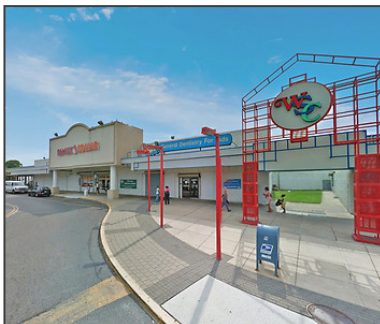
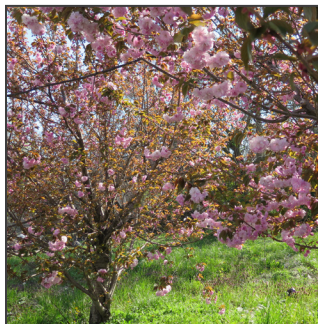




INSPIRE

Investing in Neighborhoods and Schools to Promote
Improvement, Revitalization, and Excellence

Frederick Elementary School INSPIRE PLAN



January 2017



Frederick Elementary School
INSPIRE PLAN



Adopted by the
Baltimore City Planning Commission
January 12, 2017

Published
January 2017

Letter from the Director

Greetings,

It is with great pleasure that I share the Frederick Elementary School INSPIRE plan. I want to express sincere thanks to the many residents and community stakeholders who played a role in shaping this plan, and for their commitment to working in partnership with the City to make their neighborhood a great place to live. INSPIRE plans are created through a collaboration with many stakeholder partners including neighborhood residents, organizations, businesses, and developers; the philanthropic community; anchor institutions; City agencies; and more. Together we are maximizing the impact around the modernized schools being built around Baltimore so that when the doors open for students on their first day, there will be a noticeable difference in the neighborhood surrounding the new 21st Century facility.

Every division of the Department of Planning has been involved either in developing the INSPIRE plan or in supporting the 21st Century School process. From offering urban design, architecture, and landscape design expertise, to identifying opportunities to increase access to healthy food or to secure a site and funding resources for a community garden, my team has been committed to working with others to develop the highest-quality school facilities and INSPIRE recommendations that will strengthen the connection between each school and its surrounding neighborhood.

Our commitment doesn't end here. INSPIRE plans provide a roadmap for achieving longer-term goals around housing, environmental sustainability, safety, sanitation, transportation, and health. We will continue to work with our partners – public agencies, institutions, businesses, non-profits, philanthropy, neighborhood organizations and residents – to achieve holistic progress towards the community's aspirations. New and improved school facilities both improve quality of life for existing students and families, and serve as catalysts for attracting new residents to Baltimore neighborhoods. INSPIRE plans like this one aim to capture that potential. We welcome new ideas and partnerships to help us achieve that goal.

Sincerely,



Thomas J. Stosur
Director of Planning
City of Baltimore

Acknowledgments

The Frederick Elementary School INSPIRE Plan was created by the Baltimore City Department of Planning, but is the result of a collaborative process involving significant community and City agency input. Kyle Leggs, Southwest Planner, led the creation of this plan with support from Jennifer Leonard, INSPIRE Program Manager. The Department of Planning thanks everyone who attended workshops, shared their ideas, and provided support.

Special thanks go to:

Mayor Catherine E. Pugh

Former Mayor Stephanie Rawlings-Blake

Delegate Antonio Hayes

Councilman Pete Welch

Councilman John Bullock

The Frederick scholars, their parents, and school leadership and faculty for their dedication to making the school and community thrive. Many thanks as well to the Samuel F. B. Morse School community in Carrollton Ridge, who were important participants in the INSPIRE planning process, and champions for their community's children.

The many residents and stakeholders from the Mill Hill, Shipley Hill, Carrollton Ridge, Boyd Booth, and Gwynns Falls neighborhoods who shared their vision and recommendations for their community. There were also a number of community leaders and institutions essential in guiding the recommendations in this Plan. These include church leaders at Saint Benedict's Church, Kedesh House of Prayer, Christian Community Church of God, Mason Memorial Church, St. Thomas Lutheran Church, Bon Secours community relations staff, the Academy of Success, and retail establishments including the owners of the Westside Shopping Center and Tony's local Grocery. These individuals and institutions are the pillars of this community and have a vested interest in its revitalization and stabilization.

The Association of Baltimore Area Grantmakers and their School-Centered Neighborhood Investment Initiative, and the National Resource Network, for their involvement to help strengthen capacity, connections, and opportunities in the community.

Thank you to these City agencies who were key partners in developing this plan.

Baltimore City Mayor's Office

Baltimore City Department of Housing and Community Development

Baltimore City Department of Public Works

Baltimore City Department of Recreation and Parks

Baltimore City Department of Transportation

Baltimore City Public Schools System

Baltimore Development Corporation

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Overview and Introduction

21st Century School Buildings Program

**21st Century School Buildings
Renovation/Replacement – Phase I**

INSPIRE Mission and Objectives

INSPIRE Process

21st Century School Buildings Program

In the fall of 2010, groundwork was laid to address Baltimore City's aging and inadequate public school buildings. Community, education advocacy groups, the school system, and other stakeholders built a coalition of support for legislation and funding to modernize all of Baltimore's public schools. The promise of replaced and renovated schools is meant to help transform student opportunities and achievement, provide jobs and resources to families, and help revitalize neighborhoods.

The 21st Century School Buildings Program (the Program) will support excellence in teaching and learning with flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms, enabling students to meet today's—and tomorrow's—high standards, and will provide communities with a shared public resource that will enrich their neighborhoods. Baltimore City will benefit for decades to come from this historic effort to provide the healthy, safe, efficient, and modern school buildings all children deserve. As a result, students in Baltimore City Public Schools will benefit from:

- Replaced or renovated school buildings across the city;
- School environments that support teaching and learning to prepare students for college and career success;
- Schools that become hubs of resources supporting entire communities;
- Modern, efficient, and inspiring educational facilities that also provide recreation and community use; and
- Partnerships that encourage businesses and neighborhood residents to connect with their local schools.

All of the major renovation and replacement projects in the Program will meet or exceed U.S. Green Building Council's LEED-Silver standard. LEED stands for Leadership in Energy and Environmental Design; LEED-certified buildings are resource-efficient and save operating costs. Each school design team works with a sustainability consultant, to ensure certification.

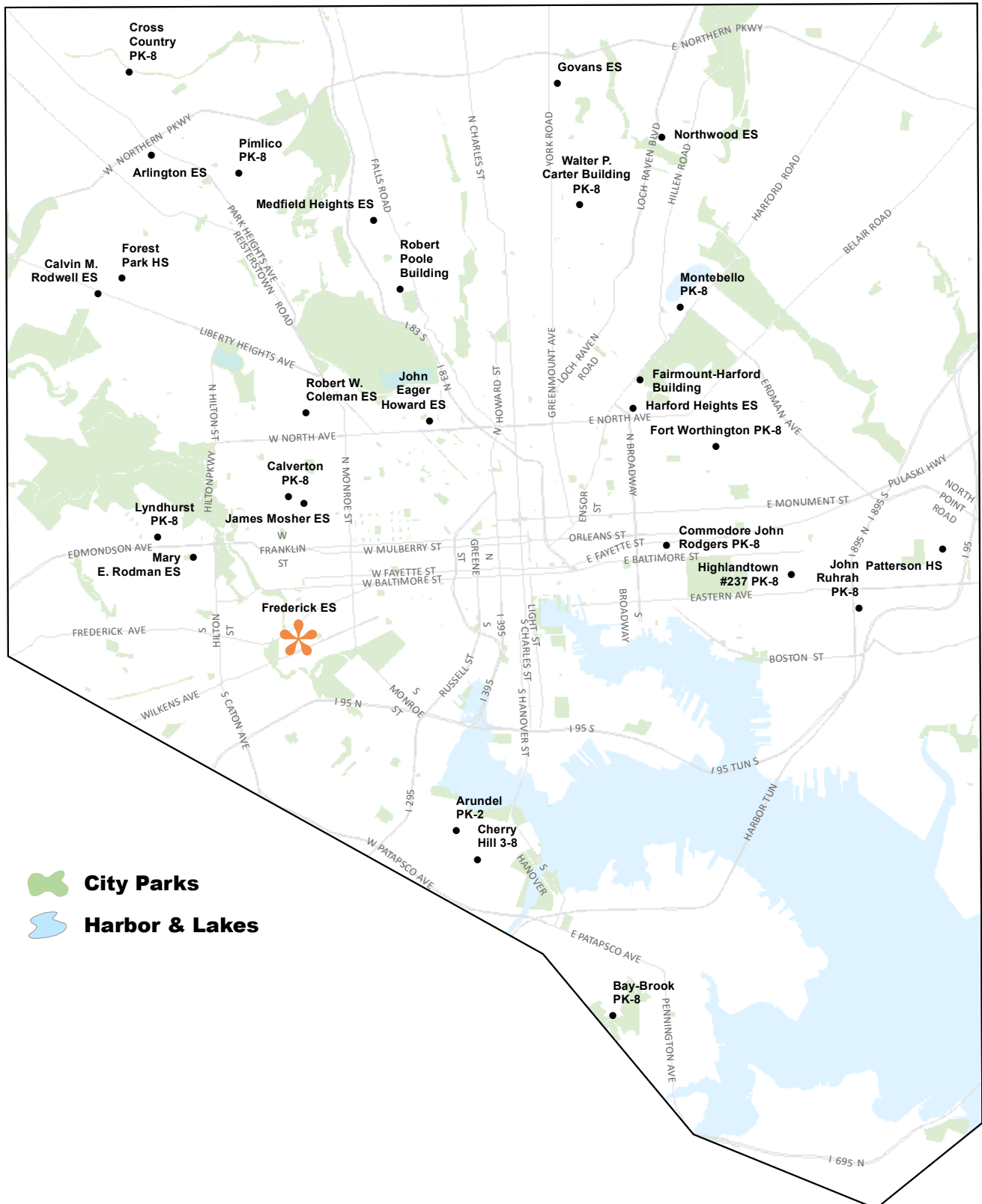
Financing and Administering the Program

The Baltimore City Public School System Construction and Revitalization Act of 2013 resulted in a partnership between the City of Baltimore, the State of Maryland, and Baltimore City Public Schools, financing a program that is leveraging \$60 million/year to provide approximately \$1 billion in bond proceeds for school construction issued by the Maryland Stadium Authority. Additionally, The City of Baltimore, Baltimore City Public Schools, the Interagency Committee on Public School Construction, and Maryland Stadium Authority are partnering through a Memorandum of Understanding in order to manage and oversee the plan.

School construction is typically funded by municipalities and states on a project-by-project basis. Alternative financing for school construction using this method for the Program allows Baltimore City Public Schools to expedite the process of significantly renovating or replacing 23-28 school buildings over a seven year period.

Find out more about 21st Century Schools Building Program, partnerships, school project statuses, community engagement, job/contract opportunities, and more at <http://baltimore21stcenturyschools.org>.

21st Century School Buildings Renovation/Replacement – Phase 1



INSPIRE Mission and Objectives



Each modernized 21st Century school represents tens of millions of dollars of public investment into the neighborhood it serves.

To leverage this investment, and to enhance the connection between the schools and the surrounding neighborhoods, the Department of Planning launched a new program called INSPIRE, which stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods surrounding each of the schools, specifically the quarter-mile around the schools.

Focusing on a Quarter-Mile

Focusing on a limited geographic area allows plans to concentrate impact around the school so that assets and investments support the school as a community resource, build on each other, and continue to expand further into the neighborhood. Recommendations in the plan don't simply stop at a quarter-mile marker; a guiding principle however, is concentration of resources and impact. In this way, the INSPIRE plans respond to the aspirations of the neighborhood and school stakeholders in a way that is achievable.

Making an Impact

INSPIRE plans seek to lead to improvements in the



environment and in the quality of life for students, their families, and neighborhood residents and businesses. The plans will also articulate the community's long-term vision for guiding private investment, and address environmental, social, and economic conditions.

To achieve this, there are two categories of recommendations.

- To strengthen the connection between the school and community, the first set of recommendations focuses on blocks that have been designated as "primary walking routes." Standard improvements along these routes will help ensure that students and other community members have safer and more walkable access to the school. See page 27 for details.
- To address environmental, social, and economic conditions, and to help guide future investment, the second set of recommendations is divided into six goals. While all INSPIRE plans start with the same goals, community stakeholders help prioritize them; strategies and recommendations are developed in response to their input.
 - Invest in housing and neighborhood market-strengthening development opportunities

- Improve safety
- Improve sanitation
- Create environmentally-sustainable neighborhoods
- Create opportunities for health and wellness
- Create connections and access

Implementing the Plans

Implementing recommendations that have been developed in partnership with community stakeholders is arguably the most important step. Throughout the planning process, the Department of Planning has met with City agencies, neighborhood stakeholders, and others who are critical partners in ensuring that recommendations become reality.

City agencies and others have committed to start making improvements by allocating staffing resources and capital dollars, and the Department of Planning is using General Obligation Bond funding (currently five million dollars for Fiscal Year 2016 and Fiscal Year 2017) to support improvements along the primary walking routes and community-selected projects. In some cases, recommendations highlight efforts already happening, or suggest programmatic partnerships. In others, stakeholders can decide to organize neighbors to implement a recommendation. Full implementation of the plans requires the engagement of the private market, anchor institutions, and the philanthropic community. The plans provide clear priorities to guide that investment.

Pages 49-54 contains implementation tables for all of the recommendations, and shows commitments that have already been made.

INSPIRE Process

The Planning Department works with community members, school stakeholders, City agencies, citywide organizations, and others to guide the INSPIRE process. Throughout the process we LISTEN, CREATE, and DELIVER.

- **LISTEN: Gathering Information**

Community stakeholders, Department of Planning staff, and other City agency staff examine existing conditions around the school and identify strengths, weaknesses, and opportunities. The Department of Planning reviews neighborhood history and plans, collects demographic data, conducts walking tours with an INSPIRE Steering Committee, convenes workshops, and conducts surveys to gather information from stakeholders.

- **CREATE: Drafting and Reviewing Recommendations**

Based on stakeholder input, Department of Planning staff drafts recommendations. Relevant City agency representatives will help identify where agencies can coordinate. Draft recommendations are shared with stakeholders, and are revised and prioritized.

- **DELIVER: Writing, Reviewing, and Executing the Plan**

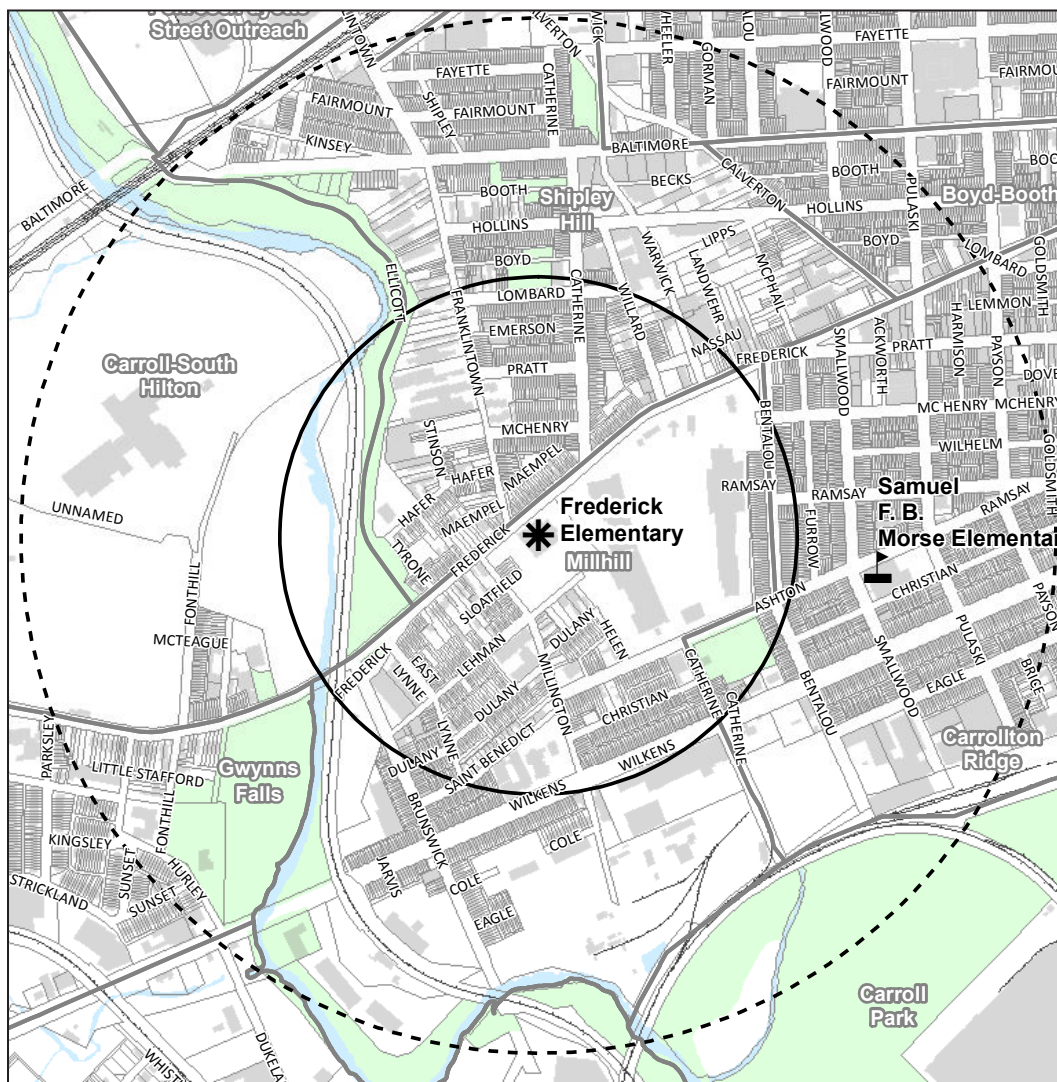
Department of Planning staff write the INSPIRE plan and share it with the community. After the plan is reviewed by the community, it is submitted to the Planning Commission for adoption.

This chart depicts the general process flow, although each planning process is unique.



INSPIRE Planning Area Background

Frederick Elementary School #260, located at 2501 Frederick Avenue, sits on a 3.8-acre site in the Mill Hill neighborhood. The quarter-mile INSPIRE area contains several neighborhoods including Mill Hill, Shipley Hill, Carrollton Ridge, Boyd Booth and a small portion of the Gwynns Falls and Carroll South Hilton communities. Samuel F.B. Morse Elementary School, in Carrollton Ridge, is slated to close at the end of the 2016-2017 school year, and many of the students currently zoned for that school will attend Frederick Elementary.



Frederick Elementary School Modernization

The Frederick Elementary building is undergoing a complete renovation and expansion, and will accommodate an enrollment capacity of up to 605 pre-k through 5th grade students. Construction began in January 2016 and the renovated building is expected to open in August 2017.

Once the Frederick renovation is complete, the Samuel F.B. Morse Elementary School (424 S. Pulaski Street) in neighboring Carrollton Ridge is slated to close, and many of the students currently zoned for Samuel F. B. Morse will attend the newly-renovated Frederick Elementary School.

Students attending Frederick Elementary School for the 2017-2018 school year will occupy one of the first 21st Century school buildings to open as part of the program. The new building, designed by USA Architects and constructed by Gilbane, will replace the old 1983 building. The school building and site improvements represent a \$30 million investment in the community. In the 2016-2017 school year, Frederick also became a neighborhood conversion charter school as part of the Baltimore Curriculum Project and a Community School in partnership with Bon Secours Community Works. As a conversion charter school existing Frederick, Samuel F. B. Morse, and all students from the combined zone can attend Frederick.

