

Neighborhood Planning

Overview

- City Managed Plans
- Community Managed Plans
- Neighborhood Plans Policy
- Example
- Q & A



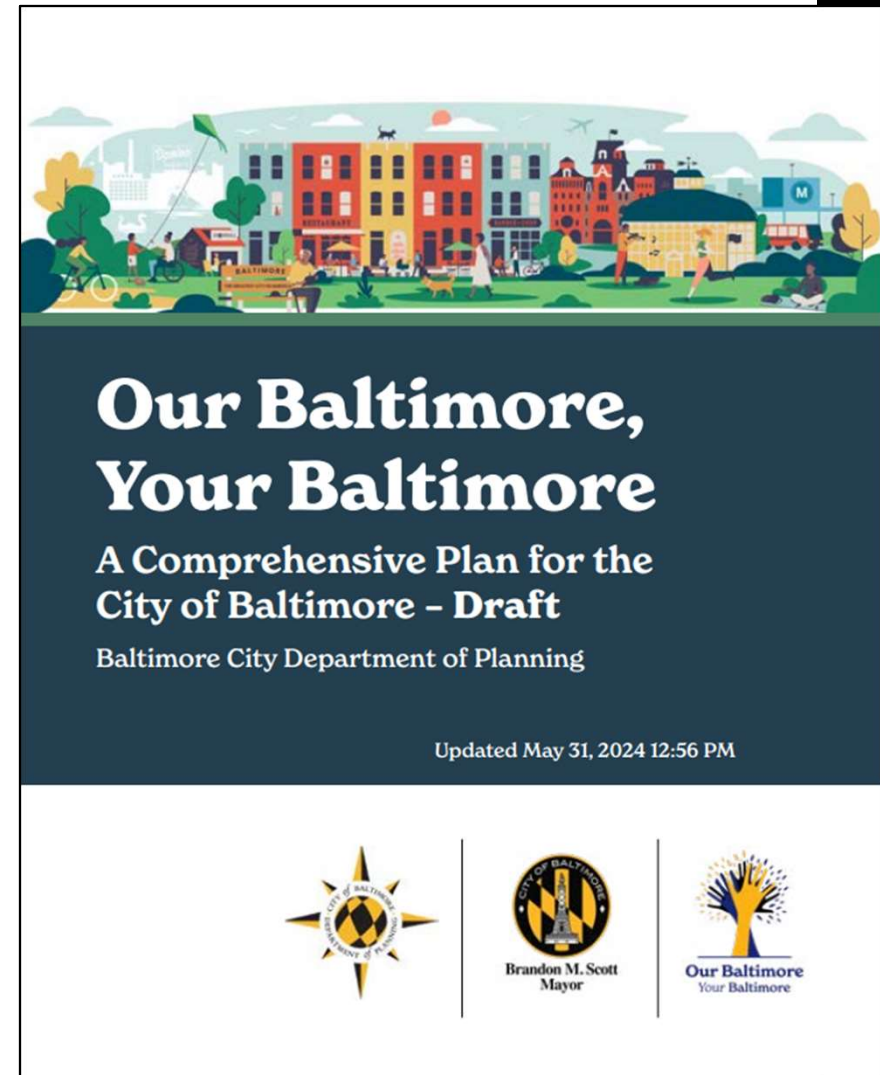
<https://planning.baltimorecity.gov/sites/default/files/Neighborhood%20Plans%20Policy%201-11.pdf>



Citywide Planning

City Managed Plans

- Comprehensive Master Plan
- Urban Renewal Plans
- INSPIRE (Investing in Neighborhoods & Schools to Promote Improvement, Revitalization, and Excellence)
- Other Topics: Sustainability, Green Network, LINCS, DOT, Parks



Neighborhood Plans Policy: Why?

