



NEIGHBORHOOD VISION PLAN

OLIVER

Baltimore, Maryland

Community-Managed Plan Accepted October 10, 2024



Gensler

Table of Contents

Project Overview	Page 6
Methodology	Page 10
Current State Assessment	Page 12
Engagement Insights	Page 36
Vision and Guiding Principles	Page 50
Recommendations	Page 58
Implementation Matrix	Page 126



“Oliver is a historic neighborhood that is rich in tradition and community.”

Community Survey

OUR SUPPORTERS

* MADE POSSIBLE BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Project Overview

Oliver is a historic neighborhood encompassing approximately 60 acres of land, distributed across a grid of primarily residential blocks with Harford Ave. and North Ave. as primary commercial corridors.

This area, located in East Baltimore, is bounded by North Avenue to the north, Broadway to the east, and Biddle Street to the south, with Ensor Street and the Greenmount Cemetery forming its western boundary. The neighborhood’s topography features a gradual elevation rise from west to east, with a total grade change of about 30 feet, offering unique opportunities for diverse land use and urban design.

Centrally located with adjacency to Penn Station, the thriving Johns Hopkins Hospital to the southeast and the growing community of Johnston Square to the west, Oliver stands at a critical juncture for revitalization. This location provides residents and visitors easy access to the cultural, educational, and economic resources of Baltimore.

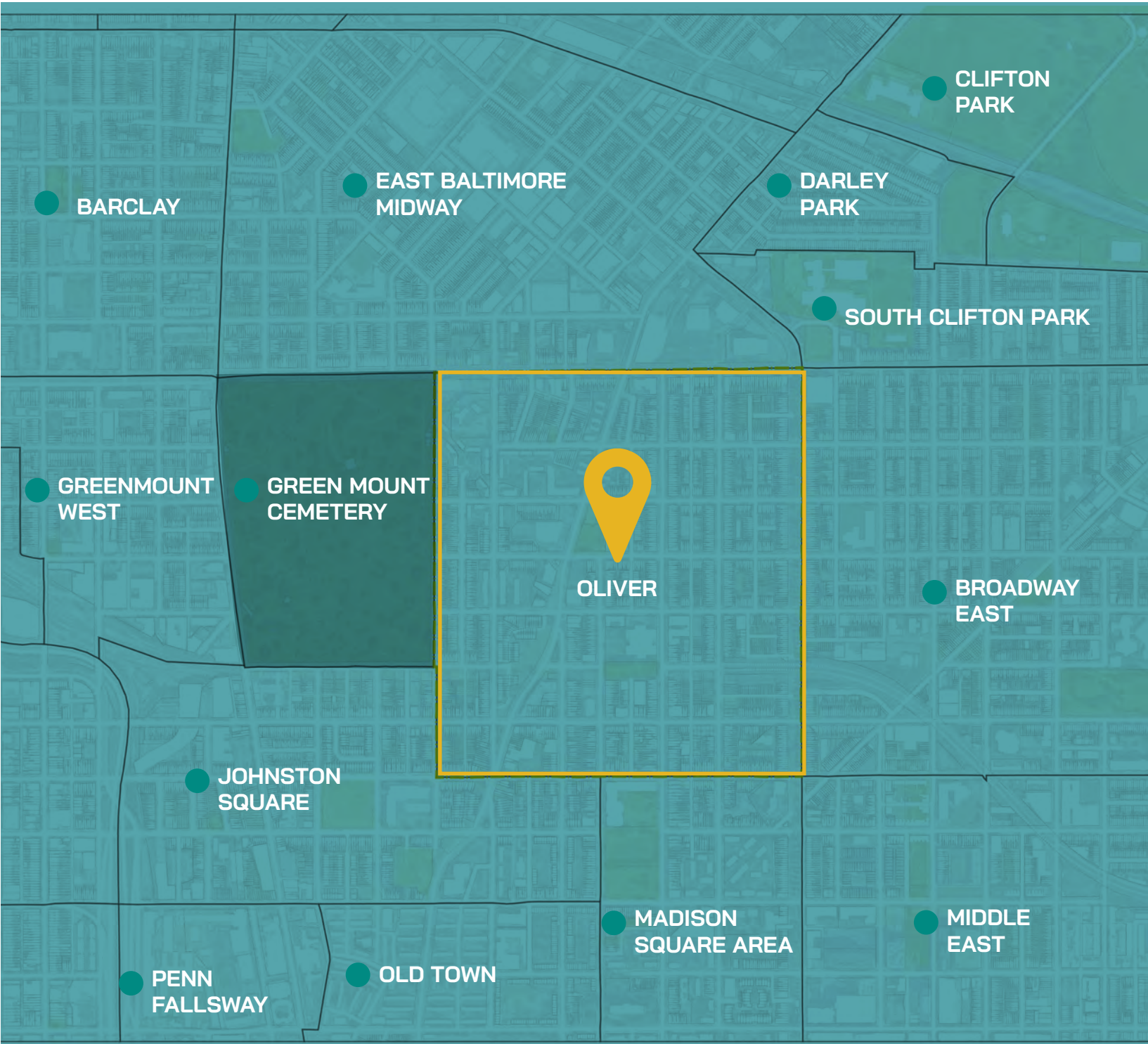
Plan Purpose

In 2024, the Historic Oliver Community Association in collaboration with Gensler, and our network of neighborhood stakeholders launched this engagement and planning process with three primary goals:

- Create a shared vision for Oliver
- Define priorities for advocacy and investment
- Identify and visualize catalytic projects that will help to move the Oliver neighborhood forward towards their aspirational vision

The plan serves as a record and illustration of this shared community vision, outlining both short term wins and long-term goals. The plan will also provide the Baltimore Department of Planning a community supported roadmap for future decision making and development. Throughout this process, the team built on previous and parallel efforts as well as connecting to city-wide or district initiatives.

North / South: from North Avenue to Biddle Street
West / East: from Ensor Street to North Broadway



Community Assets Near Oliver

Community Asset Mapping reflect locations collected through Community Survey responses, Oliver Community Advisory Committee and public meetings as places Oliver Residents visit.





**HISTORIC
OLIVER
COMMUNITY
ASSOCIATION**

Core Planning Team
Historic Oliver Community Association
Pam Moore, President
Celena Owens, Secretary & Development Committee Chair
Kirsten Allen, Board Member



**OLIVER
ADVISORY
COMMITTEE**

Regularly Met and Reviewed Recommendations with the Oliver Advisory Committee
Giselle Bella, Oliver Resident
Mary Bianchi, Oliver Resident
Aria Miles, Oliver Resident
London Washington, Oliver Youth Representative
Diane Williams, The People's Association of Oliver
Akshita Siddula, The 6th Branch
Jenny Guillaume, ReBUILD Metro
Caleb Jones, ReBUILD Metro
Pastor Calvin Keene, Memorial Baptist Church
Adrienne Knight, Knox Presbyterian Church
DeAnte Gordan, SD Property Partners
Jodi Duffie, Dr. Bernard Harris, Sr., Elementary
Frank McMillan, BUILD
Imani Jasper, Baltimore City Planner
Robert Stokes, Baltimore City Councilman



**BALTIMORE
CITY
PARTNERS**

Acknowledgments
The planning process and this report were funded through a generous grant from the Department of Housing and Community Development, Baltimore City.

Invited & Coordinated with Baltimore City Agencies
Baltimore City Planning
Department of Housing and Community Development
Department of Transportation

Project Methodology and Key Stakeholders

Plan Methodology
This plan has been developed through a participatory and data-driven approach, ensuring that the development process is inclusive, transparent, and responsive to the needs and aspirations of the community. Phases included stakeholder identification and outreach, needs assessment, community workshops, advisory committee engagement, stakeholder interviews, and neighborhood analysis and research.

Over the course of seven months, the Historic Oliver Community Association in collaboration with Gensler led a community engagement process to develop this plan. The key stakeholders represented diverse interests and expertise within Oliver to support holistic input.

- Participating Organizations:**
- Historic Oliver Community Association
 - The People's Association of Oliver
 - The 6th Branch
 - Knox Presbyterian Church
 - Dr. Bernard Harris, Sr., Elementary
 - ReBUILD Metro
 - SD Property Partners
 - BUILD
 - Rebuild Johnston Square

Consultant Team:
Gensler Baltimore

Photography:
Black Mission Media
Tramaine Wilkes



CURRENT STATE ASSESSMENT

 **HISTORIC
FIREHOUSE NO.5**

Photograph courtesy of Baltimore City Commission
for Historical and Architectural Preservation

About the Historic Oliver Community

The Original East Baltimore Historic District developed as an extension of Jones Town, or Old Town, one of Baltimore’s three early eighteenth century settlements, which became part of the city in 1745.

The district comprised of seventy city blocks covering approximately 194 acres, generally bounded by the Jones Falls, Greenmount Cemetery, North Ave., Broadway, and Eager St.

This area flourished as a market town and proliferating commercial center in the first decades of the nineteenth century. The blocks, north of E. Chase St., between Aisquith St. or Central Ave. on the west, and Bond St. on the east, were filled with three-story, three-and-two-bay-wide early Italianate-style houses between 1868 and 1873. Most of the builders put up three-bay-wide houses on the main north-south arteries like North Bond, Caroline, and Eden Streets, but narrower, and therefore less expensive two-bay-wide houses on the connecting east-west streets. For the narrow, mid-block “alley” streets—Bethel, Dallas, and Spring, they developed a tiny, two-story, two-bay-wide early Italianate house, with a shed roof and projecting cornice just like that on the main street house. In this way, builders provided affordable housing for all levels of people needing, or wanting, to live in the area.

As the residential areas expanded, a number of important new churches and institutional buildings also opened in the post-Civil-War decade, all associated with the Catholic Church and designed to serve the needs of the new Irish and German residents of the area. The brick Harford Ave. Methodist Church,

at the northeast corner of Harford Ave. and Biddle St., built in 1850, was a modest two-story structure fronted by a central tower. The former North Ave. M.E. Church, on the southwest corner of North Ave. and N. Caroline St., designed by J.E. Laferty, in 1895; and the much simpler former Lutheran Church of the Reformation, on the northwest corner of Caroline and Lanvale Streets, designed by Laferty in 1892-93 and rebuilt by him after a fire in 1914.

The last large church built in the Historic District, St Paul’s Roman Catholic Church, at the southeast corner of Caroline and Oliver Streets. The dominant structure served as St. Paul’s Roman Catholic Church until the congregation of St. Francis Xavier took it over. They remained here until 1968 when they merged with the Catholic congregation at St. Paul’s (Oliver and Caroline Streets) and renamed that much larger structure St. Francis Xavier.

Originally the public grammar school was built in 1890, with an annex added in 1931, the old building now houses the Oliver Multi-Purpose Center and has large, modern additions to its north. Before the erection of this school the local grammar and primary schools shared a building at the northwest corner of Preston and Eden Streets, now gone.

Oliver History References Baltimore Sun and Historic Oliver Community Association, written by Giselle Bella

Black Panther Party



COMMUNITY SERVICE
Children is being
for three young
Warren Hart

St. Josephs Hospital



St. Joseph's Hospital, originally known as The Hospital was opened in 1864 as St. Joseph's German Catholic Hospital by three Franciscan nuns in three donated row houses on East Caroline Street to serve German immigrants. The hospital tended to 50 patients in its first year and expanded its outreach to other communities. In 1965, the hospital relocated to where it is today on Osler Drive. And from 1901 when the hospital launched a nursing program it graduated 2,100 nurses until the school closed in 1988.

National Great Blacks in Wax Museum



The National Great Blacks in Wax Museum was established by Drs. Elmer and Joanne Martin in 1983. It was originally located on Saratoga Street, but then moved to its present location in Oliver in 1985. The museum is the first one of wax in Baltimore, Maryland and the first wax museum of African American history in the nation. The museum was established in 1983 with several objectives in mind: to inspire our youth, and to focus on displays that show the reality of slavery through modern-day issues. The museum is preparing for an expansion of over 40,000 sq.ft, which will include shops and restaurant.

A Historic Faith of St. Francis



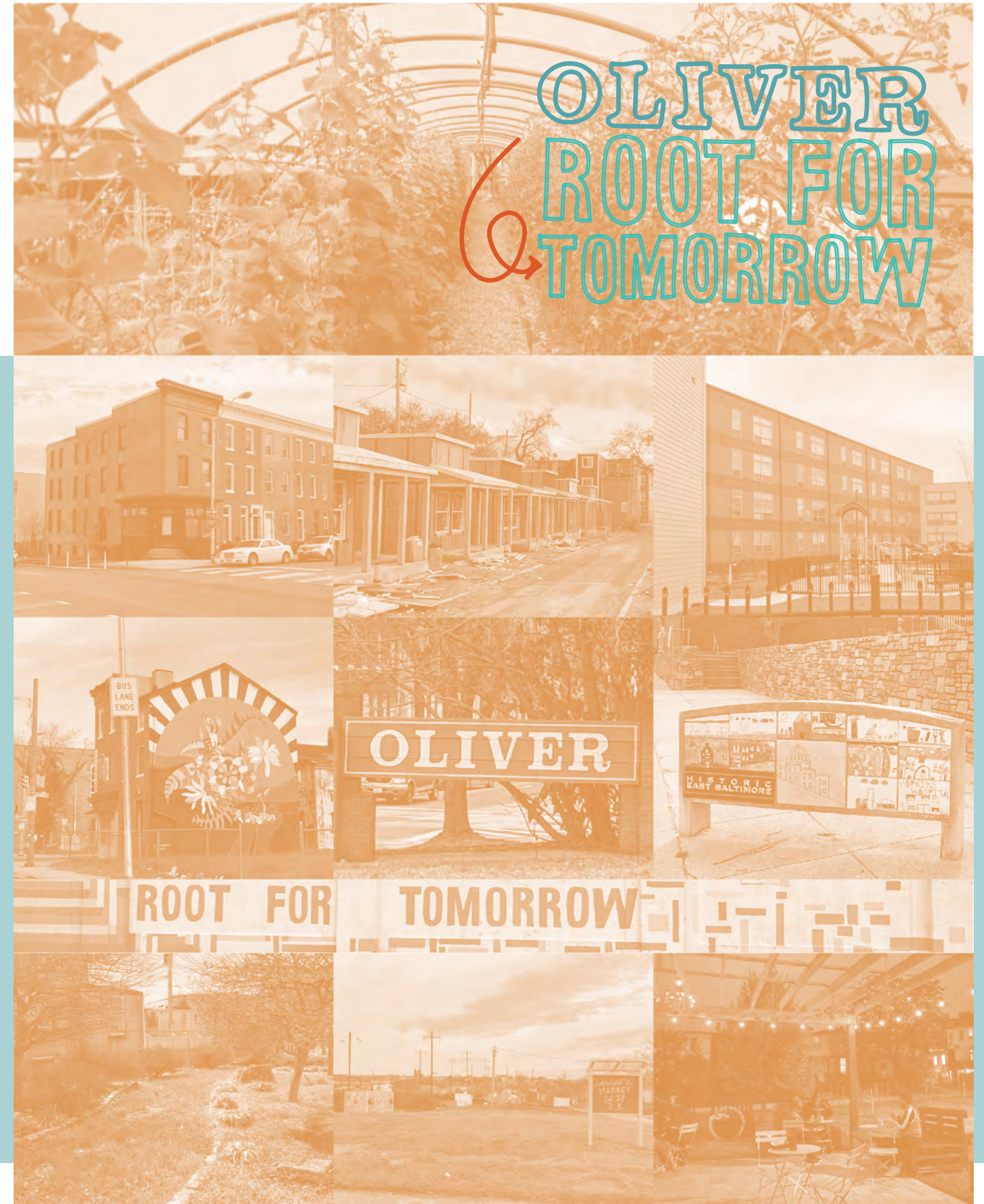
The Baltimore Black Panther Chapter (1968-1972) was founded by Warren Hart but not much was accomplished outside of socialization. Hart was expelled from the party and left without any qualms. It was later discovered that he was a National Security Agency informant the entire time. After the Central Committee sent in members to reorganize the party, they became a legitimate chapter eventually led by Paul Coates, father of author Ta-Nehisi Coates. The headquarters moved to 1209 N. Eden Street and even later to a house on 1248 N. Gay Street.

Neighborhood Character

Oliver neighborhood is a historic neighborhood characterized by primarily single family row house development and vast open spaces. The proximity to downtown and nearby neighborhoods makes Oliver a conveniently located Baltimore neighborhood to access resources across the city. Historic buildings in Oliver are visible on major thoroughfares through the neighborhood, but currently are not activated community anchors.

“ Oliver is an amazing historic neighborhood. Geographically, Oliver is great location wise, proximate to highways, downtown, not far from attractions like Canton and Fells. Overall Oliver has so many positive attributes including its vast green space.”

Oliver Resident in the Community Survey



Notable Buildings



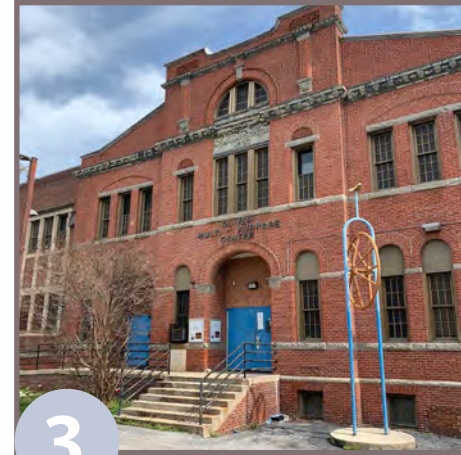
Truck House No. 5 (Oliver Community Firehouse)

Truck House No. 5 (Oliver Community Firehouse) is a historic fire station currently under ownership by the African American Firefighters Historical Society. They are pursuing plans to re-purpose the building as a museum for Black Firefighters. The building will be used as an education and training facility.



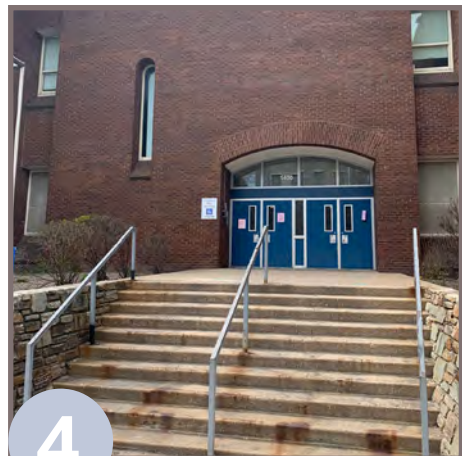
Apollo Theatre

The Apollo Theatre is a historic landmark in Oliver, known for its vibrant past as a cultural and entertainment hub, showcasing movies and live performances. Currently, it is in need of significant historic restoration to be utilized as a focal point for community events and arts initiatives again.



The Multi-Purpose Center

An historic community facility that offered a range of services, including educational programs, recreational activities, and social support. The building served as a vital resource for residents, promoting community engagement and personal development. It was closed due to safety concerns in 2023 and is currently undergoing evaluation with DHCD.



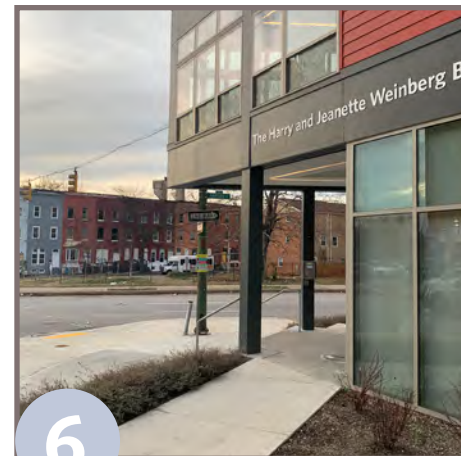
**Dr. Bernard Harris, Sr.,
Elementary School**

Built in 1913, the Neighborhood Baltimore City Public School had 278 students enrolled in Kindergarten-5th grade for the 2023-2024 school year. The adjacent park and school building has been supporting community needs for gathering while the Multi-Purpose Center has been closed.



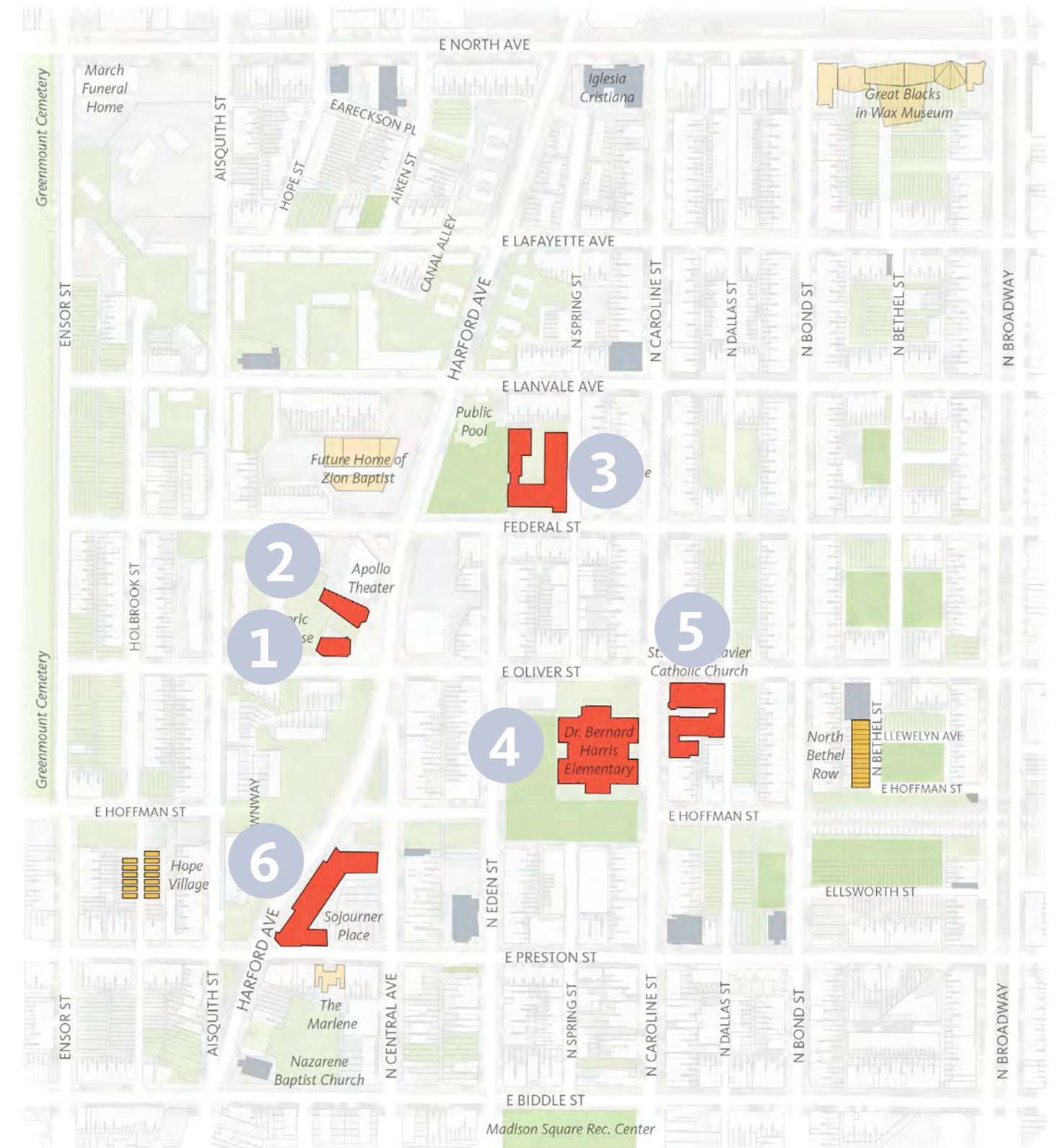
St. Francis Xavier Catholic Church

The last large church built in the Historic District, the dominant structure served as St. Paul's Roman Catholic Church until the congregation of St. Francis Xavier took it over and merged with the Catholic congregation at St. Paul's (Oliver and Caroline Streets) and renamed that much larger structure St. Francis Xavier.



Sojourner Place

Built in 2022, Sojourner Place is a residential development providing affordable housing options for families and individuals in the Oliver neighborhood. The building has approximately 70 apartments with community spaces and amenities on the ground floor.



Open Space Legend

- Landmark Buildings
 Other Opportunity
 Planned Project
- Recent Development
 Vacant Parcel
 Existing Open Space

The adjacent list represents a sampling of historic places and buildings, but is not an exhasutive list.

Notable Open Spaces



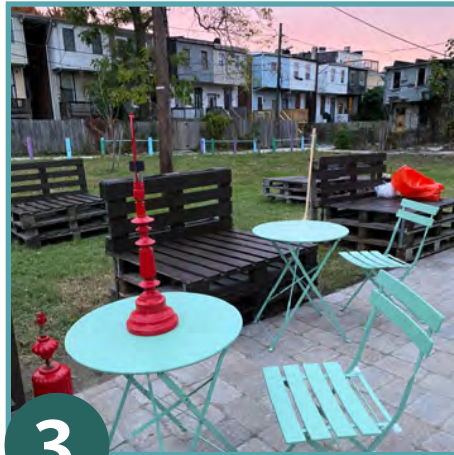
Adopt A Lot

Resident managed lot adjacent to planned artists space. This adopt a lot activates vacant land and connects to existing greening efforts.



Bethel Farm Lab

The Bethel Farm Lab was established in 2016 by Your Baltimore (Oliver), Gather Baltimore, and concerned Oliver residents. Currently this space is not being utilized, but the infrastructure and history of the place makes this location ready for reinvestment.



Bethel Playscape

Bethel Playscape was established in 2013 and is managed by The 6th Branch. Many activities have taken place here such as movie nights, tree lighting ceremonies, Brilliant Baltimore event as well and other community events.



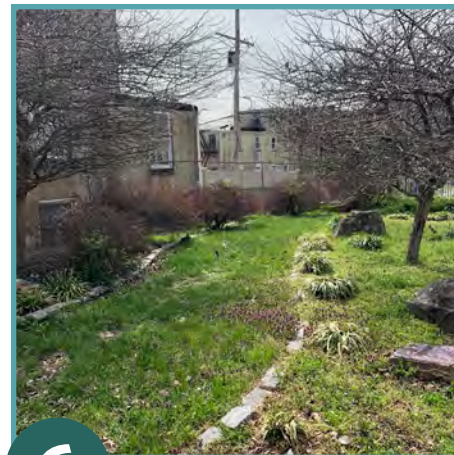
Oliver Community Farm

Managed by The 6th Branch, the Oliver Community Farm anchors Oliver's Southeast with an active farm. Supported with murals and events, the Oliver Community Farm has pop-ups throughout the year.



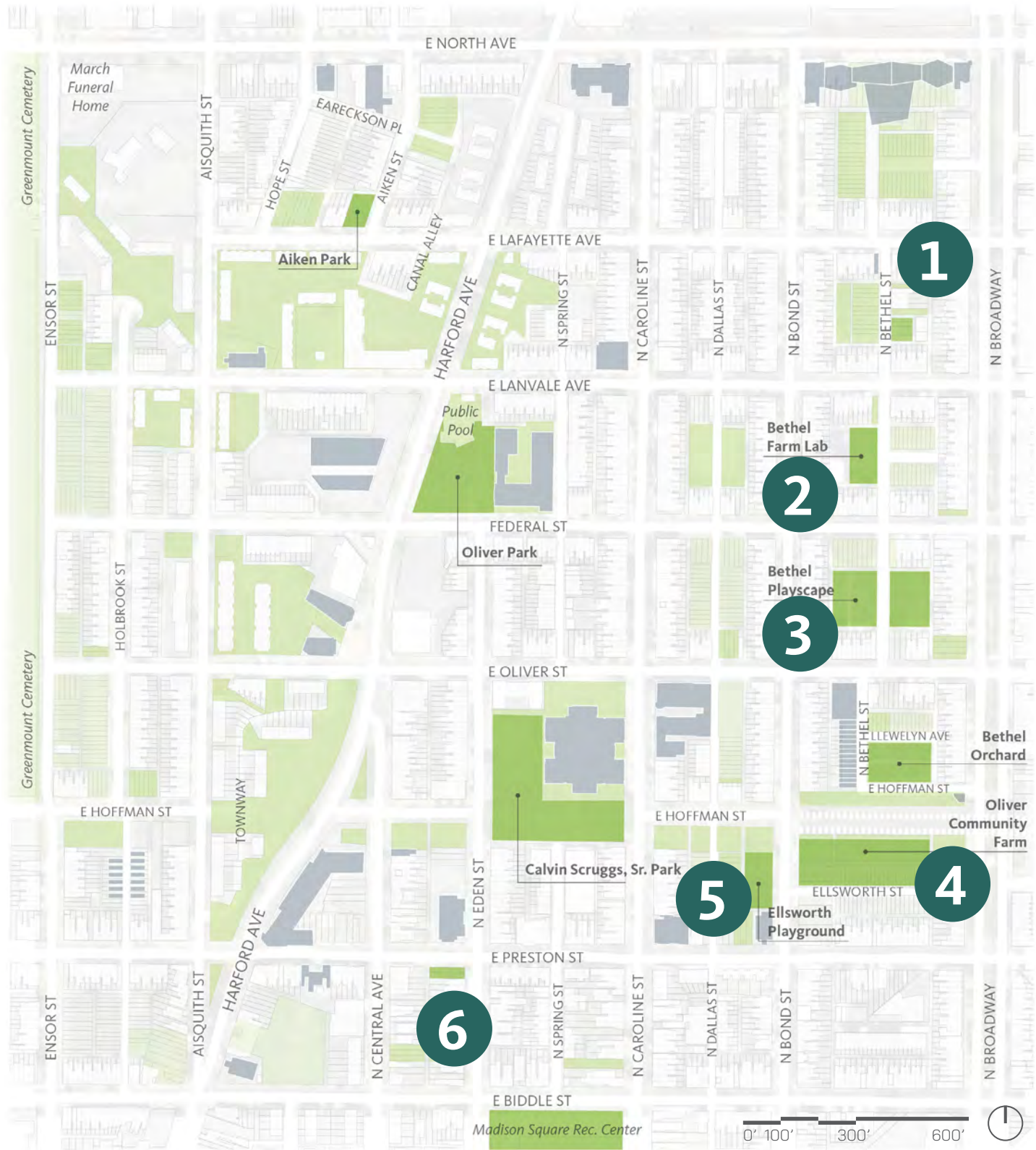
Ellsworth Playground

Ellsworth Playground has placemaking to support a stage and performance space and park functions. With the proximity to the Oliver Community Farm, this playground extends public green space.



Dawson Family Memorial Garden

Dawson Family Memorial Garden remembers the Dawson family and has been utilized to host intimate community gatherings, like poetry readings.



Open Space Legend

- Landmark Buildings
- Recent Development
- Other Opportunity
- Vacant Parcel
- Planned Project
- Existing Open Space

The adjacent list represents a sampling of activated open spaces, but is not an exhaustive list.

Transit & Community Connectivity

Oliver is connected to Baltimore through 4 bus routes traveling north/south and east/west. The bus stops are consolidated near the Harford Ave. and North Ave. corridor. Increasing and diversifying multi-modal transit options within Oliver would support more community connectivity.

- 54 Bus Route starts at State Center and goes through Downtown, north to Carney/Hillendale. This route connects Oliver to Baltimore County and the city.
- CityLink Gold connects Oliver West to Leakin Park and South East to Canton Shopping area, a popular destination for Oliver residents for shopping and groceries.
- CityLink Brown connects Oliver directly to Downtown and to Overland in Baltimore County. This route stops in Fells Point, a popular place for Oliver Residents to visit for restaurant and entertainment options.
- CityLink Lime connects Oliver to the Northwest Hospital in Milford Mill through to Harbor East, a destination to walk along the Harbor, with shopping and restaurants.

