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## The Central Baltimore Partnership – Implementing the HCPI Agenda

## November 18, 2013

#### Progress Report

The Central Baltimore Partnership is committed to creating workable strategies for its partners through an agenda spurred by the Homewood Community Partners Initiative. The HCPI agenda provides the framework for the Central Baltimore Partnership in its mission to transform its communities, educational and cultural institutions, and commercial enterprises. It is the HCPI agenda that now guides the community development strategy of the partnership. The HCPI agenda is reflected in the eight goals of the CBP.

**Cross Cutting programs:** Partnership activities that implement or pursue the HCPI recommendations that affect many goals and then were referenced as cross cutting programs in the HCPI report:

1. **The Development Fund** has been incorporated.
   1. Andy Frank, Fred Lazarus and Joe McNeely serve as the incorporators. An initial group of directors will be presented to the CBP Steering Committee for election.
   2. The new Board of Directors will aprove the bylaws which are currently being drafted by the firm of DLA Piper on a pro bono basis. They will also do the IRS non-profit status application.
   3. The new board will decide the process for selecting and will choose the CDFI partner.
   4. Discussions with potential investors are continuing.
2. **Land Bank**
   1. The use of the Governor's commitment of $3 million in the FY 14 state budget is being reviewed by CBP staff and partners with the State Department of General Services, which administers the grant and other state agencies that require reporting. The language of the FY 14 appropriation will have to be amended to make the resources sufficiently flexible for the intended use.
   2. The land bank function will be incorporated, at least initially, in the Development Fund.
   3. With input from partners, the CBP staff composed an initial list of properties for acquisition because either they are blighted or are critical to the assembly of a development site. The assessed value of the initial set of properties is in excess of $15 million.
   4. CBP has requested the Governor include an additional $3 million in his FY 15 budget and has requested amendments to the authorizing language.
3. **Neighborhood Improvement Fund**
   1. In consultation with partners, CBP staff has drafted an initial paper for establishing and operating the fund recommended in the HCPI report. The paper is based on the successful experience of the Station North Spruce- Up Grants funded by the Deutsch Foundation and managed by CBP.
   2. The proposal is being presented and vetted by community stakeholders on Wednesday, Nov. 20th 7pm at St. Philip and James Church, followed by a review of the HCPI Task Force in December.
   3. CBP staff prepared a proposal for the fund and received a commitment of $100,000 from the state BRNI program. Staff also discussed and received an oral commitment from the Deutsch Foundation and JHU for the first year of the program.
   4. The new, tentative name of the program is the HCPI Community Spruce-Up Grant Program.
   5. The anticipated five-year program will support larger-scale improvement projects, i.e. $10-20,000 in contrast to existing small grants programs. The anticipated program launch is January 2014.
4. **City and State Support**
   1. The Maryland Department of Housing and Community Development announced the award of $1.485 million to CBP. The award is for general operating support and, through CBP to its partners, for 11 projects through the new Baltimore Regional Neighborhood Initiative (BRNI) program.
   2. Speaker Michael Busch proposed BRNI to the Governor based on the white paper drafted by CBP Executive Director, Joseph McNeely, after a tour was arranged by Delegate Pete Hammen.
   3. The Speaker has also appointed a Baltimore Regional Revitalization Task Force chaired by Delegate Kieffer Mitchell. It also includes Delegate Mary Washington, who represents the Central Baltimore area, as well as Delegate Hammen, Andy Frank and Joe McNeely have presented HCPI to the committee. The Task Force attended the BRNI announcement at the Tire Factory project of Seawall Development in Remington on October 7.
   4. The Mayor's staff is completing plans on its anchor strategy that includes a focus on several zones in the city, one of which includes JHU, UB and MICA.