The modernized school building and site will be different from the old school in many ways. Flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms will be featured. Below are some of the highlights:

- The new building will be significantly larger than the old building – going from approx-

imately 47,000 sf to almost 80,000 sf. With capacity for up to 605 students, this will accommodate twice the number of students as the old building.

- The educational program at Frederick will serve students from pre-kindergarten through fifth grade. This maintains the same grades as prior school program.
- The entrance to the school will now be accessible on the west side of the building facing Millington Avenue, rather than along Frederick Avenue.
- To make the school available as a public resource to be shared with partners, the neighboring community and Baltimore City Department of Recreations (BCRP), there will be a controlled school-partner access and separate community entrances open during designated times.
- To provide space for recreation services – a need met by the recreation center connected to the Samuel F. B. Morse building – the City has entered into a Memorandum of Understanding with Baltimore City Public Schools (City Schools), allowing BCRP to operate programming in sections of the community and cooperative spaces within the school building. City Schools and BCRP are in the process of developing an individual Licensing Agreement to determine specifically how the community/partnership and cooperative use spaces will be used and scheduled.
- BCRP and Bon Secours Community Works will have access to shared spaces like the large partner conference room, gym, and green space during non-academic hours and on weekends. BCRP will have the ability to

schedule those spaces for community and public use through the governing MOU and Licensing Agreement. BCRP will also have its own office, kitchenette, and storage space within the community/partnership space.

- As part of the school redevelopment process, DOT and the Maryland Stadium Authority modified the entrance into the school from

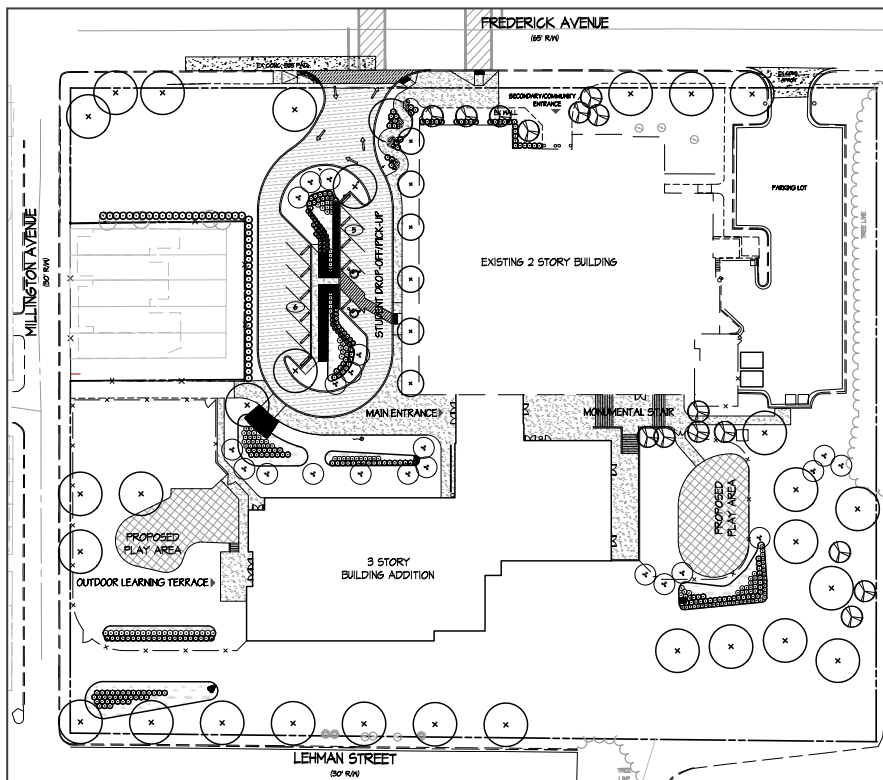
the S. Franklinton Road/Frederick Avenue intersection to make vehicle and pedestrian transportation safer.

- A new parking lot on the west side of the building will include safe pedestrian access and a student drop-off zone, alleviating the previous parking lot issues between service trucks and staff/visitor parking.

School Renderings and Site Plan



Main Entrance (facing Millington)



Site Plan



West Elevation

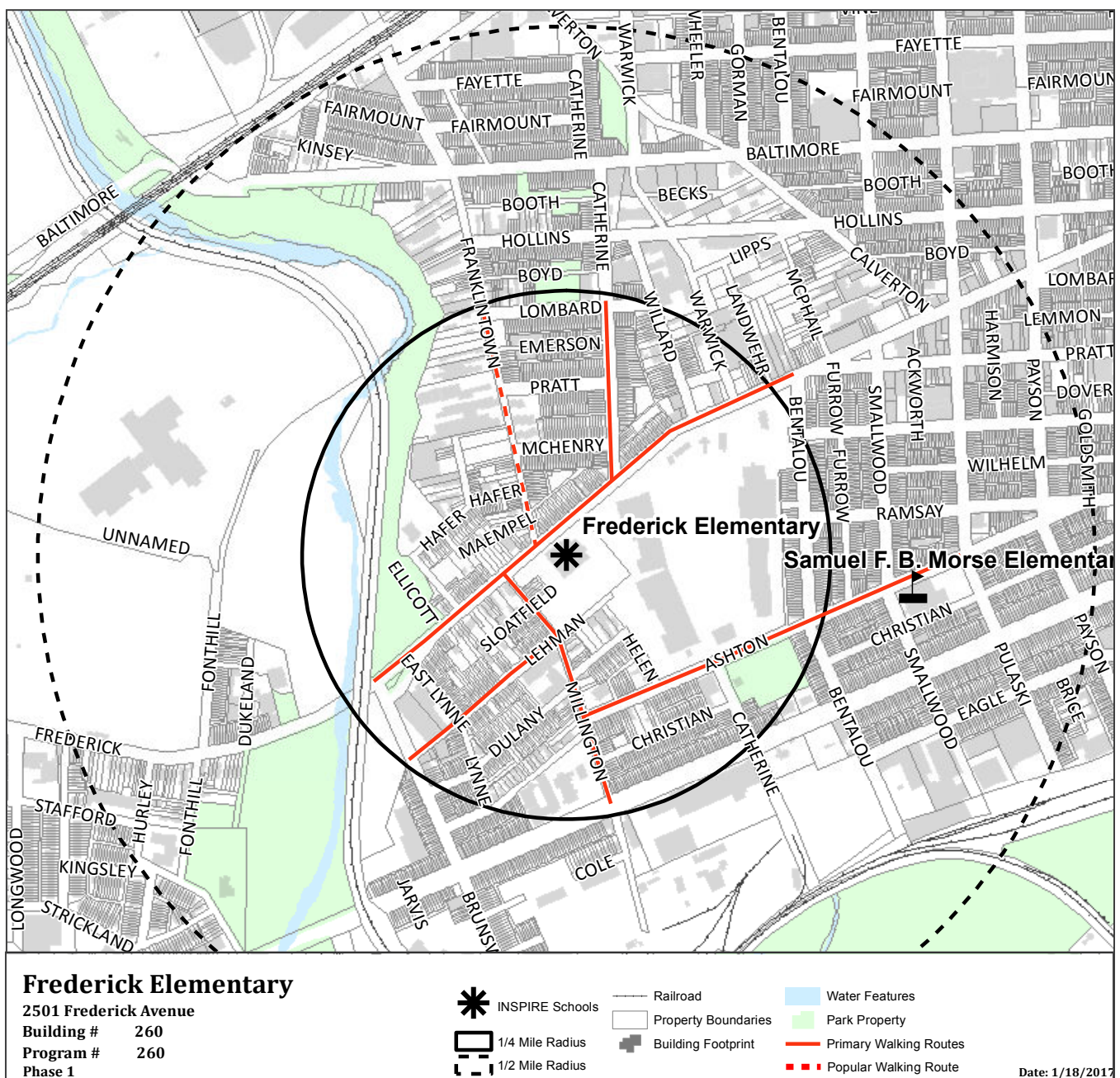


South Elevation

Primary Routes to School

The map below identifies the perimeters around Frederick and the primary routes leading to the school. The main walking routes used by students to travel to and from school were identified as Frederick Avenue, Millington Avenue, Lehman Street, South Catherine

Street, and Ashton Street. South Franklinton Road leads directly to the school, and is a popular route for students. Due to large trucks and heavy traffic on this street however, DOP and DOT are not officially designating it as a “safe” route.



Neighborhood History

Frederick Elementary School sits within the historic neighborhood of Mill Hill and centers on Frederick Avenue. The INSPIRE area is located in and near multiple neighborhoods that were a significant part of Baltimore's industrial past, and the area today reflects multiple periods within the City's history.

By the mid-18th Century, Frederick Road (as it was called then), a "market road," connected Baltimore and Frederick, Maryland. This opened up the connection necessary to provide farms with manufactured goods and to provide Baltimore City with agricultural produce and raw materials. In this area, which was just outside of Baltimore town, teamsters businesses, roadside inns, and industrial uses such as brick yards, tanneries, and other factories began to congregate along the road, taking advantage of the large, inexpensive parcels of land. By 1806, Frederick Road connected Baltimore to the National Road in Cumberland, Maryland. The National Road, the first federally-funded highway in the country, started in Cumberland and ended in Ohio. Maryland merchants funded improvements to toll roads, including the Frederick toll road, which improved the connection between Baltimore and Cumberland, increasing trade between Baltimore and Ohio. The Development of Frederick Road played an important role in spurring economic growth in the Mill Hill area and Baltimore.

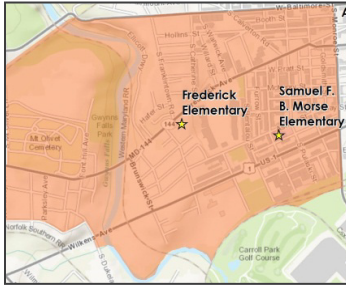
The Gwynns Falls was also an important feature in the development of Mill Hill and Baltimore. By the early 19th century a three-mile long millrace, a canal that channeled water, powered more than twenty mills that sawed wood, ground flour, wove cloth, and smelted iron. By the 1850s, brewers, butchers, and other industries lined the Gwynns Falls directly north and south of Frederick Road. The largest industry at the

time, situated where the Westside shopping center is located, was William Wilkens Hair and Bristle Factory, which began in the 1840s; at its height the business employed more than 700 people. In 1881, the Union Stock yards were located in the area. By the end of the 19th century many rowhouses and duplexes were built in this area to house the company's workers.

During the early 20th century, the area began to change as industry modernized and streets continued to fill with rowhouses. Today, the longest known row of attached houses in the country – called the "Deck of Cards" because of the 52 intact rowhouses – is located just two blocks south of Frederick Elementary School, at 2600 Wilkens Avenue. The Gwynns Falls Valley became a city park, according to the 1904 Olmsted Brothers Landscape Architects Park Plan. Ellicott Driveway opened in 1917 on the old millrace and became a favorite spot to "motor," bike, or walk.

After World War II, many more changes occurred in this area. Wilkens Hair and Bristle Factory closed in the mid-1920s and the Union Stock Yards was replaced by the Crossroads Industrial Park in 1967. The Lasting Products Company moved into the August Beck's old brewery located on S. Franklinton Road, opposite of Pratt Street. At the time, the company made paints, plaster, and Baltimore's famous Formstone – a multi-colored cement coating that made buildings look like they were made of stones. Formstone became a fashionable product for a period of time, and covered thousands of rowhouses in Baltimore. The company closed in 1974. Today, this location has seen a mixture of uses and overlooks a portion of the Gwynns Falls Trail which connects some 30 neighborhoods within Baltimore City to the Inner Harbor.

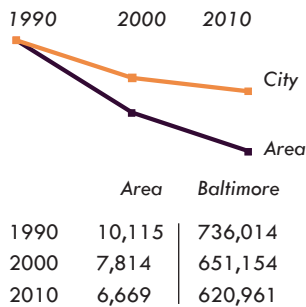
Key City and Neighborhood Data



The charts below depict data from the Census Tracts highlighted in this map (Census Tracts 2003, 2004, and 2005). Source: U.S. Census Bureau 2010-2014 American Community Survey.

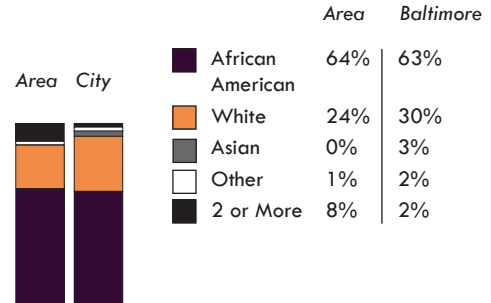
Figures may not sum to 100 percent due to rounding.

Population Change

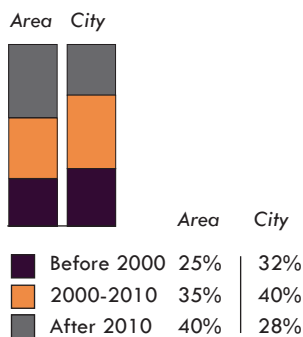


The city has sustained long-term losses that are flattening out. The plan area population is continuing to decline. The 2010 population was **66% of what it was in 1990**.

Race

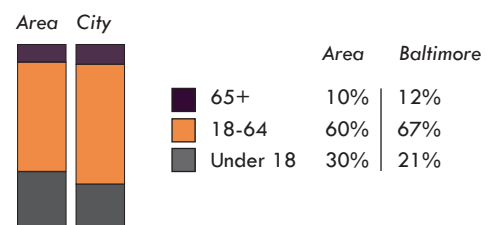


Residence Established

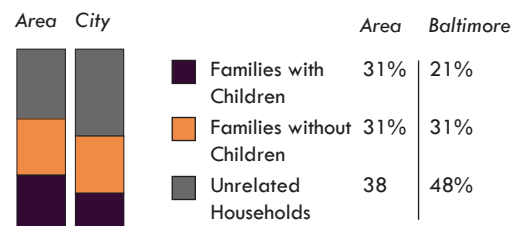


There are fewer long-term households in the plan area than citywide - just 25% of households have lived there since before 2000. 40% moved in after 2010 (compared to 28% citywide).

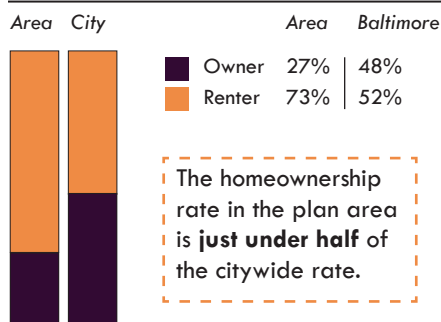
Age



Household Structure

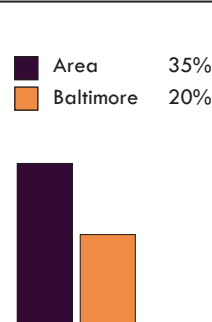


Housing Occupancy



The homeownership rate in the plan area is **just under half** of the citywide rate.

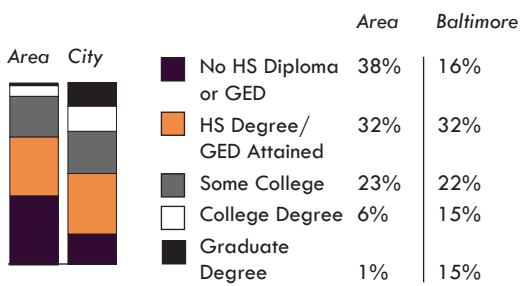
Average Vacancy Rate



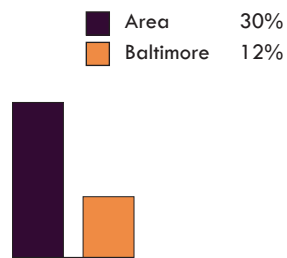
Median Housing Sales and Rent



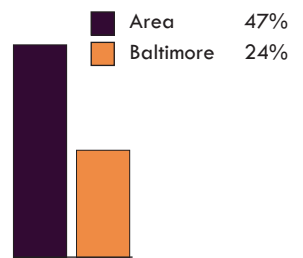
Educational Attainment



Unemployment Rate

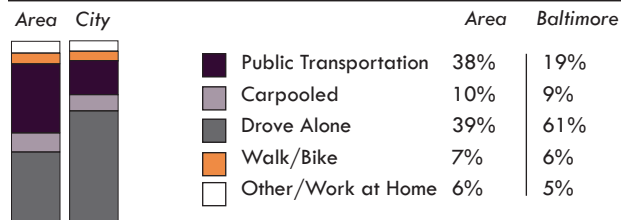


Poverty Rate

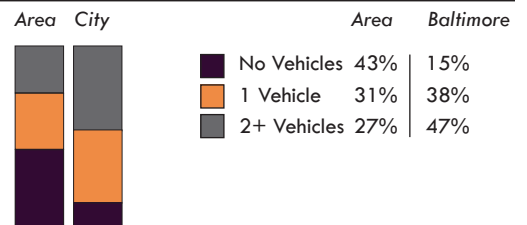


The rate of area residents with a high school degree or GED is **equal to** the rate citywide. However, the rate of area residents with a college degree is **less than half** of the rate of residents citywide.

Journey to Work



Vehicle Availability



The percentage of households in the plan area without access to a car is almost **three times the rate citywide**. Twice as many households in the area use public transportation to get to work.

Percentage of Population Living in a Food Desert



Over half of the population of the INSPIRE Census Tracts live in a food desert; households living near the school however, are served by a grocery store close by.

Neighborhood Observations

Housing, Sanitation, and Land Use

The neighborhoods in the Frederick INSPIRE area historically supported industrial businesses and housed workers from companies that included breweries, butcher shops, and paint factories. This legacy has left behind an array of abandoned commercial and residential buildings and vacant lots. In a few cases, such as 1 Willard Street (the former Eigenbrot Brewery), buildings are architecturally significant. Active industrial uses remain throughout the neighborhoods, as do vacant industrial properties. This is particularly a challenge within the INSPIRE area, especially immediately north of the school. Light industrial businesses are also operating along Frederick Avenue, and Franklinton Road, which are all streets students and others use to get to and from Frederick Elementary School. Several of these active businesses along Franklinton Road – a direct path to the school – create unfavorable pedestrian conditions with residents and students having to avoid heavy trucks and traffic backups. As opportunities arise, these areas are being targeted and evaluated for land uses that are more suitable for modern neighborhoods. To the east of the school is the Westside Shopping Center, which serves residents from the larger area. This retail center includes a grocery store, bank, health care providers, clothing establishments, shoe stores, a laundromat, several fast food restaurants, and local eateries.

Residential buildings are primarily row-houses that were built in the late 19th century, consisting largely of houses that are two- or three-bays wide and two-stories tall. According to the City's Housing Market Typology (see Appendix A), the housing market is "stressed" due in part to numerous vacant houses and vacant buildings throughout the area. There are pockets of relative stability however.

The blighted properties in this area continue to be targeted for code enforcement, demolition, and/or receivership. A number of these properties are also surrounded by severely overgrown weeds, trash, and chronic dumping. Sanitation is viewed as one of the most significant problems in this area. To help turn around some of the nuisance properties the Community Law Center, representing Operation Reach Out Southwest and the Carrollton Ridge Community, took legal action against the property owners. As a result, the Court required property owners to correct code violations and nuisance conditions – including regular clearing and securing of their properties, and in some cases demolition.

Bon Secours Baltimore Health System (Bon Secours) is located just outside of the INSPIRE area. In addition to their primary role as a health care provider, Bon Secours plays many other roles in the community. Through Community Works, they are a workforce developer and a vacant lot steward; through Unity Properties, Bon Secours has developed many affordable housing units for seniors and families. They continue to expand their efforts to benefit the community.

