



# INSPIRE

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

## *The REACH! Partnership School & Harford Heights Building INSPIRE Plan*



Adopted by the Baltimore City Planning Commission, 2023 September 21

Last updated 2024 January 10

# Executive Summary

This plan is a guide for city agencies and community partners to work together and improve the quality of life for everyone who lives or works in this INSPIRE area or belongs to the school communities at Harford Heights Elementary, REACH! Partnership School, and Sharp/Leadenhall Elementary.

Each INSPIRE plan created by the City of Baltimore's Department of Planning shares the same key goals: to invest in housing & market-strengthening opportunities; to improve public safety; to create connections & access; to create opportunities for health & wellness; to improve sanitation and create environmentally sustainable neighborhoods. By investing in the area around each 21st Century School, Baltimore hopes to improve the quality of life of existing residents and the environment where students learn and live every day.

This plan is based on an extensive community engagement process that started in 2018 and continued through spring 2023. Following an introductory **Overview**, the first section of the plan **About the INSPIRE Planning Process** describes how the Department of Planning developed these recommendations in partnership with area schools and community organizations. The next section, **About the INSPIRE Planning Area**, details the neighborhood history, and provides context on the area schools and neighborhoods. The next two sections document completed **Primary Walking Route Improvements** and the **Recommended Goals, Strategies, and Actions**. Examples of the plan's recommended strategies and actions include:

- *Promoting homeownership:* Develop and implement a coordinated area marketing initiative in partnership with neighborhood organizations, schools, and other stakeholders.
- *Improving the Harford Road commercial corridor:* Establish a work group of residents, property owners, and City staff to prioritize and support implementation of business development and physical improvement projects along the Harford Road commercial corridor.
- *Improving pedestrian safety around schools and parks:* Design and install traffic calming along E. 25th St., N. Wolfe St., Sinclair Lane, Gorsuch Ave. and other high-speed corridors.
- *Strengthening the sense of place:* Improve neighborhood gateways on North Avenue, Broadway, and The Alameda to promote a welcoming community identity.

The final section on **Plan Implementation** provides a more detailed view of recommendations that includes the identification of a lead agency or partner and supporting partners for each recommended action. As the implementation process moves forward, INSPIRE program staff expect to update this table to provide additional information on funding sources and the status of each recommendation where possible.



**Photo 1.** *Solar Totum IV (1975; Don Drumm, sculptor) near entrance to Harford Heights ES, 2023 March 4*

**Photo 2.** *Cover images (top left to bottom right): Lake Clifton Building (Courtesy BCPSS); MTA Bus Stop on Harford Rd.; INSPIRE Planning Workshop; Coldstram Homestead Montebello Impact Investment Area Work Group walking tour.*



FIGURE 1. INSPIRE Area schools and landmarks

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# Overview

## Letter from the Director

It is with great pleasure that I share the REACH! Partnership at Lake Clifton Park and Harford Heights Building INSPIRE Plan. I want to express our agency's gratitude to the residents and community stakeholders who played a role in shaping this plan, and for their commitment to working in partnership with Baltimore City to make their neighborhood a great place to live. INSPIRE plans are created through a collaboration with many 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 and making a positive difference in the neighborhood surrounding each new 21st Century school building.

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, our 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 with the adoption of this document. 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 aim to capture that potential. We welcome new ideas and partnerships to help us achieve that goal.

Sincerely,

Chris Ryer  
Director of Planning  
City of Baltimore



## About the 21st Century School Buildings Program

The 21st Century School Buildings program began in fall 2010, when community organizations, education advocacy groups, Baltimore City Public 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 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 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 significantly speed up renovating or replacing more than two dozen school buildings over a seven-year period.

The 21st Century School Buildings Program is supporting 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.

Learn more about 21st Century Schools Building Program at [baltimore21stcenturyschools.org](http://baltimore21stcenturyschools.org).

## About the INSPIRE program

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.

Learn more about INSPIRE Program at [planning.baltimorecity.gov/planning-inspire](http://planning.baltimorecity.gov/planning-inspire).

