

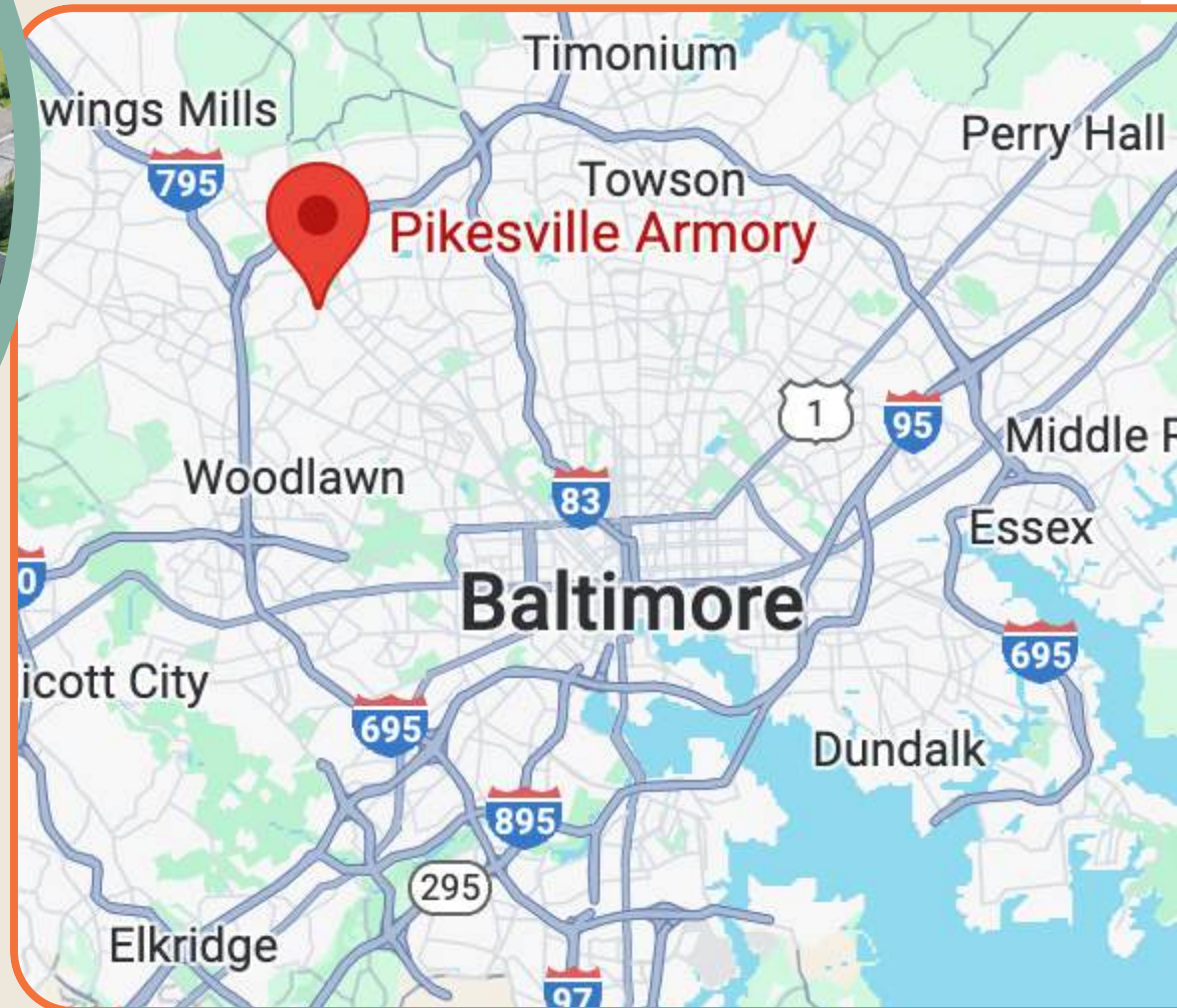
TRANSFORM

**PIKESVILLE
ARMORY**

**THE REIMAGINED
PIKESVILLE ARMORY:
TRANSFORMING THE ENTIRE
NORTHWEST CORRIDOR OF
BALTIMORE.**

THE PIKESVILLE ARMORY

A 14-acre (225,000SF) decommissioned military site in the heart of the northwest corridor of Baltimore, Maryland.