*Note: In the HCPI report, the Workforce Pipeline was also listed as Cross Cutting. It will appear in these reports under goal 5.*

**Goal 1: Improve the quality of life and perception of Central Baltimore by addressing safety, sanitation, appearance, code enforcement, traffic calming and transportation.**

1. Public Realm: *the following projects serve both to enhance commercial development and improve the quality of life in the communities. A Public Realm Task Force will be formed.* 
   1. Reconnecting Charles Street
      * CBP staff submitted a formal request to DOT for this project’s inclusion in the next two fiscal year CIP budget for further design/engineering and implementation. We would like to thank all those partners who signed on to support the request!
      * Charles North & CBP’s Commercial Development Committee is championing the project.
   2. North Avenue Public Realm and Design
      * Short-term action items were identified, including removing peak parking restrictions, streetscaping, pedestrian lighting, key intersections improvements and pedestrian signals. DOT Traffic has not approved the peak parking removal recommended. Therefore, so CBP is coordinating this item’s resolution with DOT.
      * No “fatal flaws” were identified in the final utilities analysis.
      * Next step is DOT engineering that will take roughly a year. CBP will continue to monitor its progress.
   3. The Y not Lot - 4 W. North Avenue, NW corner of North and Charles
      * The vacant lot at the NW corner of Charles Street and North Avenue is in the process of being transformed into a usable space, to be known as the Y not Lot.
      * On the JHU President's Day of Service, several dozen JHU students planted trees and spread soil and grass seed.
      * Station North Arts & Entertainment, Inc. (SNAE) partnered with CBP, JHU, MICA, Midtown Community Benefits District, Jubilee Baltimore, Southway Builders and the Cheng family to make this a reality.
   4. Mayor's Penn Station Advisory Committee (Working Group staffed by CBP)
      * The City and MDOT committed funding for Amtrak’s State of Good Repairs, a structural evaluation of the station building. Downtown Partnership is reviewing the grant agreement from MDOT to manage the six-month study and will be invited to join the Working Group.
      * Amtrak selected Parsons Corps. to complete a separate Operations and Facilities Plan for the Station.
      * The two above plans will influence the Commercial Development Plan, led by Beatty Development. All three plans will form the larger Station Strategic Plan.
      * Amtrak completed the renovations of the restrooms and continue to make cosmetic improvements, including replacing exterior lighting and installing upgraded Passenger Information Displays along the platform.
   5. Penn Station Improvements and Plaza
      * The Parking Authority of Baltimore City (PABC), via their joint agreement with Amtrak, is maintaining the plaza and hired a Plaza Ambassador to monitor the plaza, assist visitors and keep it clean.
      * The Mayor’s Office of Information Technology (MOIT) has installed free public wi-fi at the plaza.
      * Station North’s EU grant and partnership will expand on the Spruce-up project and implement additional art installations around the plaza.
      * Downtown Partnership and Visit Baltimore are preparing the concourse hillside for Gutierrez Studio designed Welcome Sign.
   6. Traffic Calming
      * DOT has hired Sabra, Wang and Associates to conduct a two-way traffic conversion study for St Paul and Calvert streets. The contract was stalled during prime data collection timing, so DOT has committed to begin other modeling and research work on the project until Charles St. Reconstruction is complete.
      * CBP and Jubilee/Midtown are ensuring study implementation after DOT staff changes and that additional community groups are represented on the Steering Committee.
   7. Charm City Circulator Purple Route Extension
      * The Mayor has committed to extending the Purple Route after the Charles Street Reconstruction is complete in Fall 2014.
