

MOUNT CLARE

Presentation for Capital Improvements



Neighborhood Vision

Our community is dedicated to its neighbors in trying to better our lives. We are growing and times are changing. With all the help from the people of Mount Clare and our partners we will be the thriving, diverse and joyous community we were twenty years back.





MOUNT CLARE AT MONUMENT AREA – THE
DOORWAY TO OUR COMMUNITY



Neighborhood Issues

1. Lack of green space
2. Vacant houses and bad property owners
3. Vacant and under-used commercial properties & poor retail options
4. Crumbling infrastructure
5. Wholesale illegal drug activity



1. Greening of Mt Clare

As we rightsize our neighborhoods in terms of residential units to reflect the changes in Baltimore's population, it is imperative that the spaces created by this process be used for amenities that will attract new residents, convince existing residents to stay and improve the quality of life.



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OUR COMMUNITY GARDEN



Greening of Mt Clare

Mt Clare has 37 vacant lots and alley houses where a lot of our vacant houses are that can be converted to active and passive green spaces and off street parking.

Mt Clare envisions a green walk way that will connect the pocket parks, our existing park (Traci Atkins) and our proposed new parks.



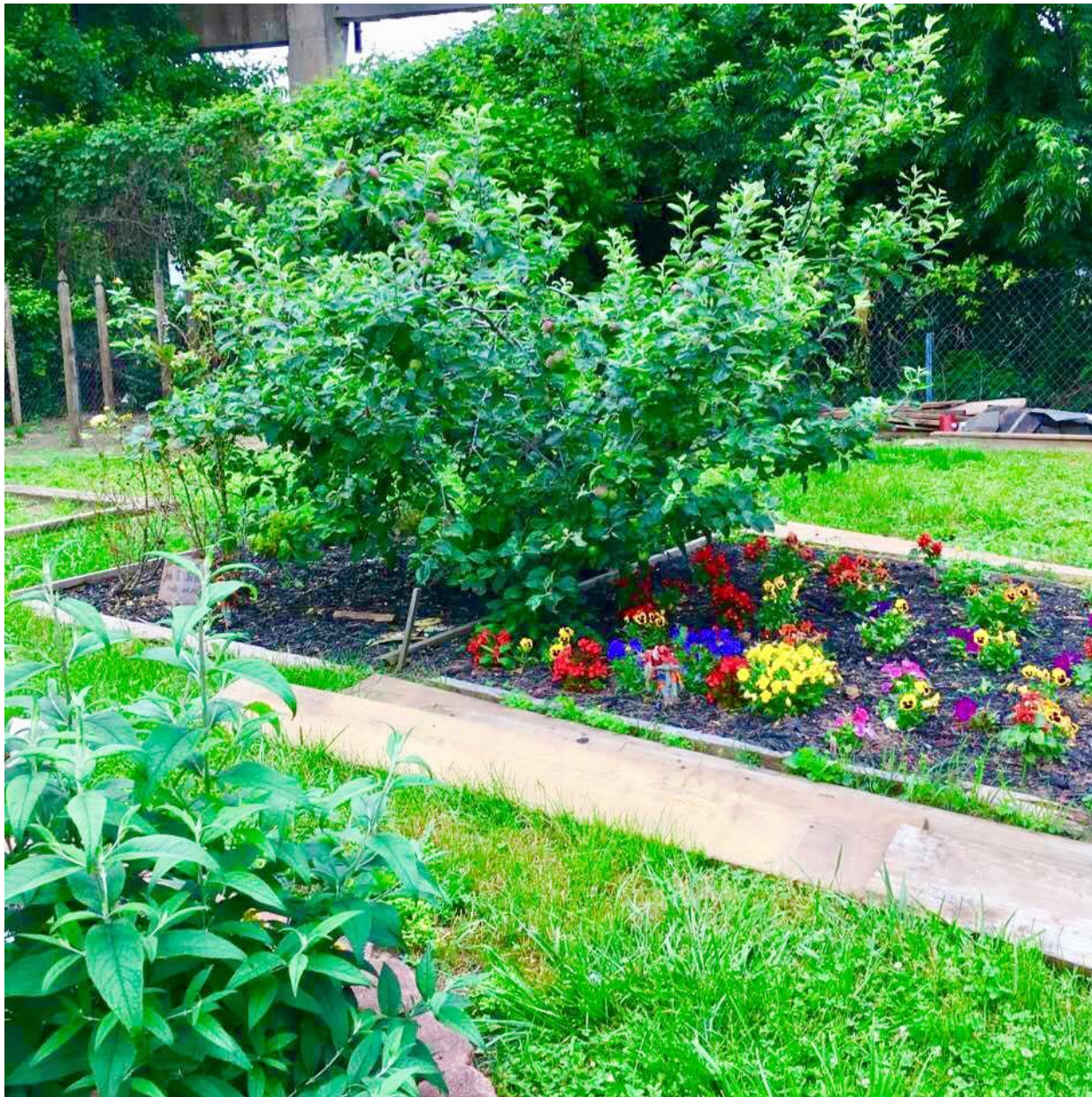
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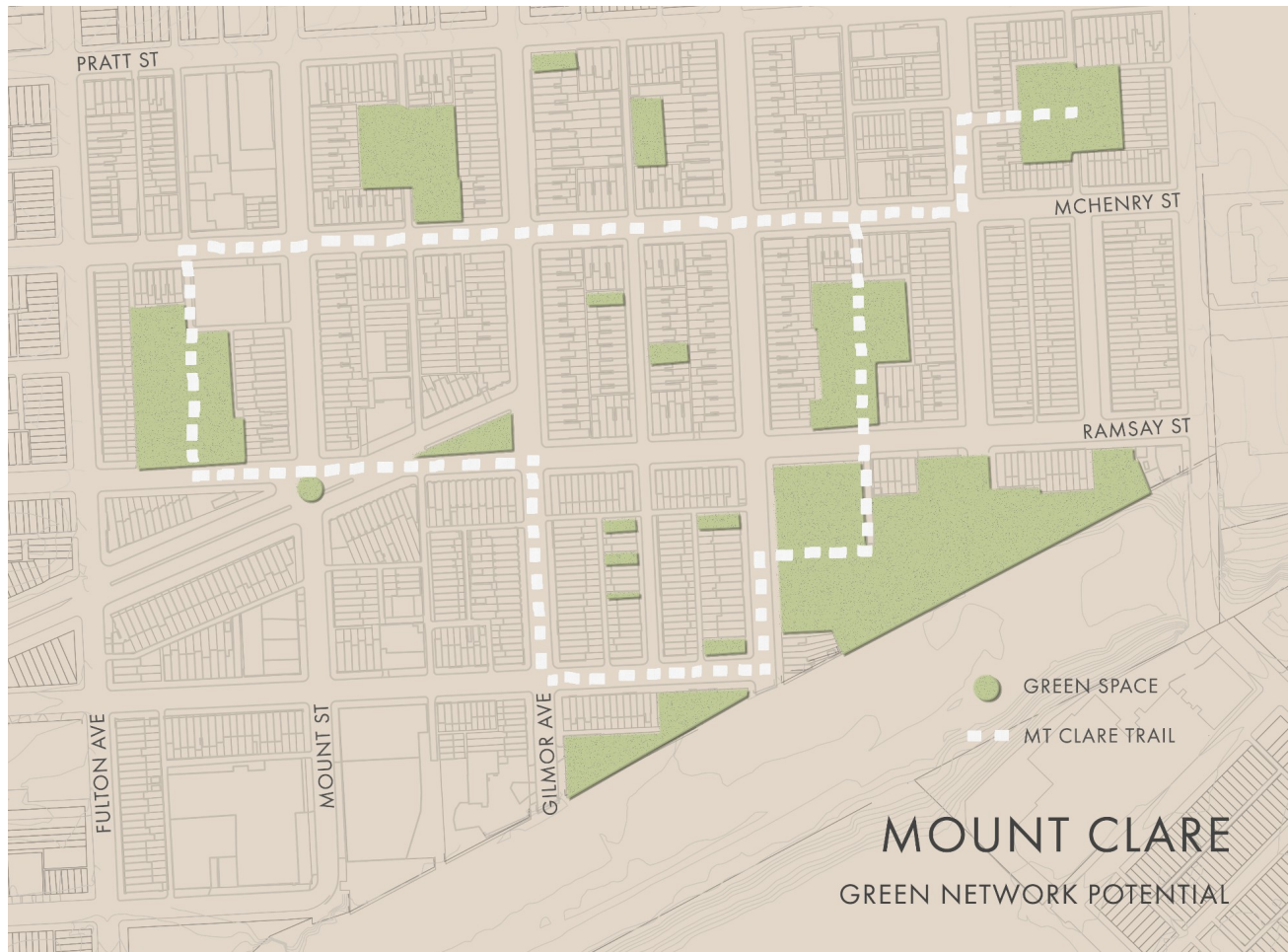
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Mt Clare Green Network Plan