Located at the nexus of several zip codes (21208, 21215, 21207, and 21209), and less than half a mile away from the Baltimore City line, the transformation of the Pikesville Armory will directly impact nearly 170K Marylanders. It is a growing diverse community where 69% are minorities and 64% are low-income households.

THE PIKESVILLE ARMORY JOURNEY

1903–2016
Military
Campus

This 14-acre (225,000SF) site was built and used as an active military campus for decades. Although the campus was decommissioned in 2016, thousands of veterans still call this place home.

2017
Community
Engagement

A Governor's Commission was created to consult with the community on the potential uses of the Armory property. Over 1,500 local residents and neighborhoods participated. Community engagement continues non-stop from here and has included over 50+ neighborhood meetings.

2021
New
Beginnings

The Pikesville Armory Foundation, Inc. (PAF) was created as a 501(c)3 nonprofit to spearhead the agreed vision and to lead the public-private \$95M+ redevelopment of the historic Pikesville Armory. An amazing Board of Directors was formed. Fundraising and securing cornerstone tenants began.

2022–2023
It's Game
Time!

The property was transferred from the State to PAF, and a custom multi-use zoning designation was created and approved by Baltimore County. Main developers and local partners are brought to the equation: Seawall, Onyx Development, Unknown Studios, Ziger/Snead, and others. PAF's team was put in place. First strategic tenants are confirmed: Baltimore County Public Schools, Baltimore County Recreation and Parks, and Boys and Girls Club.

2024
We Broke
Ground!

Construction began at the NCO Club building. PAF has raised \$32M+, from the State of Maryland, Baltimore County, the U.S. Department of Housing and Urban Development (HUD), Maryland State Arts Council (MSAC), Baltimore Regional Neighborhood Initiative (BRNI), Goldseker Foundation, William G. Baker Jr. Memorial Fund, David and Barbara b. Hirschhorn Foundation, Maryland Historical Trust, and individual and corporate donors. Baltimore County announces a 30 year public-private partnership with PAF; Senior Center coming to the Armory. Early activation community events are held and enjoyed by thousands.

2025
It is Already
Happening!

PAF wins the DHCD Catalytic Revitalization Tax Credits for \$15M, bringing total funds raised (January 2025) to **\$52M+**. The focus now is private philanthropy. Community workshops to co-design play areas are held. Schematic designs begin, to be eligible for New Market and Historic Tax Credits in 2026 (around \$25M). NCO Club to open in the spring. Free community events continue.

