

# County Council Of Howard County, Maryland

2009 Legislative Session

Legislative Day No. **10**

## Resolution No. 69 -2009

Introduced by: The Chairman at the request of the County Executive

A RESOLUTION approving the application and receipt of financing for two Community Legacy Projects in Howard County, further described in the Community Legacy Application, to be financed either directly by the Maryland Department of Housing and Community Development or through other departments or agencies of the State of Maryland.

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Introduced and read first time \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen LeGendre , Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen LeGendre , Administrator

This Resolution was read the third time and was Adopted\_\_\_\_, Adopted with amendments\_\_\_\_, Failed\_\_\_\_, Withdrawn\_\_\_\_, by the County Council on \_\_\_\_\_, 2009.

Certified By \_\_\_\_\_  
Stephen LeGendre , Administrator

Approved by the County Executive \_\_\_\_\_, 2009

\_\_\_\_\_  
Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County Executive and County Council of Howard County recognize  
2 that there is a significant need for reinvestment and revitalization of certain communities in  
3 Howard County; and  
4

5           **WHEREAS**, by approval of Resolution No. 91-2001, Howard County designated the  
6 area of the Route 1 Corridor as a Community Legacy Area and the designation was approved by  
7 the State of Maryland; and  
8

9           **WHEREAS**, during Fiscal Year 2006, the State approved a modification to the Route 1  
10 Corridor Community Legacy Area to include a portion of land north of Interstate 95 and a  
11 diagram of the Route 1 Corridor Community Legacy Area (the “Area”) is attached as Exhibit  
12 “A”; and  
13

14           **WHEREAS**, Howard County proposes to develop two Community Legacy Projects (the  
15 “Projects”) in the Area, as further described in the Community Legacy Application, the purpose  
16 of which will be to contribute to the reinvestment and revitalization in the Area; and  
17

18           **WHEREAS**, the Maryland Department of Housing and Community Development (the  
19 “Department”), either through the Community Legacy Program or through other programs of the  
20 Department, or in cooperation with other state departments or agencies, may provide some or all  
21 of the financing for the Projects (the “Project Financing”) in order to assist in making the  
22 Projects financially feasible; and  
23

24           **WHEREAS**, the Area is located within a priority funding area under Section 5-7B-02 of  
25 the Smart Growth Act, set forth in the State Finance and Procurement Article, and the Projects  
26 will conform to the Howard County Zoning Regulations; and  
27

28           **WHEREAS**, the first Project seeks funding to purchase a permanent operating space for  
29 the Corridor Community Service Center to serve as a “one-stop” location for services for low  
30 income, uninsured and underserved residents; and  
31

1           **WHEREAS**, the second Project includes constructing various capital improvements at  
2 Baldwin Hall and Commons including the renovation of the Hall and the installation of lights  
3 and benches; and  
4

5           **WHEREAS**, the applicable law, regulations and Departmental requirements necessitate  
6 approval of the Projects and the Project Financing by the County Executive and the County  
7 Council.  
8

9           **NOW THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
10 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2009 that it hereby endorses the Projects in the Area  
11 and approves the application for Project Financing in the form of a grant or loan, up to the  
12 amount of \$500,000;  
13

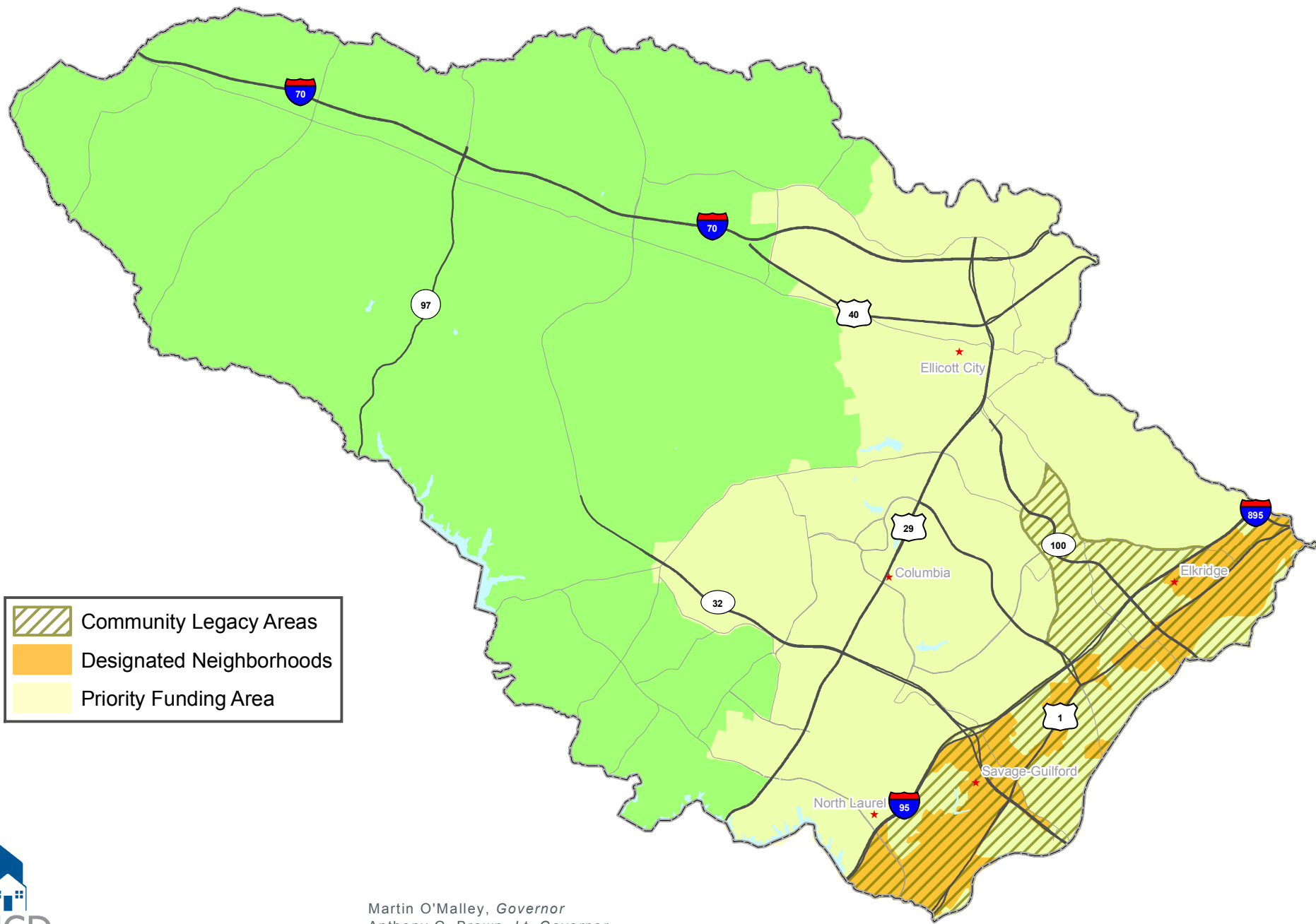
14           **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby requested to  
15 endorse this Resolution, thereby expressing his approval thereof;  
16

17           **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized  
18 to execute documents and take any action necessary to carry out the intent of this Resolution;  
19

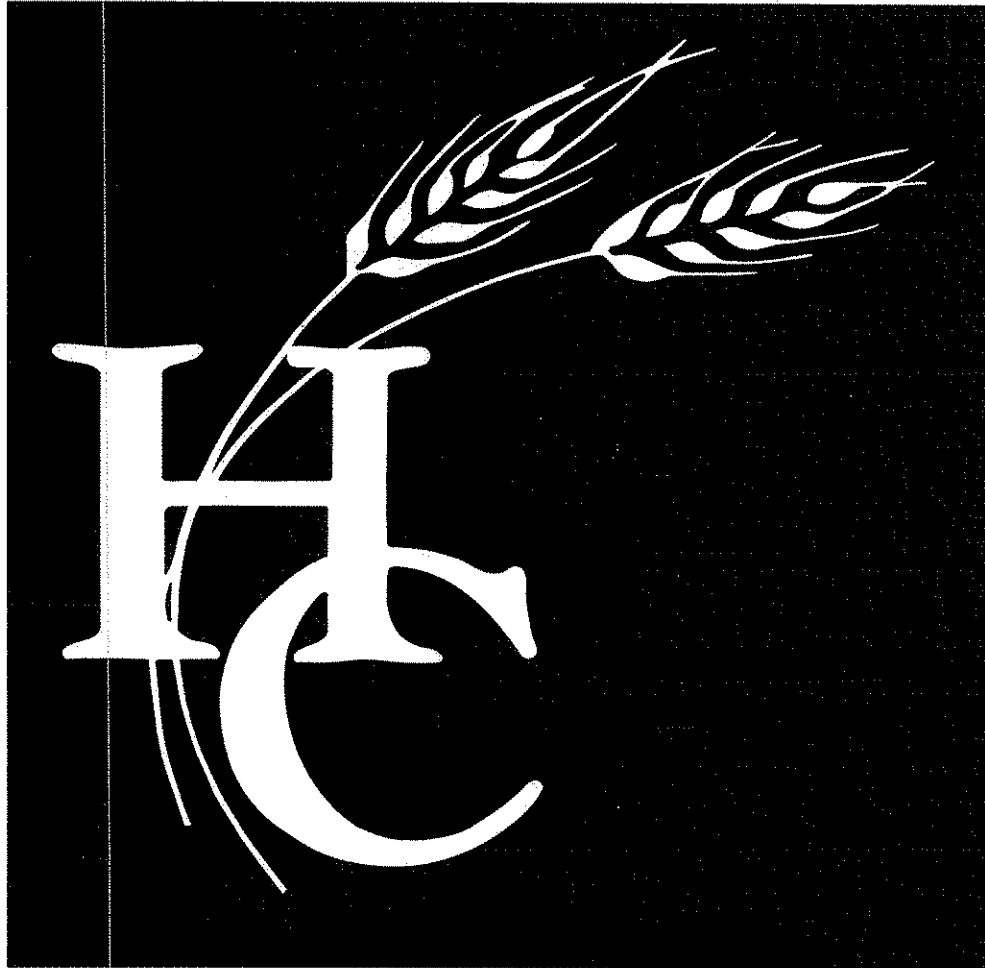
20           **AND BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be sent to the  
21 Secretary of the Department of Housing and Community Development of the State of Maryland  
22 for consideration by the Community Legacy Board.

# Howard County

## *Neighborhood Revitalization Areas*



**FY2010  
Community Legacy Application**



**Howard County, Maryland  
Prepared For:  
Maryland Department of Housing and Community Development  
By:  
Howard County Department of Planning & Zoning and Howard County Housing  
July 29, 2009**

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<b>7</b>	<b>Modified Community Legacy Plan</b>
<b>8</b>	<b>Signed Community Legacy Application Disclosure Authorization and Certification</b>

**CHECKLIST & TABLE OF CONTENTS****APPLICANT:** Howard County, Maryland**NAME OF COMMUNITY LEGACY AREA:** Route 1 Corridor**Please review the checklist of attachments and furnish all of the attachments that are applicable.****Contents of the notebook should be tabbed and organized as follows:**

- ☐ **TAB #1 – Executive Summary** - Attach a brief summary of the application, no more than two pages.  
This is **required** for all applications.
- ☐ **TAB #2 – Core Community Legacy Application** - Applicant Information, Contact Information, Community Legacy Area Information, Funding Request, Prior Community Legacy Funds Awarded, Status of Prior Community Legacy Projects and Area.
- ☐ **TAB #3 – Individual Project Descriptions, Budgets, Project Impact Data Sheets, and Related Documents** - Individual project(s) budget(s), Project Impact Data Sheet(s), and documentation of funding commitments.
- ☐ **Photographs** - Include photographs of the project(s) (interior and exterior) or, if the project(s) is a study, please provide photographs of the site area.
- ☐ **Construction or Renovation Projects** - Include the following items as available: plans/specs, construction drawings, general contractor, construction monitor, etc. A Minority Business Enterprise Plan will be required if funds will exceed \$250,000 in construction/renovation costs.
- ☐ **TAB #4 – Local Support Resolutions** - Local Government Resolution or Local Government Resolution for Community Development Organization.
- TAB #5 – Organizational Documents for Community Development Organizations**
  - ☐ **Corporation Resolution**
  - ☐ **Articles of Incorporation** (if not previously submitted as stated on Corporate Resolution).
  - ☐ **By-Laws** (if not previously submitted as stated on Corporate Resolution).
  - ☐ **IRS Tax Exempt Determination Letter** (if not previously submitted).
  - ☐ **List of Organization's Board of Directors**
  - ☐ **Certificate of Good Standing** - Obtain a current Certificate of Good Standing from the Maryland Department of Assessments and Taxation by calling 410-767-1340 or visiting their website  
Maryland SDAT Certificate of Status System
  - ☐ **Organization's Operating Budget for the Current Year**
  - ☐ **Most Recent Independent Financial Audit of the Organization**
- ☐ **TAB #6 – Modified Community Legacy Boundaries** - Submit, if applicable. Include boundary descriptions and a colored map.
- ☐ **TAB #7 – Modified Community Legacy Plan** - Mandatory 2010 electronic submission (guide attached).
- ☐ **TAB #8 – Signed Community Legacy Application Disclosure Authorization and Certification**

## COMMUNITY LEGACY APPLICATION

**APPLICANT:** Howard County, Maryland

**NAME OF PROPOSED COMMUNITY LEGACY AREA:** Route 1 Corridor

### EXECUTIVE SUMMARY

The entire Route 1 Corridor was designated as Howard County's Community Legacy Area in the County's initial Community Legacy Plan. Since the corridor is more than eleven miles long, the Community Legacy Plan update is focused on the southeastern portion of the Plan Area.

Many of the communities in the southeastern area are among the oldest in the County. Revitalization has not always been the highest priority in this area. However, in response to North Laurel residents' requests, the County is now building a new North Laurel Community Center and developing a new North Laurel Park to serve the community's residents. The County also supports the operation of a Multi-Service Center serving economically and socially vulnerable individuals and families. In addition to these efforts, Howard County Police have increased their presence in the area by occupancy of a sub-station in a local shopping center.

There are two MARC stations in this area: Savage and North Laurel. Both the Savage and proposed North Laurel TOD's will add residences and businesses in the southeastern part of the Community Legacy Area and are expected to become hubs of activity.

One of the County's projects has two components: significant renovation of the Baldwin Hall and enhancement and expansion of the use of Baldwin Commons Park. Carroll Baldwin Memorial Hall was built in 1921 as a community hall to serve the Savage community and has served as the Savage Library and the community's Post Office. It is owned by the non-profit organization, the Carroll Baldwin Memorial Institute, and is adjacent to Baldwin Commons, which is owned by Howard County. Baldwin Hall is regularly used but has fallen into disrepair. The building needs work to its roof, entryways and major systems, flooring, plaster walls, windows, the stage and balcony need repairs or reconstruction to improve functionality and overall attractiveness within the community. The County is seeking \$75,000 for the first phase. The Institute will contribute \$20,000 towards the renovations.

The Commons is used for leisurely activities and community events. However, the lack of lighting often invites illegal or inappropriate behavior, preventing the community from using it at night. This is antithetical to the community's goals and need to have a welcoming community space. The County seeks \$63,500 for pedestrian scale lighting and benches to make the Commons becomes safer and more user friendly. These funds will also be used to provide an interpretive historic marker so visitors can learn the significance of the community.

The other proposed project involves the acquisition of permanent condominium office space on the first floor of the mixed-use Community Legacy funded development known as Patuxent Square. The space will house the existing North Laurel Multi-Service Center and will become the Corridor Community Service Center. The current center, located off of Whiskey Bottom Road, serves residents in both the North Laurel and Savage communities and provides a single-site location for residents to access critical human services without the impediment of transportation. While the County will acquire the space through a Lease Purchase Agreement, the Community Action Council of Howard County will continue to be the lead agency responsible for the center's operation and coordination of services between providers. The cost of this project is estimated at approximately \$430,000. The County will be

requesting \$100,000 in Community Legacy funding to support this project. The balance of funding for acquisition will come from FFY08 and FFY09 Community Development Block Grant Entitlement funds.

**COMMUNITY LEGACY  
APPLICATION****APPLICANT INFORMATION****1. Legal Name of Applicant:**

Howard County, Maryland

**2. Applicant's Street Address:** 3430 Courthouse Drive**City:**Ellicott City**County:** Howard**State:** MD**Zip Code:** 21043**3. Phone No:** (410) 313-2013 Ext:**Fax:** (410) 313-3051**Web Address:** <http://www.howardcountymd.gov>**4. Applicant's Federal Identification Number:** 52-6000965**5. Community Legacy Coordinator -** Steve Lafferty**Title:** Director - Special Projects**Address:** 3430 Courthouse Drive**City:** Ellicott City**State:** MD**Zip Code:** 21043**Phone No:** 410-313-4302 Ext:**Fax:** 410 - 313- 1655**E-mail:** [slafferty@howardcountymd.gov](mailto:slafferty@howardcountymd.gov)**6. Person to be contacted for Award notification:** Ken Ulman**Title:** County Executive**Address:** 3430 Courthouse Drive**City:** Ellicott City**State:** MD**Zip Code:** 21043**Phone No:** 410-313-2013 Ext:**Fax:** 410-313-3051**E-mail:****7. Check all that apply to this application:**

- ☒ Submit your current Community Legacy Plan electronically and  
Request funding for projects or activities within your plan
- or
- ☐ Apply to be designated as a Community Legacy Area and perhaps  
Request funding for projects or activities within your plan

**COMMUNITY LEGACY AREA INFORMATION****8. Name of Community Legacy Area:** Route 1 Corridor

If a boundary modification is proposed, specify the new physical boundaries of the area and provide a colored map. Include under Tab 6.

**9. Funding Request:****Capital Request:** \$238,500.00**Operating Request:** \$0.00**Total funding requested:** \$238,500.00**Number of projects:** 2

**10. PRIOR COMMUNITY LEGACY FUNDS AWARDED**

Please complete a numeric self evaluation of your funded projects progress relative to the original expectations. A score of "1" should represent the highest assessment, while a "5" should indicate the lowest.

<u>ProjectName</u>	<u>Fiscal Year</u>	<u>Funds Awarded</u>	<u>Remaining CLFunds</u>	<u>Self Evaluation</u>	<u>Percent Complete</u>
Homebuyer Assistance	2007	\$175,000	\$135,000	3	25 %
First time Homebuyer Assistance	2006	\$80,275	\$0	4	0 %
Land Acquisition (Patuxent Square)	2005	\$150,000	\$0	1	100 %
Property Acquisition and Resale	2004	\$200,000	\$0	3	100 %
Land Acquisition (Port Capitol)	2003	\$300,000	\$0	2	100 %
Land Acquisition (Nordeau Subdivision)	2002	\$125,000	\$0	2	100 %

**11. STATUS OF COMMUNITY LEGACY PROJECTS AND AREA**

Since you have previously received Community Legacy funds, discuss in detail your self evaluation above and the progress in the designated Community Legacy Area, including actions taken to implement previously funded projects, partnerships generated, other investment or improvements in the neighborhood and benchmarks met. Also discuss any factors that may have hindered progress of implementing the plan.

The Self evaluation was based upon the following factors: (1) timely use of funds (2) use of funds expended as proposed in the application (3) completion of projects as scheduled

(4) accomplishments consistent with the goals identified in the application & CL Plan. Higher ratings were given to projects that met or exceeded the above factors. Since the 2007 application submission, Howard County housing experienced changes in both the department's administration as well as grants management staff, making it difficult to discuss and document impediments to the overall implementation of the plan. However, it should be noted that prior year projects that allocated funding for homebuyer assistance have been extremely challenging to implement given the significant change in housing market conditions over the past two years. In response the department has, with DHCD's approval, modified the scope of at least one project allowing downpayment assistance to be provided to any qualifying household within the entirety of the CL Area rather than limiting the assistance to potential buyers in a previously targeted CL community of 10 single family units to be developed.

**12. 2009 COMMUNITY LEGACY PLAN**

The Community Legacy Plan should address all of the elements listed in the **Community Legacy Plan Guide**, found in the Section titled Community Legacy Application Documents. The Plan should demonstrate that the proposed strategy and subsequent projects will assist the area to meet the goals of the Community Legacy Program. **Include information under Tab 7.**

**13. SUMMARY OF PROPOSED PROJECTS**

In the following table, rank proposed projects in priority order. This list should include projects identified in the existing Community Legacy Plan, as well as any new projects proposed as part of a FY 2008 Community Legacy Plan modification. Please list all funds requested.

<b>Project Name</b>	<b>Rank</b>
<b>Corridor Community Service Center Acquisition</b>	<b>1</b>
<b>Baldwin Hall and Commons Enhancement Project</b>	<b>2</b>

**INDIVIDUAL PROJECT DESCRIPTIONS AND SOURCES AND USES OF FUNDS**

Include under Tab #3:

**a. Project Name:** Corridor Community Service Center Acquisition**b. Address of the Project:** Street: 9902 Washington Blvd.**City:** Laurel**Zip Code:** 20723**County:** Howard**Community or Neighborhood Name:** Route 1 community**Primary State Legislative District:** 13**Brief project description:**

Acquisition of existing first floor space in a mixed-use CL funded building to house the Corridor Community Service Center.

**What type of Project are you seeking funding for?** Acquisition Rehab**COMMUNITY NEED AND SUPPORT:****Describe the community problem that requested funds will address.**

The proposed locating of the Corridor Community Service Center is critical to addressing the most pressing service needs of the North Laurel/Savage community. As noted in the Community Legacy Plan update, the southeastern section of the Community Legacy area has the lowest median income (\$85,156) in the County. Schools in the area perform well below the County average and there has been a marked increase in the number of immigrant and non-english speaking households over the past ten years. The existing North Laurel Multi Service Center has been in operation for over two years and has very quickly grown out of the modest space that it occupies within the strip shopping center. Initially on an annual lease, the center is now on a month to month lease and in need of more adequate permanent space that will allow it to remain accessible to residents in its primary service areas of North Laurel and Savage while continuing to meet the ever increasing demand for human and socail service.

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**How and what public input was received on the project? Include the nature and extent of public support for or opposition to the proposed project. Explain the decision-making process that has led to this proposal.**

Since both the North Laurel Multi Service Center and Patuxent Square, the proposed new location for the center, are existing uses, no special meetings or public notifications were required. The proposed Corridor Community Service Center use is allowable under the existing zoning classification for the Patuxent Square site and no zoning amendments are necessary.

At the onset of the North Laurel Multi Service Center project, public support was decidedly in favor of the project and its location, as the center was designed to provide greater access to services for the residents of the North Laurel/Savage community. During its span of operation, providers have received no public opposition or complaints regarding the center.

The decision-making process for this project consisted of collaborative discussions regarding feasibility that took place in May of 2009, between the Howard County Department of Citizen Services, the governmental coordinator for the existing center, The Community Action Council of Howard County, the center's lead non-profit agency, the Howard County Department of Housing and Community Development, coordinating governmental agency for this proposed Community Legacy capital project, and Orchard Development Corporation, the owner of Patuxent Square.

**Describe the community's commitment to Smart Growth policies and approaches and how this project furthers that commitment?**

U.S. Senators Paul Sarbanes and Barbara Mikulski have clearly shown their commitment to Route 1 corridor revitalization by sponsoring prior Route 1 revitalization grants for project planning and implementation and streetscape and pedestrian improvements. Additionally, the Howard County Department of Housing and Community Development continues to work in partnership with developers to increase the supply of affordable housing within the corridor, particularly that of rental units. Such partnerships have resulted in the development of Port Capital Village, Patuxent Square and now under development, the Glens at Guilford.

**PROJECT SCOPE:**

**Describe the scope of the project and the connection to the community need stated. Why is this project the best approach?**

The scope of the proposed project involves the acquisition of first floor condominium retail space in the existing mixed-use development known as Patuxent Square. Patuxent Square was funded in part with Community Legacy funds, HOME Investment Partnership funds and Low Income Housing Tax Credits. Eighty units of affordable housing exists on the upper floors. Once acquired, the currently vacant space will be reconstructed to provide for multiple office spaces, a reception area, meeting and training rooms and individual counseling space. This project will relocate the existing North Laurel Multi Service Center, providing for the continuation of critical human and social services for the residents of the North Laurel and Savage communities who are among the most economically and socially vulnerable in the County. The relocating of the center to the Patuxent Square location will keep many residents within walking distance or minimal riding distance by bus or car and minimize the likelihood of disruption in service for the community's residents. This project represents the best approach because it will provide a permanent, suitable space for providers to serve existing clients within the community they live in and minimize the barrier to services caused by lack of accessibility for clients who have limited or no means of transportation.

**For capital projects, indicate the status of site control as well as zoning and building code approval. Also for capital projects, give the age of the building(s), and indicate if the project is located within a local historic district or a National Register historic district. Include names of consultants, architects, or contractors that you plan to use.**

The site is owned by Orchard Developemnet Corporation (OCD, LLC) and is already zoned appropriately to permit the proposed use as a matter of right. No further zoning approvals will be required. The building is approximately 2 years old and is not located within a local historic district and does not appear on the National Register of historic places.

**Explain in detail how this revitalization impact/outcome measured. What benchmarks will be used to measure and report this outcome on a quarterly basis?**

The proposed project impact will be measured by capturing data regarding the service delivery levels of each of the provider agencies and by comparing service level data to trends in household requests for service within the impaceted zip code. Over time we expect to see a trend that would indicate stabilized households which in turn should be reflected in overall community stabilization indicators such as the reduction in crime, loitering and the incidence of homelessness among families within the corridor. The center will continue to use ServicePoint to collect data and reports will be generated and reviewed by County staff at least quarterly.

**Describe how this project fits into your Community Legacy Plan.**

This project is consistent with the update provided for the Community Legacy Plan as it focuses revitalization efforts within the southernmost section of the corridor and proposes to undertake an activity which will directly impact the stabilization of the North Laurel and Savage communities within the plan area.

Describe in detail how this project/program will be implemented including guidelines and/or marketing tools. (For example, if this is a Revolving Loan Fund, please describe your underwriting criteria and the repayment terms.) Demonstrate how this project is ready to proceed and complete the timeline to include begin and completion dates for the entire project.

The project will be implemented through the coordinated efforts of The Department of Housing and Community Development (HCH), The Department of Citizen Services and the Community Action Council of Howard County (CAC). HCH will be responsible for negotiating the lease purchase price, executing the agreement and providing the required downpayment funds in addition to ensuring that the project has received the HUD required environmental clearance. During the acquisition process, DCS will coordinate meetings with a space planner and CAC to begin work on defining the interior space requirements. Once the space requirements have been defined and agreed upon, HCH will coordinate the selection of a Contractor to perform the interior renovations and oversee the construction process. During construction, DCS and CAC will be responsible for developing and overseeing the center's transition plan and identifying resources needed to undertake the physical move from the existing to the new location. DCS will also begin its coordination of a Grand Re-opening event.

Since the proposed center location is part of a recently completed mixed-use development project, previously funded with federal dollars, the environmental review process will move along rapidly and early negotiations have quickly produced a willingness by the Owner to move forward with the project making it soundly "shovel ready".

#### **Project Timeline**

Include dates referring to the Starting Date range, Mid-Cycle range and the Completion Date range

Start Date	End Date	Description of Activity
07/01/2009	07/29/2009	Project feasibility, financing and application submission to DHCD
09/01/2009	10/15/2009	Upon notice of funding award, determine final cost of purchase and required amount for downpayment needed to obtain the Lease Option.
10/16/2009	11/30/2009	Environmental Review, space planning and coordination with lead agency.
11/15/2009	11/30/2009	Secure Lease Option
12/01/2009	04/15/2010	Interior building modifications ( construction)
04/30/2010	05/20/2010	Transition move from existing service center site to Patuxent Square location.
06/01/2010	06/01/2010	Grand Opening of Corridor Community Service Center

**ORGANIZATIONAL CAPACITY:**

**Explain your organizational structure and who will oversee this project. Please indicate who will be responsible for submitting the quarterly reports and payment requests.**

The Howard County Department of Housing and Community Development will be responsible for project implementation. The Department's organizational structure is a hybrid mix of staffing organized by function, programs and products. As a department within County government, the Director, Deputy Director, Special Assistant, Office Administrator and division and program managers form the Department's management team. The department works in conjunction with its sister agency, the Howard County Housing Commission and they jointly own, manage and maintain over 700 residential units. The Department's division of Grants Management will have primary oversight for the project and the Grants Administrator will be responsible for submitting quarterly reports and payment requests.

**Describe your organization's past experience in administering similar projects/awards successfully. If this project involves partnerships with any government entity, public or private organizations, please describe their role and capacity to assist in administering similar projects/awards successfully.**

The Department administers a broad range of federal, state and local funds that provide affordable housing opportunities and support targeted community development activities. The Department has served as the administering agency for CDBG and HOME Entitlement funding since 1996, with a strong successful history of compliance in fund commitment, fund distribution and reporting. In addition to CDBG and HOME, the department administers other grants such as Community Legacy, RAP and EDI Special Projects and serves as the pass thru entity for others such as the Weatherization program.

The partnering governmental entity will be the Howard County Department of Citizen Services (DCS), the human services arm of County Government. DCS is the administering agency for ESG, ETHS/HPP, Service Linked Housing, TEFAP, EFSP and serves as the County's lead agency for Continuum of Care planning and HMIS. DCS will be responsible for assisting with space planning and programming and coordination of services for providers that will be housed at the service center.

The Community Action Council of Howard County is the lead non-profit agency and will continue to provide the day to day operational oversight for the center once the relocation has been completed. CAC is a subrecipient of several federal, state and local grant funds including ESG, EFSP, ETHS/HPP and TEFAP. CAC is also the administering agency for the County's energy assistance programs.

**f. Project Financing: What type of financing are you seeking? Grant**

**What other sources of financing were pursued and/or secured for this project? (Provide supporting documentation with your application for each committed funding source under Tab #3.)**

Because of the limited scope of this project, the only other source of funding to be utilized is that of CDBG Entitlement funding that has been included in the County's FFY08 and FFY09 Action Plans and allocated for this project.

Leasing payments will be covered in part by grant funding received by the Community Action Council through Howard County's Community Services Partnership grant program.

**What is your strategy for raising funds that are not yet committed? Describe when each source of funding will be committed.**

There are no plans to undertake any fundraising efforts in connection with this project. CDBG funding for FFY08 and FFY09 is already available and will be evidenced by a fully executed Grant Agreement with HUD.

**What are the projected revenues, expenses and debt service on the project?**

There are no expected revenues for this project other than the leasing payments to be paid and applied towards the Lease Purchase option. The projected amount of leasing payments to be applied annually towards the purchase price is \$50,000.

**For those projects containing repayments, explain in detail how you will structure the repayment.**

The Community Legacy funds being requested for the proposed project will be in the form of a grant and no repayments are proposed.

**For those projects that do not have a repayment plan, explain in detail why repayment is not possible.**

Repayment is not possible as this project is not structured to be a revenue-generating project and the majority of the funds received will be used for the eventual purchase and ongoing operation and maintenance of the center.

**PROJECT BUDGET**

USES OF FUNDS BY ACTIVITY	SOURCES OF FUNDS					TOTAL BY ACTIVITY	STATUS OF OTHER FUNDING SOURCES*
	Community Legacy Capital Request	Community Legacy Operating Request	Applicant's Contribution	Other Sources	Other Sources Amount		
Building/Site Acquisition	\$100,000	\$0	\$0		\$0	\$100,000	R
Lease Option	\$0	\$0	\$0	CDBG	\$330,000	\$330,000	C
<b>TOTALS BY SOURCES OF FUNDS</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>		<b>\$330,000</b>	<b>\$430,000</b>	

## PROJECT IMPACT DATA SHEET

The chart below will be used to help assess the impact of your project. The impact will be a consideration in the review and ranking of your application. **Complete a separate form for each project.** The information you provide should relate only to this project as anticipated upon its completion. We recognize that the following 27 questions will not apply to all projects. Please fill in as many as possible. If necessary, please provide an estimate if unknown.

**PROJECT NAME:** Corridor Community Service Center Acquisition

**NAICS Code** 531390

PROJECT IMPACT:	Numerical Value
1. "As is" tax value of the property(ies)*	\$2,014,032
Maryland Department of Assessments and Taxation	
2. "As completed" tax value of the property(ies)*	\$2,053,040
Estimate Only	
3. Number of existing housing units that will renovated	0
4. Number of new housing units that will be created	0
5. Number of new home owners (each household equals 1 home owner)	0
6. Percentage of Community Legacy funds that will be repaid within 5 years	0.00
7. Number of existing clients to be served annually at the project location*	1,900
8. Number of new clients to be served annually at the project location*	700
175 new clients per quarter multiplied by 4 quarters. 175 new clients sought services as reported at end of the 3rd quarter	
9. Number of commercial facades that will be improved	2
10. Number of linear feet of streetscapes that will be improved	0
11. Number of linear feet of water/sewer lines that will be added or improved	0
12. Additional neighborhood investment that will result from this project over the next 3 years*	\$0
Expected but unable to determine at this time.	
13. Annual increase in sales (for retail and commercial activities)*	\$0
14. Number of vacant/underutilizebuildings that will be put back into operation	1
15. Square footage of vacent/underutilized space that will be put back into operation	16,033
16. Length of time building(s)/space referenced above has been vacant	1
17. Number of blighted properties to be removed	0
18. Increase in inventory of developable lots	0
19. Number of direct permanent employees*	14
Current number of staff providing services at existing center location.	

