSPIRE planning area
3. Pimlico Racetrack redevelopment
4. Sinai Hospital and Medical Campus
5. Langston Hughes Community Business and Resource Center
6. C.C. Jackson Rec. Center
7. 3100 W. Garrison Ave.
8. 3000 Spaulding Ave.
9. The Towns at Pimlico - renovated homes
10. Plimlico Elem. / Middle - 21st Century Schools and INSPIRE planning area
11. Jack Paulson Park
12. Major Redevelopment Area
13. 4800 Park Heights Ave.
14. Edgecombe Circle Elem. / Middle School

Speaker



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





PARK HEIGHTS REDEVELOPMENT



THE HENSON DEVELOPMENT COMPANY



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 |



FORTI GALLATIN PARTNERS

PARK HEIGHTS REDEVELOPMENT

PHASE I



PARK HEIGHTS REDEVELOPMENT

MULTI-FAMILY & SENIORS BUILDINGS

ELEVATIONS ON PARK HEIGHTS AVENUE



PARK HEIGHTS REDEVELOPMENT

MULTI-FAMILY BUILDING

VIEW FROM PARK HEIGHTS AVENUE



SENIORS BUILDING

VIEW FROM WOODLAND AND PARK HEIGHTS AVENUES



Note: Elevation 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

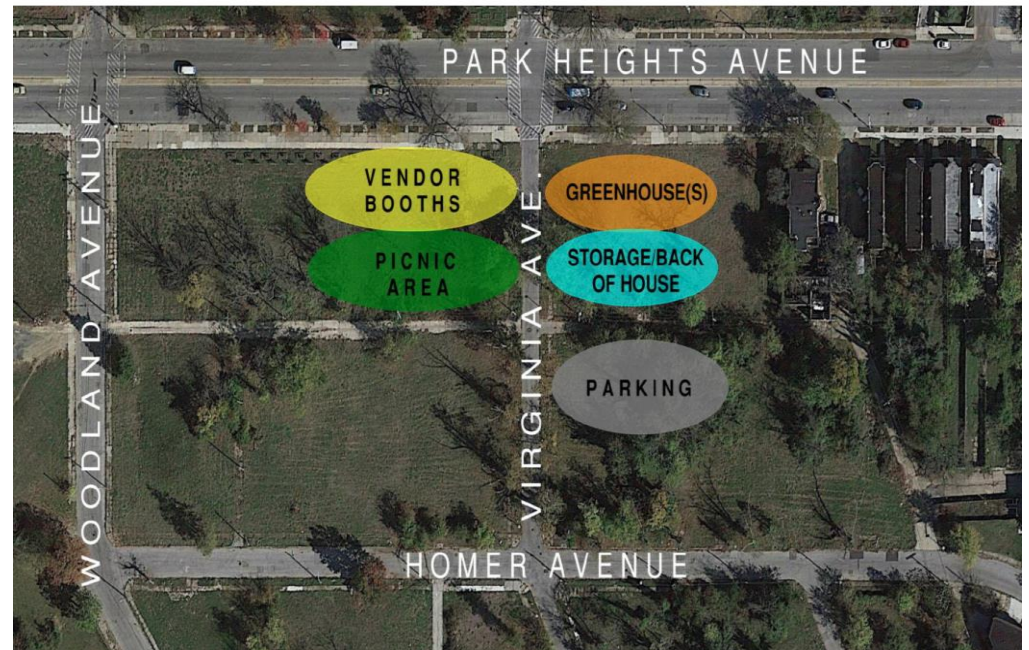
Educational Partnerships

- Art Contests working with local schools
- Internship opportunities with HBCU's - Morgan State and Coppin



INTERIM USES PLAN

PHASE 1



PARK HEIGHTS REDEVELOPMENT



THANK YOU!