      * In collaboration with The Charles Street Development Corporation ( CSDC), CBP will ensure DOT engages the community in mapping, bus stop and signage recommendations.
   8. Greenmount West Open Space
      * NGWCA began a process to assess the management and sustainability for its community-managed open spaces. CBP is assisting by reviewing the Master and Disposition Plans with NGWCA as it connects to their open space management planning. GHCC’s NGWCA/CNCA Work-study student is providing organizing support.
2. Arts and culture development and marketing campaign
   1. JHU has committed funding to SNAE for arts development, events, and marketing.
   2. SNAE, Inc. This Winter and Spring will host a community engagement process, with Old Goucher and Remington, as it seeks to expand further north in preparation for their anticipated application submission to the State in April.
   3. SNAE, Inc. has launched programming at the newly activated Penn Station Plaza with 6+ events and the installation of public furniture. Future art installations will be funded through BOPA”s Artplace America and EU partnership grants.
   4. Note Ynot Lot reported earlier
3. Saturation of Metropolitan Service Agencies Task Force (SMSA)
   1. CBP hosted the initial task force meeting where 50+ community members and agency representatives discussed the negative impact on the neighborhood as result of the density of agencies and some deficient agency practices and collectively brainstormed solutions.
   2. Three subcommittees for action and further research were formed 1) Best Practices: Regular Engagement, Outreach, Communication, 2) Develop a Security Plan and 3) Understanding the Regulatory Environment. CBP is developing work plans and timelines for each of the three subcommittees.
   3. Jeanne Knight of Old Goucher and Councilman Carl Stokes initially co-chair the task force. Representatives of the Charles North Community Association and the Charles Village Civic Association will join to also cochair.
4. Overlay plan maps: CBP staff, using Baltimore Metropolitan Council funding, contracted with Post Typography, a local Old Goucher firm, to complete the Composite graphics. The final paper and emaps reflect: Neighborhood and Districts; Projects, Plans & Major Developments; and Community Assets. The plan will be printed and distributed to partners in December at CBP’s Honor Roll event.
5. Public Safety Task Force
   1. CBP staff collated the public safety efforts/activities in the focus area, identified immediate cross-cutting issues and is developing a timeline to re-establish public safety the task force. CBP is bringing together the area’s three district commanders for an initial meeting with community representatives to discuss the two priorities: prostitution and gang activity.
   2. Charles Village Community Benefits District (CVCBD) is planning expanded safety patrol with JHU for HCPI funding consideration.
   3. CVCBD secured funds from Abell Foundation and the Governor’s Office of Crime Control and Prevention to install ten security cameras (instead of the original 12) along Charles Street between 20th and 27th. Installation of the cameras began in October and will be completed by the end of December.
   4. The Abell Foundation awarded $29,500 to the Department of Sociology at Johns Hopkins University to conduct an 8 month study of the services provided by CVCBD. The final report will guide CVCBD toward improving and or redirecting operations in the district.
6. Code Enforcement (staffed by GHCC)
   1. The Northeast City Inspection Division will be meeting with Central Baltimore neighborhood representatives on Tuesday, November 19. 17 properties will be discussed.
   2. The owner made sufficient repairs to his warehouse at 1803 Guilford Avenue to get a Use Permit and remove the building from the receivership process.
   3. Charles North is now a Streamlined Code enforcement zone and Greenmount West is now a Community Development Cluster. Vacant buildings in neighborhoods with these designations receive extra attention from the Code Enforcement Legal Section.
   4. Here is the update on action on critical properties list:

* 319 E. Lafayette – City plans to put property to auction, if it’s not bid on City will install a frame and stabilize to then reaction
* McAllister Street – Owner has freed himself from bankruptcy and is actively rehabbing the houses
* 310 Lanvale Street – Caught up in the failure of Prisoner’s Aid.  Probably will go to receivership. GHCC continues to pursue this with the City because NGWCA is concerned about a number of nuisance problems at the property.
* 133 E. North Ave. – Will be taken back to receivership for a third time
* 143 E North Ave. – Last receivership auction price was $30,000.  The latest buyer is still actively trying to close
* 207&209 E. North – Recent owner through receivership has not performed an din now back in receivership
* 231 E. North – Owner still hasn’t performed but there is concern about the viability of the project that may hold up receivership

**Goal 2: Promote a thriving and diverse residential market and increase the population in the central Baltimore area through expanded housing, economic and educational resources for new and existing residents.**

1. Residential Development and Marketing (RDM) Task Force (previously called Housing Task Force)
   1. Charlie Duff, Jubilee, remains one co-chair and Karen Stokes, GHCC, accepted the position of co-chair of the RDM Task Force, in place of Salem Reiner.
   2. CBP, GHCC, and Jubilee Staff coordinated three tours of Central Baltimore for the JHU Live Near Your Work program. Over 40 JHU employees participated in these tours. The incentive money for this program is $27,000. Funding for the tours was provided by the President’s Office, under the Homewood Community Partners Initiative, and the Maryland Department of Housing and Community Development. Several community, city, and state partners participated in the Housing Resource Fair at the conclusions of the tours.
   3. The RDM Task Force has begun to coordinate the sharing of information and strategies between GHCC and Jubilee regarding their residential development marketing efforts and goals. The conversations have also included information sharing and opportunities for collaboration regarding the various types of tax credits, Healthy Neighborhoods, and housing tour strategies.
2. Greenmount West City-owned Vacant Property RFP’s
   1. The city awarded the Lanvale and Guilford RFP to Harbor Development for their GREENmount West Homes redevelopment proposal. The Land Disposition Agreement is currently being negotiated and Harbor is developing their funding model that includes BRNI capital grant funding.
   2. The 1700 block of Greenmount Avenue (42 vacant parcels) is awarded to Jubilee Baltimore and partners for City Arts 2 to include a public park. The LDA was approved in September. This project received BRNI predevelopment grant funding.
   3. 1700 block of Latrobe will be marketed soon and the privately owned vacants will be pursued through receivership.
   4. Dilapidated properties on 1800 block of Greenmount will be demolished soon the adjacent warehouse will also be demoed but after the City relocates their active garage services there.
3. Healthy Neighborhoods
   1. JHU is signed a contract with Healthy Neighborhoods to provide funding to allow healthy neighborhoods expand its programs to almost all of the HCPI neighborhoods and to expand the work in neighborhoods in which it now operates. Healthy neighborhoods will continue to operate through GHCC for six neighborhoods and Jubilee Baltimore for two.
   2. Discussion is underway on the expansion in 2014 of the blocks on which healthy neighborhoods home mortgages and rehabbed loans are available.
4. Supporting retention and improvement of affordable housing
   1. Telesis began construction of Phase 2, North Barclay Green, a mixed income rental and homeownership project centered on 20th St. and Barclay including a public park.
   2. J. Van Story Branch public housing building –
      * CBP continues to facilitate addressing community concerns. Communication has been reestablished with HABC on this issue and we will be coordinating a community/HABC meeting with Anthony Scott, Deputy Director, HABC and his key staff.
      * HABC is working to address security concerns and has installed a security guard in the building this past month. Building management is in the process of changing its guest policy and is working on safely reopening the interior courtyard while the building is under construction.
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7. Remington Redevelopments
   1. Seawall Development is implementing Miller’s Square II rehabs throughout Remington, aiming for 30 by the end of 2013. This project was awarded BRNI capital grant funding.
   2. Properties for the Remington Row mixed-use project were acquired by Seawall. The company is undertaking extensive community engagement for uses, types of tenants and design. A community meeting is scheduled for Saturday, Nov. 16th to review revised plans and PUD process/timeline.
   3. Sewall Development’s Tire Shop project in well under construction housing Single Carrot Theater, Young Audiences of Maryland and Spike Gjerde's restaurant/butcher shop.

**Goal 3: Support partners and other stakeholders who are working to improve schools and education.**

1. Barclay and Margaret Brent schools each completed $800,000 of interior and exterior capital improvements (funds were 50% school system met by JHU from HCPI funds) in September and celebrated with community leaders and donors.
2. GHCC got approval from Healthy Neighborhoods to reprogram a $20,000 capital grant proposal to beautify the 10-foot chain link basketball fence at Margaret Brent with new planting beds, four large trees and other plantings.
3. At **Margaret Brent**, new Principal, Pam Smith, has already become very engaged with the HCPI partners. Ms. Smith has hired a new Assistant Principal, Erica Goodridge.
4. **Barclay’s** Managing Assistant Principal (MAP), Bettye Adams, has been focused on understanding and restructuring school programs.
5. **Dallas Nicholas**’ new Principal, Danielle Adams, hired Michael Brandt as the Assistant Principal. GHCC is pleased with the level of engagement the new administrators with us as a partner.
6. At Margaret Brent we are seeing more income diversity in its student population - 10 more children of middle income families enrolled children at MB this school year, total of approximately 30 over the last 3 years.
7. At Margaret Brent, 2013-2014 enrollment is over the projection of 262 with an enrollment of 289. The school now has an additional $150,000. Principal Pam Smith has proposed and gotten positive feedback from Carolyn Freeland, the School Family Council and faculty on a plan to add positions that are critically needed to reduce staff-student ratio and provide content area instruction.
8. New this year are partnerships to encourage better school attendance (20 Hour a week Repair the World volunteer) and better school climate (4 University of Baltimore conflict resolution mentors to work with Margaret Brent students with behavior issues); and volunteers to offer parents Earned Benefit screening to determine eligibility for public and private assistance.
9. Johns Hopkins University is supporting the launch of a smart classroom pilot program in Margaret Brent and Barclay Elementary/Middle schools. The project offers both schools the opportunity to outfit one of their classrooms with 30 Samsung Electronics' tablets with docking keyboards (one for each student and the teachers), an additional ATIV PC for the teacher’s desk, and a touch-screen 65-inch interactive whiteboard to use during their daily lessons.