<b>20. Number of direct temporary employees*</b>		0
<b>21. Number of direct permanent Maryland resident employees*</b>		14
<b>22. Number of direct temporary Maryland resident employees*</b>		0
<b>23. Annual wages/salaries of direct permanent employees*</b>		\$214,937
This includes salaries of existing agency staff only.		
<b>24. Annual wages/salaries of direct temporary employees*</b>		\$0
<b>25. Annual project operating expenditures including wages/salaries*</b>		\$277,924
This amount includes agency staff salaries in addition to \$62,987 for annual operating expenses.		
<b>26. Other (please explain)*</b>		0.00
<b>27. Visitor-based Activities**</b>	<b>Number of new annual day-trip patrons*</b>	0
	<b>Number of new annual overnight patrons*</b>	0
	<b>Admission fee (per entry)</b>	\$0.00

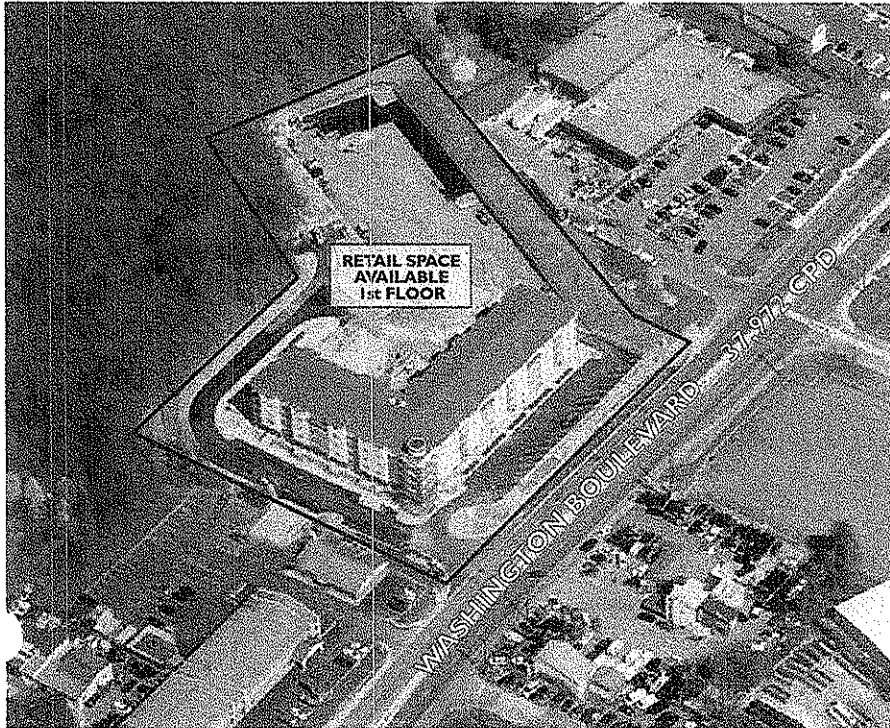
\* Provide a brief explanation (show your math) of how you arrived at the value

\*\* Visitor-based activities include those engaged in visual arts, museums, amusement and recreation,

## 9900 WASHINGTON BOULEVARD

### NEW GROUND FLOOR RETAIL SPACE FOR LEASE

Laurel, Maryland



#### PROPERTY HIGHLIGHTS

- 80 residential units above retail are 100% leased
- Great access and visibility from Washington Boulevard (Route 1)
- Zoned CAC, allowing food, bank and retail along Route 1

#### PLEASE CONTACT

**Larry B. Hoffman**

301.656.3030 ext. 115 (office)

301.656.6222 (fax)

lhoffman@hrretail.com

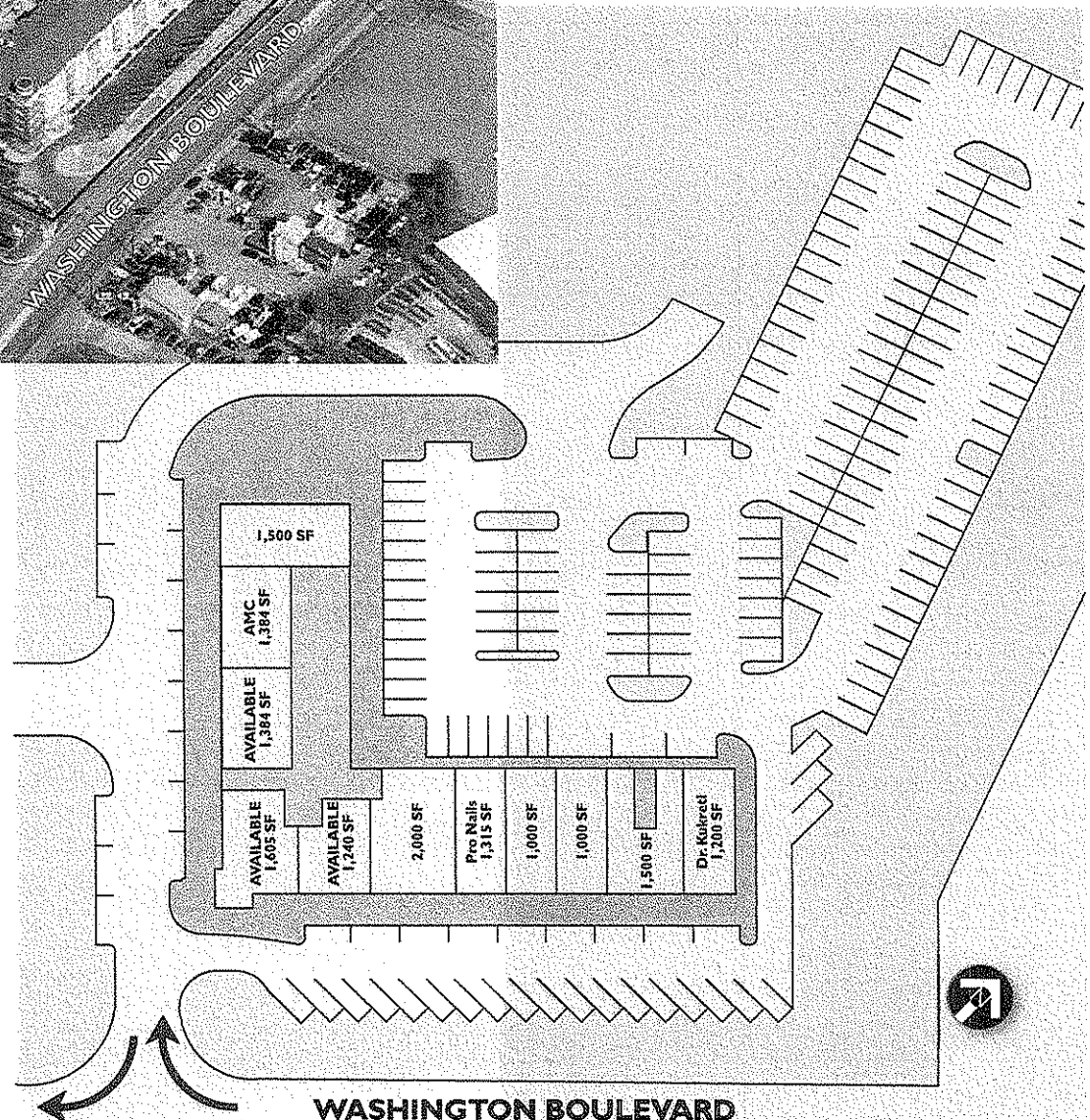
**Brian Mitchell**

240.482.3604 (direct)

301.656.3030 (office)

301.656.6222 (fax)

bmitchell@hrretail.com



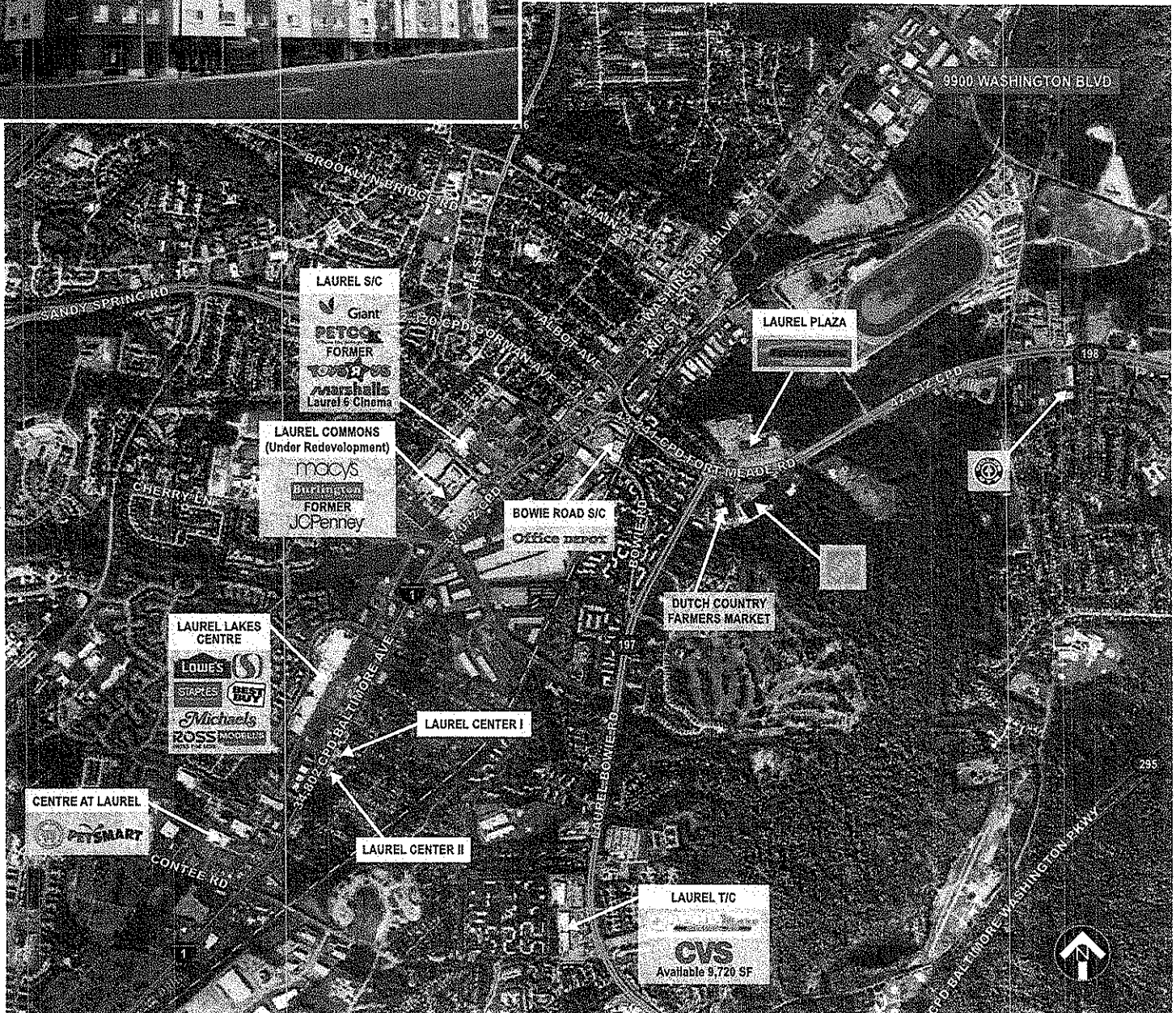
## 9900 WASHINGTON BOULEVARD

### NEW GROUND FLOOR RETAIL SPACE FOR LEASE

Laurel, Maryland

#### DEMOGRAPHICS

(2008 Estimates)	1 MILE	3 MILE	5 MILE
POPULATION	12,780	74,499	141,996
AVERAGE HH INCOME	\$ 81,412	\$ 85,270	\$ 94,920



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H & R Retail, Inc.

041709

**INDIVIDUAL PROJECT DESCRIPTIONS AND SOURCES AND USES OF FUNDS**

Include under Tab #3:

**a. Project Name:** Baldwin Hall and Commons Enhancement Project**b. Address of the Project:** Street: 9035 Baltimore Street**City:** Savage**Zip Code:** 20763**County:** Howard**Community or Neighborhood Name:** Savage**Primary State Legislative District:** 13**Brief project description:**

The installation of pedestrian scale lights, benches and an interpretive history sign in the community park and renovations to the adjacent Baldwin Hall.

**What type of Project are you seeking funding for?** Recreational**COMMUNITY NEED AND SUPPORT:****Describe the community problem that requested funds will address.**

Carroll Baldwin Memorial Hall was built in 1921 as a community hall to serve the Savage community. It has served as the Savage Library and the community's Post Office. It is owned by the non-profit organization, the Carroll Baldwin Memorial Institute (CBMI), and is adjacent to Baldwin Commons, a Howard County park. Although the community hall and park are true amenities, both are inadequate for the community's needs. The park is used for leisurely activities and community events. However, there is no lighting on the Commons to stave off illegal or inappropriate behavior, preventing the community from using it at night. The Commons has been vandalized, is often occupied by loitering groups and illegal activities. In 2008 and the first half of 2009, the police responded to more than 240 selected calls for service in this area. There are also no places for residents and guests to sit and enjoy the community park. This is antithetical to the community's goals, the need to have a welcoming community space and to the goals of the Community Legacy Area Plan. Furthermore, as an historic community, established around a grist mill in 1734, there is no interpretative historic marker so visitors can learn the significance of the community.

Baldwin Hall is regularly used but has fallen into disrepair. The building needs work to its roof, interior and exterior walls, windows, doors entryways and HVAC system. The interior flooring, plaster walls, windows, stage and balcony need repairs or overhaul to make it more functional and attractive for the community to use. The Community Legacy Area Plan seeks to provide appropriate community gathering spaces. This building has the potential to be a more useful space of the Savage community

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**How and what public input was received on the project? Include the nature and extent of public support for or opposition to the proposed project. Explain the decision-making process that has led to this proposal.**

The project was initially conceived by members of the residential community and volunteer leaders of the Carroll Baldwin Memorial Institute. Separate conversations were held with representatives of two county agencies and elected officials to gain support and assistance for the renovations and enhancements. Due to the limited time to develop this proposal, outreach to and input from the community has come largely through electronic means. The Savage Community Association used Facebook, the Savage Community web site, its Yahoo! Group and various email lists to notify residents of the proposed application. The CBMI notified its members and supporters and other activists sent out email "blasts". Comments were also solicited from organizations in the area, such as Neighborhood Watch, the Boys and Girls Club, Savage Historical Society, Boy Scouts, local churches and the Southeast Horizon Council.

A sampling of email responses is included in the binder. There has been no publicly stated opposition but only unified support. Many address the safety issue while others comment about preserving the historic nature of the building and area and increasing the usefulness of the Commons and Hall. People are enthusiastic about the County's commitment and to the improvements this will bring. Organizational letters of support have also been included.

**Describe the community's commitment to Smart Growth policies and approaches and how this project furthers that commitment?**

The Savage Community is one of the oldest neighborhoods in the Route 1 corridor. Its development and the subsequent improvements are fully in line with the goals and principles of Smart Growth. It is inside the PFA and is served by sewer and water. It is proximate to MARC rail service and a future Transit Oriented Development (TOD) at the Savage MARC station. The County has built a library and senior center and created a park and pathways to serve the residents. The Savage Volunteer Fire Company is nearby and is planning to move to a new location in the community. Traffic calming devices have been installed to keep traffic speeds appropriate for this largely residential community. The historic Savage Mill has been renovated and converted to provide retail goods and services to residents and visitors. This Community Legacy project is another commitment to bringing community resources to existing neighborhoods and fostering the community's quality of life.

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**PROJECT SCOPE:**

**Describe the scope of the project and the connection to the community need stated. Why is this project the best approach?**

The scope of the project is two-fold: enhance and expand the use of the park area known as Baldwin Commons and undertake significant renovation of the Baldwin Hall so that it can be an asset rather than a declining building in the heart of the Savage community. By providing pedestrian scale lighting and benches, the Commons becomes safer and more user friendly. More people will feel free to walk and linger there, fostering a more vibrant and functional community gathering place. Renovating the Hall directly addresses the community's desire to have a more appropriate meeting place for the community association, historical society and other community-based groups. The Hall and Commons are in the center of this largely residential community and bounded by public streets that makes it readily accessible to the community and public.

In 2006, the CBMI hired Building Consultants Inc. to perform a Condition Survey and Cost Review of the Hall. They identified nearly 50 items which required attention in order to address a myriad of issues with the building and its grounds. The estimated cost was \$461,000. In July 2009, the Bureau Chief of Facilities for Howard County's Department of Public Works reviewed the report, visited the property and evaluated the needed sequence for renovations and repairs. The estimate, including an Engineering Assessment, is \$94,200 for essential work to the roof, masonry, sidewalks, ramp, windows, doors and interior. No consultants or contractors have been selected to perform the work.

The Department of Recreation and Parks will work with the Department of Public Works and BGE will be responsible for installing the lights, the benches and sign. It is expected that BGE will provide the light fixtures, with consultation with the Maryland Historical Trust. Community members will be invited to participate in selecting the lights and benches and to assist with the sign, to the extent possible. All required permits and code approvals will be obtained prior to beginning any work on the grounds or on the building. The Maryland Historical Trust, which has easements on the building and the park, will also be involved in the improvements.

This project will be done in partnership with the Howard County's Departments of Planning and Zoning, Recreation and Parks and Public Works, the Carroll Baldwin Memorial Institute, the Savage Community Association and the Maryland Historical Trust. The lights will illuminate the central sitting area, walkways and the periphery in order to enhance the community's usage of this park.

While there is a nearby County park for active recreation, the park and building are in the heart of Savage. These improvements will expand and enhance its value. The historic building, too, has been underutilized due to its deterioration. Its renovation adds further stability and pride and will be more extensively used when renovated.

**For capital projects, indicate the status of site control as well as zoning and building code approval. Also for capital projects, give the age of the building(s), and indicate if the project is located within a local historic district or a National Register historic district. Include names of consultants, architects, or contractors that you plan to use.**

The Carroll Baldwin Memorial Institute (CBMI) owns Baldwin Hall and the parcel upon which it is located. Baldwin Hall was built in 1921 and is listed on the Howard County Historic Sites Inventory as # 214. The MHT has an easement on the property and will, therefore, be consulted when the specific work is identified. Savage is not an historical district but various efforts have been undertaken to have it designated as one. The land is zoned R-12, a residential designation. No consultants or contractors have been selected to perform the work.

Howard County's Department of Recreation and Parks owns the park known as Baldwin Commons. It is actually two parcels adjacent to and east of the building. The properties are also zoned R-12. The Maryland Historical Trust, which has an easement on the building, will also be involved in decisions regarding the light fixtures, appropriate benches and the text and style for the interpretive sign.

**Explain in detail how this revitalization impact/outcome measured. What benchmarks will be used to measure and report this outcome on a quarterly basis?**

Once the County receives notice of its Community Legacy award, it will meet with the stakeholders to review the plan, to determine the nature of the lights and benches to be installed in the park and to have the CBMI solicit bids for a renovation contractor. The county will work with BGE and the proper vendor to purchase and install the lights and benches. The Department of Recreation and Parks will be the Project Manager. The CBMI will be a sub-recipient of funds for renovations to the Hall.

Once completed, the County, working with the community, will set quarterly reporting to determine usage and criminal activity in the park and the usage of the hall. The goal is to reduce criminal activity and increase the visits to and use of the Commons. Another goal is to increase the number of activities on the grounds and in the building. These are measurable and will be reported on.

**Describe how this project fits into your Community Legacy Plan.**

The current Community Legacy Plan was first published as the Route 1 Corridor Revitalization Study in 2002. The premises and goals have not changed. The stabilization and revitalization of neighborhoods in the Route 1 Corridor require the retention and creation of green spaces, open spaces and community facilities. Baldwin Commons is one such important space. Enhancing and expanding the use of this gem in the heart of Savage further promotes community activity and interaction. Adding lights and benches makes it safer, more user friendly and functional. It is an amenity that many neighborhoods ask the county to provide. Baldwin Hall is unique. Outside of Columbia, no other Howard County community has a dedicated community building. Therefore, to support community based activities and to fully realize the benefits, improvements are needed at this time. Meetings and events cannot be held throughout the year due to its poor condition. Since revitalization in the corridor is as much about serving people as providing places, renovation to Baldwin Hall perfectly fits the Community Legacy Plan.

**Describe in detail how this project/program will be implemented including guidelines and/or marketing tools. (For example, if this is a Revolving Loan Fund, please describe your underwriting criteria and the repayment terms.) Demonstrate how this project is ready to proceed and complete the timeline to include begin and completion dates for the entire project.**

This project is two construction projects for a core facility in Savage. The renovations of the Hall will require the CBMI to solicit bids on the building it owns. The County's Bureau of Facilities will assist as needed. This non-profit organization will oversee the renovations, providing the County with monthly updates to ensure compliance with award requirements. The Savage Community Association will take the lead in keeping the community informed about progress on the project and serve as a liaison to the county and CBMI.

Howard County Recreation and Parks will take the lead in the installation of the lighting and benches at the County owned park. It will work with the Department of Public Works and BGE in designing the layout and implementing the lighting plan. The county will follow its regular procurement process for soliciting work that cannot be done "in-house". Its progress will be shown on the county website and through the Savage Community Association. Upon notice of award, the assigned staff will actively move this project.

The CBMI has been seeking funds for the building renovations since 2007 after they hired a consultant. They are committing funds to support this work. They have contacted elected officials for their support. They will move quickly to get a renovation contract once the award is made. They – and the community – are eager to see these renovations completed. The community's interest is in recognition that the building is deteriorating but a real asset if repaired and renovated.

**Project Timeline**

Include dates referring to the Starting Date range, Mid-Cycle range and the Completion Date range

Start Date	End Date	Description of Activity
09/01/2009	10/31/2009	Upon notice of award, County Executive issues press release and Savage Community Association (SCA) publicizes
09/01/2009	10/31/2009	Set meeting with community stakeholders, MHT and county agencies regarding appropriate standards for lights, benches and signage
09/01/2009	11/30/2009	Meet with BGE and county agencies to finalize lighting plan
10/01/2009	11/30/2009	Establish sub-recipient agreement with Carroll Baldwin Memorial Institute
11/01/2009	01/30/2010	Work with CBMI to solicit bids for renovations to building and grounds
01/02/2010	03/31/2010	Execute grant agreement and conduct press announcement of award; work with SCA to notify community
03/01/2010	05/31/2010	CBMI executes contract for renovations to Baldwin Hall
03/01/2010	05/31/2010	Rec. and Parks solicits contract for vendor for sign and benches; works with DPW and BGE to purchase lights
04/01/2010	06/30/2010	Secure permits and MHT approval for project work
07/01/2010	10/31/2010	Lights, benches and interpretive sign installed
07/01/2010	08/30/2010	Building renovations start
10/01/2010	11/30/2010	Community event and celebration of the lighting and bench installation

**ORGANIZATIONAL CAPACITY:**

**Explain your organizational structure and who will oversee this project. Please indicate who will be responsible for submitting the quarterly reports and payment requests.**

Since there are two components to this project, there will be two delivery agents and project leaders. However, both aspects will be overseen by Stephen Lafferty, Director of Special Projects.

The park enhancements will be under the direction and leadership of the Department of Recreation and Parks (DRP). John Byrd, the Parks Bureau Chief will oversee the Project Manager, Clara Gouin. She, working with Mr. Lafferty, will be responsible for reporting and submitting payment requests pertaining to the park improvements.

The Hall renovations will be overseen by the non-profit CBMI and assisted by the County's Bureau of Facilities and Mr. Lafferty. He will be responsible for reporting and making payment requests. Mr. Lafferty, who is in the Department of Planning and Zoning (DPZ), has had similar experiences overseeing the administration of non-capital grants from the Maryland Historical Trust from 2003 to 2008. This has included quarterly and final reports, updates of the historic sites inventory and making payment requests.

**Describe your organization's past experience in administering similar projects/awards successfully. If this project involves partnerships with any government entity, public or private organizations, please describe their role and capacity to assist in administering similar projects/awards successfully.**

As stated above, Mr. Lafferty, has had similar experiences administering non-capital grants from the Maryland Historical Trust. This has included quarterly and final reports, updates of the historic sites inventory and making payment requests. Formerly the Department's Deputy Director, he oversaw portions of the agency's operational and capital spending.

The Howard County DPZ receives funds from MHT for the county's historic sites inventory. DPZ also successfully administers over \$10 million annually in transportation funds from the state, county and federal governments to operate the County's extensive transit system. The Dept. of Recreation and Parks has administered approximately \$6 million in grants and program funds from the State of Maryland during the past three years.

**f. Project Financing: What type of financing are you seeking? Grant**

**What other sources of financing were pursued and/or secured for this project? (Provide supporting documentation with your application for each committed funding source under Tab #3.)**

The Carroll Baldwin Memorial Institute has committed \$20,000 to match the Community Legacy funds. The Bureau of Facilities will provide assistance and in-kind services. The DRP will provide in-kind expertise and service to administer the improvements to Baldwin Commons part of the project. There are no other sources of funds to support this project.

**What is your strategy for raising funds that are not yet committed? Describe when each source of funding will be committed.**

There are no plans at this time to raise additional funds. Discussions have just begun regarding the next phase of improvements and renovation to Baldwin Hall and how they would be funded.

**What are the projected revenues, expenses and debt service on the project?**

Other than Community Legacy, County in-kind and CBMI contributions, there will be no other revenues. \$138,500 in Community Legacy funds are being requested. These funds will be allocated with \$63,500 for the Commons and \$75,000 for the Hall renovations. The CBMI will contribute \$20,000 for the Hall renovations. County in-kind contributions from Recreation and Parks is calculated at 12% or \$7,620 for Project Administration and \$7,000 for installation of the the benches and sign. The Department of Public Works in-kind contribution for Project Administration and support is also calculated to be around \$4,500. The list of renovation expenses are in the binder. The cost estimate for the park improvements is based on 18 lights at approximately \$2,000 each plus \$1000 for installation, eight (8) benches at \$1,000 each and an interpretive sign at approximately \$1,500. There will be no debt service since these all are general or operating funds.

**For those projects containing repayments, explain in detail how you will structure the repayment.****For those projects that do not have a repayment plan, explain in detail why repayment is not possible.**

Repayment is not possible since both aspects of this project have been deferred due to lack of money. While interested in installing the lighting, Recreation and Parks has not had the funding to do so in its extensive list of priorities. Repayment suggests that either will be money generating or that this is a short term replacement of funds. Neither is the case. Baldwin Hall may generate some modest revenue but these funds are used for on-going maintenance and repairs.

**PROJECT BUDGET**

USES OF FUNDS BY ACTIVITY	SOURCES OF FUNDS					TOTAL BY ACTIVITY	STATUS OF OTHER FUNDING SOURCES*
	Community Legacy Capital Request	Community Legacy Operating Request	Applicant's Contribution	Other Sources	Other Sources Amount		
Rehabilitation/Renovation	\$75,000	\$0	\$0	1 Baldwin Mem. Ir.	\$20,000	\$95,000	C
Project Admin. (In Kind)	\$0	\$0	\$12,120		\$0	\$12,120	C
Acquisition and Installation	\$63,500	\$0	\$0		\$0	\$63,500	N/A
In-kind installation work	\$0	\$0	\$7,000	Howard County	\$0	\$7,000	N/A
<b>TOTALS BY SOURCES OF FUNDS</b>	<b>\$138,500</b>	<b>\$0</b>	<b>\$19,120</b>		<b>\$20,000</b>	<b>\$177,620</b>	

**PROJECT IMPACT DATA SHEET**

The chart below will be used to help assess the impact of your project. The impact will be a consideration in the review and ranking of your application. **Complete a separate form for each project.** The information you provide should relate only to this project as anticipated upon its completion. We recognize that the following 27 questions will not apply to all projects. Please fill in as many as possible. If necessary, please provide an estimate if unknown.

**PROJECT NAME:** Baldwin Hall and Commons Enhancement Project

**NAICS Code** 236220

<b>PROJECT IMPACT:</b>	<b>Numerical Value</b>
<b>1. "As is" tax value of the property(ies)*</b>	\$346,232
MD SDAT records - exempt commercial property 7/01/09	
<b>2. "As completed" tax value of the property(ies)*</b>	\$370,000
Estimate only	
<b>3. Number of existing housing units that will renovated</b>	0
<b>4. Number of new housing units that will be created</b>	0
<b>5. Number of new home owners (each household equals 1 home owner)</b>	0
<b>6. Percentage of Community Legacy funds that will be repaid within 5 years</b>	0.00
<b>7. Number of existing clients to be served annually at the project location*</b>	0
No records from which to estimate	
<b>8. Number of new clients to be served annually at the project location*</b>	1,000
Estimate only; records will be maintained once project is completed	
<b>9. Number of commercial facades that will be improved</b>	0
<b>10. Number of linear feet of streetscapes that will be improved</b>	1,600
<b>11. Number of linear feet of water/sewer lines that will be added or improved</b>	0
<b>12. Additional neighborhood investment that will result from this project over the next 3 years*</b>	\$0
Additional community events	
<b>13. Annual increase in sales (for retail and commercial activities)*</b>	\$0
<b>14. Number of vacant/underutilizebuildings that will be put back into operation</b>	1
<b>15. Square footage of vacant/underutilized space that will be put back into operation</b>	6,000
<b>16. Length of time building(s)/space referenced above has been vacant</b>	0
<b>17. Number of blighted properties to be removed</b>	0
<b>18. Increase in inventory of developable lots</b>	0
<b>19. Number of direct permanent employees*</b>	0

<b>20. Number of direct temporary employees*</b>		20
Estimated County personnel, contractors and BGE workers		
<b>21. Number of direct permanent Maryland resident employees*</b>		0
<b>22. Number of direct temporary Maryland resident employees*</b>		20
Estimated County personnel, contractors and BGE workers		
<b>23. Annual wages/salaries of direct permanent employees*</b>		\$0
<b>24. Annual wages/salaries of direct temporary employees*</b>		\$0
Unknown until contracts are made with vendors and BGE		
<b>25. Annual project operating expenditures including wages/salaries*</b>		\$9,000
Based on operating expenses for the Hall 2008-09; est. electrical cost for lighting		
<b>26. Other (please explain)*</b>		0.00
<b>27. Visitor-based Activities**</b>	<b>Number of new annual day-trip patrons*</b>	0
	<b>Number of new annual overnight patrons*</b>	0
	<b>Admission fee (per entry)</b>	\$0.00

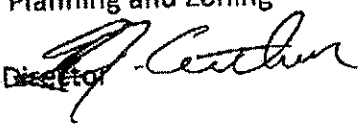
\* Provide a brief explanation (show your math) of how you arrived at the value

\*\* Visitor-based activities include those engaged in visual arts, museums, amusement and recreation,



**SUBJECT: Baldwin Commons**

**TO:** Steve Lafferty  
Department of Planning and Zoning

**FROM:** Gary J. Arthur, Director 

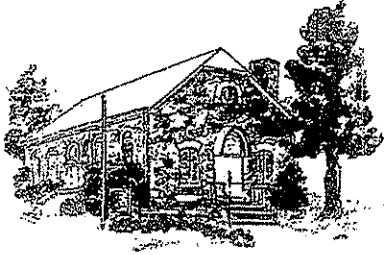
**DATE:** July 22, 2009

**DEPARTMENT OF RECREATION AND PARKS  
410-313-4700**

The Department of Recreation and Parks fully supports the grant for community legacy for approximately \$65,000. The grant would support some security measures and amenities at one of our parks known as Baldwin Commons located at the town of Savage. The improvements of the grant supports lights, benches and interpretative signs will make the park an asset to the Savage community and falls within the goals of the community to enhance and secure the activities on Baldwin Commons. The Department of Recreation and Parks will provide in-kind services for up to \$14,600.00. Therefore, \$7,600.00 for the project manager and \$7,000.00 for benches and interpretative signs which I think demonstrates our support of your project.

If I can be of any further support or service, please let me know.

cc: John R. Byrd



# Carroll Baldwin Memorial Institute, Inc.

P.O. Box 631

Savage, MD 20763

Mr. Steven Lafferty  
Howard County Dept, of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Mr. Lafferty:

We, the undersigned officers of The Carroll Baldwin Memorial Institute, Inc., wholeheartedly support the efforts ~~of the efforts~~ of the Howard County Department of Planning and Zoning, along with those of the Department of Public Works, the Department of Parks and Recreation and Councilwoman Jennifer Terresa to apply for State funds for making improvements to the Carroll Baldwin Hall and the adjacent Baldwin Commons Park.

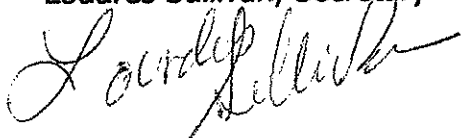
For many years a small group of townspeople have struggled to maintain and keep open the Hall for the use of the people of the town. The building is unique in design and history and was gifted to the town of Savage for the use of its residents. Historic buildings are treasures from the past, but as they age, become expensive to maintain and/or improve. A small town, such as Savage, finds it difficult to raise the kinds of funds necessary to meet our goal of preserving the building. Baldwin Commons Park is a delightful place for townspeople to gather for concerts, activities and just to relax, and the Dept. of Parks and Recreation has done a great job of maintaining the area. In recent years, we have found it necessary to pursue ways to obtain additional lighting in the Commons area for safety, in addition to aesthetic reasons. The efforts for state funds that you, and those working with you, are moving ahead with have our unanimous and wholehearted support. The improvements made with the monies you might obtain with this effort will go a long way toward making the Hall and Commons a more usable, aesthetically pleasing and safer environment for our residents and guests.

You have our sincere thanks for the efforts of all involved in the project. Please contact us if there is any way we can be of assistance.

Sincerely

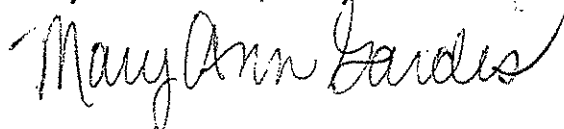
  
Louise L. Thornton, President

Loudres Sullivan, Secretary



  
Cathy Whitehead, Vice-President

Mary Ann Gardes, Treasurer



RECEIVED  
JUL 14 1993

July 5<sup>th</sup>, 2009

This letter is in reference to the grant requested for the improvements to be made to the Carroll Baldwin Hall common grounds in Savage, Maryland. The Savage Community Association concurs with any improvements made to the grounds, and believes that it would be a great improvement to the aesthetics of the commons, as well as the general use of the commons. The Carroll Baldwin Hall and grounds has been a great asset to the community of Savage for many years. Historically, the hall and grounds have been a central meeting place for the residents of Savage.

Our hopes are that the state and county approve this grant, and that it would provide additional safety and security to the area.

We look forward to the grant approval and to a continued relationship with the state of Maryland and Howard County Government.

*Savage Community Association*

President, Travis Clever  
Vice President, Susan Trusty

July 21, 2009

Stephen Lafferty  
c/o Howard County Department of Planning and Zoning  
8930 Stanford Blvd.  
Columbia, MD 21045

Dear Mr. Lafferty,

I am writing on behalf of the Savage Neighborhood Watch team to express support for improvement at Carroll Baldwin Hall and Baldwin Commons.

From a neighborhood watch perspective it's important to note that improvement to this building and surrounding grounds could bring life back to our community and help deter the criminal behaviors and loitering that has crept into this area as a result of the building and grounds being severely underutilized. Earlier this spring there was a stabbing at Carroll Baldwin Hall and I have personally witnessed drug dealing on the common grounds. Latch key kids hang out on the hall property and common grounds for lack of ongoing programs and supervision for kids in Savage and this has resulted in vandalism at Carroll Baldwin Hall (i.e. graffiti, broken stone, etc).

Lighting and possible video surveillance will assist the police department during calls for service that area. Improvements would encourage regular use of the hall and grounds. Benches would encourage residents to frequent the common grounds more often.

Internal improvements could increase the number of events held at the hall; especially if kitchen facilities and adequate bathroom facility were available. This building could be used for theatre, music, garden clubs, after school programs, police sub-stations, health department program and private rentals.

In my honest opinion, it could also be better managed professionally by Recreation and Parks, then by the few elderly volunteers.

Signage is especially necessary, in a secured changeable fashion, to help keep our community informed community meetings and events.

I would also love to see the Savage Historical Society have a permanent home in the office where the attorney currently resides. This would provide for a tourist attraction so visitors can learn about the history of Savage.

Respectfully submitted,

Janis Markopoulos

Neighborhood Watch Coordinator and Community Volunteer

301-651-0542

[www.svg20763.blogspot.com](http://www.svg20763.blogspot.com) <---click here for the Savage blog



July 15, 2009

RECEIVED  
JUL 22 2008

Mr. Steve Lafferty  
Howard County Government  
Dept. of Planning and Zoning  
8930 Stanford Blvd  
Columbia, MD 21045

Dear Mr. Lafferty,

I am writing on behalf of Steven Adler and the Savage Mill staff in regard to the potential state grant for renovating Carroll Baldwin Hall and the Baldwin Commons.

Historic Savage Mill is very much in favor of restoring Carroll Baldwin Memorial Hall, which is a very important building for the Savage Community. Not only does the building serve as a community space for the residents of Savage, it is an integral part of the history of Savage. Equally important is the preservation of Baldwin Commons, which has hosted hundreds of events through the years that have helped to shape and build the community.

As I'm sure you are aware, both the Mill and Carroll Baldwin Hall are the result of Savage, Maryland's unique heritage as a prosperous mill town. In order to preserve that heritage, efforts must be made to repair and maintain this historic property.