TRAVELING 1.5 MILES TO PENN STATION FROM OLIVER MULTI-PURPOSE CENTER OPTIONS

- 

13 minute walk
4 stops on the CityLink Green
2 minute walk
- 

7 minute drive
- 

9 minute bike
- 

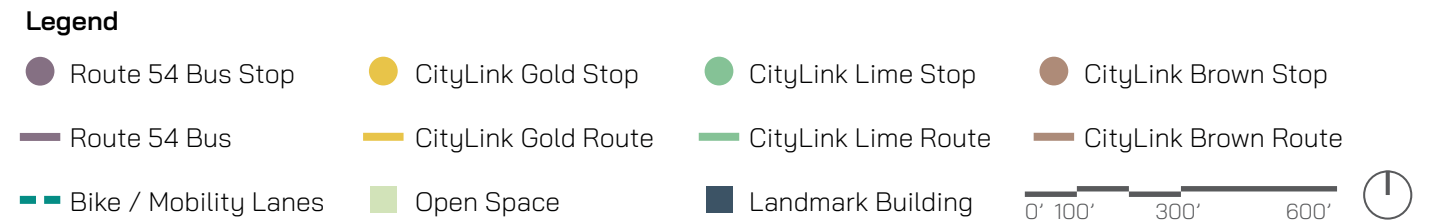
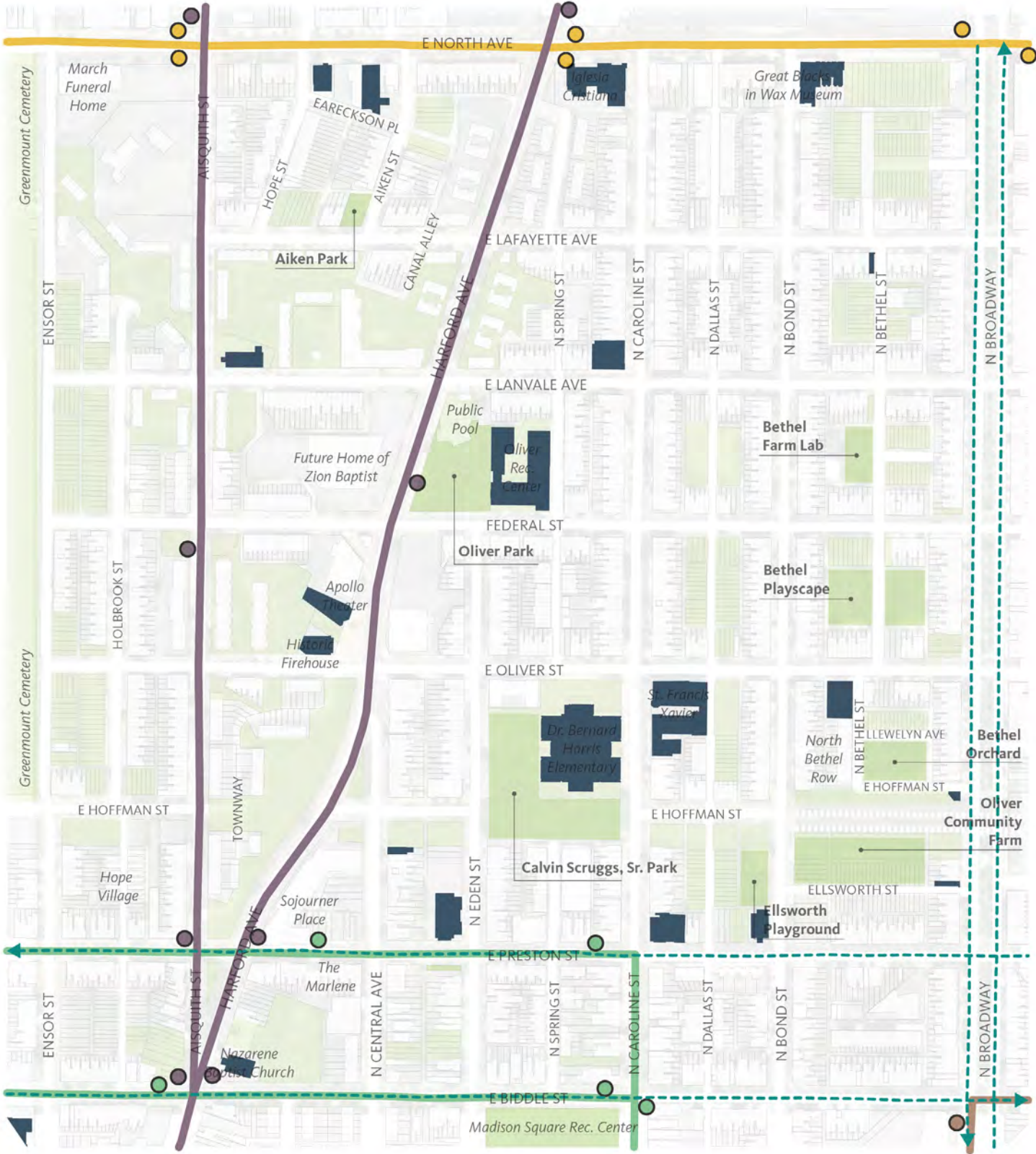
7 minute walk
4 stops on the CityLink Gold
9 minute walk
- 

28 minute walk



“I always say “I’m close to everything and close to nothing” in the sense that everywhere in Baltimore is about 15 minutes away. Downside is there’s nothing close enough to walk to”

Oliver Resident in the Community Survey



Neighborhood Profile

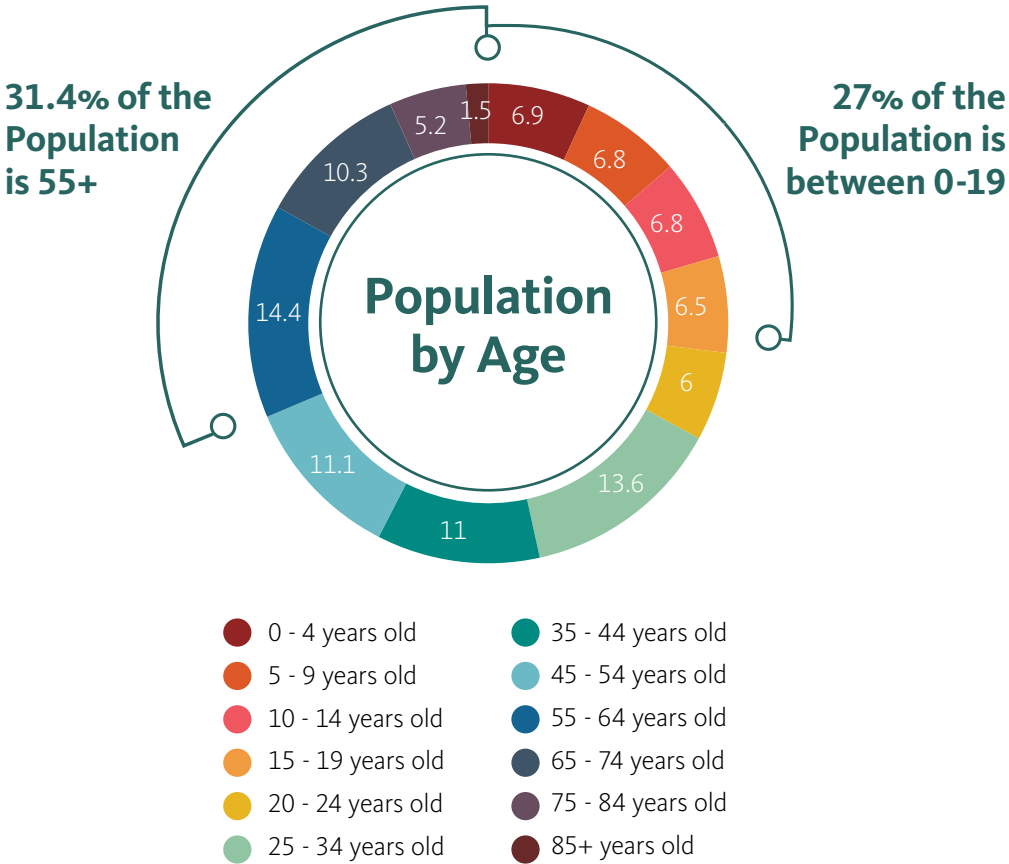
Demographic information provides a snapshot of the existing conditions of the Oliver neighborhood.

Data was retrieved from the 2020 decennial U.S. Census, and ESRI (Environmental Systems Research Institute, Inc) reports and ESRI forecasts for 2023 and 2028 to provide a general snapshot of the area but may not be fully up to date. With a population of 3,628, the neighborhood has experienced a 13% decline since 2010. The age distribution shows a significant portion of the population is either young (27% under 19) or older adults (31.4% aged 55+), suggesting a community with

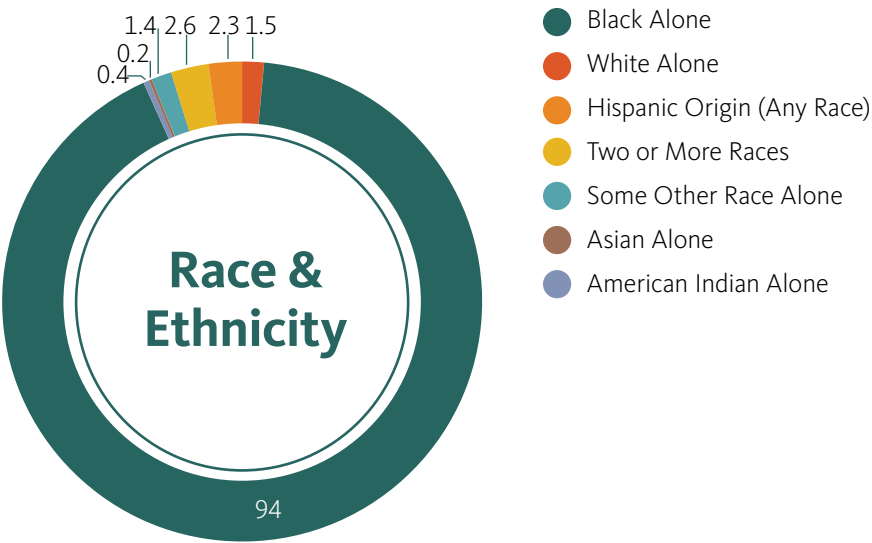
diverse needs in terms of education, youth services, and elder care. Oliver remains a historically Black neighborhood, and income data reveals economic disparities, with over half of households earning less than \$35,000 annually, while a substantial portion (32.4%) earns between \$35,000 and \$74,999. The neighborhood faces housing challenges, as evidenced by the estimated 695 to 1,007 vacant units, despite a slight increase in homeownership rates to 35% since 2020. However, this is still slightly below the 2010 rate of 37%, reflecting broader economic and social pressures within the community.

POPULATION

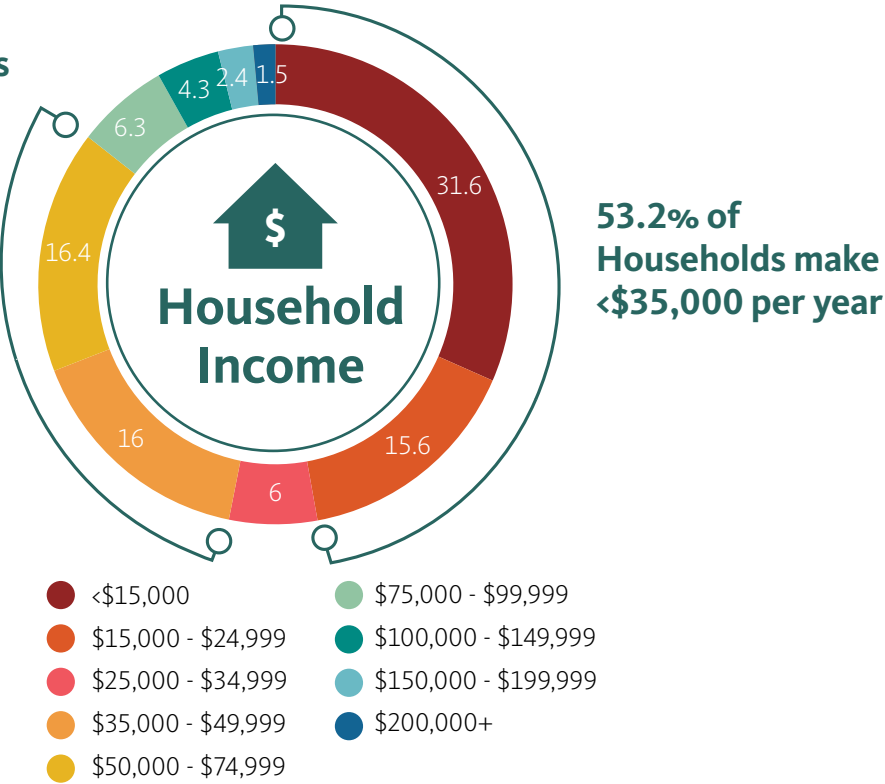
As of 2023, the Oliver Neighborhood has an estimated population of 3,628 people residing in 1,503 households.



Oliver is a historically Black neighborhood.

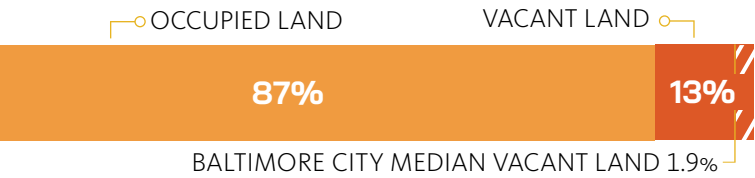


32.4% of Households make between \$35,000 - \$74,999 per year



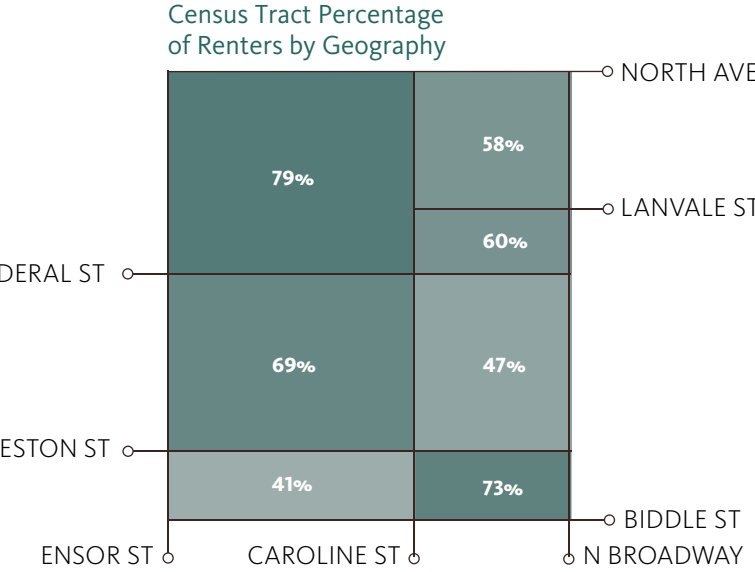
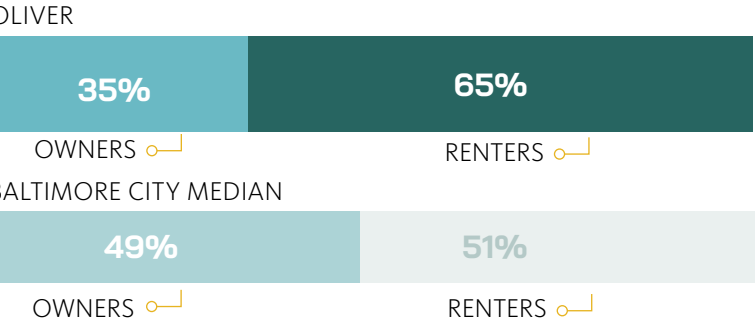
VACANCY

Roughly 1.4% of land is vacant in Baltimore City, but in the Oliver neighborhood, over 13% of land was identified as vacant in CoDeMap during the creation of this plan. Latest estimate we have based on the U.S. Census (2022) approximates 695 to 1,007 vacant units in Oliver.



HOMEOWNERSHIP

The homeownership rate in Oliver is 35%. This rate lags behind Baltimore City by 14%.



16.4% of total parcels within Oliver are classified as vacant. Of these parcels, 87% are privately-owned, complicating broader redevelopment efforts.

However, high vacancy also creates high opportunity for reimagining space.

Homeownership rates have trended upwards by 3% since 2020 to 35% today; however, this rate is slightly lower than historic homeownership rates in 2010 at 37%.

Homeownership is the highest on the east central side of the neighborhood and southwest between Preston St. and Biddle St.



Existing Land Use

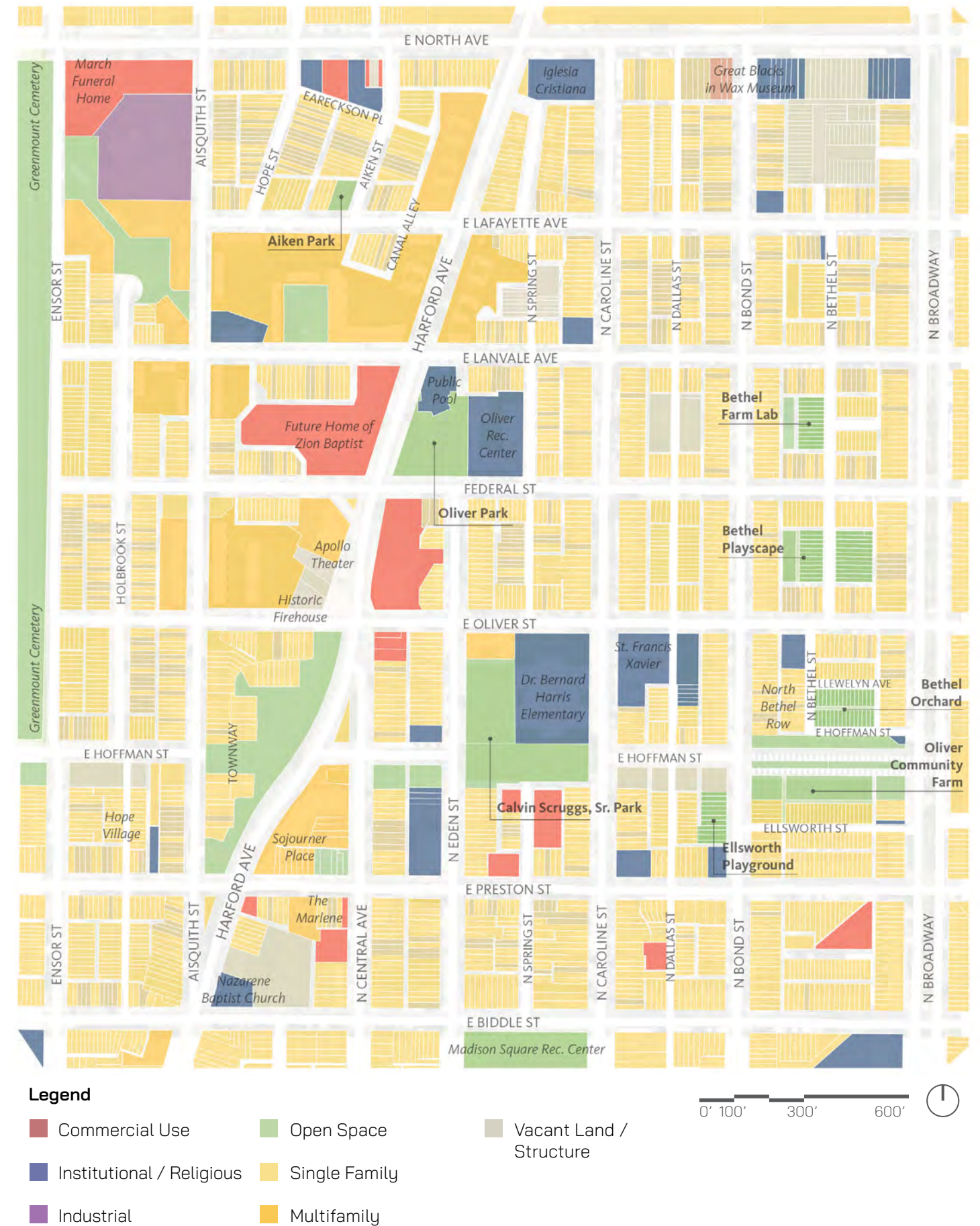
The existing land use in Oliver is predominantly single-family housing. Commercial activities are limited, with primary corners and larger parcels owned by churches. Harford Ave. currently functions as a multi family residential corridor, rather than the historic activation as an active commercial area. Zoning changes would need to be considered to adapt current land use to more commercial opportunity and to accommodate additional residential density in Oliver.

- Majority of the neighborhood is single family housing
- Limited commercial uses
- Primary corners and larger parcels are held by churches
- Harford Ave. is currently acting as a multi family residential corridor rather than an active commercial corridor

“I hope that Oliver is a thriving neighborhood.

As a native Baltimorean that recently returned to invest in the city, I chose this neighborhood but sometimes have regrets. I love my property but the neighborhood feels stagnant. There doesn't appear to be a plan, but spotty investment that feels disconnected. Given it's location to a major hub like JHH and downtown the neighborhood has potential yet its unrealized."

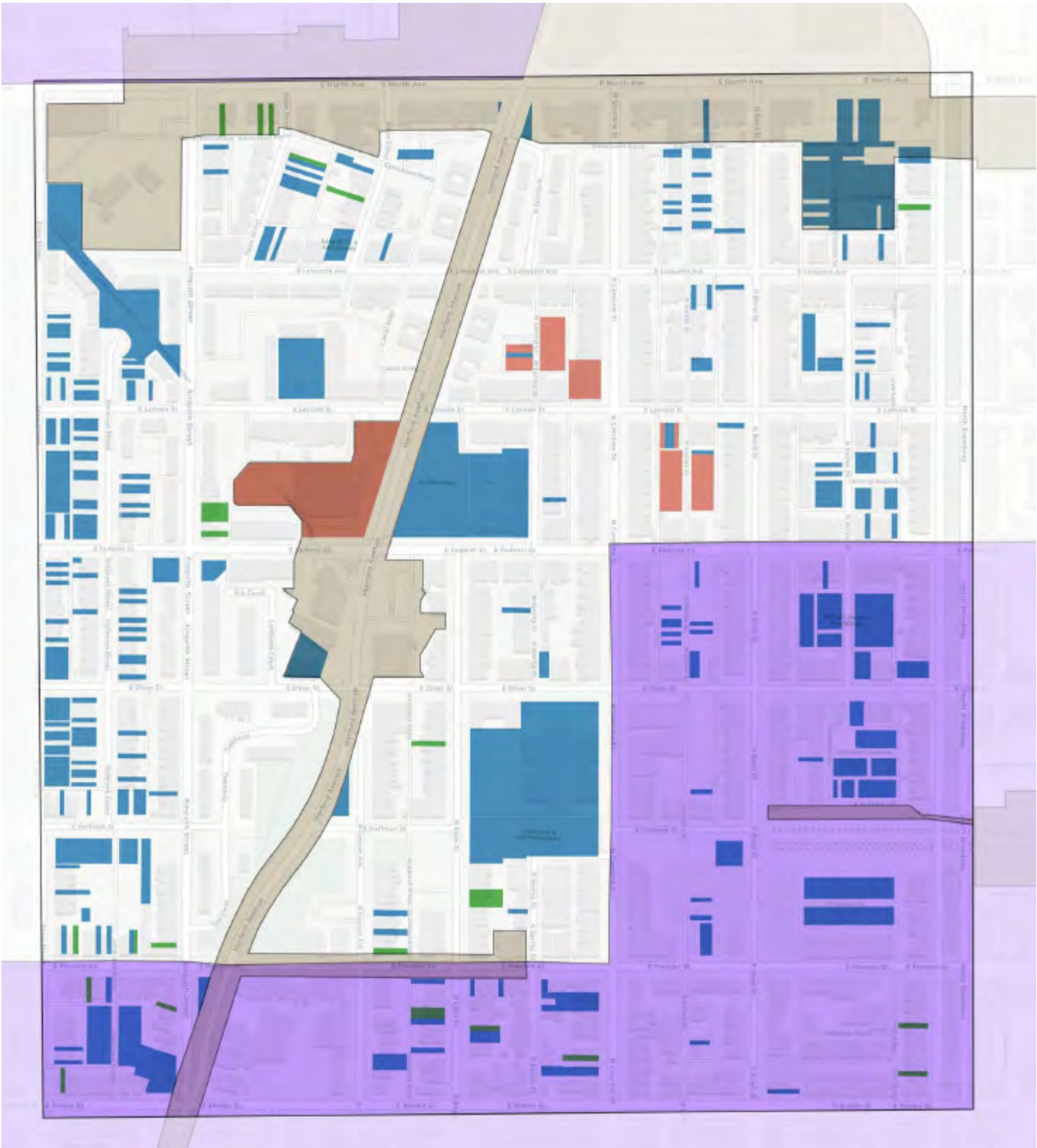
Oliver Resident in the Community Survey



Ownerships and Opportunities

Property ownership across Oliver starts to bring opportunities to life. Baltimore City's ownership of contiguous parcels supports the opportunity for community advocacy in this plan to influence future development. Other government incentives like the Opportunity and Enterprise Zones are limited in Oliver to support pockets of the Harford Ave. and North Ave. corridors and sections of the neighborhood.

- Baltimore City owns 457 parcels totaling 18.7 acres in Oliver. These parcel assemblages are concentrated along inner block sites on Bethel and Dallas Streets, around the National Great Blacks in Wax, and the Ensor - Holbrook Street corridor.
- The Enterprise Zone, a joint effort between state and local governments to provide tax incentives, comprises Oliver's North Avenue boundary as well as the intersection of Harford Avenue at Oliver Street.
- Opportunity Zone, a federal tax incentive for investment, primarily impacts city owned open space and is incentivizing residential small-scale development.
- Zion Baptist is a major property owner in Oliver and recently acquired a large site that formerly hosted Oliver's only grocery store which they plan to redevelop as their new sanctuary in the future.
- Small parcel or inner block conditions will not readily facilitate commercial development due to limited visibility, traffic, and access.



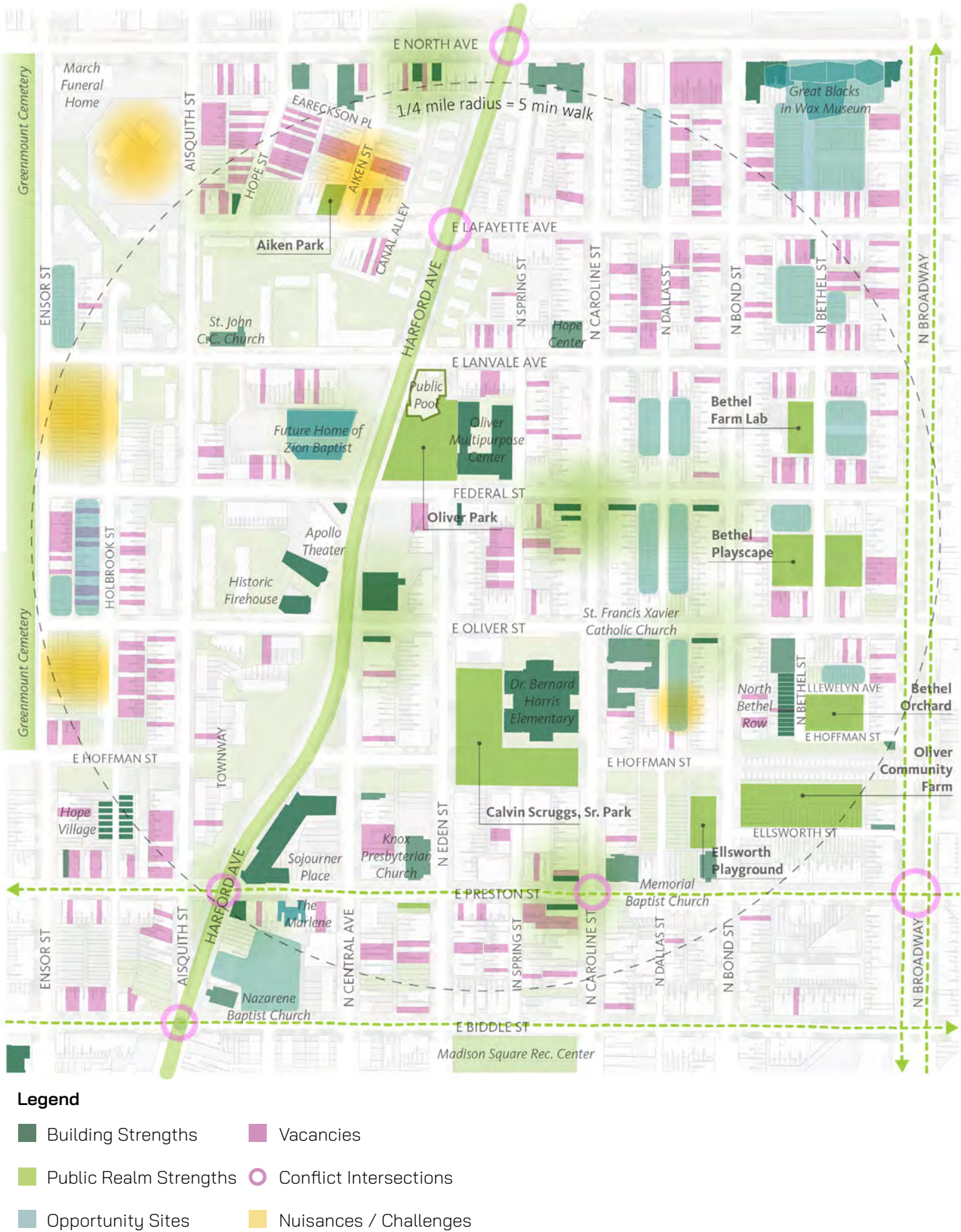
Legend

Enterprise Zone	Baltimore Housing Authority
Opportunity Zone	Zion Baptist Church
City-Owned Property	

SWOT Analysis

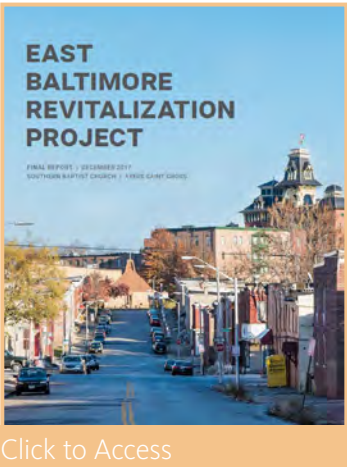
Through site walks, conversations with neighbors, and spatial analysis, the initial SWOT analysis provides an overview of Strengths, Weaknesses, Opportunities, and Threats. By identifying these primary elements, stakeholders can gain insights into the community’s internal capabilities and external challenges. This analysis serves as a foundation for formulating strategies tailored to leverage strengths and opportunities, while addressing weaknesses and mitigating threats. In response to the SWOT Analysis, we will explore strategies to allocate resources effectively to drive positive change and sustainable development within the community.

STRENGTHS • Strong Community Orgs • Redevelopment Activity • Abundant Green Space • Urban Farms • Presence of Institutions • Central Location • Museum Visitors (80k+ per year) • Transit Connectivity • Proximity to Job Hubs • Historic Places	OPPORTUNITIES • Restore Historic Buildings for mixed-use development • Reimagine Vacant Lots for development/ green design • Redesign Multi-Purpose Center with modern amenities • Enhance Gateways to create a clear demarcation • Invigorate commercial activity along Harford Ave. • Engage Worshipping Community • Zoning Realignment to attract commercial development and diverse housing types • Adjacent Investment
WEAKNESSES • High Vacancy • High Renter Occupancy • Problem Intersections • Lack of Businesses • Food Desert • East vs. West Oliver • Limited Development • Incentive Overlays	THREATS • Trash / Dumping • Lack of Mixed Uses • Decentralized Development • Lack of Code Adherence • Operational Needs/ Long-term Maintenance



Other Master Plans & Major Developments

Recognizing the strengths of aligning visions and aspirations regionally, we invited those involved in these visioning process to be on the advisory committee so that we could align efforts and apply lessons learned from these processes to strengthen this process and outcome. We created alignment in this plan to developing planning efforts such as the Baltimore City Comprehensive Plan and the Oliver Greening Master Plan. For further planning context, the team looked at planning and vision efforts from the East Baltimore Revitalization Project and Johnston Square 2020 Vision Plan. These offered insights and inspired current planning efforts that we reference in this document as connection points for our approach.



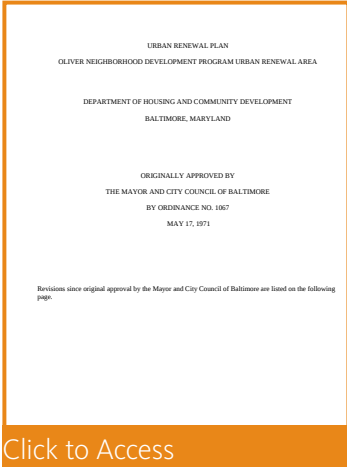
1

East Baltimore Revitalization Project

December 2017

Investment strategy for institutional partners along major transportation corridors in East Baltimore

[Click to Access](#)



2

Oliver Urban Renewal Plan

Original adoption 1971, Amended as of 2023

This vision plan will supplement the approved rehabilitation program for the Oliver neighborhood



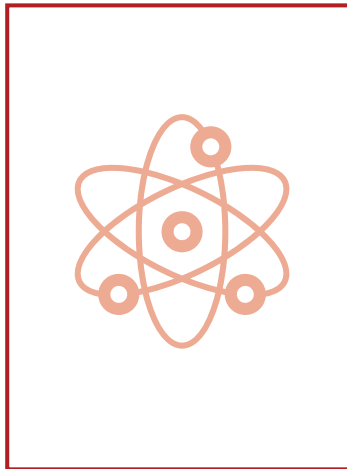
3

Johnston Square 2020 Vision Plan

2020 Vision Plan

A roadmap for equitable neighborhood reinvestment through a shared neighborhood vision

[Click to Access](#)



4

Oliver Greening Master Plan

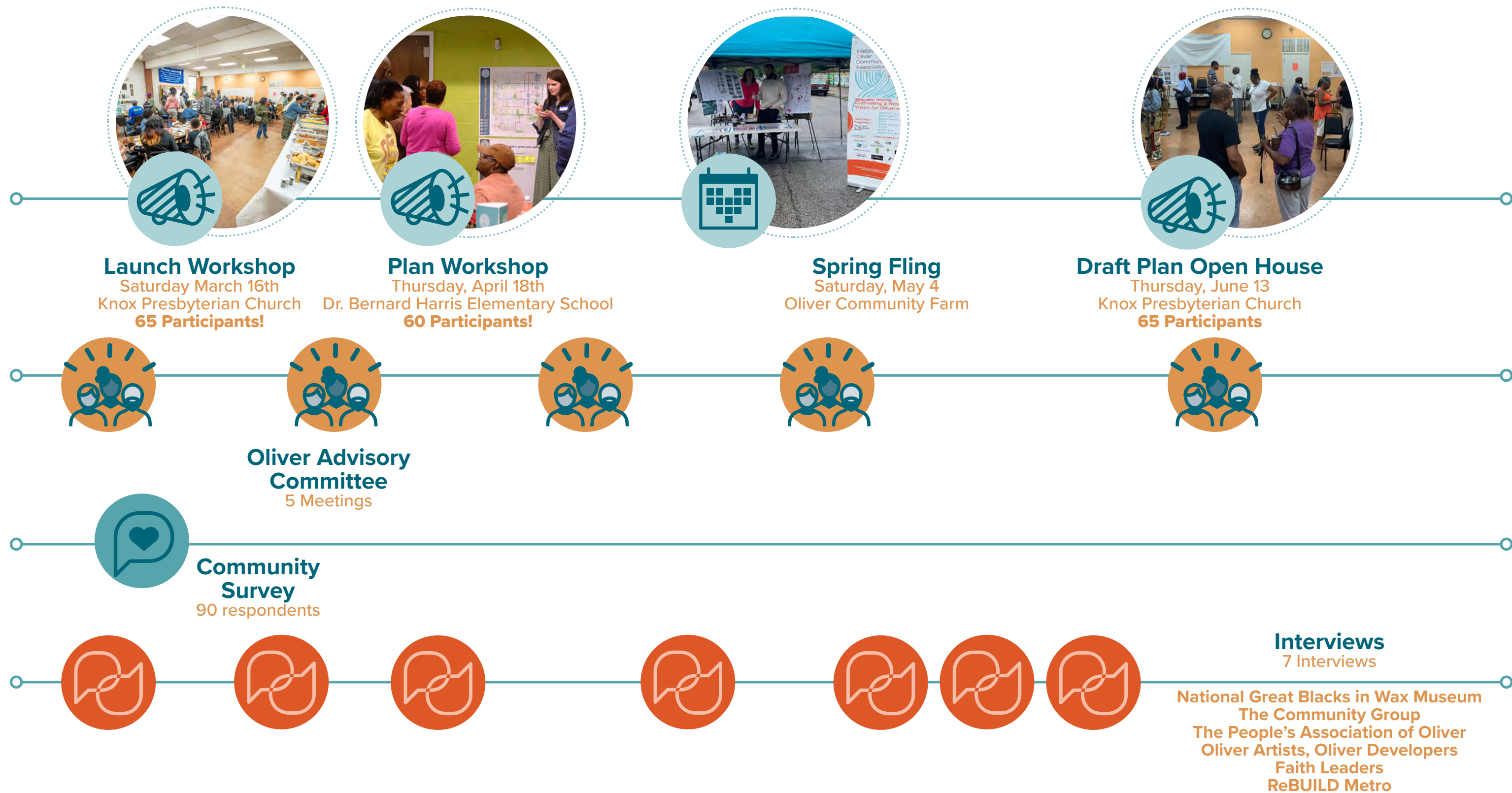
Currently in progress, expected completion 2024

A plan supplementing the open space and resiliency recommendations made in this vision plan

ENGAGEMENT INSIGHTS

Engagement Overview

In a seven month public engagement process, the core planning team and consultants facilitated a robust process to gather input across the community on the content of this vision plan.