## Acknowledgements

Residents, community leaders, and partners who participated in meetings and contributed ideas and feedback at many stages in this planning process include Kathy Christian (East Baltimore Midway/Midway CDC), Dr. Doris Minor-Terrell (Broadway East), Mark Washington (Executive Director, Coldstream Homestead Montebello Community Corporation), Pauline Charles (Darley Park), Towanda Carter (South Clifton Park), Audrey Carter (Oliver), John Ciekot (CivicWorks), and others. School partners included Danielle T. Cromartie (former



Principal, Harford Heights), Dr. James Gresham (Principal, REACH! Partnership), LaTia Montgomery (Community School Coordinator, Harford Heights), and Rhonda McKinney (Community Engagement Coordinator, REACH! Partnership), along with other BCPSS staff and school community members.

Elected officials including Councilman Robert Stokes (District 12) and Councilwoman Odette Ramos (District 14) along with Nicole M. Messer and Shamara Thomas (District 12 staff) and Gabriel Stuart-Sikowitz (former District 14 staff) also helped support the planning process.

Current and former Department of Planning staff who supported the initial outreach and development of the draft recommendation report for this plan include Jennifer Leonard (former INSPIRE Program Manager), Mary Colleen Buettner (former INSPIRE Planner), Reni Lawal (former Northern District planner), Carmen Morosan (current Northeastern District planner). Current Department of Planning staff who contributed to updating and revising this plan between 2022 and 2023 included Imani Jasper (Eastern District planner), Marie Anderson (Northern District planner), Eli Pousson (INSPIRE Planner), and Jaffa Weiss (INSPIRE Planner).

Other city staff who helped to support the initial plan development and recommendation review include Kelly Baccala, Tamara Woods, Joseph Kershner, Kate Edwards, Nikki Cooper, Shayna Rose, William Ethridge, and others.

# About the *INSPIRE* Planning Process



**Photo 3.** *The REACH! Partnership School #341/  
Former Clifton Park Junior School (1923; 1922-1924;  
Josias Pennington, architect), 2555 Harford Road.*

## Summary

The REACH! Partnership at Lake Clifton Park and Harford Heights Building INSPIRE Plan launched in May 2018 and has included over four years of planning with neighbors, students, and teachers. This plan is focused on a half-mile area (around a ten-minute walk) around two 21st Century School buildings that are located less than a quarter mile apart: the Lake Clifton Park Building and the Harford Heights Building. The proximity of the two school buildings led the Department of Planning to create a single plan for the combined area where neighborhood organizations are already working in close partnership.

For each planning area, the INSPIRE program follows a three-stage process. INSPIRE program staff and District planners:

- Listen to residents and school community members to gather information on the area,
- Create recommendations based on community and city agency feedback, and
- Deliver a plan based on feedback and ideas from the community.

Outreach for this plan focused on meeting with members and leaders of these organizations as well as directly connecting with members of the school community in partnership with school leadership and community coordinators. Due to the challenges of the COVID-19 pandemic for both Baltimore City Public Schools and the Department of Planning, this process is effectively split between an initial phase completed in 2018 and 2019 and a concluding phase completed between 2022 and 2023. Department of Planning staff completed the final plan in late summer 2023 for adoption by the Planning Commission at the September 21, 2023 meeting.