Community Managed Plans

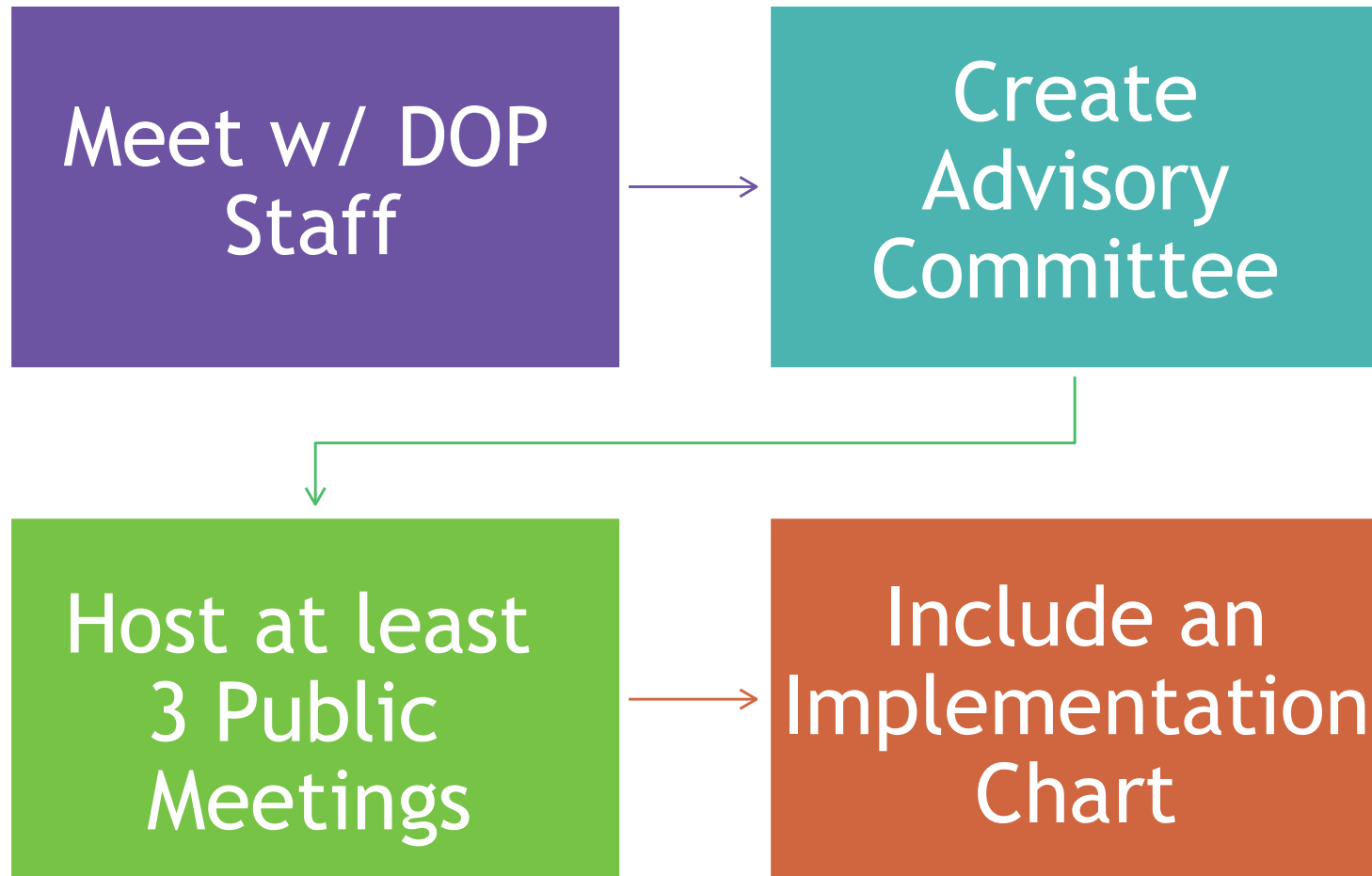
Communities may decide to undergo a planning process in order to:

- Organize neighbors
- Address a specific neighborhood issue
- Use as a guide for development
- Gain access to resources



Neighborhood Plans Policy

Community Managed Plans



Community Managed Plans: Plan Acceptance

Acceptance

Planning Commission reviews and accepts plan as appropriate. The acceptance letter recognizes and supports the goals, direction and major concepts expressed by the plan, but does not obligate the City to support every recommendation or fund/implement recommended projects.