Engagement Insights

Through engaging with the community in surveys, interviews, and community town hall meetings, several themes emerged. Overall, Oliver Residents were excited about possibilities to enhance the quality of life in Oliver through expanding access to amenities near where they live from reinvesting into historic community resources like the Multi-Purpose Center to increasing density to attract investment in green spaces, reduce vacancy and attract more commercial activity to create conditions where businesses and people thrive.



OPEN SPACE & RECREATION

- Operation and maintenance of open spaces need to be programmed
- Desire to enhance existing open spaces & expand recreation options
- Engaging youth in ongoing community- led beautification efforts



HISTORY, CHARACTER, & IDENTITY

- Celebrate the history of Oliver through recognizing the sites and stories
- Work with artists and creatives in the community to create gateway moments that celebrate the identity of who Oliver is and who Oliver is becoming



HOUSING & COMMUNITY DEVELOPMENT

- High need for consistently available & accessible community space
- Limited businesses to support residents & tourists needs & desires
- Current zoning impacts feasibility of small commercial development



SAFE & WALKABLE STREETS

- Traffic calming needed on key intersections for increased safety
- Increase connection between assets in and near Oliver
- Consistent issues with trash in the public realm

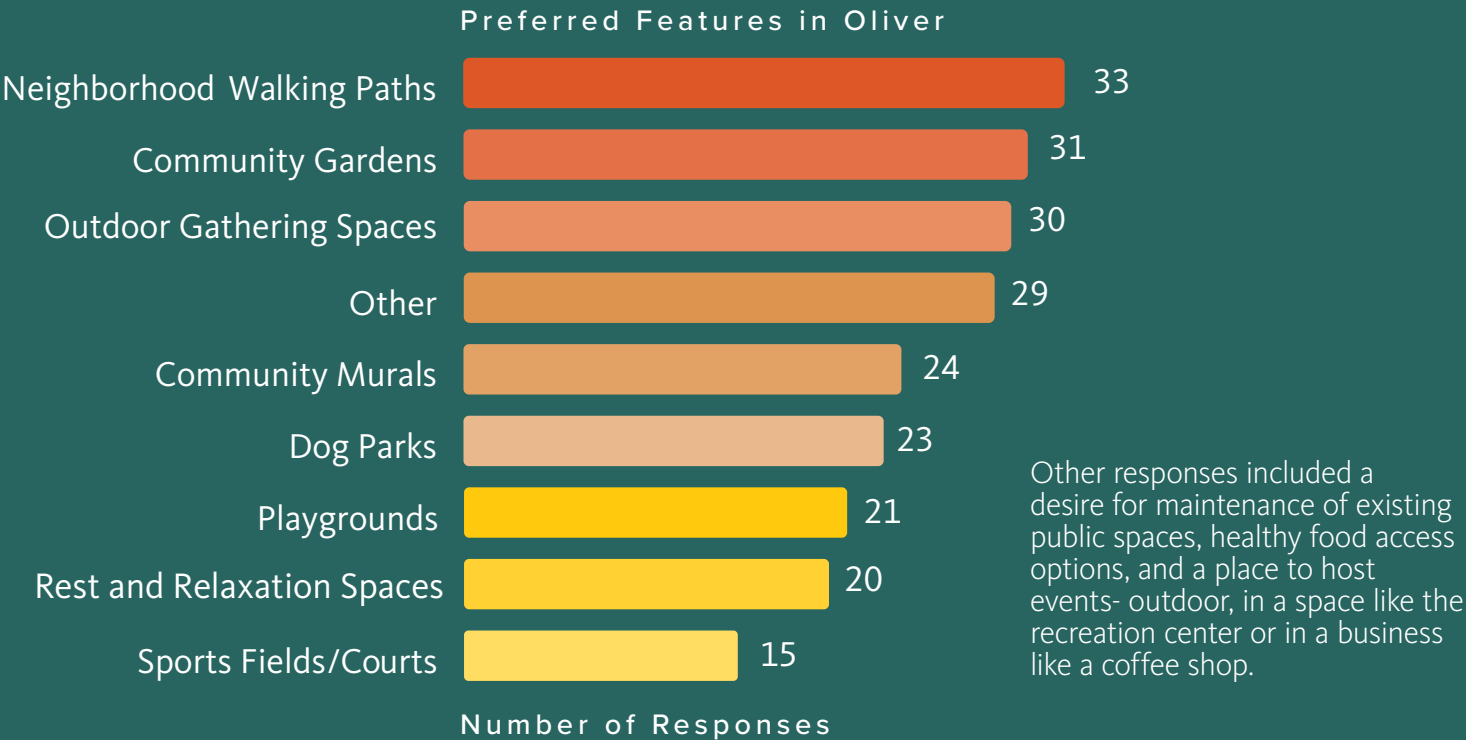
“A place where people feel that they have access to and are connected to resources that meet their needs thus resulting in a decrease in crime; a community with a unified voice to advocate on issues and bring support to the community; somewhere with a physical place with consistent opportunities for people to gather, work, learn, and fellowship”

Oliver Resident in the Community Survey hope for Oliver’s future



Open Space & Recreation Engagement Insights

Neighborhood Walking Paths, Community Gardens and Outdoor Gathering Spaces were rated as the *most popular community amenities to add/enhance in Oliver*.



In the Community Launch Workshop, ideal spaces for recreation activity were generated, concentrating on the Bethel Street corridor of existing green spaces and activating the Oliver Multi Purpose Center lawn.



Community Plan Workshop ► Open spaces connectivity with Neighborhood Walking Paths would be ideal for bringing awareness to destinations within and near Oliver. Strong preference for durable infrastructure implemented to support this development.



Neighborhood Walk with The People's Association (TPA) ► Food access was a reoccurring theme in community surveys and engagement, finding a central location that is designed to support increased food access for the community would be desirable. TPA is looking for a location for a regular farmers market using one of the existing city-owned vacant lots.



Neighborhood Walk with Historic Oliver Community Association ► Historically, community led placemaking in open spaces has created space to gather, socialize and celebrate. Ongoing programming and event activation is needed for long term maintenance of these spaces.

Operation and maintenance of open spaces need to be programmed

Interview with the Community Group ► The operation and maintenance of green spaces need to be programmed into the space to ensure that these spaces serve the community as intended. Consider how existing programs that employ youth in greening efforts could be implemented into the maintenance of additional open spaces.

Desire to enhance existing open spaces & expand recreation options

Neighborhood Walk with Historic Oliver Community Association ► Community has utilized the current open space to support recreation programming from hosting basketball tournaments on Sundays to activating the Bethel Playscape with events and programming. Reinvesting in spaces that resonate with the communities interest and needs would expand the spaces ideal to host both recreation and social activities.

Engaging youth in ongoing community- led beautification efforts

Interview with TPA & the Community Group ► Active engagement of youth in beautification activities is currently apart of TPA's focus. Continued collaboration with youth in building and maintaining the space has the potential to strengthen ownership, utilization and engagement of youth in the Oliver community.

History, Character, & Identity Engagement Insights

In the community survey, the top 5 themes of places, spaces and people that create Oliver’s identity were:

- 1

Presence of Open Spaces
- 2

Engaged Active Community Groups
- 3

Cultural Assets
- 4

Proximity to Resources
- 5

Historic Architectural Features
- 

“The history - It’s rich history which has a place in the US history. It’s culture. The culture of a melanated (black) people and their journey to build and sustain their community. The location - Historic Oliver is the within the heart of Baltimore city with about a 2 mile radius to any and everything important to the city.”
Oliver Resident in the Community Survey on “What makes Oliver special?”



Neighborhood Walk with TPA ► *Preservation of historic assets is critical for the future of the Oliver neighborhood.*
There is a high need for community spaces like the Multi-purpose Center to support gathering, resources, and organizing.



Interview with National Great Blacks in Wax Museum ►
The museum is an invested community partner that has supported community efforts and brought educational opportunities to the neighborhood. Intergenerational connections to the National Great Blacks in Wax originate from visiting the museum in grade school or during university orientation. Educational institutions and partners and tourists in-state and out-of-state have made the museum a destination.



Artists Roundtable & Community Plan Workshop ►
Roundtable revealed themes and an affinity for history of place for the black community in Baltimore. Continued Engagement with artists roundtable and creative partners is desired to inform the development of signage for the historic walking loop, community branding at gateways and overall art plan to bring vibrancy and Oliver’s identity to neighborhood revitalization.

WHAT THE COMMUNITY SAYS ABOUT IDENTITY

Who is Oliver?

In Townhall 1, Residents and community partners considered what makes Oliver, Oliver. Below are the three words that emerged during that workshop.

HISTORIC

potential to
preserve history
opportunity to
redevelop together

RESILIENT

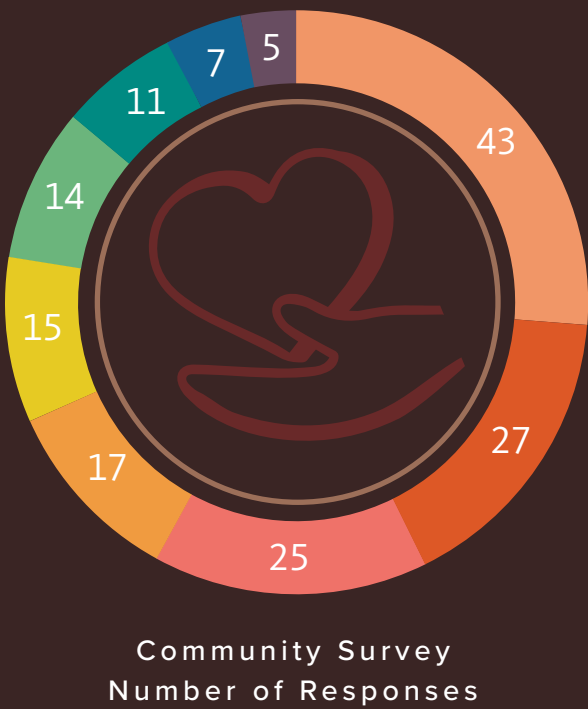
resourceful
emergent
hopeful

UNITED

collective
community
consciousness
family oriented

Housing & Community Development Engagement Insights

Revitalization of the community requires a holistic approach to bring resources and opportunities to Oliver. In order to advocate for resources and opportunities, mutually beneficial partnerships are essential.



TOP 3 WAYS THIS PLAN CAN IMPACT THE COMMUNITY

- **Partnerships to bring resources and opportunities to Oliver**
- **Advocacy to address major concerns**
e.g. housing, environmental injustices, economic development, public health issues
- **Community Events and Gatherings**
e.g. meetings, clean-ups, and events, etc.,
- Developing the next generation of community leaders
- Additions or enhancements to parks and other greenspaces
- Raising awareness about Oliver's history and assets
- Raising funds to support community projects
- Communication with residents about events, gatherings, and education on critical issues
- Other

“ I remember a community where people knew one another; there was fresh food in the stores, there were activities that kids and seniors could get involved in at the community center, people walked around the community and kids played outside. *Vacants have to be taken care of to stabilize the community. In order to get back to that - we have to have involvement from City, and from residents to make the dream happen.*”

Oliver Property Owner in Developers Round Table



Community Launch Workshop ▶
In this first workshop, we heard about a desire to increase community and commercial activity to expand Oliver's assets. To support the economic and social activity desired, there will have to be increased density.



Community Plan Workshop ▶
Community conversation around the Multi-Purpose center emphasized the value that this public space has on the quality of life for Oliver residents. As the process to plan for future development and reopening the center, continued engagement with the community is vital.



Draft Plan Open House ▶
Community expressed comfort in concentrating some multifamily density west of Harford Ave., primarily single family east of Harford Ave., and commercial activity concentrated around North Ave. and Harford Ave.



High need for consistently available & accessible community space

Interview with the Community Group ▶
“Community spaces that are maintained, accessible, and consistently available are critical to the ongoing programming of non-profits and community organizations. A central location that is convenient to access is essential to support the growth of organizations' impact on the Oliver Community.”

Limited businesses to support residents & tourists needs & desires

Interview with the National Great Blacks in Wax Museum ▶
Despite attracting around 80,000 tourists annually to the National Great Blacks in Wax Museum, the Oliver community currently lacks businesses, restaurants, or other assets to capitalize on this tourism, highlighting the need for increased tourism infrastructure and local business development to tell the story of the Oliver community and support its economy. A growth and expansion plan aims to enhance programming capacity and invest in properties near the Blacks in Wax Museum amplifying this impact.

Current zoning impacts feasibility of small commercial development

Interview with ReBUILD Metro ▶
Current zoning in Oliver makes it challenging for development to be concentrated and responsive to community needs and desires. To support continued investment and development for small businesses and renovations that strengthen the fabric of the community, zoning practices will need to be re-considered.

Safe & Walkable Streets Engagement Insights

The scores below reflect the frequency in which these interventions were selected in the Community Launch Workshop.

Highest community priorities for safe streets and traffic calming include increased lighting, beautification with art and street trees with the increased maintenance of public spaces.



As interventions are considered to modify and enhance roadways, maintenance was a concern emphasized in community workshops and community survey. A strong preference for durable infrastructure over temporary structures was expressed.



Community Launch Workshop ▶ Interest in mobility lanes to support multimodal transit and expand transit options. Community would like to see investment in community-led placemaking strategies to connecting open spaces to bring awareness and utilization in addition to significant infrastructure improvement by DOT.

In the community survey, the top 3 safety concerns that need to be addressed in the community were identified as:

- 1 Property Crime
- 2 Illegal Trash/Dumping
- 3 Traffic Calming

Of the list of concerns, increased street lighting, street crossings, sidewalk connectivity, and mobility lanes were mentioned less frequently.

Traffic calming needed on key intersections for increased safety

Community Launch Workshop & Neighborhood Walk with Historic Oliver Community Association ▶

Desire for street interventions for safer driving and walking conditions through reducing vehicular speeds within the neighborhood. Many streets have issues with vehicular speed and design solutions would need to be unique to each street.

Increase connection between assets in and near Oliver

Community Survey Insight ▶

Some residents utilize multimodal transit to travel to destinations near Oliver, but the current infrastructure makes it difficult to rely on alternative forms of transit. Oliver is a Centrally located urban neighborhood, but residents are not always aware of the proximity of resources nearby. To enhance awareness of nearby resources making the pathway visible strengthens how the neighborhood engages these resources. Existing plans in Johnston Square to create a Hoffman Street green corridor builds on connection to nearby infrastructure development.

Consistent issues with trash in the public realm

Community Launch Workshop ▶

Maintenance and cleaning the public realm has been a consistent issue in Oliver. Often times neighbors are left responsible to clean the public realm trash, and streets.

NEIGHBORHOOD VISION AND PLANNING PRINCIPLES

Oliver Neighborhood Vision and Planning Principles

NEIGHBORHOOD VISION

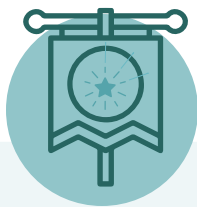
Cultivate investment and hope in the Oliver Neighborhood through creating visible connections between resilient green spaces, activated cultural assets and vibrant community resources.

PLANNING PRINCIPLES



RE-ACTIVATE VIBRANT CULTURAL ANCHORS AND INSTITUTIONS

Stabilize and re-activate Oliver’s key cultural and historical assets (i.e. Multipurpose Center, Apollo Theatre, and Historic Firehouse) through targeted facility investments and community-centered programming in partnership with local institutions and organizations focused on achieving broad-reaching, sustained neighborhood benefits.



CELEBRATE HISTORIC NEIGHBORHOOD CHARACTER

Celebrate the history and identity of Oliver by integrating historic and informational signage, locally created public art, and neighborhood gateways into the fabric of the community.



ADVOCATE FOR DIVERSE AND ROBUST HOUSING DEVELOPMENT

Facilitate coordinated, context-sensitive infill development that preserves access to attainable housing options and attracts diverse housing types and ownership models.



PROMOTE A DIVERSE LOCAL ECONOMY

Incentivize mixed-use development along the Harford Ave. corridor to boost residential population as well as commercial retail offerings, particularly local businesses including a laundromat, neighborhood services, and/ or fresh food / grocery access.



PRIORITIZE SAFE AND WALKABLE STREETS

Prioritize pedestrian safety and walkability throughout Oliver by investing in roadway and streetscape improvements that calm traffic and beautification efforts that create a clean, comfortable, and attractive public realm.



CONNECT HEALTHY AND ACTIVE OPEN SPACES

Enhance wellness through access to nature, trees, and fresh, locally produced food and a diverse mix of outdoor recreational programs and open spaces connected via a series of walkable neighborhood loops.

Principles of Placemaking

Our principles of placemaking started with six universal topics to consider when planning and creating a great experience. In partnership with placemaking best practices and goals of the communities, these principles should be considered for short term and long term implementation.

Design + Scale

Identify a clear “visual ethos” for each block that isn’t simply modern industrial

Tailor scale and materials to historic urban neighborhood

Break down the block to a smaller scale

Use the topography to our advantage

Diverse Offerings

Use market research to identify ideal proportion of each use

Establish clear POV for each use that brings the right tenants to the district

Quality of new residential development is a differentiating opportunity

Strategic Anchors + Well-Merchandised Amenities

Encourage our partners to fully embrace the vision in their offering; leveraging partnerships for more innovative opportunities

Distribute live work play anchors across the neighborhood

Flexible Public Space + Natural Landscape

Create the next great civic gathering space for the city

Small wins early. Consider interim installations to demonstrate activity and build community

Good Transportation + Walkability

Think about the best ways to connect Oliver to downtown via public transit and walkable paths

Approach multi-modal, prioritize pedestrians where possible

Commitment to Community

Measure decisions against job/ entrepreneurship impact

Incorporate community needs and cultural history in genuine ways



Bethel Playscape

Key Opportunities

A neighborhood vision plan requires both short-term wins, and long-term opportunities. Considering land-use, potential partnerships, and community needs, the long-term vision for the neighborhood prioritizes stabilization and activation of historic assets in Oliver while leveraging existing strengths and increasing connectivity.

- 1

Invest in Neighborhood Connectivity through Walking Loops

Increase connectivity within Oliver and encourage development to connect the neighborhood to each other and to nearby assets.
- 2

Create Commercial Opportunities and Public Spaces along Oliver St. & Harford Ave.

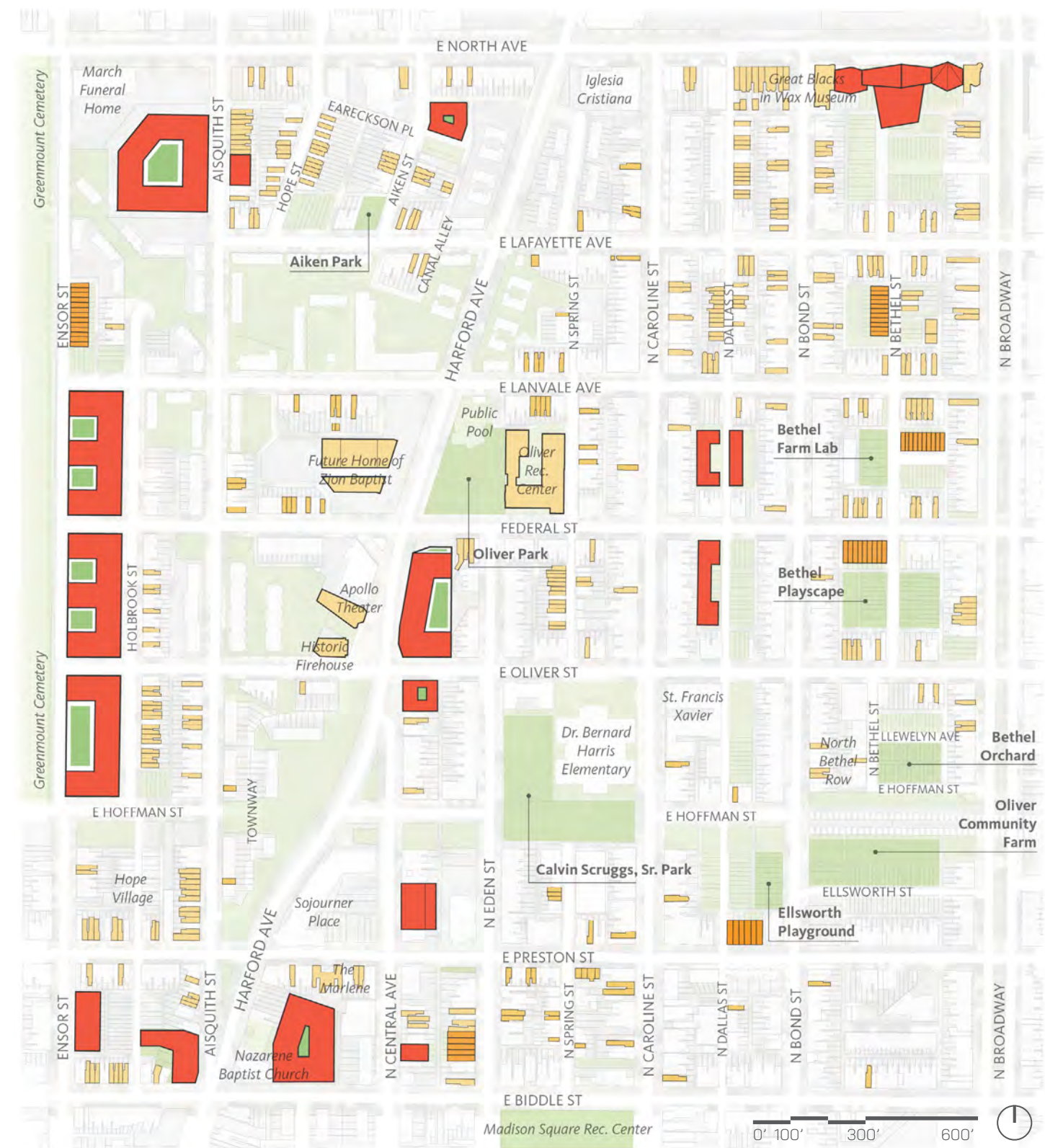
Embrace the centrality of Oliver St. and Harford Ave. and invest in infrastructure to make the heart of Oliver centered around great public space and ready for commercial opportunity.
- 3

Attract Market Rate Mixed Use Development

Meet the City's inclusionary housing goals and support a minimum target for new market rate units of 80-85% to attract future homeowners and increase homeownership to the city average.
- 4

Contextually Sensitive Development Infill Strategy on Ensor St.

Strategically support growth in Oliver through preserving long-term redevelopment opportunity for multi-family development consistent with underlying zoning.



- Legend**
- New Mixed-use / Multifamily Development
 - New Single Family Infill Development
 - Rehabilitation / Renovation of Existing Structure

VISION PLAN RECOMMENDATIONS

Areas of Focus

Integrating community feedback and the neighborhood vision for Oliver requires a layered approach. To address the community needs and desires, and opportunity for enhancing the public realm, quality of life for residents there are recommendations in the areas below for open space, development, community walking loop programming and other public realm priorities. Continued engagement with the community throughout the implementation of these ideas would help ensure community alignment.

Public Realm Vision

Long-Term Open Space Plan

Wellness Paths

Intersections & Gateways

1 Central Oliver Zones

- Oliver Central** | A new, shared main street for local shops and neighbors to co-exist
 - Harford Gateway** | Presenting Oliver’s past, present, and future to all who pass by
- Together, Oliver Central and Harford Gateway re-establish a Historic Neighborhood Main Street

2 East Oliver Zones

- National Great Blacks In Wax Cultural Gateway** | Uniting a beloved cultural institution to the neighborhood through shared stories and histories
- Bethel Street Rowhomes and Recreation** | Supporting Healthy Lifestyles & Community Connections
- Dallas - Spring Arts Corridor** | Showcasing Local History, Arts, & Culture

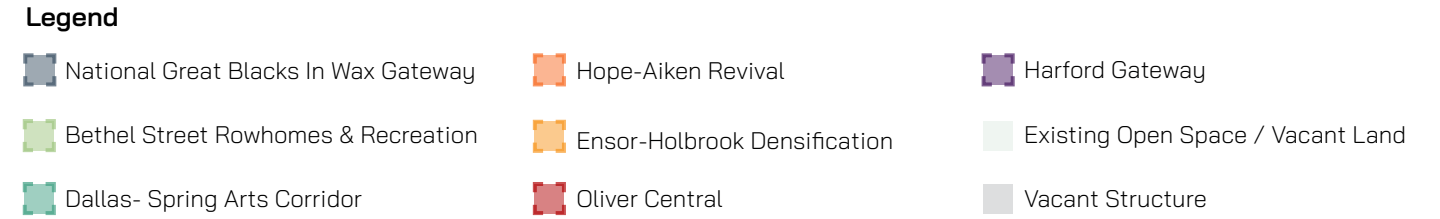
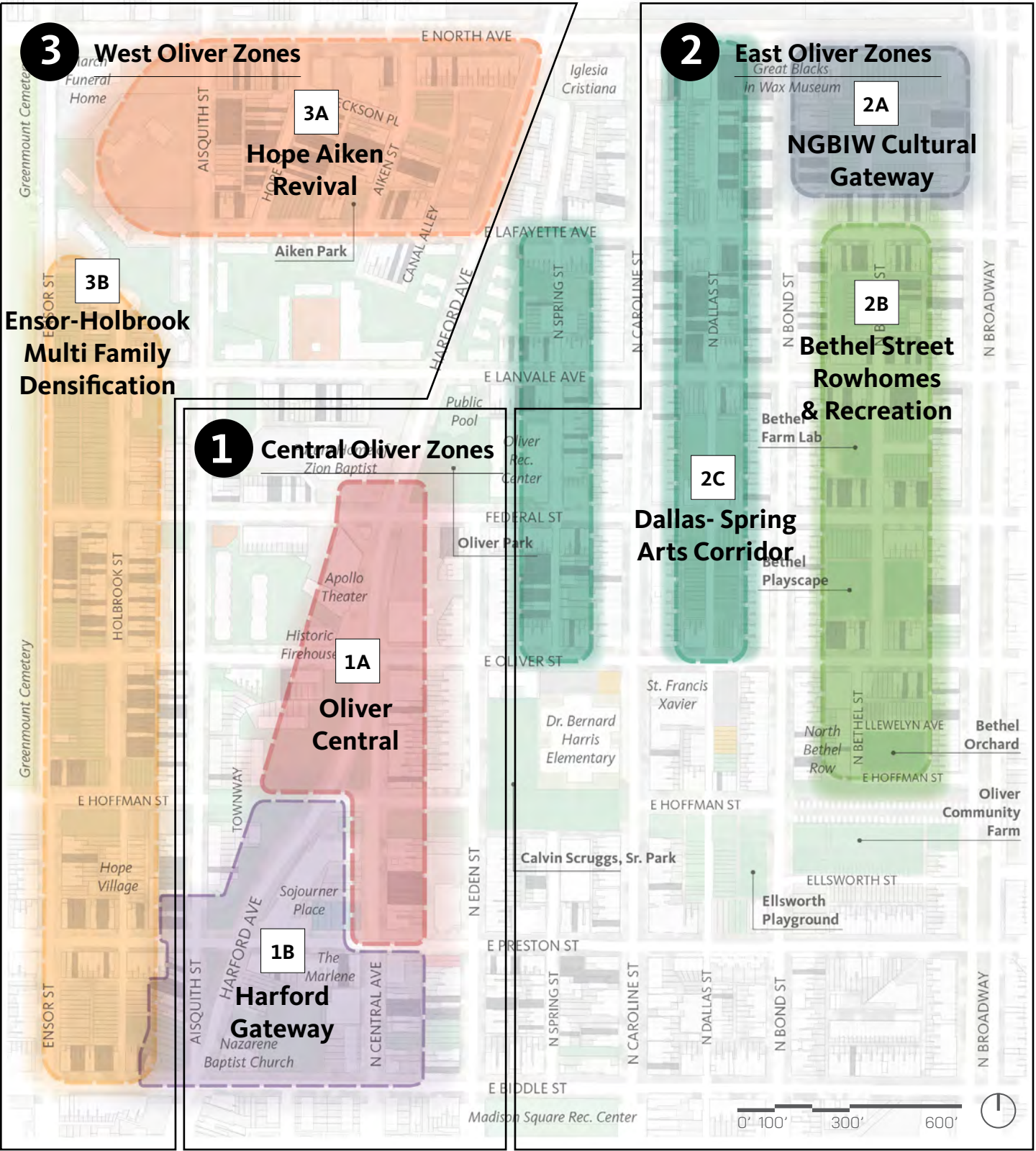
3 West Oliver Zones

- Hope - Aiken Revival** | Invigorating a Neighborhood Gateway
- Ensor-Holbrook Multi Family Densification** | Neighborhood Growth Via Diverse Housing Options

4 Public Realm Vision

Complete Streets Vision

Future Land Use



Long-Term Open Space Plan

As Oliver invests in increased programming and maintenance of open public spaces, the community will continue to inform the purpose of the open spaces they frequent. The plan to the right represents placement of programming informed by community engagement, identified community needs and opportunities.



Art / Sculpture Park



Community Garden



Dog Park



Farm / Orchard



Farmers Market



Hardscape Plaza



Native Landscape



Neighborhood Park



Passive Lawn



Playspace/Playground



Public Parking



Water Management Area



Legend

- | | | | |
|--|---|---|--|
|  Art / Sculpture Park |  Farm / Orchard |  Native Landscape |  Playspace / Playground |
|  Community Garden |  Farmer's Market |  Neighborhood Park |  Public Parking |
|  Dog Park |  Hardscape Plaza |  Passive Lawn |  Water Mgmt. Area |

Wellness Paths

Connecting open spaces brings awareness to community assets and enhances the walkability of the neighborhood. The wellness loops are designed to bridge the neighborhood together, east to west and north to south. Recognizing the paths that residents already utilize and enhancing the pedestrian experience. In community engagements, residents provided feedback on the look and feel of pathways and signifiers identifying these loops.



Oliver Wellness Loop Gathering Neighbors

Distance
2.0 mi



See page 70-71
for more details



Historic Oliver Walking Tour Loop

Distance
1.85 mi



See page 82-83
for more details



Bethel-Dallas Greenway An Outdoor Oasis

Distance
1.25 mi



See page 88-89
for more details



Federal - Lafayette Urban Arts Walk

Distance
1.25 mi



See page 100-101
for more details

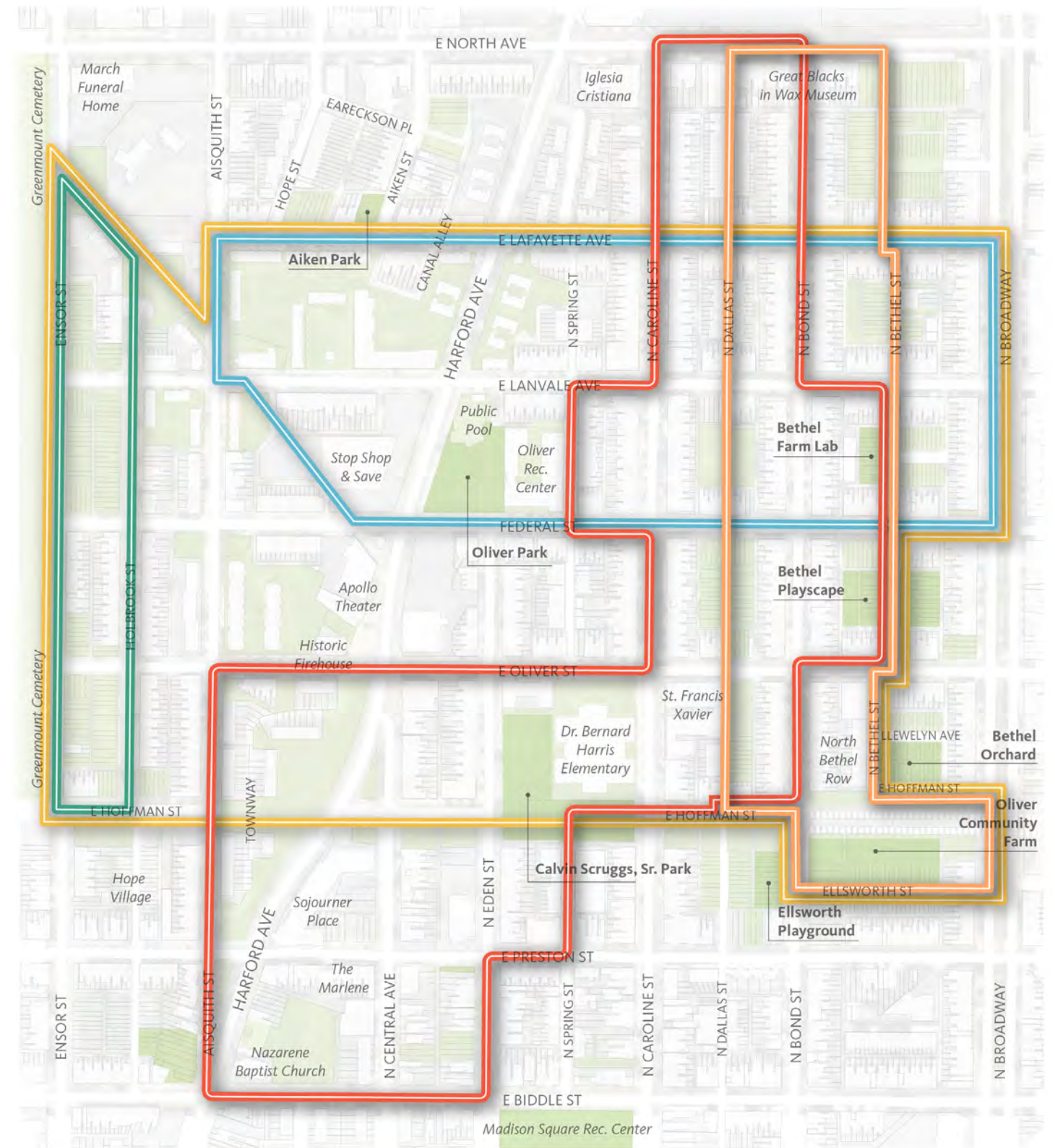


Ensor - Holbrook Re-wilding Oliver

Distance
0.70 mi



See page 106-107
for more details



Intersections & Gateways

Telling Oliver's story with strategically placed art & placemaking

PRIORITY INTERSECTIONS

Different levels of proposed traffic calming interventions will reflect the overall scale and character of the intersection as follows. Examples below show the type of interventions that would be suggested for the intersections identified on the right.