Greening of Mt Clare (cont')

Vision/Requests:

- There is a pathway through the community marked by an abundance of trees with vacant land converted to passive and active green spaces
- Traci Atkins Park is expanded
- 200 S Bruce Street becomes an active play field
- The Cole Street Garden is expanded
- Resources are made available to assist the neighborhood in minimizing its use of non renewable fuel sources



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MOTHER'S DAY FAIR IS OUR FIRST EVENT
AND YEARLY FUN DAY AT THE PARK.
THIS IS OUR MOTHER OF MOUNT CLARE



2. Vacant houses

Mt Clare has 117 vacant houses. In conjunction with the Southwest Partnership and the City's Department of Housing and Community Development, efforts are underway to purchase these vacants for four potential reuse options:

- Homeownership Opportunities
- Active Park Space
- Passive Park Space
- Off Street Parking



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ALL ARE ENJOYING THE FOOD ON MOTHER'S DAY



Vacant houses (cont')

Vision/Requests:

- 50% of all residential properties are owner occupied
- Slum landlords are driven from the community
- Homes are a mix of affordable and market housing
- Artists are attracted to live and work in Mt Clare



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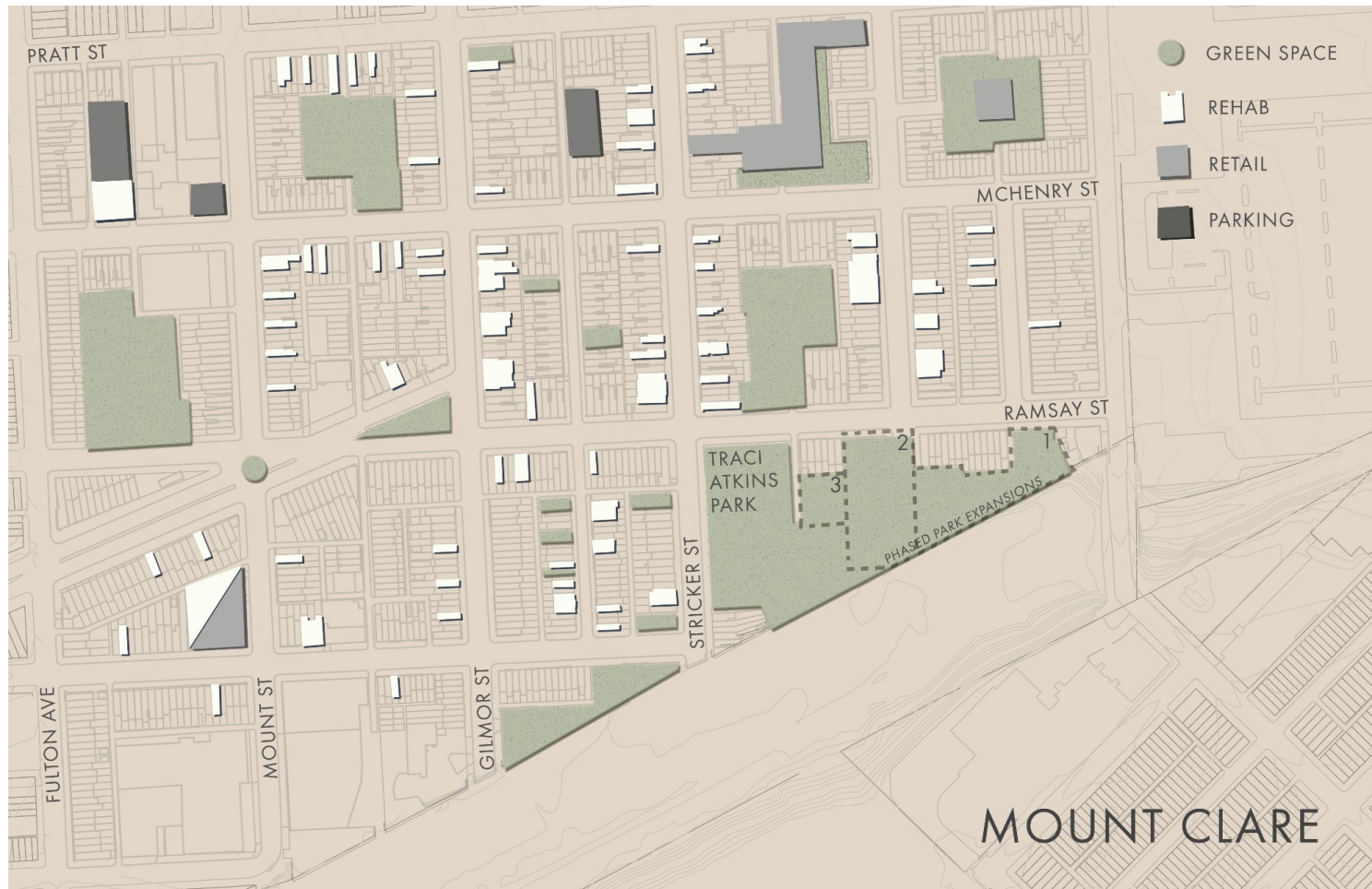
Vacant Houses (Cont)