**Goal 4: Support the Central Baltimore area’s commercial districts with revitalization and stabilization efforts while fostering mixed-use transit oriented development and arts/entertainment related commercial in those neighborhoods that envision it.**

1. Major projects: staff have been providing support and helping arrange financing for:
   1. Chesapeake Restaurant: Arranging financing and developing design plans for phase 2 residential development on Lanvale St.; applying for city apartment tax credits.
   2. 10 E. North Ave. (the former Center Theater): continuing preconstruction activity, expecting to close on interim financing and begin construction by the end of the year. BRNI grant awarded
   3. Parkway Theater – Maryland Film Festival and Seawall Development
      * Predevelopment planning continuing including space plans for JHU and MICA film programs.
      * BRNI predevelopment grant funding awarded.
      * The Maryland film Festival is in the "quiet phase" of a major capital fund raising campaign.
   4. Penn Station Master Plan/Lanvale Lot Development - Beatty Development
      * Amtrak is extending its scope of services with Beatty Development and is reviewing Beatty's proposal for multiple developable sites within the Amtrak footprint.
      * Note planning effort described other places in this report
      * CBP’s Penn Station Workgroup identified transportation master planning component as a missing piece.
   5. North Avenue Market
      * Stabilized the chimney for activating The Ynot Lot.
      * Red Emma’s renovation to relocate to the Market continues but they opening date has been pushed back to December 2013; windows are currently being installed.
   6. Charles Street Corridor Revitalization and Business Development
      * Available retail spaces inventoried by CBP Economic Development Consultant.
      * Matching spaces to interested artists for live and/or work spaces and assisting with lease term negotiations continues.
      * Early 2014 “pop-us” retail events planned.
   7. 1400 Greenmount
      * BARCo plans to turn it into affordable artist studios and shared tool use space.
      * Predevelopment planning is underway and a BRNI grant was awarded.
   8. St. Paul and 33rd St Development
      * the developer is negotiating with potential anchor tenants and exploring options for the residential portion of the site
      * Community-requested temporary public parking was installed.
   9. Tony Cheng Properties
      * The passage of the city's apartment incentive program, successfully extended to Station North by CBP, encouraged Tony Cheng’s DC developer, Monument Realty’s (Michael Darby), to continue planning for Cheng’s 12 properties. Without it, the project planning had been suspended.
      * Monument’s first public meeting is planned for Charles North & CBP’s December Commercial Development Committee meeting.

**Goal 5: Assure equitable community development strategies that serve everyone among the diverse and inclusive population of Central Baltimore.**

1. Workforce
   1. Four clients were placed in jobs by the GHCC Workforce Connections program during the month of September, raising the total number of clients placed in jobs to 49. Of those 49 clients placed in employment, forty-one are currently working.
   2. The GHCC Workforce Connections and Telesis workforce partnership connected two full-time general laborers to work with Repal (a Telesis subcontractor) earning $11.65 an hour.
   3. The MOED, EBDI and Johns Hopkins “Pathway to Hopkins” relationship continue to produce several job leads (research, administrative assistance and retail positions).
2. Economic Inclusion
   1. JHU is will roll out in January a JHU-wide economic inclusion infrastructure within Purchasing, Construction Contracting, HR and University Administration.
   2. JHU is close to hiring a full-time Economic Inclusion staff position. This will enable a more robust roll out and implementation capacity
   3. MICA has initiated some smaller economic inclusion based on the JHU framework, including arranging for Station North Arts Café to open a second location, Nancy's, in the MICA graduate building on North Avenue.
   4. BIP held an award and recognition event, attended Mayor Rawlings-Blake, at the Chesapeake in early November. Many Central Baltimore partners, as well as CBP, were recognized, including GHCC’s Workforce Connections Program, Seawall Development, Telesis Corp., MICA, TRF, Southway Builders, and The Chesapeake Restaurant. ABAG and the Mayor’s Office are committed to a second year of BIP initiatives.