We would absolutely support and encourage the Howard County Department of Planning and Zoning, the Department of Public Works, the Department of Recreation and Parks and the Howard County Council to apply for the funding necessary to make the renovations proposed.

Sincerely,

Haley Baldwin  
Office Administrator

## Steve Lafferty

---

**From:** Cecil Di Nunno [cecil.dinunno@verizon.net]  
**nt:** Thursday, July 16, 2009 6:40 PM  
**o:** Steve Lafferty  
**Subject:** Support for Carroll Baldwin Hall and Commons

Dear Mr. Lafferty,

We recently moved to Savage and really are inspired by the efforts of the residents to retain the quaint and historical nature of portions of the town. Having gone to a few meetings in the Carroll Baldwin Hall, it becomes more apparent each time that the structure needs repairs and upgrades that not only would enhance its aesthetic value but also its usefulness for various events held in the community. The Baldwin Commons are also in need of some improvements.

I would like to encourage the application for and granting of an improvement grant for the purpose of assisting in the upgrades that the Hall and Commons need.

Sincerely, Cecil M. DiNunno (8291 Woodward St, Savage, MD 20763)

## Steve Lafferty

---

**From:** Rios, Michelle [Michelle.Rios@fda.hhs.gov]  
**it:** Friday, July 17, 2009 4:48 PM  
**to:** Steve Lafferty  
**Subject:** Support for state grant for Savage, MD

Dear Mr. Lafferty,

This communication is intended to let you know that I support the efforts from the Howard County Department of Planning and Zoning to improve the Carroll Baldwin Memorial Hall and the Baldwin Commons located in Savage, MD. These improvements would definitely help the Savage Community commons a safer and more user-friendly place.

We thank you and the Howard County Department of Planning and Zoning for considering Savage commons as a candidate for receipt of a state grant.

Sincerely,

**Michelle Rios**  
*Savage resident*

## Steve Lafferty

---

**From:** Michele and Tim Allen [mteallen@verizon.net]  
**Sent:** Wednesday, July 15, 2009 12:38 PM  
**To:** Steve Lafferty  
**Subject:** Request for Funds for Carroll Baldwin Hall & Commons Area (Savage, MD)

Dear Mr. Lafferty,

The Carroll Baldwin Hall is an historic stone building situated on a commons area in the center of the small town of Savage, Maryland. This architecturally significant structure has been managed on behalf of the community by volunteers for many years and is underutilized and poorly maintained. Since the facility is only used a few times a week and the area projects an air of general deterioration, it has become a hangout for loiterers, latchkey teens, and skateboarders who have damaged the stone walls, steps, and ramp. As residents, we would welcome any and all efforts by the County to improve the grounds and facility. If properly managed, the Carroll Baldwin Hall and commons grounds could easily become a focus point for a thorough revitalization of Savage, which has become a deteriorating and blighted area.

Savage is an older Howard County community that does not have an organized community association which collects fees for maintenance of public grounds and represents all residents. Instead, we have a community association with only a small percentage of resident participation, and which has not been an effective advocate for county resources. After observing the effects of volunteer management of the Hall for many years, we feel that it would be best for the community if the facility could be turned over to Howard County or to an historic association with the expertise and resources to properly preserve and maintain the site.

Our family cannot even walk through the local park on weekends anymore because it is frequented by large groups of people who drink alcoholic beverages and leave massive amounts of litter and broken glass. Investment in a central infrastructure and an increase in support for our Savage community facilities, schools, parks and roads could possibly head off further decline and stabilize this area. We would love to see a police substation at the Hall or in Savage Park and an increase in staffing for the park, which is frequented on weekends by large groups of people drinking alcohol and leaving enormous amounts of litter.

Thank you very much for considering the needs of older neighborhoods in allocation of resources for repairs and improvements.

Kind Regards,  
Michele, Tim & Erin Allen  
8431 Savage Guilford Road  
Savage, MD 20892  
(301) 490-9033

## Steve Lafferty

---

**From:** Jordan Borak [dockjay@gmail.com]  
**Sent:** Tuesday, July 14, 2009 9:11 AM  
**To:** Steve Lafferty  
**Subject:** Potential State Grant for Carroll Baldwin Hall and Commons in Savage

Dear Mr. Lafferty,

My name is Jordan Borak, and I am a resident of Savage, MD. It has come to my attention that the Howard County Department of Planning and Zoning (with help from the Department of Public Works, Department of Recreation and Parks and Councilwoman Jennifer Terrasa) plans to apply to the State of Maryland for funds to make improvements to Carroll Baldwin Hall and Commons in Savage. I fully support these efforts to secure funding. This historic focal point of the community is in serious need of repair (the Hall) and updating (the Commons). On a more personal note, I live across the road from the Commons, and I can attest to the fact that making improvements to the aesthetics and usability of the grounds would go a long way toward converting it into a facility that is more fully utilized by the community as a whole.

I thank you for your time.

Sincerely,  
Jordan Borak

## Steve Lafferty

---

**From:** Elizabeth Wright [Elizabeth@RollingParkLLC.com]  
**Sent:** Thursday, July 23, 2009 1:51 PM  
**To:** Steve Lafferty  
**Subject:** Grounds at Carol Baldwin Hall in Savage, MD

Good afternoon, Mr. Lafferty.

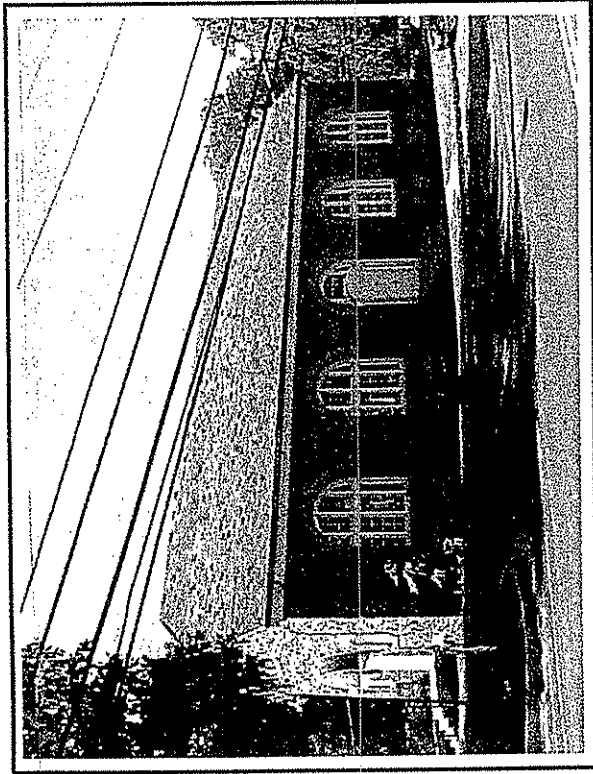
I'm writing to request that improvements to the Carol Baldwin Hall be granted. The building is a historical site and event gathering place for the Savage community. Many events, such as the National Night Out, Savage Fest, and Second Saturday are held there. The building needs a lot of repairs, as well as the grounds for the Hall. I manage an apartment community located very close to the Hall. Many of our resident attend functions there and enjoy the grounds during the day. It would be nice to see this place preserved to the point that we, as residents of Savage, can be proud to have the Carol Baldwin Hall in our community.

Thank you for your time and effort in this matter.

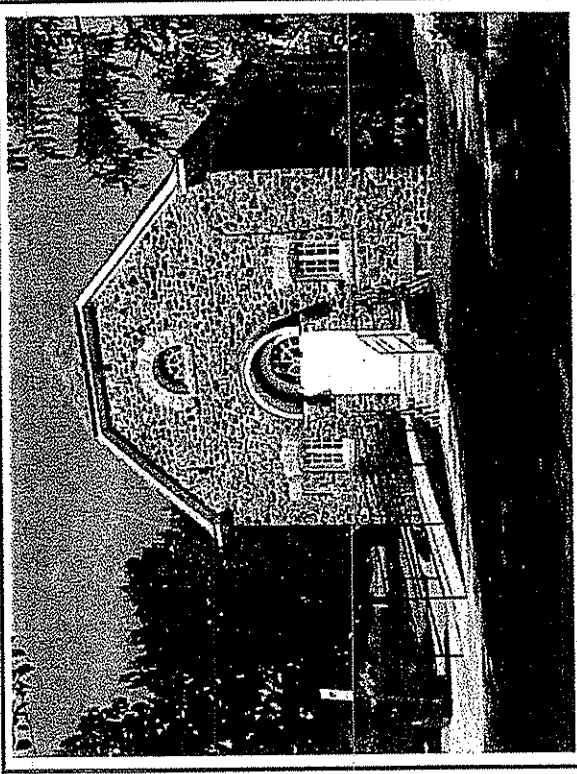
Regards,

Elizabeth Wright

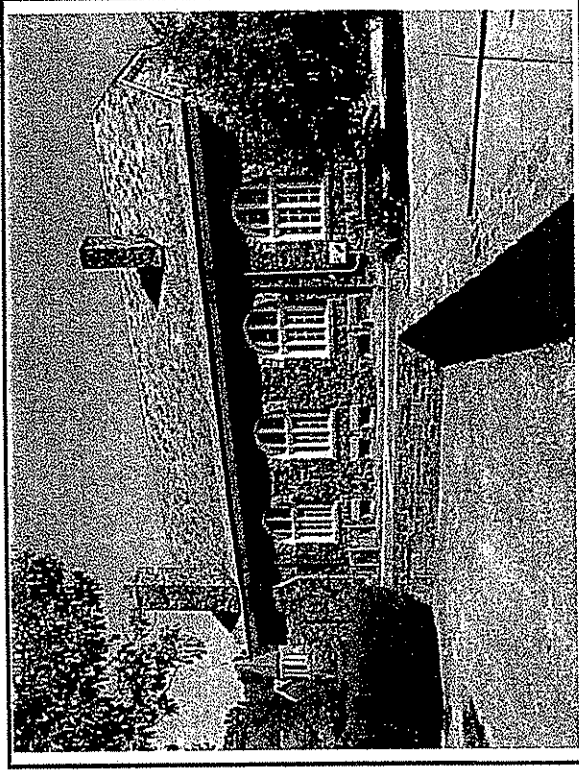
Regional Manager, Rolling Park Management  
River Front Apartments  
8954 River Island Drive Suite 102  
Savage, MD 20763  
(301)470-0450  
Fax: (301)470-0452  
[Elizabeth@RollingParkLLC.com](mailto:Elizabeth@RollingParkLLC.com)



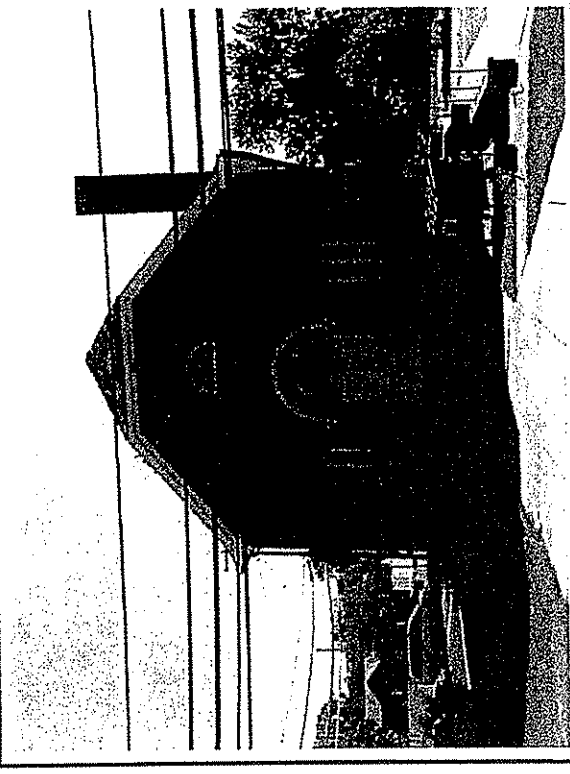
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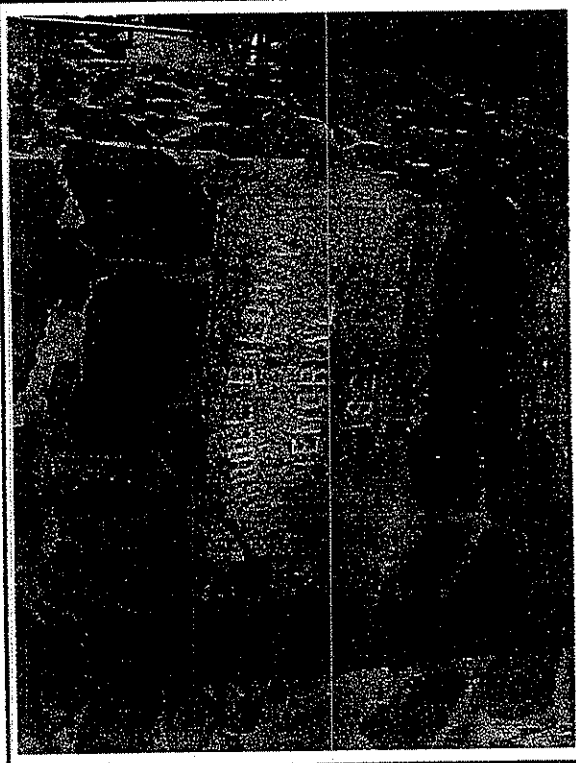
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4

No.	Location/Description
1	North elevation.
2	East elevation with handicapped accessible entrance.
3	South elevation.
4	West elevation/Entrance to the main level office space.

5



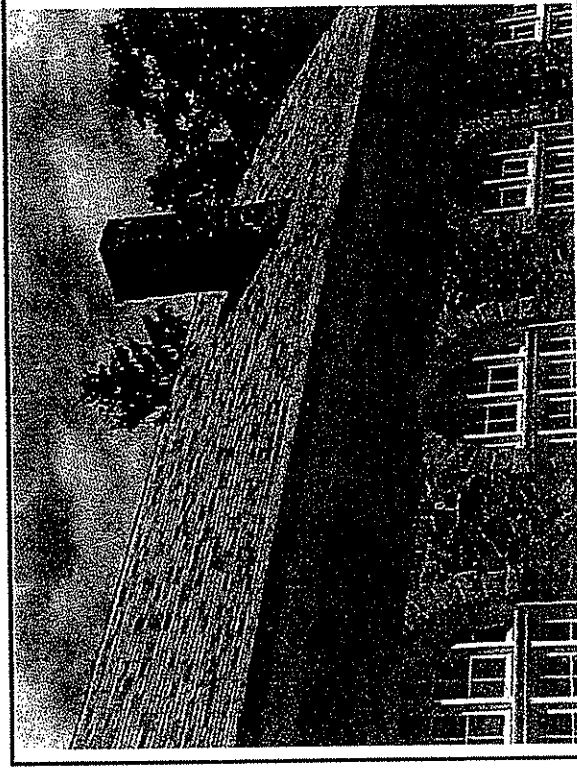
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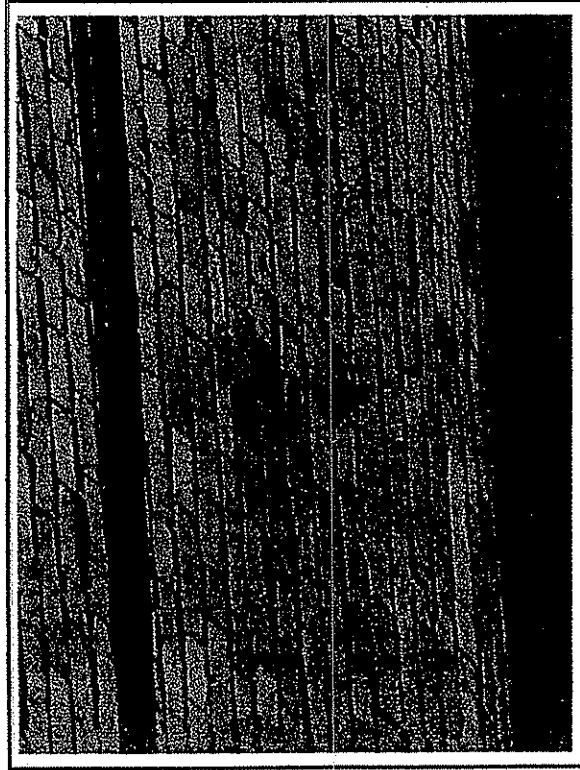
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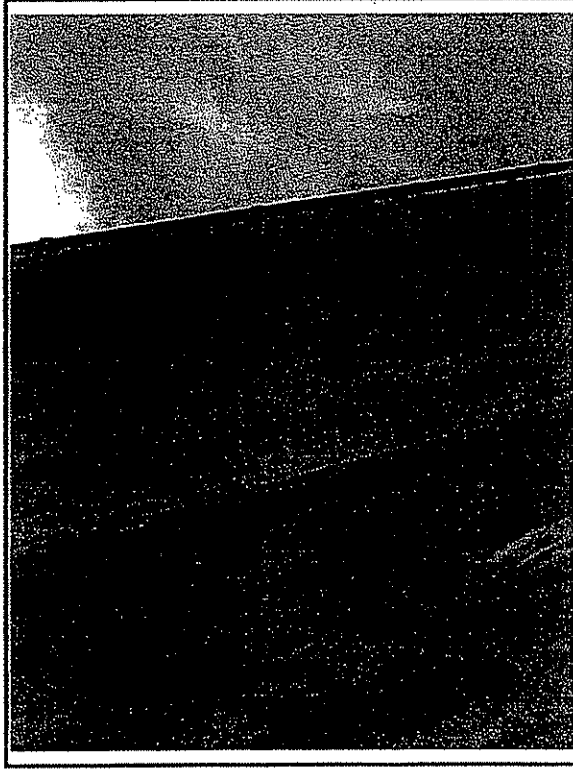
No.	Location/Description
5	Cornerstone, at the northwest corner of the building.
6	Crack in exterior wall masonry at the west elevation.
7	Typical mortar joints, exterior wall, minor cracking.
8	Slate shingle roof.



9



10

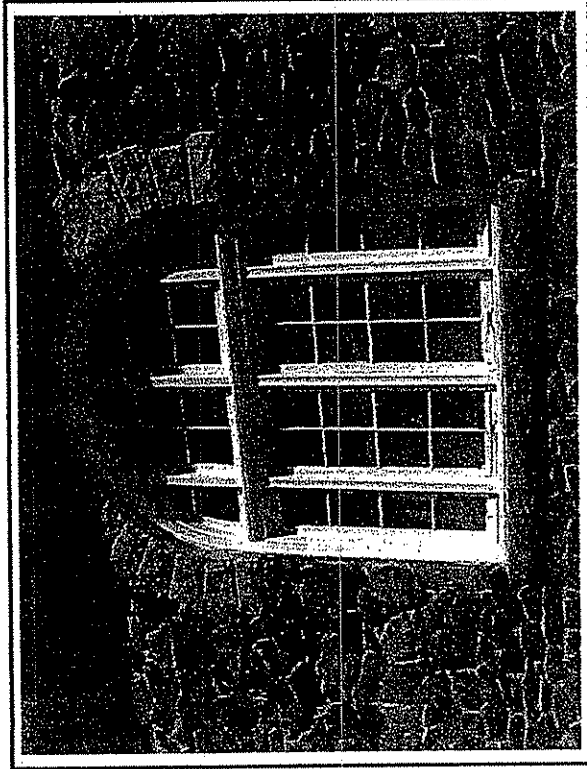


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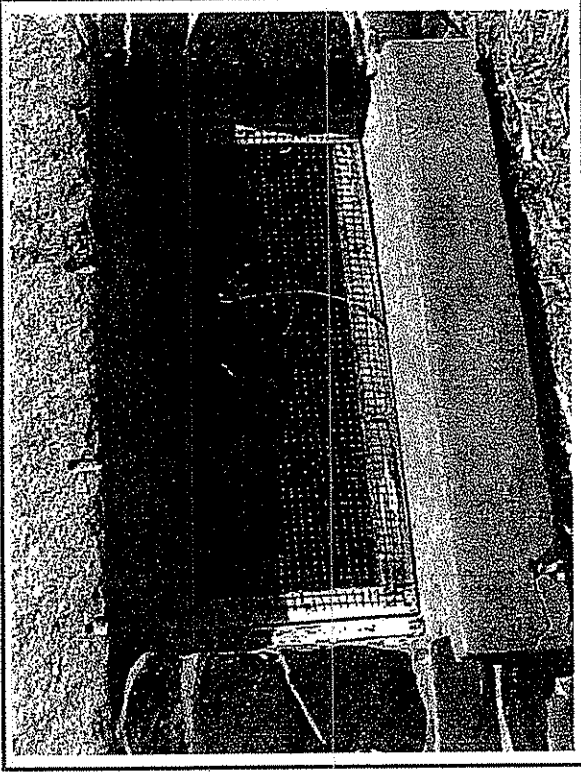


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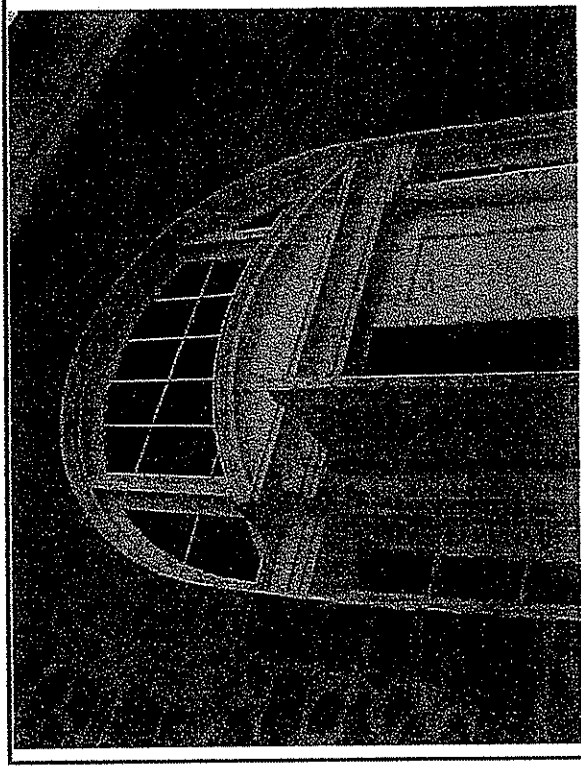
No.	Location/Description
9	Loose slate shingles.
10	View of deteriorated roof flashing at the building entrances.
11	Damaged soffit at the eaves.
12	Typical downspout surface outlet.



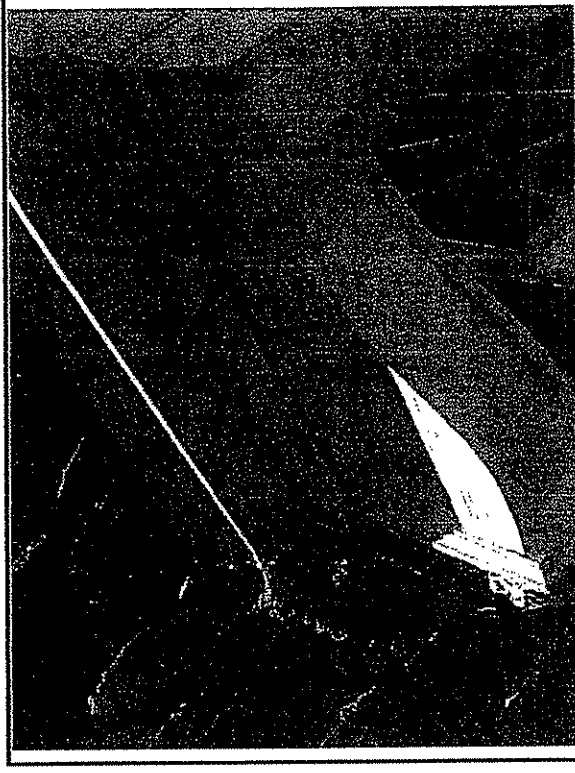
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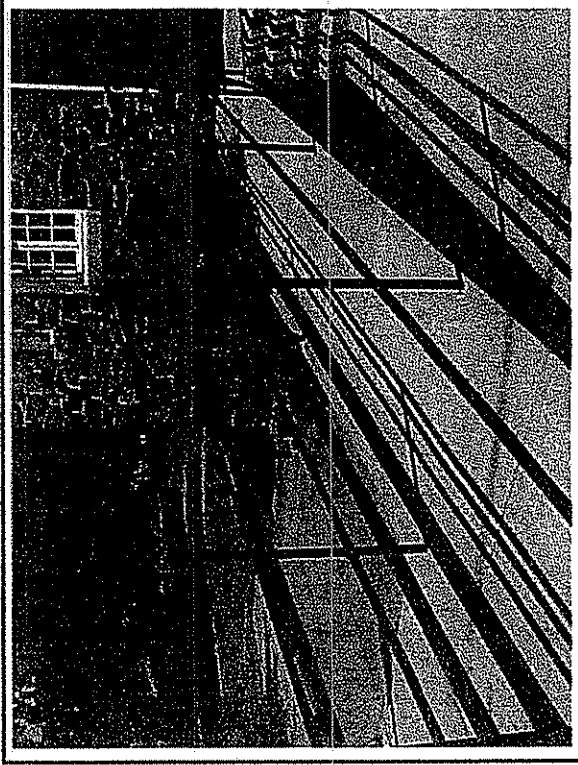


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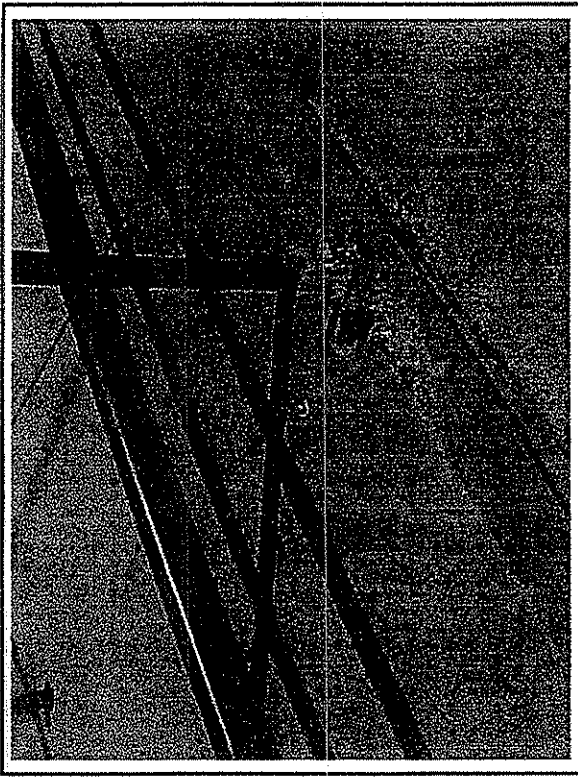


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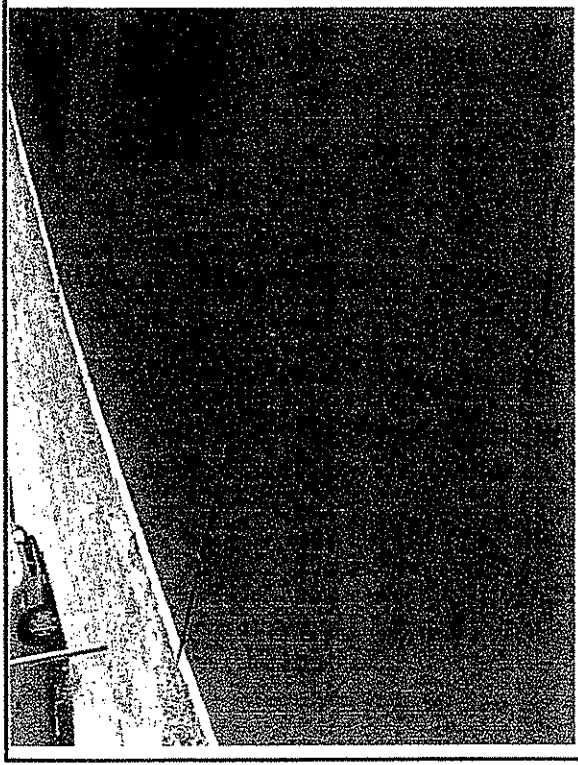
No.	Location/Description
13	Typical arched window on main level.
14	Typical basement level window.
15	Typical entrance.
16	Deteriorated wood trim at entrance.



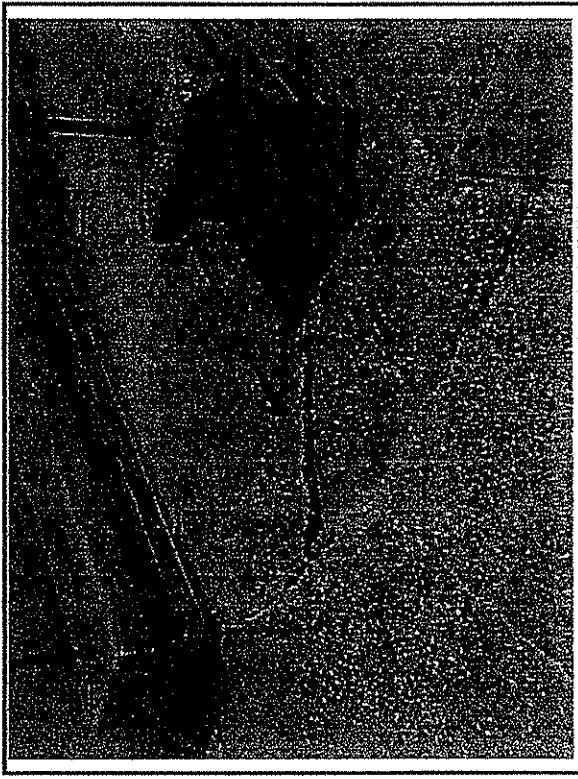
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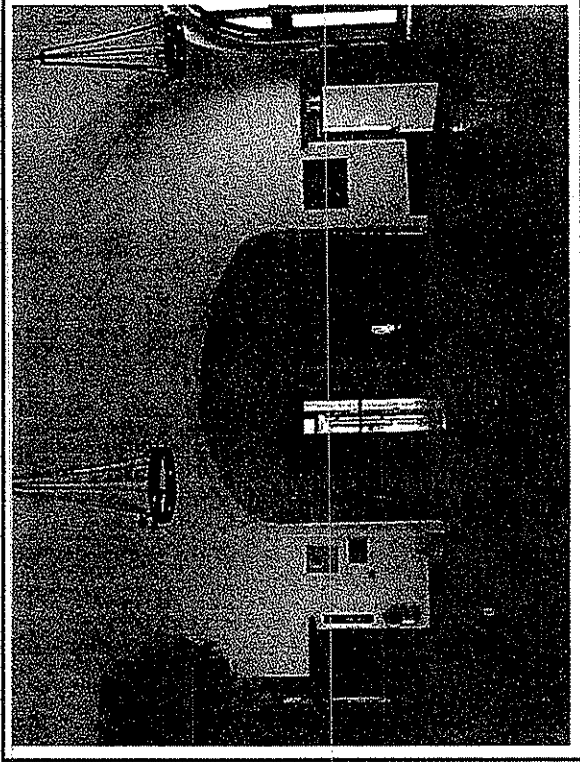
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No.	Location/Description
21	Handicapped accessible ramp at the east entrance. Peeling paint was observed on the railings.
22	Damaged hand-capped accessible ramp slab where railing posts were moved.
23	Cracked sidewalk at the west end of the building.
24	Cracked sidewalk at the southwest areaway.

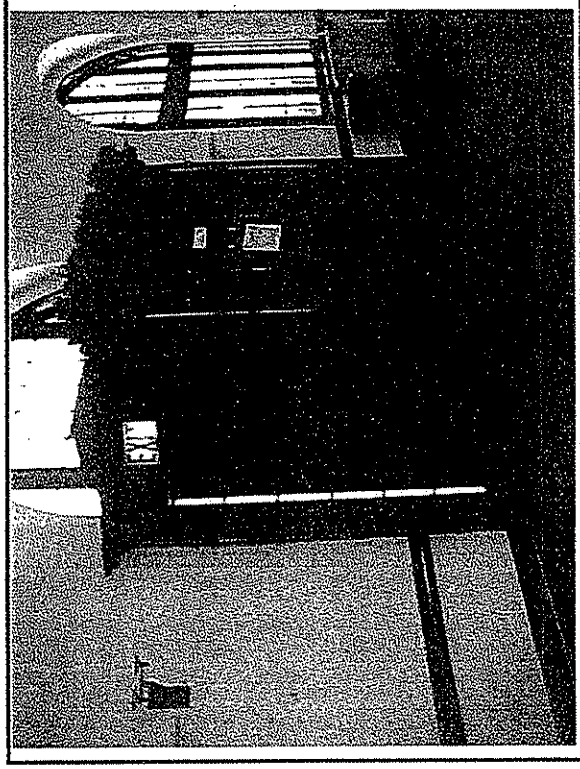
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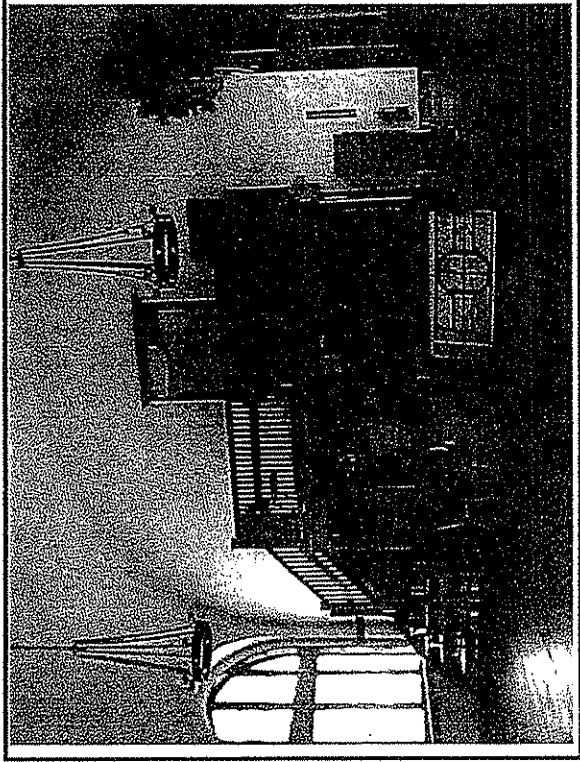
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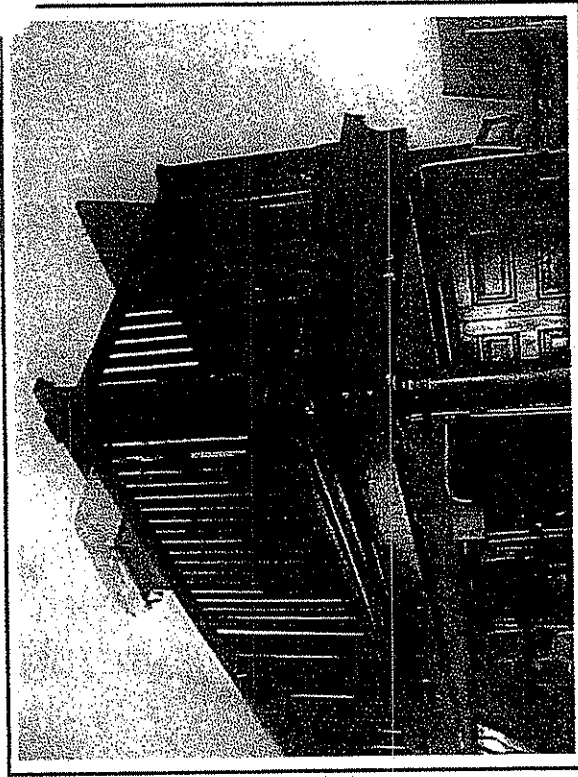
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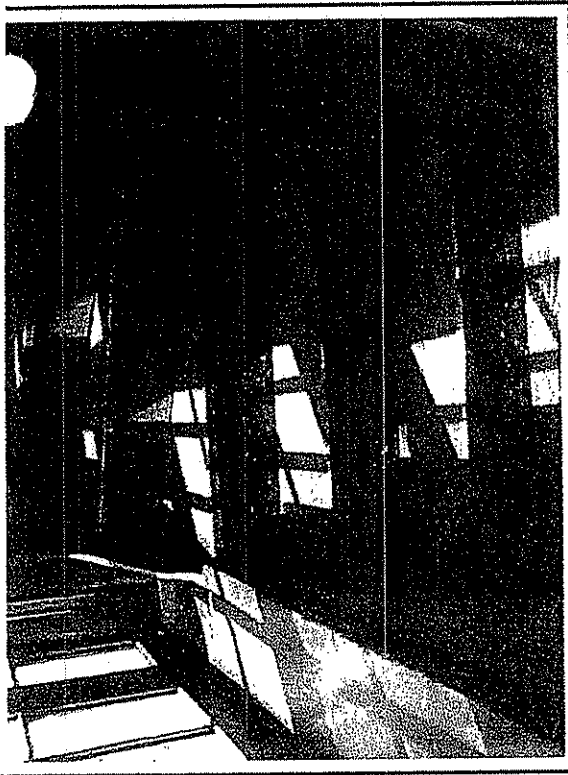
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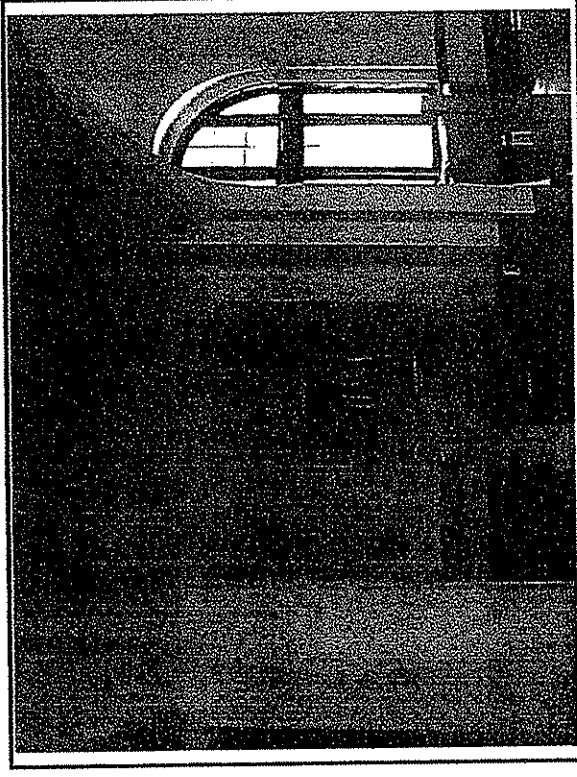
No.	Location/Description
25	Typical roll-away dumpster.
26	View of the community hall interior space looking toward the stage end.
27	North vestibule in the community hall interior.
28	View of the balcony at the west end of the community hall space.