The cost of renovating houses exceeds the market price for a fully renovated home. Therefore, we need subsidy funds to assist in the first several rounds of renovations.

There are thirty houses in the acquisition stage: 23 thru receivership and 7 MCC properties. The State has awarded us 250,000 to start the process.



Land Use Map





THIS IS GRANDMOTHER OF MOUNT CLARE THE TWO WERE VERY SURPRISED ABOUT THEIR HONOR.



3. Retail

Mt Clare originally had a number of small retail establishments from bakeries and hardware stores to restaurants.

We are proposing that the houses behind the 1300 and 1400 blocks of W Pratt Street be demolished for a combination of small retail development and green space.



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NEXT CAME MOVIE IN THE PARK WHICH WAS SPONSORED BY PARKS AND RECREATION. ABOUT 150-200 ATTENDED.



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3. Retail

Vision/Requests:

- Corner Stores are encouraged
- The square block of rear of W Pratt Street, Woodyear and Calhoun to McHenry be demolished.
- The City, through BDC, makes the acquisition and redevelopment of Mt Clare Junction a priority



Specialty Spots

- The City takes back the old Southwest Police Station (corner of W Pratt and S Calhoun Street) and it is developed into a destination point.
- 420 S Mount is purchased and developed into artist lofts and work space with a ground floor gallery and community education space
- Resources are made available to work with the owners of other under utilized commercial space to maximize their use



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4. Public Infrastructure

Many of our streets, curbs, alleys and sidewalks are in need of repair. We are asking for a comprehensive plan be prepared which includes the repaving of streets and alleys where development will be taking place. We would like to see bike paths included in this plan.





MORE GARDEN. IT IS A GREAT OASIS TO COME TO IF YOU WANT PEACE AND MEDITATION. THOSE WHO HELP ME TAKE CARE OF IT ARE THE GREATEST.



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4. Public Infrastructure

Vision/Requests:

- A camera system is put in place to deter illegal street activity
- Period street lighting is introduced throughout the community
- Sidewalks and alleys are improved
- Alleys are gated where they no longer serve a public purpose
- Bike lanes are introduced
- Access to Carroll Park is created
- The Underpass on Carey Street becomes a well lit, exciting place



Public Infrastructure (cont')

- Demolition of alley housing in specific locations is designated for the creation of off-street parking.





OUR NEXT EVENT WILL BE HALLOWEEN IN THE PARK. MANY ACTIVITIES ARE IN THE WORKS FOR FAMILIES AND CHILDREN TO HAVE A FUN AFTERNOON AT TRACI ATKINS.



5. Drug Trafficking

As with many City neighborhoods the drug dealers operate openly in our community. The corner of W Pratt and S Carey Street, the 200 block of S Calhoun Street, the 1500 block of Cole Street are three very visible open air markets.

While we recognize that the demand for illegal drugs is enormous and drives the open air markets, Mt Clare needs a stronger police presence to help curb these markets while we attract new families to purchase homes in our neighborhood.





City Commitment

- Mt Clare has received little to no public support for capital projects for our community in the past twenty-five years
- Mt Clare is asking to become a line item in the City Capital budget for the next five years.
- Mt Clare has 117 vacant houses and 37 vacant lots that this plan impacts





Boo !!!!! AREN'T I SCAREY



City Commitment

- Funds are made available to:
 - Support housing renovations – \$2,500,000
 - Demolition for open space – \$1,000,000
 - Expansion of Traci Atkins Park and other green spaces – \$2,000,000
 - Public Infrastructure – \$2,500,000
 - Commercial development – \$2,000,000
 - Total 10,000,000 over five years





City's Investment

- The commitment of 10,000,000 dollars will bring an additional 30,000,000 in dollars spent in the neighborhood.
- It will increase the homeownership rate by 15% percent.
- It will attract new young families to purchase in the neighborhood.
- It will reduce the amount of time and money the City currently spends reacting to negative activities.



Thank you!