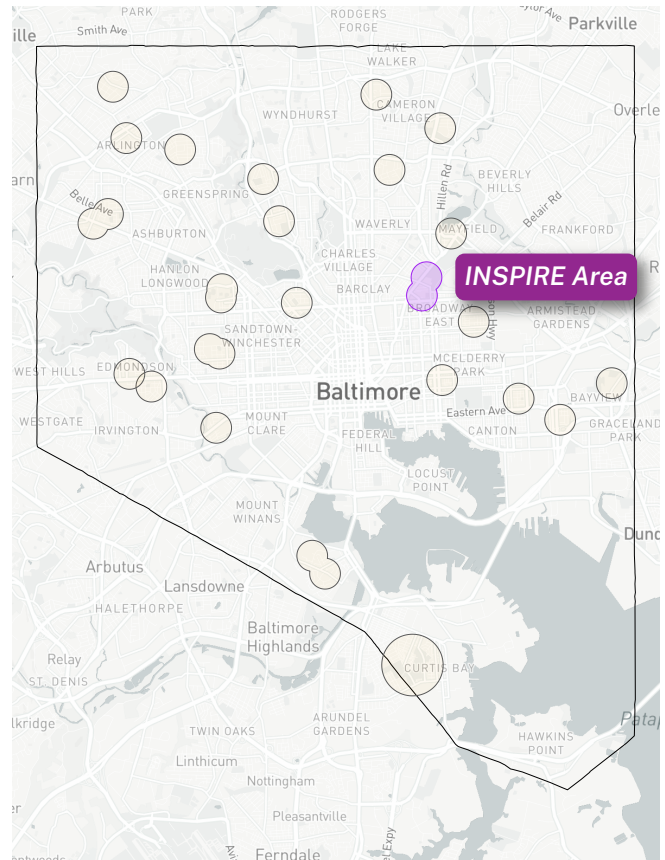
Learn more about the REACH + Harford Heights Building INSPIRE Plan online at [planning.baltimorecity.gov/fairmount-harford-and-harford-heights](https://planning.baltimorecity.gov/fairmount-harford-and-harford-heights)

## Planning area

The planning area REACH! Partnership at Lake Clifton Park and Harford Heights Building INSPIRE Plan includes a half-mile area around two 21st Century School buildings and overlaps with six different neighborhoods.

The Lake Clifton Park Building—better known to long-time residents as the former Lake Clifton Middle School—is located at the southwest corner of Clifton Park and is occupied by the REACH! Partnership School (a public charter operated by Civic Works). The Harford Heights Building is shared by Harford Heights Elementary School (a traditional public elementary school serving students in Pre-K to 5th grade) and Sharp Leadenhall Elementary/Middle (a special education school for students with emotional and behavioral disabilities). The building is located between Broadway and N. Wolfe Street around a half-mile southeast of the REACH! Partnership High School and one block north of E. North Avenue.

The neighborhoods (more formally known as designated neighborhood statistical areas) include all of Darley Park and South Clifton Park, and part of four others: Broadway East, Coldstream Homestead Montebello, East Baltimore Midway, and Oliver. Residents and other community members are represented by organizations including the Darley Park Community Association, New South Clifton Park Community Association, Coldstream Homestead Montebello Community Corporation, Greater Greenmount Community Association, New Broadway East Community Association, and Oliver Community Association.



**FIGURE 2.** Map showing the location of the REACH! + Harford Heights Building INSPIRE area within Baltimore City.



**Photo 4.** Harford Heights Building (built 1974; renovation/addition completed 2021), 1919 N. Broadway.



**Photo 5.** Faith Evangelical Lutheran Church, 1900 E. North Avenue, 2023 March 4.

## Outreach and engagement

Outreach and engagement activities for the REACH! + Harford Heights INSPIRE Plan supported the identification of school walking routes, the development of the draft recommendation report, and the review of the final plan. The process kicked off with a May 2018 meeting at the Rita Church Recreation Center followed by school engagement efforts focused on identifying the primary walking routes.

That fall, a November 2018 planning workshop at REACH! Partnership asked residents to identify priorities and concerns related to themes including housing and development, health and wellness, connectivity/ transportation, sustainability and sanitation, safety, and economic self-sufficiency. Staff then met in February 2019 with the plan steering committee at the Clifton Park Branch Library to review the developing recommendations. In total, INSPIRE program staff participated in over 25 events and meetings between December 2017 and July 2019 to engage hundreds of residents, students, and school families (summarized in the table below).



**Photo 6.** INSPIRE sign at Harford Heights Building during William C. March Day event, 2022 October 7.

Following some delay due to staffing changes and the COVID-19 pandemic, feedback from this initial phase was captured in the draft recommendation report completed in May 2021.