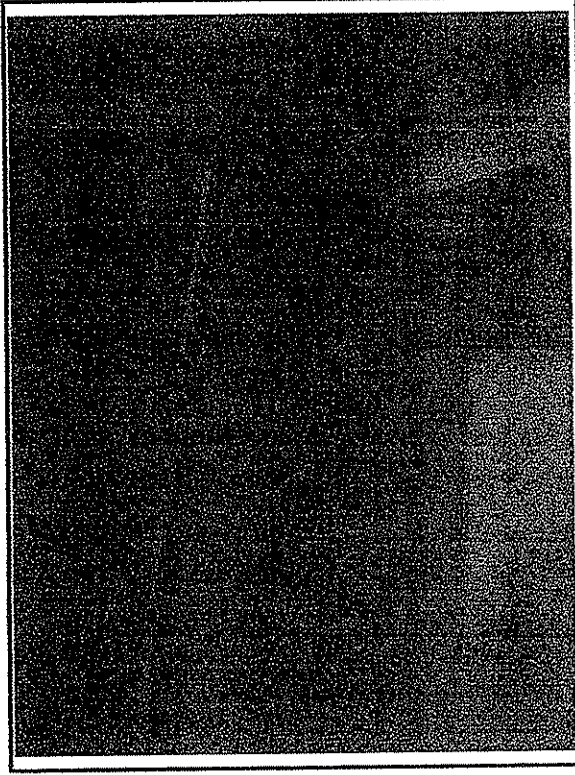
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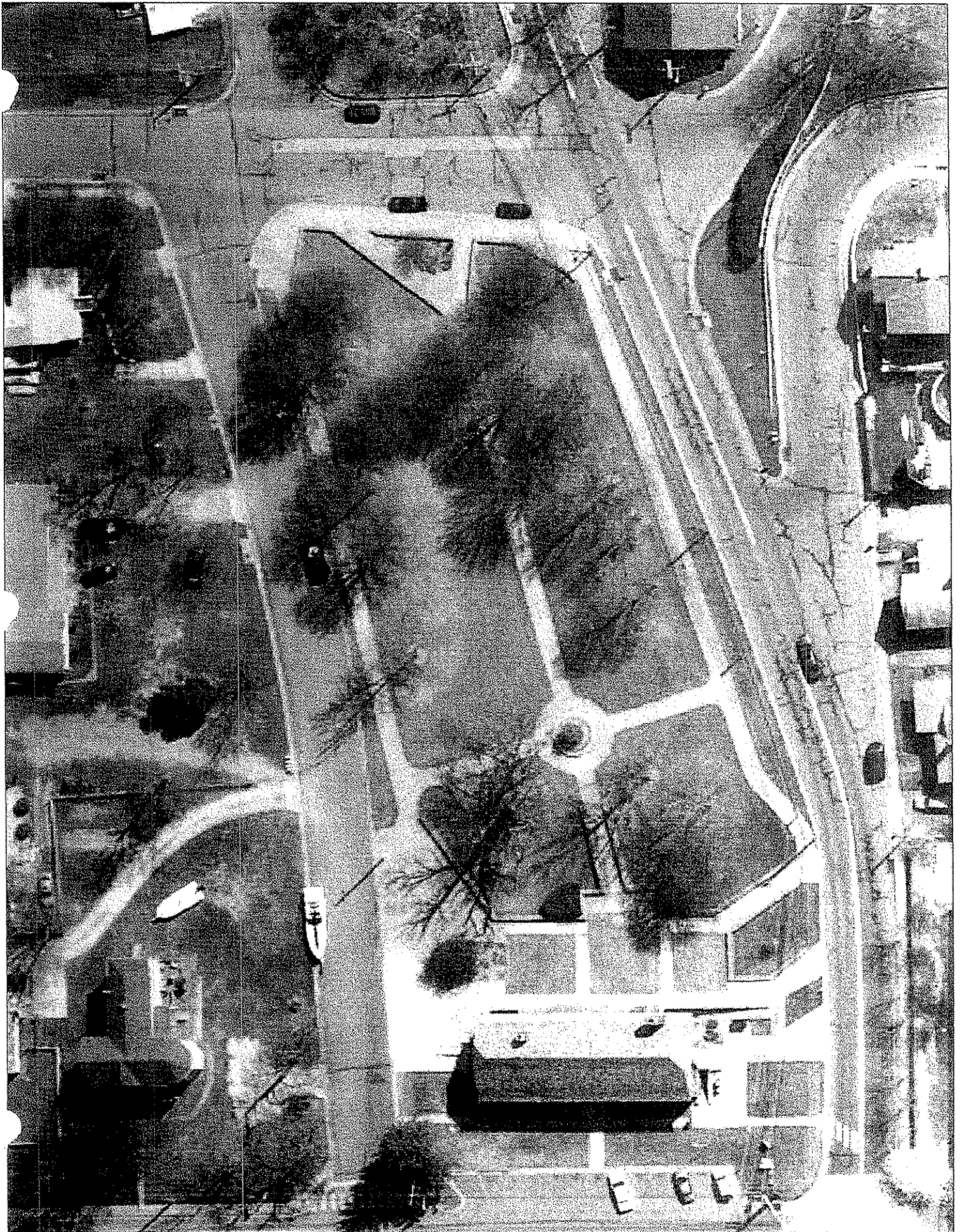


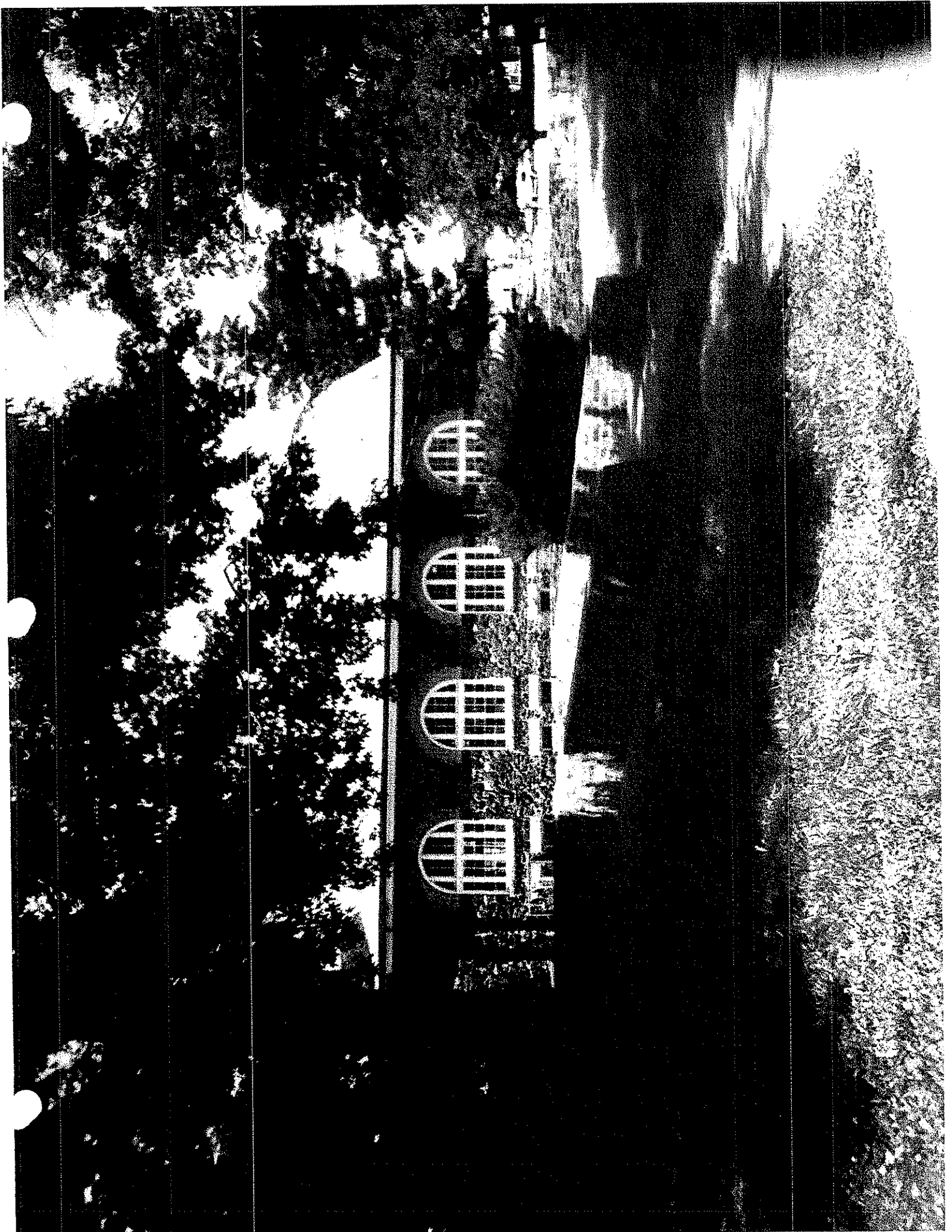
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32

No.	Location/Description
29	View of the community hall balcony.
30	Wood steps providing access to the balcony.
31	Stage end of the community hall.
32	Ceiling at the stage end.





**CAPITAL EXPENSES:**

7/16/09

1. The roofing should be repaired as quickly as possible to prevent any damage to the sheathing and to maintain the warranty.
2. Replacement of damaged sidewalks, particularly at the west end of the building.
3. The exterior handicapped accessible ramp and railings at the east end of the building should be repaired as required.
4. The concrete steps should be repaired and/or replaced as necessary at the north and west building entrances. At west entrance, this should correct leak in front bathroom, lower level.
5. The large crack/fissure in the exterior masonry wall at the northwest area way entrance to the basement should be repaired and monitored for further movement.
6. The exterior masonry should be re-pointed, where necessary.
7. The wood trim at the entrances and the wood soffit at the building eaves should be repaired and replaced as required.
8. The west entrance rail should be repaired and repainted.
9. The dilapidated pipe railing attached to the top of the stone areaway walls at the southwest end of the building should be replaced with a metal railing matching the stair rail at the west entrance.
10. The windows should be repaired as needed within the requirements of the Maryland Historic Trust. Clean, scrape, replace wood as necessary, re-glaze, re-caulk, and re-paint.
11. The exterior doors should be repaired and/or replaced as needed. The locations are: east side (double door) and 3 in (areaways).
12. The automatic door system for the handicapped accessible entrance at the east end of the building should be repaired and/or replaced as needed.
13. The metal roofing/flashings at the arched entrance ways on the east and west ends of the building should be repaired and/or replaced as needed.
14. The downspouts, provide concrete pad or splash blocks for the downspouts. Cap all drain pipe extensions that are above grade.
15. The tile flooring located in the handicapped accessible restroom should be replaced as an optional improvement if the overall budget allows.
16. Minor repairs to the plaster finish in the first level office area should be made as needed and the entire area should be repainted.

### **CAPITAL EXPENSES CONTINUED:**

17. Minor repairs to the gypsum board in the handicapped accessible restroom should be made as needed and all walls and ceilings should be repainted.
18. Hose bibs should be installed at the north and south sides of the building.
19. The radiator that was previously located adjacent to the east entrance and was removed should be reinstalled.
20. The condensate pit drain serving the basement boiler should be snaked and repaired as necessary.
21. The heating unit for the handicapped accessible restroom should be repaired/replaced as needed.
22. The exit lighting should be repaired and upgraded as needed.
23. The existing exterior fixtures should be restored /repaired and refurbished as needed.

### **MAINTENANCE ITEMS**

1. The Owner/Operator of the building should contact Howard County, DPW/Bureau of Utilities in order to set up a field service activity so that the sewer house connection, public section, for the building is examined and flushed. Establish a regular maintenance program to prevent blockages.
2. The areaways should be cleaned of debris and the drains be cleaned on a regular basis to prevent water from accumulating which could cause blockages.
3. General monitoring of the enclosure systems and the establishment of a regular maintenance program should commence for the roof system and mechanical equipment.

**ENGINEERING ASSESSMENTS:**

1. Provide an engineering assessment for the existing HVAC systems; Electrical systems; Community Hall flooring, stage and balcony; evaluate Energy Conservation Initiatives, evaluate Exterior Windows long term cost/effective solution w/Maryland Historical Trust approval; evaluate Basement Level Use and Occupancy (UNO) plan; and evaluate landscaping improvements w/Maryland Historical Trust approval.

**Estimated Cost: \$10,000.00**

**COST REVIEW**

#	DESCRIPTION	COST
1.	Roofing Repairs	\$15,000
2.	Replace damaged sidewalks	\$6,000
3.	Repairs to exterior handicapped ramp and railings	\$6,600
4.	Repair/replace concrete steps at north and west entrance	\$6,600
5.	Repair crack in exterior masonry wall at northwest areaway entrance	\$2,750
6.	Re-point masonry, where necessary	\$5,000
7.	Repair/replace exterior wood trim and soffit	\$5,500
8.	Repair/repaint west entrance stair rail	\$2,270
9.	New metal railings at stone areaway walls at the southwest end of the building. Check drain, Replace door/frame, Skim concrete	\$5,000
10.	Windows- Clean, scrape, replace rotten wood, caulk, repaint	\$10,000
11.	Exterior doors- Clean, scrape, replace rotten wood, caulk, repaint	\$5,000
12.	Repair/replace automatic door system at the east entrance	\$2,750
13.	Metal roofing/flashings at arched entranceway	\$2,200
14.	Downspout Outlet	\$2,200
15.	Replace tile flooring in the accessible bathroom	\$550
16.	Minor plaster repairs painting at first level office, repaint entrance area	\$3,000
17.	Gypsum board repairs at the handicapped accessible restroom	\$550
18.	Hose bibs	\$550
19.	Reinstall radiator at east entrance	\$1,100
20.	Clear/repair condensate pit at basement boiler	\$550
21.	Heating unit at handicapped accessible bathroom	\$1,100
22.	Exit Lighting	\$3,300
23.	Exterior Lighting	\$2,750
SUB TOTAL		\$84,200

**Engineering Assessment****SUB TOTAL      \$10,000****TOTAL                \$94,200**

# County Council Of Howard County, Maryland

2009 Legislative Session

Legislative Day No. \_\_\_\_\_

Resolution No. \_\_\_\_\_-2009

Introduced by: The Chairman at the request of the County Executive

A RESOLUTION approving the application and receipt of financing for two Community Legacy Projects in Howard County, further described in the Community Legacy Application, to be financed either directly by the Maryland Department of Housing and Community Development or through other departments or agencies of the State of Maryland.

Introduced and read first time \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted\_\_\_\_, Adopted with amendments\_\_\_\_, Failed\_\_\_\_, Withdrawn\_\_\_\_, by the County Council on \_\_\_\_\_, 2009.

Certified By \_\_\_\_\_  
Stephen LeGendre, Administrator

Approved by the County Executive \_\_\_\_\_, 2009

\_\_\_\_\_  
Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County Executive and County Council of Howard County recognize  
2 that there is a significant need for reinvestment and revitalization of certain communities in  
3 Howard County; and  
4

5           **WHEREAS**, by approval of Resolution No. 91-2001, Howard County designated the  
6 area of the Route 1 Corridor as a Community Legacy Area and the designation was approved by  
7 the State of Maryland; and  
8

9           **WHEREAS**, during Fiscal Year 2006, the State approved a modification to the Route 1  
10 Corridor Community Legacy Area to include a portion of land north of Interstate 95 and a  
11 diagram of the Route 1 Corridor Community Legacy Area (the "Area") is attached as Exhibit  
12 "A"; and  
13

14           **WHEREAS**, Howard County proposes to develop two Community Legacy Projects (the  
15 "Projects") in the Area, as further described in the Community Legacy Application, the purpose  
16 of which will be to contribute to the reinvestment and revitalization in the Area; and  
17

18           **WHEREAS**, the Maryland Department of Housing and Community Development (the  
19 "Department"), either through the Community Legacy Program or through other programs of the  
20 Department, or in cooperation with other state departments or agencies, may provide some or all  
21 of the financing for the Projects (the "Project Financing") in order to assist in making the  
22 Projects financially feasible; and  
23

24           **WHEREAS**, the Area is located within a priority funding area under Section 5-7B-02 of  
25 the Smart Growth Act, set forth in the State Finance and Procurement Article, and the Projects  
26 will conform to the Howard County Zoning Regulations; and  
27

28           **WHEREAS**, the first Project includes constructing various capital improvements at  
29 Baldwin Hall and Commons including the renovation of the Hall and the installation of lights  
30 and benches; and  
31

1       **WHEREAS**, the second Project seeks funding to purchase a permanent operating space  
2 for the Corridor Community Service Center to serve as a "one-stop" location for services for low  
3 income, uninsured and underserved residents; and  
4

5       **WHEREAS**, the applicable law, regulations and Departmental requirements necessitate  
6 approval of the Projects and the Project Financing by the County Executive and the County  
7 Council.  
8

9       **NOW THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
10 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2009 that it hereby endorses the Projects in the Area  
11 and approves the application for Project Financing in the form of a grant or loan, up to the  
12 amount of \$500,000;  
13

14       **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby requested to  
15 endorse this Resolution, thereby expressing his approval thereof;  
16

17       **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized  
18 to execute documents and take any action necessary to carry out the intent of this Resolution;  
19

20       **AND BE IT FURTHER RESOLVED**, that a copy of this Resolution is to be sent to the  
21 Secretary of the Department of Housing and Community Development of the State of Maryland  
22 for consideration by the Community Legacy Board.

**Modified Community Legacy Boundary**

*(If applicable. Include under Tab #6)*

No modification to current boundary.

## GUIDE TO PREPARING A COMMUNITY LEGACY PLAN

**Provide a concise narrative justification that addresses the elements listed below, and explain how the proposed plan will assist the area to meet the goals of the Program.**

- a. Past and current demographic and economic trends, including home ownership rates, property values, commercial and residential vacancies, business or housing investment, and household income.** Provide information showing numeric trends in these categories to demonstrate the need for reinvestment in the community. Discuss significant concerns, perceptions, needs, and/or issues that are

The entire Route 1 Corridor is designated as a Community Legacy Area and is encompassed in the County's initial Community Legacy Plan. This Community Legacy Plan update only addresses data, issues and concerns in the southeastern portion of the Plan Area since this application proposes two projects in the Southeast. This includes the area from I-95 on the west to Md. Rt. 32 on the north to the Howard-Anne Arundel County line on the east and the Howard-Prince Georges' County line on the south.

The nature of Census data makes it very difficult to accurately provide statistics from this sector of the County. This update is based on the 2000 Census and various subsequent studies and reports. Approximately 32,000, or 13%, of the County's population live in the Southeast. While there are new, very expensive communities such as Emerson, Stone Lake and Maple Lawn within the area, there are a significant number of older neighborhoods and apartment complexes located here as well.

This area has the highest proportion of people between 18 and 44 years of age. Approximately 43% are minorities. The Southeast has the lowest median income (\$85,156) and lowest per capita income (\$35,156) in the County. The elementary and middle schools perform well below the County average and, not surprisingly, have a greater percentage of children receiving free and reduced meals than schools where student achievement is higher. The number of immigrant and non-English speaking students has grown tremendously over the past decade, adding pressure on the schools and service providers. This part of the County also has some of the highest density and percentage of potentially transit dependent persons and ranks among the County's highest in autoless households.

Crime is a major concern, with an overall rate of 50 persons arrested per 1000 in 2007; this was twice that of Columbia. Arrests for drugs in 2007 were 35% greater than in Columbia. In the Savage community, there were 493 calls for service in 2008 and another 190 through May of 2009.

There are approximately 8,175 housing units in the Southeast. Twenty-five (25%) percent are apartments and another 155 (2%) are mobile home units. The median sales price for the period of October 2007 through September 2008 was \$321,650, well below the County median of \$380,000. The disparity is even greater for single-family attached and detached homes.

US Route 1 is lined with numerous small retail and manufacturing businesses. Office and industrial parks are abundant largely due to the proximity to the interstate road network (I-95, I-295 and US Route 1), US Route 29, the airport and the port. Rezoning and redevelopment have seen the introduction of mixed use projects and a Transit Oriented Development (TOD) project at the Savage MARC station. Patuxent Square has added 80

affordable housing units, Ashbury Courts has 140 residential units, 21 of which are affordable. The proposed Savage Town Center TOD will have 108,000 square feet of commercial uses and 416 residential units, 63 of which will be affordable.

- b. Entities or amenities in the community.** Discuss the assets that exist in the community. These may include but not limited to: Partners including employers, educational institutions, and civic, community, and cultural organizations that actively support the Community Legacy Plan. Identify your partners and document the extent of their commitment, including financial support and staff or other resources committed to the Plan.

Of the varied assets that exist within the community, the most notable are its location between Baltimore and Washington, DC and its convenient access to Interstate 95, MD Route 32, MD Route 175 and U.S. Route 1, the central feature of Howard County's Community Legacy Area. Because the Route 1 Corridor has historically served as a primary transportation route supporting independently owned businesses and a multitude of heavy industrial sites, many of the residential areas were limited to small community enclaves with little if any cohesiveness or connectivity to other residential areas within the corridor. However, with the advent of the Route 1 Corridor Revitalization Study, several community and civic groups became active participants in the Route 1 Task Force and gave their neighborhood representation. Since that time, specific community and civic groups such as the North Laurel Community Center task force and the Horizon Council have been formed to help guide decision making regarding the corridor's redevelopment and are considered to be partners of the Community Legacy Plan.

In direct support of the Community Legacy Plan, Howard County Housing partnered with ODC Residential, LLC and Harkins Builders, Inc. to produce Patuxent Square, an 80-unit affordable mixed-use project located in the southern section of the Community Legacy Area. Funding for this project included Low Income Housing Tax Credits (LIHTC), Home Investment Partnership (HOME) funds, Community Development Block Grant (CDBG) and Community Legacy funds.

Also supporting the Community Legacy Plan are the numerous human and social services providers that serve residents within the corridor. There are a heavily used public library and senior center located in Savage, as well as an active Volunteer Fire Department. Currently located on Whiskey Bottom Road, the North Laurel Multi-Service Center houses several critical agencies that deliver services daily. These agencies include but are not limited to: the Domestic Violence Center of Howard County, Foreign Born Information and Referral Network (FIRN), the Community Action Council of Howard County, Family and Children's Services and Grassroots Crisis Intervention Center. Funding support for the Multi-Service Center is provided by Howard County Government -Community Services Partnership and the Horizon Foundation.

Other key partners supporting the revitalization efforts within the corridor include Howard Community College, Howard County General Hospital, Howard Transit/Corridor Transportation Corporation, Howard County Chamber of Commerce, the Howard County Economic Development Authority and the State Highway Administration.

- c. **Need for reinvestment.** Discuss how the Community Legacy projects will result in a desired outcome that will help stabilize the community; reverse the social, economic, or physical decline; or encourage growth in the area. Describe how the activities in the Plan will result in increased opportunity, which may benefit residents of all incomes, range of housing options, employment opportunities and other amenities. Clearly identify the benchmarks that will be used to measure the impact of the Community Legacy Plan and related projects.

As revitalization efforts have evolved, the need for more affordable housing, both in quantity as well as variety, has become a more dominant feature. While housing prices in this area are below those in other parts of the County, there is a need for more such units. That has led to the construction of Patuxent Square and zoning changes to require additional affordable units be built in the corridor. As noted in its recent Neighborhood Conservation Initiative application, Howard County Housing cites a significant increase in the number of default notices and foreclosure sales. The areas most impacted in Howard County are the 21045 zip code, which includes a significant portion of the County's affordable housing stock and the 20723 zip code which includes North Laurel, an identified area targeted for extensive revitalization including new affordable housing units. Decreased home sales and decreased property tax revenues are two of the most commonly cited side effects of the foreclosure and sub-prime lending crisis. Specific to the North Laurel area, the economic downturn has dramatically reduced the number of commercial and residential plans being submitted and increased the number of extensions being requested to defer construction. Post construction updates from completed development projects have reported difficulty in leasing commercial space. In an effort to stabilize the affected neighborhoods, zip code 21045 and more specifically 20723, the County's Neighborhood Conservation Initiative focuses on the acquisition and rehabilitation of foreclosed residential properties for subsequent resale to moderate-middle-income households. Funding is provided through DHCD's Neighborhood Conservation Initiative under the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program.

Not to go unmentioned is the loss of jobs and housing (including rental evictions) that has placed a serious strain on the capacity of local providers and increased the overall demand for human and social services, including accessibility to those services. The proposed Corridor Community Service Center (CCSC) will focus on the acquisition of an appropriately sited condominium space that will house an array of services for families living in the southeastern section of the corridor. The CCSC will serve as a "single-site" service center where individuals and families will have convenient access to a wide range of human services provided by local non-profits and government agencies to promote increased family self sufficiency leading to overall community stabilization. The provision of services offered in the community where families live will have an immediate and lasting impact on one of the most significant barriers to accessing services, transportation. Within the first 12 to 18 months of CCSC operation, we expect to document notable increases in the number of persons receiving assistance by all providers operating at the site; decreases in the number of missed/cancelled appointments with providers; a decrease in the number of evictions; and, a decrease in the number of requests for crisis intervention services. In general, stable households will produce stable neighborhoods, increasing the long-term viability of the Route 1 Corridor and thereby reducing social decline.

The Savage community has older homes, many of which need substantial repair or replacement. It is also a community with no center or meaningful places for the community to come together. Building community pride and involvement is expected to foster greater long-term investment.

- d. Local commitment to neighborhood revitalization.** Describe local efforts to revitalize existing neighborhoods. Include adoption of Maryland Smart Codes Ordinances and describe development done using these ordinances.

Many of the communities in the southeastern area are among the oldest in the County. Aging businesses line Route 1 with a mix of residential uses behind them on the western side. Revitalization has not always been the highest priority in the southeast. However, in response to North Laurel residents' requests, the County is now building a new North Laurel Community Center and developing a new North Laurel Park to serve the community's residents. The County also operates a Multi-Service Center as a one-stop shop for low income, underserved and uninsured residents. The police have also increased their presence and have a sub-station in a local shopping center. The County established a settlement expense down payment program and funds for community conservation projects. The Horizon Foundation has created a Southeast Community Council to address local issues and build leadership capacity. For the past six years, the Council sponsored an annual Health Expo for the residents. Recently, the Horizon Foundation established the Southeast Health Initiative to assess and address health problems and needs.

The International Existing Building Code (IEBC) of 2006 is the Maryland Smart Code Ordinance used by many builders and contractors in working with older structures. It is the builder/contractor's option. The County does not track the buildings to which this has been applied. The County has made significant investment in public works projects, including sidewalk installation, storm drain replacement and construction, noise barriers along I-95, drainage improvements, road safety improvements and roadway reconstruction. These have been important to improving the conditions of the communities and their quality of life.

- e. Historical Significance.** Describe the historical and cultural significance of the Community Legacy Area. Why should this "Core Community" receive additional attention?

The development of the Route 1 area is typically associated with the expansion of the roadway along the coast and the growing popularity of the automobile in the mid 20th century. However, the history of the area extends much farther back. In 1891 a subdivision was platted by Gordon & Brothers of Washington, DC on North Laurel Road (northwest of Route 1), making it one of the earliest subdivisions in the county. The subdivision contained 12 blocks, each with 30-50 lots, but only a few lots were ever developed at that time (the majority was developed in the mid 20th century). A unique feature of the development is that windmills were used to deliver water to the houses. There are currently three remaining Queen Anne houses from the 1890s in this area.

The Savage community was founded in 1734 when a grist mill was built along the banks of the Little Patuxent River. A cotton mill was later built and the mill expanded to include a stone carving and spinning building, an iron foundry and machine shop, a flour mill and a saw mill. The mill produced a large supply of cotton duck, which was used for supplies during the Civil War and World Wars I and II. A small town grew around the mill and was listed as a National Register Historic District in 1975. Savage Mill is one of the oldest known textile mills in Maryland.

The Bollman Truss Bridge, built in 1852 at Savage, was the first all iron railroad bridge to be built in America.

The B&O Railroad used this design as the railroad was constructed. According to the National Register nomination, the Bollman Truss Bridge at Savage is the only surviving bridge of its kind in the United States, and possibly the world.

Known today as Route 1, the first part of the roadway was constructed in 1741 connecting Baltimore and Elkridge. In 1748 the road was extended to Georgetown, but by 1865 the State of Maryland condemned the road, due to deteriorating conditions. The State rebuilt the road in 1906 and it became known as Route 1. The roadway was used frequently by the military during WWI and from 1918-1919, who transformed the road from a small dirt road to a wider concrete road. In 1925 the state road became US 1, part of the roadway running the length of the East Coast, commonly referred to as the "Main Street of the East Coast". The automobile had a profound impact on the development of Route 1. By the 1920s businesses and billboards sprouted up along the roadway, many of them geared towards tourists. Many vestiges of this phenomenon are still prevalent today, as the area is primarily industrial and automobile oriented.

- f. **Proximity.** Describe the relationship of the Community Legacy Area to the town center and/or historic commercial districts such as Main Street Maryland communities. Also discuss the proximity to transportation hubs (e.g., Metro, MARC stations, and light rail) that may provide opportunities for Transit Oriented Development (TOD). Please specify if the Community Legacy Area will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland.

The Community Legacy Area encompasses the entire Route 1 Corridor. Howard County has no Main Street communities. The Savage community, however, is historic and the original mill has been converted into a retail center.

There are two MARC stations in this southeastern area: Savage and North Laurel. A TOD is currently under development at the Savage station. The County is providing financial support with its first TIF (Tax Increment Financing) district. This site has also been designated as a BRAC zone by the Maryland Department of Business and Economic Development. Another TOD is being proposed in Howard County on land that includes the Laurel racetrack station. Howard Transit bus and paratransit system serves this entire area and is expected to expand service to further connect Savage and North Laurel with Columbia and Ellicott City. Both the Savage and proposed North Laurel TODs will add residences and businesses in the southeastern part of the Community Legacy Area and should become hubs of activity.

BRAC certainly will impact this area since both MD Rt. 32 and MD Rt. 175 cross through the Community Legacy Area and feed into Ft. Meade. There are numerous business parks in the Route 1 Corridor that house, or are positioned to house, businesses that serve Ft. Meade and the surrounding area. BRAC-related business activity is being actively recruited by the County, whose BRAC Coordinator is encouraging further investment in the Community Legacy Area of the US Route 1 Corridor.

- g. **Complementary Project and activities.** Discuss other existing or proposed efforts to benefit the Community Legacy Area in the areas of housing, commercial and community development, education, historic preservation, neighborhood revitalization, and transportation that will complement Community Legacy funded activities.

The projects being submitted are both in the southeastern section of the County. Through its zoning authority, the County rezoned a number of parcels to mixed use zones: Transit Oriented Development (TOD) and Corridor Activity Center (CAC). These rezonings have stimulated greater residential and commercial activity and, therefore, have and will foster investment along and off of the actual roadway. This will benefit the Savage community where the Baldwin Hall and Baldwin Commons project is located by drawing more visitors and increasing business. By increasing the number of people living and working in the area, it is expected that transportation services will increase and enable more people to access the proposed, relocated Corridor Community Service Center.

There are two TOD projects moving ahead that will enhance access to train travel to Baltimore and Washington. The Howard Transit bus system expects its routing to change as those projects, and others come on line. A new North Laurel Community Center and park are being constructed to provide long needed recreational and social opportunities proximate to the largest population that will use the proposed Corridor Community Service Center. In tandem, they will provide a huge boost in the service provision in this area.

Two recently completed mixed use projects are also revitalization stimulants. Patuxent Square added 80 affordable apartment units, with retail uses on the ground floor and Ashbury Courts is a mixed income project with 140 residential units and first floor retail. These are "pioneer projects" that should foster further redevelopment activity in North Laurel. Just on the heels of the previously mentioned projects is The Glens at Guilford representing the next generation of "pioneer projects". Now underway, the development proposes 10 single-family affordable, universally-accessible "green" eco-cottages. The project is being developed by STAVROU Associates, Inc. with the first unit projected to be available for purchase in March 2010. More housing will be constructed at the Savage Towne Center TOD site. This project is on Rt. 32 and readily accessible to Ft. Meade as it grows with BRAC. The site includes a hotel, office and retail space, residential units and a garage to service MARC train users. While in the very early stages, another TOD project is anticipated adjacent to the Laurel Park race track, adding retail, office and more residential uses. These projects could add a new financial dynamic.

