



# SUSTAINABLE COMMUNITY DESIGNATION

## 2019 Minor Modification Form

### Eligible Applicants:

- *Local governments or local government consortia with an already designated Sustainable Communities Area*

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
2 N Charles Street, Suite 450

Baltimore, MD 21201

410-209-5800

[www.mdhousing.org](http://www.mdhousing.org)



**I. SUSTAINABLE COMMUNITY MODIFICATION APPLICANT INFORMATION**

**Name of Sustainable Community:**

**Baltimore City Sustainable Community**

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**Name of Applicant:**

**City of Baltimore**

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**Applicant's Federal Identification Number: 52-6000769**

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**Applicant's Street Address: c/o 417 East Fayette Street,**

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**City: Baltimore County: NA State: MD Zip Code: 21202**

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**Phone Number: Fax Number: Web Address:**

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**Sustainable Community Application Local Contact:**

**Name: Stacy Freed Title: Sr. Advisor to the COO**

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**Address: 417 E. Fayette Street City: Baltimore State: MD Zip Code: 21202**

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**Phone Number: 410-396-3238 Fax Number: NA E-mail address:  
stacy.freed@baltimorecity.gov**

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## **II. SUSTAINABLE COMMUNITY MODIFICATION DESCRIPTION**

Existing Sustainable Communities may find it useful, or necessary, to alter their strategic plan or geographic area to reflect a new approach or add regions targeted for revitalization. Please be advised that any approved changes will not extend beyond the Sustainable Community's five-year designation period.

**Please specify if the proposed change is a boundary modification or a strategy modification.**

**Boundary**

**Strategy**

### Introduction

The Baltimore City Sustainable Community Area consists of \_\_\_\_\_ and is organized around 11 strategies:

#### **Strategy #1: Support Main Streets and commercial areas by targeting investments in Middle Market Neighborhoods.**

Revitalization Goal: Enhance economic competitiveness by improving the City's ability to attract new and expanded businesses, by providing quality services and products that are regionally competitive.

#### **Strategy #2: Healthy Neighborhoods.**

Revitalization Goal: Value communities and neighborhoods by building upon existing strengths, assets and amenities.

#### **Strategy #3: Target investment along major transit routes**

Revitalization Goal: Support transportation efficiency to improve air quality; promote access to employment opportunities; and, increase connections to transit.

#### **Strategy #4: Target Investment in Arts and Entertainment Districts.**

Revitalization Goal: Support and build upon existing cultural assets and strengths; enhance economic competitiveness.

#### **Strategy #5: Invest in anchor institutions and major redevelopment areas**

Revitalization Goal: Support existing economic and business development around anchor institutions; promote access to quality affordable housing developments, increase housing choices through redevelopment of quality mixed-income housing; and, utilize targeted code enforcement to encourage existing owners to maintain and occupy properties.

#### **Strategy #6: Targeting greening strategies in distressed areas near strong housing markets**

Revitalization Goal: Enhance communities and remove blighted and unsafe structures to promote market-based efforts; target demolition in areas as future holding strategies or to provide spaces for urban agriculture.

#### **Strategy #7: Support the Health Enterprise Zone (21216, 21217, 21223, 21229)**

Revitalization Goal: Support efforts to reduce health disparities in West Baltimore through the integration of physical development, land use, enhanced accessibility, community engagement and new health-related programs.

#### **Strategy #8: Reduce the City's Food Deserts**

Revitalization Goals: Promote community health and economic opportunities by creating access to healthy and affordable food choices for all City residents.

### **Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competiveness**

Proposed Revitalization Goals: Use City assets such as schools and recreation centers to leverage new development, increase housing values and enhance connections with neighborhoods and business districts.

### **Strategy #10 Create Regional Connections**

Revitalization Goals: Support redevelopment efforts that cross boundaries and encourage jurisdictional collaboration and partnerships.

### **Strategy #11 Promote diverse housing choices**

Proposed Revitalization Goals: Support efforts underway through existing and future programs that help residents maintain their properties, increase their housing values, leverage other resources, address vacant properties and foster community interaction to support housing opportunities for all income ranges and needs. These areas include neighborhoods classified as C-G by the 2017 Housing Market Typology and properties selected for participation in HUD's Rental Assistance Demonstration (RAD) program.

### **Additional Strategies**

The City is requesting approval of the following four (4) strategies as part of this modification:

### **Strategy 12: Support Business Development through Tourism**

Proposed Revitalization Goals: The Inner Harbor and Rash Field sparked downtown's early revitalization and recognition as a national model of urban redevelopment. With Rash Field's proposed upgrades, is poised to again to become a regional centerpiece, a job generator, and a neighborhood shopping and recreation center.

Proposed Geography: Inner Harbor, Rash Field, Visionary Arts Museum, Baltimore Museum of Industry

Rationale: The Inner Harbor area is poised for significant redevelopment, which is being led by \$29 million in upgrades to Rash Field. When complete, Rash Field will offer a range of family activities, sporting events and performances that will be equally attractive to nearby residents and tourists. Increase in attendance is expected to create a spillover affect that could lead to demand for goods and services sold by local vendors, thereby supporting the City's maker and small business development efforts.

### **Strategy 13: Support Opportunity Zones**

Proposed Revitalization Goals: Spur revitalization in designated Opportunity Zones.