**TABLE 1.** Key outreach activities supporting draft recommendation report

DATE	ACTIVITY
MAY 2018	INSPIRE Plan Kick-off @ Rita Church Rec Center
DEC. 2017 – JULY 2018	Coldstream Homestead Montebello Meetings
OCTOBER 2018	Presentation for South Clifton Park Meeting
NOVEMBER 2018	INSPIRE Planning Workshop
FALL 2018 – SPRING 2019	REACH! and Harford Heights School Community Outreach (Back-to-School night, PTO meetings, and other events)
JULY 2019	Presentation for Darley Park Meeting
JUNE 2021	21st Century Schools Presentation
SUMMER 2021	Publish draft recommendation report

After INSPIRE program staff published the draft recommendation report in 2021, community organizations in East Baltimore Midway and other neighborhoods requested additional opportunities to share feedback and ensure the recommendations reflected priorities from residents across the full planning area. Imani Jasper, Eastern District Planner, joined the Department of Planning in October and renewed outreach to East Baltimore Midway,

Darley Park, and South Clifton Park community holding four small group meetings with the Darley Park and South Clifton Park Community Association and to review and develop recommendations in spring 2022. Eli Pousson came on board as an INSPIRE Planner in June 2023 and supported a final round of revisions between fall 2022 and spring 2023 working with a coalition of East Baltimore organizations including Midway CDC, New Broadway East Community Association, Coldstream Homestead Montebello, and the Oliver Community.



**Photo 7.** Community leaders from Darley Park, East Baltimore Midway, and Broadway East with Imani Jasper (Eastern District Planner), 2023 March 4.

As part of this process, community organization leaders urged staff to ensure consistency and coordination between the INSPIRE Plan and other area initiatives across the six neighborhoods that make up the area. City agencies do have active plans and projects in the area including three Impact Investment Areas, three Urban Renewal Plans, four Clean Corps project areas, and a variety of smaller neighborhood projects.

These projects include coordination around the disposition of the former Rutland Elementary School site, support for In Rem foreclosure cases in Darley Park, and an upcoming strategic plan for Oliver. In concluding the INSPIRE planning process, staff have sought to revise recommendations to ensure consistency with this ongoing work and make sure that the plan is able to deliver benefits equitably across the planning area.

**TABLE 2.** Outreach activities supporting final plan development

DATE	ACTIVITY
MARCH 2022	Recap INSPIRE planning process w/ East Baltimore Coalition partners
APRIL 2022	Review housing recommendations w/ East Baltimore Coalition partners
MAY 12, 2022	INSPIRE Background presentation for community partners
MAY 17, 2022	Review health and environment recommendations w/ East Baltimore Coalition partners
SEPTEMBER 2022	Update on DOP Recommendation Revisions at Darley Park and South Clifton Park Community Meeting
NOVEMBER 2022	Review meeting w/ Darley Park & school partners
FEBRUARY 2023	Neighborhood Sub-Cabinet CHM Work Group Review
MARCH 2023	Recommendation Review Workshop w/ community partners