Howard County has also broken ground to build the North Laurel Community Center to fill the longstanding deficit in available recreational and social activities in the area. Howard County, working with the State Highway Administration, has developed a plan to increase safe pedestrian movement and access and to better connect communities to Route 1. The current analysis focuses on the construction of more sidewalks. Howard Transit System has just completed its Transportation Development Plan which calls for enhanced and expanded services to this underserved area. The Savage Volunteer Fire Department is building a new facility on Route 1 to expand their capacity to serve new residences and businesses. And, the Howard County Library has proposed an expansion to accommodate the increase demands it faces.

New commercial activity is minimal. Penske has recently completed a large motor vehicle services facility and the Patuxent Square and Ashbury Courts developments each have first floor commercial spaces. The TOD projects will also infuse commercial activity in a corridor with many small and physically deteriorating businesses.

- h. Public Input.** Describe the nature and extent of public participation in crafting the Community Legacy Plan, including the dates and brief descriptions of public events, sources of support and opposition, issues raised by the public, and how they were addressed.

The original Community Legacy Plan was established in 2002 following extensive community involvement the featured work of a diverse citizen task force from throughout the corridor. Since then, the County has directly involved the community, with two more task forces, in the development of the North Laurel Community Center and in a bold and unique transportation analysis of the Route 1 corridor. The Horizon Foundation has also formed a Horizon Council composed of community members to guide discussion and decisions about involvement and investment in the corridor.

The Baldwin Commons Enhancement Project was developed in conjunction with the Department of Recreation and Parks, Department of Public Works, the volunteer Savage Community Association and the Carroll Baldwin Memorial Institute. Due to the timing of the application, there has been no community meeting. However, using other media, the Savage Community Association, Carroll Baldwin Memorial Institute and other community leaders have posted a notice of the planned project on their website and distributed a message asking for comments and support through emails, other known leaders and the community list serve.

**COMMUNITY LEGACY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

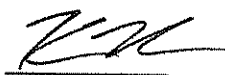
The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal, or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for reservation of funds by Community Legacy. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

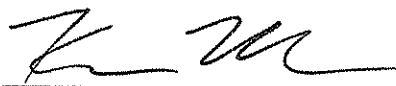
You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:**



Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Plan or Project(s) proposed in this Application can be accomplished in accordance with the development budget set forth herein and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.



Authorized Signature

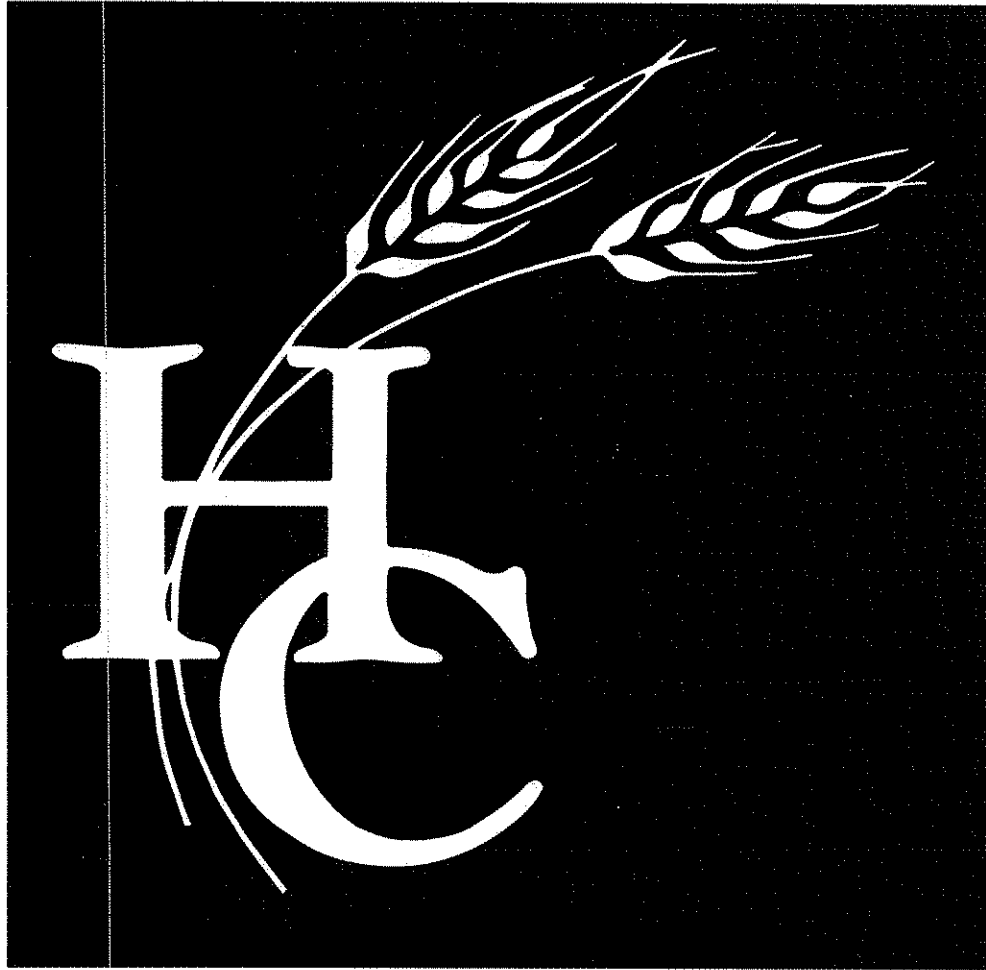
Ken Ulman  
County Executive

Print Name and Title

7/29/09

Date

**FY2010  
Community Legacy Application**



**Howard County, Maryland  
Prepared For:  
Maryland Department of Housing and Community Development  
By:  
Howard County Department of Planning & Zoning and Howard County Housing  
July 29, 2009**

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of  
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<b>1</b>	<b>Executive Summary</b>
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<b>5</b>	<b>Organizational Documents</b>
<b>6</b>	<b>Modified Community Legacy Boundary</b>
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<b>8</b>	<b>Signed Community Legacy Application Disclosure Authorization and Certification</b>

**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Howard County, Maryland

**NAME OF COMMUNITY LEGACY AREA:** Route 1 Corridor

**Please review the checklist of attachments and furnish all of the attachments that are applicable.**

**Contents of the notebook should be tabbed and organized as follows:**

- ☐ **TAB #1 – Executive Summary** - Attach a brief summary of the application, no more than two pages.  
This is **required** for all applications.
- ☐ **TAB #2 – Core Community Legacy Application** - Applicant Information, Contact Information, Community Legacy Area Information, Funding Request, Prior Community Legacy Funds Awarded, Status of Prior Community Legacy Projects and Area.
- ☐ **TAB #3 – Individual Project Descriptions, Budgets, Project Impact Data Sheets, and Related Documents** - Individual project(s) budget(s), Project Impact Data Sheet(s), and documentation of funding commitments.
- ☐ **Photographs** - Include photographs of the project(s) (interior and exterior) or, if the project(s) is a study, please provide photographs of the site area.
- ☐ **Construction or Renovation Projects** - Include the following items as available: plans/specs, construction drawings, general contractor, construction monitor, etc. A Minority Business Enterprise Plan will be required if funds will exceed \$250,000 in construction/renovation costs.
- ☐ **TAB #4 – Local Support Resolutions** - Local Government Resolution or Local Government Resolution for Community Development Organization.
- TAB #5 – Organizational Documents for Community Development Organizations**
  - ☐ **Corporation Resolution**
  - ☐ **Articles of Incorporation** (if not previously submitted as stated on Corporate Resolution).
  - ☐ **By-Laws** (if not previously submitted as stated on Corporate Resolution).
  - ☐ **IRS Tax Exempt Determination Letter** (if not previously submitted).
  - ☐ **List of Organization's Board of Directors**
  - ☐ **Certificate of Good Standing** - Obtain a current Certificate of Good Standing from the Maryland Department of Assessments and Taxation by calling 410-767-1340 or visiting their website Maryland SDAT Certificate of Status System
  - ☐ **Organization's Operating Budget for the Current Year**
  - ☐ **Most Recent Independent Financial Audit of the Organization**
- ☐ **TAB #6 – Modified Community Legacy Boundaries** - Submit, if applicable. Include boundary descriptions and a colored map.
- ☐ **TAB #7 – Modified Community Legacy Plan** - Mandatory 2010 electronic submission (guide attached).
- ☐ **TAB #8 – Signed Community Legacy Application Disclosure Authorization and Certification**

## COMMUNITY LEGACY APPLICATION

**APPLICANT:** Howard County, Maryland

**NAME OF PROPOSED COMMUNITY LEGACY AREA:** Route 1 Corridor

### EXECUTIVE SUMMARY

The entire Route 1 Corridor was designated as Howard County's Community Legacy Area in the County's initial Community Legacy Plan. Since the corridor is more than eleven miles long, the Community Legacy Plan update is focused on the southeastern portion of the Plan Area.

Many of the communities in the southeastern area are among the oldest in the County. Revitalization has not always been the highest priority in this area. However, in response to North Laurel residents' requests, the County is now building a new North Laurel Community Center and developing a new North Laurel Park to serve the community's residents. The County also supports the operation of a Multi-Service Center serving economically and socially vulnerable individuals and families. In addition to these efforts, Howard County Police have increased their presence in the area by occupancy of a sub-station in a local shopping center.

There are two MARC stations in this area: Savage and North Laurel. Both the Savage and proposed North Laurel TOD's will add residences and businesses in the southeastern part of the Community Legacy Area and are expected to become hubs of activity.

One of the County's projects has two components: significant renovation of the Baldwin Hall and enhancement and expansion of the use of Baldwin Commons Park. Carroll Baldwin Memorial Hall was built in 1921 as a community hall to serve the Savage community and has served as the Savage Library and the community's Post Office. It is owned by the non-profit organization, the Carroll Baldwin Memorial Institute, and is adjacent to Baldwin Commons, which is owned by Howard County. Baldwin Hall is regularly used but has fallen into disrepair. The building needs work to its roof, entryways and major systems, flooring, plaster walls, windows, the stage and balcony need repairs or reconstruction to improve functionality and overall attractiveness within the community. The County is seeking \$75,000 for the first phase. The Institute will contribute \$20,000 towards the renovations.

The Commons is used for leisurely activities and community events. However, the lack of lighting often invites illegal or inappropriate behavior, preventing the community from using it at night. This is antithetical to the community's goals and need to have a welcoming community space. The County seeks \$63,500 for pedestrian scale lighting and benches to make the Commons becomes safer and more user friendly. These funds will also be used to provide an interpretive historic marker so visitors can learn the significance of the community.

The other proposed project involves the acquisition of permanent condominium office space on the first floor of the mixed-use Community Legacy funded development known as Patuxent Square. The space will house the existing North Laurel Multi-Service Center and will become the Corridor Community Service Center. The current center, located off of Whiskey Bottom Road, serves residents in both the North Laurel and Savage communities and provides a single-site location for residents to access critical human services without the impediment of transportation. While the County will acquire the space through a Lease Purchase Agreement, the Community Action Council of Howard County will continue to be the lead agency responsible for the center's operation and coordination of services between providers. The cost of this project is estimated at approximately \$430,000. The County will be

requesting \$100,000 in Community Legacy funding to support this project. The balance of funding for acquisition will come from FFY08 and FFY09 Community Development Block Grant Entitlement funds.

**COMMUNITY LEGACY  
APPLICATION****APPLICANT INFORMATION****1. Legal Name of Applicant:**

Howard County, Maryland

**2. Applicant's Street Address:** 3430 Courthouse Drive**City:**Ellicott City**County:** Howard**State:** MD**Zip Code:** 21043**3. Phone No:** (410) 313-2013 Ext:**Fax:** (410) 313-3051**Web Address:** <http://www.howardcountymd.gov>**4. Applicant's Federal Identification Number:** 52-6000965**5. Community Legacy Coordinator -** Steve Lafferty**Title:** Director - Special Projects**Address:** 3430 Courthouse Drive**City:** Ellicott City**State:** MD**Zip Code:** 21043**Phone No:** 410-313-4302 Ext:**Fax:** 410 - 313- 1655**E-mail:** [slafferty@howardcountymd.gov](mailto:slafferty@howardcountymd.gov)**6. Person to be contacted for Award notification:** Ken Ulman**Title:** County Executive**Address:** 3430 Courthouse Drive**City:** Ellicott City**State:** MD**Zip Code:** 21043**Phone No:** 410-313-2013 Ext:**Fax:** 410-313-3051**E-mail:****7. Check all that apply to this application:**

- ☒ Submit your current Community Legacy Plan electronically and  
Request funding for projects or activities within your plan
- or
- ☐ Apply to be designated as a Community Legacy Area and perhaps  
Request funding for projects or activities within your plan

**COMMUNITY LEGACY AREA INFORMATION****8. Name of Community Legacy Area:** Route 1 Corridor

If a boundary modification is proposed, specify the new physical boundaries of the area and provide a colored map. Include under Tab 6.

**9. Funding Request:****Capital Request:** \$238,500.00**Operating Request:** \$0.00**Total funding requested:** \$238,500.00**Number of projects:** 2

**10. PRIOR COMMUNITY LEGACY FUNDS AWARDED**

Please complete a numeric self evaluation of your funded projects progress relative to the original expectations. A score of "1" should represent the highest assessment, while a "5" should indicate the lowest.

<u>ProjectName</u>	<u>Fiscal Year</u>	<u>Funds Awarded</u>	<u>Remaining CLFunds</u>	<u>Self Evaluation</u>	<u>Percent Complete</u>
Homebuyer Assistance	2007	\$175,000	\$135,000	3	25 %
First time Homebuyer Assistance	2006	\$80,275	\$0	4	0 %
Land Acquisition (Patuxent Square)	2005	\$150,000	\$0	1	100 %
Property Acquisition and Resale	2004	\$200,000	\$0	3	100 %
Land Acquisition (Port Capitol)	2003	\$300,000	\$0	2	100 %
Land Acquisition (Nordeau Subdivision)	2002	\$125,000	\$0	2	100 %

**11. STATUS OF COMMUNITY LEGACY PROJECTS AND AREA**

Since you have previously received Community Legacy funds, discuss in detail your self evaluation above and the progress in the designated Community Legacy Area, including actions taken to implement previously funded projects, partnerships generated, other investment or improvements in the neighborhood and benchmarks met. Also discuss any factors that may have hindered progress of implementing the plan.

The Self evaluation was based upon the following factors: (1) timely use of funds (2) use of funds expended as proposed in the application (3) completion of projects as scheduled

(4) accomplishments consistent with the goals identified in the application & CL Plan. Higher ratings were given to projects that met or exceeded the above factors. Since the 2007 application submission, Howard County housing experienced changes in both the department's administration as well as grants management staff, making it difficult to discuss and document impediments to the overall implementation of the plan. However, it should be noted that prior year projects that allocated funding for homebuyer assistance have been extremely challenging to implement given the significant change in housing market conditions over the past two years. In response the department has, with DHCD's approval, modified the scope of at least one project allowing downpayment assistance to be provided to any qualifying household within the entirety of the CL Area rather than limiting the assistance to potential buyers in a previously targeted CL community of 10 single family units to be developed.

**12. 2009 COMMUNITY LEGACY PLAN**

The Community Legacy Plan should address all of the elements listed in the **Community Legacy Plan Guide**, found in the Section titled Community Legacy Application Documents. The Plan should demonstrate that the proposed strategy and subsequent projects will assist the area to meet the goals of the Community Legacy Program. **Include information under Tab 7.**

**13. SUMMARY OF PROPOSED PROJECTS**

In the following table, rank proposed projects in priority order. This list should include projects identified in the existing Community Legacy Plan, as well as any new projects proposed as part of a FY 2008 Community Legacy Plan modification. Please list all funds requested.

<b>Project Name</b>	<b>Rank</b>
<b>Corridor Community Service Center Acquisition</b>	<b>1</b>
<b>Baldwin Hall and Commons Enhancement Project</b>	<b>2</b>

**INDIVIDUAL PROJECT DESCRIPTIONS AND SOURCES AND USES OF FUNDS**

Include under Tab #3:

**a. Project Name:** Corridor Community Service Center Acquisition**b. Address of the Project:** Street: 9902 Washington Blvd.**City:** Laurel**Zip Code:** 20723**County:** Howard**Community or Neighborhood Name:** Route 1 community**Primary State Legislative District:** 13**Brief project description:**

Acquisition of existing first floor space in a mixed-use CL funded building to house the Corridor Community Service Center.

**What type of Project are you seeking funding for?** Acquisition Rehab**COMMUNITY NEED AND SUPPORT:****Describe the community problem that requested funds will address.**

The proposed locating of the Corridor Community Service Center is critical to addressing the most pressing service needs of the North Laurel/Savage community. As noted in the Community Legacy Plan update, the southeastern section of the Community Legacy area has the lowest median income (\$85,156) in the County. Schools in the area perform well below the County average and there has been a marked increase in the number of immigrant and non-english speaking households over the past ten years. The existing North Laurel Multi Service Center has been in operation for over two years and has very quickly grown out of the modest space that it occupies within the strip shopping center. Initially on an annual lease, the center is now on a month to month lease and in need of more adequate permanent space that will allow it to remain accessible to residents in its primary service areas of North Laurel and Savage while continuing to meet the ever increasing demand for human and social service.

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**How and what public input was received on the project? Include the nature and extent of public support for or opposition to the proposed project. Explain the decision-making process that has led to this proposal.**

Since both the North Laurel Multi Service Center and Patuxent Square, the proposed new location for the center, are existing uses, no special meetings or public notifications were required. The proposed Corridor Community Service Center use is allowable under the existing zoning classification for the Patuxent Square site and no zoning amendments are necessary.

At the onset of the North Laurel Multi Service Center project, public support was decidedly in favor of the project and its location, as the center was designed to provide greater access to services for the residents of the North Laurel/Savage community. During its span of operation, providers have received no public opposition or complaints regarding the center.

The decision-making process for this project consisted of collaborative discussions regarding feasibility that took place in May of 2009, between the Howard County Department of Citizen Services, the governmental coordinator for the existing center, The Community Action Council of Howard County, the center's lead non-profit agency, the Howard County Department of Housing and Community Development, coordinating governmental agency for this proposed Community Legacy capital project, and Orchard Development Corporation, the owner of Patuxent Square.

**Describe the community's commitment to Smart Growth policies and approaches and how this project furthers that commitment?**

U.S. Senators Paul Sarbanes and Barbara Mikulski have clearly shown their commitment to Route 1 corridor revitalization by sponsoring prior Route 1 revitalization grants for project planning and implementation and streetscape and pedestrian improvements. Additionally, the Howard County Department of Housing and Community Development continues to work in partnership with developers to increase the supply of affordable housing within the corridor, particularly that of rental units. Such partnerships have resulted in the development of Port Capital Village, Patuxent Square and now under development, the Glens at Guilford.

**PROJECT SCOPE:**

**Describe the scope of the project and the connection to the community need stated. Why is this project the best approach?**

The scope of the proposed project involves the acquisition of first floor condominium retail space in the existing mixed-use development known as Patuxent Square. Patuxent Square was funded in part with Community Legacy funds, HOME Investment Partnership funds and Low Income Housing Tax Credits. Eighty units of affordable housing exists on the upper floors. Once acquired, the currently vacant space will be reconstructed to provide for multiple office spaces, a reception area, meeting and training rooms and individual counseling space. This project will relocate the existing North Laurel Multi Service Center, providing for the continuation of critical human and social services for the residents of the North Laurel and Savage communities who are among the most economically and socially vulnerable in the County. The relocating of the center to the Patuxent Square location will keep many residents within walking distance or minimal riding distance by bus or car and minimize the likelihood of disruption in service for the community's residents. This project represents the best approach because it will provide a permanent, suitable space for providers to serve existing clients within the community they live in and minimize the barrier to services caused by lack of accessibility for clients who have limited or no means of transportation.

**For capital projects, indicate the status of site control as well as zoning and building code approval. Also for capital projects, give the age of the building(s), and indicate if the project is located within a local historic district or a National Register historic district. Include names of consultants, architects, or contractors that you plan to use.**

The site is owned by Orchard Developemnet Corporation (OCD, LLC) and is already zoned appropriately to permit the proposed use as a matter of right. No further zoning approvals will be required. The building is approximately 2 years old and is not located within a local historic district and does not appear on the National Register of historic places.

**Explain in detail how this revitalization impact/outcome measured. What benchmarks will be used to measure and report this outcome on a quarterly basis?**

The proposed project impact will be measured by capturing data regarding the service delivery levels of each of the provider agencies and by comparing service level data to trends in household requests for service within the impaceted zip code. Over time we expect to see a trend that would indicate stabilized households which in turn should be reflected in overall community stabilization indicators such as the reduction in crime, loitering and the incidence of homelessness among families within the corridor. The center will continue to use ServicePoint to collect data and reports will be generated and reviewed by County staff at least quarterly.

**Describe how this project fits into your Community Legacy Plan.**

This project is consistent with the update provided for the Community Legacy Plan as it focuses revitalization efforts within the southernmost section of the corridor and proposes to undertake an activity which will directly impact the stabilization of the North Laurel and Savage communities within the plan area.

Describe in detail how this project/program will be implemented including guidelines and/or marketing tools. (For example, if this is a Revolving Loan Fund, please describe your underwriting criteria and the repayment terms.) Demonstrate how this project is ready to proceed and complete the timeline to include begin and completion dates for the entire project.

The project will be implemented through the coordinated efforts of The Department of Housing and Community Development (HCH), The Department of Citizen Services and the Community Action Council of Howard County (CAC). HCH will be responsible for negotiating the lease purchase price, executing the agreement and providing the required downpayment funds in addition to ensuring that the project has received the HUD required environmental clearance. During the acquisition process, DCS will coordinate meetings with a space planner and CAC to begin work on defining the interior space requirements. Once the space requirements have been defined and agreed upon, HCH will coordinate the selection of a Contractor to perform the interior renovations and oversee the construction process. During construction, DCS and CAC will be responsible for developing and overseeing the center's transition plan and identifying resources needed to undertake the physical move from the existing to the new location. DCS will also begin its coordination of a Grand Re-opening event.

Since the proposed center location is part of a recently completed mixed-use development project, previously funded with federal dollars, the environmental review process will move along rapidly and early negotiations have quickly produced a willingness by the Owner to move forward with the project making it soundly "shovel ready".

#### **Project Timeline**

Include dates referring to the Starting Date range, Mid-Cycle range and the Completion Date range

Start Date	End Date	Description of Activity
07/01/2009	07/29/2009	Project feasibility, financing and application submission to DHCD
09/01/2009	10/15/2009	Upon notice of funding award, determine final cost of purchase and required amount for downpayment needed to obtain the Lease Option.
10/16/2009	11/30/2009	Environmental Review, space planning and coordination with lead agency.
11/15/2009	11/30/2009	Secure Lease Option
12/01/2009	04/15/2010	Interior building modifications ( construction)
04/30/2010	05/20/2010	Transition move from existing service center site to Patuxent Square location.
06/01/2010	06/01/2010	Grand Opening of Corridor Community Service Center

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**ORGANIZATIONAL CAPACITY:**

**Explain your organizational structure and who will oversee this project. Please indicate who will be responsible for submitting the quarterly reports and payment requests.**

The Howard County Department of Housing and Community Development will be responsible for project implementation. The Department's organizational structure is a hybrid mix of staffing organized by function, programs and products. As a department within County government, the Director, Deputy Director, Special Assistant, Office Administrator and division and program managers form the Department's management team. The department works in conjunction with its sister agency, the Howard County Housing Commission and they jointly own, manage and maintain over 700 residential units. The Department's division of Grants Management will have primary oversight for the project and the Grants Administrator will be responsible for submitting quarterly reports and payment requests.

**Describe your organization's past experience in administering similar projects/awards successfully. If this project involves partnerships with any government entity, public or private organizations, please describe their role and capacity to assist in administering similar projects/awards successfully.**

The Department administers a broad range of federal, state and local funds that provide affordable housing opportunities and support targeted community development activities. The Department has served as the administering agency for CDBG and HOME Entitlement funding since 1996, with a strong successful history of compliance in fund commitment, fund distribution and reporting. In addition to CDBG and HOME, the department administers other grants such as Community Legacy, RAP and EDI Special Projects and serves as the pass thru entity for others such as the Weatherization program.

The partnering governmental entity will be the Howard County Department of Citizen Services (DCS), the human services arm of County Government. DCS is the administering agency for ESG, ETHS/HPP, Service Linked Housing, TEFAP, EFSP and serves as the County's lead agency for Continuum of Care planning and HMIS. DCS will be responsible for assisting with space planning and programming and coordination of services for providers that will be housed at the service center.

The Community Action Council of Howard County is the lead non-profit agency and will continue to provide the day to day operational oversight for the center once the relocation has been completed. CAC is a subrecipient of several federal, state and local grant funds including ESG, EFSP, ETHS/HPP and TEFAP. CAC is also the administering agency for the County's energy assistance programs.

**f. Project Financing: What type of financing are you seeking? Grant**

**What other sources of financing were pursued and/or secured for this project? (Provide supporting documentation with your application for each committed funding source under Tab #3.)**

Because of the limited scope of this project, the only other source of funding to be utilized is that of CDBG Entitlement funding that has been included in the County's FFY08 and FFY09 Action Plans and allocated for this project.

Leasing payments will be covered in part by grant funding received by the Community Action Council through Howard County's Community Services Partnership grant program.

**What is your strategy for raising funds that are not yet committed? Describe when each source of funding will be committed.**

There are no plans to undertake any fundraising efforts in connection with this project. CDBG funding for FFY08 and FFY09 is already available and will be evidenced by a fully executed Grant Agreement with HUD.

**What are the projected revenues, expenses and debt service on the project?**

There are no expected revenues for this project other than the leasing payments to be paid and applied towards the Lease Purchase option. The projected amount of leasing payments to be applied annually towards the purchase price is \$50,000.

**For those projects containing repayments, explain in detail how you will structure the repayment.**

The Community Legacy funds being requested for the proposed project will be in the form of a grant and no repayments are proposed.

**For those projects that do not have a repayment plan, explain in detail why repayment is not possible.**

Repayment is not possible as this project is not structured to be a revenue-generating project and the majority of the funds received will be used for the eventual purchase and ongoing operation and maintenance of the center.

**PROJECT BUDGET**

USES OF FUNDS BY ACTIVITY	SOURCES OF FUNDS					TOTAL BY ACTIVITY	STATUS OF OTHER FUNDING SOURCES*
	Community Legacy Capital Request	Community Legacy Operating Request	Applicant's Contribution	Other Sources	Other Sources Amount		
Building/Site Acquisition	\$100,000	\$0	\$0		\$0	\$100,000	R
Lease Option	\$0	\$0	\$0	CDBG	\$330,000	\$330,000	C
<b>TOTALS BY SOURCES OF FUNDS</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>		<b>\$330,000</b>	<b>\$430,000</b>	

## PROJECT IMPACT DATA SHEET

The chart below will be used to help assess the impact of your project. The impact will be a consideration in the review and ranking of your application. **Complete a separate form for each project.** The information you provide should relate only to this project as anticipated upon its completion. We recognize that the following 27 questions will not apply to all projects. Please fill in as many as possible. If necessary, please provide an estimate if unknown.

**PROJECT NAME:** Corridor Community Service Center Acquisition

**NAICS Code** 531390

PROJECT IMPACT:	Numerical Value
1. "As is" tax value of the property(ies)*	\$2,014,032
Maryland Department of Assessments and Taxation	
2. "As completed" tax value of the property(ies)*	\$2,053,040
Estimate Only	
3. Number of existing housing units that will renovated	0
4. Number of new housing units that will be created	0
5. Number of new home owners (each household equals 1 home owner)	0
6. Percentage of Community Legacy funds that will be repaid within 5 years	0.00
7. Number of existing clients to be served annually at the project location*	1,900
8. Number of new clients to be served annually at the project location*	700
175 new clients per quarter multiplied by 4 quarters. 175 new clients sought services as reported at end of the 3rd quarter	
9. Number of commercial facades that will be improved	2
10. Number of linear feet of streetscapes that will be improved	0
11. Number of linear feet of water/sewer lines that will be added or improved	0
12. Additional neighborhood investment that will result from this project over the next 3 years*	\$0
Expected but unable to determine at this time.	
13. Annual increase in sales (for retail and commercial activities)*	\$0
14. Number of vacant/underutilizebuildings that will be put back into operation	1
15. Square footage of vacent/underutilized space that will be put back into operation	16,033
16. Length of time building(s)/space referenced above has been vacant	1
17. Number of blighted properties to be removed	0
18. Increase in inventory of developable lots	0
19. Number of direct permanent employees*	14
Current number of staff providing services at existing center location.	

<b>20. Number of direct temporary employees*</b>		0
<b>21. Number of direct permanent Maryland resident employees*</b>		14
<b>22. Number of direct temporary Maryland resident employees*</b>		0
<b>23. Annual wages/salaries of direct permanent employees*</b>		\$214,937
This includes salaries of existing agency staff only.		
<b>24. Annual wages/salaries of direct temporary employees*</b>		\$0
<b>25. Annual project operating expenditures including wages/salaries*</b>		\$277,924
This amount includes agency staff salaries in addition to \$62,987 for annual operating expenses.		
<b>26. Other (please explain)*</b>		0.00
<b>27. Visitor-based Activities**</b>	<b>Number of new annual day-trip patrons*</b>	0
	<b>Number of new annual overnight patrons*</b>	0
	<b>Admission fee (per entry)</b>	\$0.00

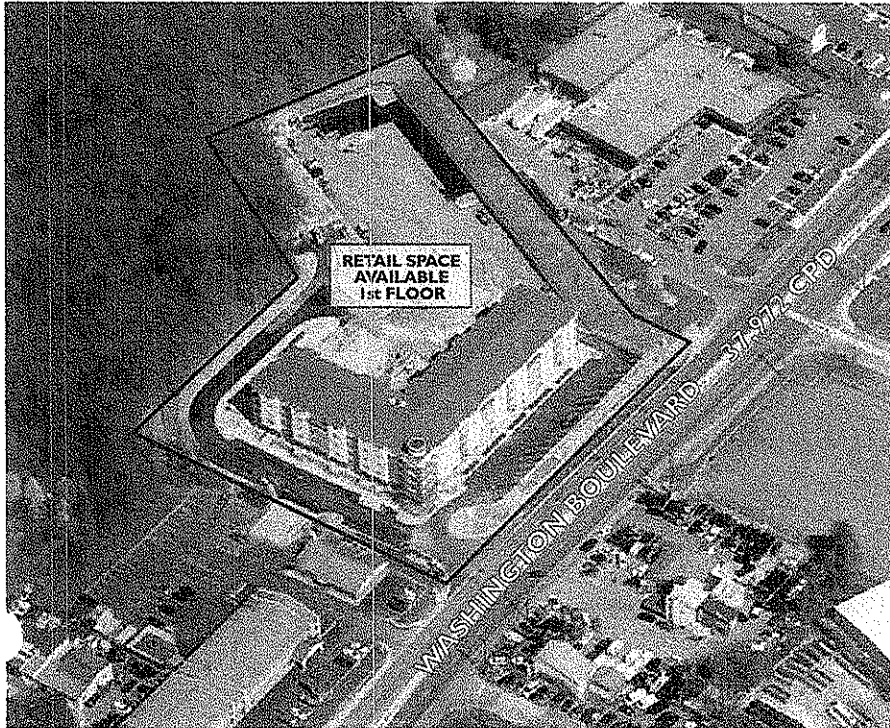
\* Provide a brief explanation (show your math) of how you arrived at the value

\*\* Visitor-based activities include those engaged in visual arts, museums, amusement and recreation,

## 9900 WASHINGTON BOULEVARD

### NEW GROUND FLOOR RETAIL SPACE FOR LEASE

Laurel, Maryland



#### PROPERTY HIGHLIGHTS

- 80 residential units above retail are 100% leased
- Great access and visibility from Washington Boulevard (Route 1)
- Zoned CAC, allowing food, bank and retail along Route 1

#### PLEASE CONTACT

**Larry B. Hoffman**

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301.656.6222 (fax)

lhoffman@hrretail.com

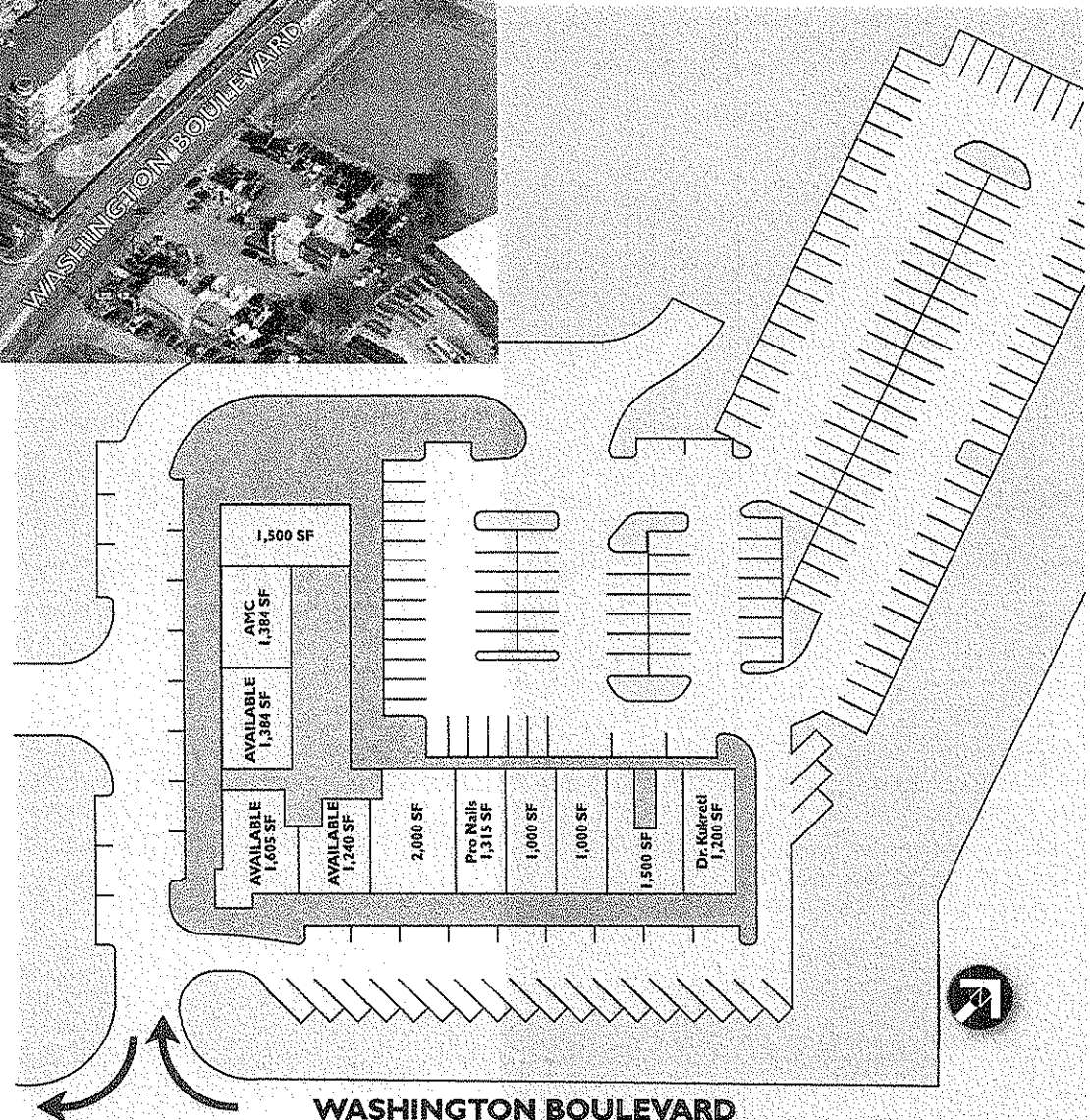
**Brian Mitchell**

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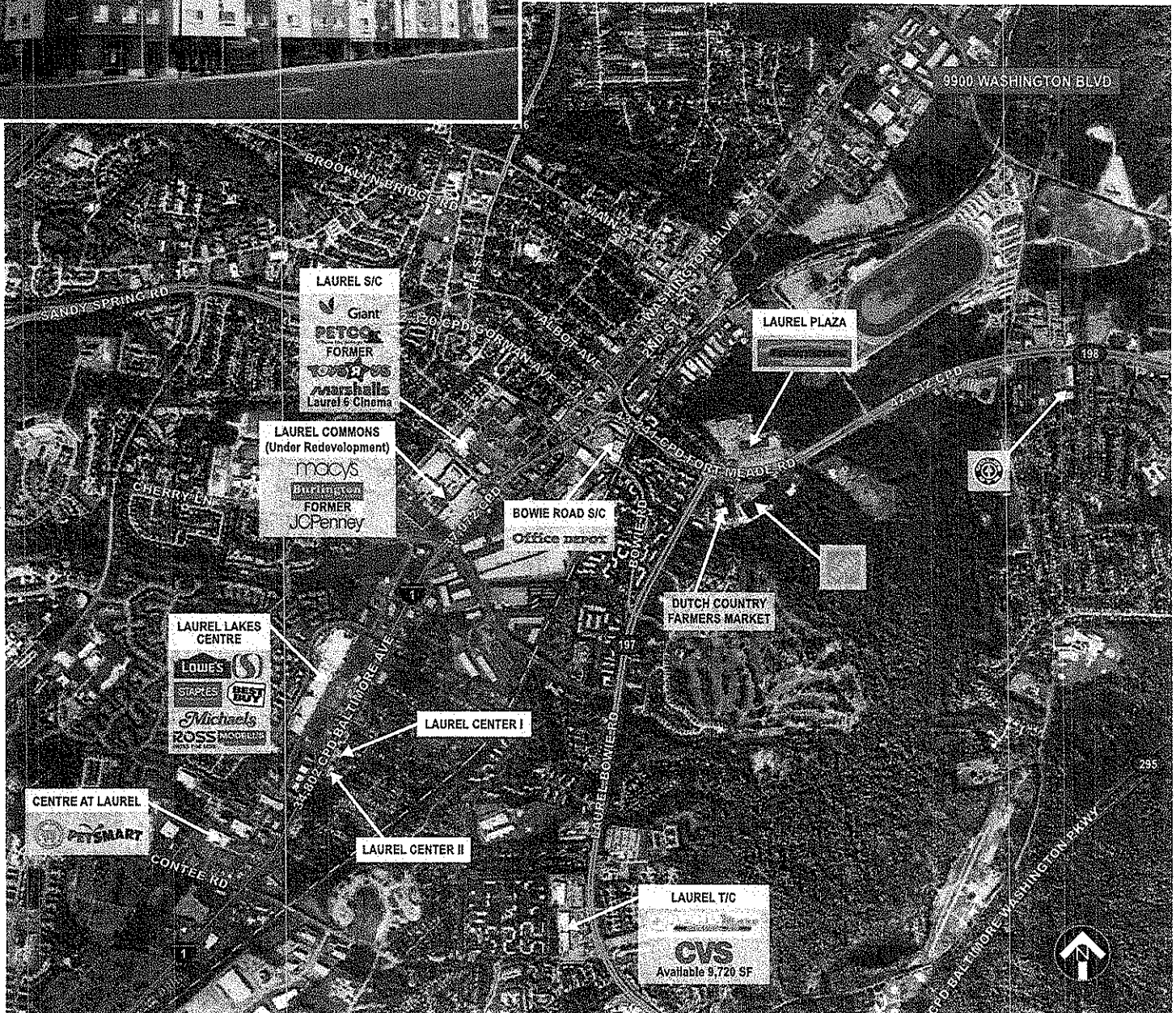
## 9900 WASHINGTON BOULEVARD

### NEW GROUND FLOOR RETAIL SPACE FOR LEASE

Laurel, Maryland

#### DEMOGRAPHICS

(2008 Estimates)	1 MILE	3 MILE	5 MILE
POPULATION	12,780	74,499	141,996
AVERAGE HH INCOME	\$ 81,412	\$ 85,270	\$ 94,920



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H & R Retail, Inc.