Speaker



Richie Francis (Farmer Chippy)
Urban Farmer,
Plantation Park Heights Urban Farm

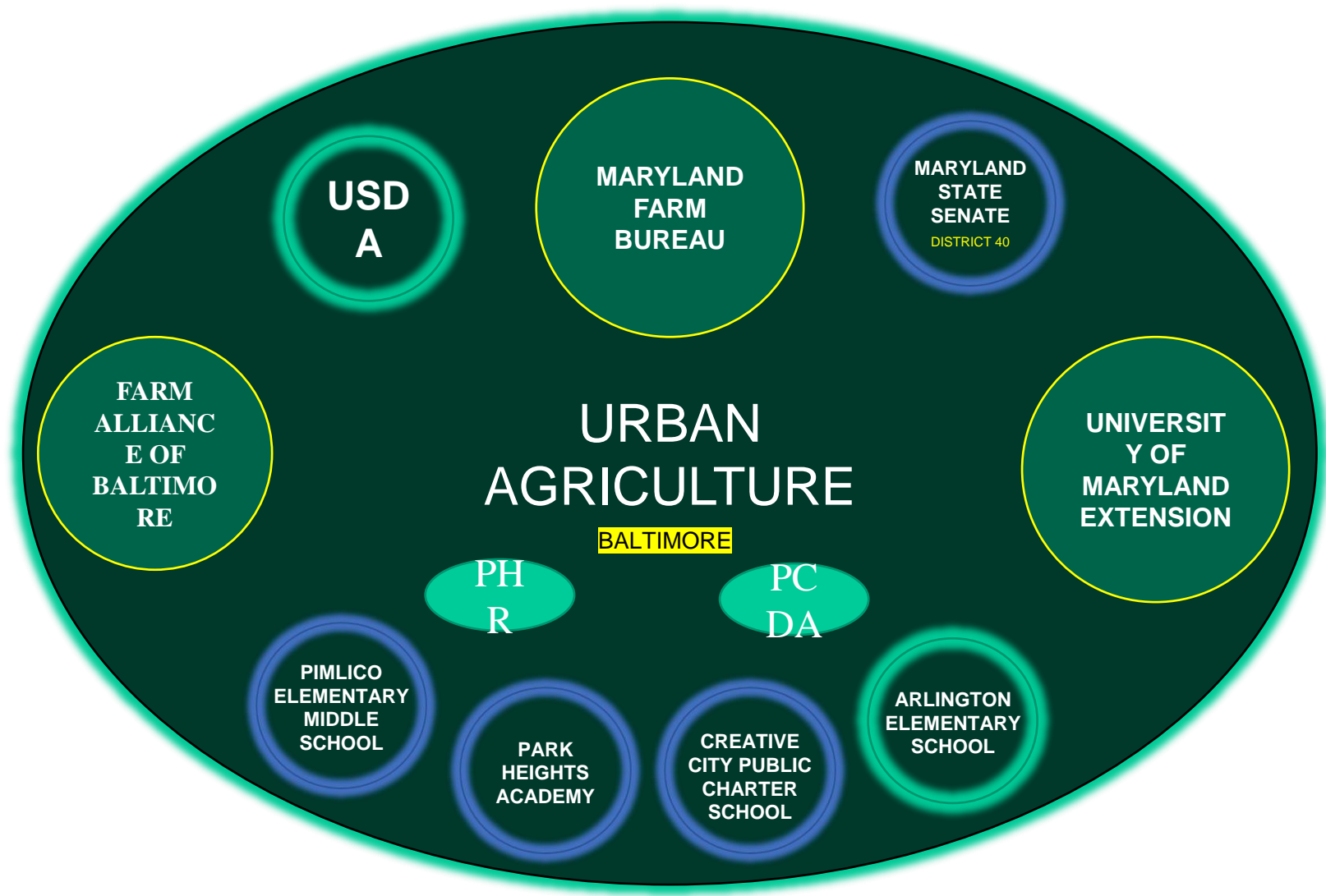
CHILDREN GROWING FOOD DURING A PANDEMIC

#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



#cleanergreenerfoods

**13
CHICKENS**

#cleanergreenerfoods



#cleanergreenerfood

**15
EGGS**

#cleanergreenerfoods



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.