Primary Intersection
Curb extensions and/or bump outs, raised intersections, roundabouts, and new stop lights



Secondary Intersection
New stop signs or ped. signals, lane re-striping with or without flex posts, and speed humps



Tertiary Intersection
Painted crosswalks, re-signalization

NEIGHBORHOOD GATEWAYS

Gateways occur at the most visually prominent and/or high-traffic areas of Oliver. They should reflect the neighborhood's character & identity. Examples below show the type of gateway moments that would be suggested for the intersections identified on the right. Artists and community member input would help form the specific look and feel of the elements.



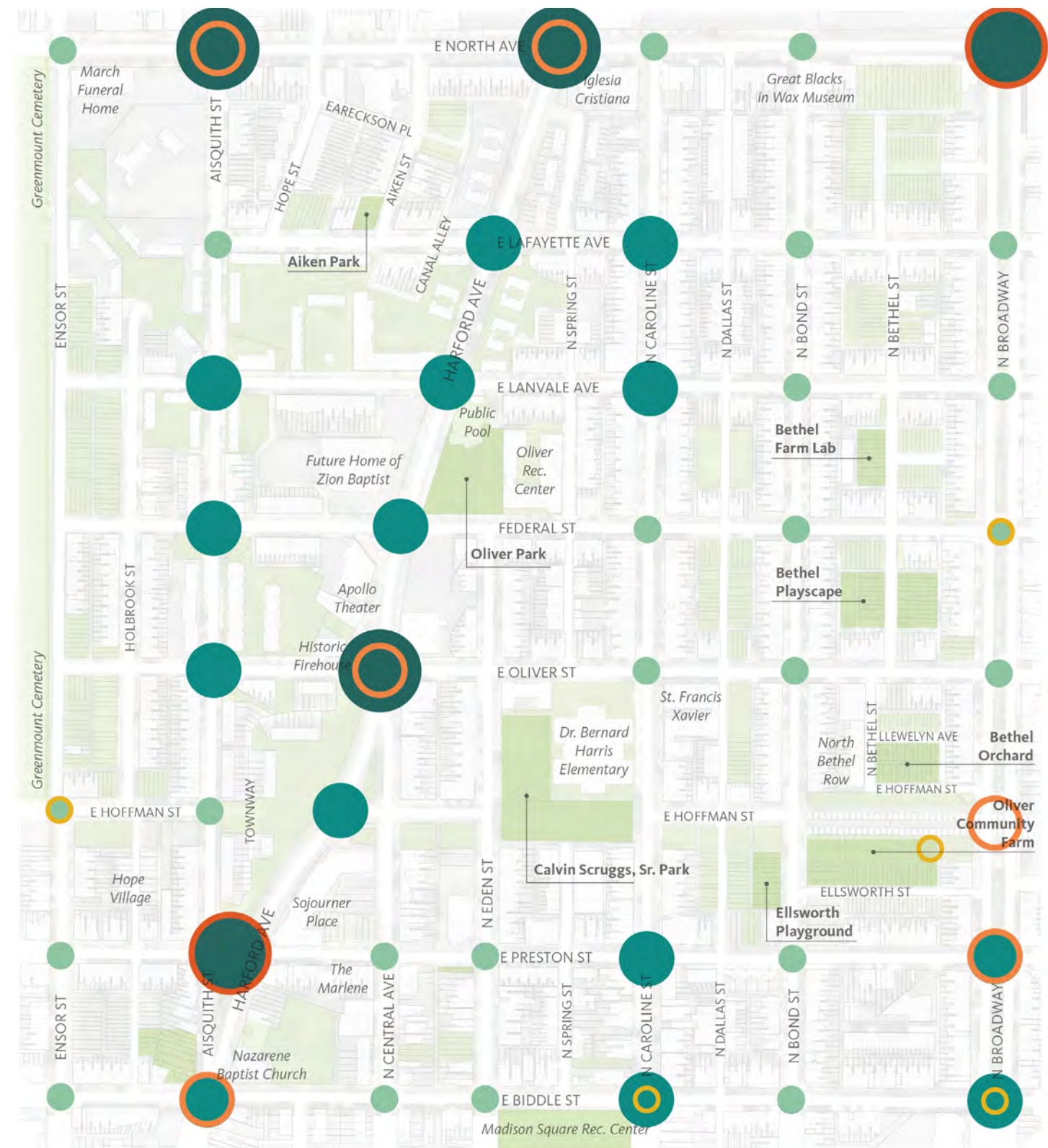
Primary Gateway
Vehicular-scale neighborhood signage and branding and/or major public art installations



Secondary Gateway
Neighborhood banners and/or pedestrian-scale public art installations



Tertiary Gateway
Pedestrian-scale streetpost signage



Legend

- Primary Intersection
- Secondary Intersection
- Tertiary Intersection

- Primary Gateway
- Secondary Gateway
- Tertiary Gateway



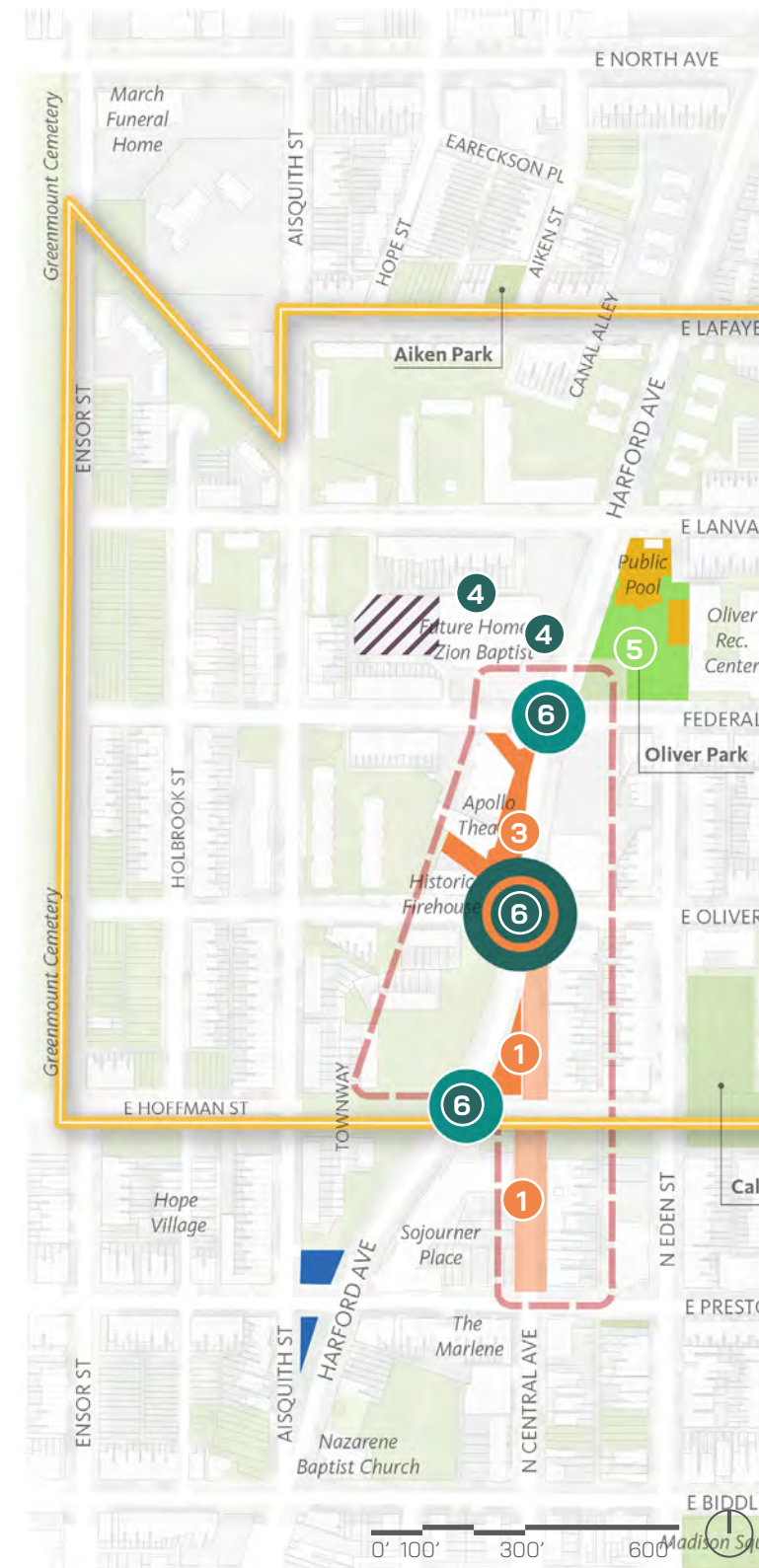
The Central Avenue Plaza reimagines the intersection of Central Avenue and Harford as a community gathering space and new neighborhood main street united by a shared public plaza. There is a mix of small-scale retail storefronts and residences along Central Avenue united by an enhanced public realm with expanded green space and two of the existing travel lanes reallocated to provide more spacious and gracious pedestrian zones. The plaza extends its reach across Harford to the north and incorporates the revitalized Historic Firehouse and the Apollo Theatre and, in the long term, includes the densification of the existing commercial strip to a mixed-use hub.

OPEN SPACE RECOMMENDATIONS

A series of transformational public realm investments will slowly transition Harford Ave. into a vibrant commercial main street. The convergence of Central Ave., Harford Ave., and Oliver St. serve as the neighborhood gateway to Oliver, anchored by the Historic Firehouse, the Apollo Theatre, and new mixed use development. Key streetscape and public realm improvements to achieve this vision include:

- 1 Coordinate with the Baltimore City Department of Transportation to **close through traffic on the Central Avenue spur between Hoffman Street and Harford Avenue** to reclaim and prioritize this street segment for pedestrian circulation and other social spaces including outdoor cafe / restaurant seating. Activate the reclaimed plaza at Central Avenue in the near term by painted street murals that tie together the existing traffic island to the existing buildings along the eastern side of the street
- 2 In the long-term, pavement treatment of this plaza can be formalized by creating a **curbless, shared street** that separates pedestrian and multi-modal sections of the street by changes in pavement color and/or temperature
- 3 In accordance with the redevelopment of the Apollo

- 4 Theatre and Historic Firehouse, partner with private property owners, the Baltimore Tree Trust, and Parks and People to **create a tree-covered plaza at the corner of Oliver St. and Harford Ave.** for spill out retail space and public gathering space
- 4 Work with Zion Baptist to engage their street frontage along Harford Avenue with **enhanced streetscape components** including street trees, seating, decorative lighting, and public art. Discuss opportunities to provide a similar treatment along the rear of the parcel along the diagonal for an **inner block pedestrian trail crossing**
- 5 **Preserve Oliver Park** to the west of the existing Multi-purpose Center as a neighborhood park and green space and work with Baltimore Parks & Recreation to install additional landscaping to soften the Harford Ave. street edge and buffer children from the busy roadway
- 6 Work with the Baltimore City Department of Transportation to **enhance pedestrian crossings** on Harford at Federal St., Oliver St., and Hoffman St. increasing visibility and decreasing crossing distance
- 7 Establish the **Oliver Wellness Loop**. See page 71 for more information



Legend

Art / Sculpture Park	Farmer's Market	Passive Lawn	Oliver Wellness Loop
Community Garden	Hardscape Plaza	Playspace / Playground	Primary Intersection / Gateway
Dog Park	Native Landscape	Public Parking	Secondary Int. / Gateway
Farm / Orchard	Neighborhood Park	Water Mgmt. Area	Tertiary Int. / Gateway



Shared street offers outdoor dining space



Artistic treatment of intersection creates plaza



Lush, shady plaza fronts the historic core



Oliver Wellness Loop

Gathering Neighbors

Distance
2.0 mi

EXISTING SPACES ALONG THIS LOOP

- Playground
- Aiken Park
- Greenmount Cemetery
- Hope Village
- Caroline & Hoffman Park
- Eilsworth Playground
- Oliver Community Farm
- Bethel Playscape
- Bethel Farm Lab

ANCHOR OPEN SPACES ALONG THIS LOOP

- Oliver Community Farm
- Caroline & Hoffman Park
- Bethel Playscape

LOOP RECOMMENDATIONS

- The Oliver Wellness Loop is a larger, neighborhood-wide wellness loop that connects segments of all the other proposed wellness loops into a comprehensive circle with a diverse mix of recreational amenities

- 1 The Hoffman Greenway forms the southern extents of the Oliver Loop, taking advantage of the existing no-build area located directly above the Northeast Corridor to create a landscaped zone that connects the Oliver Community Farm to residents across the southern half of the neighborhood and into neighboring Johnston Square. The completion of the Hoffman Greenway is a priority implementation item in the Johnston Square neighborhood plan

- The greenway functions as an off-street trail connection that links passive lawns and other flexible open spaces programmed intermittently with small seating and gathering spaces

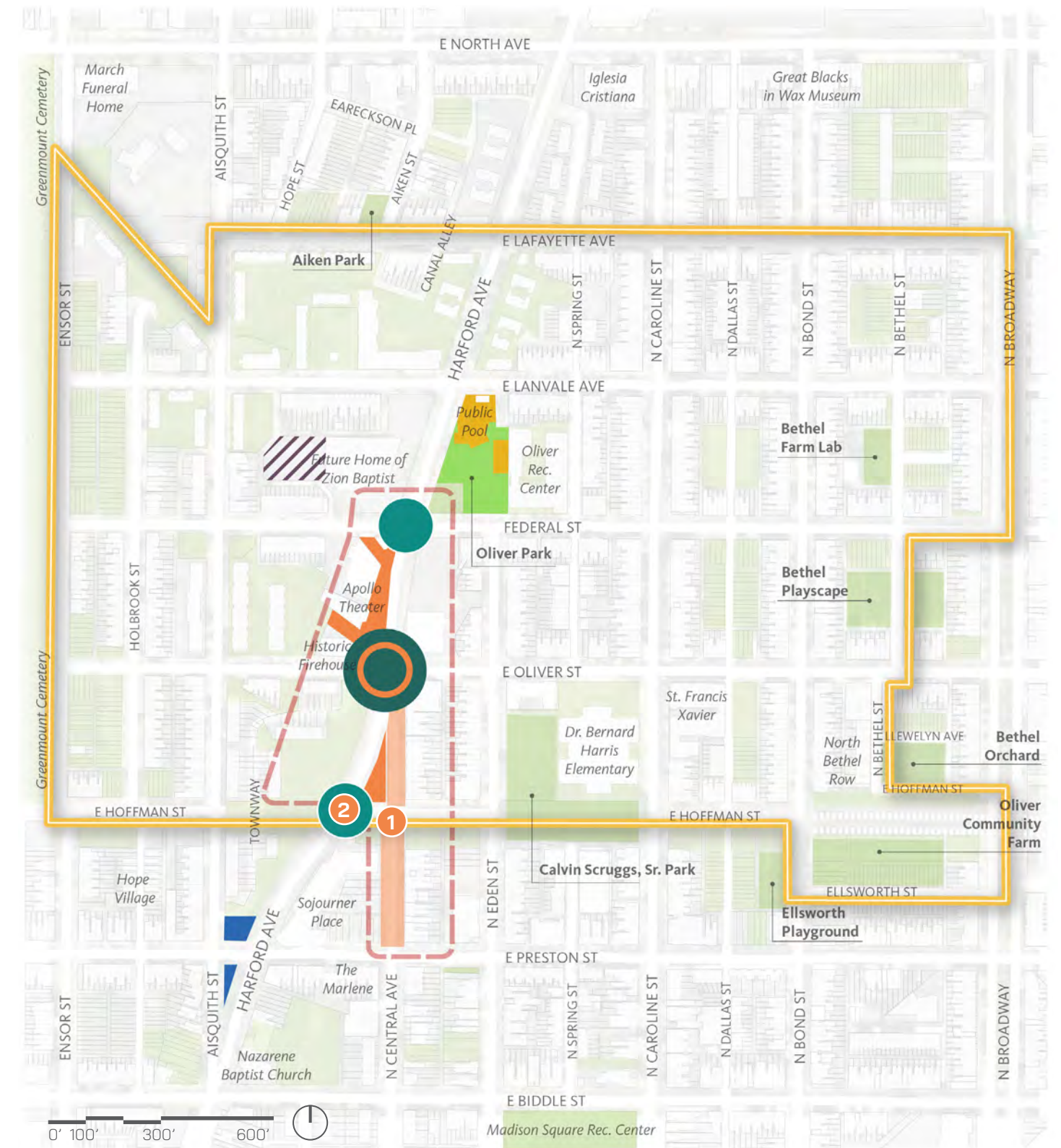


Green Corridor



Community Wayfinding infrastructure

- 2 To unify the varied pathway character and spaces, smaller, pedestrian-scaled Oliver neighborhood signage and wayfinding are introduced to the route to complement neighborhood branding components found at other locations throughout the community



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Oliver Wellness Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |

Create Commercial Opportunities and Public Spaces along Oliver St. & Harford Ave.

To create a walkable neighborhood maintain and to support the integration of small-scale, local businesses into the neighborhood, work with residents to create a Residential Mixed Use Overlay to the Central Ave corridor as community interest determines.



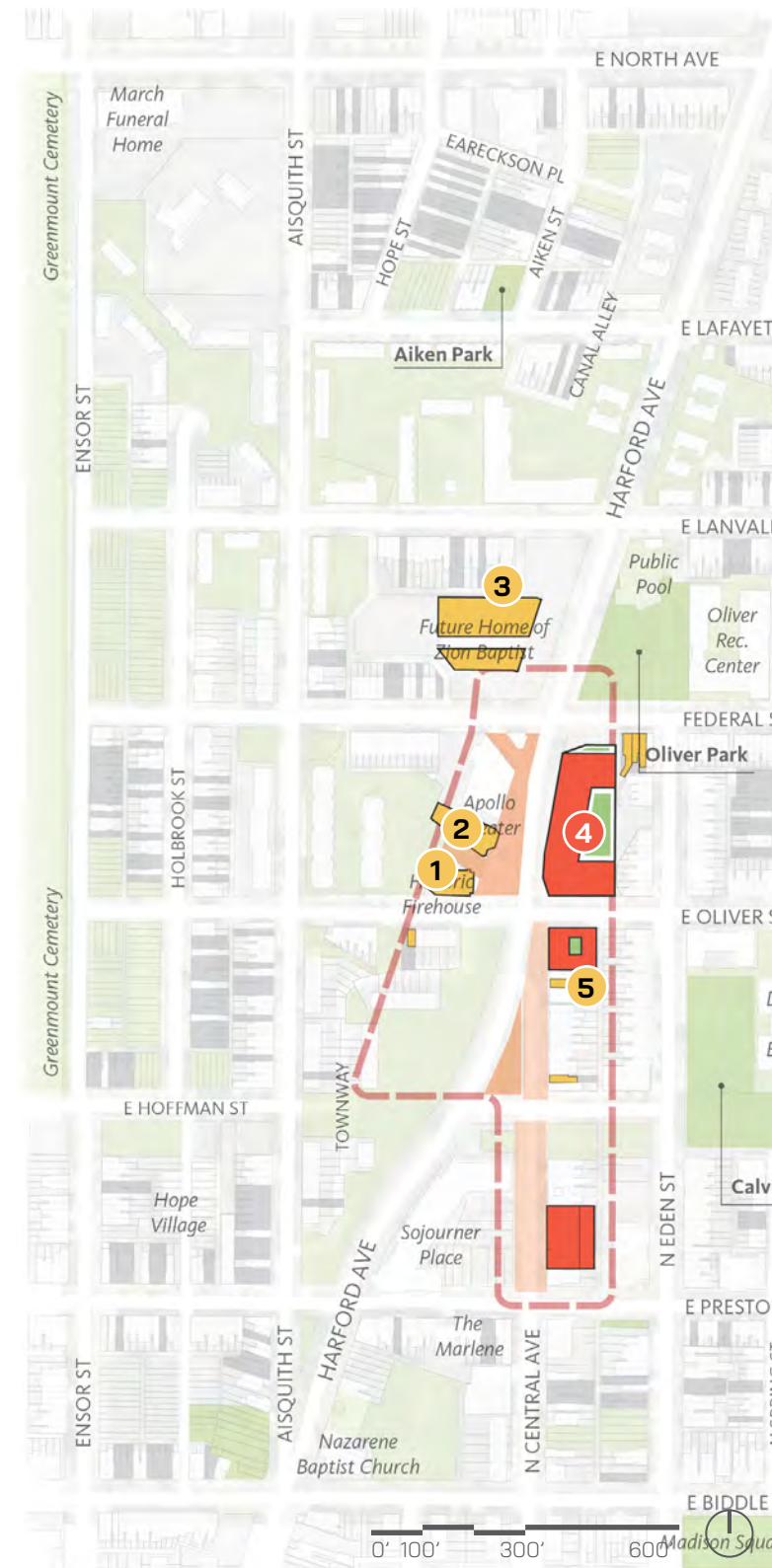
Harford Avenue historically served as the commercial main street in Oliver, but much of the corridor today is either dormant or has been redeveloped with multifamily residential. The re-emergence of this corridor as a neighborhood main street will require not only public realm improvements in coordination with the Baltimore City Department of Transportation, but focused coordination between property owners and a series of discrete, incremental investments over time. The vision will ultimately foster a pedestrian-friendly main street with public spaces for residents to gather while enjoying neighborhood-focused retail, services, and amenities.

DEVELOPMENT RECOMMENDATIONS

Commercial mixed use redevelopment opportunities along Harford Avenue are limited in the near term due to currently occupied multifamily housing and lack of other vacant and/or underdeveloped available sites. The redevelopment strategy will need to capitalize on opportunities as they arise, with the community associations coordinating private property owners along the corridor to get buy-in and alignment to the long-term vision. Development strategies include:

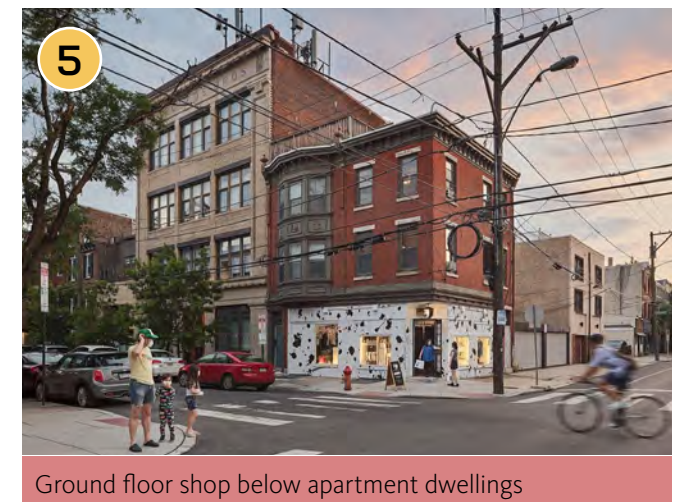
- 1 Support the **adaptive reuse of the Historic Firehouse as the future International Black Firefighters Museum and Safety Education Center**, complete with publicly accessible community / event spaces and supporting retail
- 2 Support **rehabilitation of the Apollo Theatre** in alignment with CHAP historic design guidelines. Engage partners to program and activate the space for a blend of artistic and commercial activities including uses such as (but not limited to): maker spaces, artist studios and workshops, non-profit offices such as The Community Group, public health clinics and medical distribution points, commercial retail spaces such as general merchandise, food and beverage, or laundry) and auditorium / event space. **Identify opportunities for temporary activation** to whatever extent possible

- 3 **Coordinate redevelopment efforts along Harford Avenue with Zion Baptist**, particularly focused on providing a continuous streetscape along Harford between the former Stop, Shop and Save site and Hoffman St., with varied open spaces that complement the construction of the new church sanctuary
- 4 The Family Dollar store site at the corner of Oliver St. and Harford Ave. lies at a critical intersection at the historic heart of the neighborhood. Given this prominent location, we should **reimagine the Family Dollar store site in the long-term as a multi-family development consistent with underlying zoning** with community-serving retail and active ground floor frontages on the streets, with integrated podium parking underneath
- 5 Incentivize **targeted mixed-use infill of existing vacant properties along Central Avenue** with ground-floor retail uses and housing above; retain existing commercial properties for future commercial use to support a truly mixed-use local main street in the long-term



Legend

- New Mixed-use / Multifamily Development
- New Single Family Infill Development
- Rehabilitation / Renovation of Existing Structure



Harford Gateway

Declaring a Bright New Future in Oliver

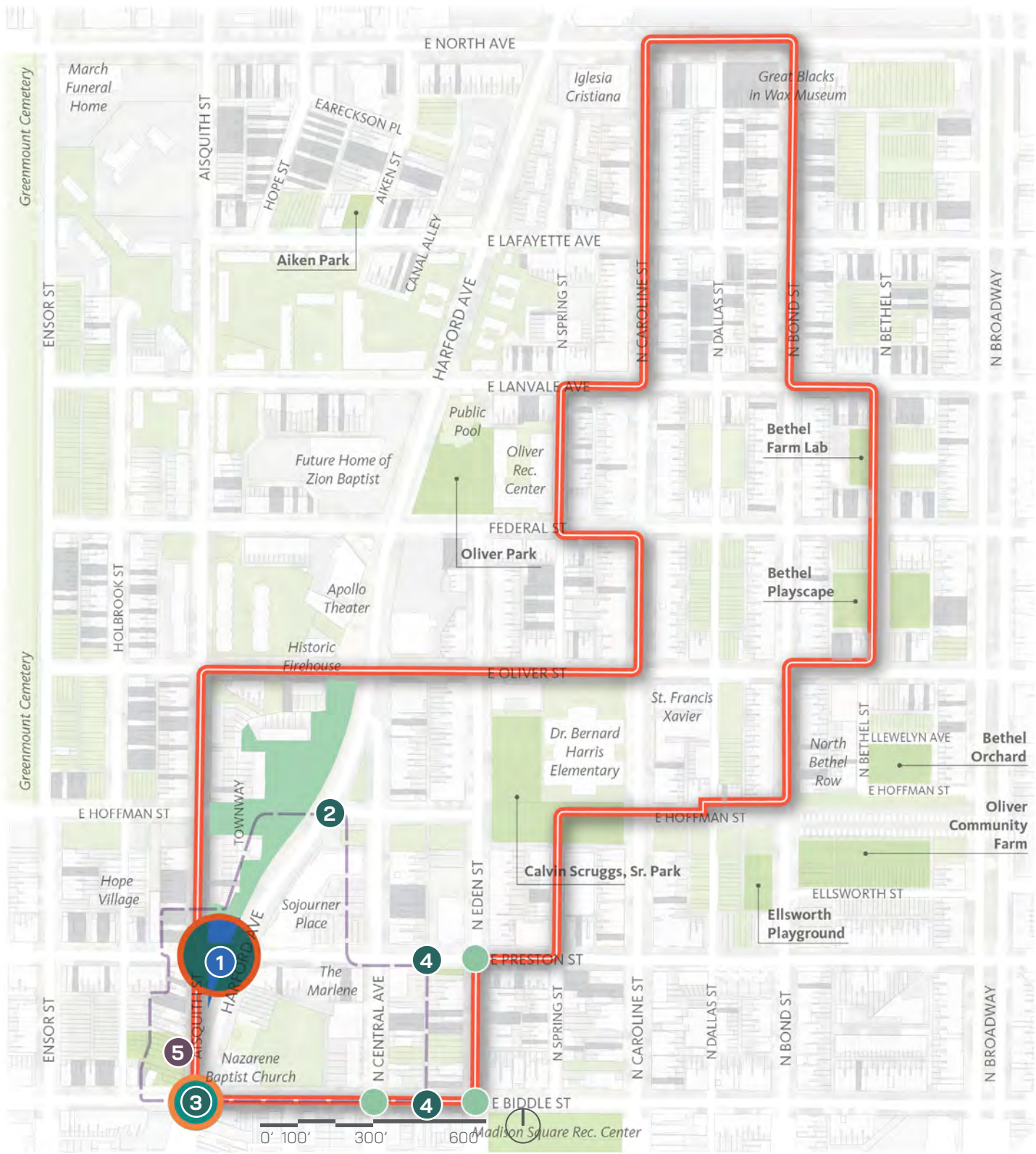
The convergence of the Harford - Aisquith and Preston - Biddle couplets is one of the busiest and most highly trafficked areas of the neighborhood today. The Harford Gateway focus area can showcase the unique culture and identity of Oliver by investing in new and enhanced gateways that feature neighborhood signage and prominent public art installations complemented by new infill development.

OPEN SPACE RECOMMENDATIONS

The Biddle-Preston-Harford Gateway currently hosts a small neighborhood gateway on the traffic triangle between Aisquith St. and Harford Ave. just south of Preston St. Additional beautification efforts just north of the triangle have recently introduced some new trees and landscaping to complement the existing Oliver signage. Additional investments in public art and improved street crossings can further elevate this neighborhood gateway and improve pedestrian safety and connectivity between neighbors on either side of Harford Ave.

- 1 Retain the existing “Oliver” sign in the “gateway triangle” at Preston St., Aisquith St., and Harford Ave. and **augment this neighborhood gateway with additional public art installations and plantings** that require minimal additional maintenance
- 2 To complete the Hoffman Greenway, work in close coordination with the Baltimore City DOT to **enhance the visibility and safety of the Hoffman St. crossing** at Harford Ave. using a signalized mid-block pedestrian crossing, enhanced artistic crosswalk treatment, and curb bump outs to minimize crossing distance

- 3 Implement **enhanced crosswalks** at the intersection of Biddle St. and Harford Ave. that feature artistic treatments that complement the existing murals on the buildings around the intersection
- 4 **Re-paint crosswalks and add signage** at other nearby intersections along Preston St. and Biddle St. approaching Harford Ave. to discourage excessive speeding and to improve pedestrian visibility and safety
- 5 Activate city-owned open spaces through **temporary events or installations**



Art / Sculpture Park	Farmer's Market	Passive Lawn	Historic Oliver Loop
Community Garden	Hardscape Plaza	Playspace / Playground	Primary Intersection / Gateway
Dog Park	Native Landscape	Public Parking	Secondary Int. / Gateway
Farm / Orchard	Neighborhood Park	Water Mgmt. Area	Tertiary Int. / Gateway

The Harford Gateway connects Oliver to the city and vice-versa. The redevelopment of Sojourner Place in recent years has begun to transform the look and feel of Harford Avenue and announces a renewed sense of arrival to the neighborhood. At the same time, prominent sites lie vacant or underdeveloped, and additional pockets of concentrated vacancy disrupt the social activity of the corridor. Through continued investment in this focus area, a new, mixed-use community hub will emerge.

DEVELOPMENT RECOMMENDATIONS

The Biddle-Preston-Harford Gateway provides several opportunities for small-scale commercial mixed-use and standalone storefronts, although irregular site dimensions and existing access limit their overall redevelopment capacity. Sites in this area have high visibility, and as such, should maximize opportunities to showcase the Oliver neighborhood identity through signage, wayfinding, artistic installations, and high-quality architectural treatments.

1 Leverage the large parcel behind Nazarene Baptist to build multi-family development consistent with underlying zoning and **explore the feasibility of a shared parking model** whereby parking overbuild could support the redevelopment of the The Marlene (1217 East Preston St.).