041709

**INDIVIDUAL PROJECT DESCRIPTIONS AND SOURCES AND USES OF FUNDS**

Include under Tab #3:

**a. Project Name:** Baldwin Hall and Commons Enhancement Project**b. Address of the Project:** Street: 9035 Baltimore Street**City:** Savage**Zip Code:** 20763**County:** Howard**Community or Neighborhood Name:** Savage**Primary State Legislative District:** 13**Brief project description:**

The installation of pedestrian scale lights, benches and an interpretive history sign in the community park and renovations to the adjacent Baldwin Hall.

**What type of Project are you seeking funding for?** Recreational**COMMUNITY NEED AND SUPPORT:****Describe the community problem that requested funds will address.**

Carroll Baldwin Memorial Hall was built in 1921 as a community hall to serve the Savage community. It has served as the Savage Library and the community's Post Office. It is owned by the non-profit organization, the Carroll Baldwin Memorial Institute (CBMI), and is adjacent to Baldwin Commons, a Howard County park. Although the community hall and park are true amenities, both are inadequate for the community's needs. The park is used for leisurely activities and community events. However, there is no lighting on the Commons to stave off illegal or inappropriate behavior, preventing the community from using it at night. The Commons has been vandalized, is often occupied by loitering groups and illegal activities. In 2008 and the first half of 2009, the police responded to more than 240 selected calls for service in this area. There are also no places for residents and guests to sit and enjoy the community park. This is antithetical to the community's goals, the need to have a welcoming community space and to the goals of the Community Legacy Area Plan. Furthermore, as an historic community, established around a grist mill in 1734, there is no interpretative historic marker so visitors can learn the significance of the community.

Baldwin Hall is regularly used but has fallen into disrepair. The building needs work to its roof, interior and exterior walls, windows, doors entryways and HVAC system. The interior flooring, plaster walls, windows, stage and balcony need repairs or overhaul to make it more functional and attractive for the community to use. The Community Legacy Area Plan seeks to provide appropriate community gathering spaces. This building has the potential to be a more useful space of the Savage community

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**How and what public input was received on the project? Include the nature and extent of public support for or opposition to the proposed project. Explain the decision-making process that has led to this proposal.**

The project was initially conceived by members of the residential community and volunteer leaders of the Carroll Baldwin Memorial Institute. Separate conversations were held with representatives of two county agencies and elected officials to gain support and assistance for the renovations and enhancements. Due to the limited time to develop this proposal, outreach to and input from the community has come largely through electronic means. The Savage Community Association used Facebook, the Savage Community web site, its Yahoo! Group and various email lists to notify residents of the proposed application. The CBMI notified its members and supporters and other activists sent out email "blasts". Comments were also solicited from organizations in the area, such as Neighborhood Watch, the Boys and Girls Club, Savage Historical Society, Boy Scouts, local churches and the Southeast Horizon Council.

A sampling of email responses is included in the binder. There has been no publicly stated opposition but only unified support. Many address the safety issue while others comment about preserving the historic nature of the building and area and increasing the usefulness of the Commons and Hall. People are enthusiastic about the County's commitment and to the improvements this will bring. Organizational letters of support have also been included.

**Describe the community's commitment to Smart Growth policies and approaches and how this project furthers that commitment?**

The Savage Community is one of the oldest neighborhoods in the Route 1 corridor. Its development and the subsequent improvements are fully in line with the goals and principles of Smart Growth. It is inside the PFA and is served by sewer and water. It is proximate to MARC rail service and a future Transit Oriented Development (TOD) at the Savage MARC station. The County has built a library and senior center and created a park and pathways to serve the residents. The Savage Volunteer Fire Company is nearby and is planning to move to a new location in the community. Traffic calming devices have been installed to keep traffic speeds appropriate for this largely residential community. The historic Savage Mill has been renovated and converted to provide retail goods and services to residents and visitors. This Community Legacy project is another commitment to bringing community resources to existing neighborhoods and fostering the community's quality of life.

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**PROJECT SCOPE:**

**Describe the scope of the project and the connection to the community need stated. Why is this project the best approach?**

The scope of the project is two-fold: enhance and expand the use of the park area known as Baldwin Commons and undertake significant renovation of the Baldwin Hall so that it can be an asset rather than a declining building in the heart of the Savage community. By providing pedestrian scale lighting and benches, the Commons becomes safer and more user friendly. More people will feel free to walk and linger there, fostering a more vibrant and functional community gathering place. Renovating the Hall directly addresses the community's desire to have a more appropriate meeting place for the community association, historical society and other community-based groups. The Hall and Commons are in the center of this largely residential community and bounded by public streets that makes it readily accessible to the community and public.

In 2006, the CBMI hired Building Consultants Inc. to perform a Condition Survey and Cost Review of the Hall. They identified nearly 50 items which required attention in order to address a myriad of issues with the building and its grounds. The estimated cost was \$461,000. In July 2009, the Bureau Chief of Facilities for Howard County's Department of Public Works reviewed the report, visited the property and evaluated the needed sequence for renovations and repairs. The estimate, including an Engineering Assessment, is \$94,200 for essential work to the roof, masonry, sidewalks, ramp, windows, doors and interior. No consultants or contractors have been selected to perform the work.

The Department of Recreation and Parks will work with the Department of Public Works and BGE will be responsible for installing the lights, the benches and sign. It is expected that BGE will provide the light fixtures, with consultation with the Maryland Historical Trust. Community members will be invited to participate in selecting the lights and benches and to assist with the sign, to the extent possible. All required permits and code approvals will be obtained prior to beginning any work on the grounds or on the building. The Maryland Historical Trust, which has easements on the building and the park, will also be involved in the improvements.

This project will be done in partnership with the Howard County's Departments of Planning and Zoning, Recreation and Parks and Public Works, the Carroll Baldwin Memorial Institute, the Savage Community Association and the Maryland Historical Trust. The lights will illuminate the central sitting area, walkways and the periphery in order to enhance the community's usage of this park.

While there is a nearby County park for active recreation, the park and building are in the heart of Savage. These improvements will expand and enhance its value. The historic building, too, has been underutilized due to its deterioration. Its renovation adds further stability and pride and will be more extensively used when renovated.

**For capital projects, indicate the status of site control as well as zoning and building code approval. Also for capital projects, give the age of the building(s), and indicate if the project is located within a local historic district or a National Register historic district. Include names of consultants, architects, or contractors that you plan to use.**

The Carroll Baldwin Memorial Institute (CBMI) owns Baldwin Hall and the parcel upon which it is located. Baldwin Hall was built in 1921 and is listed on the Howard County Historic Sites Inventory as # 214. The MHT has an easement on the property and will, therefore, be consulted when the specific work is identified. Savage is not an historical district but various efforts have been undertaken to have it designated as one. The land is zoned R-12, a residential designation. No consultants or contractors have been selected to perform the work.

Howard County's Department of Recreation and Parks owns the park known as Baldwin Commons. It is actually two parcels adjacent to and east of the building. The properties are also zoned R-12. The Maryland Historical Trust, which has an easement on the building, will also be involved in decisions regarding the light fixtures, appropriate benches and the text and style for the interpretive sign.

**Explain in detail how this revitalization impact/outcome measured. What benchmarks will be used to measure and report this outcome on a quarterly basis?**

Once the County receives notice of its Community Legacy award, it will meet with the stakeholders to review the plan, to determine the nature of the lights and benches to be installed in the park and to have the CBMI solicit bids for a renovation contractor. The county will work with BGE and the proper vendor to purchase and install the lights and benches. The Department of Recreation and Parks will be the Project Manager. The CBMI will be a sub-recipient of funds for renovations to the Hall.

Once completed, the County, working with the community, will set quarterly reporting to determine usage and criminal activity in the park and the usage of the hall. The goal is to reduce criminal activity and increase the visits to and use of the Commons. Another goal is to increase the number of activities on the grounds and in the building. These are measurable and will be reported on.

**Describe how this project fits into your Community Legacy Plan.**

The current Community Legacy Plan was first published as the Route 1 Corridor Revitalization Study in 2002. The premises and goals have not changed. The stabilization and revitalization of neighborhoods in the Route 1 Corridor require the retention and creation of green spaces, open spaces and community facilities. Baldwin Commons is one such important space. Enhancing and expanding the use of this gem in the heart of Savage further promotes community activity and interaction. Adding lights and benches makes it safer, more user friendly and functional. It is an amenity that many neighborhoods ask the county to provide. Baldwin Hall is unique. Outside of Columbia, no other Howard County community has a dedicated community building. Therefore, to support community based activities and to fully realize the benefits, improvements are needed at this time. Meetings and events cannot be held throughout the year due to its poor condition. Since revitalization in the corridor is as much about serving people as providing places, renovation to Baldwin Hall perfectly fits the Community Legacy Plan.

**Describe in detail how this project/program will be implemented including guidelines and/or marketing tools. (For example, if this is a Revolving Loan Fund, please describe your underwriting criteria and the repayment terms.) Demonstrate how this project is ready to proceed and complete the timeline to include begin and completion dates for the entire project.**

This project is two construction projects for a core facility in Savage. The renovations of the Hall will require the CBMI to solicit bids on the building it owns. The County's Bureau of Facilities will assist as needed. This non-profit organization will oversee the renovations, providing the County with monthly updates to ensure compliance with award requirements. The Savage Community Association will take the lead in keeping the community informed about progress on the project and serve as a liaison to the county and CBMI.

Howard County Recreation and Parks will take the lead in the installation of the lighting and benches at the County owned park. It will work with the Department of Public Works and BGE in designing the layout and implementing the lighting plan. The county will follow its regular procurement process for soliciting work that cannot be done "in-house". Its progress will be shown on the county website and through the Savage Community Association. Upon notice of award, the assigned staff will actively move this project.

The CBMI has been seeking funds for the building renovations since 2007 after they hired a consultant. They are committing funds to support this work. They have contacted elected officials for their support. They will move quickly to get a renovation contract once the award is made. They – and the community – are eager to see these renovations completed. The community's interest is in recognition that the building is deteriorating but a real asset if repaired and renovated.

**Project Timeline**

Include dates referring to the Starting Date range, Mid-Cycle range and the Completion Date range

Start Date	End Date	Description of Activity
09/01/2009	10/31/2009	Upon notice of award, County Executive issues press release and Savage Community Association (SCA) publicizes
09/01/2009	10/31/2009	Set meeting with community stakeholders, MHT and county agencies regarding appropriate standards for lights, benches and signage
09/01/2009	11/30/2009	Meet with BGE and county agencies to finalize lighting plan
10/01/2009	11/30/2009	Establish sub-recipient agreement with Carroll Baldwin Memorial Institute
11/01/2009	01/30/2010	Work with CBMI to solicit bids for renovations to building and grounds
01/02/2010	03/31/2010	Execute grant agreement and conduct press announcement of award; work with SCA to notify community
03/01/2010	05/31/2010	CBMI executes contract for renovations to Baldwin Hall
03/01/2010	05/31/2010	Rec. and Parks solicits contract for vendor for sign and benches; works with DPW and BGE to purchase lights
04/01/2010	06/30/2010	Secure permits and MHT approval for project work
07/01/2010	10/31/2010	Lights, benches and interpretive sign installed
07/01/2010	08/30/2010	Building renovations start
10/01/2010	11/30/2010	Community event and celebration of the lighting and bench installation

**ORGANIZATIONAL CAPACITY:**

**Explain your organizational structure and who will oversee this project. Please indicate who will be responsible for submitting the quarterly reports and payment requests.**

Since there are two components to this project, there will be two delivery agents and project leaders. However, both aspects will be overseen by Stephen Lafferty, Director of Special Projects.

The park enhancements will be under the direction and leadership of the Department of Recreation and Parks (DRP). John Byrd, the Parks Bureau Chief will oversee the Project Manager, Clara Gouin. She, working with Mr. Lafferty, will be responsible for reporting and submitting payment requests pertaining to the park improvements.

The Hall renovations will be overseen by the non-profit CBMI and assisted by the County's Bureau of Facilities and Mr. Lafferty. He will be responsible for reporting and making payment requests. Mr. Lafferty, who is in the Department of Planning and Zoning (DPZ), has had similar experiences overseeing the administration of non-capital grants from the Maryland Historical Trust from 2003 to 2008. This has included quarterly and final reports, updates of the historic sites inventory and making payment requests.

**Describe your organization's past experience in administering similar projects/awards successfully. If this project involves partnerships with any government entity, public or private organizations, please describe their role and capacity to assist in administering similar projects/awards successfully.**

As stated above, Mr. Lafferty, has had similar experiences administering non-capital grants from the Maryland Historical Trust. This has included quarterly and final reports, updates of the historic sites inventory and making payment requests. Formerly the Department's Deputy Director, he oversaw portions of the agency's operational and capital spending.

The Howard County DPZ receives funds from MHT for the county's historic sites inventory. DPZ also successfully administers over \$10 million annually in transportation funds from the state, county and federal governments to operate the County's extensive transit system. The Dept. of Recreation and Parks has administered approximately \$6 million in grants and program funds from the State of Maryland during the past three years.

**f. Project Financing: What type of financing are you seeking? Grant**

**What other sources of financing were pursued and/or secured for this project? (Provide supporting documentation with your application for each committed funding source under Tab #3.)**

The Carroll Baldwin Memorial Institute has committed \$20,000 to match the Community Legacy funds. The Bureau of Facilities will provide assistance and in-kind services. The DRP will provide in-kind expertise and service to administer the improvements to Baldwin Commons part of the project. There are no other sources of funds to support this project.

**What is your strategy for raising funds that are not yet committed? Describe when each source of funding will be committed.**

There are no plans at this time to raise additional funds. Discussions have just begun regarding the next phase of improvements and renovation to Baldwin Hall and how they would be funded.

**What are the projected revenues, expenses and debt service on the project?**

Other than Community Legacy, County in-kind and CBMI contributions, there will be no other revenues. \$138,500 in Community Legacy funds are being requested. These funds will be allocated with \$63,500 for the Commons and \$75,000 for the Hall renovations. The CBMI will contribute \$20,000 for the Hall renovations. County in-kind contributions from Recreation and Parks is calculated at 12% or \$7,620 for Project Administration and \$7,000 for installation of the the benches and sign. The Department of Public Works in-kind contribution for Project Administration and support is also calculated to be around \$4,500. The list of renovation expenses are in the binder. The cost estimate for the park improvements is based on 18 lights at approximately \$2,000 each plus \$1000 for installation, eight (8) benches at \$1,000 each and an interpretive sign at approximately \$1,500. There will be no debt service since these all are general or operating funds.

**For those projects containing repayments, explain in detail how you will structure the repayment.****For those projects that do not have a repayment plan, explain in detail why repayment is not possible.**

Repayment is not possible since both aspects of this project have been deferred due to lack of money. While interested in installing the lighting, Recreation and Parks has not had the funding to do so in its extensive list of priorities. Repayment suggests that either will be money generating or that this is a short term replacement of funds. Neither is the case. Baldwin Hall may generate some modest revenue but these funds are used for on-going maintenance and repairs.

**PROJECT BUDGET**

USES OF FUNDS BY ACTIVITY	SOURCES OF FUNDS					TOTAL BY ACTIVITY	STATUS OF OTHER FUNDING SOURCES*
	Community Legacy Capital Request	Community Legacy Operating Request	Applicant's Contribution	Other Sources	Other Sources Amount		
Rehabilitation/Renovation	\$75,000	\$0	\$0	1 Baldwin Mem. Ir.	\$20,000	\$95,000	C
Project Admin. (In Kind)	\$0	\$0	\$12,120		\$0	\$12,120	C
Acquisition and Installation	\$63,500	\$0	\$0		\$0	\$63,500	N/A
In-kind installation work	\$0	\$0	\$7,000	Howard County	\$0	\$7,000	N/A
<b>TOTALS BY SOURCES OF FUNDS</b>	<b>\$138,500</b>	<b>\$0</b>	<b>\$19,120</b>		<b>\$20,000</b>	<b>\$177,620</b>	

### PROJECT IMPACT DATA SHEET

The chart below will be used to help assess the impact of your project. The impact will be a consideration in the review and ranking of your application. **Complete a separate form for each project.** The information you provide should relate only to this project as anticipated upon its completion. We recognize that the following 27 questions will not apply to all projects. Please fill in as many as possible. If necessary, please provide an estimate if unknown.

**PROJECT NAME:** Baldwin Hall and Commons Enhancement Project

**NAICS Code** 236220

PROJECT IMPACT:	Numerical Value
1. "As is" tax value of the property(ies)*	\$346,232
MD SDAT records - exempt commercial property 7/01/09	
2. "As completed" tax value of the property(ies)*	\$370,000
Estimate only	
3. Number of existing housing units that will be renovated	0
4. Number of new housing units that will be created	0
5. Number of new home owners (each household equals 1 home owner)	0
6. Percentage of Community Legacy funds that will be repaid within 5 years	0.00
7. Number of existing clients to be served annually at the project location*	0
No records from which to estimate	
8. Number of new clients to be served annually at the project location*	1,000
Estimate only; records will be maintained once project is completed	
9. Number of commercial facades that will be improved	0
10. Number of linear feet of streetscapes that will be improved	1,600
11. Number of linear feet of water/sewer lines that will be added or improved	0
12. Additional neighborhood investment that will result from this project over the next 3 years*	\$0
Additional community events	
13. Annual increase in sales (for retail and commercial activities)*	\$0
14. Number of vacant/underutilized buildings that will be put back into operation	1
15. Square footage of vacant/underutilized space that will be put back into operation	6,000
16. Length of time building(s)/space referenced above has been vacant	0
17. Number of blighted properties to be removed	0
18. Increase in inventory of developable lots	0
19. Number of direct permanent employees*	0

<b>20. Number of direct temporary employees*</b>		20
Estimated County personnel, contractors and BGE workers		
<b>21. Number of direct permanent Maryland resident employees*</b>		0
<b>22. Number of direct temporary Maryland resident employees*</b>		20
Estimated County personnel, contractors and BGE workers		
<b>23. Annual wages/salaries of direct permanent employees*</b>		\$0
<b>24. Annual wages/salaries of direct temporary employees*</b>		\$0
Unknown until contracts are made with vendors and BGE		
<b>25. Annual project operating expenditures including wages/salaries*</b>		\$9,000
Based on operating expenses for the Hall 2008-09; est. electrical cost for lighting		
<b>26. Other (please explain)*</b>		0.00
<b>27. Visitor-based Activities**</b>	<b>Number of new annual day-trip patrons*</b>	0
	<b>Number of new annual overnight patrons*</b>	0
	<b>Admission fee (per entry)</b>	\$0.00

\* Provide a brief explanation (show your math) of how you arrived at the value

\*\* Visitor-based activities include those engaged in visual arts, museums, amusement and recreation,



**SUBJECT: Baldwin Commons**

**TO:** Steve Lafferty  
Department of Planning and Zoning

**FROM:** Gary J. Arthur, Director

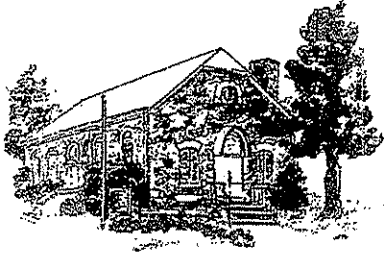
**DATE:** July 22, 2009

**DEPARTMENT OF RECREATION AND PARKS  
410-313-4700**

The Department of Recreation and Parks fully supports the grant for community legacy for approximately \$65,000. The grant would support some security measures and amenities at one of our parks known as Baldwin Commons located at the town of Savage. The improvements of the grant supports lights, benches and interpretative signs will make the park an asset to the Savage community and falls within the goals of the community to enhance and secure the activities on Baldwin Commons. The Department of Recreation and Parks will provide in-kind services for up to \$14,600.00. Therefore, \$7,600.00 for the project manager and \$7,000.00 for benches and interpretative signs which I think demonstrates our support of your project.

If I can be of any further support or service, please let me know.

cc: John R. Byrd



# Carroll Baldwin Memorial Institute, Inc.

P.O. Box 631

Savage, MD 20763

Mr. Steven Lafferty  
Howard County Dept, of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Mr. Lafferty:

We, the undersigned officers of The Carroll Baldwin Memorial Institute, Inc., wholeheartedly support the efforts ~~of the efforts~~ of the Howard County Department of Planning and Zoning, along with those of the Department of Public Works, the Department of Parks and Recreation and Councilwoman Jennifer Terresa to apply for State funds for making improvements to the Carroll Baldwin Hall and the adjacent Baldwin Commons Park.

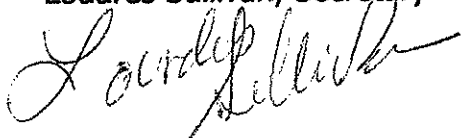
For many years a small group of townspeople have struggled to maintain and keep open the Hall for the use of the people of the town. The building is unique in design and history and was gifted to the town of Savage for the use of its residents. Historic buildings are treasures from the past, but as they age, become expensive to maintain and/or improve. A small town, such as Savage, finds it difficult to raise the kinds of funds necessary to meet our goal of preserving the building. Baldwin Commons Park is a delightful place for townspeople to gather for concerts, activities and just to relax, and the Dept. of Parks and Recreation has done a great job of maintaining the area. In recent years, we have found it necessary to pursue ways to obtain additional lighting in the Commons area for safety, in addition to aesthetic reasons. The efforts for state funds that you, and those working with you, are moving ahead with have our unanimous and wholehearted support. The improvements made with the monies you might obtain with this effort will go a long way toward making the Hall and Commons a more usable, aesthetically pleasing and safer environment for our residents and guests.

You have our sincere thanks for the efforts of all involved in the project. Please contact us if there is any way we can be of assistance.

Sincerely

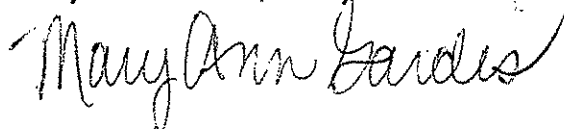
  
Louise L. Thornton, President

Loudres Sullivan, Secretary



  
Cathy Whitehead, Vice-President

Mary Ann Gardes, Treasurer



RECEIVED  
JUL 14 1993

July 5<sup>th</sup>, 2009

This letter is in reference to the grant requested for the improvements to be made to the Carroll Baldwin Hall common grounds in Savage, Maryland. The Savage Community Association concurs with any improvements made to the grounds, and believes that it would be a great improvement to the aesthetics of the commons, as well as the general use of the commons. The Carroll Baldwin Hall and grounds has been a great asset to the community of Savage for many years. Historically, the hall and grounds have been a central meeting place for the residents of Savage.

Our hopes are that the state and county approve this grant, and that it would provide additional safety and security to the area.

We look forward to the grant approval and to a continued relationship with the state of Maryland and Howard County Government.

*Savage Community Association*

President, Travis Clever  
Vice President, Susan Trusty

July 21, 2009

Stephen Lafferty  
c/o Howard County Department of Planning and Zoning  
8930 Stanford Blvd.  
Columbia, MD 21045

Dear Mr. Lafferty,

I am writing on behalf of the Savage Neighborhood Watch team to express support for improvement at Carroll Baldwin Hall and Baldwin Commons.

From a neighborhood watch perspective it's important to note that improvement to this building and surrounding grounds could bring life back to our community and help deter the criminal behaviors and loitering that has crept into this area as a result of the building and grounds being severely underutilized. Earlier this spring there was a stabbing at Carroll Baldwin Hall and I have personally witnessed drug dealing on the common grounds. Latch key kids hang out on the hall property and common grounds for lack of ongoing programs and supervision for kids in Savage and this has resulted in vandalism at Carroll Baldwin Hall (i.e. graffiti, broken stone, etc).

Lighting and possible video surveillance will assist the police department during calls for service that area. Improvements would encourage regular use of the hall and grounds. Benches would encourage residents to frequent the common grounds more often.

Internal improvements could increase the number of events held at the hall; especially if kitchen facilities and adequate bathroom facility were available. This building could be used for theatre, music, garden clubs, after school programs, police sub-stations, health department program and private rentals.

In my honest opinion, it could also be better managed professionally by Recreation and Parks, then by the few elderly volunteers.

Signage is especially necessary, in a secured changeable fashion, to help keep our community informed community meetings and events.

I would also love to see the Savage Historical Society have a permanent home in the office where the attorney currently resides. This would provide for a tourist attraction so visitors can learn about the history of Savage.

Respectfully submitted,

Janis Markopoulos

Neighborhood Watch Coordinator and Community Volunteer

301-651-0542

[www.svg20763.blogspot.com](http://www.svg20763.blogspot.com) <---click here for the Savage blog



July 15, 2009

RECEIVED  
JUL 22 2008

Mr. Steve Lafferty  
Howard County Government  
Dept. of Planning and Zoning  
8930 Stanford Blvd  
Columbia, MD 21045

Dear Mr. Lafferty,

I am writing on behalf of Steven Adler and the Savage Mill staff in regard to the potential state grant for renovating Carroll Baldwin Hall and the Baldwin Commons.

Historic Savage Mill is very much in favor of restoring Carroll Baldwin Memorial Hall, which is a very important building for the Savage Community. Not only does the building serve as a community space for the residents of Savage, it is an integral part of the history of Savage. Equally important is the preservation of Baldwin Commons, which has hosted hundreds of events through the years that have helped to shape and build the community.

As I'm sure you are aware, both the Mill and Carroll Baldwin Hall are the result of Savage, Maryland's unique heritage as a prosperous mill town. In order to preserve that heritage, efforts must be made to repair and maintain this historic property.

We would absolutely support and encourage the Howard County Department of Planning and Zoning, the Department of Public Works, the Department of Recreation and Parks and the Howard County Council to apply for the funding necessary to make the renovations proposed.

Sincerely,

Haley Baldwin  
Office Administrator

## Steve Lafferty

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**From:** Cecil Di Nunno [cecil.dinunno@verizon.net]  
**nt:** Thursday, July 16, 2009 6:40 PM  
**o:** Steve Lafferty  
**Subject:** Support for Carroll Baldwin Hall and Commons

Dear Mr. Lafferty,

We recently moved to Savage and really are inspired by the efforts of the residents to retain the quaint and historical nature of portions of the town. Having gone to a few meetings in the Carroll Baldwin Hall, it becomes more apparent each time that the structure needs repairs and upgrades that not only would enhance its aesthetic value but also its usefulness for various events held in the community. The Baldwin Commons are also in need of some improvements.

I would like to encourage the application for and granting of an improvement grant for the purpose of assisting in the upgrades that the Hall and Commons need.

Sincerely, Cecil M. DiNunno (8291 Woodward St, Savage, MD 20763)

**Steve Lafferty**

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**From:** Rios, Michelle [Michelle.Rios@fda.hhs.gov]  
**it:** Friday, July 17, 2009 4:48 PM  
**to:** Steve Lafferty  
**Subject:** Support for state grant for Savage, MD

Dear Mr. Lafferty,

This communication is intended to let you know that I support the efforts from the Howard County Department of Planning and Zoning to improve the Carroll Baldwin Memorial Hall and the Baldwin Commons located in Savage, MD. These improvements would definitely help the Savage Community commons a safer and more user-friendly place.

We thank you and the Howard County Department of Planning and Zoning for considering Savage commons as a candidate for receipt of a state grant.

Sincerely,

**Michelle Rios**  
*Savage resident*

## Steve Lafferty

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**From:** Michele and Tim Allen [mteallen@verizon.net]  
**Sent:** Wednesday, July 15, 2009 12:38 PM  
**To:** Steve Lafferty  
**Subject:** Request for Funds for Carroll Baldwin Hall & Commons Area (Savage, MD)

Dear Mr. Lafferty,

The Carroll Baldwin Hall is an historic stone building situated on a commons area in the center of the small town of Savage, Maryland. This architecturally significant structure has been managed on behalf of the community by volunteers for many years and is underutilized and poorly maintained. Since the facility is only used a few times a week and the area projects an air of general deterioration, it has become a hangout for loiterers, latchkey teens, and skateboarders who have damaged the stone walls, steps, and ramp. As residents, we would welcome any and all efforts by the County to improve the grounds and facility. If properly managed, the Carroll Baldwin Hall and commons grounds could easily become a focus point for a thorough revitalization of Savage, which has become a deteriorating and blighted area.

Savage is an older Howard County community that does not have an organized community association which collects fees for maintenance of public grounds and represents all residents. Instead, we have a community association with only a small percentage of resident participation, and which has not been an effective advocate for county resources. After observing the effects of volunteer management of the Hall for many years, we feel that it would be best for the community if the facility could be turned over to Howard County or to an historic association with the expertise and resources to properly preserve and maintain the site.

Our family cannot even walk through the local park on weekends anymore because it is frequented by large groups of people who drink alcoholic beverages and leave massive amounts of litter and broken glass. Investment in a central infrastructure and an increase in support for our Savage community facilities, schools, parks and roads could possibly head off further decline and stabilize this area. We would love to see a police substation at the Hall or in Savage Park and an increase in staffing for the park, which is frequented on weekends by large groups of people drinking alcohol and leaving enormous amounts of litter.

Thank you very much for considering the needs of older neighborhoods in allocation of resources for repairs and improvements.

Kind Regards,  
Michele, Tim & Erin Allen  
8431 Savage Guilford Road  
Savage, MD 20892  
(301) 490-9033

## Steve Lafferty

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**From:** Jordan Borak [dockjay@gmail.com]  
**Sent:** Tuesday, July 14, 2009 9:11 AM  
**To:** Steve Lafferty  
**Subject:** Potential State Grant for Carroll Baldwin Hall and Commons in Savage

Dear Mr. Lafferty,

My name is Jordan Borak, and I am a resident of Savage, MD. It has come to my attention that the Howard County Department of Planning and Zoning (with help from the Department of Public Works, Department of Recreation and Parks and Councilwoman Jennifer Terrasa) plans to apply to the State of Maryland for funds to make improvements to Carroll Baldwin Hall and Commons in Savage. I fully support these efforts to secure funding. This historic focal point of the community is in serious need of repair (the Hall) and updating (the Commons). On a more personal note, I live across the road from the Commons, and I can attest to the fact that making improvements to the aesthetics and usability of the grounds would go a long way toward converting it into a facility that is more fully utilized by the community as a whole.

I thank you for your time.

Sincerely,  
Jordan Borak

## Steve Lafferty

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**From:** Elizabeth Wright [Elizabeth@RollingParkLLC.com]  
**Sent:** Thursday, July 23, 2009 1:51 PM  
**To:** Steve Lafferty  
**Subject:** Grounds at Carol Baldwin Hall in Savage, MD

Good afternoon, Mr. Lafferty.