Recreation and Open Space

Residents in the INSPIRE area have access to a variety of recreation and open spaces, although further investment is necessary to make these resources true assets in the community. Frederick Elementary School is located just blocks from the Gwynns Falls Trail. The trail is one of the city's and neighborhoods' most significant natural assets, and is used by hikers, walkers, and cyclists for exercise and recreation. The proximity to the school offers a unique opportunity to create a stronger connection between this public recreational space and the community.

Residents are also served by a neighborhood park south of the school, in Carrollton Ridge, that will be significantly enhanced over the next few years. The City's Department of Recreation and Parks will be renovating ABC Park, located on Ashton, Bentalou, and Catherine Streets ("ABC") with features including a family fun park, sprinkler pad water feature, play field areas, lighting improvements, and more. Funding is already in place and the project awaits the next phase(s) of completing the final design and construction documents. To further ensure the park is an asset used by residents of the surrounding neighborhoods, the coaches at ABC Park formed a new group called the Friends of ABC Park, through which they are conducting resident outreach, creating recreational programming, and more.

Gwynns Falls Park Field, located at Hurley and Wilkens Avenue, is another amenity that provides space for active or passive recreation. With the help of the Department of Planning, the football coaches at ABC Park found an athletic field there large enough to support the youth football league and cheerleader program. Although this field is suitable for the youth football program and other athletics, the field is still in need of a number of improvements such as lighting, parking, and seating for spectators.

Finally, in the northwest section of the planning area, a former trolley turnaround overlooking the Gwynns Falls and Trail in the 2700-block of W. Baltimore Street has been turned into an environmentally-impactful enhanced greenspace with a bioswale that can filter over 400-bathtubs of stormwater a year. These improvements, made possible through a collaboration of the Parks and People Foundation, the Neighborhood Design Center, BCRP, City Scape, the State of Maryland, and the Christian Community Church of God, was first step began a transformation of the site. Further enhancements would more effectively prevent illegal dumping and create a safer and more inviting space for residents and visitors to enjoy.

Transportation

The northern edge of the Frederick INSPIRE area is Baltimore Street – providing easy access to and from downtown Baltimore. The school itself sits on Frederick Avenue, which also provides quick access to downtown, and the southern edge of the area is Wilkens Avenue. This community is served by a number of local bus routes, including the #20 on Baltimore Street, the #10 on Frederick Avenue, and the #35 on Wilkens Avenue. According to the most recent American Community Survey 42 percent of households in the area do not own a car. INSPIRE survey responses show that a majority of residents get around the neighborhood by walking (67 percent), and most students walk to school. Walkability in the neighborhood, and good sidewalks and pedestrian safety is very important. With the closure of Samuel F.B. Morse, it is paramount that students from the Carrollton Ridge community have a safe way to walk to Frederick Elementary School.

Community Involvement

The Mill Hill, Shipley Hill, Carrollton Ridge, Boyd Booth, and Gwynns Falls community associations are active in the INSPIRE area; resident participation in these groups has declined over the years however. Although many of these groups worked together in the past, collaboration and partnerships today can be improved. From 1997 through approximately 2005, many of these groups and other community associations from neighborhoods west and north of the Frederick INSPIRE area worked together through the OROSW (Operation Reach Out Southwest) coalition. Together they created two OROSW Plans that resulted in the formulation of several committees including crime and grime, education, economic development, and health. Active involvement in each of the neighborhood groups however, as well as OROSW, slowly declined, partly due to staffing changes in City agencies and the transition or aging of community leaders. Partly as a result of these transitions, many of the improvements the community envisioned some 20

years ago have not yet been achieved. Although there have been some setbacks, new efforts are underway. Renewed attention to sanitation and crime in the community has led to the re-establishment of the crime and grime committee, which now meets monthly.

Finally, a new group, Friends of Southwest Baltimore (FOSB), also began working in the area, focusing first on youth and recreation and then adding issues such as community revitalization, voter registration, and human service needs to their agenda. As this new group continues to work in the area, it would benefit from interaction with other organizations and capacity-development opportunities.

Existing Plans and Initiatives

Numerous plans and planning processes have taken place in the neighborhoods around Frederick Elementary School, and more are being developed today. This INSPIRE plan has been informed by these efforts, and where possible, the INSPIRE plan will help implement recommendations envisioned by them.

Existing Plans

Over the last 20 years, residents in eight southwest Baltimore communities, including those surrounding Frederick, participated in the formulation of two neighborhood-area plans: Operation Reach Out Southwest completed in 1998, and the OROSW Strategic Neighborhood Action Plan (adopted by the Planning Commission in 2002). Both OROSW plans contain a number of recommendations that community stakeholders remain eager to see implemented.

Additional planning-related work in the area stems from the Bon Secours' Community-Based Health Needs Assessment (CHNA). As a non-profit hospital, Bon Secours is required to conduct a CHNA every three years to assess the health of the population they serve to ensure that they provide services to address the needs and improve the health of the surrounding community. Bon Secours conducted its latest needs assessment in 2016 and captured the socioeconomic and demographic assessment of the community, as well as the overall indicators of behavioral health in the area. Many findings in the CHNA focus on sanitation, housing, jobs, health and wellness, quality-of-life issues, and community unity; these are similarly reflected in this INSPIRE Plan.

Evolving Plans and Strategies

The Department of Planning launched community engagement efforts in 2016 to develop a Green Network

Plan (GNP) that revitalizes communities by creating an interconnected system of intentional greenspaces throughout the city. Although the GNP is a city-wide effort to connect communities and create a healthy city, the Department of Planning selected a few areas to work more closely with right away. Carrollton Ridge, Shipley Hill, and Boyd Booth make up one of those focus areas.

At the same time, Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise) is underway. The program – operated as a partnership between the City and the State – will demolish thousands of vacant buildings to serve as a catalyst for redevelopment, reinvestment, and stabilization in Baltimore. The Department of Planning has worked closely with community members, HCD, and the State Department of Housing and Community Development to identify the most promising opportunities for demolition and stabilization.

In December 2016 Baltimore City adopted Transform Baltimore, an update to its 45-year old zoning code. As a result, some of the properties north of Frederick Elementary, once zoned for heavy industrial uses, have been rezoned to reflect a more desirable range of land use categories. The zoning update allows for the continuation of some industrial uses, as long as the business remains in operation. Through the update, a significant number of properties in this area were re-zoned from Heavy Manufacturing or Industrial uses to Industrial Mixed Use (I-MU), or Office Residential (OR). These new zoning categories open-up the possibility of using land in a way that would be more compatible with close proximity to residences and the school. The I-MU category allows for a variety of light manufacturing, fabricating, processing, and

wholesale distribution. These light industrial uses are enclosed, low-intensity, and non-nuisance type businesses that can also be used as research and development facilities with no outside impacts. The OR category allows for a mix of office and residential uses, and ensures that office uses remain compatible with residential uses and maintain a more residential character. Listed below are a number of properties that were rezoned as a result of Transform Baltimore. *See Appendix A for a map.*

- The former Eigenbrot Brewery building at 1 Willard and Lombard Street is now I-MU
- Former industrial properties along the 300-block of Stinson Street are now I-MU or OR-1
- Certain properties along S. Franklinton Road are now I-MU or OR-1

The 21st Century and Family League community engagement processes, including the community school planning, informed recommendations presented in

this report. As a new community school, more will occur to bring together a wide range of partners and resources to promote student achievement, positive conditions for learning, and the well-being of families and the surrounding communities. In the fall of 2016 the Family League selected Bon Secours as the Lead Community School Agency for Frederick. Bon Secours will employ a full-time Community School Coordinator who will work with others to create a thriving environment for students, their families, and the community, focusing on family engagement, youth, and community development.

INSPIRE Recommendations

Plan Development and Overview

Standard Improvements – Primary Walking Routes

Goals, Strategies, and Recommendations – Frederick Elementary School Planning Area

Plan Development and Overview

Between August 2014 and October 2016, Department of Planning staff worked with members of the Frederick Elementary School community, along with the residents in the Mill Hill, Shipley Hill, Carrollton Ridge, Gwynns Falls, and Boyd Booth communities to better understand their neighborhood experiences, concerns, and overall needs. To capture the needs of all of the potential students and their families, and others who will participate in activities at Frederick Elementary School, DOP staff engaged the principal, staff, parents, and students at Samuel F.B. Morse during meetings conducted by BCPS and the Family League.

DOP held two community workshops with community members and other stakeholders to examine the strengths, weaknesses, and opportunities of the area. Through a combination of the workshops, community meetings, surveys, and walking tours, over 125 stakeholders have helped inform draft recommendations presented here. A number of City agencies also participated in the tours including the Departments of Transportation, Housing and Community Development, and Public Works, as well as representatives from Councilman Pete Welch's Office, and the Mayor's Office.

Several residents volunteered to participate in an INSPIRE Steering Committee (previously called the Core Team) to help DOP staff, to target, guide, and prioritize specific improvements in the community for inclusion in this Plan. These Steering Committee members also played a significant role by identifying areas to target for improvements during walking tours. In addition, there have been a number of other community leaders and institutions essential in guiding the recommendations contained in the report.

Through the Association of Baltimore-Area Grant-makers' School-Centered Neighborhood Investment Initiative, the philanthropic community is developing a strategy to attract private investment, increase capacity of community-based organizations, and leverage physical development to support transformational neighborhood revitalization. SCNI's work helped inform recommendations in this plan.

The Department of Planning also worked with the National Resource Network (NRN) to help identify strategic opportunities to collaborate with Bon Secours and identify potential funding resources to implement INSPIRE and/or Bon Secours' work.

After the Department of Planning launched the Green Network planning in late 2016, DOP staff convened two charrettes with residents of the Shipley Hill, Boyd Booth, and Carrollton Ridge communities to target opportunities to improve green land use in both the Green Network and INSPIRE plans.

Standard Improvements – Primary Walking Routes

Ensuring that students and other community members have safe and attractive pedestrian access to the school is critical to strengthening the connection between the school and community. Therefore, one part of each INSPIRE plan is a focus on the blocks that have been designated as the “primary walking routes.” See page 16 for the primary routes map.



The Department of Planning used BCPS student/school zone data, and worked with community members, school staff, and crossing guards, and the

Department of Transportation, to identify the predominant routes that students use to get to and from the school. Within the ¼-mile INSPIRE planning area, blocks on these routes have been designated as the primary walking routes. These blocks are being prioritized for consistent streetscape improvements that will

occur prior to the school reopening. They have also been designated as Safe Routes to School routes, and will be marked with the City’s Safe Routes to School wayfinding footprints.

Through commitments from many City agencies, these key improvements will be made along the primary walking routes:

- Bringing sidewalks up to a safe and standard condition
- Repainting or adding crosswalks
- Assessing the need for repairs to ADA ramps at intersections
- Marking Safe Routes to Schools
- Assessing crossing guard deployment
- Pruning and planting street trees
- Assessing street lighting
- Boarding open vacant buildings
- Picking up trash and maintaining vacant lots

The Implementation Table on page 49 provides additional details.

Goals, Strategies, and Recommendations – Frederick Elementary School Planning Area

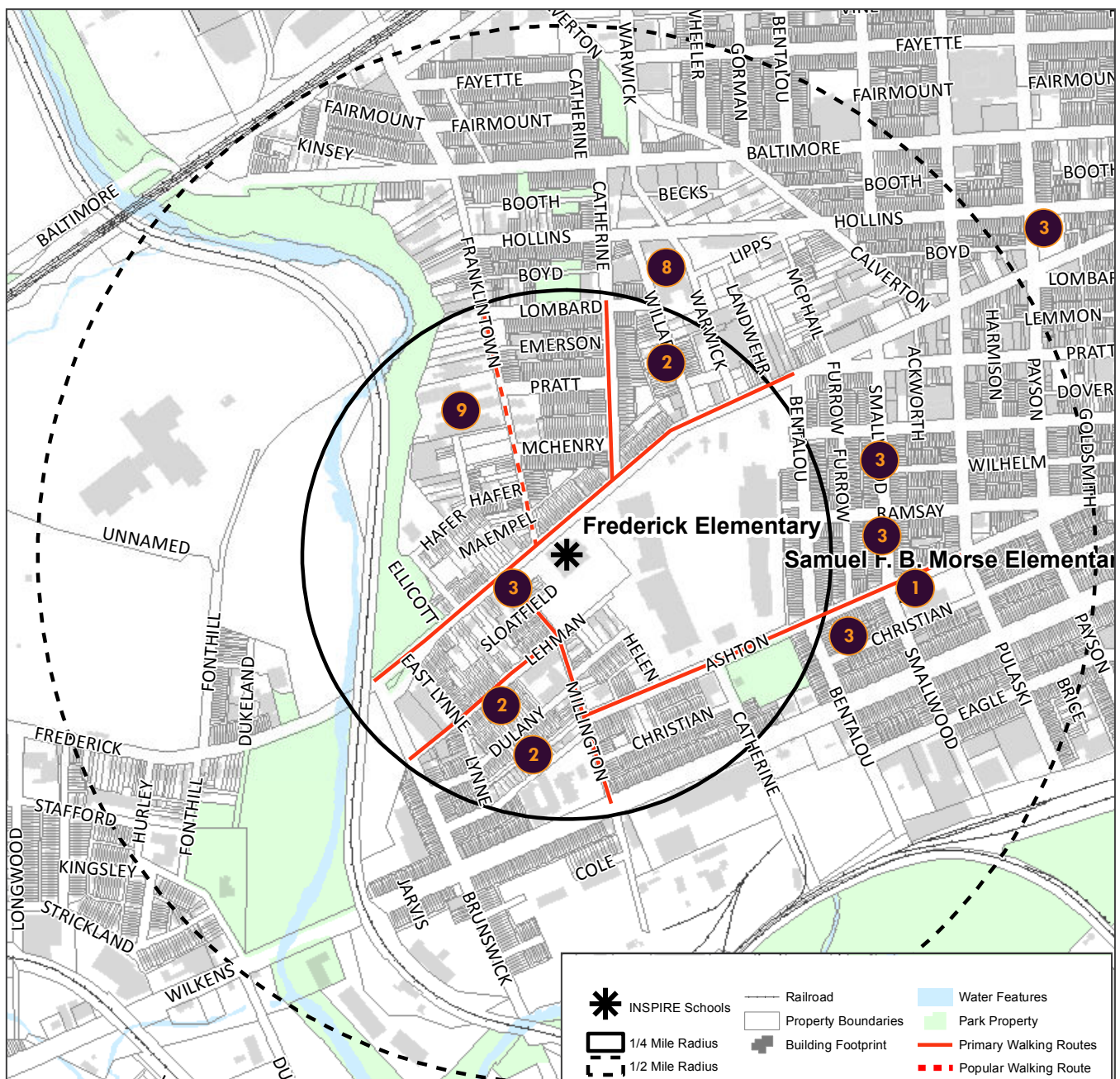
The recommendations presented in the remainder of this report are in addition to those that address the issues along the primary walking routes, listed on page 27. Recommendations presented in this section have been informed by community workshops, surveys, and walking tours. Many recommendations described could easily fit under more than one goal.

Recommendations for the Frederick Elementary School Planning Area fall under these goals and strategies:

- Invest in Housing and Neighborhood Market-Strengthening Development Opportunities
 - Identify and Support Strategic Redevelopment Opportunities
 - Create and Maintain High-Quality, Affordable Housing for Rent and Sale
 - Support and Increase Homeownership
 - Remove Blight
 - Target Land Use Changes in the Area
 - Improve the Quality of Local Businesses in the Community
 - Create Defined Neighborhood Boundaries
- Improve Resident Safety
 - Reduce Crime through Community-based Activities, Environmental Design, and Partnerships
 - Implement Crime Prevention through Environmental Design Practices
- Improve Sanitation
 - Keep the Neighborhoods Clean
- Create Environmentally-Sustainable Neighborhoods
 - Beautify Highly-Visible Public Spaces as a Means to Keep and Attract Residents to the Community
 - Turn Blighted Vacant Lots into Positive Uses to Contribute to the Green Network
 - Enhance Greening through Resident Engagement
- Create Opportunities for Health and Wellness
 - Improve and Create New Places for Play and Recreation in the Community
- Create Connections and Access
 - Improve Traffic Conditions, Pedestrian Safety, and Transportation Enhancements

INVEST IN HOUSING AND NEIGHBORHOOD MARKET- STRENGTHENING DEVELOPMENT OPPORTUNITIES

Build confidence in the neighborhood while improving the housing market.



Identify and Support Strategic Redevelopment Opportunities



1. Explore the reuse of Samuel F.B. Morse Elementary School.

On December 13, 2016 the Baltimore City Board of School Commissioners voted to close Samuel F.B. Morse Elementary at the end of the 2016-2017 school year. During INSPIRE and other meetings, residents have expressed interest in uses such as a library, middle school, or youth activity and recreational center. Further community visioning and engagement is needed to ensure that the building is used in a meaningful way.

Create and Maintain High-Quality, Affordable Housing for Rent and Sale

2. Support Bon Secours, St. Benedicts Church, and other developers and non-profit organizations, such as St. Ambrose to create new housing in strategic locations.

Work with developers with proven capacity to produce high-quality housing on blocks adjacent to existing positive elements in the community. One such development being planned is on the 2600-block of Saint Benedict Street, a few blocks from the school, the Westside Shopping Center, St. Benedict's Church, and ABC Park. St. Benedict's Church and Penrose have developed a proposal for an 80- to 100-unit affordable rental housing project at this location. An example

of relatively new, attractive housing that serves the community's housing needs is the Hollins Phoenix Apartments located at Hollins Street and Warwick Avenue. Other sites for evaluation for potential new development opportunities include:

- 100-block of Willard St., south of the former Eigenbrot Brewery site
- 12600-block of Dulany St., behind the Bon Secours' Benet House and one block north of the newly-proposed St. Benedict St. housing project



3. Rehabilitate or stabilize vacant properties in areas that are most stable, highly visible, and/or immediately adjacent to the school within the first few years of the school building's re-opening.

There are multiple opportunities to leverage the incredible investment of a new, modernized school. To truly use the school as a catalyst however, it is critical to capture the market interest in the first few years. Supporting highly-visible and high-quality projects by prioritizing City and State funding will help lead to broader community-changing impacts leveraged by the school. It is also important to prioritize vacant property rehabilitation where it gains from stronger blocks. The following locations should be examined for immediate or short-term opportunities:

- 17-25 S. Franklinton Rd.
- 2500, 2504, 2508, 2512, 2514, and 2516 Hollins St.
- 2601 Frederick Ave. (vacant historic house/potential landmark)

- 2200-block of Christian St.
- 300- and 400-blocks of Smallwood St.
- 31 S. Payson St.

4. Promote homeowner assistance programs to help current or new owners maintain and improve their homes.

While homeowners make up just 27 percent of residents in the neighborhood, they are critical to build confidence and stability. Programs run by the City and non-profits that can help these homeowners maintain their properties should be promoted within the plan area to connect people with available resources to maintain their homes.

- 4a. Connect homeowners with programs available through Baltimore Housing's Green, Healthy and Sustainable Homes division by sharing program information at community association meetings, community events, and through the school.
- 4b. Promote the Baltimore Energy Challenge to educate homeowners about lowering energy bills by sharing program information at community meetings etc., as noted above.



5. Examine existing policies and programs; work with agencies and organizations to develop and implement a toolkit to incentivize good landlords to maintain rental units in the neighborhood.

With over 70 percent of households living in rental housing, it is important to incentivize good management of affordable, high-quality rental properties. Pro-

grams to offer financial or other benefits to encourage responsible landlord behavior should be created.