**Goal 6: Increase the community engagement of the anchor institutions to neighborhood revitalization and economic opportunities.**

1. University of Maryland:
   1. Lindsey Bishop, second year SWACOS masters candidate 2014, is CBP’s MSW intern through April 2014. Lindsey will be assisting with the SMSA and Public Safety Task Force and HCPI Community Spruce-up Grant Program.
2. University of Baltimore:
   1. CBP and GHCC staffs worked with UB’s Dean, College of Public Affairs, to establish work-study opportunities to support unstaffed neighborhood organizations throughout CBP area. GHCC is coordinating three UB work-study students supporting unstaffed neighborhood associations.
3. Maryland Institute College of Art
   1. MICA committed security resources for The Ynot Lot’s activation.
   2. ABAG honored MICA as an Unsung Hero in Economic Inclusion as a BIP partner.
4. Johns Hopkins University:
   1. CBP and GHCC staffs worked with the Center for Social Concerns to establish work-study positions to support unstaffed neighborhood organizations throughout the 10 Central Baltimore neighborhoods. JHU has five work-study students providing support.
   2. JHU researchers assessing CVCBD impacts, successes and opportunities.
   3. Center for Social Concern is collecting feedback from community agency representatives, students, faculty, and staff on for-credit community activities for enhancing Community Based Learning efforts at the Hopkins Homewood campus.
   4. On the JHU President's Day of Service, several dozen JHU students planted trees and spread soil and grass seed at The Ynot Lot.
   5. Anthropology Department is interested in doing a community-based learning research project in Station North next semester.

**Goal 7: Engage the partners who participated in the HCPI process to be fully involved in implementing those recommendations through the Central Baltimore Partnership**

1. Governance and engagement with HCPI

1. CBP nominating committee named five new members to join the Steering Committee to more fully reflect the larger geography and broader topics in the HCPI agenda. Representatives from Waverly Main Street, Seawall Development, Greater Remington Improvement Assoc. and Charles Village Civic Assoc. and Tim Armbruster have agreed to serve. The committee is still pursuing others.

2. Community/stakeholders’ consultation sessions have been held on the proposed Development Financing Fund and board members are being pursued by members of a workgroup.

3. The HCPI Community Spruce-Up Grant Review Committee will be a cross section of HCPI partners and city-wide representatives.

1. CBP staff continues to support the Deutsch Foundation’s Baltimore Arts Real Estate Corp. (BARCo) with site assessment and other activities on several properties: Load of Fun and 1400 Greenmount Ave.
2. Waverly Main Street Master Plan – CBP is supporting WMS’s retail revitalization efforts, including helping change the retail mix; all one you are a and targeting key properties for acquisition with the Governor’s acquisition/demo funding for CBP.

**Goal 8: Plan for the long term sustainability of the Central Baltimore Partnership**

1. Central Baltimore Partnership Communications
   1. CBP part-time communication director, Jacqui Lampell, reorganize the CBP communication committee, completed a communications plan and begun implementation.
   2. Produced and electronically distributed monthly editions of *Headlines.*
   3. Updating website content and regularly update Facebook.
   4. Hired a Web design firm to create a new Web site for CBP.
   5. Improved and expanded communications committee membership.
   6. The growing recognition of CBP and the HCPI agenda is reflected in presentations CBP staff and partners are being asked to make: Joe and Amtrak at the national Rail-Volution conference in Seattle; Joe at the Governor’s sustainability forum, the Federal Reserve teleconference on "Redefining Rust Belt," and the NeighborWorks conference of mid-Atlantic executive directors; Andy and Joe to ABAG; and Andy at several Hopkins internal forms and administrative groups and national conferences looking at anchor institutions. JHU will host a major national conference of the Anchor Institutions Task Force in December.
2. Resource Development for CBP and partner projects
   1. Consultants are helping CBP staff identify national funds for implementing the HCPI agenda, both federal government (pretty dismal) and philanthropic. The sustainability committee work is critical to pursuing the national foundations.
   2. Completing administrative arrangements for the $3 million in the Governor’s FY 14 capital budget and requesting $3 million more in FY 15 for the HCPI agenda.
   3. CBP has secured $300,000 thus far for the HCPI Community Spruce-UP Grant Program.
   4. CBP staff completed a proposal for but has yet to hear the results of the Community Legacy proposal for 9 projects.
   5. CBP and Station North Arts and Entertainment Inc. convened a collective decision making process for an Art Place grant application. The interested project attendees fully agreed BARCo should apply for their arts-based Load of Fun project.