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

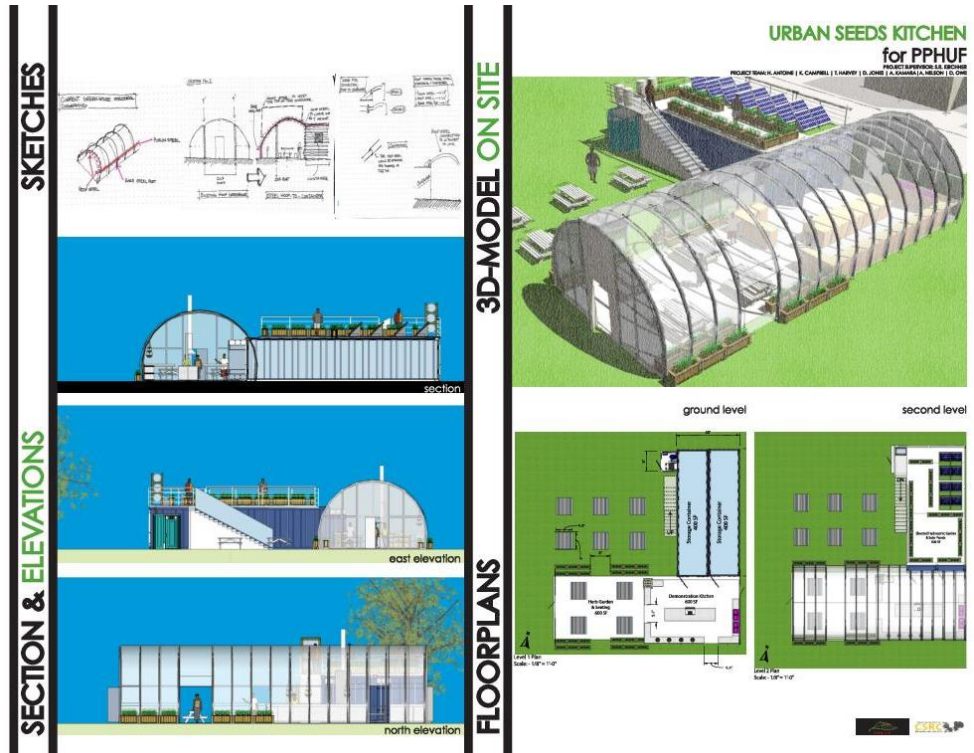
2 (2,500sq feet) Hoop Houses

→ SHIPPING CONTAINERS

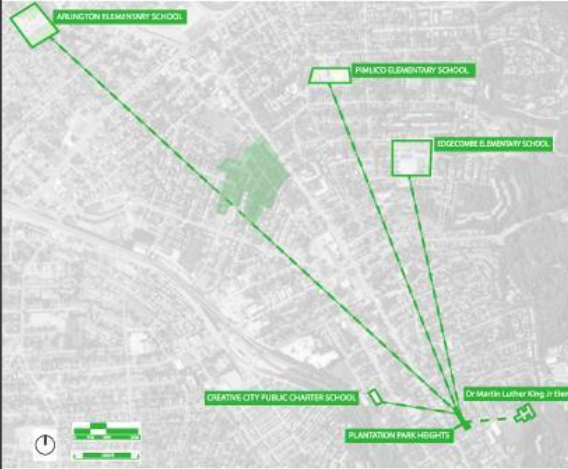
2 (40ft) Shipping Containers

→ 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.