Support and Increase Homeownership

6. Identify organizations that can assist renters ready to become homeowners.

As redevelopment takes place around the modernized school, there may be opportunities to further strengthen the area by helping stable renters become homeowners. Organizations can help individuals and families increase savings, reduce debt, improve credit scores, and work with quality developers to help make the dream of affordable homeownership a reality. Carpenter House Communities is one local organization that can help. Others from around the city include NHS Baltimore and St. Ambrose Housing Aid Center.

Remove Blight

7. Strategically demolish blighted properties along the school perimeter and primary walking routes, and where properties are significantly impacting residents.

Among the significant number of vacant houses and industrial buildings in the Shipley Hill, Carrollton Ridge, and Mill Hill communities, most notable are the blighted properties located within the quarter-mile INSPIRE area along Frederick Avenue, Catherine Street, S. Franklinton Road, Willard Street, and Dulany Street. Demolishing clusters of abandoned properties here can create a safer environment for residents, open opportunities for productive green reuse, and potential land assemblage for future development.

The following list identifies properties that have been identified by community members, agencies, and other stakeholders. Not all of them have been funded for demolition at this time, but they should be evaluated

for demolition and land reuse opportunities. Information about future demolition clusters will be available on the Baltimore Housing website when they are finalized. Properties along the school perimeter and primary walking routes are marked with an asterisk. See Appendix A for map.

Already funded demolition:

- 301-307 Catherine St.*
- 103, 105, and 107 S. Franklinton Rd.
- 2626-2636 Maemple Ln.
- 2611-2621 Hafer St.
- 115 Willard St.
- 106-116 S. Calverton Rd. (evens)
- 2510-2512 Dulany St.*
- 304-308 Stinson St. (evens)

Potential demolition candidates:

- 133-141 Catherine St. (odds)*
- 2615 Frederick Ave.*
- 2400-block of Frederick Ave. (evens)*
- 2510-2512 Dulany St.
- 2646 and 2648 Dulany St.
- 18 S. Franklinton Rd.*
- 78 S. Franklinton Rd.*
- 84 S. Franklinton Rd.*
- 2593 and 2595 W. Baltimore St.
- 131-151 (odds), 152-134 (evens) Willard St.
- 300, 320, 324 Stinson St.
- 327-335 Stinson St. (odds)
- 2100-block and 2200-block Booth St. (odds)
- 2534, 2536, 2542, 2548, 2560, 2562 Boyd St.
- 2553-2557 Boyd St.(odds)
- 2111, 2113, 2115 Christian St.
- 330, 332, 337, 339, 404, 406, 408, 410, 413, 414, 415, 416, 421 S. Payson St.
- 1928 Ramsay St.
- 331 and 333 S. Pulaski St.
- 1802-1820 (evens) and 1803-1815 (odds) Wilhelm St.
- 1822-1844 (evens) and 1823-1839 (odds) Wilhelm St.

8. Stabilize blighted properties where future redevelopment is desired.

Stabilizing key buildings will preserve them for future rehabilitation and reuse, and the following property has been identified by community members, agencies, and other stakeholders. It has not been funded for stabilization at this time.

- 1 Willard St. (including rear structures on Warwick at Lipps St.)



Target Land Use Changes in the Area

9. Utilize new zoning categories to encourage land uses compatible with the surrounding community.

While maintaining some level of industrial zoning is important to the City and the neighborhood, there is an over-abundance of industrial properties around Frederick Elementary School. Lower-scale zoning – such as Industrial Mixed Use, Office- Residential and/or Open Space zoning – offers opportunities for revitalization that would be more compatible with the close proximity to residences and the school. This new zoning can give new life to a number of unique vacant properties within the INSPIRE area, like the one at 200 S. Franklinton Road. BDC and the Planning Department’s Industrial Opportunity Project Coordinator will continue to work with the community and other stakeholders to identify businesses compatible with the vision of the community. Baltimore’s rezoning addresses many sites in this area, but not others. Multiple buildings at 132-162 S. Calverton Road, bounded

by adjacent properties at 2108-2204 Frederick Avenue, however, remain as Heavy Industrial or I-2. Re-zoning these properties to a lighter industrial category would be more compatible with the surrounding uses in this community.

Improve the Quality of Local Businesses in the Community

10. Work with BDC to help existing industrial businesses become better integrated into a residential neighborhood.

As long as industrial businesses exist next door to residences and in close proximity to an elementary school, it is critical that all of these uses positively co-exist. S. Franklinton Road presents a particular challenge, where there are inadequate truck entrances and exits, there is not enough space for trucks to maneuver, and truck traffic causes back-ups and dangerous conditions. Efforts should be made to work with the community, transportation officials, planners, and business entities to develop, support, and implement solutions to improve these conditions. Solutions could include assessing the hours of operation, delivery, and pick-up times; assessing the number of vehicles and trucks accessing certain businesses throughout the day, and creating truck entrances and exits that work for the businesses and residents. BDC could also provide support for façade improvements and improved signage.

11. Meet with area anchors and the Baltimore Integration Partnership (BIP) to identify opportunities where neighborhood businesses and residents can help meet procurement and service needs.

Although Bon Secours is the only traditional anchor in the INSPIRE area other entities, including the Westside Shopping Center and the BCPS facilities, act as smaller anchors. Each serve the community, but they also have product and service needs that may be able to be met by existing businesses and residents, or potentially draw new businesses to settle in the area.

12. Work with BDC to pursue the relocation of businesses that are not suitable for S. Franklinton Road.

Some of the businesses along S. Franklinton Road are not well suited for their location. Several residents have reported that their cars have been hit, side-swiped, and even totaled by oversized trucks from businesses operating along this street. Efforts should be made to explore the relocation or better operations of these businesses.

Create Defined Neighborhood Boundaries



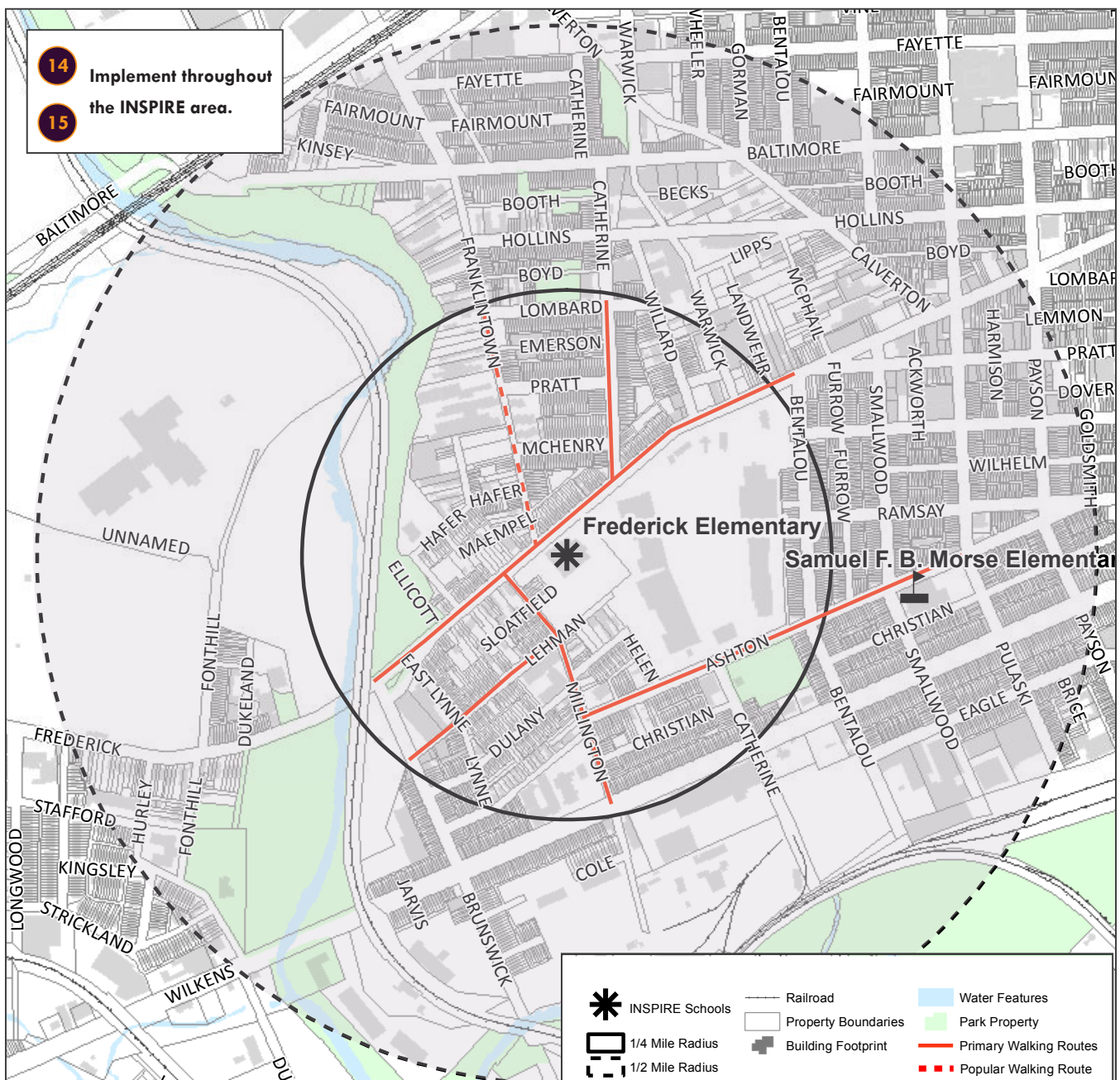
13. Install new neighborhood signs in the community to identify the Mill Hill, Shipley Hill, and Carrollton Ridge communities.

Currently the Mill Hill and Shipley Hill neighborhoods lack community signs near the school, and the Carrollton Ridge community sign is in need of repairs. New or improved signage will help create a welcoming entrance into the neighborhoods and restore pride in these communities.

- Install new Mill Hill community sign at traffic isle at Brunswick and Frederick Ave.
- Identify location and install new Shipley Hill sign (e.g. vacant lot at 2562 Frederick Ave.)
- Refurbish and remove graffiti from the Carrollton Ridge Community sign at 2235 Frederick Ave.

IMPROVE RESIDENT SAFETY

*Create a positive and safe environment,
addressing real and perceived safety concerns.*



Reduce Crime through Community-based Activities, Environmental Design, and Partnerships

14. Activate “Engaged Presence Produces Reduction” efforts.

The Baltimore City Police Department’s officers of the Southwest Police District have noted that visible, positive forces in “stressed” areas will reduce negative activities. Specifically, they note that a well-placed “Engaged Presence Produces Reduction” (EPPR) in crime, and also increases the quality of life and overall public safety for a community that uses it. EPPR practices as identified by BCPD might include, good neighbor walks, prayer walks with local clergy, exercise walks to identify neighborhood issues, motorized canvases of the community, and more officers on foot patrol. At the same time, community stakeholders should work with their local Sector Community Team operated by the Police Department.

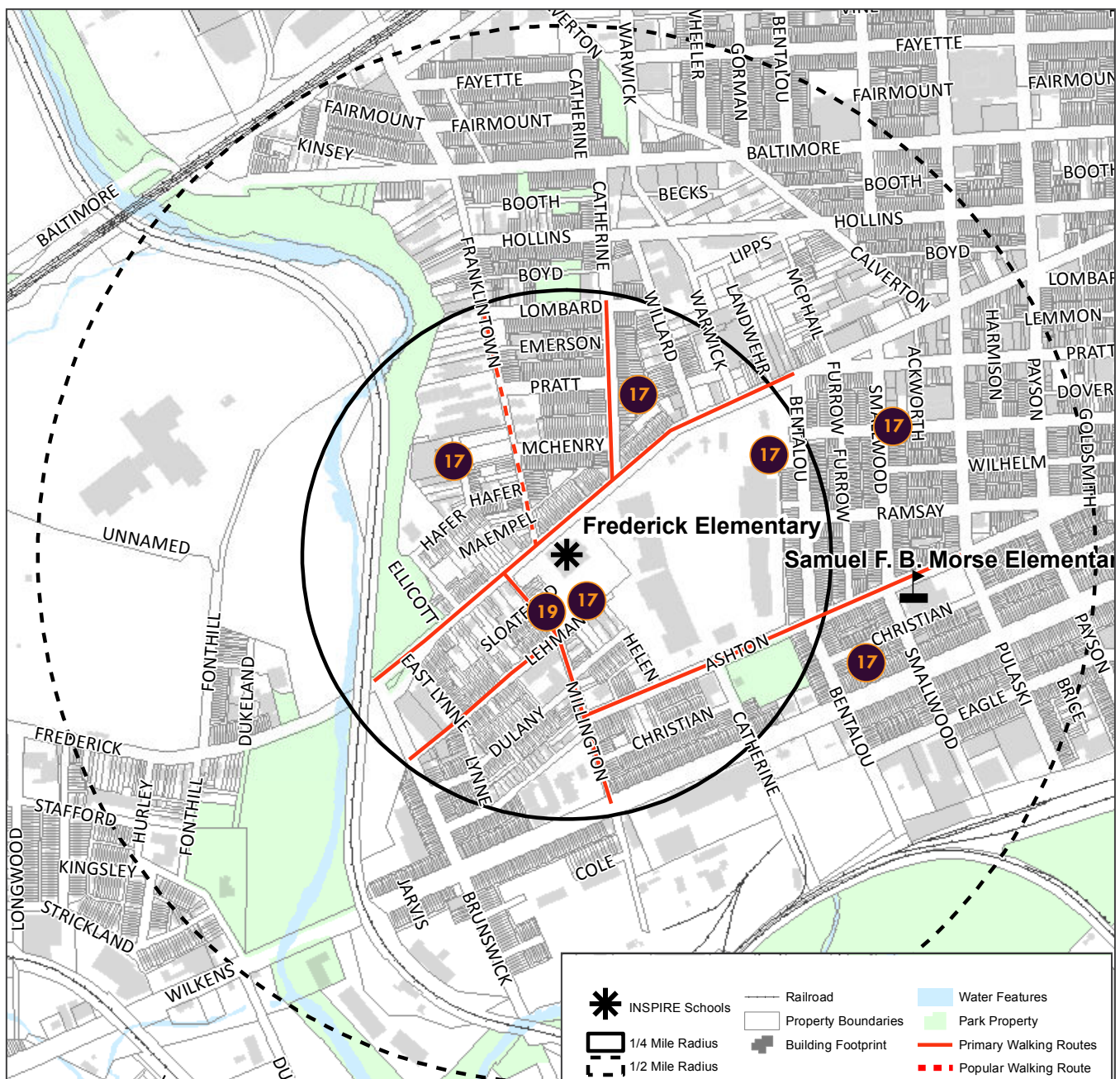
15. Implement Crime Prevention through Environmental Design practices.

Crime Prevention through Environmental Design (CPTED) is a multi-disciplinary approach to deterring criminal behavior that focuses on changing how places are laid out, and how they look and feel. Basic principles include “natural surveillance,” and “territoriality,” which looks at how signage and maintenance suggest that a space is cared for. It may include demolition, improving the appearance of streets with new street trees or trimming overgrown trees, and strategically-placed lighting. Community members can work with the police as well as property developers, to advocate for CPTED principles in their work.

See page 65 for a crime incidents map.

IMPROVE SANITATION

*Protect residents and the environment
by keeping the neighborhood clean.*



Keep the Neighborhoods Clean

16. Develop community-led initiatives to address trash and litter problems.

A common complaint is that trash is not properly put out for pick-up, but piled in alleys or where alleys and streets meet, violating the City's code requirements that all residents must dispose of their trash by using trash cans (and cans with lids). Areas with consistent sanitation violations should be targeted with increased efforts to educate residents about proper storage of trash and recycling and when it can be put out for pick-up. In addition to working with the Department of Public Works, the Office of Sustainability, and Housing and Community Development staff, the community should develop new community-led initiatives. Examples of initiatives include neighborhood adoption of trash cans in key areas, organizing frequent block clean-ups, and coordinating reporting and tracking of problem properties through the City's 311 system. Clean Corps can work with Frederick and area residents, organizations, and businesses to develop school or community-led strategies. Clean Corps has resources to work with the school and other stakeholders, and grants are available. The Southwest Police Department is another potential partner in community-led clean-ups. They are beginning to plan for a "dumpster day," where they will work with DPW to provide dumpsters and encourage community members to use them for trash and bulk items. See Appendix C for more on Clean Corps.



17. Prioritize areas of chronic illegal dumping for cleaning and possible camera locations.

In addition to improper residential trash disposal, these neighborhoods contain many locations that are re-occurring sites for illegal commercial dumping. The areas listed below, especially those in the INSPIRE area, should be targeted by the Department of Public Works and Housing's Code Enforcement staff for the most effective remedies. Blocks marked with an asterisk are on a school perimeter or primary walking route. The areas noted below are sites with re-occurring problems:

- 2500-block of Lehman St. behind Frederick Elementary School (dumping)
- McHenry at Smallwood st. (dumping and trash)
- 1 Willard and Hollins St. (dumping)
- 300-block of Stinson (dumping)
- Alley intersection behind the 200-block of Catherine and 100-block of Willard
- Alley behind 2200-block of Christian St. (trash and dumping)
- Alley behind 2400 W. Baltimore St. (Becks St. side)
- Alley behind 300- and 400-blocks of Bentalou (dumping)
- Vacant lot behind 2651 and 2643 Frederick Ave.

Cameras should be added to the following Locations:

- 2500-block of Lehman St.* (installed)
- 300-block of Stinson St.
- Alley Intersection behind 200-block of Catherine St. and 100-block of Willard St.

18. Operationalize code enforcement zones.

HCD's Code Enforcement Division has designated five code enforcement zones within the INSPIRE area (*See Appendix A*). Each area will be targeted one-at-a-time by a Code Enforcement Officer to ensure that each area is clear of trash and any other sanitation or code-related problems.



19. Gate or close Lehman Street behind Frederick Elementary to eliminate illegal dumping and other negative activity, and create a clean and green space.