**The collective vision:
"A multi-use venue for
recreation, arts, and other
community programming."**

THE REIMAGINED PIKESVILLE ARMORY



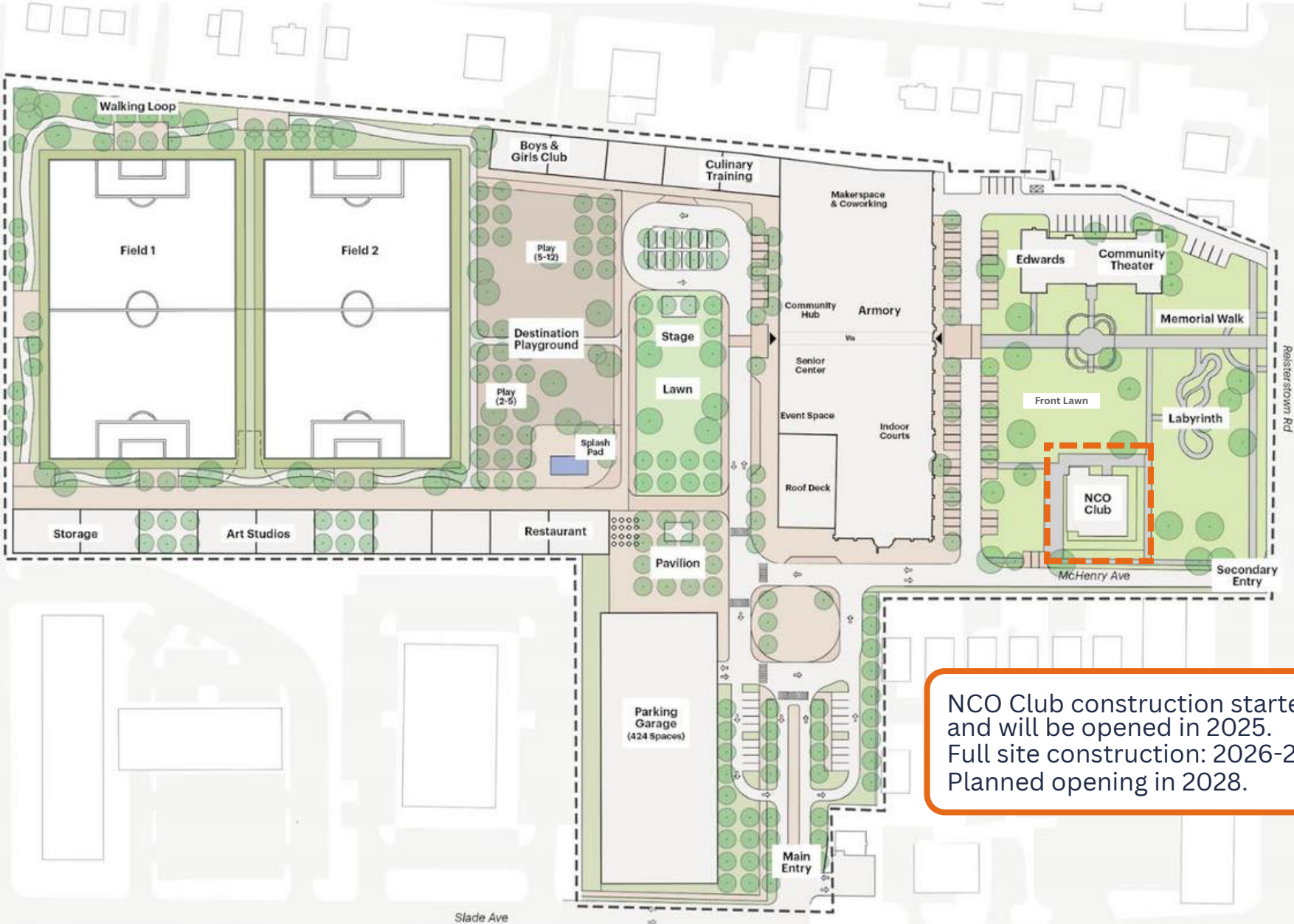
The Pikesville Armory Foundation is transforming a 14-acre historic decommissioned military site into an arts-infused intergenerational community space for all. A once-in-a-lifetime opportunity that will impact the entire northwest corridor of Baltimore.

WHAT'S COMING TO THE ARMORY

- **ADA-friendly playground and a splash pad**
- **Sports and athletics infrastructure and youth programs**
- **Workforce development and youth mentoring**
- **The largest and most modern senior center of the county**
- **Makerspace, incubators, co-working areas**
- **Arts and music performance and rehearsal spaces, initiatives**
- **Spaces and support programs for veterans and military families**
- **Energy-efficient and sustainable campus**
- **Arts and cultural events and education**
- **Walking paths (indoor and outdoor)**
- **Boys and Girls Club**
- **Community theater**
- **Outdoor event and festival lawn**
- **Local restaurant and café**
- **Wellness initiatives**
- **And more!**



SITE PLAN AND TIMELINE



NCO Club construction started in 2024, and will be opened in 2025. Full site construction: 2026-2028. Planned opening in 2028.