2 Encourage **multi-family development consistent with underlying zoning** using high quality materials and unique architectural features at the intersection of Biddle Street and Harford Avenue due to the high visibility of the corner as a gateway into the neighborhood

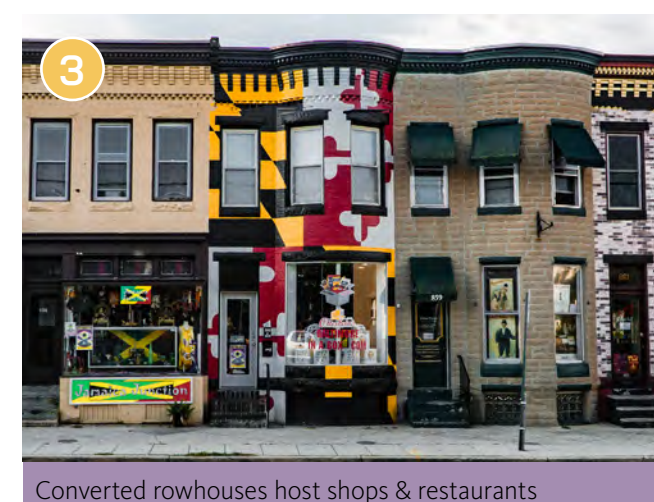
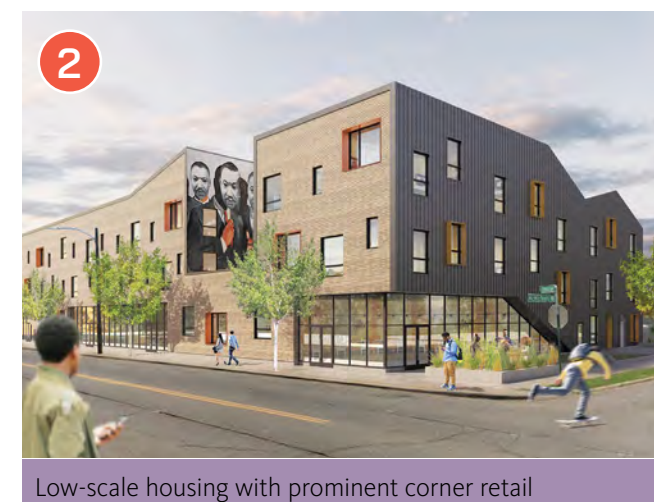
- 3** Support the continued investment in the **rehabilitation of single family homes** along Aisquith Street between Hoffman and Biddle Streets
- 4** Coordinate **small-scale mixed use infill of vacant properties along Central Avenue** with private and non-profit developers to provide additional storefronts for local goods and services
- 5** **Concentrate single-family residential infill along Eden Street** as the gateway focus area transitions into a more residential section of the neighborhood

- Character: Mixed Use Main Street
- Opportunity: Long-Term (10+yrs)
- Multi-Family Densification Area: 16.65 acres
- Historic Walking Loop Distance: 1.85 miles



Legend

- New Mixed-use / Multifamily Development
- New Single Family Infill Development
- Rehabilitation / Renovation of Existing Structure



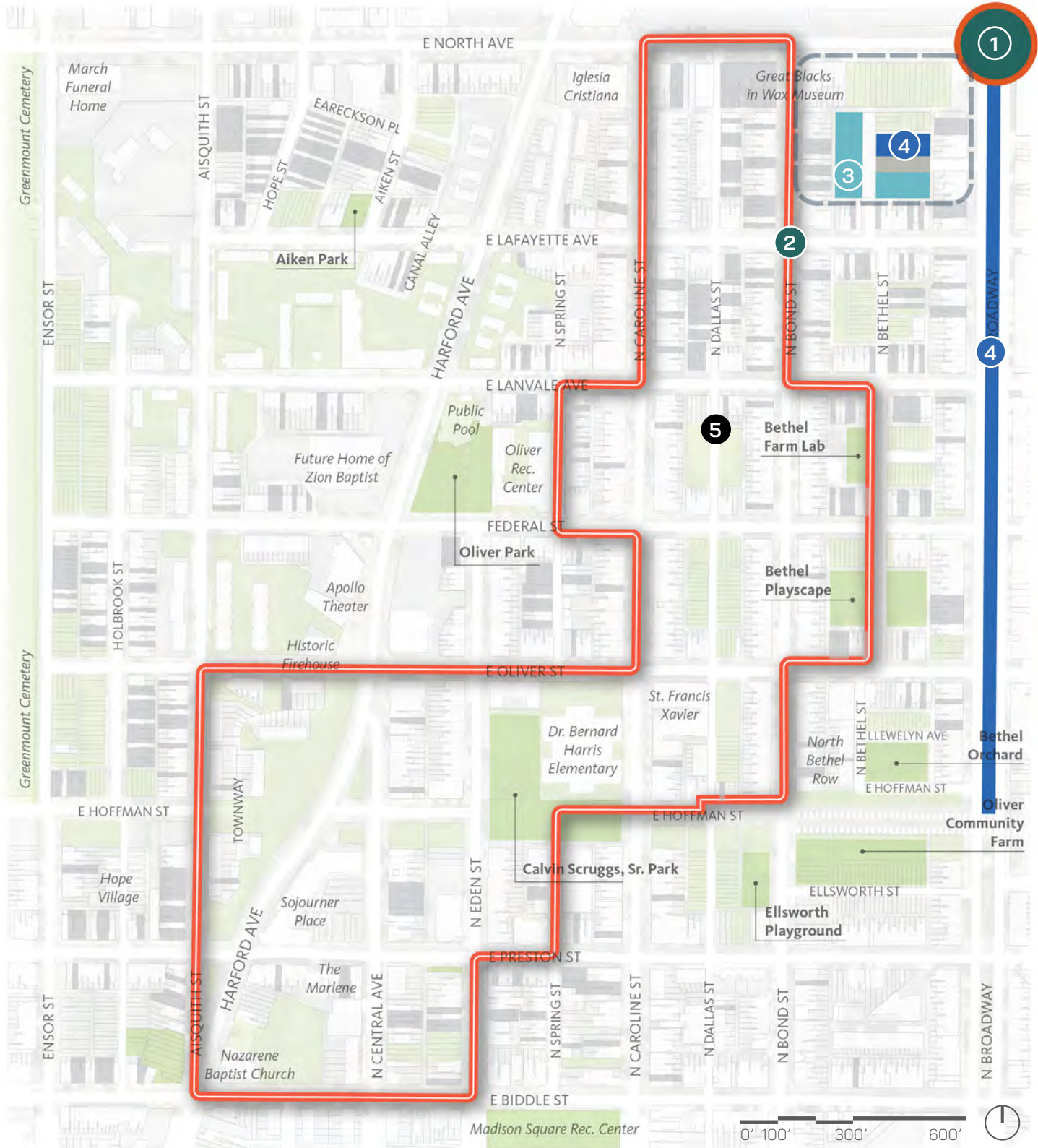
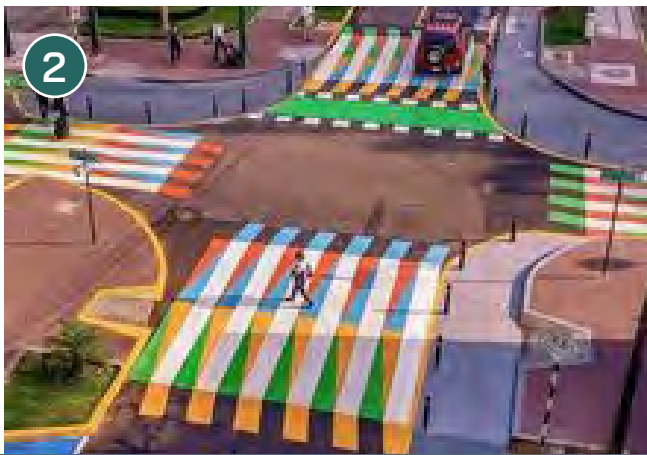
NGBIW Cultural Gateway Uniting a beloved cultural institution to the neighborhood

The National Great Blacks in Wax Museum (NGBIW) plans to construct a new building expansion that will connect their (renovated) existing facilities and span the entire 1600 block of E North Avenue in Oliver. Plans include parking, an outdoor sculpture garden 4, the Dr. Elmer P. Martin Memorial Garden, and stormwater management infrastructure 3 embedded into a landscape buffer area south of the museum campus.

OPEN SPACE RECOMMENDATIONS

The Oliver Neighborhood Vision Plan supports the recommendations proposed in the current expansion plans for the National Great Blacks In Wax Museum. To accompany this plan, additional open space and streetscape improvements are recommended including:

- 1 Implementation of a new **neighborhood gateway** at Broadway and North Avenue to create a signature entry into Oliver and the National Blacks in Wax cultural campus. Gateway elements may include public art that reflects the history of the museum and neighborhood.
- 2 Re-painting **crosswalks** at Bond and Lafayette streets to increase pedestrian visibility and safety for visitors coming and going from the new museum campus.
- 3 Construction of a **storm-water management area** and public park as an extension of the museum campus. Follow the recommendations of the Oliver Greening Master Plan for more specifics.
- 5 Development of the **Historic Oliver Walking Loop** as a curated neighborhood path extending the museum into the community. For more information visit section 4C.



Art / Sculpture Park	Farmer's Market	Passive Lawn	Historic Oliver Loop
Community Garden	Hardscape Plaza	Playspace / Playground	Primary Intersection / Gateway
Dog Park	Native Landscape	Public Parking	Secondary Int. / Gateway
Farm / Orchard	Neighborhood Park	Water Mgmt. Area	Tertiary Int. / Gateway

Historic Oliver Walking Tour Loop

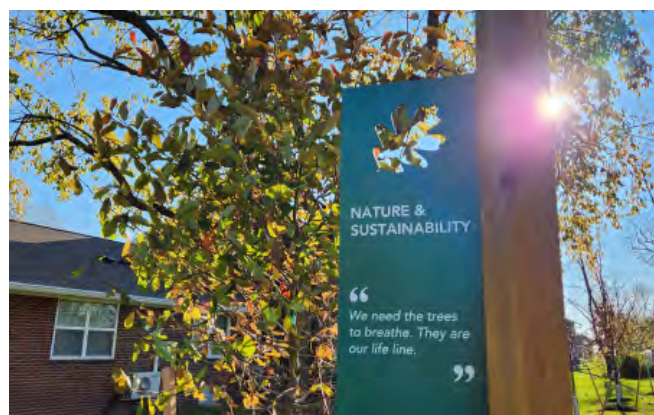
Showcasing the rich history and culture of Oliver

Distance
1.85 mi

The Historic Oliver Walking Loop is a curated neighborhood path that celebrates community stories and highlights places and spaces of historic significance to not only the community or the city, but also to the national civil rights movement. The loop is designed to integrate the National Great Blacks in Wax Museum into Oliver spatially and programmatically and to complement their existing Civil Sites Civil Rights Tour that occurs in Baltimore City by providing local destinations that can be accessed within a short walk of the museum. The pre-identified sites of interest include church buildings, historic commercial and public buildings, memorials and civil rites sites, and important recreational spaces and places that have shaped the culture and identity of Oliver. While the route has been designed to connect the spaces as they've been identified today, it is intentionally structured to be re-routed and adapted to incorporate new spaces as new stories and histories emerge within the community.



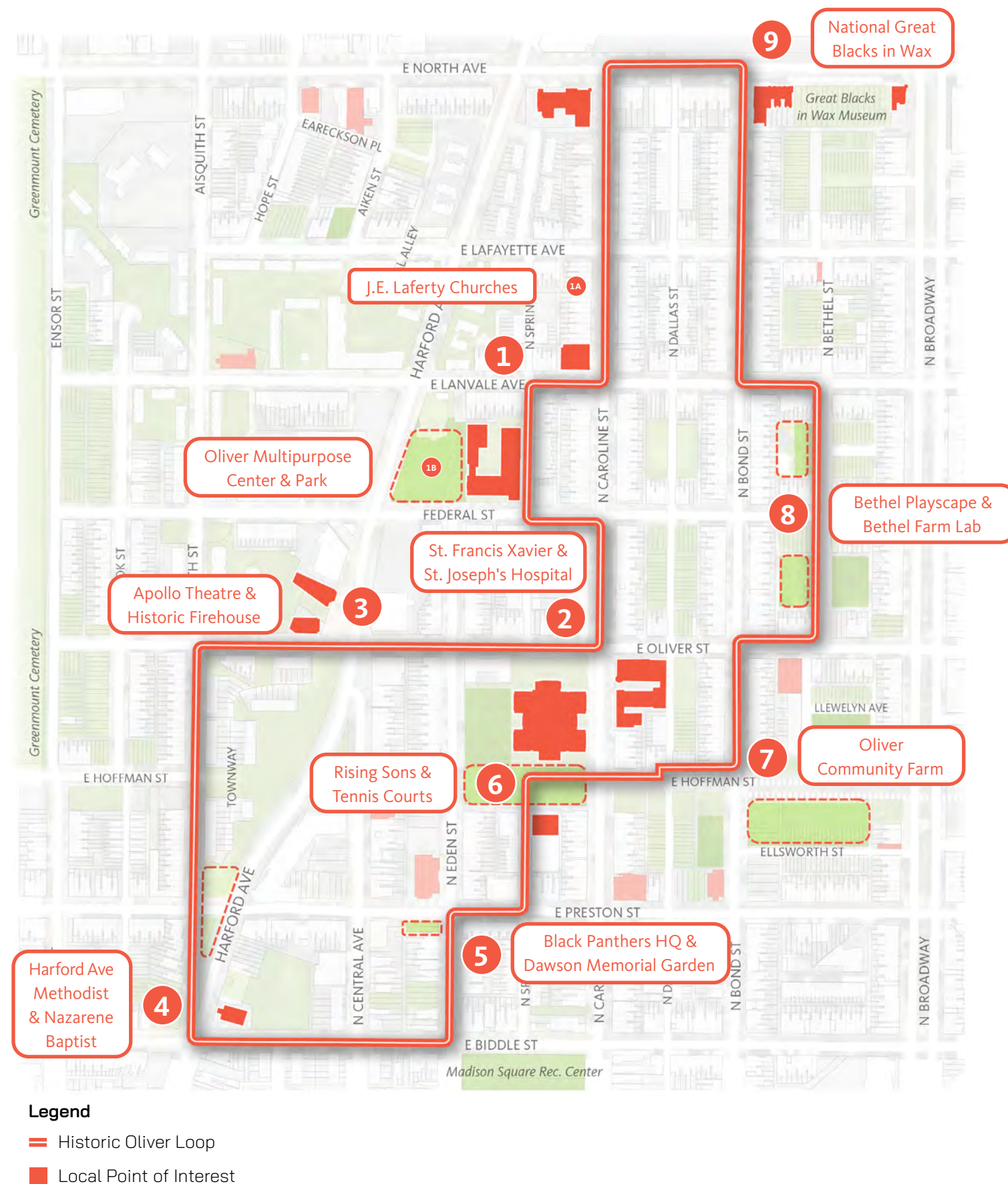
Utilizing permanent infrastructure for path infrastructure



Storytelling with Dynamic Signage
Witness Tree ▶ Turner Station, MD



Artist Collaboration Wayfinding and Signage
Ghost Rivers ▶ Baltimore, MD



Legend

- Historic Oliver Loop
- Local Point of Interest

NGBIW Cultural Gateway

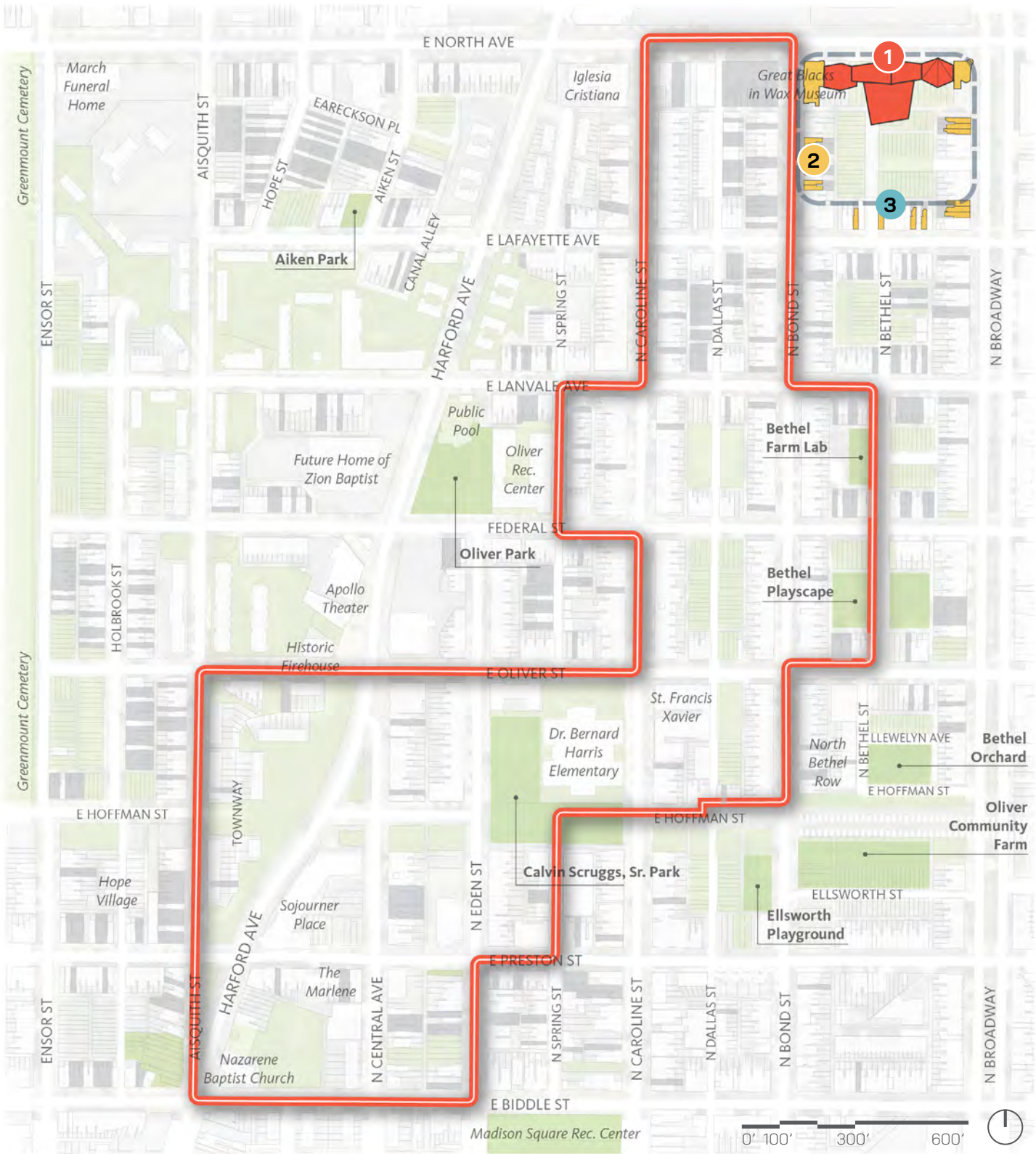
Uniting a beloved cultural institution to the neighborhood

The first phase of expansion **1** for the National Great Blacks in Wax Museum will demolish three vacant townhomes to make way for a 20,000 square foot Museum Center on E North Avenue that includes ticketing, pre-lobby, one 60-100 seat theatre, a children's activity space, restrooms, a museum shop with refreshments, and new galleries and exhibit spaces. Future phases will address the condition and accessibility of existing facilities and add more classroom and administrative spaces.

DEVELOPMENT RECOMMENDATIONS

The ultimate goal of the National Great Blacks in Wax Museum expansion plan is to have facilities that are better positioned to engage existing communities and spur greater economic development across East Baltimore. Additional community development considerations that could be integrated into the redevelopment effort include:

- 2 With the investment in the museum, adjacent parcels should be targets for **contextually appropriate housing infill development**. Scale and style to be historically sensitive to adjacent properties and character of the neighborhood.
- 3 Encourage **open connectivity of green spaces** between museum and neighborhood.



- Legend**
- | | | | |
|---|---|---|----------------------|
|  | New Mixed-use / Multifamily Development |  | Historic Oliver Loop |
|  | New Single Family Infill Development | | |
|  | Rehabilitation / Renovation of Existing Structure | | |

Bethel Street Rowhomes & Recreation

Supporting Healthy Lifestyles & Community Connections

Bethel Street already hosts a wealth of beloved community green spaces including the Bethel Playscape, the Farm Lab, and the Bethel Orchard as well as several adopt-a-lot gardens. These spaces will be enhanced by improved connectivity through the addition of a dedicated wellness loop and new recreational spaces to complement, but not compete with, these existing open spaces.

OPEN SPACE RECOMMENDATIONS

To ensure the preservation of neighborhood open spaces along Bethel Street, new green spaces should be thoughtfully distributed throughout the street, offering diverse programming and amenities that aim to serve existing and future residents as residential infill development occurs over time. Site-specific open space recommendations include:

- **Preserve and maintain the existing green spaces** along Bethel Street including: The Bethel Orchard, the Bethel Playscape, the Bethel Farm Lab, and the Adopt-a-Lot Community Garden as critical open space infrastructure for nearby residents and the greater Oliver community

- 1 Program one to two **community art/sculpture parks** that features unique landforms and/or occupiable art installations along Bethel Street and Broadway, respectively
- 2 Build an **outdoor learning space** to support youth programs related to the existing Bethel Farm Lab and Oliver Community Farm
- 3 Develop a **new plaza at the intersection of Bond and Hoffman Streets** for community gathering and events; this plaza should incorporate shade, seating, and cooking areas for informal neighborhood socials

- 4 Construct a **dog run** adjacent to the Bethel Orchard to encourage pet owners to use dedicated facilities rather than some of the other nearby green spaces which provide play areas for children and capacity for local food production
- 5 Develop the **Bethel-Dallas Greenway** to create more walkable, multi-modal paths connecting these spaces to the broader neighborhood
- 6 Integrate a new **community gateway** underneath the Northeast Corridor rail bridge at Broadway, integrating light projection to enhance visibility and sense of safety and community identity
- 7 Incorporate **neighborhood gateway signage** at the Oliver Community Farm for rail passengers arriving into Baltimore
- 8 Introduce **removable bollards** on Bethel Street to limit through traffic at intersections to a single car's width (10') to discourage speeding and through traffic and thereby fostering a safer and more hospitable pedestrian experience



Sculpture park for meditation and quiet respite



Outdoor learning and education space



Corner plaza for social gathering & events



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Bethel - Dallas Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |



Bethel-Dallas Greenway

An Outdoor Oasis

Distance
1.25 mi

EXISTING SPACES ALONG THIS LOOP

- Ellsworth Playground
- Caroline and Hoffman Park
- Aiken Park
- Bethel Playscape
- Bethel Orchard
- Oliver Community Farm

ANCHOR OPEN SPACES ALONG THIS LOOP

- Farmers Market Activation
- Art/Sculpture Park
- Outdoor Classroom NGBIW

LOOP RECOMMENDATIONS

- Characterized by a generous on-street path prioritized for pedestrians and cyclists using posts or bollards at intersections that tighten to ten feet (10') to allow one vehicle to pass at a time, improving pedestrian safety and deterring speeding and through traffic
- Additional pavement markings, furniture, and lighting treatments would encourage the loop to remain activated throughout all hours of the day
- Arts permeate the Bethel - Dallas Greenway, with art integrated directly onto Dallas St. and artworks scattered throughout the many open spaces along Bethel St.



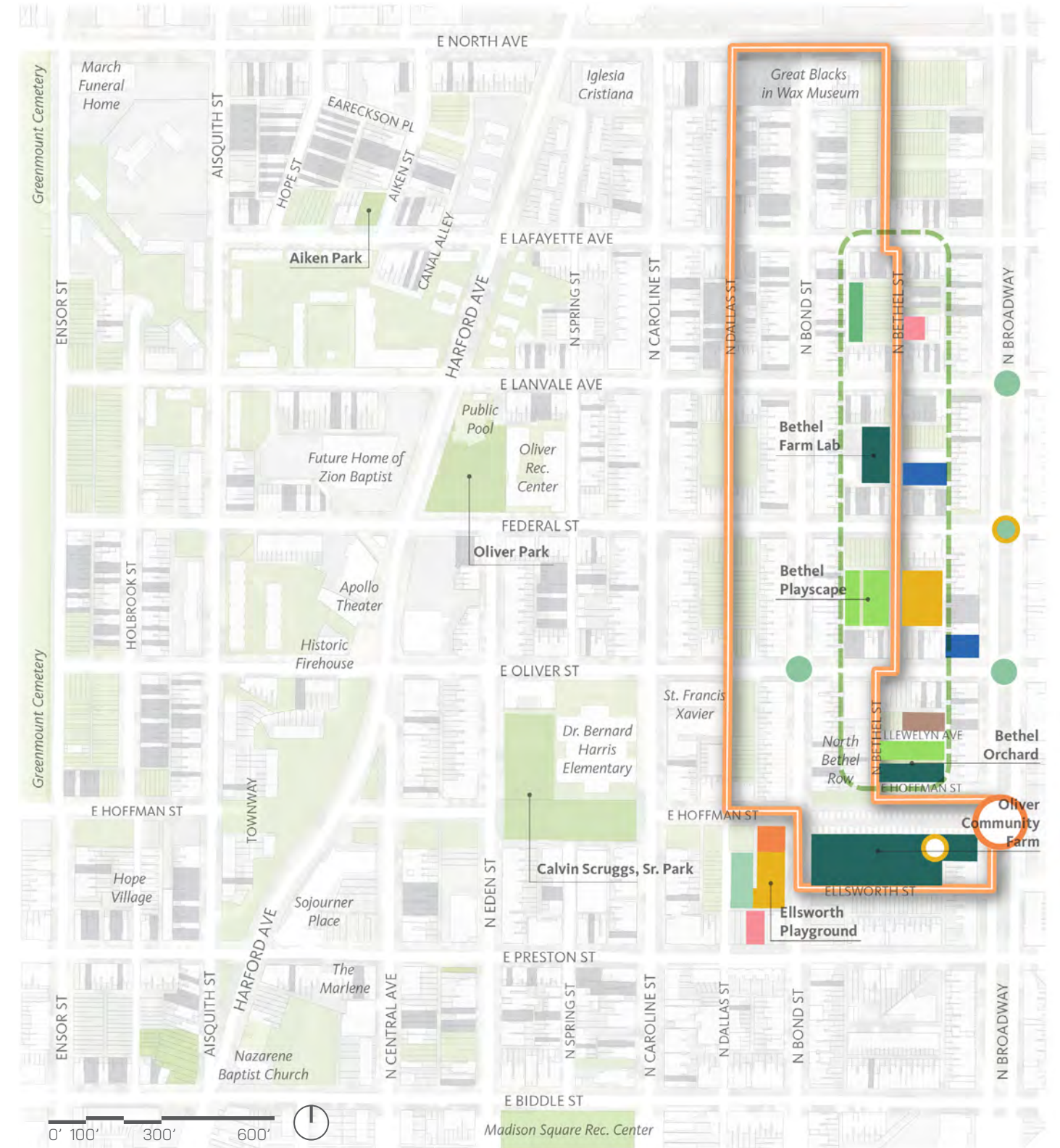
Ground Sign Wayfinding



Integrated Landscape



Little Free Library



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Bethel - Dallas Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |

Bethel Street Rowhomes & Recreation

Supporting Healthy Lifestyles & Community Connections

Bethel Street, much like other streets in the eastern half of Oliver, has been experiencing renewed investment in residential rehabilitation and new construction over recent years. Home ownership rates continue to increase while relatively high numbers of vacant lots and unoccupied rowhomes remain. As development pressure increases in this area of the neighborhood, a clear vision of long-term buildout must be in place to preserve the neighborhood's character and identity.

DEVELOPMENT RECOMMENDATIONS

The fragmented parcellation of the inner blocks along Bethel Street paired with the non-contiguous available redevelopment parcels limits the potential for broader scale redevelopment of multi-family housing projects or other larger commercial footprints. New development should prioritize single-family attached housing infill in the inner blocks to blend in with the low scale, single-family residential character that currently exists along Bethel Street. Development-specific recommendations for this focus area include:

- **Balance modest single-family rowhome / townhome development along the Bethel Street corridor with newly programmed open spaces**, with total buildout not exceed more than 50% of the combined land area total of currently available sites within this zone
- All single family infill (new construction) **should not exceed three stories and**, while not yet officially designated as a CHAP district, should generally attempt to align to the design standards presented in the City's CHAP guidelines to best protect the historic character of Oliver.

- 1 New single-family rowhomes should be designed to have an **active frontage that supports socialization** between neighbors along Bethel Street, with integrated garage access rear-loaded for

OLIVER NEIGHBORHOOD VISION PLAN

all new construction in this area, where at all possible

- 2 **High quality materials** should be used for facades to complement the surrounding rowhomes in the neighborhood. Vinyl siding and other non-conforming materials should not be used for any new construction or major renovations

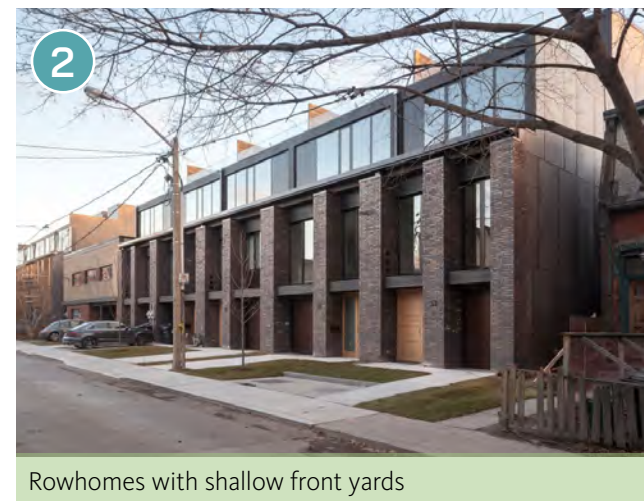
- 3 Infill single-family **housing along Lansing Avenue at Bethel Street should occupy no more than half the available parcels** east of Bethel Street, preserving the other half for dedicated open space to support the recreation program identified for this corridor

- 4 Residential infill on the 1700 block of Bethel Street (adjacent to the Adopt-a-Lot garden) should **retain the existing landscape buffer** at the rear of the parcels (due west) to the greatest extent possible and include single-family attached and/or artist housing

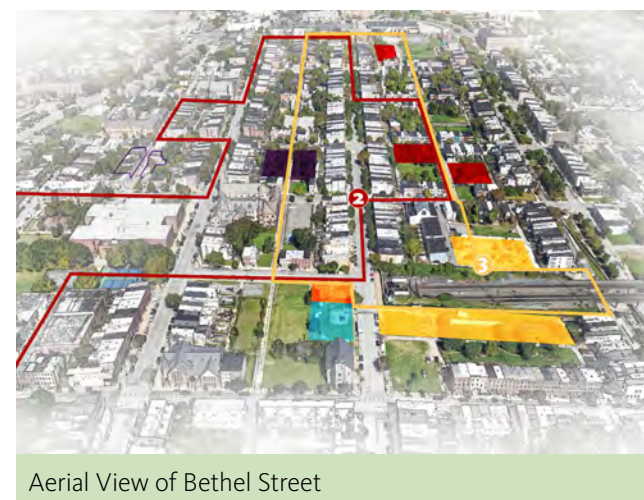
- Character: Low-scale Residential
- Opportunity: Near-Term (1-5 yrs.)
- Rowhomes & Recreation Area: 9.45 acres
- Bethel - Dallas Loop Distance: 1.15 miles



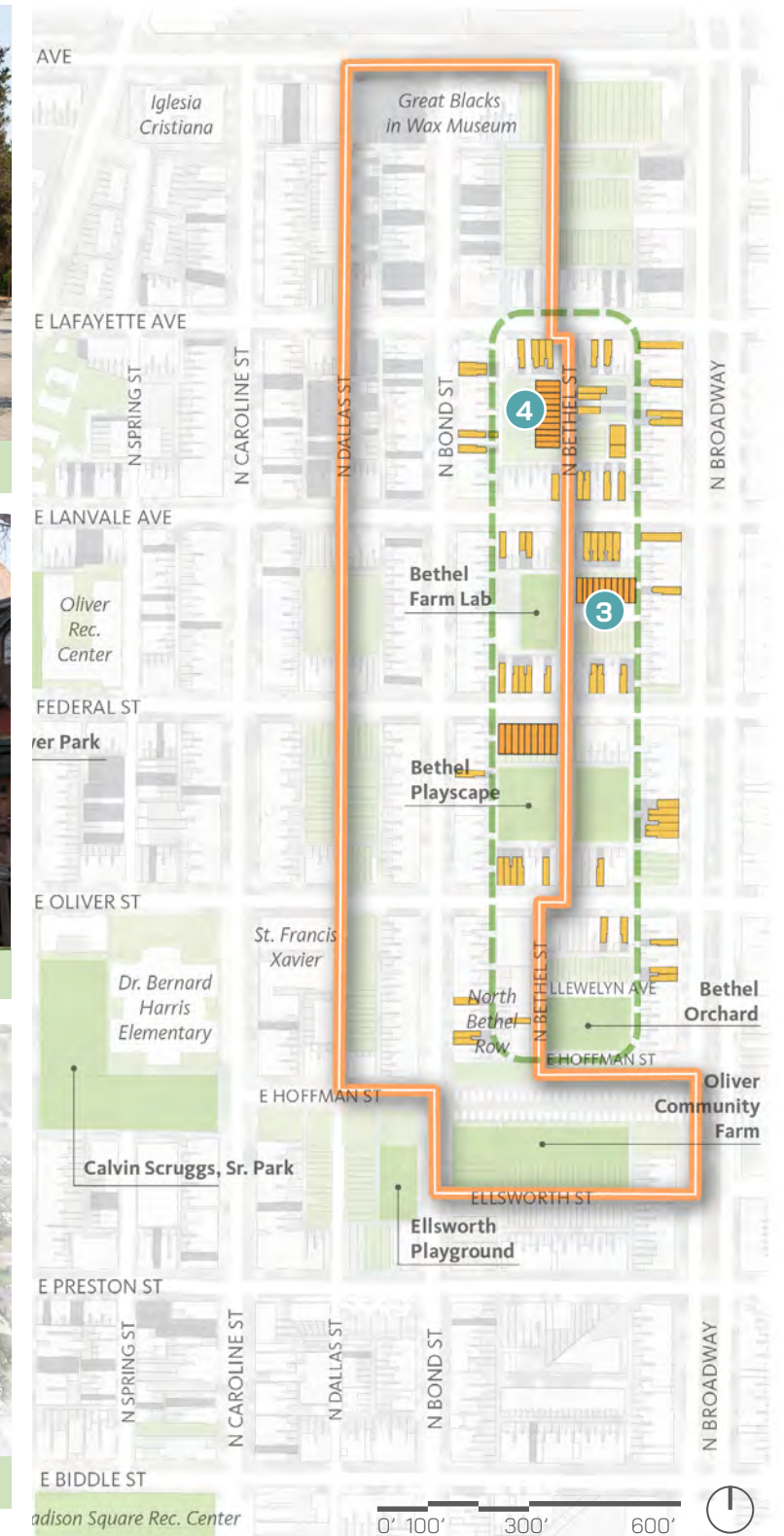
Rowhomes with native front yard plantings



Rowhomes with shallow front yards



Aerial View of Bethel Street



Legend

- New Mixed-use / Multifamily Development
- New Single Family Infill Development
- Rehabilitation / Renovation of Existing Structure

— Bethel - Dallas Loop

Dallas-Spring Arts Alley

Showcasing Local History, Arts, and Culture

Dallas and Spring Streets are narrow, 20-foot-wide alleyways that sets the perfect stage for an intimate and engaging public space for residents and visitors to enjoy. The Arts Alley ³ acts as a local hub for Oliver residents to create, exhibit, and sell their artwork and a regional destination for tourists and other Baltimore neighbors to learn about the rich culture, history, and vibrant arts community in the neighborhood.