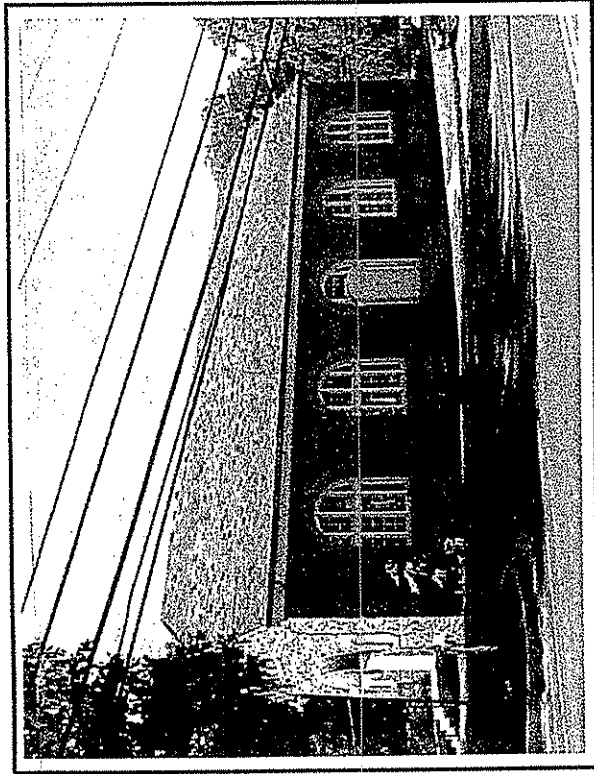
I'm writing to request that improvements to the Carol Baldwin Hall be granted. The building is a historical site and event gathering place for the Savage community. Many events, such as the National Night Out, Savage Fest, and Second Saturday are held there. The building needs a lot of repairs, as well as the grounds for the Hall. I manage an apartment community located very close to the Hall. Many of our resident attend functions there and enjoy the grounds during the day. It would be nice to see this place preserved to the point that we, as residents of Savage, can be proud to have the Carol Baldwin Hall in our community.

Thank you for your time and effort in this matter.

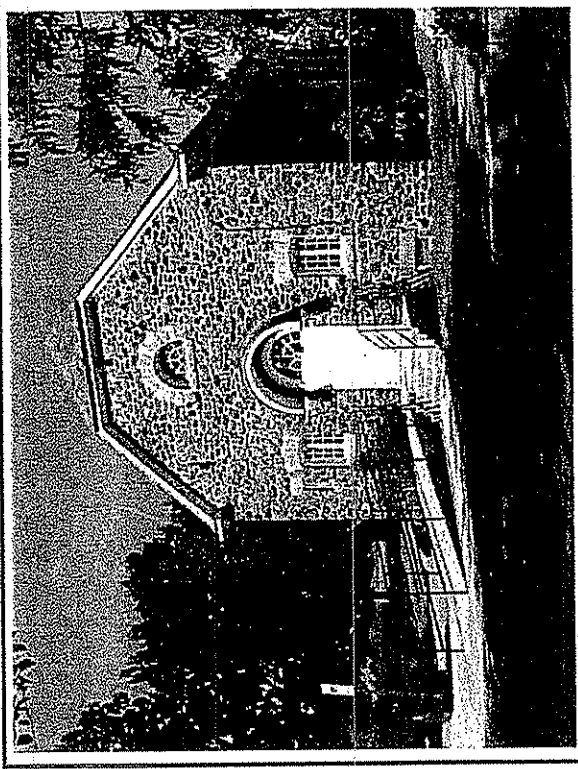
Regards,

Elizabeth Wright

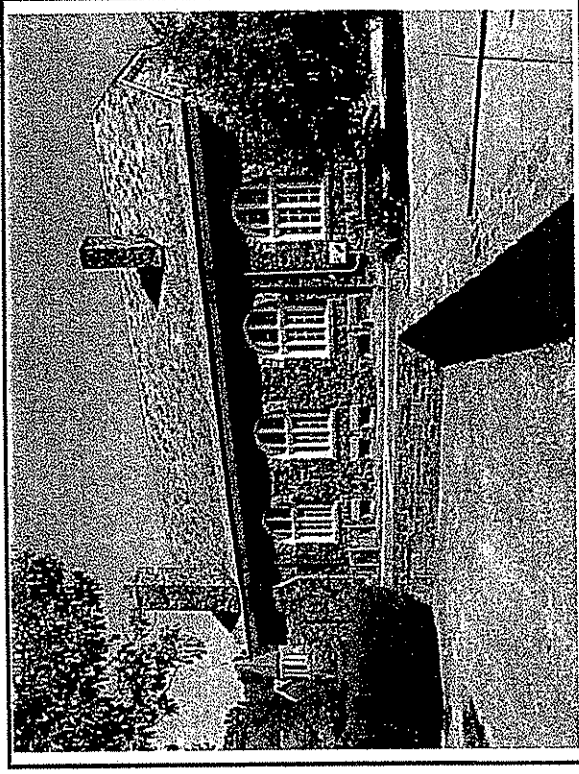
Regional Manager, Rolling Park Management  
River Front Apartments  
8954 River Island Drive Suite 102  
Savage, MD 20763  
(301)470-0450  
Fax: (301)470-0452  
[Elizabeth@RollingParkLLC.com](mailto:Elizabeth@RollingParkLLC.com)



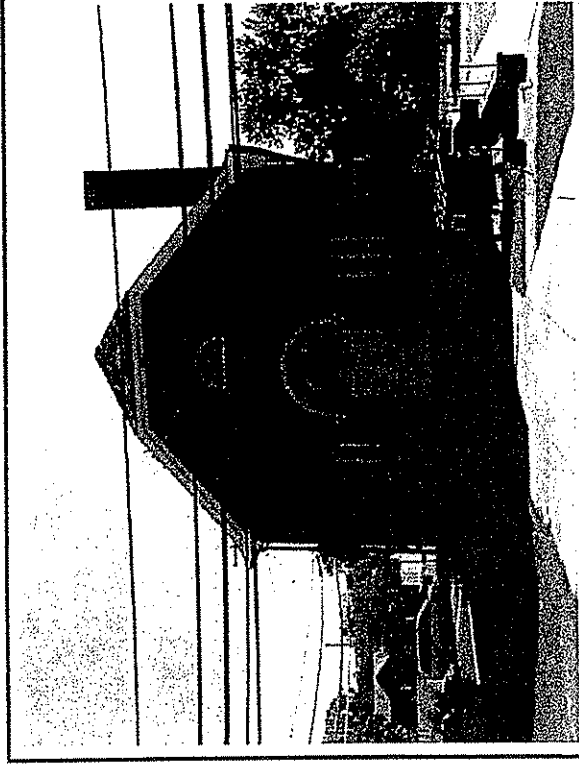
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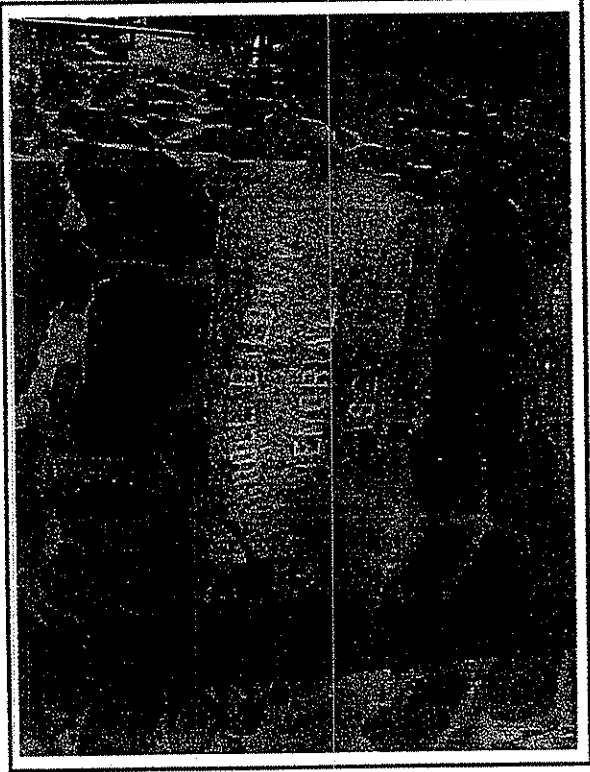


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No.	Location/Description
1	North elevation.
2	East elevation with handicapped accessible entrance.
3	South elevation.
4	West elevation/Entrance to the main level office space.



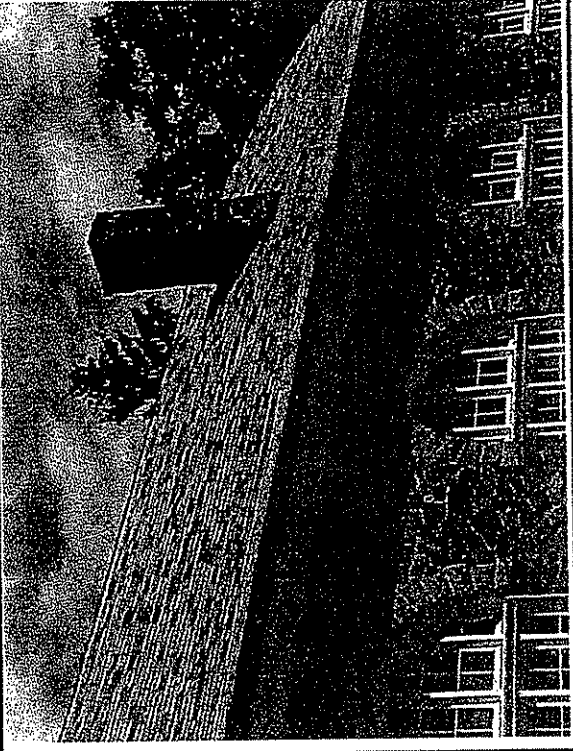
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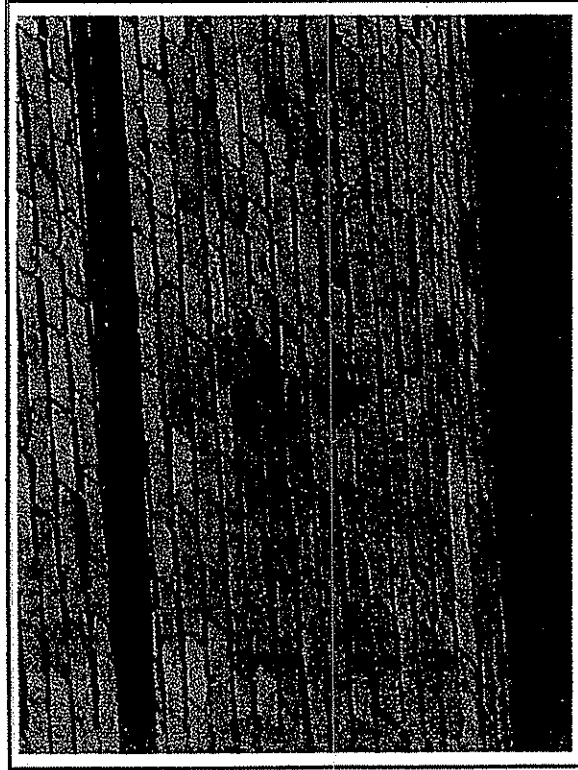


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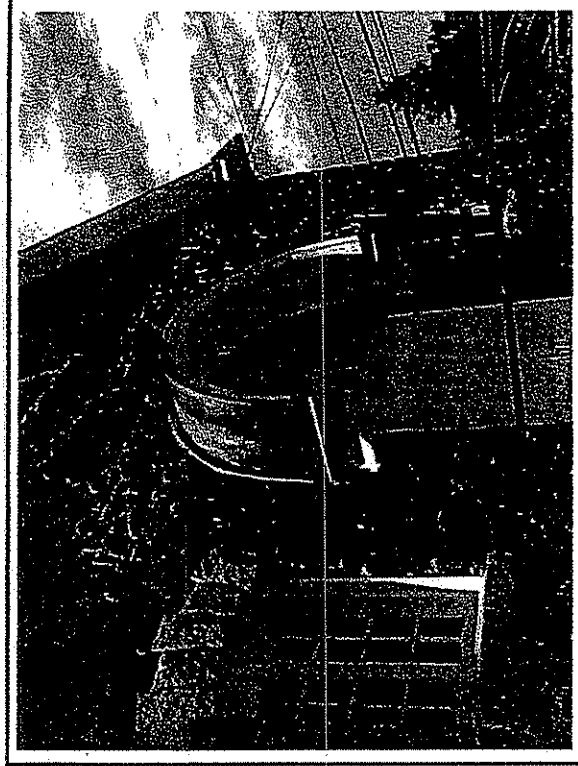


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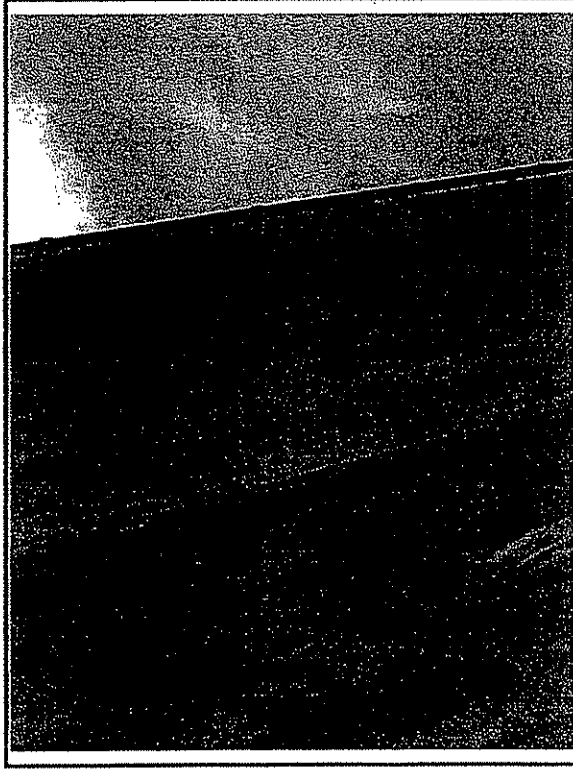
No.	Location/Description
5	Cornerstone, at the northwest corner of the building.
6	Crack in exterior wall masonry at the west elevation.
7	Typical mortar joints, exterior wall, minor cracking.
8	Slate shingle roof.



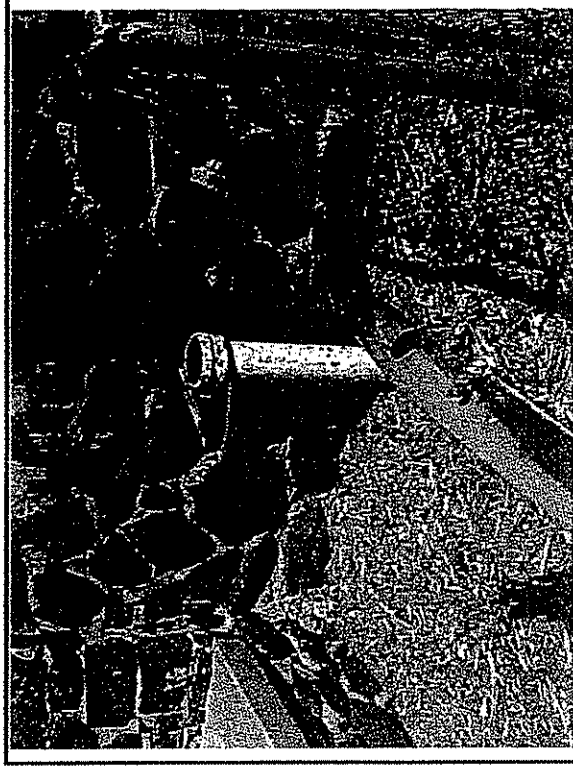
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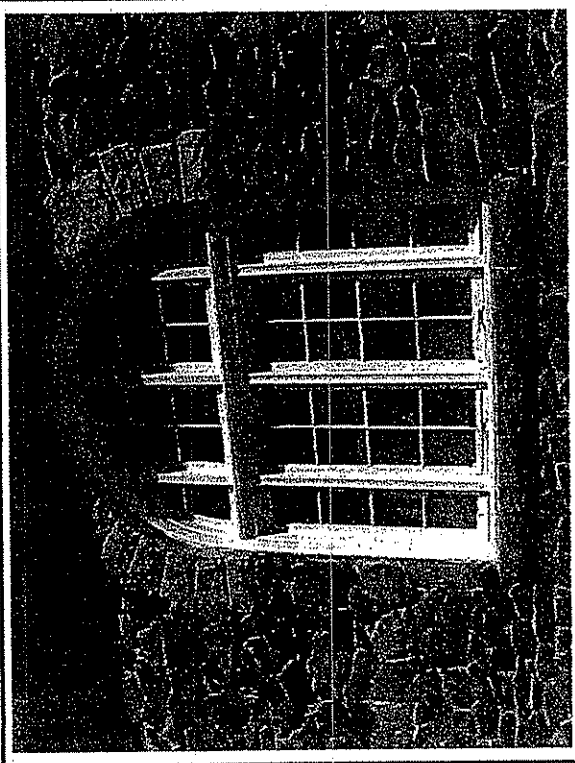
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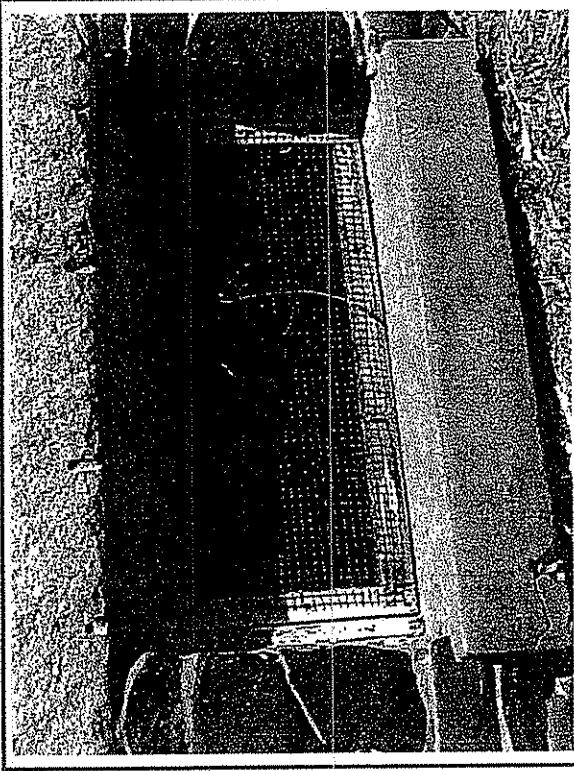
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No.	Location/Description
9	Loose slate shingles.
10	View of deteriorated roof flashing at the building entrances.
11	Damaged soffit at the eaves.
12	Typical downspout surface outlet.

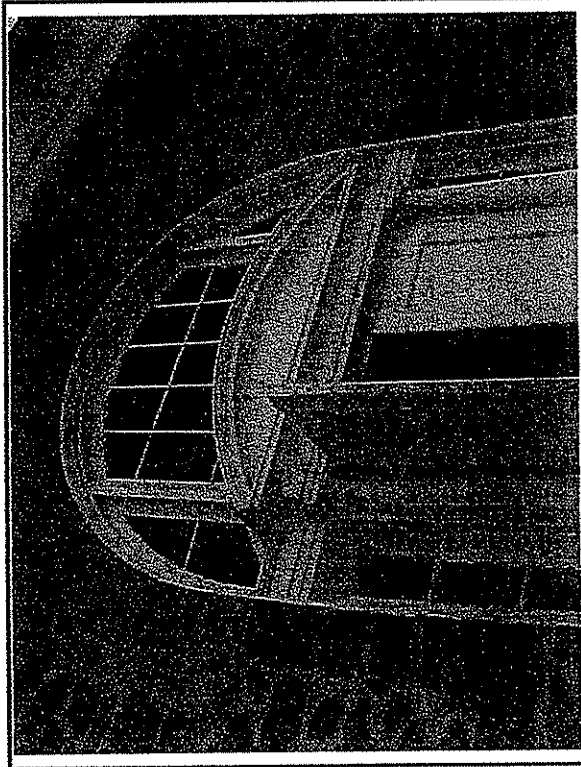
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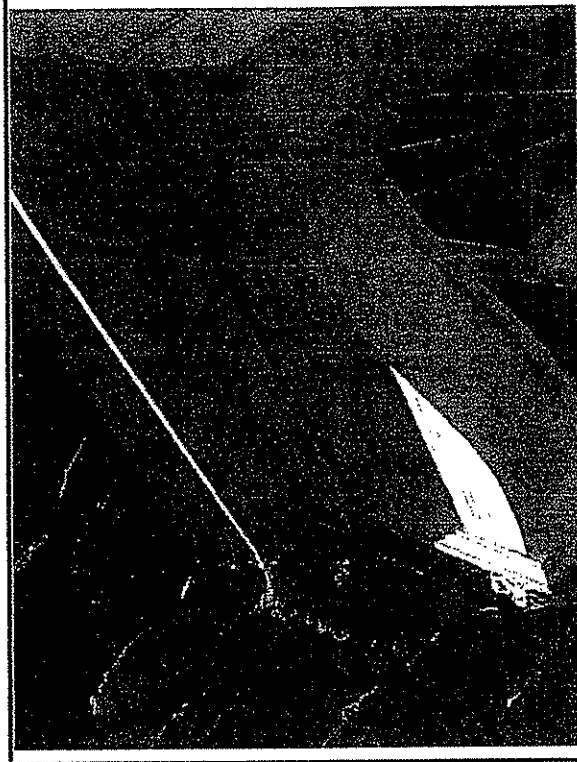
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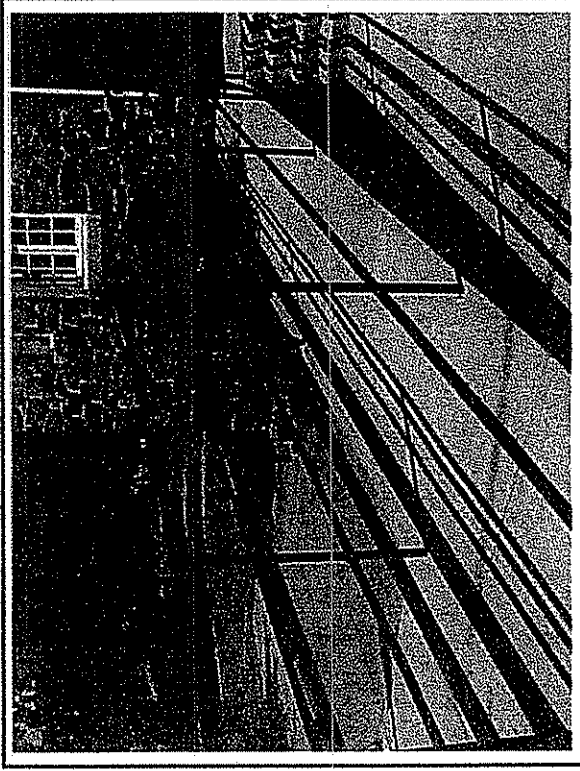
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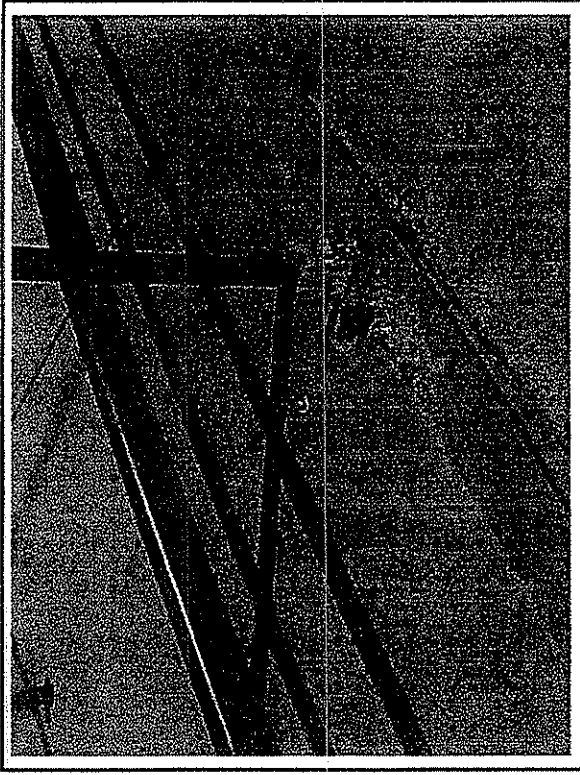
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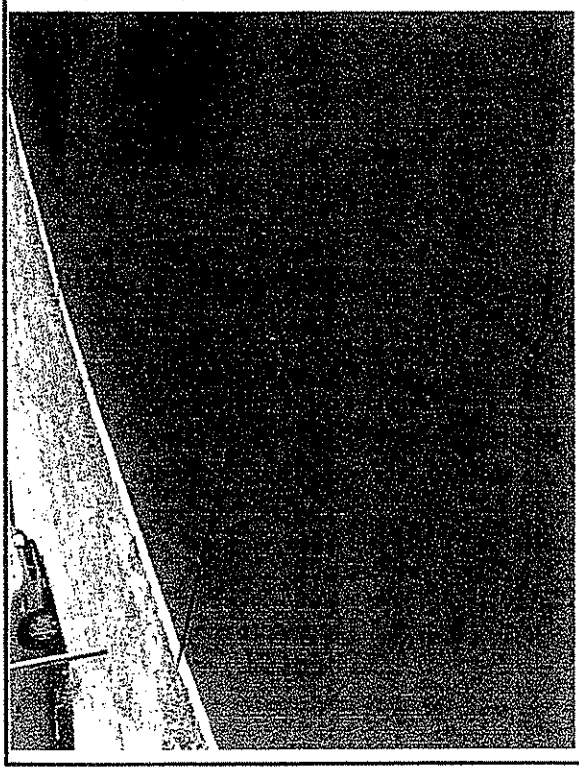
No.	Location/Description
13	Typical arched window on main level.
14	Typical basement level window.
15	Typical entrance.
16	Deteriorated wood trim at entrance.



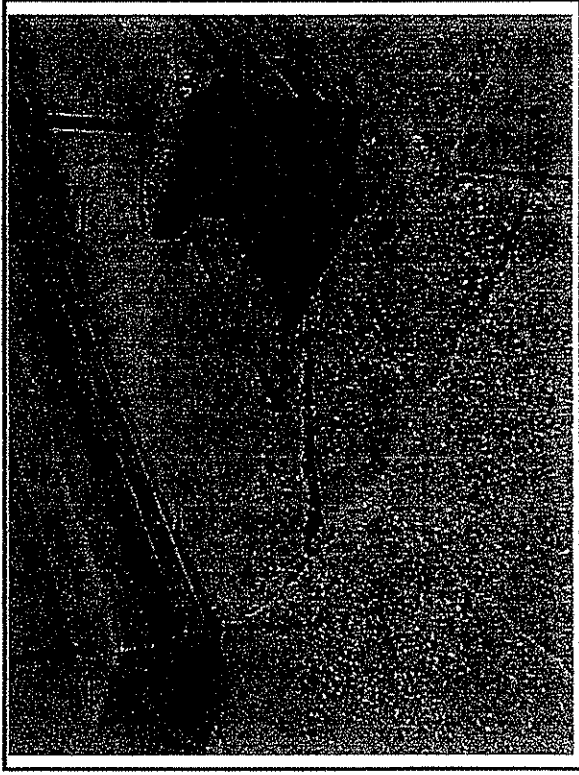
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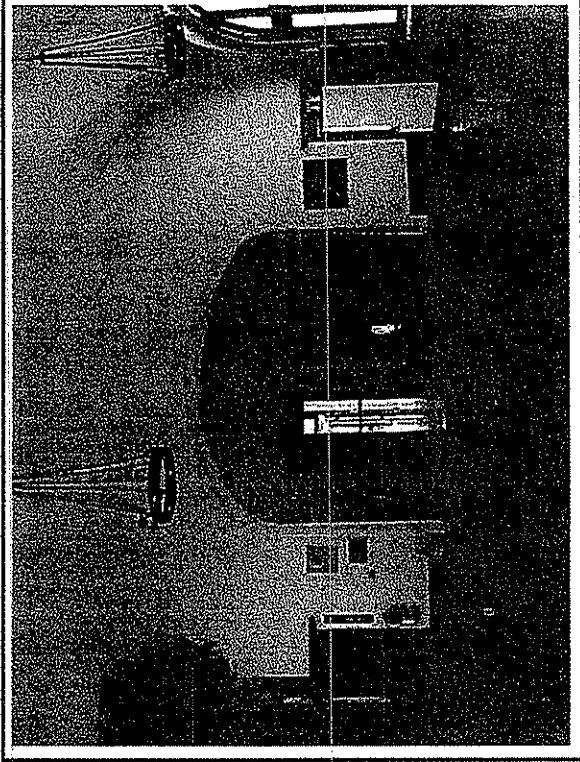
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No.	Location/Description
21	Handicapped accessible ramp at the east entrance. Peeling paint was observed on the railings.
22	Damaged hand-capped accessible ramp slab where railing posts were moved.
23	Cracked sidewalk at the west end of the building.
24	Cracked sidewalk at the southwest areaway.

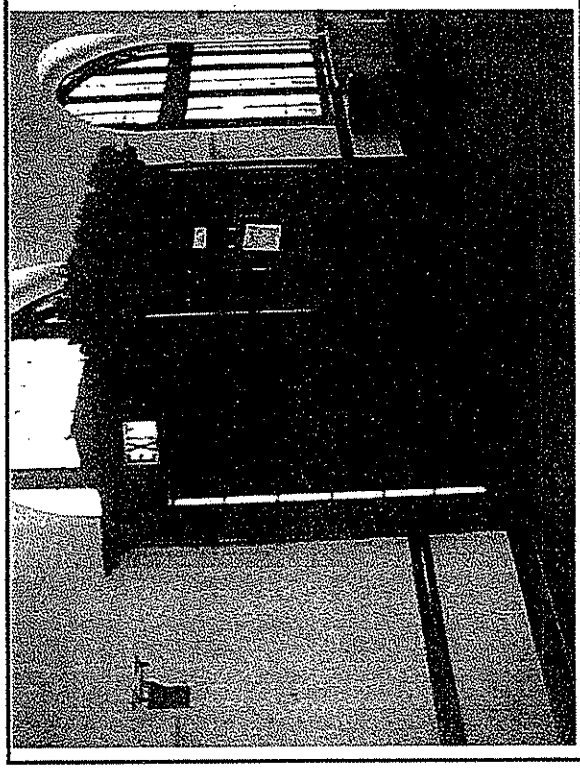
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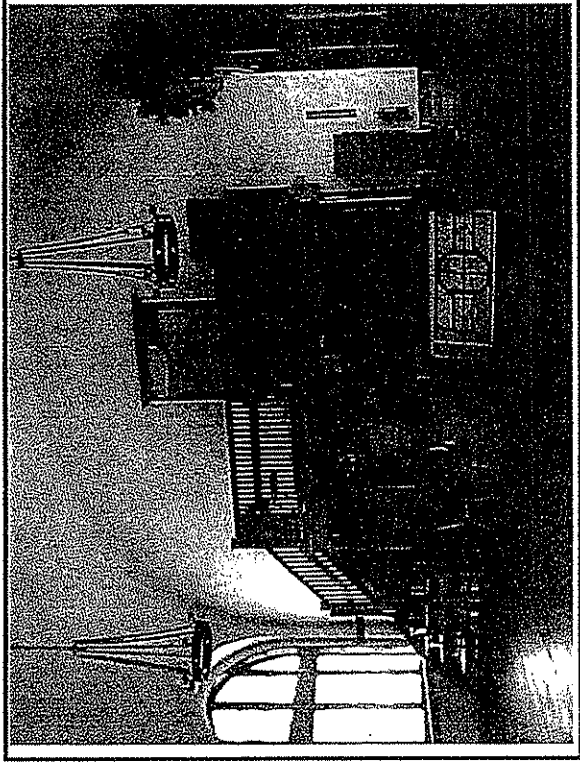
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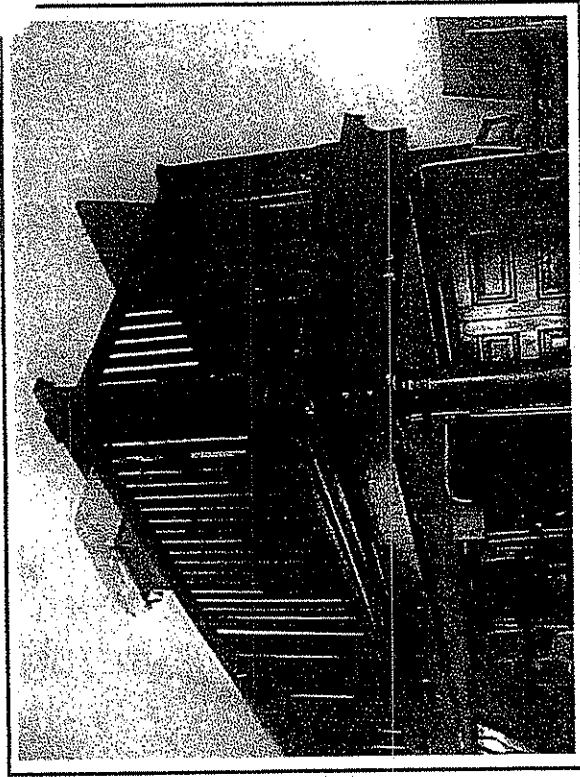
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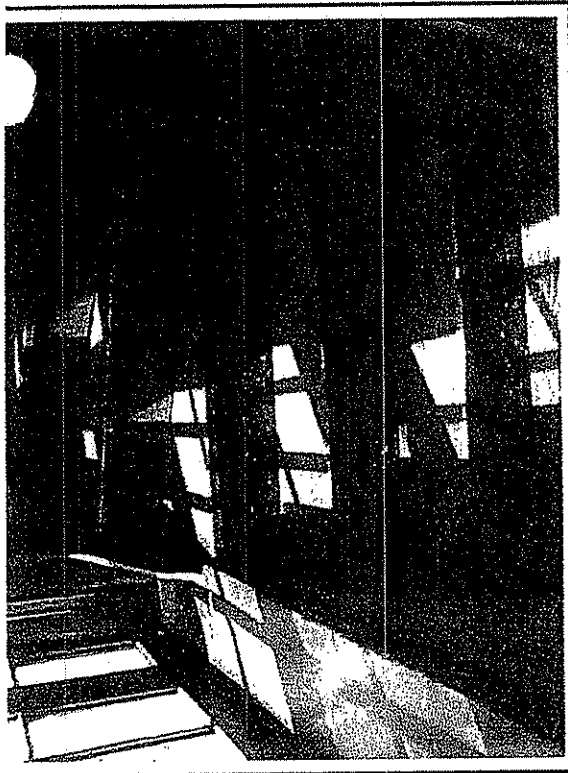
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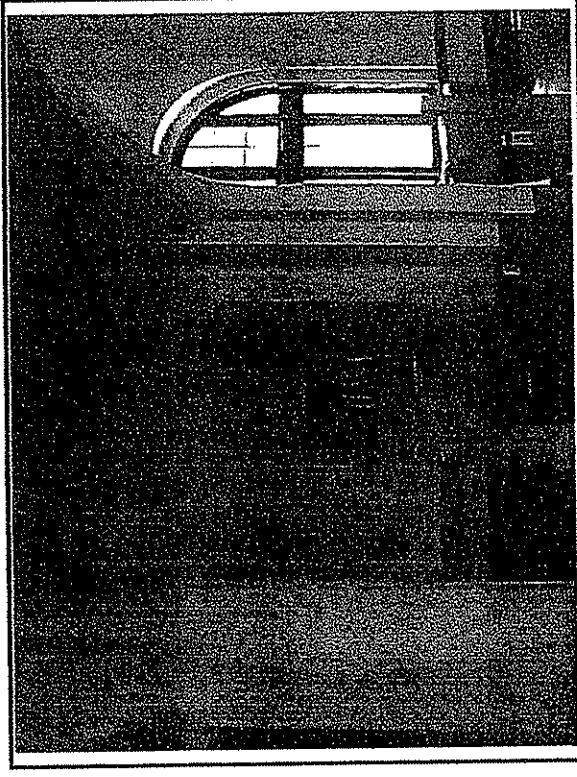
No.	Location/Description
25	Typical roll-away dumpster.
26	View of the community hall interior space looking toward the stage end.
27	North vestibule in the community hall interior.
28	View of the balcony at the west end of the community hall space.