Lehman Street, immediately south of the Frederick Elementary School play field area is a chronic dumping spot, and a hazard regularly brought up by the residents, school leadership, and others. The

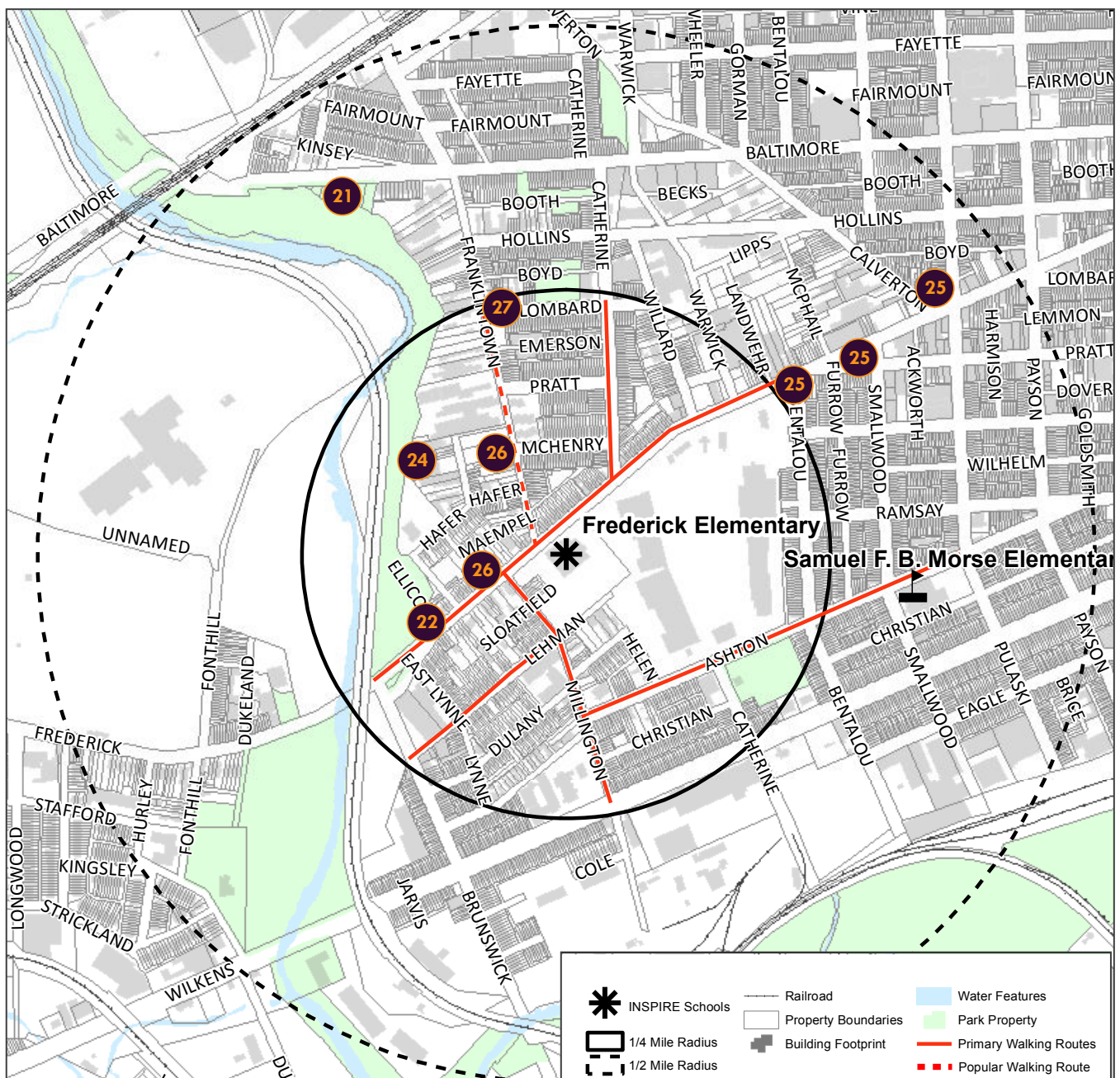
Department of Planning is working with DOT and BCPS to develop a solution for gating or closing this block-long alley street. Once accomplished, students and residents can work with Clean Corps or others, to create a pleasant space that can connect to a proposed student walking path at the east end of Lehman Street.

20. Apply to participate in the City's Care-A-Lot program to clean and maintain vacant lots.

Area community groups should apply to be compensated to maintain vacant lots through the City's Care-a-Lot program. Through the Growing Green Initiative (GGI) the City's Office of Sustainability created the Care-a-Lot program to support community groups and organizations in the cleaning, maintaining, and beautifying of otherwise vacant small parcels in Baltimore City. GGI has partnered with the Parks & People Foundation to provide NGOs, churches or faith-based organizations, CDCs, or neighborhood associations with a stipend to maintain vacant lots in their neighborhoods. Groups can apply and select up to 25 lots in their neighborhood that are currently grass vacant lots, and will be paid \$20 per lot cleaned and cut ten times throughout the season. Groups could be eligible for \$5,000 total for the season.

CREATE ENVIRONMENTALLY-SUSTAINABLE NEIGHBORHOODS

Improve the natural environment.



Beautify Highly-Visible Public Spaces as a Means to Keep and Attract Residents to the Community



21. Create a Bioswale Mini Park overlooking the Gwynns Falls Trail in the 2700-block of W. Baltimore Street.

This site – previously used as a trolley turnaround – has been turned into an environmentally-impactful enhanced greenspace with a bioswale that can filter over 400-bathtubs of stormwater a year. These improvements were made possible through a collaboration of the Parks and People Foundation, the Neighborhood Design Center, BCRP, City Scape, the State of Maryland, and the Christian Community Church of God. This first step began a transformation of the site, but further enhancements will better prevent illegal dumping and create a safer and more inviting space for residents and visitors to enjoy. Partners and funding should be sought to make additional improvements to include landscaping and installing benches, lighting, and bollards at the entrance and exit. At this time, BCRP will explore bollard installation.

22. Increase visibility of the Gwynns Falls Trail entrance on Frederick Avenue.

The entrance to the Gwynns Falls Trail on Frederick Avenue, is located one block west of Frederick Elementary School. While this easy access to the trail is a benefit to the neighborhood, the entrance itself lacks

visibility and a sense of place or destination. Improving the entrance to the trail – including by restoring the Ellicott Drive Monument structure, adding more visible signage, and landscaping will create an aesthetically-pleasing element in the community. This will also create a beautiful gathering space for trail users and local residents, and even provide a learning space for Frederick Elementary School students. Rails to Trails’ coalition is currently seeking to improve access signage at this location and at the trail entrance in the 2800-block of W. Baltimore Street, just west of the bioswale park area noted above.

Turn Blighted Vacant Lots into Positive Uses to Contribute to the Green Network

The Department of Planning launched community engagement efforts in 2016 to develop a Green Network Plan (GNP) that revitalizes communities by creating an interconnected system of intentional greenspaces throughout the city.



23. Develop Growing Green Initiatives, or other green reuse treatments with the community to establish positive uses in vacant lots.

With a large inventory of vacant lots, and more being created through strategic demolition, it is important to work with community stakeholders to create productive green places in place of blighted lots. This could include seeding and fencing properties, planting trees, clearing overgrowth, installing temporary art,

land maintenance, and/or community managed open space(s). The following are initial locations, including those identified by the community. Properties along the school perimeter and primary walking routes are marked with an asterisk. *See Appendix A for map.*

- 2562 Frederick Ave.* (City-owned: remove weeds, and fence)
- 2626-2638 Frederick Ave.* (severely overgrown trees and weeds)
- 2524 Dulany St.
- 133-143 S. Calverton Rd. (proposed memorial site to firefighter Rachel Wilson)
- 2100-block of Booth St.
- 2400 W. Lombard St. (explore conversion into a green parking lot)
- 2500-block of Emerson St.
- S. Franklinton Road at Maempel Rd. (Block 2177, Lot 077)
- Vacant alley lot bounded by 200-block of Catherine and 100-block of Willard streets (City-owned: fence)
- 412-420 S. Pulaski St.
- 413-425 S. Pulaski St.
- 2340 Frederick Avenue* and Willard streets
- 2000-block of Boyd St.

24. Develop a “Gwynns Falls Vista Park” overlooking the Gwynns Falls Trail.

The 2002 OROSW Plan envisioned a park overlooking the Gwynns Falls Trail; early INSPIRE planning indicated this as ideal and that it was still a strong desire. This park would create a vital link between the neighborhood and the Gwynns Falls stream. Key areas along the west side of S. Franklinton Road, including properties currently owned by Mason Memorial Church, should be pursued as initial sites to implement this vision. Work with Mason Memorial Church, HCD, and DOP to determine how to turn these vacant church owned sites into a Vista Park.

Specific location areas to target are:

- 216-302 S. Franklinton Rd.
- 304-324 Stinson St.

25. Work with Bon Secours Community Works to expand their Clean and Green vacant lot maintenance program to target vacant lots in the area.

The Clean and Green Program conducts regular maintenance of vacant lots in the community and turns others into landscaped, attractive green spaces. The continuation of this program – which supports maintenance staff and provides jobs for residents – is largely dependent upon grant funding. Potential for expansion depends on overall funding and capacity. The following lots are initial addresses that Bon Secours agreed to add to their existing Clean and Green program maintenance list:

- Carrollton Ridge community sign lot at 2200 Frederick Ave. and Bentalou St.
- Triangular median at 2200 Frederick Ave.
- 48-50 S. Pulaski St. (even side)



26. Assess tree growth on vacant lots.

There are numerous lots containing overgrown trees in the area. In some cases, it may be possible to trim the trees back, and landscape the lot to create a woodsy landscape that mimics Gwynns Falls. In other instances, where regular growth impedes rights-of-way, it may be necessary to remove overgrown trees. The INSPIRE area should be assessed for how best to address overgrown lots, taking into account safety, sanitation, and opportunities with the Green Network. As a starting point, these properties should be assessed:

- 336, 316, and 318 S. Franklinton Rd.
- 2626-2638 Frederick Ave. (beside well-cared for lots owned by Mason Memorial Church)

Enhance Greening through Resident Engagement



27. Plant and maintain new street trees along identified routes.

Much of the INSPIRE area lacks street trees. This detracts from walkability and the aesthetic appeal of the blocks. To supplement the trees being planted on the primary walking routes (see page 16), other blocks in the INSPIRE area, including the 2500-block of W. Lombard Street, should be assessed for planting opportunities.

28. Explore opportunities for Frederick Elementary School to become a “green school.”

There are ample opportunities for the school and students to adopt sustainability practices both inside and outside of the school. Frederick leadership might con-

sider forming a “Green Team” or “Green Workgroup” – a team made up of a range of stakeholders that could include faculty, students, administrators, parents, and community members – to focus on greening, sustainability, and environmental education opportunities, including those listed here:

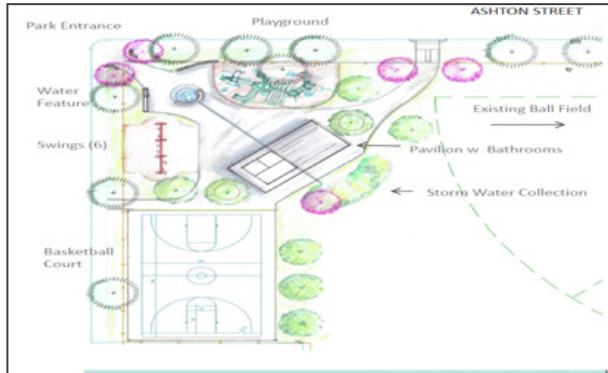
- Develop and help implement greening practices – a requirement for all Baltimore City schools. This might include recycling, energy conservation, and green cleaning.
- Apply for the Office of Sustainability’s Green, Healthy, Smart challenge grant program for student-led sustainability projects.
- Apply for the Maryland Association of Environmental and Outdoor Education’s Maryland Green Award, through which students and staff can promote responsible environmental stewardship practices and awareness of the connections between the environment, public health, and society.



*Improve and create new places for residents
to safely play, recreate, and come together.*



Improve and Create New Places for Play and Recreation in the Community



29. Increase utilization of ABC Park to support youth and family recreational activity.

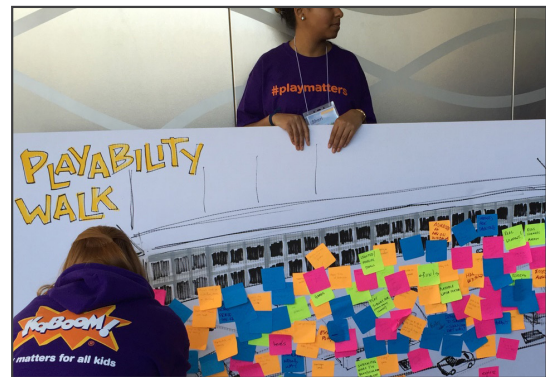
ABC Park is being renovated by the Department of Recreation and Parks, and will include features such as a family fun park, sprinkler pad water feature, play field areas, and lighting improvements. Once upgraded, the park will provide the recreational space and opportunities that many residents have expressed was lacking in the community. The neighborhood coaches who oversee the daily recreational activities are creating recreational programming and conducting outreach to ensure that the park is a well-used safe haven for hundreds of kids in the community.

30. Create community access from the Carrollton Ridge Community to Carroll Park.

One of the goals of the City's Green Network Plan is to connect residents to green spaces. Carroll Park is a significant asset in Southwest Baltimore however, a number of residents find it difficult to access the park. Installing a pedestrian-crossing over Monroe Street at 1900 Ohio Avenue to access the park would make the park much more accessible to the Carrollton Ridge Community. Ohio Avenue, interestingly, is in the Guinness Book of World Records. At approximately 25-feet long and having only one residential address, it is the world's shortest residential street.

31. Restore, or create new, neighborhood play spaces.

Some of the playgrounds and basketball courts in the neighborhood have become, or are becoming, run down. Residents identified the court and play areas in the 2500-block of Booth St. and the 2500-block of Boyd Street as needing restoration. An alternative is to redesign the park at 2516 W. Lombard Street to incorporate multiple uses, including play space. The immediately-adjacent blocks are largely occupied, and the park is next to The Kedesh House of Prayer, making it a highly-visible and convenient location.



32. Identify opportunities for play to move beyond the playground.

Studies show that play is critical to the health and well-being of children, but many are not getting the play they need to thrive. Regular walking trips to and from Frederick, around Westside Shopping Center, and throughout the community offer opportunities to incorporate active play and learning. The KaBOOM! organization can work with community members – especially children – to conduct a “playability walk” and can help identify opportunities for playful design. Additionally, residents have identified 2221 Booth Street as a potential site for a play-focused land reuse.

33. Create a safe walking track for outdoor activity.

The park space referenced in #31 is currently primarily used as a pass-through between Lombard and Boyd Streets. The space should be redesigned to incorporate activities for residents of all ages, including a walking track for seniors and other residents.

*Connect residents safely and efficiently to the places
they need and want to go.*



Improve Traffic Conditions, Pedestrian Safety, and Transportation Enhancements

34. Continue to evaluate the intersection at Frederick Avenue and S. Franklinton Road to improve vehicular and pedestrian access at and around the school.

As part of the school redevelopment process, DOT and the Maryland Stadium Authority modified the entrance into the school for vehicles coming down S. Franklinton Road. To ensure that vehicles and pedestrians are safe, DOT should assess the new traffic patterns during drop-off and pick-up times once the school building re-opens. DOT should also consider reducing the speed limit in front of the school or adding traffic control measures to do so.



35. Improve traffic and pedestrian safety along S. Franklinton Road.

S. Franklinton Road is a one-way street that runs directly to the north side of Frederick Avenue, and many students and other residents use it every day. Several industrial businesses along the street have created unsafe traffic conditions that residents have complained about for years. These businesses operate with oversized and heavy trucks that are not conducive to residential traffic. Residents have also reported students having to walk underneath trucks to go to school. BDC should organize a meeting with the business owners, DOP, DOT, and community leaders to work together to develop solutions that work for everyone.

DOT and BCPD should explore the following:

- Restricted truck loading hours around school opening and closing time
- Baltimore City police and/ or DOT traffic control officers should increase traffic patrols and issue citations for any illegal truck traffic operations
- Assess pedestrian safety along the roadway and sidewalks in the 100-block of S. Franklinton Rd.
- Explore heavy truck parking restrictions and/ or permits along the 100-block of S. Franklinton Rd.

INSPIRE Community Project

With many students in Carrollton Ridge newly-zoned to attend the modernized Frederick Elementary School, large numbers of children who live south of the school will be walking there each day. Stakeholders involved in the Frederick INSPIRE planning process expressed interest in creating a new student walking path to provide a safe, ADA-compliant, and engaging path onto the school grounds. Currently, the Department of Planning is working with the Department of Transportation and BCPS to assess the site and survey the land to determine the feasibility of such a path. Assuming the path is feasible, next steps will include working with DOT and the owner of the land to acquire the right-of-way, adjacent property owners to plan for student travel, and stakeholders to design the elements of the path.



36. Create a safe and enjoyable student walkway connecting the Carrollton Ridge community and Frederick Elementary School.

With the closure of Samuel F.B. Morse, many children will have to walk to and from the Carrollton Ridge Community to attend Frederick Elementary School. A new student walking path, extending from Helen and Dulany Street, and onto the southeast access point of the school grounds, should be created to allow for a more convenient, clear, and safe route for students to access the school grounds. Without a direct and safe path, students will likely walk through the Westside shopping Center and parking lot, and/or will need to take a longer route along Frederick Avenue or around Millington Avenue. Students, residents, and school faculty can participate in the design of the walking path, including exploring the opportunity to include public art.

37. Create a walking school bus, bicycle train, or block captain program.

With most students likely not qualifying for school bus pickup, measures should be developed to ensure safety for children traveling to and from school. Explore models and opportunities for walking school buses (a group of children walking with one or more adults), bicycle trains (a group of children biking with adults), and block captain programs. See Appendix A for more information.



38. Implement transportation enhancements around Frederick Elementary School

The modernization of Frederick Elementary can be further enhanced by improving the highly visible areas adjacent to the school:

- Implement decorative streetscaping along Frederick Ave. in front of school
- Identify and Promote Frederick Ave. as a National Historic Road
- Install decorative school logo banners around Frederick Elementary School
- Replace bus bench in front of the school on Frederick Ave.

Plan Implementation

INSPIRE plans are already beginning to be implemented. Although not everything can happen right away, the Department of Planning is committed to continuing to work with community members to see recommendations become reality.

The Department of Planning, community stakeholders, and others should continuously refer to this section to hold each other accountable. This section:

- **Sets forth a desired time frame for implementation**
- **Identifies lead and support agencies/organizations**
- **Estimates the cost of implementation and identified or potential funding sources**
- **Identifies commitments already made**

As part of completing the plan, City agencies have already made some funding and staffing commitments. Complete implementation however, will require more resources.

We believe that the significant investment in Frederick Elementary School, in addition to the commitments represented in these tables, can encourage additional resources.

Timeframe

Short: 0-2 years

Medium: 3-5 years

Long: 5+ years

Estimated Cost of Improvements

\$ = \$5,000 or less

\$\$ = \$5,001-\$50,000

\$\$\$ = \$50,001-\$250,000

\$\$\$\$ = \$250,001 - \$500,000

\$\$\$\$\$ = More than \$500,000

Lead Responsibility

(for funding, advocacy, implementation)

Baltimore City Agencies

BCRP: Recreation and Parks

BCPD: Police Department

DGS: Department of General Services

DOP: Department of Planning

DOT: Department of Transportation

DPW: Department of Public Works

HCD: Housing and Community Development

Other

Private: Philanthropy, anchor institutions, investors, etc.

Community: Residents, Community-Based Organizations (CBOs), groups, businesses, etc.

Implementing Standard Improvements

Recommendations & Actions	Timeframe	Lead Responsibility	Estimated Cost	Funding
Repair sidewalk deficiencies – not including tree/utility damage	By summer 2017	DOT	\$\$\$	INSPIRE GO Bonds
Repair sidewalk deficiencies – tree/utility damage	By summer 2017	DOT	\$\$	DOT
Repair curb deficiencies	By summer 2017	DOT	N/A	DOT
Assess need to repair ADA ramps at intersections	By summer 2017	DOT	TBD	DOT
Dig tree pits	By summer 2017	DOT	\$\$	INSPIRE GO Bonds
Repaint or add crosswalks: Frederick/Franklinton Rd, Frederick/ Catherine St., Ashton/ Catherine St., Millington/Lehman St.	By SY 2017-18	DOT	\$\$	DOT
Assess crossing guard allocation	Before SY and in first weeks	DOT	N/A	N/A
Asses speed near school and along primary routes/ Assess Frederick Avenue for LED Speed indicators	By SY 2017-18	DOT	N/A	N/A
Install school signage	By SY 2017-18	DOT	\$	DOT
Post speed signs and speed sentry	1-2 weeks before and after school opening	DOT	N/A	N/A
Replace street light bulbs with LED bulbs	Phase TBD	DOT	TBD	DOT
Replace broken or inadequate light poles	TBD	DOT	TBD	TBD
Conduct Safe Routes to School Training	Before SY or in first weeks	DOT	N/A	N/A
Remove and replace dead street trees	Summer-Fall 2017	BCRP	\$\$	BCRP
Plant new street trees	Summer-Fall 2017	BCRP	\$\$\$	BCRP, INSPIRE GO Bonds
Proactive pruning	Ongoing	BCRP	\$	BCRP
Board vacant and accessible properties	By SY 17-18; Ongoing	HCD, DPW	\$	HCD, DPW
Demolish vacant buildings which have already been funded. The following properties are listed as funded for demolition: <ul style="list-style-type: none"> 301-307 Catherine Street 103, 105, and 107 S. Franklinton Road 	By SY 2017-18	HCD	\$\$\$	HCD, Project CORE
Clean and mow vacant lots	By SY 17-18; Ongoing	HCD, DPW	\$	HCD, DPW
Conduct a Clean Sweep along entire primary walking routes	Summer 2017	DPW	\$	DPW
Conduct regular code enforcement sweeps along the primary walking routes	Ongoing	DPW	N/A	HCD

Implementing Frederick Area Recommendations

Capital projects with at least some funding or commitments are italicized.