OPEN SPACE RECOMMENDATIONS

The Arts Alley sets an intimate and engaging space for residents to create, exhibit, and sell their artistic goods. By creating an arts-focused corridor with artist housing, studio spaces, gallery and exhibition spaces, and pop-up event and vending spaces, a robust arts program will be sure to attract visitors year-round.

Despite high levels of vacancy along Dallas and Spring Streets, these streets remain almost fully built out, with limited opportunities to create or program new open spaces without some degree of demolition. As such, the primary open space for this focus area becomes the alleyway itself. Two other notable undeveloped inner block sites could host event programming in the near term, incentivizing larger scale redevelopment and supporting infill / rehabilitation in the longer term. Site-specific open space recommendations include:

- ¹ Incorporate **cafe style lighting** along segments of Dallas and Spring Streets with higher concentrations of occupied housing to promote sense of safety
- ² Support a City-sponsored study of vacant parcel ownership in the 1500 block of Dallas Street to assess the viability of future redevelopment for artist housing and studios. Work with private property owners to articulate a shared vision for redevelopment.

- ⁴ Partner long-term with DHCD for a adopt a lot program as vacant land is owned by a defunct LLC and the city. Near-term, work with the DPW, community associations and local partners to organize a **community cleanup** of the vacant lots along Dallas Street between Oliver and Federal Streets, including clearing of invasive species and dead plant growth
- ⁵ The existing inner block parking lots on the 1600 block of Dallas Street could potentially support **overflow event-day parking** for neighborhood markets or other community events
- ⁶ Develop the **Bethel-Dallas Greenway** on Dallas Street to activate underutilized and vacant inner block properties on the street *See section later in document for more details.*



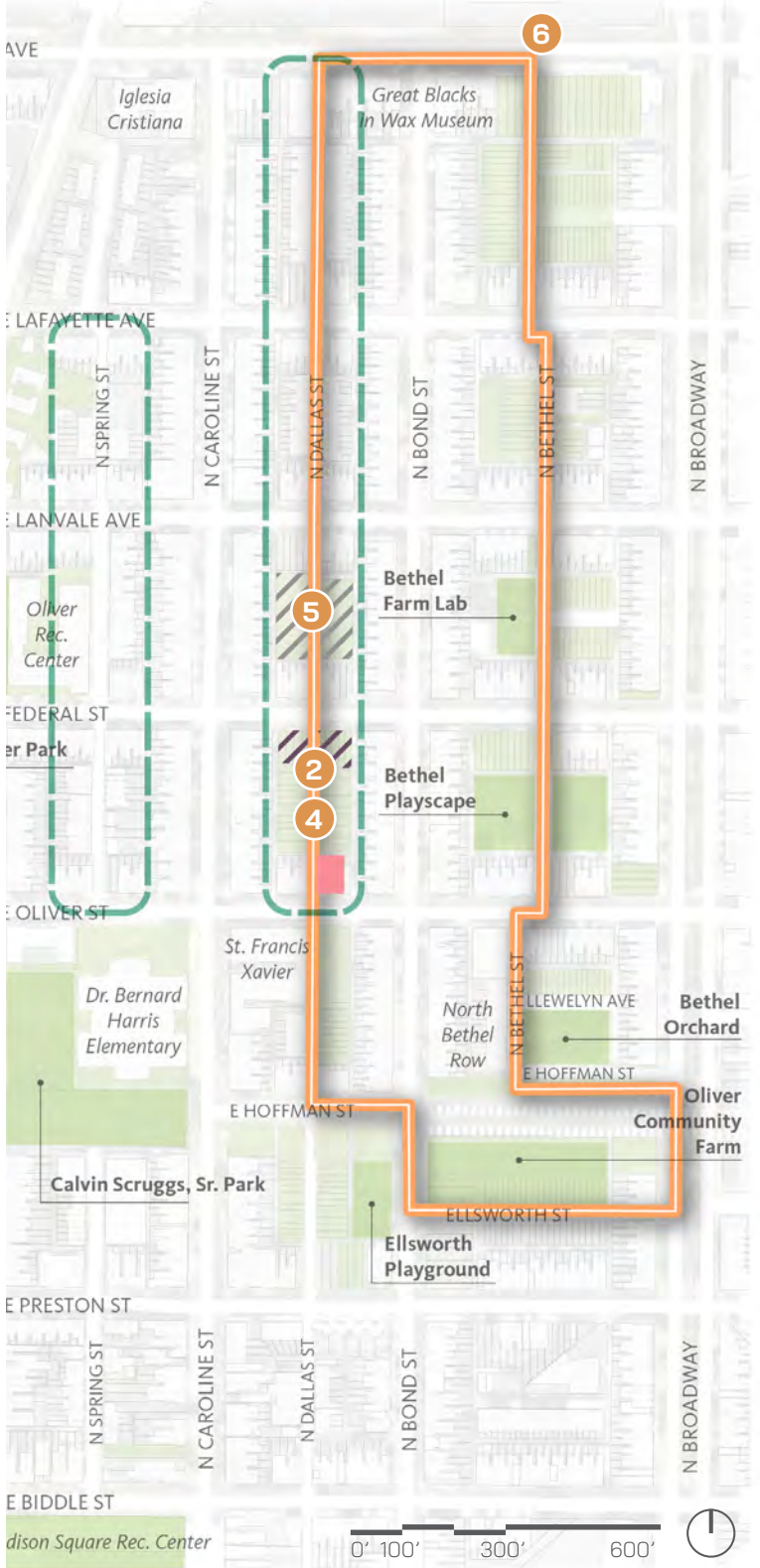
Spaces along the wellness loop can host events w/ lights



Pop-up vendor market in the public right-of-way



An artful street facade invites activation



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Bethel - Dallas Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |

Invest in Neighborhood Connectivity
through Walking Loops



STUDIO SPACE WITH
ACCESS TO ALLEYWAY

POP-UP
EVENT

ARTISTS
LIVE/WORK
SPACE

PUBLIC
ART

PAINTED WALKING
PATH

Dallas St



Dallas-Spring Arts Alley

Showcasing Local History, Arts, and Culture

The narrow, inner block quality of Dallas and Spring Streets limits viability of traditional commercial retail storefronts, and the comparatively narrow and shallow parcel dimensions complicate the feasibility of larger multifamily development. Concentrated pockets of unoccupied rowhomes and several large vacant lots offer near-term activation opportunities and investment for arts based community development and programming, such as markets, studio spaces, or events that can help to catalyze future redevelopment.

DEVELOPMENT RECOMMENDATIONS

In the near term, pop-up markets and other creative events-based programming will activate the Arts Alley and build a cultural narrative along Dallas Street. Existing vacant paved lots could be used for event-day parking, while the other vacant grass lots can be used to host vendors and/or programs with ample space and good visibility from many different directions in the neighborhood. Development recommendations include:

- 1 Target rehabilitation of existing single-family residential along Dallas and Spring Streets,** particularly adjacent to currently occupied / improved properties to re-establish a population concentration to support sense of community and safety for residents. Infill and demolition for new construction should only be encouraged in special cases
- 2 In the long term, the inner block parking lots on the 1600 block of Dallas Street could be redeveloped** in partnership with landowners and developers into **affordable artist housing, studios, and gallery and exhibition space**
- 3 Should additional demand for artist housing arise in the long term beyond needs met by the 1600 block of Dallas St, the vacant parcels along the 1500 block of Dallas Street could be redeveloped;** however, public open space should remain intact

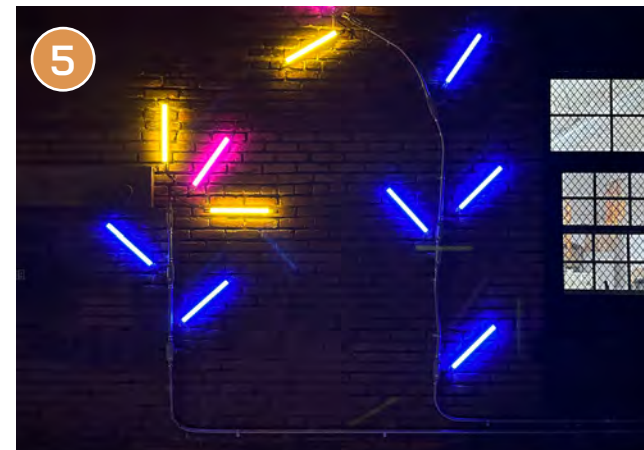
OLIVER NEIGHBORHOOD VISION PLAN

on either the east or west half of the site and tied closely into the design of the new building(s)

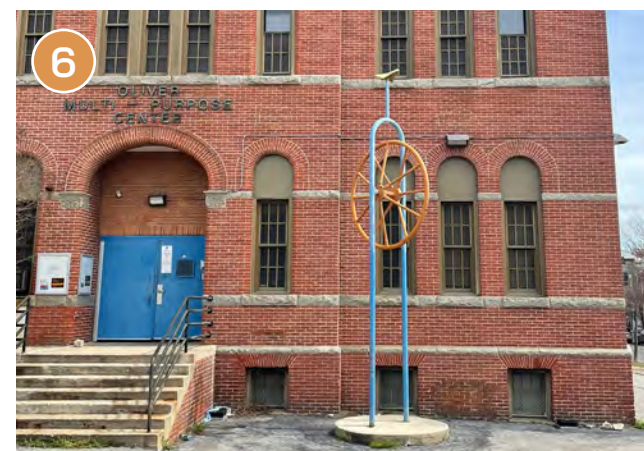
- 4 Work with the DHCD, BDC, and BOPA (Baltimore Office of Promotion & The Arts) to incentivize development of vacant city properties along the Arts Corridor as studio, gallery or exhibition space.**
- 5 Promote near-term activation of the segments of Dallas and Spring Streets highlighted within the development focus area for street pavement murals and creative facade improvements** of vacant, City-owned properties
- 6 A separate planning effort facilitated by BCRP and DHCD and other public stakeholders will determine the future of the Oliver Multi-Purpose Center,** but its re-opening will also contribute to the overall activation of Spring Street. The Oliver Neighborhood Vision Plan acknowledges the critical importance of the Oliver Multipurpose Center and supports DHCD's thorough public engagement process which will envision how this vital neighborhood asset can be reimagined and how its historic programming can be accommodated within the neighborhood on-site or elsewhere



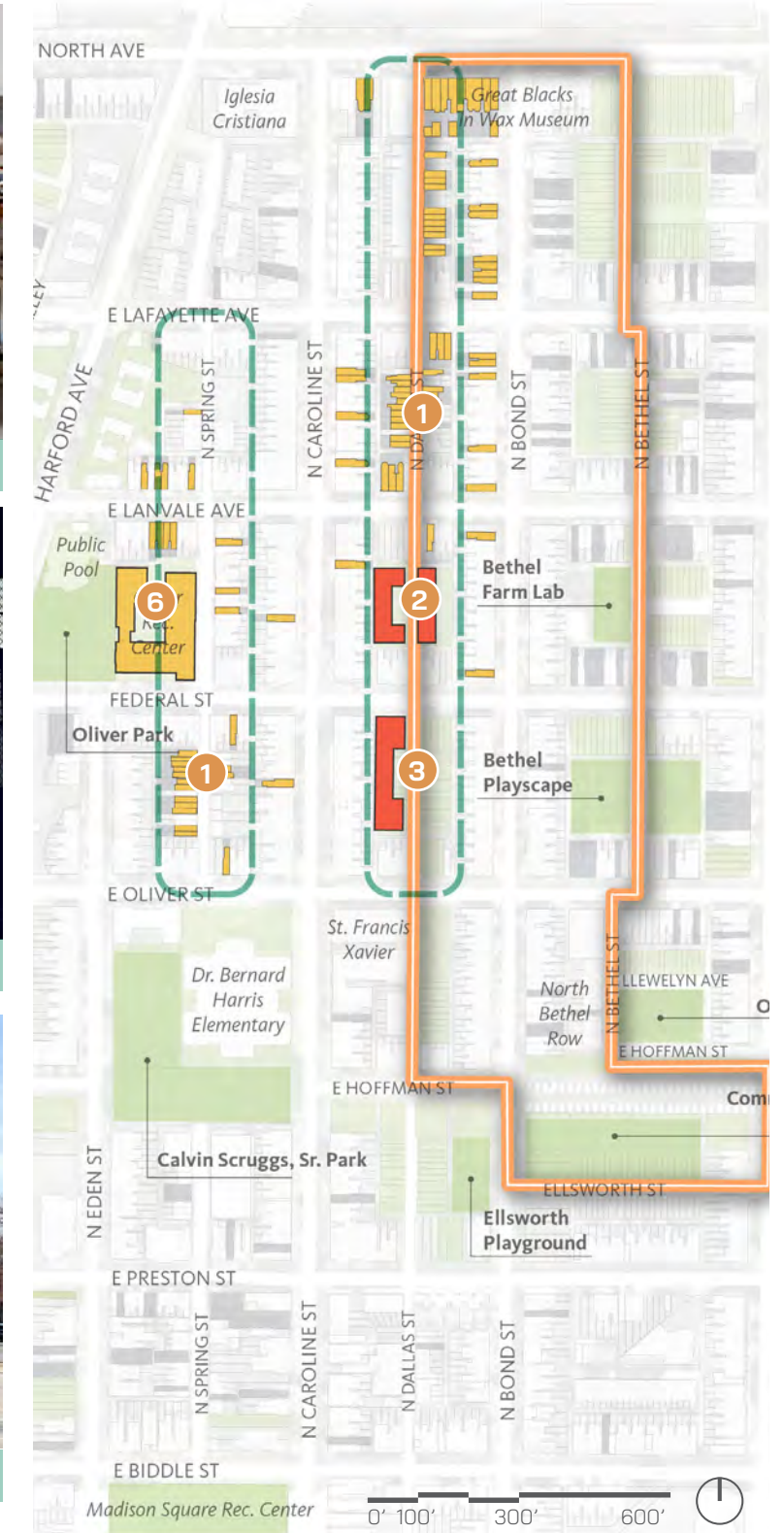
Blue Light Junction in Station North



Light Installation at Blue Light Junction Dye Studio



Activation of the Oliver Multi-Purpose Center is a priority



Legend

- New Mixed-use / Multifamily Development
- New Single Family Infill Development
- Rehabilitation / Renovation of Existing Structure

Bethel - Dallas Loop

3A Hope Aiken Revival

Invigorating a Neighborhood Gateway

Despite its high visibility and access to two major city transportation corridors: North Avenue and Harford-Aisquith, the northwestern edge of Oliver currently experiences the highest concentration of vacant properties in the neighborhood. Investments in intersection improvements and the establishment of two new neighborhood gateways will better connect this overlooked corner of Oliver into a more integrated part of the neighborhood. Focused open space enhancements around Aiken Park and Lafayette Street will elevate this existing community gathering space and serve as a social anchor of this focus area.

OPEN SPACE RECOMMENDATIONS

While significant redevelopment of this focus area is envisioned as a long-term opportunity, nearer-term investments in public space, streetscape improvements, and new neighborhood gateways can begin to shift perceptions of the area and provide new and existing residents spaces and places that demonstrate community pride and unity.

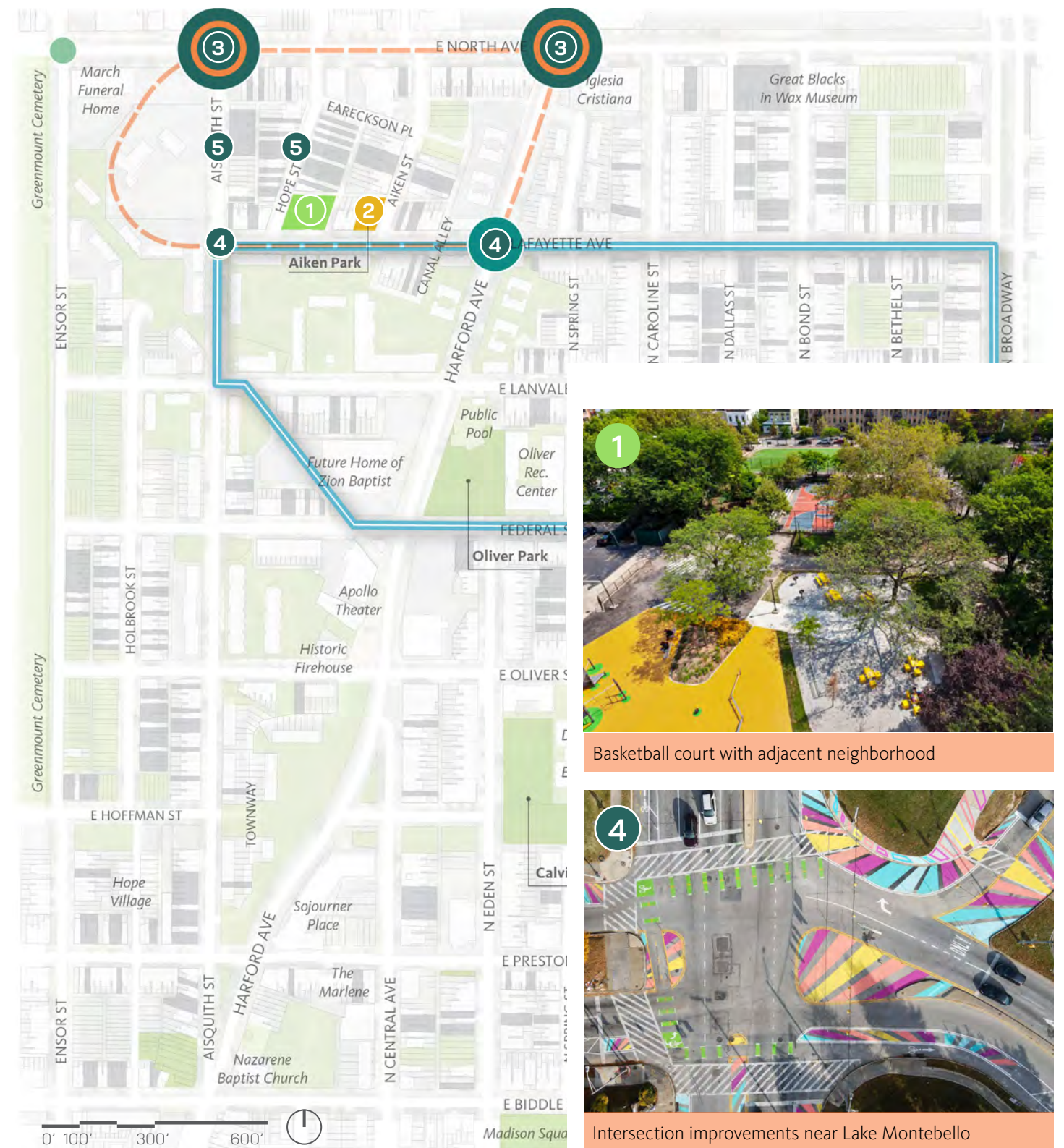
- 1 Preserve the vacant lots at the corner of Hope and Lafayette as a community park** in the long-term to complement the existing recreation facilities at Aiken Park with softer green spaces that allow for more passive recreation and gathering
- 2 Coordinate open space investments at Aiken Park (such as basketball court resurfacing and/or playground enhancements)** with Baltimore City Recreation and Parks to avoid duplication of programs or recreational offerings with the new proposed community park
- 3 Two new secondary gateways** should be implemented along North Ave. at Aisquith St. and Harford Ave. to capitalize on the high traffic volumes that enter and exit the neighborhood from these intersections. To accompany neighborhood signage and pedestrian-scale public art and/or murals, intersection improvements should prioritize

pedestrian safety by introducing **curb bump outs or other design measure to minimize crossing distance**

- 4 Additional intersection improvements** along Lafayette Ave. at Aisquith St. and Harford Ave. should focus on improving the visibility of existing crosswalks and installing enhanced crosswalks where there are none currently present
- 5 Introduce decorative overhead lighting** on Hope and Aiken Streets between North Avenue and Lafayette Street for added sense of safety and visual connectivity between these narrow alley streets and the commercial corridor on North Avenue

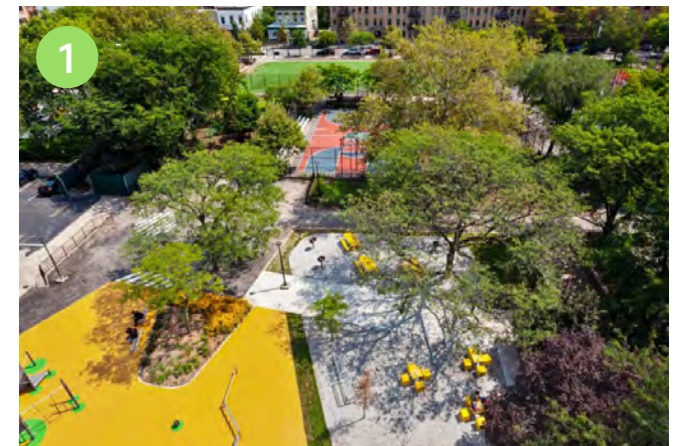


Mural placemaking activates vacant space



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Federal - Lafayette Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |



Basketball court with adjacent neighborhood



Intersection improvements near Lake Montebello



Federal - Lafayette Urban Arts Walk

Oliver Creates

Distance
1.25 mi

EXISTING SPACES ALONG THIS LOOP

- Aiken Park
- Oliver Park

ANCHOR OPEN SPACES ALONG THIS LOOP

- Dog Park
- Oliver Park
- Apollo Theatre Plaza

LOOP RECOMMENDATIONS

- The Lafayette - Federal Loop is the most “urban” of the wellness loops in Oliver. Leveraging existing sidewalks for the entirety of the route, the loop is characterized by sidewalk art panels along every block and a median sculpture park along Broadway
- Investments in infrastructure prioritize the implementation of ADA accessible sidewalk crossings and enhanced lighting to encourage use during all hours of the day. Design focus is on creating a robust public art program that enlivens the path and facades along the walking loop, using art and decorative overhead lighting (draped café lighting) to put art front and center. Street furniture can itself become art installation
- While several playgrounds and other family-friendly recreation spaces are connected by this loop, the most important connection that this loop creates is the opportunity for neighbors across the northern half of Oliver to meet one another and build community in an area of the neighborhood that has been plagued by vacancy for years



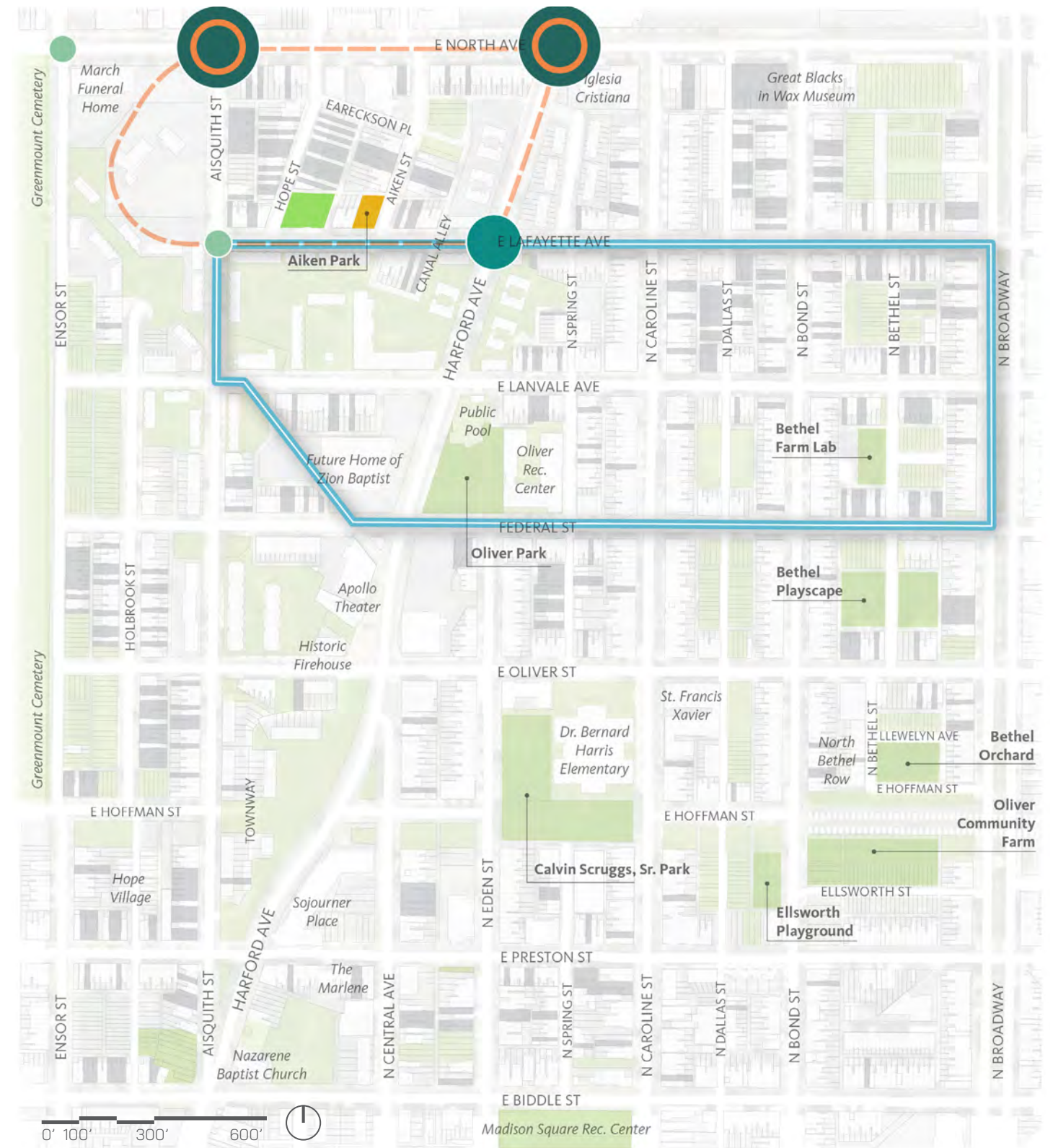
Accessible path infrastructure to strengthen access



Bold Mural Painted Path



Recreation space to bring neighbors together



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Federal - Lafayette Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |

Northwest Oliver is predominantly residential, with the exception of several local businesses present along North Avenue. The area's long-term vision preserves its residential character by prioritizing rehabilitation of vacant single-family homes and new, single-family infill aimed at attracting younger households as well as seniors looking for smaller unit sizes and walking proximity to local shops along North Avenue.

DEVELOPMENT RECOMMENDATIONS

Aisquith and North is an important gateway that should be reinforced with targeted, high-quality multi-family infill on Aisquith. The remainder of the focus area prioritizes rehabilitation of vacant single-family homes and lots and also encourages more small-scale, mixed-use shops and flats along North Avenue between 2 - 4 stories. Low-rise multifamily residential with active ground floor uses and signature architectural features would be appropriate to site along Aisquith to activate the streetscape and complement the newly established neighborhood gateway on Aisquith to evoke a sense of energy and arrival.

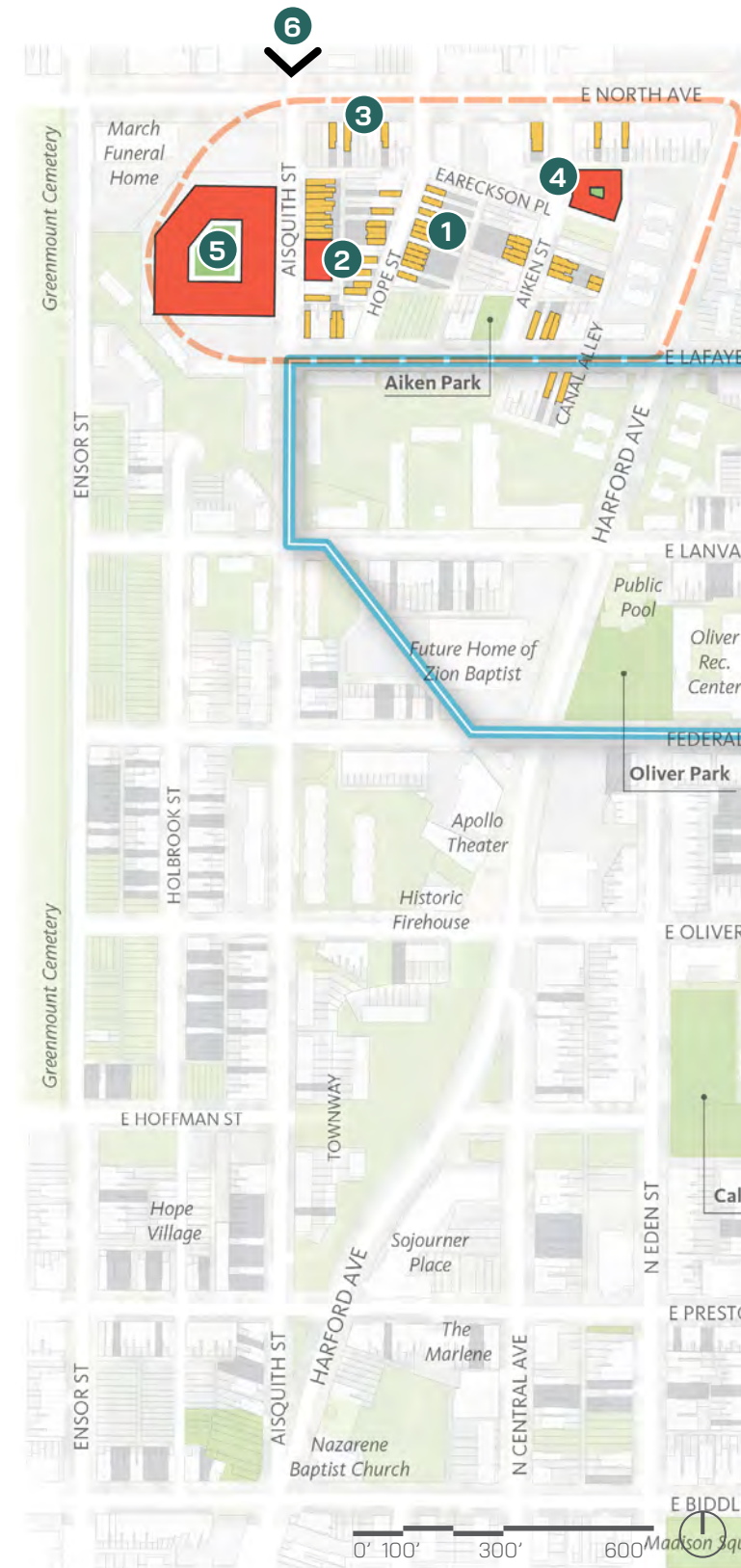
- 1 Enforce the existing City policy regarding the 12-month timeline to complete all necessary renovations and the certificate of occupancy following the purchase and settlement of all City-owned properties to ensure developer accountability and **boost neighborhood occupancy**
- 2 **Stacked 2-over-2 townhome infill** could be developed across from the larger multifamily building along Aisquith to add some contextually sensitive density to this corner of the neighborhood
- 3 Encourage the City to facilitate minor opportunities to introduce low scale multifamily or stacked townhomes through an RFQ or bundle sale process

OLIVER NEIGHBORHOOD VISION PLAN

- 4 **Small-scale multifamily residential or infill townhome development** could be sited at the intersection of Eareckson Place and Aiken Street and parked with the adjacent surface lot to the south
- 5 The large industrial site south of the funeral home on North Avenue could, in the long-term, become viable for **multifamily residential redevelopment with structured podium parking**. Its prominence along Aisquith Street lends itself well to small-scale retail and integrated public art along the right-of-way that mark entry into the Oliver neighborhood

This focus area is uniquely positioned at the crossroads of Historic East Baltimore, adjacent to Green Mount Cemetery, and surrounded by major urban thoroughfares that connect Oliver to the greater region. In the long-term, the location and accessibility of this area will be its greatest asset and an opportunity to revive the neighborhood spirit that once thrived here.

- Character: Low-scale Residential Infill
- Opportunity: Long-Term (10+yrs)
- Community Stabilization Area: 11.00 acres
- Lafayette-Federal Loop Distance: 1.25 miles



Traditional rowhomes with modern detailing



Modestly sized units fit within smaller lot limits



Aerial View of Aisquith

3B

Ensor Holbrook Multifamily Densification Neighborhood Growth Via Diverse Housing Options

The Ensor-Holbrook Loop anchors the development focus area along the western edge of the neighborhood. In the near term, vacant blocks are cleaned up and replanted with native landscaping and programmed with community gardening spaces. Additional community green space is provided towards Hoffman Street to balance resident access across the eastern and western halves of the neighborhood. Given the contiguous blocks of vacant homes and land, there is long-term potential to target this zone for mixed-use multi-family residential development. The native landscapes used to activate the area would be integrated into permanent Ensor-Holbrook loop, with integrated rain gardens and native plants along the sidewalks.