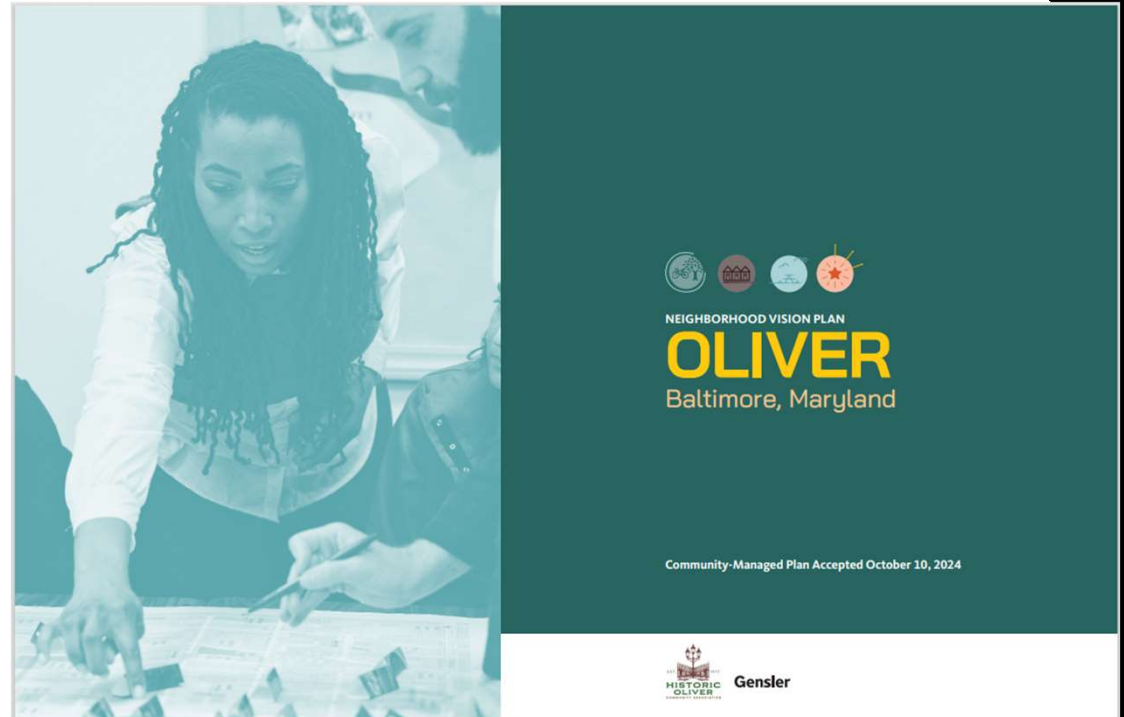
Recent Examples

- Oliver Neighborhood Vision Plan (Accepted 2024)
- Johnston Square Vision Plan (Accepted 2020)
- Matthew Henson/Easterwood Vision Plan (Accepted 2020)
- Upton Master Plan (Accepted 2018)



Oliver Neighborhood Vision Plan (2024)

- Historic Oliver Community Association
 - Gensler
- Accepted by the Planning Commission in 2024
- Asset Maps, Neighborhood Assessment
- Areas of Focus
 - Gateways, Public Space
 - Main Street
 - Open Space
 - Culture / Institutions
 - Public Health
 - Transportation / Safety



Oliver Neighborhood Vision Plan (2024)

- Public Engagement
- Advisory Committee
- Determine Priorities

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.



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



Oliver Neighborhood Vision Plan (2024)

- SWOT Analysis
- Implementation Matrix
- Stakeholder Buy-In

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
NGBIW Cultural Gateway	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
	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
Bethel Street Rowhomes & Recreation	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
	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
Dallas-Spring Arts Alley	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
	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

OLIVER NEIGHBORHOOD VISION PLAN

HISTORIC OLIVER COMMUNITY ASSOCIATION | 2024 129

Oliver Neighborhood Vision and Planning Principles

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



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 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.

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

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 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.

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.

OLIVER NEIGHBORHOOD VISION PLAN

HISTORIC OLIVER COMMUNITY ASSOCIATION | 2024 130



Questions?

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