Investing in Housing and Neighborhood Market-Strengthening Development Opportunities

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Identify and Support Redevelopment Opportunities					
1. Explore the reuse of Samuel F.B. Morse Elementary School.	Planning	Short	HCD, City Space Utilization Committee	N/A	N/A
Create and Maintain High-Quality, Affordable Housing for Rent and Sale					
2. Support Bon Secours, St. Benedicts Church, and other developers and non-profit organizations, such as St. Ambrose to create new housing in strategic locations, including: <ul style="list-style-type: none"> 2600-block of Saint Benedict St. 100-block of Willard St. 2600-block of Dulany St. 	Capital	Short-Medium	Private, HCD, DOP	\$\$\$\$\$	Private, Grants, Capital Budget
3. Rehabilitate or stabilize vacant properties in areas that are most stable, highly visible, and/or immediately adjacent to the school within the first few years of the school building's re-opening. <ul style="list-style-type: none"> 17-25 S. Franklinton Rd. 2500, 2504, 2508, 2512, 2514, and 2516 Hollins St. 2601 Frederick Ave. 2200-block of Christian St. 300- and 400-blocks of Smallwood St. 31 S. Payson St. 	Capital	Short-Medium	Private, HCD, Bon Secours	\$\$\$\$\$	Private, Project C.O.R.E.
4. Promote homeowner assistance programs to help current or new owners maintain and improve their homes.					
4a. Connect homeowners with programs available through Baltimore Housing's Green, Healthy, and Sustainable Homes division by sharing program information at community association meetings, community events, and through the school	Operating	Ongoing	HCD, DOP	\$	Operating Budget
4b. Promote the Baltimore Energy Challenge to educate homeowners about lowering energy bills by sharing program information at community meetings, events, and through the school.	Operating	Ongoing	HCD, DOP, Frederick	\$	Operating, Budget, Philanthropy
5. Examine existing policies and program; work with agencies and organizations to develop and implement a toolkit to incentivize good landlords to maintain rental units in the neighborhood.	Policy	Short	DOP, HCD, Advocacy Organizations	N/A	N/A
Support and Increase Homeownership					
6. Identify organizations that can assist renters ready to become homeowners.	Operating	Ongoing	HCD, CBO, Private	N/A	N/A

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Remove Blight					
7. Strategically demolish blighted properties along the school perimeter and primary walking routes, and where the properties are significantly impacting residents. This table lists only properties that are already funded for demolition: <ul style="list-style-type: none"> 2626-2636 Maemple Ln. 2611-2621 Hafer St. 304-308 Stinson St. 115 Willard St. 106-116 S. Calverton Rd. (evens) 2510-2512 Dulany St. 	Capital	Short	HCD	\$\$\$\$\$	HCD, Project CORE
8. Stabilize blighted properties where redevelopment, rather than demolition, is possible. <ul style="list-style-type: none"> 1 Willard St. 	Capital	Short-Medium	HCD	\$\$\$\$\$	HCD, Private
Target Land Use Changes in the Area					
9. Utilize new zoning categories to encourage land uses compatible with the surrounding community. <ul style="list-style-type: none"> Rezone multiple buildings at 132-162 S. Calverton Rd.. 	Policy, Planning	Short	DOP, BDC	N/A	N/A
Improve The Quality of Local Businesses In The Community					
10. Work with BDC to help existing industrial businesses become better integrated into a residential neighborhood.	Operating, Capital	Short	BDC	TBD	Operating, Capital, Budget, Grants
11. Meet with area anchors and the Baltimore Integration Project (BIP) to identify opportunities where neighborhood businesses and residents can help meet procurement and service needs.	Operating	Short	ABAG, Private, BCPS, DOP	N/A	N/A
12. Work with BDC to pursue the relocation of businesses that are not suitable for S. Franklinton Rd. Create Defined Neighborhood Boundaries	Operating	Medium-Long	BDC	N/A	N/A
13. Install new neighborhood signs in the community to identify the Mill Hill, Shipley Hill, and Carrollton Ridge communities.	Capital	Short	DOT, DOP	\$	Grants, Capital Budget, INSPIRE Go Bonds

Improve Resident Safety

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Reduce Crime through Community-based Activities, Environmental Design, and Partnerships					
14. Activate “Engaged Presence Produces Reduction” Efforts.	Policy, Operating	Ongoing	BCPD, Community	\$	N/A
15. Implement Crime Prevention through Environmental Design Practices.	Capital, Community	Short-Medium	BCPD, DOP, Community Groups	TBD	Private, Capital Budget

Improving Sanitation

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Keep the Neighborhoods Clean					
16. Develop community-led initiatives to address trash and litter problems.	Community, Organizing	Ongoing	Community, Clean Corps, DPW, School	\$-\$\$	Grants, Operating
17. Prioritize areas of chronic illegal dumping for cleaning and possible camera locations. <ul style="list-style-type: none"> 2500-block Lehman St. (Camera installed) McHenry and Smallwood streets (dumping and trash bags) 1 Willard and Hollins St. (dumping) 300-block Stinson (Needs camera) Alley intersection behind 200-block of Catherine and 100-block of Willard streets (Needs Camera) Alley behind 2200-block of Christian St. Alley behind 2400 W. Baltimore Street (Becks St. side) Alley behind 300- and 400-blocks of Bentalou St. (evens) Vacant lot behind 2651 and 2643 Frederick Ave. 	Operating, Capital	Ongoing	HCD, DPW	\$	Operating and Capital Budgets
18. Operationalize Code Enforcement Zones	Operating	Ongoing	HCD	N/A	N/A
19. Gate or close Lehman Street behind Frederick Elementary to eliminate illegal dumping and other negative activity, and create a clean and green space.	Capital, Operating, Policy	Short	DOT, DPW, DOP, BCPS, Community, Private	TBD	Operating and Capital Budgets; Grants
20. Apply to participate in the City's Care-A-Lot program to clean and maintain vacant lots.	Community	Ongoing	Community	N/A	N/A

Create Environmentally-Sustainable Neighborhoods

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Beautify Highly-Visible Public Spaces as a Means to Keep and Attract Residents to the Community					
21. Create a Bioswale Mini Park overlooking the Gwynns Falls Trail in the 2700-block of W. Baltimore St. (Block 21830C Lots 61-70) <ul style="list-style-type: none"> Install bollards Install benches and lighting Enhance green space 	Capital	Short-Medium	BCRP, Community, DOP, Private	\$\$\$	Grants, Capital Budget
22. Increase visibility of the Gwynns Falls Trail entrance on Frederick Ave.	Capital	Short-Medium	BCRP, DOP, Private	SS	Capital Budget, Grants

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Turn Blighted Vacant Lots into Positive Uses to Contribute to the Green Network					
23. Develop Growing Green Initiatives or other green reuse treatments with the community to establish positive uses in vacant lots. <ul style="list-style-type: none"> • 2562 Frederick Ave. • 2626-2638 Frederick Avenue, beside the Mason Memorial Church • 2524 Dulany St. • 133-143 S. Calverton Rd. • 2100-block Booth St. • 2400 W. Lombard St. • 2500 Emerson St. • S. Franklinton Road at Maempel (Block 2177 – Lot 077) • Vacant lot bounded by 200 Block of Catherine and 100-block of Willard streets • 412-420 S. Pulaski St. • 413-425 S. Pulaski St. • 2340 Frederick Avenue and Willard streets 	Capital, Community	Short-Medium	Community, DOP	\$-\$\$\$ each	Grants, Capital Budget
24. Develop a “Gwynns Falls Vista Park” overlooking the Gwynns Falls Trail. <ul style="list-style-type: none"> • Target vacant lots at 216–302 S. Franklinton Rd. • 304-324 Stinson St. 	Capital	Medium-Long	HCD, BCRP, DOP, Private, Community	\$\$\$\$\$	Capital Budget
25. Work with Bon Secours Community Works to expand their Clean and Green vacant lot maintenance program to target vacant lots in the area. <ul style="list-style-type: none"> • Carrollton Ridge Community Sign Lot at 2200 Frederick Ave. • Triangular Median at 2200 Frederick Ave. • 48-50 S. Pulaski Street (even side) 	Operating	Ongoing	Bon Secours	\$\$	Operating Budget, Grants
26. Assess and tree growth on vacant lots. <ul style="list-style-type: none"> • 2626-2638 Frederick Avenue • 336, 316, and 318 S. Franklinton Rd. 	Operating	Short	BCRP	TBD	Operating Budget, Grants, Private
Enhance Greening through Resident Engagement					
27. Plant and maintain new street trees along identified streets. <ul style="list-style-type: none"> • 2500-block of Lombard 	Capital, Operating	Short	Tree Baltimore, Community	\$	Grants, Capital Budget, Private
28. Explore Opportunities for Frederick Elementary School to become a “green school.”	Community, Operating	Ongoing	School/BCPS, DOP, Community	N/A	N/A

Create Opportunities for Health and Wellness

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Improve and Create New Places for Play and Recreation in the Community					
29. Increase utilization of ABC Park to support youth and family recreational activity.	Operating	Short-Medium	BCRP, Community	N/A	Grants
30. Create community access from the Carrollton Ridge Community to Carroll Park.	Capital	Medium-Long	DOT	TBD	Capital, Grants
31. Restore, or create new, neighborhood play spaces	Capital	Short-Medium	BCRP, DOP, Community, Private	\$\$\$\$\$	Capital, Grants, Private
32. Identify opportunities for play to move beyond the playground.	Capital, Community	Short-Medium	Community, DOP, Private	\$-\$\$	Capital Budget, Grants, Private
33. Create safe walking track for outdoor activity <ul style="list-style-type: none"> 2516 W. Lombard St. 	Capital	Short-Medium	BCRP, Community, Private	Incorporated as part of #31 estimate	Capital Budget, Grants

Create Connections and Access

Recommendation & Actions	Type of Action	Timeframe	Lead Responsibility	Estimated Cost	Potential Funding
Improve Traffic Conditions and Walkability, and Provide New Transportation Enhancements					
34. Continue to evaluate the intersection at Frederick Avenue and S. Franklinton Road to improve vehicular and pedestrian access at and around the school.	Operating	Short	DOT	N/A	N/A
35. Improve traffic and pedestrian safety along S. Franklinton Road.	Operating	Ongoing	DOT, BCPD	N/A	Operating Budget
36. Create a safe and enjoyable student walkway connecting the Carrollton Ridge Community and Frederick Elementary School.	Capital	Short	DOP, DOP, Private	TBD	INSPIRE GO Bond
37. Create a walking school bus, bicycle train, or block captain program.	Community	Ongoing	Community, School	N/A	N/A
38. Implement transportation enhancements around Frederick Elementary School.					
38a. Decorative streetscaping along Frederick Avenue in front of school	Capital	Short-Medium			
38b. Promote Frederick Ave. as National Historic Road	Operating	Short-Medium	DOP, DOT, Community		
38c. Install decorative school logo banners around Frederick Elementary School	Operating	Short	DOT, BDC, School		

Appendix A: Maps

Housing Market Typology

Demolition, Development, and Greening

Vacant Properties and Funded Demolition

Tree Planting Sites

Zoning

Code Enforcement Zones

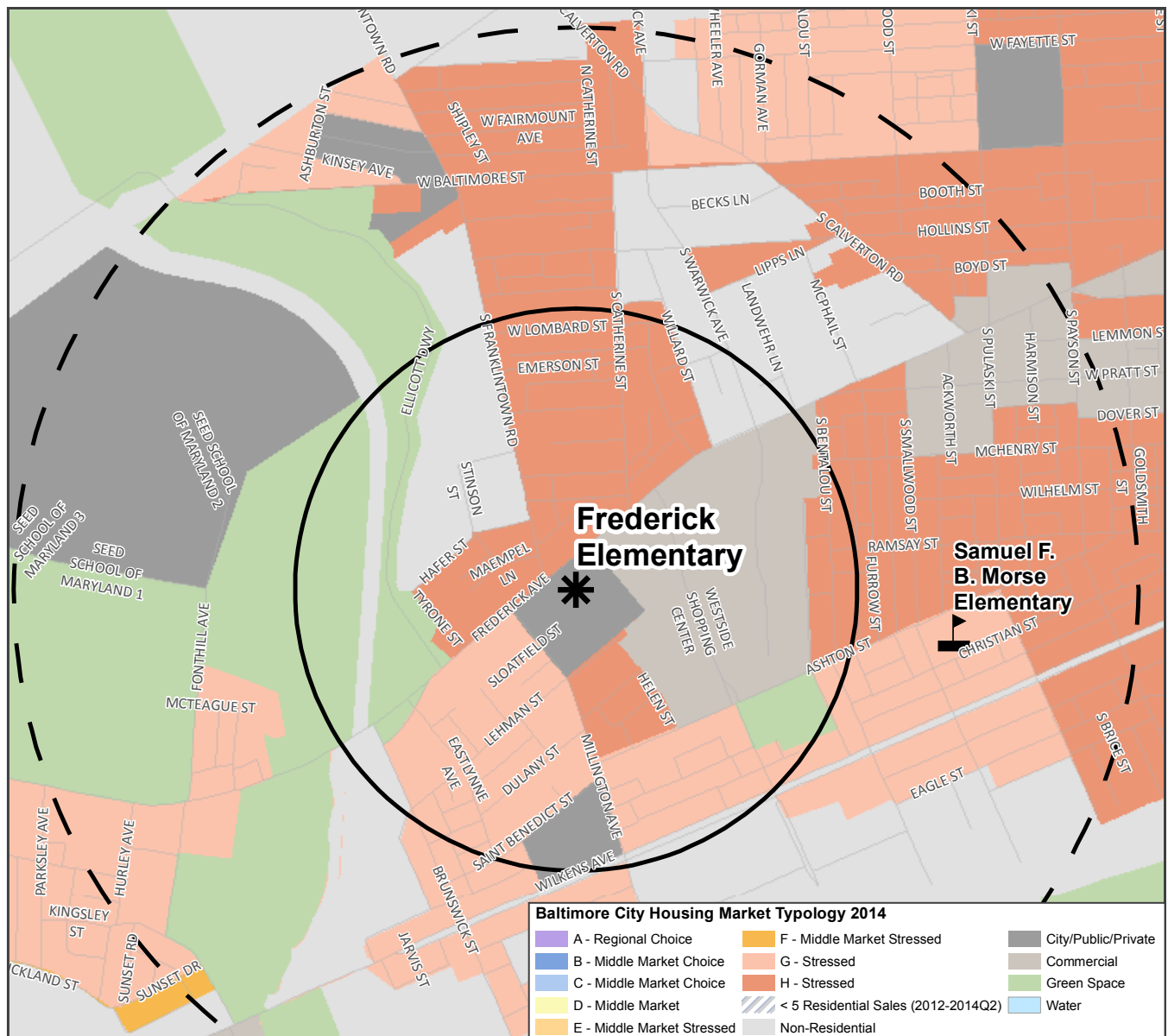
311 Calls - Dirty Streets and Alleys

Food Environment

Part 1 Crime Incidents

Housing Market Typology

Neighborhood market conditions affect most neighborhood change strategies city governments, community development corporations, or others would like to pursue. For goals to be met – whether to improve the quality of rental housing, foster reuse of vacant properties, attract commercial development, etc. – interested parties must take into account local market conditions. Market conditions are not the only factor to consider, but they can help inform activities that will have the greatest positive impact. Baltimore’s housing market typology was developed to assist the City in its efforts to strategically match available public resources to neighborhood housing market conditions. The typology is also used to inform local neighborhood planning and activities by helping residents understand the housing market forces impacting their communities. The 2014 update of the City’s Housing Market Typology was jointly developed by the Baltimore City Planning Department, the Department of Housing and Community Development (HCD), and The Reinvestment Fund. This map identifies market conditions around Frederick Elementary School.



Neighborhoods in the **Regional Choice** market category represent competitive housing markets with high owner-occupancy rates and high property values in comparison to all other market types. Foreclosure, vacancy and abandonment rates are low. Market interventions are not necessary in the Regional Choice market, but basic municipal services such as street maintenance are essential to maintaining these markets.

Neighborhoods in the **Middle Market Choice** category have housing prices above the city's average with strong ownership rates, and low vacancies, but with slightly increased foreclosure rates. Modest incentives and strong neighborhood marketing should keep these communities healthy, with the potential for growth.

Neighborhoods in the **Middle Market** category have median sales values above the City's average, as well as high homeownership rates. These markets experienced higher foreclosure rates when compared to higher value markets, with slight population loss. Interventions are geared toward aggressive code enforcement, in an effort to move vacant buildings as quickly as possible to rehabilitation, which in turn supports existing homeowners. Significant portions of the Middle Market spectrum are covered by Streamlined Code Enforcement.

Neighborhoods in the **Middle Market Stressed** category have slightly lower home sale values than the City's average, and have not shown significant sales price appreciation. Vacancies and foreclosure rates are high, and the rate of population loss has increased

in this market type, according to the 2010 Census data. Based on these market conditions, intervention strategies should support homeowners who may be facing economic hardships due to the national economy. These communities often have under-appreciated assets such as historic housing stock, significant park spaces and choice locations that can serve as building blocks for future revitalization efforts.