Geography: Citywide Opportunity Zones

Rationale: Opportunity Zones (OZ) encourage large-scale investment in historically under and/or dis-invested communities. OZ investments lead to increases in employment, significant capital investments in distressed communities, and creation and expansion of local businesses.

### **Strategy 14: Support the growth of maker spaces, worker cooperatives and women and minority-owned businesses.**

Proposed Revitalization Goals: Encourage the establishment and growth of small businesses and maker spaces that provide critical local jobs, support entrepreneurship and are key to revitalizing neighborhood retail centers.

Geography: Main Street, neighborhood commercial corridors

Rationale: Baltimore's growing entrepreneurial community plays a significant role in attracting new businesses to the City's Main Streets and neighborhood commercial centers.

### **Strategy 15: Encourage an Equity Lens**

Proposed Revitalization Goals: Support Citywide efforts to improve planning, decision-making and resource allocation to target investment and support revitalization efforts in historically disinvested communities.

Geography: Citywide

Rationale: The City's Community Development Framework identifies targeting resources to historically disinvested communities as a priority. Aligning City priorities and state investment ensures that often overlooked communities have access to resources to successfully complete revitalization initiatives.

**Modified Strategies**

The City is requesting approval to modify two (2) strategies:

**Modified Strategy #4: Target Investment in Arts and Entertainment Districts.**

Revitalization Goals: Support and build upon existing cultural assets and strengths; enhance economic competitiveness and create organizing opportunities to strengthen community networks.

Geography: Approved Arts and Entertainment Districts

Rationale: The recently designated Pennsylvania Avenue Black Arts and Entertainment District demonstrates the role that grassroots organizing plays in using culture as an economic revitalization strategy. Broadening this strategy expands funding opportunities in the City's Arts and Entertainment districts.

**Modified Strategy #8: Create Healthy Food Environments**

Revitalization Goals: Promote community health and economic opportunities by creating access to healthy and affordable food choices for all City residents

Geography: Citywide

Rationale: The original strategy supported the City's then policy of reducing food deserts. The City's strategy has broadened to focus on food inequities and creating strategies and opportunities for a wide range of programs and ways to make healthy and affordable food available.

**Boundary Modification**

1. What is the reason/justification for your proposed modification? What are the proposed projects or activities that will take place as a result of this modification? What State resources do you anticipate using as a result of this modification?

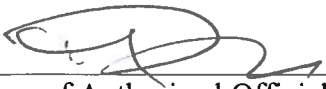
**Proposed Boundary Changes**

- A. Inner Harbor, Rash Field and Museum of Industry to the City's Sustainable Community area. All three of these areas support economic development and business growth while also providing local and regional educational, retail and recreational opportunities. Rash Field Park will provide a variety of educational areas such as a butterfly lab, nutritional lab and kinetic play area, family-oriented recreation such as a skate park and beach and broad community uses such as open lawns and fitness areas. The Inner Harbor and adjacent attractions including museums draw visitors from around the world. Pedestrian walkways provide a variety of opportunities to support small business kiosks, carts and other vendor locations. Supports Strategy #12
- B. Opportunity Zones. Most of the City's Opportunity Zones are also part of the Sustainable Community area. Adding following five (5) that are part of the City's industrial areas, ensures that all the OZ have access to resources made available through a Sustainable Community designation: Orangeville; Pulaski Industrial Area; Canton Industrial Area; Fairfield Industrial Area; and, Hawkins Point. Supports Strategy #13

2. If this is a boundary modification, provide the following information:
  - a. Size of modified area: 5,996 acres
  - b. Description of area being included: current zoning, adopted growth tier, current land use, vacancy rate (if applicable), etc.

The areas proposed in this boundary modification are recreational, educational and support business development, local hiring and tourism. All are easily accessible to downtown's growing residential population and employment centers such as City Hall, the State of Maryland, and Mercy Hospital. The proposed additions are zoned C-5 for downtown uses, OS to support parks and recreation and C-2, intended to permit small and medium-sized businesses that are part of urban commercial corridors. The proposed areas support high density residential uses and are intended to support local retail and recreational needs while also appealing to a broader regional and national audience. The promenade that is part of the Inner Harbor is a popular destination for walking, exercise and relaxing and offers multiple opportunities to support a broad range of small business enterprises, including start-ups and maker spaces. Rash Field, a long-time draw for cultural festivals and tournaments, is undergoing a \$29 million redevelopment effort. The first phase, which is underway represents a \$17 million investment.

3. If boundary-related, please also submit an electronic GIS shapefile and a PDF map on a CD-ROM with your application. If you have any GIS-related questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Brad.Wolters@maryland.gov. All other questions should be directed to Mary Kendall, Program Officer, Mary.Kendall@maryland.gov or 410-209-5810.



Signature of Authorized Official

3.16.2020

Date

Michael Braverman

Printed Name of Authorized Official

Date



Signature of Authorized Official

3/17/2020

Date

D. Christopher Ryer

Printed Name of Authorized Official

3/17/2020

Date

Please send all completed forms and files to Mary Kendall, DHCD Program Officer, at the address listed below:

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
2 N Charles Street, Suite 450  
Baltimore MD 21201



# Baltimore City Sustainable Communities Boundary (3/13/2020 Update)

