

Kamenetz announces \$2.4 million redevelopment plan for Pikesville

Includes new two-story retail and office building

By Steve Schuster
sschuster@patuxent.com

Posted 12/10/10

Digg

Share



(Enlarge) County Executive Kevin Kamenetz announces a \$2.4 million redevelopment plan for Pikesville Wednesday in Pikesville. At left is 2nd District County Council member Vicki Almond. (Photo by Steve Schuster)

Despite only taking office as county executive three days ago, Kevin Kamenetz has already said there would be sweeping changes for the county's workforce and today announced a \$2.4 million redevelopment plan for downtown Pikesville.

The \$2.4 million redevelopment on the site of two vacant properties in downtown Pikesville will include a new two-story retail and office building, made possible, Kamenetz said, by the Pikesville redevelopment fund.

Construction is under way at the southwest corner of Reisterstown Road and Sudbrook Lane for a 10,000 square-foot building, which will house retail on the first floor and offices on the second floor, according to a press release sent out by the county executive.

The new building "is going to have a design keeping with the work and architecture of old Reisterstown Road," Kamenetz said.

"By envisioning possibilities and looking at how the new construction could best fit into the community, the project expanded to transform a signature location in downtown Pikesville," the press release states.

Project developer Tim Yusufov is excited about the project, calling it, "a good move for all of us."

Yusufov received a \$300,000 grant from the County Department of Economic Development to assist with the purchase and redevelopment of the properties.

Health-Way Pharmacy will be the main tenant, relocating from Bedford Avenue, part of a comprehensive redevelopment plan, the release stated.

Herself only on the job as the area's 2nd District Council member only three days, Vicki Almond was at the site of the announcement Wednesday.

"It's very exciting to have (the project) happen on this corner. I think it's going to give Pikesville the good facelift it needs, and it's just going to continue on, and I'm hopeful of that," she said.

Kamenetz joked, Almond's "only been on the job for three days and she can already take credit for project taking place in Pikesville, great job!"

"There are still new opportunities emerging throughout Pikesville" including, he said, from "the new and

expanded" Seven Mile Market, the largest kosher supermarket in the country.

Since 2002, the Baltimore County Department of Economic Development's commercial revitalization program has facilitated over \$75 million in private investment in downtown Pikesville.

The \$2.4 million project is the second and final project to utilize the fund, created by then-Councilman Kamenetz, according to Peirce Macgill, Revitalization Specialist with Baltimore County's Department of Economic Development.

According to Macgill, the newest Pikesville project (Yusufov's) was created to develop underutilized properties. Through the Baltimore County program, property owners are eligible for county-funded grants to redevelop their properties.

Prior to Yusufov's project, JSJ Properties renovated a building at 1010 Reistertown Road which had been vacant 10 years, and has since "attracted Mari Luna Latin Grill and even put a rooftop deck on the building," Macgill said.

The space, now fully leased, helped solidify a "restaurant row," which now boasts five restaurants in the 1000 block of Reisterstown Road, he said.

There are several other redevelopment success stories in Pikesville, according to Macgill.

Will Reich converted an office building at 1100 Reisterstown Road which now houses Jilly's and the Pikes Diner. And, the newly renovated Seven Mile Market, which Kamenetz spoke of, recently opened in a former Safeway grocery store space.

And next spring, Walgreens and Staples will be redeveloping their respective spaces. Walgreens will be relocating to the corner of Old Court and Reisterstown Road, the current home to a Staples store which will be relocating to the Pikesville Shopping Center at McHenry and Reisterstown Road.

Kamenetz succeeded Jim Smith as county executive Dec. 6. Just prior to taking office, he announced the eventual elimination of 143 county positions through vacancies and attrition that would save about \$8 million in the county budget.

He said so far, it has been a smooth transition, since Kamenetz, former county councilman from the 2nd District, served four terms on the council.

"I don't have to learn the players or the process. The only change for me is that I instinctively started to go up to the council level (in a staircase at the old court house) as opposed to the county executive level.

"I had to stop myself in the stairwell," he said.

This story has been updated.



Follow Steve Schuster on Twitter

user comments (1)