OPEN SPACE RECOMMENDATIONS

Naturalized landscapes beautify and activate this zone in the near term. The Ensor Holbrook loop integrates rain gardens and native plantings along the streetscape to complement long-term redevelopment for mixed-use, multifamily housing. Open space recommendations include:

- 1 Work with non-profit partners to **establish a walking loop on Ensor and Holbrook** that features educational signage on plant species and the benefits of native plantings on water management and habitat creation. The loop can be tested in the near term by creating a painted chevron or logo (perhaps a native flower) to lead walkers around the loop as community green spaces are improved and established.
- 2 As redevelopment occupies these blocks, the long-term loop will be incorporated into the sidewalk zone with **gracious planting zones that host native plants and rain gardens** to retain this character and identity
- 3 Work with the City and non-profit partners to **introduce native plantings at the peripheries of vacant blocks** to deter future illegal dumping and to beautify the area with low maintenance landscaping
- 4 Retain the **community garden at the corner of Lanvale and Holbrook Streets** and consider expansion of the garden into the parcels along Ensor St.
- 5 As the population of Oliver west of Harford Ave. grows in accordance with densification of existing vacant blocks, work with local partners to develop a **play space / playground at the corner of Holbrook and Hoffman Streets** to serve new, young families in this part of the neighborhood
- 6 Advocate for **intersection improvements** along Aisquith at Lanvale, Federal, and Oliver Streets
- 7 **Secondary gateway signage** should be incorporated at Ensor and Hoffman, Preston and Biddle as connection points from the Johnston Square neighborhood
- 8 **Preserve the large vacant lot south of Hoffman Street** between Ensor and Holbrook as a community green space that visually and programmatically links the Hoffman Greenway between Johnston Square and Oliver
- 9 Establish a **long-term maintenance strategy** for 1200-1600 blocks of Ensor-Holbrook to remove all illegal dumping debris and deter future dumping



Legend

- | | | | |
|----------------------|-------------------|------------------------|--------------------------------|
| Art / Sculpture Park | Farmer's Market | Passive Lawn | Ensor-Holbrook Loop |
| Community Garden | Hardscape Plaza | Playspace / Playground | Primary Intersection / Gateway |
| Dog Park | Native Landscape | Public Parking | Secondary Int. / Gateway |
| Farm / Orchard | Neighborhood Park | Water Mgmt. Area | Tertiary Int. / Gateway |



Temporary wildflower garden and path



Native plants tie together new & existing blocks



Rain gardens along multifamily frontages



Ensor - Holbrook Walking Loop

Re-wilding Oliver

Distance
0.70 mi

EXISTING SPACES ALONG THIS LOOP

- Green Mount Cemetery

ANCHOR OPEN SPACES ALONG THIS LOOP

- Native landscaping
- Playground

LOOP RECOMMENDATIONS

- In the near term, vacant blocks are cleaned up and replanted with native landscaping and programmed with community gardening spaces
- The loop can be tested in the near term by creating a painted chevron or logo (perhaps a native flower) to lead walkers around the loop to admire the planted gardens and native landscapes at key vantage points
- The naturalized landscapes that activate the area would be re-designed in conjunction with redevelopment of these blocks as part of the long-term vision, with gratuitous planting beds in the sidewalk zone with that host native plants and rain gardens that retain the natural character of the loop



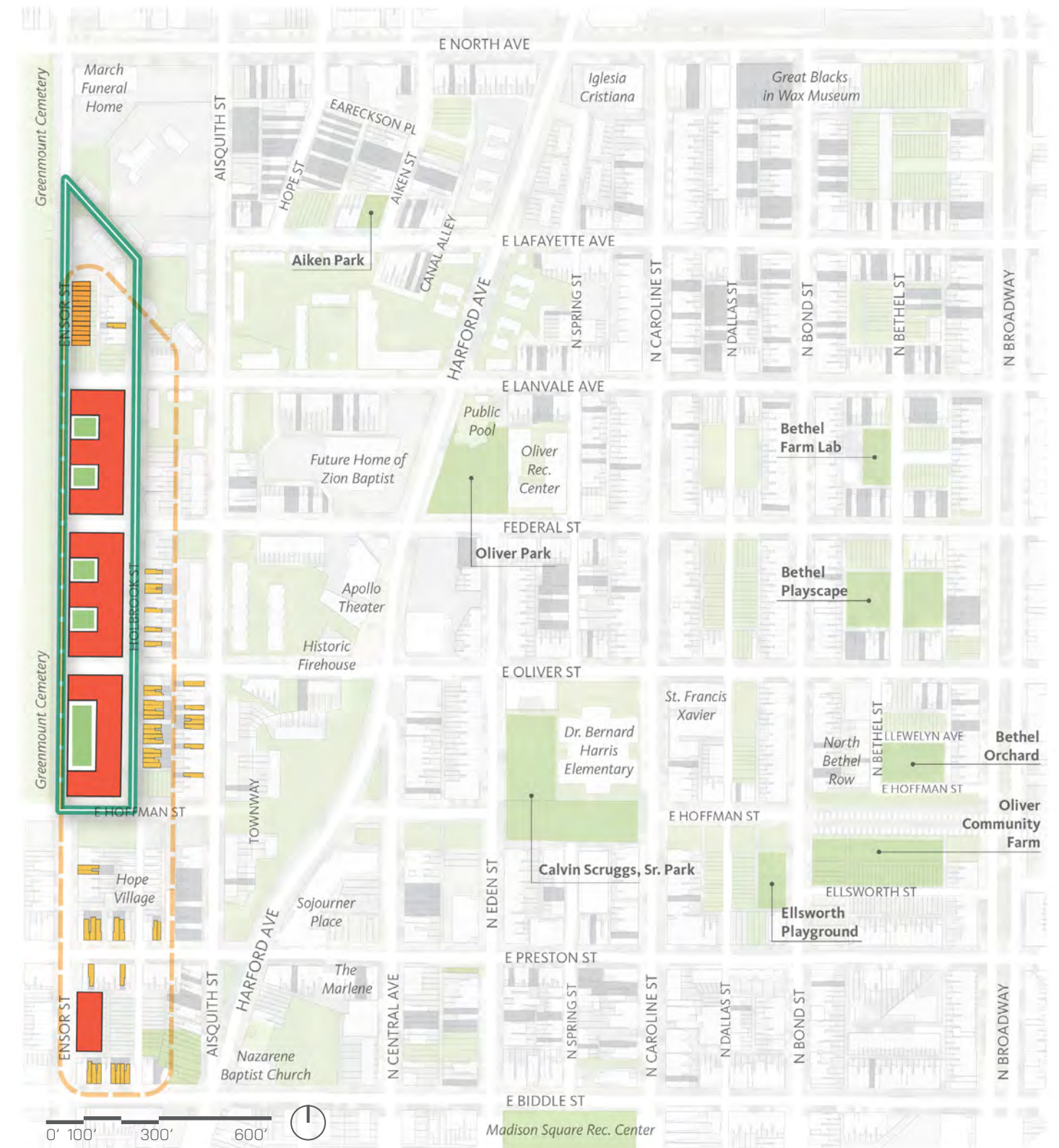
Sculptural signage activates walking loop



Paths protect multimodal transit



Placemaking strategies to integrate planting and lighting



Legend

- New Mixed-use / Multifamily Development
- New Single Family Infill Development
- Rehabilitation / Renovation of Existing Structure

— Ensor-Holbrook Loop

Contextually Sensitive Development
Infill Strategy on Ensor St.



ANCHOR BUILDING
AT GATEWAY

Gateway Place

Gateway Place

NATIVE
PLANTS

COMMUNITY - LED
PLACEMAKING

PUBLIC
ART

MOBILITY
LANES

Hoffman St

3B Ensor Holbrook Multi Family Densification

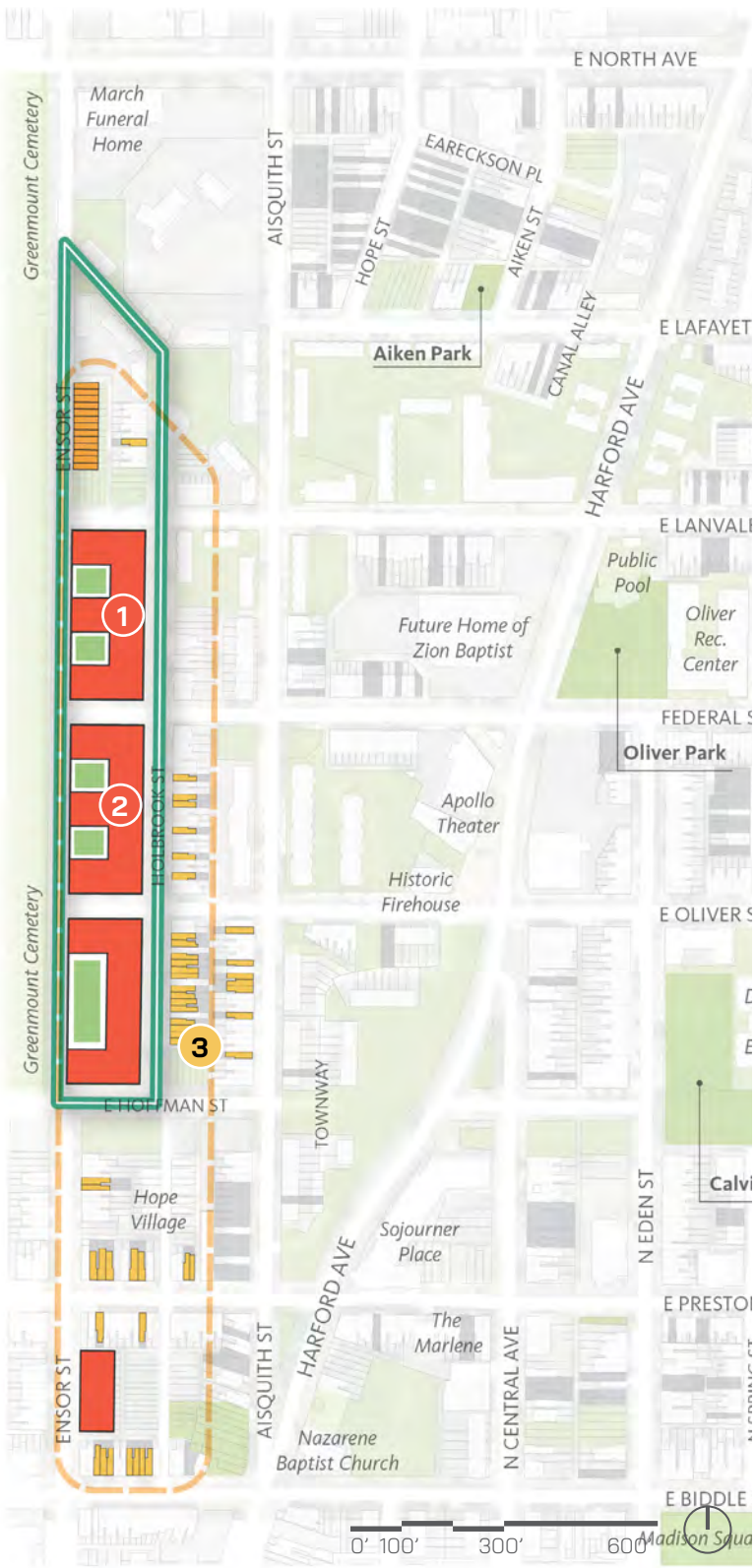
Neighborhood Growth Via Diverse Housing Options

The high concentration of vacant land in this focus area holds Oliver’s best potential to attract multi-family development consistent with underlying zoning into the community. The corner of Ensor and Hoffman has the potential to attract a local commercial anchor to activate the Hoffman Greenway that connects Oliver to Johnston Square.

DEVELOPMENT RECOMMENDATIONS

- 1 Redevelop the 1400-1700 blocks of Ensor Street with **multi-family development consistent with underlying zoning**. Walk-up ground floor units should be prioritized along the Holbrook Street frontage to maintain an active street presence, with parking accessed from the Federal or Lanvale sides of the block
- 2 Consider a **blended redevelopment strategy** for the block between Ensor and Holbrook, and Federal and Oliver that redevelops the western half of the block (towards Ensor) for stacked townhomes with rear-loaded garages or as one linear multifamily apartment building with tuck under surface parking. The eastern half of the block should prioritize single family rowhome infill and/or rehabilitation to retain as much of the original building stock as possible
- 3 Work with the City and private developer partners to **acquire the remaining vacant lots and structures** along Ensor Street between Lanvale and Federal Streets, and Hoffman and Oliver Streets

- Character: Mixed Use Multi-family
- Opportunity: Long-Term (10+yrs)
- Multi-Family Densification Area: 14.75 acres
- Ensor-Holbrook Loop Distance: 0.70 miles



Legend

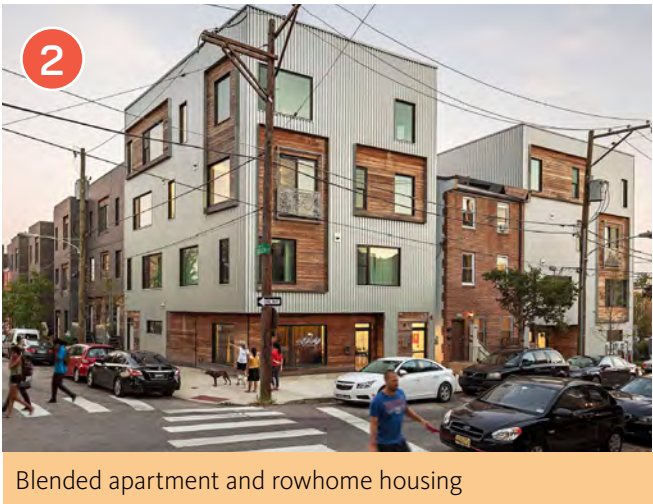
- New Mixed-use / Multifamily Development
- New Single Family Infill Development
- Rehabilitation / Renovation of Existing Structure
- Ensor-Holbrook Loop



Retail corner at Hoffman and Ensor Streets



Multifamily housing with walk-up units



Blended apartment and rowhome housing

4A

Complete Streets Vision

Identifying Neighborhood Roadway Typologies

The Baltimore City Complete Streets Manual establishes design guidelines for classifying and standardizing roadway layouts. These design standards work to reprioritize modal hierarchy for pedestrians, bicyclists, and transit users in planning and roadway design to increase mobility, access, and quality of life across Baltimore. The Vision Plan attributes each street in Oliver to one of these unique roadway designations to better inform future design interventions in the neighborhood. Each of the five (5) distinct typologies found in Oliver have been outlined below along with the corresponding roadway segments applicable to these design standards:



NEIGHBORHOOD CORRIDOR

- Aiken Street
- Bond Street
- Eareckson Place
- Eden Street
- Ensor Street
- Holbrook Street (all segments except 1200 and 1300 blocks)
- Hoffman Street (all segments except 1600 block)
- Hope Street
- Lafayette Street
- Lanvale Street
- Spring Street (all segments except 1600 block)
- Townway

URBAN CENTER CONNECTOR

- Aisquith Street
- Harford Avenue
- North Avenue

URBAN VILLAGE NEIGHBORHOOD

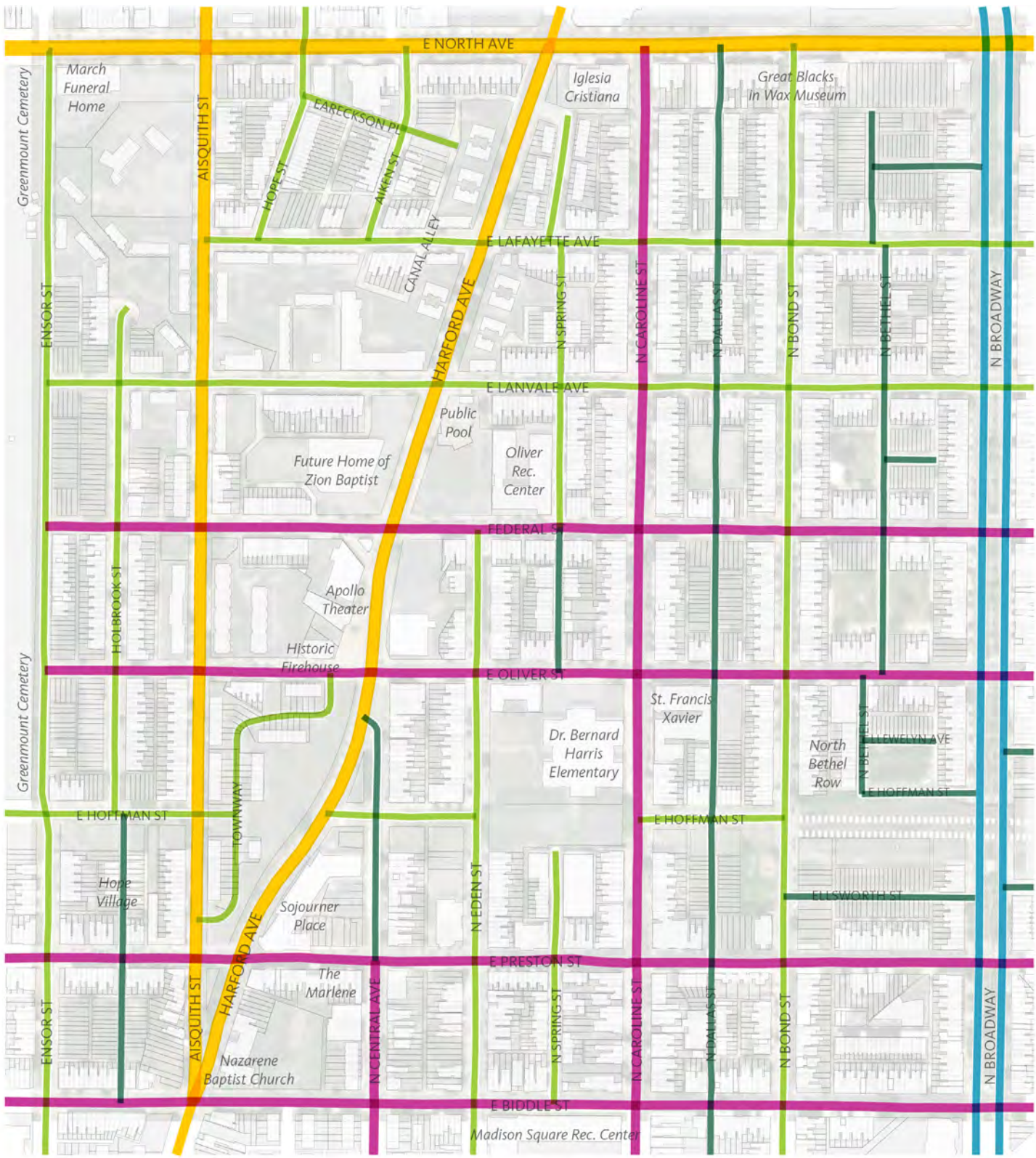
- Biddle Street
- Caroline Street
- Central Avenue (all segments except 1300 and 1400 blocks)
- Federal Street
- Oliver Street
- Preston Street

URBAN VILLAGE SHARED

- Bethel Street
- Central Avenue (1300 and 1400 blocks)
- Dallas Street
- Eareckson Place (1600 block)
- Ellsworth Street
- Hoffman Street (1600 block)
- Holbrook Street (1200 and 1300 blocks)
- Lansing Avenue
- Llewelyn Avenue
- Spring Street (1600 block)

BOULEVARD

- Broadway



Legend

- Urban Center Connector
- Neighborhood Corridor
- Boulevard

- Urban Village Neighborhood
- Urban Village Shared

0' 100' 300' 600'

Priority Street Projects

Street-Specific Traffic Calming and Safety Measures

By integrating Oliver's street types with the city's broader commitment to Complete Streets, we can ensure that our roadways are safe, accessible, and equitable for all users. Creating interventions on existing streets challenges not only meets the needs of the community today but also support a more sustainable and inclusive future where multimodal transportation is supported through transportation infrastructure.

STREET RECOMMENDATIONS

- 1

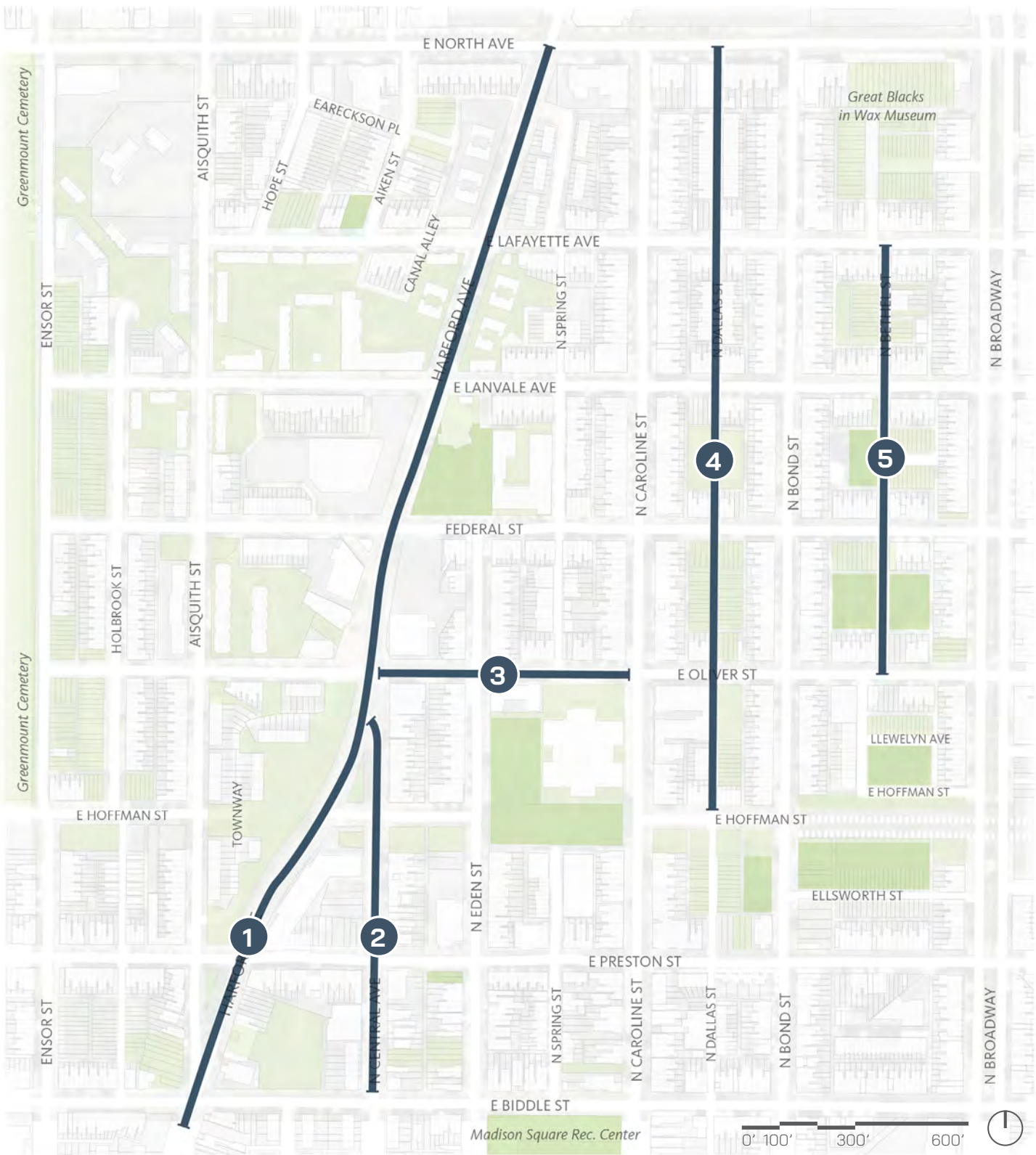
Harford Avenue
 - Convert Harford Ave. to a two-way street with one lane of travel in each direction, a central turn lane, and parallel parking on each side adjacent to the curb. Curb bump outs and enhanced crosswalks should be implemented at each intersection along this segment of the street through Oliver to slow turning traffic and decrease pedestrian crossing distance.
- 2

Central Avenue
 - Reimagine the 1300 and 1400 blocks as a curbless, shared street that provides vehicular access for residents and parallel parking while also facilitating opportunities for temporary street closures for events and neighborhood celebrations.
 - Install an electric charging station in the 1300 block of N. Central Avenue (adjacent to Sojourner Place)
- 3

Oliver Street
 - Install painted curb bump outs with large, movable planters at the intersections of Oliver with Harford Avenue and Oliver with Caroline Street so that planters can be moved by forklift to temporarily open the 1300 – 1400 blocks of Oliver Street for pedestrian-oriented community events and festivals
- 4

Dallas Street
 - Solicit a series of street murals within the existing cartway to activate the 1400 – 1800 blocks of Dallas Street, utilizing removable bollards at the end of each block spaced 10’ apart to discourage speeding while still allowing for local traffic access
- 5

Bethel Street
 - Delineate a 10’ painted, on-street walking path along the west curb line for the 1400 – 1800 blocks of Bethel Street, with removable bollards at the end of each block spaced 10’ apart to discourage speeding while still allowing for local traffic access



Legend

— Street Project Extents (Approx.)

4A Typical Street Sections

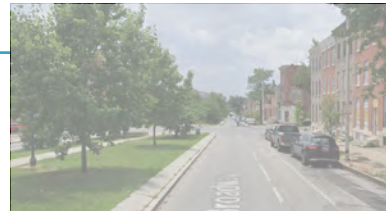
Proportional Right-of-Way Allocations by Typology

Aligning Oliver Street Typologies to Baltimore City's Complete Street Ordinance to identify opportunities to elevate the priority of pedestrians, bicyclists, and transit users in planning and roadway design.



Boulevard

Boulevard streets are connectors or important places with important civic and natural places and often feature longer block lengths.



EXISTING | N BROADWAY



PROPOSED | EUTAW PLACE

Urban Center Connector

Urban Center Connectors can be truck routes and/or frequent transit routes where a high level of public and private investment in pedestrian and transit infrastructure is anticipated to support high quality, reliable transit service.



EXISTING | HARFORD AVE.



PROPOSED | YORK RD.

Urban Village Neighborhood

Urban Village Neighborhood Streets prioritize mixed land uses, emphasizing residential and curbside amenities while accommodating parking, loading, and community events like farmer's markets and festivals.



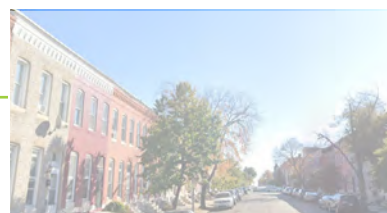
EXISTING | CAROLINE ST.



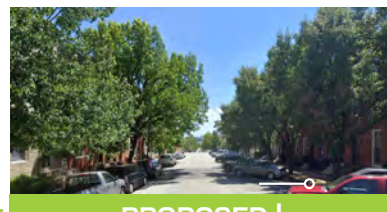
PROPOSED | WASHINGTON BLVD.

Neighborhood Corridor

Neighborhood Corridor streets are designed to encourage slower traffic speeds and minimize the number of travel lanes in order to enhance pedestrian and bicycle safety.



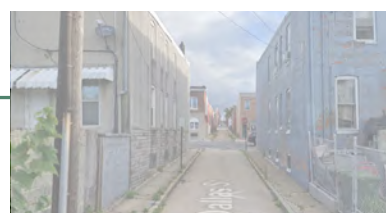
EXISTING | BOND ST.



PROPOSED | S MONTFORD AVE

Urban Village Shared

Urban Village Shared Streets are designed for all modes of transit and can support a variety of land uses, including retail activity, entertainment venues, restaurants.



EXISTING | DALLAS ST.



PROPOSED | DURHAM ST.

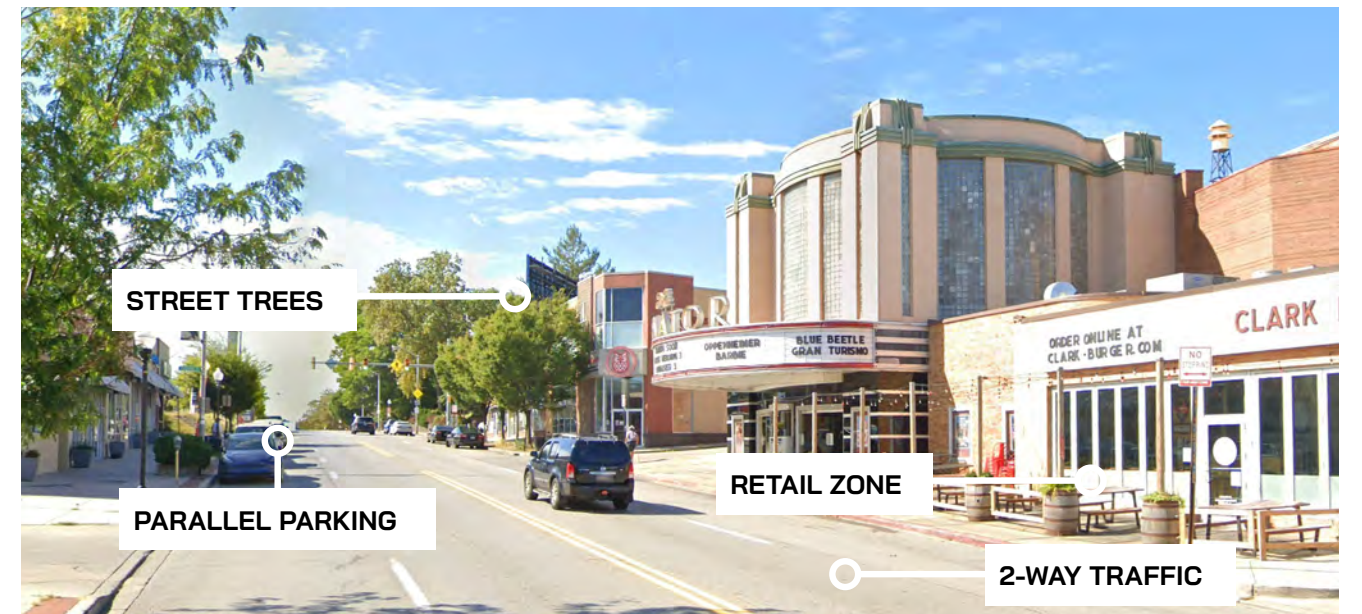
Urban Center Connector

Urban Center Connectors can be truck routes and/or frequent transit routes where a high level of public and private investment in pedestrian and transit infrastructure is anticipated to support high quality, reliable transit service.



EXISTING

HARFORD AVENUE



STREET TREES

PARALLEL PARKING

RETAIL ZONE

2-WAY TRAFFIC

PROPOSED | URBAN CENTER CONNECTOR

YORK ROAD

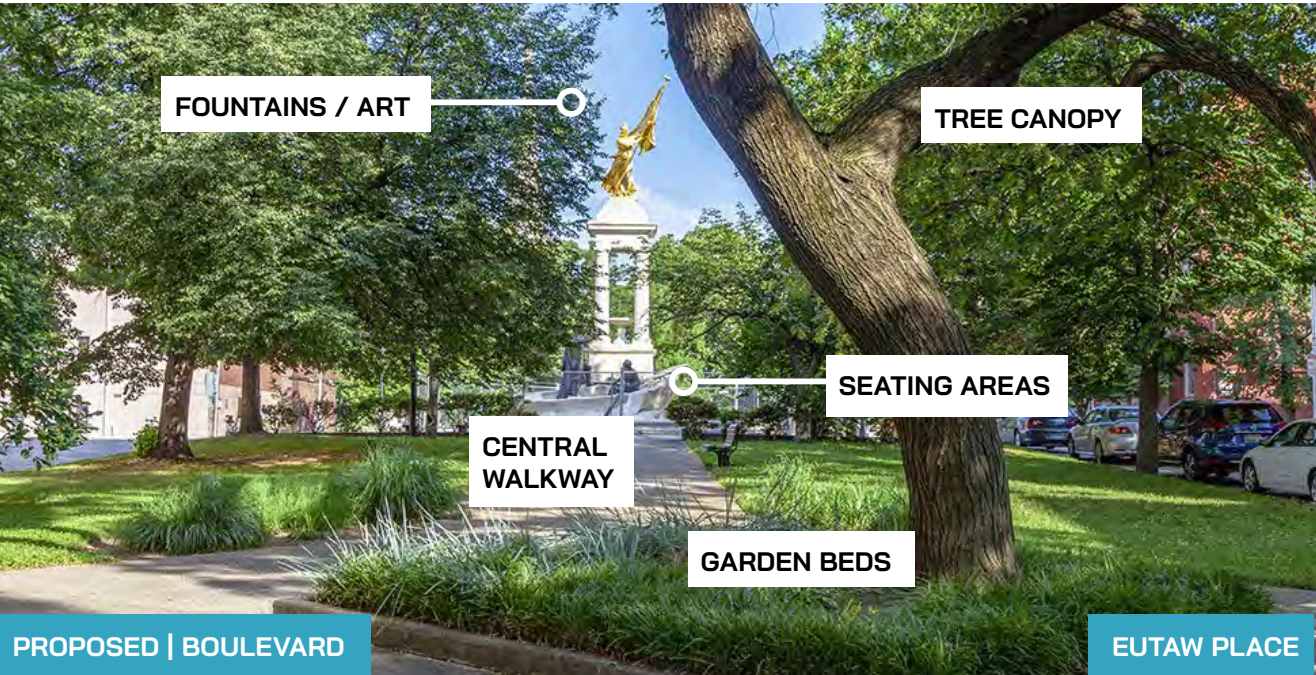
Urban Village Neighborhood

Urban Village Neighborhood Streets prioritize mixed land uses, emphasizing residential and curbside amenities while accommodating parking, loading, and community events like farmer’s markets and festivals.



Boulevard

Boulevard streets are connectors or important places with important civic and natural places and often feature longer block lengths.



Neighborhood Corridor

Neighborhood Corridor streets are designed to encourage slower traffic speeds and minimize the number of travel lanes in order to enhance pedestrian and bicycle safety.



Urban Village Shared

Urban Village Shared Streets are designed for all modes of transit and can support a variety of land uses, including retail activity, entertainment venues, restaurants.