A PROJECT WITH NO OPPOSITION WANTED BY THE ENTIRE COMMUNITY AND ELECTED OFFICIALS!



Four free jazz concerts were held during the summer of 2024 on our Front Lawn. Approximately 2,000 people enjoyed them.



OUR LEADERSHIP

BOARD OF DIRECTORS

Shelley Morhaim, President

Barry Williams, Vice President

Isaac Hametz, Secretary

Jack Greenberg, Treasurer

Vincent Jordon

Hon. Cheryl Pasteur

Lisa Radov

Beth Rheingold, Ph.D.

Larry Rosenberg

Max Rozga

Deane Rundell, FASLA

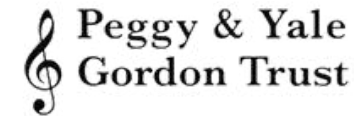
Larry Schugam

Executive Director: David Ginsburg

TRANSFORM

PIKESVILLE ARMORY

CURRENT FUNDERS



FUNDRAISING - \$95 MILLION

\$52+ million have already been raised.
We need your investment today!

- 24% → Private Funds (needed)
- 26% → Tax Credits (New Market and Historic Tax Credits eligible to apply in 2026)
- 50% → Public Funds (already committed)

SUPPORTERS



"Gone are the days when we blame the Baltimore region for our deficiencies; now are the days that we talk about the Baltimore region as our source of greatness. And that's what this transformation of the Pikesville Armory is about."

WES MOORE GOVERNOR OF MARYLAND

"We are really excited about this project; it has the support of the local, state and federal government. When you come together as a team, you make a difference in the community. The Pikesville Armory is one of the most exciting projects in our area!"

DUTCH RUPPERSBERGER

FMR. CONGRESSMAN (2003 - 2025)



"Pikesville is a great community, it's my neighborhood, I live here. This place has a great history and it has a great future because of the investments we are making like this one at the Pikesville Armory."

BEN CARDIN FMR. SENATOR (2007-2025)

"A true grassroots project. Community will come together here, to celebrate, to make art, to enjoy each other, to learn, to experience, to grow and to thrive!"

SHELLY HETTLEMAN SENATOR



SUPPORTERS



"Pickleball courts, educational programs, community spaces, green spaces, cafés, public art displays... all honoring the incredible history in the Pikesville Armory!"

JOHNNY OLSZEWSKI CONGRESSMAN
FMR. BALTIMORE COUNTY EXECUTIVE (2018–2025)

"This is a really special place. Investing here with a multidimensional approach shows the priority we are giving to this community hub: a regional destination point!"



ISRAEL "IZZY" PATOKA BALTIMORE COUNTY COUNCILMAN



"Once in a lifetime project, not only for the Northwest corridor of Baltimore County, but for the state of Maryland as well. An incredible unique site."

RIAN HARGRAVE ONYX DEVELOPMENT

"This visionary project is the key piece to revitalizing a stressed corridor!"

LISA K. BUDLOW
CHAI (COMPREHENSIVE HOUSING ASSISTANCE, INC.)



AN INVESTMENT THAT WILL IMPACT GENERATIONS!





PIKESVILLE

ARMORY FOUNDATION

501(c)3 Tax ID# 85-4196251

[TransformPikesvilleArmory.org](https://www.TransformPikesvilleArmory.org)

Rachel Trask, Chief Development Officer

RachelT@PikesvilleArmoryFoundation.org

240.678.0209 (Cell)


Maria Abreu, Director of Development

MariaA@PikesvilleArmoryFoundation.org

202.344.9247 (Cell)

Physical Address:
610 Reisterstown Road
Pikesville, MD 21208

Mailing Address:
P.O. Box 212
Stevenson, MD 21153

 @Pikesville-Armory-Foundation

 @Pikesville_Armory

 @PikesvilleMDarmory