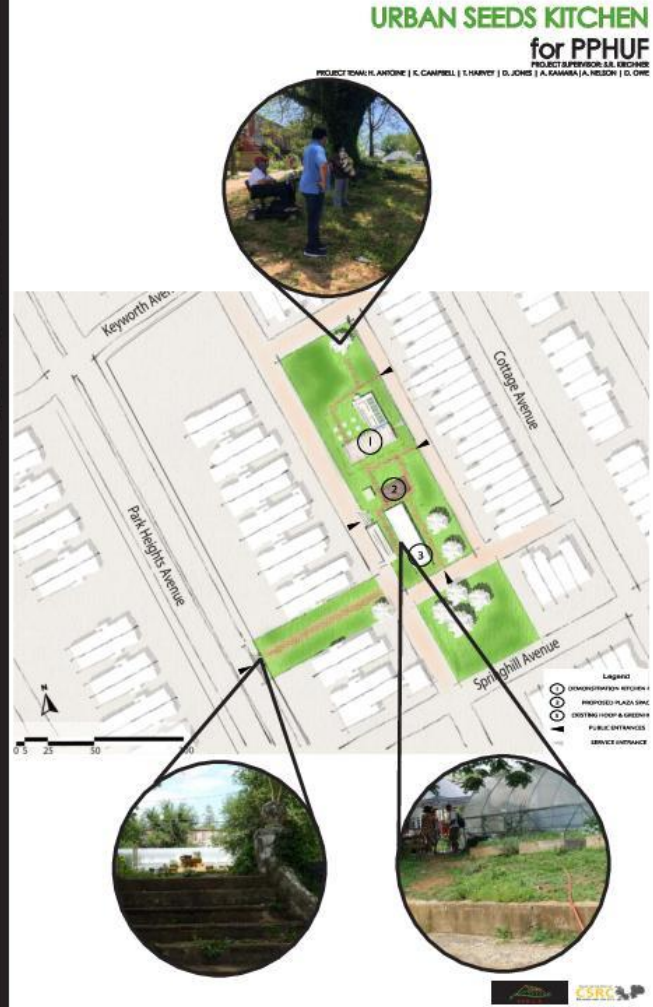
ASSET MAP



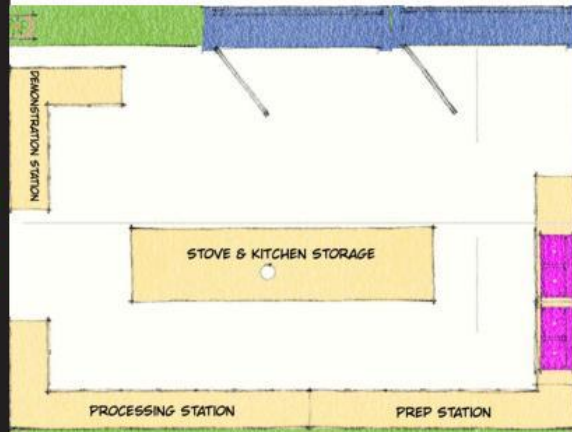
SOLAR PATH



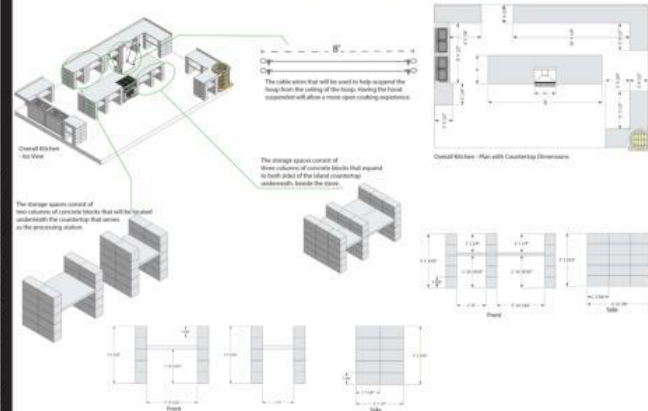
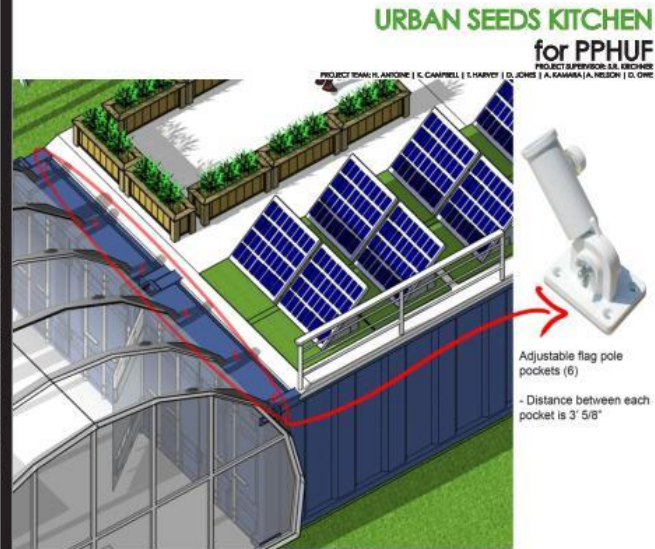
PROPOSED SITE PLAN



KITCHEN LAYOUT



FINAL KITCHEN DETAIL



JOIN US

STRONGER TOGETHER



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

FOLLOW US:::

FB:

@plantationparkheightsurbanfarm

IG: @cleanergreenerfoodsinc



Speaker



Martha Nathanson

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



- 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.
 - Scholarships
 - School Partnerships
 - Local Hiring Initiative
 - Youth Internships

Community Development

- *Business and Economic Development:*

Promote business climate through targeted economic development activity.

- Local Procurement
- Business Associations
- 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