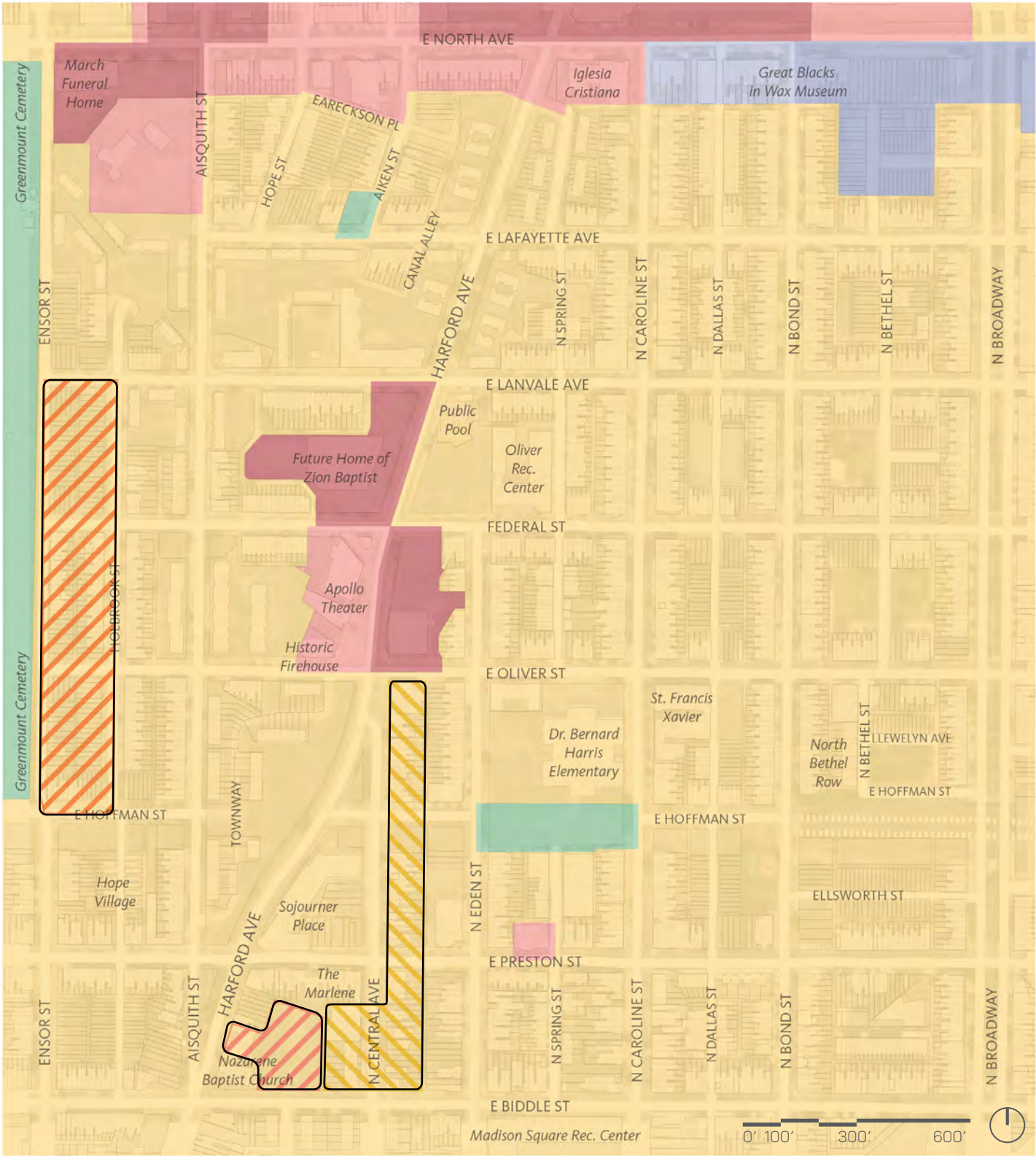
Future Neighborhood Zoning

Recommendations for Proposed Zoning Revisions

The vision plan recommendations largely adhere to underlying zoning in-place today and align with the City’s Comprehensive Plan update. However, several parcels within the focus areas could incorporate zoning changes to maximize community benefits including:

- All single family infill (new construction) should not exceed three stories and, while not yet officially designated as a CHAP district, should generally attempt to align to the design standards presented in the City's CHAP guidelines to best protect the historic character of Oliver.
- New Single-family infill (new construction) should not exceed the height of the existing development on the block without express Community Association and City approval.
- Develop an on-going maintenance strategy for key redevelopment focus areas (1400 - 1700 Ensor-Holbrook, 1500 Dallas, 1400 - 1700 Bethel) that identifies the key partners and potential funding sources to complete the work required
- Develop a collaborative community process to identify potential sites for a permanent, long-term farmers market
- Explore the level of resident interest in establishing a Rowhouse Mixed-Use (R-MU) Overlay District for the 1400 block of Central Ave to create more opportunities for small-scale, local businesses to establish themselves in the neighborhood

- Expand the R-MU overlay southward to the 1200 and 1300 blocks in response to the success of the overlay in the 1400 block of Central Avenue
- Rezone the 1400 – 1600 blocks of the Holbrook-Ensor corridor to R-10 High Density Residential District to allow for a greater concentration of housing units and neighborhood commercial establishments (Option should be exercised only if housing market demand warrants targeted upzoning in Oliver)
- Rezone 1217 Harford Avenue to C-1 Neighborhood Business District to allow for a greater housing density and a broader and more intensive concentration of neighborhood-serving commercial establishments (Option should be exercised only if housing market demand warrants targeted upzoning in Oliver)
- Support the implementation of the Oliver Greening Master Plan, leveraging the more detailed public realm and open space recommendations developed through that planning effort in close alignment with the core goals and ideals of the Vision Plan



Legend

- | | | |
|---------------------------|-----------------------------|---------------------------------|
| R-8 Rowhouse Residential | OS Open Space | C-1 Neighborhood Business (Opt) |
| C-1 Neighborhood Business | OR-1 Office Residential | R-10 High-Density Resi. (Opt.) |
| C-2 Community Commercial | OR-1/R-MU Rowhome Mixed-Use | R-MU Rowhome Mixed Use Overlay |

Phasing Approach

The recommendations presented in this Vision Plan lay out an aspirational, yet implementable redevelopment strategy for Oliver that can be achieved incrementally over time. While market conditions will continue to shift throughout the duration of this plan's lifetime, there are certain focus areas today which, given their existing building assets and redevelopment inertia, are more likely to see investment in the near term. The Vision Plan proposes the following phasing approach to broadly categorize time horizons for neighborhood investment priorities by focus area:

- 1

Near-Term (1 - 3 years): Bethel Street and Oliver Central

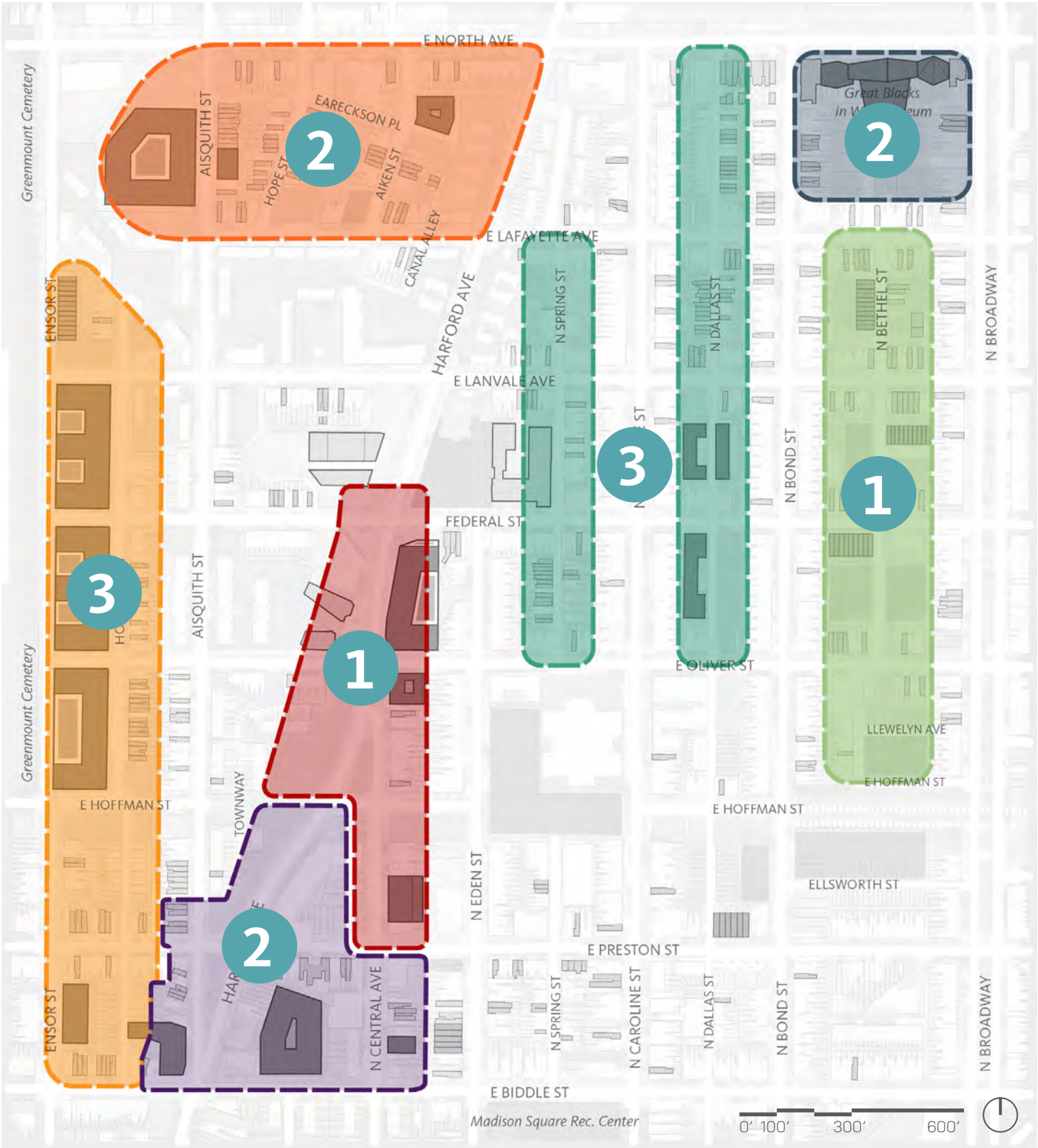
Complement on-going investment along Bethel Street by implementing the open space recommendations and infill strategies outlined in the plan. Support near-term reinvestment in the historic firehouse and Apollo Theatre along Harford Avenue to ensure the preservation of these one-of-a-kind neighborhood assets.
- 2

Mid-Term (3 - 5 years): Harford Gateway, Hope-Aiken, and NGBIW

As reinvestment energy builds along Harford Avenue, new mixed-use residential will infill vacant lots within the Harford Gateway. Expansion of the National Great Blacks in Wax along North Avenue will reinvigorate this segment of the corridor and activate other investment opportunities in Hope-Aiken.
- 3

Long-Term (5 - 10 years): Dallas-Spring and Ensor-Holbrook

With the stabilization of smaller pockets of concentrated vacancy, market demand for additional housing and commercial uses will increase, facilitating larger-scale mixed-use residential construction along the Ensor-Holbrook corridor and the infill of artist housing and single-family rehabilitation along Dallas Street.



Legend

National Great Blacks In Wax Gateway

Hope-Aiken Revival

Harford Gateway

Bethel Street Rowhomes & Recreation

Ensor-Holbrook Densification

New Multifamily Construction

Dallas- Spring Arts Corridor

Oliver Central

Renovation and/or Single Family Infill

IMPLEMENTATION MATRIX

Implementation Matrix

Open Space Recommendations

Area of Focus Recommendations		1-3 Years	3-5 Years	5-10 Years	10+ Years	Community Champion	Potential Supporting Partners
Oliver Central	Preserve Oliver Park to the west of the existing Multi-purpose Center as a neighborhood park and green space to soften the Harford Ave street edge and buffer children from the busy roadway	●				Oliver Community Associations	Baltimore Parks & Recreation, DHCD
	Create a tree-covered plaza at the corner of Oliver St and Harford Ave for spill out retail space and public gathering space			●		Oliver Community Associations	Apollo Theatre and Historic Firehouse (private property owners) the Baltimore Tree Trust, and Parks and People
	Close through traffic on the 1400 block of N Central Avenue (spur between Hoffman Street and Harford Ave) to reclaim and prioritize this street segment for pedestrian circulation and other social spaces including outdoor cafe / restaurant seating. Activate the reclaimed plaza at Central Avenue in the near term by painted street murals that tie together the existing traffic island to the existing buildings along the eastern side of the street		●			Historic Oliver Community Association	Baltimore City Department of Transportation; Mayor's Office of Arts & Culture; Community Artists Focus Group
	In the long-term, pavement treatment of this plaza can be formalized by creating a curbless, shared street that separates pedestrian and multi-modal sections of the street by changes in pavement color and/or temperature				●	Historic Oliver Community Association	Baltimore City Department of Transportation
	Engage Zion Baptist street frontage along Harford Ave. with enhanced streetscape components. Discuss opportunities to provide a similar treatment along the rear of the parcel along the diagonal for an inner block pedestrian trail crossing	●				Zion Baptist	Baltimore Tree Trust; Baltimore City Department of Transportation
	Enhance pedestrian crossings on Harford Ave. at Federal St., Oliver St., and Hoffman St. increasing visibility and decreasing crossing distance	●				Oliver Community Associations	Baltimore City Department of Transportation
	Establish the Oliver Wellness Loop	●				Historic Oliver Community Association	Baltimore City Department of Transportation, Baltimore Parks & Recreation, Rails to Trails Greenway Network
Harford Gateway	Re-paint crosswalks and add signage at other nearby intersections along Preston and Biddle approaching Harford Avenue to discourage excessive speeding and to improve pedestrian visibility and safety		●			Oliver Community Associations	Baltimore City Department of Transportation; Rebuild Johnston Square Neighborhood Organization
	Retain the existing “Oliver” sign in the “gateway triangle” at Preston, Aisquith, and Harford and augment this neighborhood gateway with additional public art installations and plantings that require minimal additional maintenance	●				Oliver Community Associations	Baltimore City Department of Transportation
	Complete the Hoffman Greenway by working in close coordination with the Baltimore City DOT to enhance the visibility and safety of the Hoffman Street crossing at Harford Avenue using a signalized mid-block pedestrian crossing, enhanced artistic crosswalk treatment, and curb bump outs to minimize crossing distance			●		Historic Oliver Community Association	Baltimore City Department of Transportation
	Implement enhanced crosswalks at the intersection of Biddle Street and Harford Avenue that feature artistic treatments complementing the existing murals on the buildings around the intersection	●				Oliver Community Associations	Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Community Artists Focus Group
	Use sustainable and integrated signage and markings to connect art and nature assets along the loop.	●				Oliver Community Associations	Baltimore City Department of Transportation
	Activate city-owned open spaces through temporary events or installations		●			Community Artists Focus Group	Oliver Community Associations, The Community Group, Baltimore City DOT

Implementation Matrix

Open Space Recommendations

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
NGBIW Cultural Gateway	Implementation of a new neighborhood gateway at Broadway and North Avenue					Historic Oliver Community Association	Community Artists Focus Group, National Great Blacks-in-Wax; Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Historic Oliver Community Association
	Re-paint crosswalks at Bond and Lafayette streets					Historic Oliver Community Association	Baltimore City Department of Transportation
	Construction of a storm-water management area and accessible open space as an extension of the museum campus					National Great Blacks in Wax Museum	Department of Public Works, Department of Recreation and Parks, Blue Water Baltimore, Parks and People
	Development of the Historic Oliver Walking Loop					Oliver Community Associations	National Great Blacks in Wax, East Baltimore Historical Library; Maryland Center for History and Culture
Bethel Street Rowhomes & Recreation	Preserve and maintain existing green spaces including: The Bethel Orchard, the Bethel Playscape, the Bethel Farm Lab, and the Adopt a-Lot Community Garden as critical open space infrastructure					Historic Oliver Community Association	Oliver Residents / Volunteers; Baltimore Recreation and Parks, Gather Baltimore
	Program one to two community art/sculpture parks installations along Bethel Street and Broadway					Community Artists Focus Group	Local Artists; Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Historic Oliver Community Association
	Build an outdoor learning space to support youth programs related to the existing Bethel Farm Lab and Oliver Community Farm					The 6th Branch; Gather Baltimore (Farm Lab)	Oliver Community Associations, Living Classrooms
	Develop a new plaza at the intersection of Bond and Hoffman Streets for community gathering and events					Oliver Community Associations	Department of Real Estate; Department of Recreation and Parks; Parks and People
	Construct a dog run adjacent to the Bethel Orchard					Oliver Community Associations	Department of Recreation and Parks
	Develop the Bethel Dallas Greenway on Bethel Street to create more walkable, multi-modal paths connecting these spaces to the broader neighborhood					Historic Oliver Community Association	Baltimore City Department of Transportation
	Integrate a new community gateway underneath the Northeast Corridor rail bridge at Broadway					Historic Oliver Community Association	Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Community Artists Focus Group
	Incorporate neighborhood gateway signage at the Oliver Community Farm for rail passengers					The 6th Branch	Oliver Community Associations, Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Community Artists Focus Group
	Introduce removable bollards on Bethel Street to limit through traffic at intersections to a single car's width (10')					Historic Oliver Community Association	Baltimore City Department of Transportation

Implementation Matrix

Open Space Recommendations

Area of Focus	Recommendations	1-3 Years	3-5 Years	5-10 Years	10+ Years	Community Champion	Potential Supporting Partners
Dallas-Spring Arts Alley	Incorporate cafe style lighting along segments of Dallas and Spring Streets	●				Historic Oliver Community Association	
	Support a City-sponsored study of vacant parcel ownership in the 1500 block of Dallas Street to assess the viability of future redevelopment for artist housing and studios. Work with private property owners to articulate a shared vision for redevelopment			●		Oliver Community Associations	Department of Planning, Mayor's Office, Department of Real Estate; St. Francis Xavier Catholic Church, DHCD
	Collaborate with DPW for the vacant lots along Dallas Street between Oliver and Federal Streets, including clearing of invasive species and dead plant growth	●				Oliver Community Associations	The Community Group, Clean Corp
	Develop the Bethel Dallas Greenway on Dallas St. to activate underutilized and vacant inner block properties on the street		●			Historic Oliver Community Association	Baltimore City Department of Transportation
Hope Aiken Revival	Preserve the vacant lots at the corner of Hope and Lafayette as a community park in the with softer green spaces that allow for more passive recreation and gathering			●		The People's Association	Department of Recreation and Parks
	Coordinate open space investments at Aiken Park (such as basketball court resurfacing and/ or playground enhancements) in alignment to community need		●			The People's Association	Department of Recreation and Parks
	Implement two new secondary gateways along North Ave at Aisquith St. and Harford Ave in alignment with neighborhood identity	●				Oliver Community Associations	Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Community Artists Focus Group
	Improve the visibility of existing crosswalks and install enhanced crosswalks where there are none currently present along Lafayette at Aisquith St. and Harford Ave.	●				Oliver Community Associations	Baltimore City Department of Transportation
	Introduce decorative overhead lighting on Hope and Aiken Streets between North Ave. and Lafayette St.		●			Oliver Community Associations	Baltimore City Department of Transportation; Neighborhood Design Center
Ensor Holbrook Multi Family Densification	Establish a walking loop on Ensor and Holbrook (reference loops recommendations)	●				Oliver Community Associations	Baltimore Green Space; The 6th Branch; Baltimore Tree Trust
	Incorporate the loop into the sidewalk zone with gracious planting zones that host native plants and rain gardens			●		Oliver Community Associations	Baltimore Green Space; The 6th Branch; Baltimore Tree Trust
	Introduce native plantings at the peripheries of vacant blocks to deter future illegal dumping and to beautify the area with low maintenance landscaping	●				Oliver Community Associations	Baltimore Green Space; The 6th Branch; Baltimore Tree Trust, DOP
	Retain the community garden at the corner of Lanvale and Holbrook Streets and consider expansion of the garden into the parcels along Ensor			●		The People's Association	Department of Recreation and Parks
	Develop a play space at the corner of Holbrook and Hoffman Streets		●			The People's Association	Department of Recreation and Parks
	Advocate for intersection improvements along Aisquith at Lanvale, Federal, and Oliver streets	●				Oliver Community Associations	Baltimore City Department of Transportation
	Install secondary gateway signage at Ensor and Hoffman, Preston, and Biddle		●			Community Artists Focus Group	Oliver Community Associations; Local Artists; Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture
	Preserve 1001 E Hoffman St between Ensor and Holbrook as a public open space	●				The People's Association	The 6th Branch; Rebuild Johnston Square Neighborhood Organization; Department of Recreation and Parks

Implementation Matrix

Loop Recommendations

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
Oliver Wellness Loop Gathering Neighbors	Demarcate a path using sustainable and integrated signage and/ or path markings					Oliver Community Associations	Baltimore Green Space; Department of Transportation
	Retain public access to the landscape zone that runs along the Hoffman Greenway					The 6th Branch	Rebuild Johnston Square Neighborhood Organization, Oliver Community Associations; Parks and People
	Provide intermittent seating and community gathering spaces along the path where appropriate					Oliver Community Associations	Parks and People; Neighborhood Design Center
Bethel-Dallas Greenway "An Outdoor Oasis"	Curate a sculpture park along the Broadway median for the entirety of this segment of the loop path					Oliver Community Associations	Community Artists Focus Group; Baltimore Green Space; Baltimore Tree Trust
	Add additional pavement markings, furniture, and lighting treatments throughout the loop, where appropriate					Oliver Community Associations	Mayor's Office of Arts & Culture; Baltimore City Department of Real Estate; Community Artists Focus Group
	Demarcate on-street path using painted marking or other methods for pedestrians and cyclists. Use posts or bollards at intersections that tighten to ten feet (10') to allow one vehicle to pass at a time.					Oliver Community Associations	Baltimore City Department of Transportation
	Implement ADA accessible sidewalk crossings along the path					Oliver Community Associations	Baltimore City Department of Transportation
Federal - Lafayette Urban Arts Walk "Oliver Creates"	Program the loop with activities or events that encourage connection across the community from East to West					Oliver Community Associations	Baltimore Green Space, Baltimore Office of Promotion & The Arts, Baltimore City Department of Transportation
	Implement ADA accessible sidewalk crossings and enhanced street lighting along the path					Oliver Community Associations	Baltimore City Department of Transportation
	Demarcate a path along existing sidewalks using temporary (or permanent) sustainable and integrated signage and/ or path markings					Oliver Community Associations	Mayor's Office of Arts & Culture, Department of Transportation
	Create a robust public art program that enlivens the sidewalks by introducing unique street furniture and facade murals along the walking loop					Oliver Community Associations	Community Artists Focus Group, Private Property Owners, Mayor's Office of Arts & Culture, Neighborhood Design Center
Ensor - Holbrook Walking Loop "Re-wilding Oliver"	Lead an effort to clean up and plant the vacant 1400 - 1700 blocks of Ensor-Holbrook with native landscaping and passive community garden spaces					The People's Association	Clean Corp, Baltimore Green Space, Parks and People, Historic Oliver Community Association
	Demarcate a path along existing sidewalks using temporary (or permanent) sustainable and integrated signage and/ or path markings					Oliver Community Associations	Baltimore Green Space, Department of Transportation
	Redesign landscapes in conjunction with the redevelopment of these blocks to include native planting beds and rain gardens integrated within the sidewalk zone					Oliver Community Associations	Private Developers, Department of Planning, Department of Transportation, Baltimore Tree Trust

Implementation Matrix

Development Recommendations

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
Oliver Central	Support the adaptive reuse of the Historic Firehouse as the future International Black Firefighters Museum and Safety Education Center, complete with publicly accessible community / event spaces and supporting retail					Property Owner of International Black Firefighters Museum and Safety Education Center	Oliver Community Associations; Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Maryland Center for History and Culture; Maryland State Arts Council; East Baltimore Historical Library
	Support rehabilitation of the Apollo Theatre in alignment with CHAP historic design guidelines. Engage partners to program and activate the space for a blend of artistic and commercial activities. Identify opportunities for temporary activation to whatever extent possible, special attention should be given to the activation at the Harford Ave frontage					Property Owner of Apollo Theatre, Oliver Community Associations	Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; Maryland Center for History and Culture; Maryland State Arts Council; East Baltimore Historical Library; The Community Group; Local Artists
	Provide a continuous streetscape along Harford between he former Stop, Shop and Save site and Hoffman Street, with varied open spaces that complement the construction of the new church sanctuary					Oliver Community Associations	Zion Baptist Church; Department of Transportation
	Coordinate small-scale mixed use infill of vacant properties along Central Avenue with private and non-profit developers to provide additional storefronts for local goods and services					Oliver Community Associations	Private Property Owners; Department of Planning
	Reimagine 1521 Harford Ave. (the Family Dollar site) in the long-term as a mid-rise, mixed-use housing product with community-serving retail and active ground floor frontages on the streets, with an integrated parking podium					Oliver Community Associations	Private Developers; Department of Planning
	Incentivize targeted mixed-use infill of existing vacant properties along Central Avenue with ground-floor retail uses and housing above; retain existing commercial properties for future commercial use to support a truly mixed-use local main street in the long-term					Oliver Community Associations	Department of Planning, Mayor's Office
Harford Gateway	Work with partners to redevelop 1217 Harford Ave. to build low to mid-rise multi-family housing with structured parking. Incentivize a shared parking model whereby parking overbuild could support the redevelopment of the 1217 E Preston (The Marlene)					Oliver Community Associations	Nazarene Baptist, The Marlene (1217 E Preston); Department of Planning; Private Property Owner
	Encourage multi-family development consistent with underlying zoning at the intersection of Biddle Street and Harford Avenue					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD, Private Property Owners
	Support the continued investment in the rehabilitation of single family homes along the 1200 - 1300 blocks of Aisquith St.					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD, Private Developers
	Coordinate small-scale mixed use infill of vacant properties along Central Avenue with private and non-profit developers to provide the opportunity for additional storefronts for local goods and services					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD

Implementation Matrix

Development Recommendations

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
Harford Gateway Continued	Support single-family residential infill along Eden St. as the neighborhood gateway transitions into a residential area		●			Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Convert Harford Ave. to two-way road, with mobility lanes, crosswalks, speed tables, and other traffic calming measures to slow traffic and make the street pedestrian-friendly and safe		●			Oliver Community Associations	Department of Transportation, Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Harford Ave. between Federal and Biddle Street, (Mixed-use Residential/Multi-Family Housing/Commercial) to feature a few mid-rise mixed-use multifamily buildings with ground-floor retail that can support a grocery store or smaller businesses such as coffee shops, apparel, bank, nail salons, etc. with a minimum of 85% of the units being market rate			●		Oliver Community Associations	Department of Transportation, Department of Planning, Mayor's Office, DHCD
	Develop a redevelopment plan for vacant and abandoned properties along Harford Avenue. Work with City and private property owners to target appropriate land parcels and utilize city/state solutions for land acquisition and rezoning, if necessary.	●				Historic Oliver Community Association	Department of Transportation, Department of Planning, Mayor's Office, DHCD
NGBIW Cultural Gateway	Invest in contextually appropriate housing infill development of adjacent parcels to the museum			●		Oliver Community Associations	Department of Planning, Mayor's Office, Department of Real Estate
	Encourage open connectivity of green spaces between museum and neighborhood		●			National Great Blacks in Wax Museum	Department of Public Works, Department of Recreation and Parks, Blue Water Baltimore, Parks and People
Bethel Street Rowhomes & Recreation	Support the rehabilitation of the 1700 Block of N. Bethel Street into mixed-use, residential and artist housing	●				Historic Oliver Community Association	Department of Real Estate; Department of Planning, DHCD
	Preserve and maintain a dedicated open space along Lansing Avenue at Bethel Street					Oliver Community Associations	Department of Real Estate; Department of Planning
	Retain the existing landscape buffer at the rear of the parcels on the 1700 block of Bethel Street					Oliver Community Associations	Department of Real Estate; Department of Planning
Dallas-Spring Arts Alley	Support the rehabilitation of the 1600 Block of N. Dallas Street into mixed-use, residential and artist housing					Historic Oliver Community Association	Department of Real Estate; Department of Planning, DHCD
	Support the rehabilitation of the 1500 Block of N. Spring Street into mixed-use, residential and artist housing					Historic Oliver Community Association	Department of Real Estate; Department of Planning, DHCD
	Activate the corridor with community-led creative placemaking interventions such as street pavement murals and creative facade improvements of vacant, City-owned properties on the Dallas and Spring Streets	●				Community Artists Focus Group	Oliver Community Associations; Department of Planning; Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture
	A separate planning effort facilitated by DHCD and other public stakeholders will determine the future of the Oliver Multi-Purpose Center, but its reopening will also contribute to the overall activation of Spring Street. The Oliver Neighborhood Vision Plan acknowledges the critical importance of the Oliver Multi-Purpose Center and supports DHCD's thorough public engagement process which will envision how this vital neighborhood asset can be reimaged and how its historic programming can be accommodated within the neighborhood on-site or elsewhere	●				DHCD; Oliver Community Associations	Department of Recreation and Parks; The Community Group; Non-profits and social service providers

Implementation Matrix

Development Recommendations

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
Hope Aiken Revival	Enforce the existing City policy regarding the 12 month timeline to complete all necessary renovations and the certificate of occupancy following the purchase and settlement of all City-owned properties to ensure developer accountability and boost neighborhood occupancy		●			DHCD; Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Develop contextually sensitive infill across from the larger multifamily building along Aisquith. Small-scale, 2 over 2 townhomes are preferred				●	Oliver Community Associations	Department of Planning
	Encourage the City to facilitate an RFQ or bundle sale process to introduce opportunities for low scale multifamily or stacked townhomes		●			Oliver Community Associations	Department of Planning, Mayor's Office, Department of Real Estate
	Small-scale multifamily residential or infill townhome development could be sited at the intersection of Eareckson Place and Aiken Street and parking with the adjacent surface lot to the south	●				Oliver Community Associations	Department of Planning, Mayor's Office, Department of Real Estate
	Evaluate the viability of the large industrial site south of the funeral home on North Ave. (1840 Aisquith St.) for multifamily residential redevelopment with structured podium parking				●	Oliver Community Associations	Private Developers; Department of Planning
Ensor Holbrook Multi Family Densification	Consider a blended redevelopment strategy for multi-family development consistent with underlying zoning on Ensor Street in the 1400-1700 blocks			●		Oliver Community Associations	Private Developers; Department of Planning
	Facilitate a commercial corridor in this district with multi-family development consistent with underlying zoning from Ensor to Holbrook, between Federal and Lanvale. Ground level retail and parking access should be prioritized on Federal and Lanvale, while residential walk-ups along Holbrook continue neighborhood activity.			●		Oliver Community Associations	Private Developers; Department of Planning
	Consider a blended redevelopment strategy for the block between the 1500 block of Ensor and Holbrook that redevelops the western half of the block (towards Ensor) for 3-4 story stacked townhomes with rear-loaded garages or as one linear multifamily apartment building with tuck under surface parking. The eastern half of the block should prioritize single family rowhome infill and/ or rehabilitation to retain as much of the original building stock as possible			●		Oliver Community Associations	Private Developers, Department of Planning, Mayor's Office
	Acquire the remaining vacant structures along the 1000 block of Hoffman Street			●		Baltimore City Department of Real Estate	Private Developers

Implementation Matrix

Safe Streets Recommendations | Mobility and Traffic Calming

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
Harford Avenue	Convert Harford Avenue to a two-way street with one lane of travel in each direction, a central turn lane, and parallel parking on each side adjacent to the curb. Curb bump outs and enhanced crosswalks should be implemented at each intersection along this segment of the street through Oliver to slow turning traffic and decrease pedestrian crossing distance.					Oliver Community Associations	Baltimore City Department of Transportation
Central Avenue	Reimagine the 1300 and 1400 blocks as a curbless, shared street that provides vehicular access for residents and parallel parking while also facilitating opportunities for temporary street closures for events and neighborhood celebrations.					Oliver Community Associations	Baltimore City Department of Transportation
	Install an Electric Charging Station in the 1300 Block of N. Central Avenue (adjacent to Sojourner Place)					Oliver Community Associations	Baltimore City Department of Transportation
Oliver Street	Install painted curb bump outs with large, moveable planters at the intersections of Oliver with Harford Avenue and Oliver with Caroline Street so that planters can be moved by forklift to temporarily open the 1300 – 1400 blocks of Oliver Street for pedestrian-oriented community events and festivals					Oliver Community Associations	Baltimore City Department of Transportation
Dallas Street	Solicit a series of street murals within the existing cartway to activate the 1400 – 1800 blocks of Dallas Street, utilizing removable bollards at the end of each block spaced 10’ apart to discourage speeding while still allowing for local traffic access					Oliver Community Associations	Baltimore City Department of Transportation
Bethel Street	Delineate a 10’ painted, on-street walking path along the west curbline for the 1400 – 1800 blocks of Bethel Street, with removable bollards at the end of each block spaced 10’ apart to discourage speeding while still allowing for local traffic access					Oliver Community Associations	Baltimore City Department of Transportation

Implementation Matrix

General Recommendations

AREA OF FOCUS	RECOMMENDATIONS	1-3 YEARS	3-5 YEARS	5-10 YEARS	10+ YEARS	COMMUNITY CHAMPION	POTENTIAL SUPPORTING PARTNERS
Future Zoning and Land Use	All single family infill (new construction) should not exceed three stories and, while not yet officially designated as a CHAP district, should generally attempt to align to the design standards presented in the City's CHAP guidelines to best protect the historic character of Oliver.					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	New Single-family infill (new construction) should not exceed the height of the existing development on the block without express Community Association and City approval.					Oliver Community Associations	Parking Authority of Baltimore City
	Develop an on-going maintenance strategy for key redevelopment focus areas (1400 - 1700 Ensor-Holbrook, 1500 Dallas, 1400 - 1700 Bethel) that identifies the key partners and potential funding sources to complete the work required					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Develop a collaborative community process to identify potential sites for a permanent, long-term farmers market					Oliver Community Associations	Baltimore Office of Promotion & The Arts; Mayor's Office of Arts & Culture; The 6th Branch; Zion Baptist
	Explore the level of resident interest in establishing a Rowhouse Mixed-Use (R-MU) Overlay District for the 1400 block of Central Ave to create more opportunities for small-scale, local businesses to establish themselves in the neighborhood					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Expand the R-MU overlay southward to the 1200 and 1300 blocks in response to the success of the overlay in the 1400 block of Central Avenue					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Rezone the 1400 – 1600 blocks of the Holbrook-Ensor corridor to R-10 High Density Residential District to allow for a greater concentration of housing units and neighborhood commercial establishments (Option should be exercised only if housing market demand warrants targeted upzoning in Oliver)					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Rezone 1217 Harford Avenue to C-1 Neighborhood Business District to allow for a greater housing density and a broader and more intensive concentration of neighborhood-serving commercial establishments (Option should be exercised only if housing market demand warrants targeted upzoning in Oliver)					Oliver Community Associations	Department of Real Estate, Department of Planning, Mayor's Office, DHCD
	Support the implementation of the Oliver Greening Master Plan, leveraging the more detailed public realm and open space recommendations developed through that planning effort in close alignment with the core goals and ideals of the Vision Plan					Oliver Community Associations	Department of Planning, Mayor's Office, Department of Public Works, Department of Recreation and Parks, Blue Water Baltimore, Parks and People, Baltimore City Department of Transportation