

The City of Cumberland's Baltimore Street Town Centre Project



The Cumberland Allée

Cochran Studio, 2019

The Baltimore Street Access Project (the “Project”) is a small but important piece of the City’s broad economic development plan aimed at increasing the local tax base, attracting new employers, enabling existing employers to grow, and supporting the continued development of the arts and tourism industries. The plan identified Baltimore Street as a primary focus of economic development efforts.

The City hired Sage Policy Group, Inc. (“Sage”) to aid with defining the economic development strategy for the Downtown Opportunity Site, concluding: (a) the pedestrian mall along Baltimore Street should be opened to one-way automobile and vehicle traffic, with parking; (b) development of a hotel at the former M&T regional headquarters located at 118 Baltimore Street, Cumberland, Maryland would be of tremendous importance to the development of Baltimore Street, and it could be the key to unlocking its potential.

The Miscellaneous Grant Funds will help continue the transformative downtown project including (a) construct a single lane of automobile and bicycle traffic along the City’s pedestrian mall at Baltimore Street; improving connectivity of the intermodal transportation system, e.g., Canal Place, the Western Maryland Scenic Railroad, the Great Allegheny Passage, the Amtrak station, the County bus transit system, I-68 ingress and egress, and bicycle trails throughout the City; (b) install fiber optic cable along Baltimore Street; thereby, completing the downtown fiber loop and creating a “giga-byte downtown”; (c) install sprinkler infrastructure to buildings along Baltimore Street; promoting upper story redevelopment for residential purposes and lower story redevelopment for commercial purposes; (d) replace underground infrastructure that has not been materially improved since well before the 1978 installation of the pedestrian mall along Baltimore Street; and (e) install a new streetscape design along Baltimore Street and two adjoining parklets that incorporates modern principles of community development and smart growth, and which is intended to rival modern metropolitan tourist and downtown destinations.

The Project location is (a) within the City’s zoned “Central Business District”; (b) listed on the National Register of Historic Places by the National Park Service; (c) qualified as a “Main Street Area” by the MD Dept. of Housing and Community Development (“DHCD”); (d) qualified as a “Maple Street Area” by DHCD; (e) within the “Arts & Entertainment District” as designated by the MD Dept. of Commerce (“Commerce”); (f) within a Maryland Opportunity Zone; (g) within a Sustainable Community as designated by DHCD; (h) within an Enterprise Zone as designated by Commerce; (i) within a Heritage Area as designated by the Maryland Historic Trust; and (j) within a Priority Funding Area as designated by Planning.

The Project enjoys broad community support and is being undertaken by the City with the support of, among others, the Cumberland Economic Development Corporation (the “CEDC”), the Downtown Development Commission (the “DDC”), the Allegany Arts Council, the Allegany County Chamber of Commerce, the Board of Commissioners of Allegany County, Maryland, the Appalachian Regional Commission (“ARC”) and the State of Maryland through the Governor’s Office, Dept. of Planning (“Planning”) and Dept. of Transportation (“Transportation”).



Baltimore Street Redesign Plan
 (Continued from March 10, 2019)