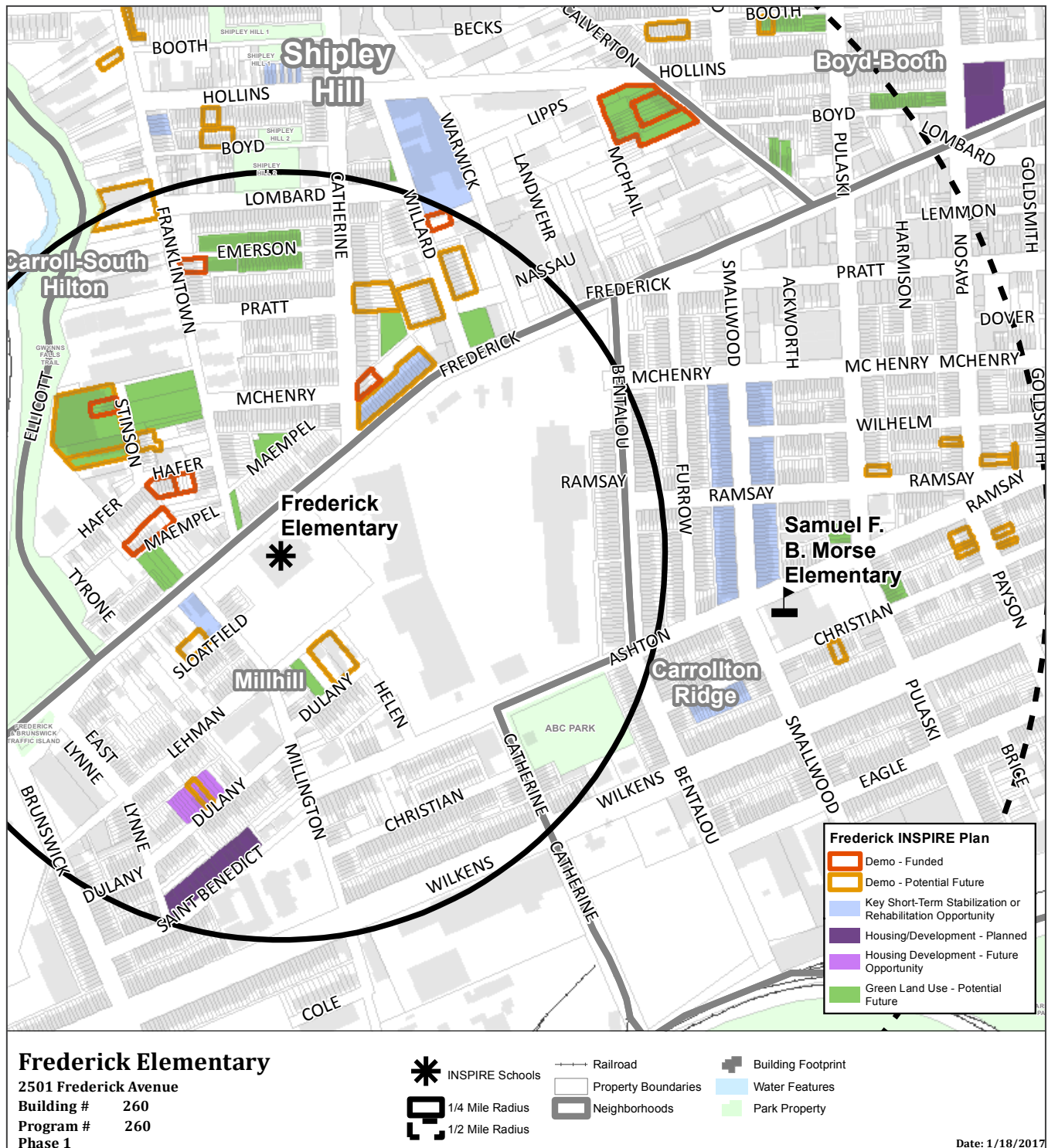
Neighborhoods in the **Stressed** category have experienced significant deterioration of the housing stock. This market category contains the highest vacancy rates and the lowest home ownership rates, compared to the other market types. It also has experienced some of the most substantial population losses in the city during the past decade. Comprehensive housing market interventions should be targeted in this market category, including site assembly, tax increment financing, and concentrated demolitions to create potential for greater public safety and new green amenities. Support for stable residential blocks is also necessary.

The housing markets in the INSPIRE area are "Stressed," although there are pockets of stability. Recommendations described in this plan build on those areas.

Demolition, Development, and Greening

This map shows a mix of funded projects and unfunded opportunities. In addition to demolition or development that is “Funded” or “Planned,” the map reflects conceptual planning ideas collected from a community stakeholder charrette. These concepts have not yet been widely-vetted or approved.

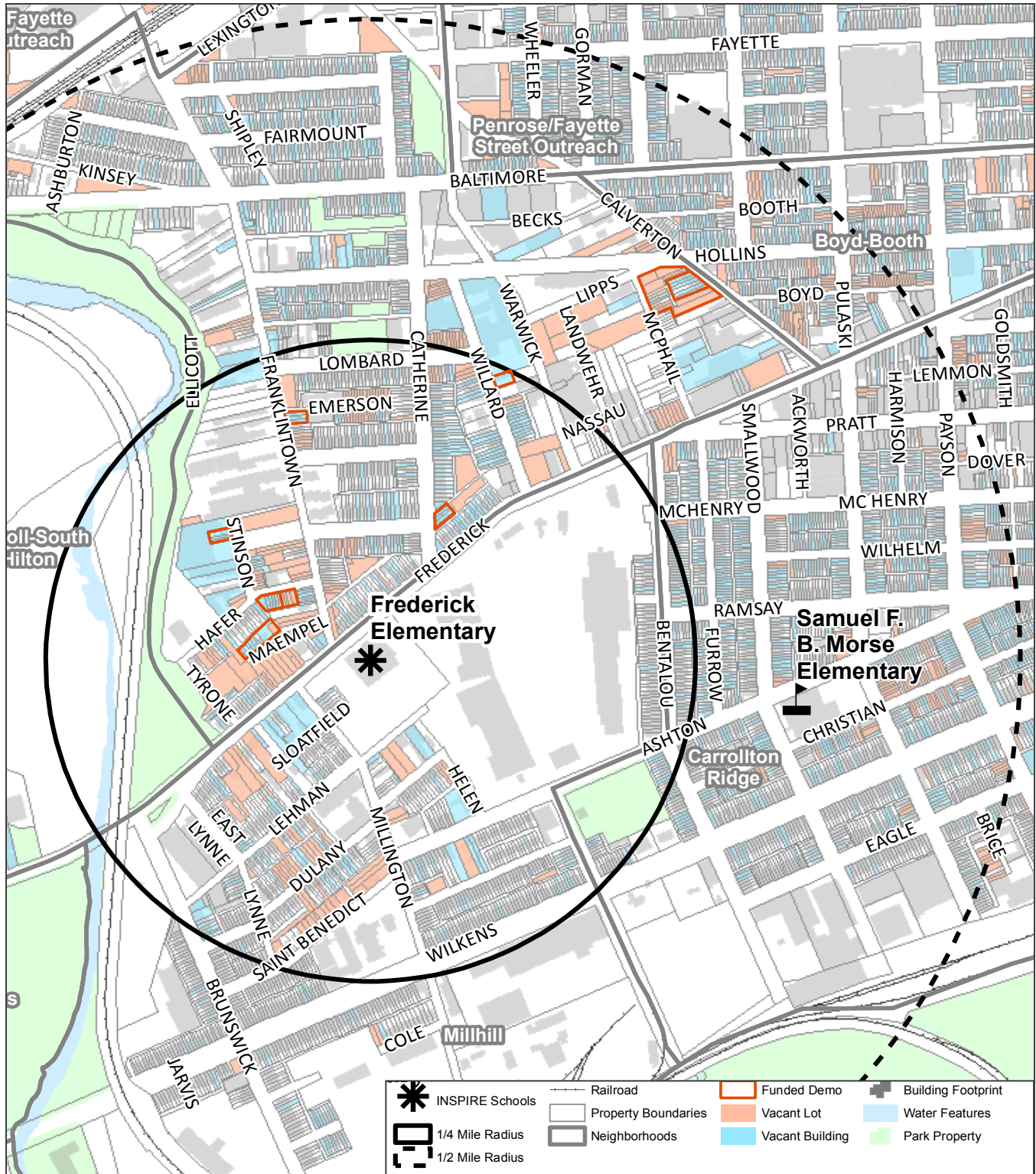
Information about future demolition clusters will be available on the Baltimore Housing website when decisions are finalized.



Vacant Properties and Funded Demolitions

This map shows vacant lots and buildings, and funded demolitions.

Information about future demolition clusters will be available on the Baltimore Housing website when decisions are finalized.



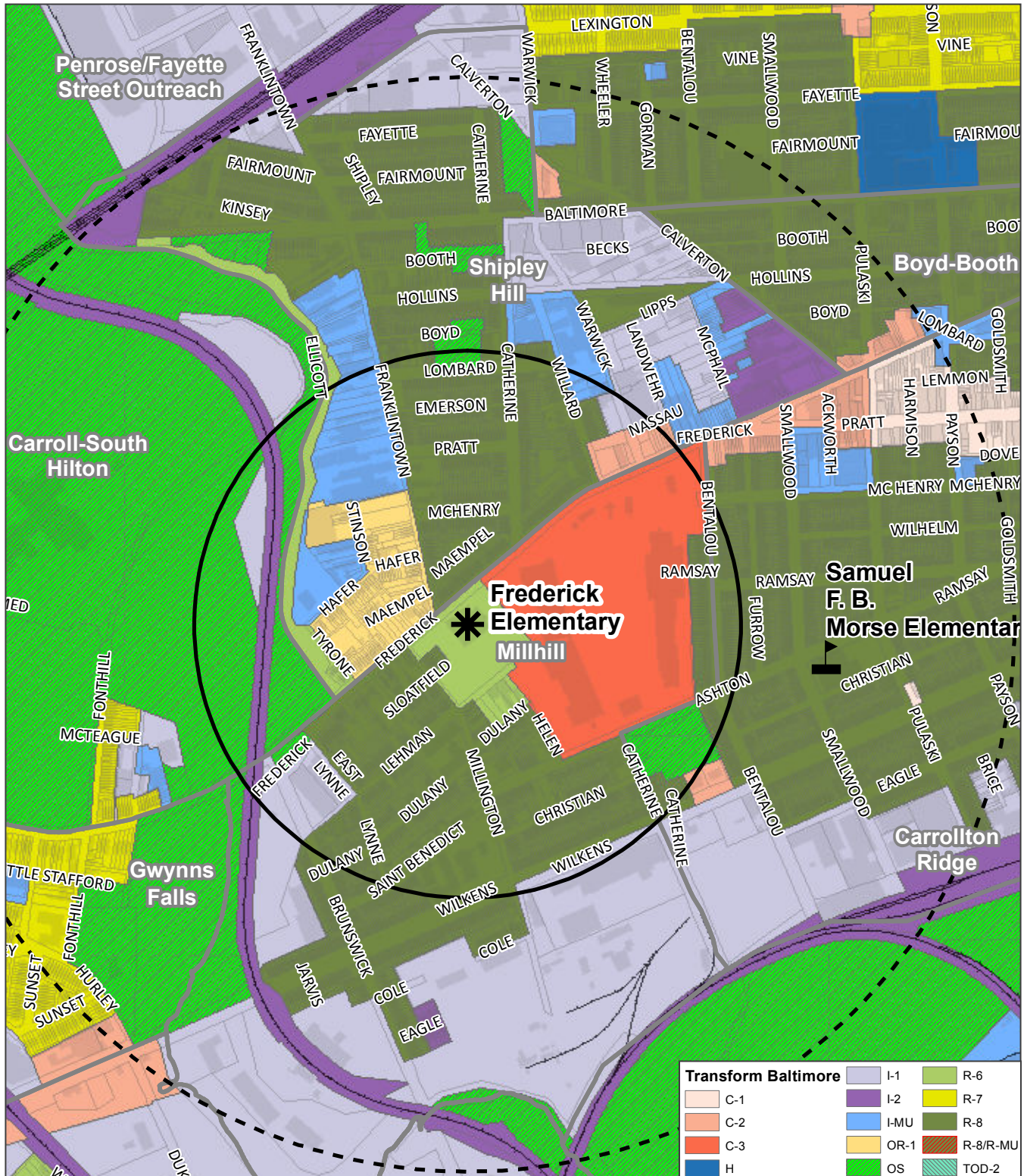
Tree Planting Sites

This map shows potential tree planting sites, as assessed by Tree Baltimore.
Further assessment will take place to determine final sites.



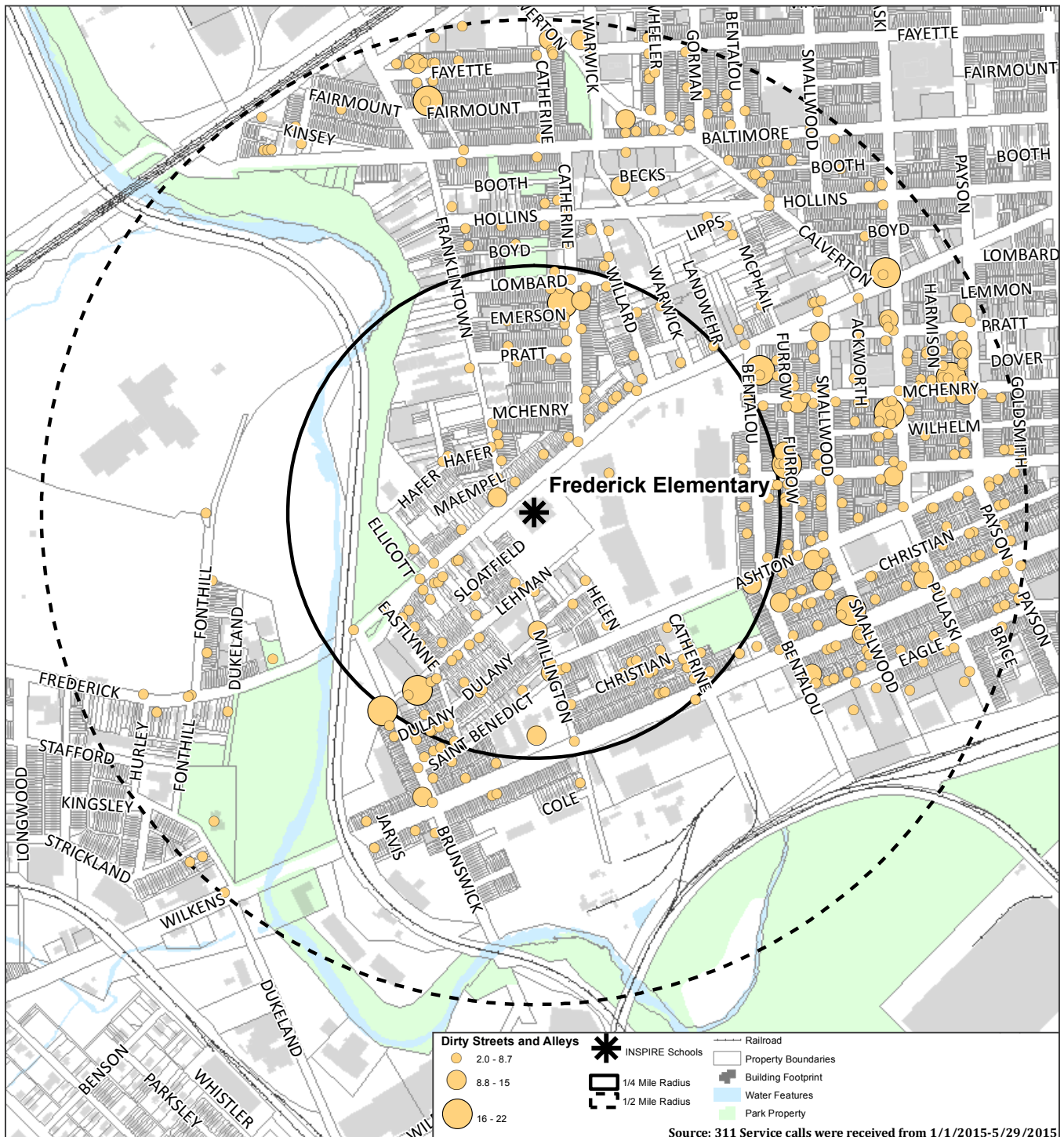
Zoning

This map reflects new zoning categories, as defined in Transform Baltimore. These new zoning categories allow for a mix of compatible land uses, particularly those areas north of the school.



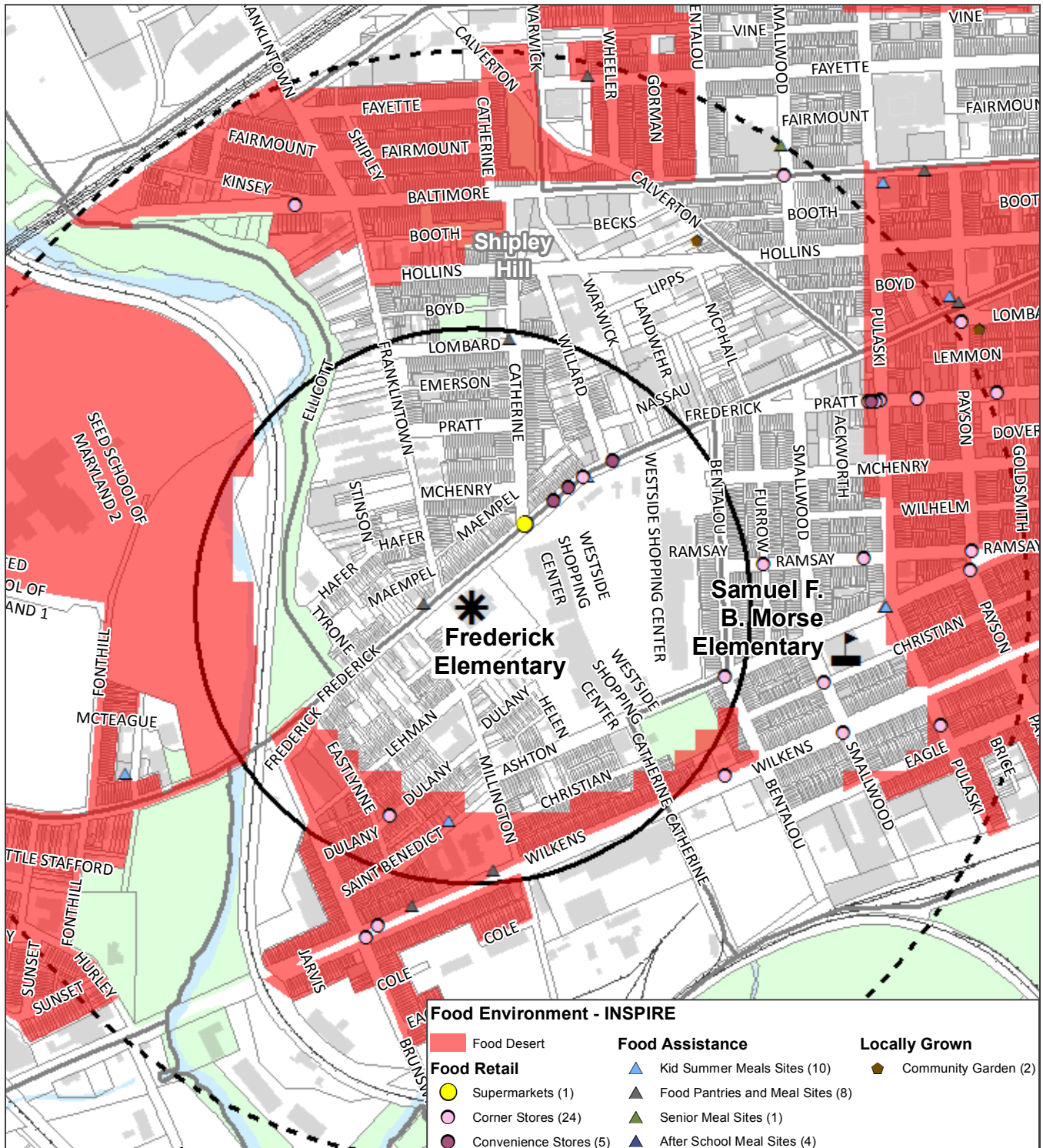
311 Calls - Dirty Streets and Alleys

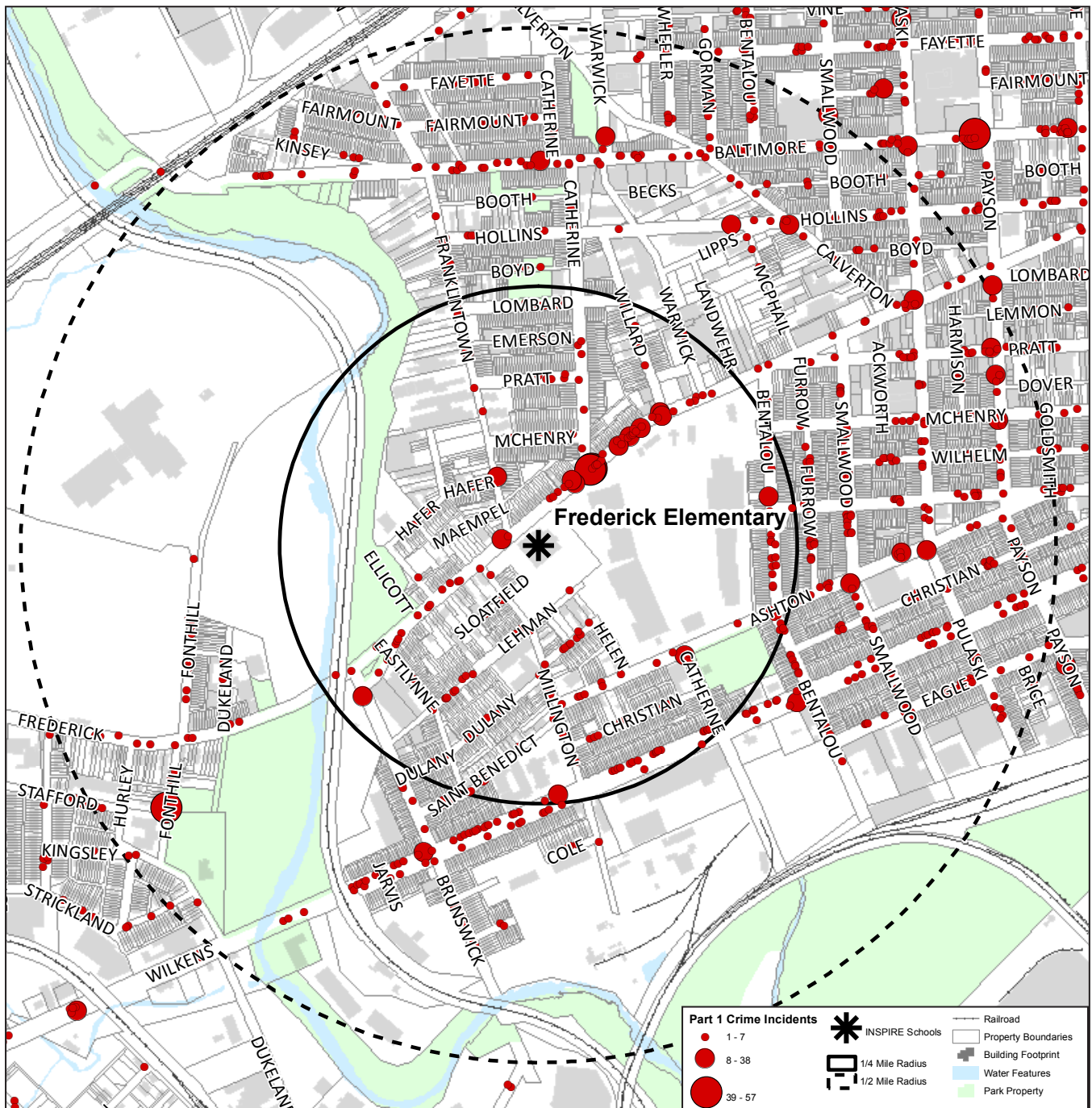
This map shows 311 calls for dirty streets and alleys (January-May 2015).