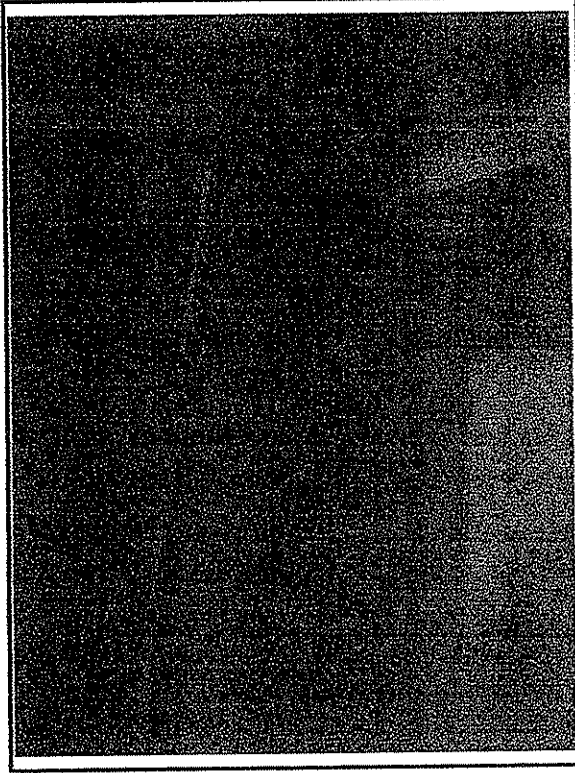
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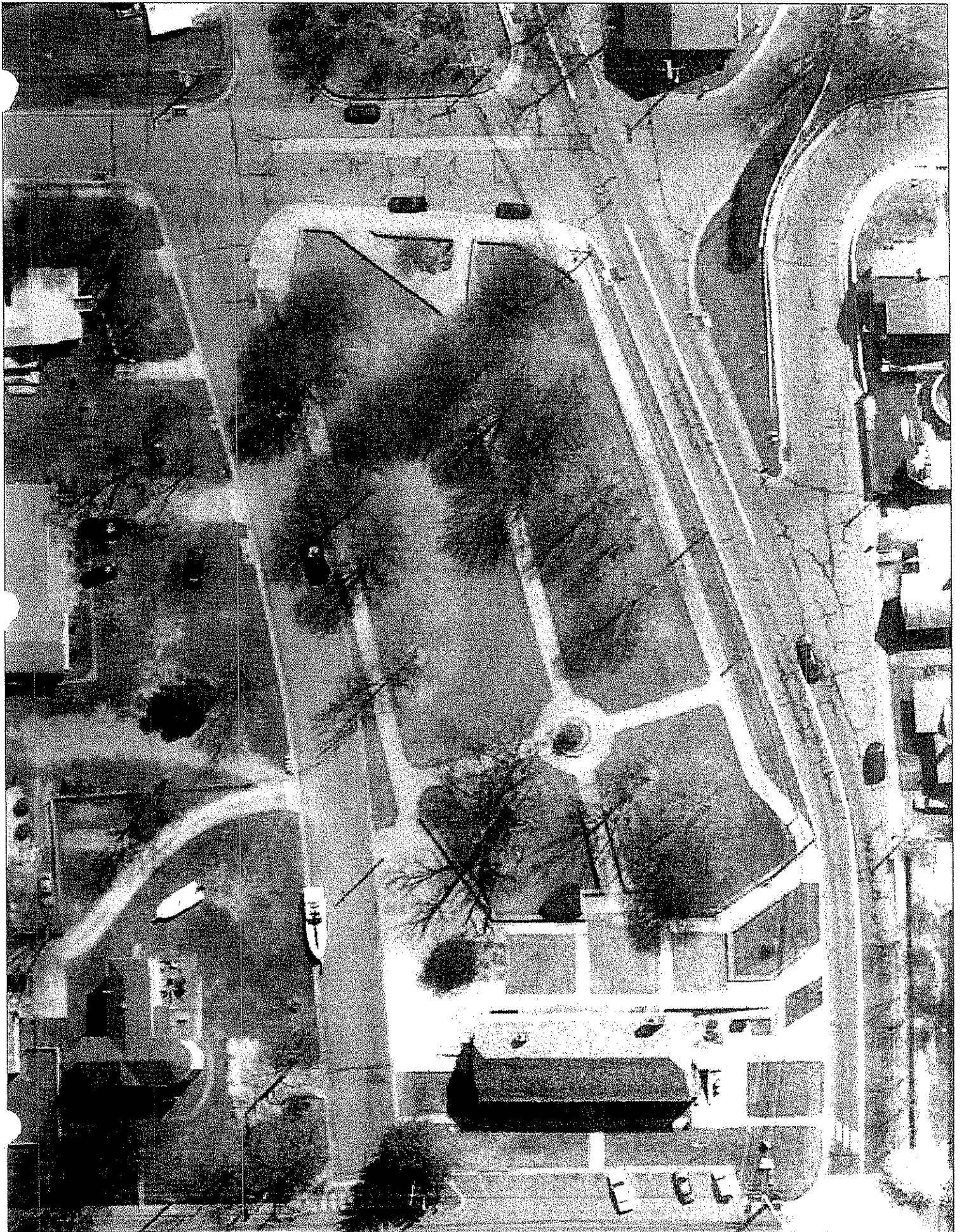


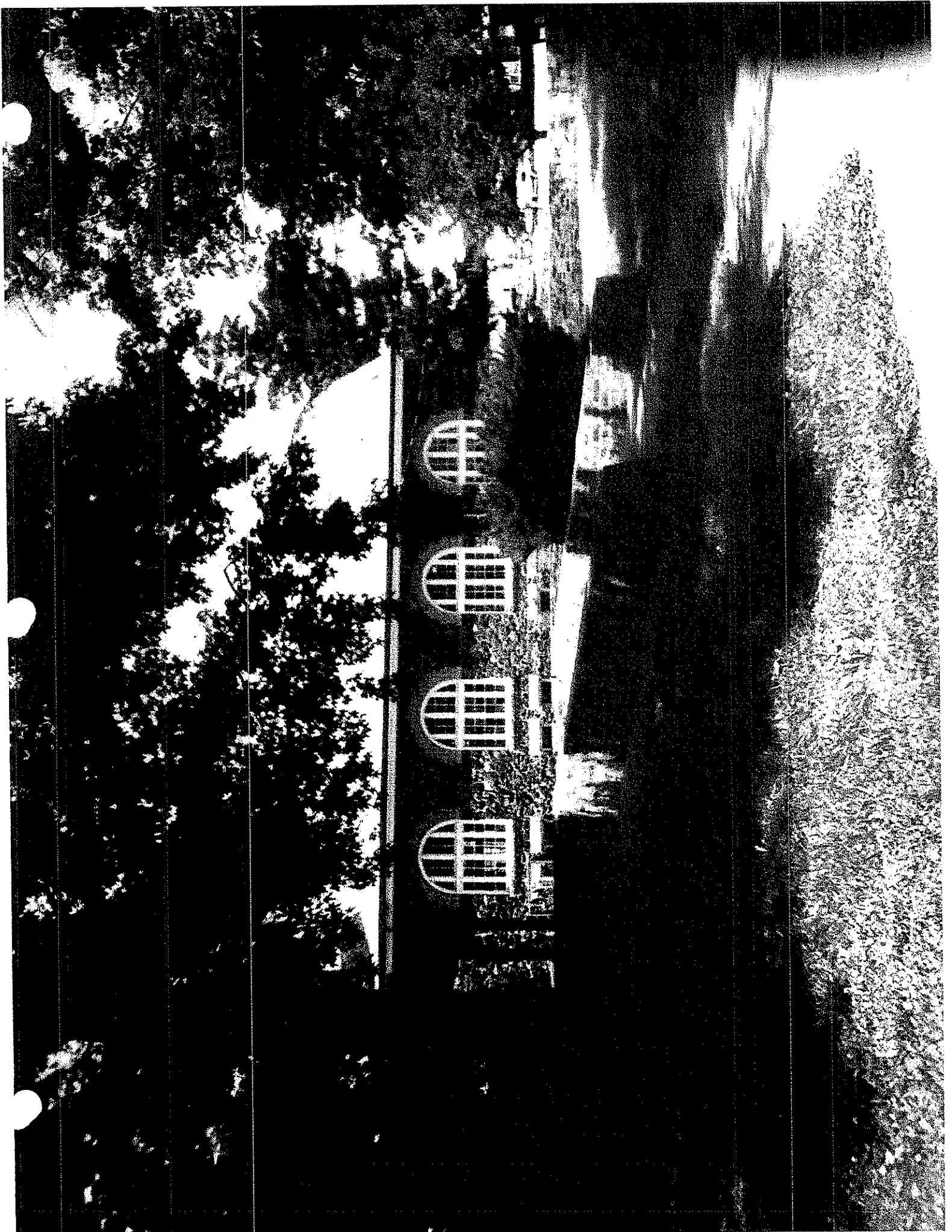
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32

No.	Location/Description
29	View of the community hall balcony.
30	Wood steps providing access to the balcony.
31	Stage end of the community hall.
32	Ceiling at the stage end.





**CAPITAL EXPENSES:**

7/16/09

1. The roofing should be repaired as quickly as possible to prevent any damage to the sheathing and to maintain the warranty.
2. Replacement of damaged sidewalks, particularly at the west end of the building.
3. The exterior handicapped accessible ramp and railings at the east end of the building should be repaired as required.
4. The concrete steps should be repaired and/or replaced as necessary at the north and west building entrances. At west entrance, this should correct leak in front bathroom, lower level.
5. The large crack/fissure in the exterior masonry wall at the northwest area way entrance to the basement should be repaired and monitored for further movement.
6. The exterior masonry should be re-pointed, where necessary.
7. The wood trim at the entrances and the wood soffit at the building eaves should be repaired and replaced as required.
8. The west entrance rail should be repaired and repainted.
9. The dilapidated pipe railing attached to the top of the stone areaway walls at the southwest end of the building should be replaced with a metal railing matching the stair rail at the west entrance.
10. The windows should be repaired as needed within the requirements of the Maryland Historic Trust. Clean, scrape, replace wood as necessary, re-glaze, re-caulk, and re-paint.
11. The exterior doors should be repaired and/or replaced as needed. The locations are: east side (double door) and 3 in (areaways).
12. The automatic door system for the handicapped accessible entrance at the east end of the building should be repaired and/or replaced as needed.
13. The metal roofing/flashings at the arched entrance ways on the east and west ends of the building should be repaired and/or replaced as needed.
14. The downspouts, provide concrete pad or splash blocks for the downspouts. Cap all drain pipe extensions that are above grade.
15. The tile flooring located in the handicapped accessible restroom should be replaced as an optional improvement if the overall budget allows.
16. Minor repairs to the plaster finish in the first level office area should be made as needed and the entire area should be repainted.

### **CAPITAL EXPENSES CONTINUED:**

17. Minor repairs to the gypsum board in the handicapped accessible restroom should be made as needed and all walls and ceilings should be repainted.
18. Hose bibs should be installed at the north and south sides of the building.
19. The radiator that was previously located adjacent to the east entrance and was removed should be reinstalled.
20. The condensate pit drain serving the basement boiler should be snaked and repaired as necessary.
21. The heating unit for the handicapped accessible restroom should be repaired/replaced as needed.
22. The exit lighting should be repaired and upgraded as needed.
23. The existing exterior fixtures should be restored /repaired and refurbished as needed.

### **MAINTENANCE ITEMS**

1. The Owner/Operator of the building should contact Howard County, DPW/Bureau of Utilities in order to set up a field service activity so that the sewer house connection, public section, for the building is examined and flushed. Establish a regular maintenance program to prevent blockages.
2. The areaways should be cleaned of debris and the drains be cleaned on a regular basis to prevent water from accumulating which could cause blockages.
3. General monitoring of the enclosure systems and the establishment of a regular maintenance program should commence for the roof system and mechanical equipment.

**ENGINEERING ASSESSMENTS:**

1. Provide an engineering assessment for the existing HVAC systems; Electrical systems; Community Hall flooring, stage and balcony; evaluate Energy Conservation Initiatives, evaluate Exterior Windows long term cost/effective solution w/Maryland Historical Trust approval; evaluate Basement Level Use and Occupancy (UNO) plan; and evaluate landscaping improvements w/Maryland Historical Trust approval.

**Estimated Cost: \$10,000.00**

**COST REVIEW**

#	DESCRIPTION	COST
1.	Roofing Repairs	\$15,000
2.	Replace damaged sidewalks	\$6,000
3.	Repairs to exterior handicapped ramp and railings	\$6,600
4.	Repair/replace concrete steps at north and west entrance	\$6,600
5.	Repair crack in exterior masonry wall at northwest areaway entrance	\$2,750
6.	Re-point masonry, where necessary	\$5,000
7.	Repair/replace exterior wood trim and soffit	\$5,500
8.	Repair/repaint west entrance stair rail	\$2,270
9.	New metal railings at stone areaway walls at the southwest end of the building. Check drain, Replace door/frame, Skim concrete	\$5,000
10.	Windows- Clean, scrape, replace rotten wood, caulk, repaint	\$10,000
11.	Exterior doors- Clean, scrape, replace rotten wood, caulk, repaint	\$5,000
12.	Repair/replace automatic door system at the east entrance	\$2,750
13.	Metal roofing/flashings at arched entranceway	\$2,200
14.	Downspout Outlet	\$2,200
15.	Replace tile flooring in the accessible bathroom	\$550
16.	Minor plaster repairs painting at first level office, repaint entrance area	\$3,000
17.	Gypsum board repairs at the handicapped accessible restroom	\$550
18.	Hose bibs	\$550
19.	Reinstall radiator at east entrance	\$1,100
20.	Clear/repair condensate pit at basement boiler	\$550
21.	Heating unit at handicapped accessible bathroom	\$1,100
22.	Exit Lighting	\$3,300
23.	Exterior Lighting	\$2,750
SUB TOTAL		\$84,200

**Engineering Assessment****SUB TOTAL      \$10,000****TOTAL                \$94,200**

# County Council Of Howard County, Maryland

2009 Legislative Session

Legislative Day No. \_\_\_\_\_

Resolution No. \_\_\_\_\_-2009

Introduced by: The Chairman at the request of the County Executive

A RESOLUTION approving the application and receipt of financing for two Community Legacy Projects in Howard County, further described in the Community Legacy Application, to be financed either directly by the Maryland Department of Housing and Community Development or through other departments or agencies of the State of Maryland.

Introduced and read first time \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted\_\_\_\_, Adopted with amendments\_\_\_\_, Failed\_\_\_\_, Withdrawn\_\_\_\_, by the County Council on \_\_\_\_\_, 2009.

Certified By \_\_\_\_\_  
Stephen LeGendre, Administrator

Approved by the County Executive \_\_\_\_\_, 2009

\_\_\_\_\_  
Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County Executive and County Council of Howard County recognize  
2 that there is a significant need for reinvestment and revitalization of certain communities in  
3 Howard County; and  
4

5           **WHEREAS**, by approval of Resolution No. 91-2001, Howard County designated the  
6 area of the Route 1 Corridor as a Community Legacy Area and the designation was approved by  
7 the State of Maryland; and  
8

9           **WHEREAS**, during Fiscal Year 2006, the State approved a modification to the Route 1  
10 Corridor Community Legacy Area to include a portion of land north of Interstate 95 and a  
11 diagram of the Route 1 Corridor Community Legacy Area (the "Area") is attached as Exhibit  
12 "A"; and  
13

14           **WHEREAS**, Howard County proposes to develop two Community Legacy Projects (the  
15 "Projects") in the Area, as further described in the Community Legacy Application, the purpose  
16 of which will be to contribute to the reinvestment and revitalization in the Area; and  
17

18           **WHEREAS**, the Maryland Department of Housing and Community Development (the  
19 "Department"), either through the Community Legacy Program or through other programs of the  
20 Department, or in cooperation with other state departments or agencies, may provide some or all  
21 of the financing for the Projects (the "Project Financing") in order to assist in making the  
22 Projects financially feasible; and  
23

24           **WHEREAS**, the Area is located within a priority funding area under Section 5-7B-02 of  
25 the Smart Growth Act, set forth in the State Finance and Procurement Article, and the Projects  
26 will conform to the Howard County Zoning Regulations; and  
27

28           **WHEREAS**, the first Project includes constructing various capital improvements at  
29 Baldwin Hall and Commons including the renovation of the Hall and the installation of lights  
30 and benches; and  
31

1       **WHEREAS**, the second Project seeks funding to purchase a permanent operating space  
2 for the Corridor Community Service Center to serve as a "one-stop" location for services for low  
3 income, uninsured and underserved residents; and  
4

5       **WHEREAS**, the applicable law, regulations and Departmental requirements necessitate  
6 approval of the Projects and the Project Financing by the County Executive and the County  
7 Council.  
8

9       **NOW THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
10 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2009 that it hereby endorses the Projects in the Area  
11 and approves the application for Project Financing in the form of a grant or loan, up to the  
12 amount of \$500,000;  
13

14       **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby requested to  
15 endorse this Resolution, thereby expressing his approval thereof;  
16

17       **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized  
18 to execute documents and take any action necessary to carry out the intent of this Resolution;  
19

20       **AND BE IT FURTHER RESOLVED**, that a copy of this Resolution is to be sent to the  
21 Secretary of the Department of Housing and Community Development of the State of Maryland  
22 for consideration by the Community Legacy Board.

**Modified Community Legacy Boundary**

*(If applicable. Include under Tab #6)*

No modification to current boundary.

## GUIDE TO PREPARING A COMMUNITY LEGACY PLAN

**Provide a concise narrative justification that addresses the elements listed below, and explain how the proposed plan will assist the area to meet the goals of the Program.**

- a. Past and current demographic and economic trends, including home ownership rates, property values, commercial and residential vacancies, business or housing investment, and household income.** Provide information showing numeric trends in these categories to demonstrate the need for reinvestment in the community. Discuss significant concerns, perceptions, needs, and/or issues that are

The entire Route 1 Corridor is designated as a Community Legacy Area and is encompassed in the County's initial Community Legacy Plan. This Community Legacy Plan update only addresses data, issues and concerns in the southeastern portion of the Plan Area since this application proposes two projects in the Southeast. This includes the area from I-95 on the west to Md. Rt. 32 on the north to the Howard-Anne Arundel County line on the east and the Howard-Prince Georges' County line on the south.

The nature of Census data makes it very difficult to accurately provide statistics from this sector of the County. This update is based on the 2000 Census and various subsequent studies and reports. Approximately 32,000, or 13%, of the County's population live in the Southeast. While there are new, very expensive communities such as Emerson, Stone Lake and Maple Lawn within the area, there are a significant number of older neighborhoods and apartment complexes located here as well.

This area has the highest proportion of people between 18 and 44 years of age. Approximately 43% are minorities. The Southeast has the lowest median income (\$85,156) and lowest per capita income (\$35,156) in the County. The elementary and middle schools perform well below the County average and, not surprisingly, have a greater percentage of children receiving free and reduced meals than schools where student achievement is higher. The number of immigrant and non-English speaking students has grown tremendously over the past decade, adding pressure on the schools and service providers. This part of the County also has some of the highest density and percentage of potentially transit dependent persons and ranks among the County's highest in autoless households.

Crime is a major concern, with an overall rate of 50 persons arrested per 1000 in 2007; this was twice that of Columbia. Arrests for drugs in 2007 were 35% greater than in Columbia. In the Savage community, there were 493 calls for service in 2008 and another 190 through May of 2009.

There are approximately 8,175 housing units in the Southeast. Twenty-five (25%) percent are apartments and another 155 (2%) are mobile home units. The median sales price for the period of October 2007 through September 2008 was \$321,650, well below the County median of \$380,000. The disparity is even greater for single-family attached and detached homes.

US Route 1 is lined with numerous small retail and manufacturing businesses. Office and industrial parks are abundant largely due to the proximity to the interstate road network (I-95, I-295 and US Route 1), US Route 29, the airport and the port. Rezoning and redevelopment have seen the introduction of mixed use projects and a Transit Oriented Development (TOD) project at the Savage MARC station. Patuxent Square has added 80

affordable housing units, Ashbury Courts has 140 residential units, 21 of which are affordable. The proposed Savage Town Center TOD will have 108,000 square feet of commercial uses and 416 residential units, 63 of which will be affordable.

- b. Entities or amenities in the community.** Discuss the assets that exist in the community. These may include but not limited to: Partners including employers, educational institutions, and civic, community, and cultural organizations that actively support the Community Legacy Plan. Identify your partners and document the extent of their commitment, including financial support and staff or other resources committed to the Plan.

Of the varied assets that exist within the community, the most notable are its location between Baltimore and Washington, DC and its convenient access to Interstate 95, MD Route 32, MD Route 175 and U.S. Route 1, the central feature of Howard County's Community Legacy Area. Because the Route 1 Corridor has historically served as a primary transportation route supporting independently owned businesses and a multitude of heavy industrial sites, many of the residential areas were limited to small community enclaves with little if any cohesiveness or connectivity to other residential areas within the corridor. However, with the advent of the Route 1 Corridor Revitalization Study, several community and civic groups became active participants in the Route 1 Task Force and gave their neighborhood representation. Since that time, specific community and civic groups such as the North Laurel Community Center task force and the Horizon Council have been formed to help guide decision making regarding the corridor's redevelopment and are considered to be partners of the Community Legacy Plan.

In direct support of the Community Legacy Plan, Howard County Housing partnered with ODC Residential, LLC and Harkins Builders, Inc. to produce Patuxent Square, an 80-unit affordable mixed-use project located in the southern section of the Community Legacy Area. Funding for this project included Low Income Housing Tax Credits (LIHTC), Home Investment Partnership (HOME) funds, Community Development Block Grant (CDBG) and Community Legacy funds.

Also supporting the Community Legacy Plan are the numerous human and social services providers that serve residents within the corridor. There are a heavily used public library and senior center located in Savage, as well as an active Volunteer Fire Department. Currently located on Whiskey Bottom Road, the North Laurel Multi-Service Center houses several critical agencies that deliver services daily. These agencies include but are not limited to: the Domestic Violence Center of Howard County, Foreign Born Information and Referral Network (FIRN), the Community Action Council of Howard County, Family and Children's Services and Grassroots Crisis Intervention Center. Funding support for the Multi-Service Center is provided by Howard County Government -Community Services Partnership and the Horizon Foundation.

Other key partners supporting the revitalization efforts within the corridor include Howard Community College, Howard County General Hospital, Howard Transit/Corridor Transportation Corporation, Howard County Chamber of Commerce, the Howard County Economic Development Authority and the State Highway Administration.

- c. **Need for reinvestment.** Discuss how the Community Legacy projects will result in a desired outcome that will help stabilize the community; reverse the social, economic, or physical decline; or encourage growth in the area. Describe how the activities in the Plan will result in increased opportunity, which may benefit residents of all incomes, range of housing options, employment opportunities and other amenities. Clearly identify the benchmarks that will be used to measure the impact of the Community Legacy Plan and related projects.

As revitalization efforts have evolved, the need for more affordable housing, both in quantity as well as variety, has become a more dominant feature. While housing prices in this area are below those in other parts of the County, there is a need for more such units. That has led to the construction of Patuxent Square and zoning changes to require additional affordable units be built in the corridor. As noted in its recent Neighborhood Conservation Initiative application, Howard County Housing cites a significant increase in the number of default notices and foreclosure sales. The areas most impacted in Howard County are the 21045 zip code, which includes a significant portion of the County's affordable housing stock and the 20723 zip code which includes North Laurel, an identified area targeted for extensive revitalization including new affordable housing units. Decreased home sales and decreased property tax revenues are two of the most commonly cited side effects of the foreclosure and sub-prime lending crisis. Specific to the North Laurel area, the economic downturn has dramatically reduced the number of commercial and residential plans being submitted and increased the number of extensions being requested to defer construction. Post construction updates from completed development projects have reported difficulty in leasing commercial space. In an effort to stabilize the affected neighborhoods, zip code 21045 and more specifically 20723, the County's Neighborhood Conservation Initiative focuses on the acquisition and rehabilitation of foreclosed residential properties for subsequent resale to moderate-middle-income households. Funding is provided through DHCD's Neighborhood Conservation Initiative under the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program.

Not to go unmentioned is the loss of jobs and housing (including rental evictions) that has placed a serious strain on the capacity of local providers and increased the overall demand for human and social services, including accessibility to those services. The proposed Corridor Community Service Center (CCSC) will focus on the acquisition of an appropriately sited condominium space that will house an array of services for families living in the southeastern section of the corridor. The CCSC will serve as a "single-site" service center where individuals and families will have convenient access to a wide range of human services provided by local non-profits and government agencies to promote increased family self sufficiency leading to overall community stabilization. The provision of services offered in the community where families live will have an immediate and lasting impact on one of the most significant barriers to accessing services, transportation. Within the first 12 to 18 months of CCSC operation, we expect to document notable increases in the number of persons receiving assistance by all providers operating at the site; decreases in the number of missed/cancelled appointments with providers; a decrease in the number of evictions; and, a decrease in the number of requests for crisis intervention services. In general, stable households will produce stable neighborhoods, increasing the long-term viability of the Route 1 Corridor and thereby reducing social decline.

The Savage community has older homes, many of which need substantial repair or replacement. It is also a community with no center or meaningful places for the community to come together. Building community pride and involvement is expected to foster greater long-term investment.

- d. Local commitment to neighborhood revitalization.** Describe local efforts to revitalize existing neighborhoods. Include adoption of Maryland Smart Codes Ordinances and describe development done using these ordinances.

Many of the communities in the southeastern area are among the oldest in the County. Aging businesses line Route 1 with a mix of residential uses behind them on the western side. Revitalization has not always been the highest priority in the southeast. However, in response to North Laurel residents' requests, the County is now building a new North Laurel Community Center and developing a new North Laurel Park to serve the community's residents. The County also operates a Multi-Service Center as a one-stop shop for low income, underserved and uninsured residents. The police have also increased their presence and have a sub-station in a local shopping center. The County established a settlement expense down payment program and funds for community conservation projects. The Horizon Foundation has created a Southeast Community Council to address local issues and build leadership capacity. For the past six years, the Council sponsored an annual Health Expo for the residents. Recently, the Horizon Foundation established the Southeast Health Initiative to assess and address health problems and needs.

The International Existing Building Code (IEBC) of 2006 is the Maryland Smart Code Ordinance used by many builders and contractors in working with older structures. It is the builder/contractor's option. The County does not track the buildings to which this has been applied. The County has made significant investment in public works projects, including sidewalk installation, storm drain replacement and construction, noise barriers along I-95, drainage improvements, road safety improvements and roadway reconstruction. These have been important to improving the conditions of the communities and their quality of life.

- e. Historical Significance.** Describe the historical and cultural significance of the Community Legacy Area. Why should this "Core Community" receive additional attention?

The development of the Route 1 area is typically associated with the expansion of the roadway along the coast and the growing popularity of the automobile in the mid 20th century. However, the history of the area extends much farther back. In 1891 a subdivision was platted by Gordon & Brothers of Washington, DC on North Laurel Road (northwest of Route 1), making it one of the earliest subdivisions in the county. The subdivision contained 12 blocks, each with 30-50 lots, but only a few lots were ever developed at that time (the majority was developed in the mid 20th century). A unique feature of the development is that windmills were used to deliver water to the houses. There are currently three remaining Queen Anne houses from the 1890s in this area.

The Savage community was founded in 1734 when a grist mill was built along the banks of the Little Patuxent River. A cotton mill was later built and the mill expanded to include a stone carving and spinning building, an iron foundry and machine shop, a flour mill and a saw mill. The mill produced a large supply of cotton duck, which was used for supplies during the Civil War and World Wars I and II. A small town grew around the mill and was listed as a National Register Historic District in 1975. Savage Mill is one of the oldest known textile mills in Maryland.

The Bollman Truss Bridge, built in 1852 at Savage, was the first all iron railroad bridge to be built in America.

The B&O Railroad used this design as the railroad was constructed. According to the National Register nomination, the Bollman Truss Bridge at Savage is the only surviving bridge of its kind in the United States, and possibly the world.

Known today as Route 1, the first part of the roadway was constructed in 1741 connecting Baltimore and Elkridge. In 1748 the road was extended to Georgetown, but by 1865 the State of Maryland condemned the road, due to deteriorating conditions. The State rebuilt the road in 1906 and it became known as Route 1. The roadway was used frequently by the military during WWI and from 1918-1919, who transformed the road from a small dirt road to a wider concrete road. In 1925 the state road became US 1, part of the roadway running the length of the East Coast, commonly referred to as the "Main Street of the East Coast". The automobile had a profound impact on the development of Route 1. By the 1920s businesses and billboards sprouted up along the roadway, many of them geared towards tourists. Many vestiges of this phenomenon are still prevalent today, as the area is primarily industrial and automobile oriented.

- f. **Proximity.** Describe the relationship of the Community Legacy Area to the town center and/or historic commercial districts such as Main Street Maryland communities. Also discuss the proximity to transportation hubs (e.g., Metro, MARC stations, and light rail) that may provide opportunities for Transit Oriented Development (TOD). Please specify if the Community Legacy Area will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland.

The Community Legacy Area encompasses the entire Route 1 Corridor. Howard County has no Main Street communities. The Savage community, however, is historic and the original mill has been converted into a retail center.

There are two MARC stations in this southeastern area: Savage and North Laurel. A TOD is currently under development at the Savage station. The County is providing financial support with its first TIF (Tax Increment Financing) district. This site has also been designated as a BRAC zone by the Maryland Department of Business and Economic Development. Another TOD is being proposed in Howard County on land that includes the Laurel racetrack station. Howard Transit bus and paratransit system serves this entire area and is expected to expand service to further connect Savage and North Laurel with Columbia and Ellicott City. Both the Savage and proposed North Laurel TODs will add residences and businesses in the southeastern part of the Community Legacy Area and should become hubs of activity.

BRAC certainly will impact this area since both MD Rt. 32 and MD Rt. 175 cross through the Community Legacy Area and feed into Ft. Meade. There are numerous business parks in the Route 1 Corridor that house, or are positioned to house, businesses that serve Ft. Meade and the surrounding area. BRAC-related business activity is being actively recruited by the County, whose BRAC Coordinator is encouraging further investment in the Community Legacy Area of the US Route 1 Corridor.

- g. **Complementary Project and activities.** Discuss other existing or proposed efforts to benefit the Community Legacy Area in the areas of housing, commercial and community development, education, historic preservation, neighborhood revitalization, and transportation that will complement Community Legacy funded activities.

The projects being submitted are both in the southeastern section of the County. Through its zoning authority, the County rezoned a number of parcels to mixed use zones: Transit Oriented Development (TOD) and Corridor Activity Center (CAC). These rezonings have stimulated greater residential and commercial activity and, therefore, have and will foster investment along and off of the actual roadway. This will benefit the Savage community where the Baldwin Hall and Baldwin Commons project is located by drawing more visitors and increasing business. By increasing the number of people living and working in the area, it is expected that transportation services will increase and enable more people to access the proposed, relocated Corridor Community Service Center.

There are two TOD projects moving ahead that will enhance access to train travel to Baltimore and Washington. The Howard Transit bus system expects its routing to change as those projects, and others come on line. A new North Laurel Community Center and park are being constructed to provide long needed recreational and social opportunities proximate to the largest population that will use the proposed Corridor Community Service Center. In tandem, they will provide a huge boost in the service provision in this area.

Two recently completed mixed use projects are also revitalization stimulants. Patuxent Square added 80 affordable apartment units, with retail uses on the ground floor and Ashbury Courts is a mixed income project with 140 residential units and first floor retail. These are "pioneer projects" that should foster further redevelopment activity in North Laurel. Just on the heels of the previously mentioned projects is The Glens at Guilford representing the next generation of "pioneer projects". Now underway, the development proposes 10 single-family affordable, universally-accessible "green" eco-cottages. The project is being developed by STAVROU Associates, Inc. with the first unit projected to be available for purchase in March 2010. More housing will be constructed at the Savage Towne Center TOD site. This project is on Rt. 32 and readily accessible to Ft. Meade as it grows with BRAC. The site includes a hotel, office and retail space, residential units and a garage to service MARC train users. While in the very early stages, another TOD project is anticipated adjacent to the Laurel Park race track, adding retail, office and more residential uses. These projects could add a new financial dynamic.

Howard County has also broken ground to build the North Laurel Community Center to fill the longstanding deficit in available recreational and social activities in the area. Howard County, working with the State Highway Administration, has developed a plan to increase safe pedestrian movement and access and to better connect communities to Route 1. The current analysis focuses on the construction of more sidewalks. Howard Transit System has just completed its Transportation Development Plan which calls for enhanced and expanded services to this underserved area. The Savage Volunteer Fire Department is building a new facility on Route 1 to expand their capacity to serve new residences and businesses. And, the Howard County Library has proposed an expansion to accommodate the increase demands it faces.

New commercial activity is minimal. Penske has recently completed a large motor vehicle services facility and the Patuxent Square and Ashbury Courts developments each have first floor commercial spaces. The TOD projects will also infuse commercial activity in a corridor with many small and physically deteriorating businesses.

- h. Public Input.** Describe the nature and extent of public participation in crafting the Community Legacy Plan, including the dates and brief descriptions of public events, sources of support and opposition, issues raised by the public, and how they were addressed.

The original Community Legacy Plan was established in 2002 following extensive community involvement the featured work of a diverse citizen task force from throughout the corridor. Since then, the County has directly involved the community, with two more task forces, in the development of the North Laurel Community Center and in a bold and unique transportation analysis of the Route 1 corridor. The Horizon Foundation has also formed a Horizon Council composed of community members to guide discussion and decisions about involvement and investment in the corridor.

The Baldwin Commons Enhancement Project was developed in conjunction with the Department of Recreation and Parks, Department of Public Works, the volunteer Savage Community Association and the Carroll Baldwin Memorial Institute. Due to the timing of the application, there has been no community meeting. However, using other media, the Savage Community Association, Carroll Baldwin Memorial Institute and other community leaders have posted a notice of the planned project on their website and distributed a message asking for comments and support through emails, other known leaders and the community list serve.

**COMMUNITY LEGACY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal, or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

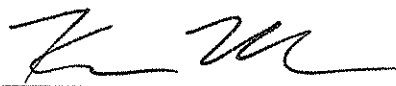
The Department intends to make available to the public certain information regarding projects recommended for reservation of funds by Community Legacy. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:**     *KU*    

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Plan or Project(s) proposed in this Application can be accomplished in accordance with the development budget set forth herein and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.



Authorized Signature

Ken Ulman  
County Executive

Print Name and Title

7/29/09

Date