Food Environment

The Food Environment Map includes food retail, food assistance, and food production. It does not include establishments such as restaurants.





Appendix B: Public Input

From August 2014 to October 2016, planning staff worked with residents to better understand their neighborhood experiences, concerns, and needs. The following is a summary of stakeholder comments collected from community workshops, and surveys.

INSPIRE Workshop – February 11, 2015

Thirty four people participated in this first INSPIRE workshop, including representatives from the school, community organizations, neighborhood, faith based organizations, Bon Secours, Family League, City agencies and stakeholder organizations. The following **Strengths (S)**, **Weaknesses (W)**, and **Opportunities (O)** were recorded:

<i>Community</i>	
S	Financial literacy Program with M&T Bank
S	Shutdown Academy – Keion Carpenter
S	School Mentor Afterschool Program
S	Residents – Community energy/capacity
S	Community Organizations doing job training and childcare
S	New Renovation and addition to Frederick Elementary School
W	Lack of political support
W	Food Desert
W	Lack of Employment
W	Less priority on educational attainment over time due to previous industrial-based job community
W	Lack of Education (low percentage of parents with GEDs)
W	Perception of the area from outside
W	Kids lack access to technology
W	Neighborhood lacks a library
W	Residents are too transient which causes lack of investment in the community
O	Teaching residents to be better advocates for themselves
O	Community office for financial literacy
O	Educational murals focused on the kids
O	Historical Murals
O	Sharing History of the neighborhood
O	Samuel F.B. Morse school could serve as a library, computer center, or PAL Center
O	Train people in the community to make improvements and maintain them
O	Educate parents regarding school expectations
O	Job creation through community development
O	Academy of Success at 200 S. Franklinton Road has a vision to redevelop their site as a location for GED training, fitness center, early childhood learning, and perhaps residential
O	Explore Willard family history
O	Partner with BCPD to create police led “Sector Community Teams” comprised of faith based, residents, youth, and businesses to create an “Engaged Presence Produces Reduction (EPPR) strategy to address public safety issues and crime

<i>Transportation</i>	
S	Bus access
S	Proximity to downtown Baltimore
W	Dulany Street sidewalks
W	300-block of Millington needs sidewalk fixed and traffic calming measures and/or speed humps
W	Too many trucks on Franklinton Road causing traffic backups, property damage and unsafe conditions for pedestrians
W	2800-block of W. Baltimore Street is a traffic hazard at Gwynns Falls Trail Connection – needs traffic control
W	Lack of walkability and needs to be safer
W	Dulany Street and Millington Avenue – No Sidewalks, no traffic light, dangerous to cross
W	Constant problems with high volume of heavy dump truck business causing traffic and parking problems at 100 S. Franklinton Road
O	Need for future pedestrian crosswalk(s) at Catherine and Ashton for school kids
O	Increased walkability that is safe
<i>Public Safety & Nuisances</i>	
W	Drug activity on Dulany Street
W	Open air drug market, especially present at bus stops
W	Lack of positive police involvement/relationships
W	Baltimore Behavioral House “BBH” in 400 block of Millington (Ex Con’s, drug rehab, recovery)
W	Crime
O	Improve police relations with community
<i>Recreation & Open Space</i>	
S	Catherine ABC Park (Soon to undergo a complete renovation)
S	Gwynns Falls Valley/Trail
W	Issues with managing open space left from demolition often leads to vacant lots used for dumping
O	Renewed Clean and Green Program (need more resources, better collection)
O	Clean, beautify and enhance former bus loop at 2700 W. Baltimore Street overlooking the Gwynns Falls Trail as a pocket park destination
O	Need better lighting at playground next to Kedesh House of Prayer Church (2500 W. Lombard Street)
O	Enhance Gwynns Falls Trail connection entrance at Frederick Avenue
O	Explore opportunity for an Industrial Historical Park near the Gwynns Falls Trail
O	Hollins Street Park is 1970’s era and has potential for upgrade
O	Fence the vacant lot at 2500 Emerson to beautify the area and prevent dumping (Completed)
<i>Housing & Public Works</i>	
S	Home ownership
W	Blighted Housing along 300 block of Catherine Street and 100-block of Willard Street
W	Need code enforcement to address peeling vinyl siding at 2523 Ashton Street
W	Substandard housing, especially rentals/Section 8
W	People living in alley garages located on Emerson Street at Franklinton Road
W	Dulany and Millington Avenue – Trashed lots
W	Trash and dumping: Outsiders and residents discard trash anywhere because they don’t have any investment in the community

W	Dumping on Lehman Street – behind Frederick Elementary School
W	Dumping in alley behind the 300 block of Catherine Street (odd side)
W	Used to have sanitation police that enforced improper trash disposal
W	Trash left uncollected by Citywide Community Clean Up
W	Community used to be able to get dumpsters more regularly
W	Dumping at former bus loop at 2700 W. Baltimore Street overlooking Gwynns Falls Trail
W	Alley Trash behind the 300- and 400-block of Smallwood Streets
W	Constant problems and code enforcement with heavy dump trucks business at 100 S. Franklinton Road
O	Increased code enforcement for dumping and building maintenance
O	Block off street or put barriers on Lehman Street to prevent dumping
O	Engage the Carpenter House as a potential investor for additional housing
O	Targeted demolition
O	Give renters first opportunity to purchase homes
<i>Local Businesses and Organizational Partners</i>	
S	Businesses – Westside Shopping Center
S	Hospital – Bon Secours
S	Churches - St. Benedicts, Kedesh House of Prayer, Christian Community Church of God, Mason Memorial Church
S	Tony & Mary’s Corner Grocery Store (NBC make over store) at 13 S. Franklinton Road
S	Food Depot
S	Johns Hopkins Bloomberg Center for a Livable Future
S	Horizon Herbs
S	Wells Fargo
S	Business support of community
W	Industrial businesses that once provided jobs are closed and have been vacant for years
W	Illegal commercial practices
W	Retail leakage – residents go outside of the community for goods and services
W	Too many carry-outs

Community Survey Responses

Surveys were administered to the communities of Frederick and Samuel F.B. Morse on March 3, 2015 and again in April. DOP surveyed parents and residents at pick-up and drop-off times, community association meetings, and at the Westside Shopping Center. The survey was also available online. Half of survey respondents lived within a half-mile of the school.

<i>Transportation</i>	
How do you get around (for school, social activities, worship, errands, etc.)?	
Walking: 67%	Public transportation: 33%
Driving alone: 30%	Carpooling: 7%
Biking: 7%	Taking a taxi: 4%
Is there anything that makes it difficult for you or your family to walk and/or bike throughout the neighborhood?	
Potholes; trash; broken glass; paraphernalia	Rats, insects, falling buildings. Community is an eyesore. It makes you want to leave and go away and not help out because no one would appreciate it
Harassment by police	Thieves and shooting
Not equipped with bullet proof vest	Afraid of getting robbed
Sometimes; boys running up and down the street	Scary at times, especially late at night. Some robberies
Street lights - not enough in certain areas or not working	Crime and trash
Drugs	
Are there any streets that make you feel unsafe, and why?	
Bentlow, Smallwood. Streets all around here	All of them
All; harassment by police	It's all over
Payson & Pratt, Baltimore & Gilmore, Frederick & Hollins	Wilkens - drag racing and strippers on the corner
Sometimes on McHenry guys engage in drug activity	Sometimes on Wilkens Avenue and some side streets like Baltimore
Frederick Avenue and Hilton Street	Lack of police officers in the area
Hollins Street - 2100 Block Drug Dealers	Dulany - Do to drugs
Streets at Night	
<i>Recreation & Open Space</i>	
Which neighborhood lots could become an asset in the community, and how?	
Lots on Lehman Street need to be cut; Dumping problems on vacant land especially on Lehman Street	Pocket parks behind houses should be well-kept and renovated; More pocket parks should be created
Lots on Monroe; Lots on Frederick	Frederick and Bentlow - use for garden or housing
End of Hurley Street where there used to be a loading dock - could be a car lot	Mount & Pratt - Buildings, houses there
Catherine, Pratt, Hollins homes; Give homes to the homeless	Playground was removed from park by Gwynns Falls
Alley behind house; Activity court and something passive	Improve ABC Park
Lots on Frederick Avenue	ABC Park
Lehman Street	Millington and St. Benedict
Emerson St; Franklin and Pratt; Lombard and Catherine (Both); Willard and Hollins	#22, 20, 18, and 16 Maempel Lots

Quality of Life	
What do you feel is the biggest challenge facing your community? Please be specific.	
Drugs/Violence	
Drug dealing	Hear people advertising drug sales
Lack of positive youth engagement	
Lack of recreation; Kids having nothing to look up to or do	Not enough discipline with kids and not enough adult supervision
Rowdy youth; Youth need something to do	
Vacant Houses	
Too many abandoned places	
Trash/Dumping/ Rats	
Alley Trash and Dumping; Need to pull weeds in the alley	
Poverty/Unemployment	
Living in poverty	
Lack of positive youth engagement	
Need more kids programming	
If you could add one thing to your neighborhood to help improve it what would it be?	
Recreation and support for youth	
Recreation Center; After school program; Place for kids to eat and have something to do	Playground; recreation; doesn't use the rec center at Samuel F.B. Morse
Something for the teenagers to do	Kids need better schooling and more parental supervision
Cleanliness	
Clean up alleys - Littering	City trash cans at the corners; Plant flowers; Have block clean ups
Improve Housing/Address Vacancies	
Fix vacant houses	Clean up lots
Increased law enforcement	
More monitoring of the police.	Put cameras on the street
More jobs	

Appendix C: Programs & Initiatives

Appendix C contains information about, and links to, programs and initiatives mentioned in this plan.

Community Plans

The Operation ReachOut Southwest Neighborhood Action Plan was published in spring 2002.
<http://planning.baltimorecity.gov/sites/default/files/Operation%20ReachOut.pdf>

Bon Secours Baltimore Health System's Community Health Needs Assessment was published in 2016.
https://bonsecours.com/library/community-involvement/baltimore/bsbhs-chna-report_20160725_final.pdf?la=en

Programs and Initiatives

Baltimarket Healthy Corner Store Program works with store owners and with communities to make healthy food available in corner stores. The Healthy Corner Store Program is a part of Baltimarket, a suite of community-based food access and food justice programs through the Baltimore City Health Department (BCHD).

www.baltimarket.org/healthy-corner-stores/

Baltimore Food Policy Initiative (BFPI) is an intergovernmental collaboration between the Department of Planning, Office of Sustainability, Baltimore City Health Department, and Baltimore Development Corporation. It was founded in 2010 to “improve health outcomes by increasing access to healthy affordable food in Baltimore City’s food deserts”. With each agency lending its expertise, the City creates comprehensive strategies that tackle food access from many perspectives, and implements programs and policies with multi-sector support. Interested parties can contact BFPI through the Planning Department to learn more about food-related issues in Baltimore.

www.baltimoresustainability.org/projects/baltimore-food-policy-initiative/

The **Baltimore Housing** website provides information about many programs and incentives, including homebuyer incentives, weatherization and energy efficiency programs, and more.

<http://www.baltimorehousing.org/>

Baltimore Integration Partnership is a collaborative partnership of anchor institutions, funders, nonprofits, and public organizations focused on establishing economic inclusion as the business culture of norm in the Baltimore region.

www.abagrantmakers.org/mpage/AboutBIP#

Through the **Bon Secours Community Works Clean and Green** program local workers and transforms vacant, debris-filled lots in southwest Baltimore into well-maintained and usable green spaces. While developing on-the-job skills, participants help the city reduce rodent infestations and help eliminate potential breeding grounds for crime.

<http://hso.bonsecours.com/healthy-communities-our-healthy-communities-maryland-southwest-baltimore-projects-clean-and-green.html>

Care-a-Lot is a program of the City’s Office of Sustainability/Growing Green Initiative (GGI). It was created to support community groups and organizations in the cleaning, maintaining, and beautifying of otherwise vacant small parcels in Baltimore City.

<http://www.baltimoresustainability.org/projects/growing-green-initiative/growing-green-initiative-competition/>

Clean Corps Baltimore is a peer-to-peer network of city neighborhoods, working in partnership with the City and nonprofits to reduce trash and litter in their communities. Clean Corp distributes information and resources to city residents who are committed to having clean streets and alleys; train engaged community leaders to provide them with the tools and knowledge necessary to educate their neighbors; and engage them in community cleanups, art projects, and advocacy.

cleancorpsbaltimore.org

Crime Prevention through Environmental Design (CPTED) is a multidisciplinary approach to deterring criminal behavior that focuses on changing how places are laid out, and how they look and feel. Basic principles include “natural surveillance,” and “territoriality,” which looks at how signage and maintenance suggest that a space is cared for. According to the Local Initiative’s Support

Corporation's Community Safety Initiative, good use of CPTED requires input from multiple people, including users of a space who might have varied perceptions of what makes it feel scary or safe, as well as property managers, community developers, and law enforcement personnel who bring different information and resources to conversations about crime.

<http://www.cpted.net>

Engaged Presence Produces Reduction is a strategy employed by the Baltimore City Police Department's Community Collaboration Division. According to its website, the Community Collaboration Division's mission is to develop strategies that produce collaborative partnerships between law enforcement, Baltimore City residents, faith-based organizations, businesses, schools, media, other government agencies and non-profit organizations.

www.baltimorepolice.org/community-collaboration

The Green Network Plan will be a collective vision for Baltimore to revitalize communities by creating an interconnected system of greenspaces throughout the city. The planning process will bring together City agencies, residents, neighborhood partners and Baltimore businesses to transform vacant properties into community assets such as recreation areas, trails, and urban gardens.

<http://www.baltimoresustainability.org/projects/green-network/>

The Growing Green Initiative is a City-led effort to use sustainable, innovative, and cost-effective practices for stabilizing and holding land for redevelopment, and reusing vacant land to green neighborhoods, reduce stormwater runoff, grow food, and create community spaces that mitigate the negative impacts of vacant properties and set the stage for growing Baltimore.

<http://www.baltimoresustainability.org/projects/growing-green-initiative/>

KaBOOM! is a national non-profit dedicated to giving all kids the childhood they deserve, filled with balanced and active play, so they can thrive. KaBOOM! works to bring balanced and active play into the daily lives of all children, particularly those growing up in poverty in America.

<https://kaboom.org/>

The **National Resource Network** is a core component of the Obama Administration's Strong Cities, Strong Communities initiative, and develops and delivers innovative solutions to American cities to help them address their toughest economic challenges. The Network works with local leaders to identify practical solutions, share real-world expertise and best practices, and help cities develop the tools and strategies they need to grow their economies.

www.nationalresourcenetwork.org/en/home

Office of Sustainability – Green, Healthy, Smart Challenge Grant is a grant program for student-led sustainability projects in Baltimore City Public Schools. Students must be a part of an organized green team that meets to complete their project. The aim is to have projects encourage and assist schools in reaching Maryland Green School Certification.

<http://www.baltimoresustainability.org/projects/green-schools-initiative/green-healthy-smart-challenge/>

Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise) is a partnership between the Maryland Department of Housing and Community Development, the Maryland Stadium Authority, and the Baltimore City Department of Housing and Community Development to demolish thousands of vacant buildings, which will serve as the catalyst for redevelopment, reinvestment, and stabilization in Baltimore. The initiative will generate jobs, strengthen the partnership between the City of Baltimore and the State of Maryland and lead to safer, healthier and more attractive spaces for families to live and put down roots.

<http://dhcd.maryland.gov/ProjectCORE/Pages/default.aspx>

Safe Routes to School programs operate throughout the country, including here in Baltimore City and throughout the state of Maryland. The purpose of this program is to substantially improve safety for students in grades K-8 who walk and bike to school. The three main goals of the program are: to enable and encourage children, including those with disabilities, to walk and bike to school; to make biking and walking to school a safer and more appealing transportation choice, thereby encouraging a healthy and active lifestyle from an early age; and to aid the planning and building of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution nearby primary and middle schools.

The School-Centered Neighborhood Investment Initiative is a strategic effort to leverage the 21stCentury Buildings program through the alignment of resources, partners, and programs that can support transformational neighborhood revitalization. Sponsored by ABAG's Neighborhood and Community Development Funders Affinity Group, phase one of the initiative will concentrate on the Cherry Hill, Park Heights, Southwest Baltimore, and Reservoir Hill neighborhoods to attract private investment, increase the capacity of community based organizations and leverage physical development within communities and improve the lives of families in target areas. Phase two neighborhoods include Southeast Baltimore, Govans and Coldstream/Homestead/Montebello.

<http://www.abagrantmakers.org/?page=SCNI&hhSearchTerms=%22scni%22>

A walking school bus is a group of children walking to school with one or more adults. That may sound simple, and that is part of the appeal. It can be as informal as two families taking turns walking their children to school or as structured as a planned route with meeting points, a timetable and a schedule of trained volunteers. A variation on the walking school bus is a bicycle train where a group of children and adult leaders ride together to school.

http://guide.saferoutesinfo.org/walking_school_bus/