# About the *INSPIRE* Planning Area

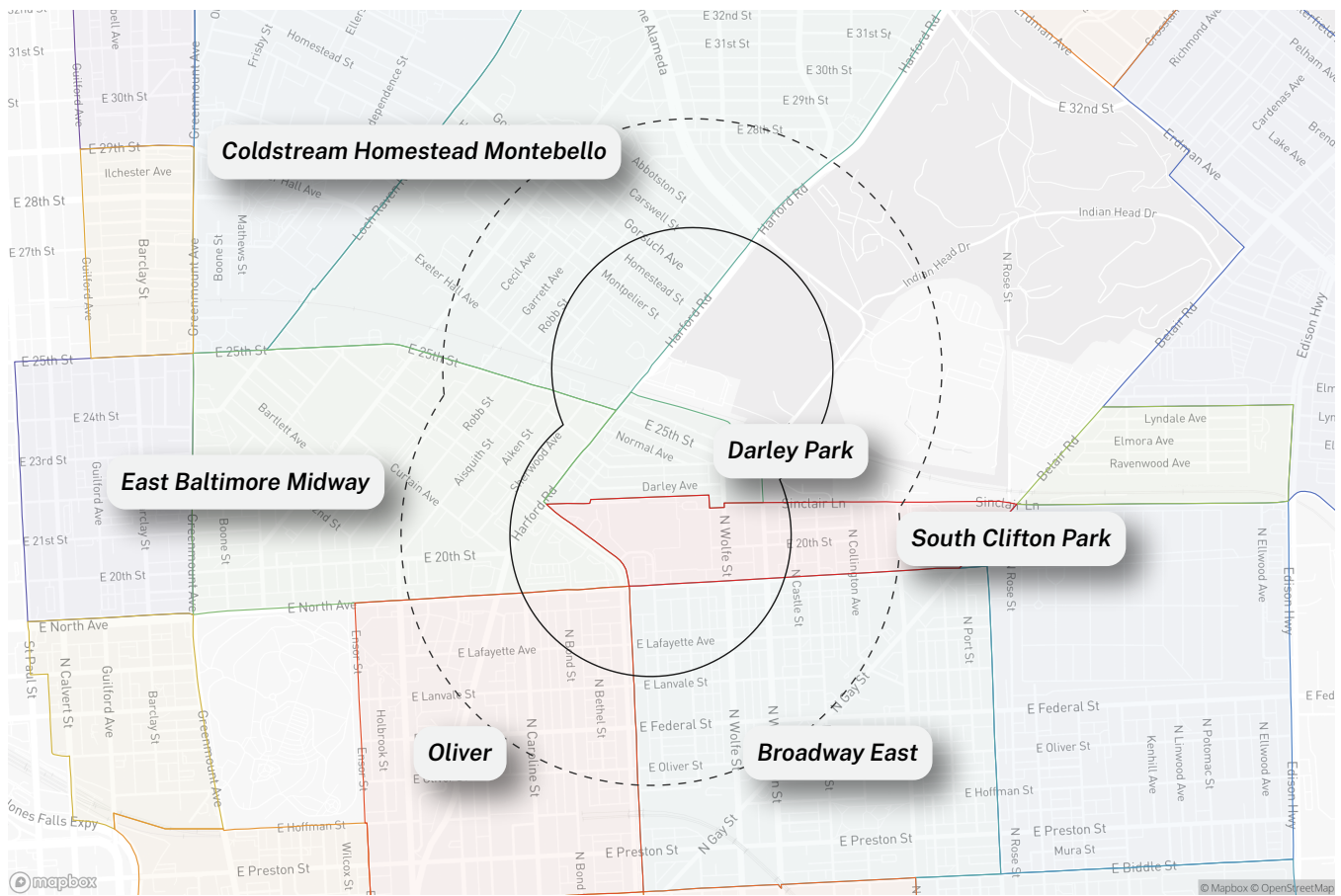


**Photo 8.** “*However Far the River Flows, It Never Forgets Its Source*” (1992; Tom Miller, artist), 1339 E. North Avenue, 2019 September 10.

## Summary

The REACH! Partnership and Harford Heights Building INSPIRE Area is home to 2,700 people, enjoying a busy mix of parks and historic rowhouse blocks. Hundreds more work in the area at the Eastern District Courthouse or at the nearby MTA Kirk Avenue Bus Division facility or travel through the area along Harford Road, E. 25th Street, or E. North Avenue. Over 1,000 students from ages 4 to 18 attend school in the area’s two 21st Century School buildings. Area children also walk or ride to Abbottston ES, Cecil ES, Dr. Bernard Harris ES, and Montebello ES (also a 21st Century School). The area is an important and vital part of Baltimore City with potential for renewal and growth in the years ahead.

The half-mile planning area includes all of Darley Park and South Clifton Park along with part of four other areas: Broadway East, Coldstream Homestead Montebello, East Baltimore Midway, and Oliver. The planning area also includes portions of Baltimore City Council Districts 12 (represented by Councilman Robert Stokes) and District 14 (represented by Councilwoman Odette Ramos). At the state level, the area is largely located within Maryland legislative District 45.



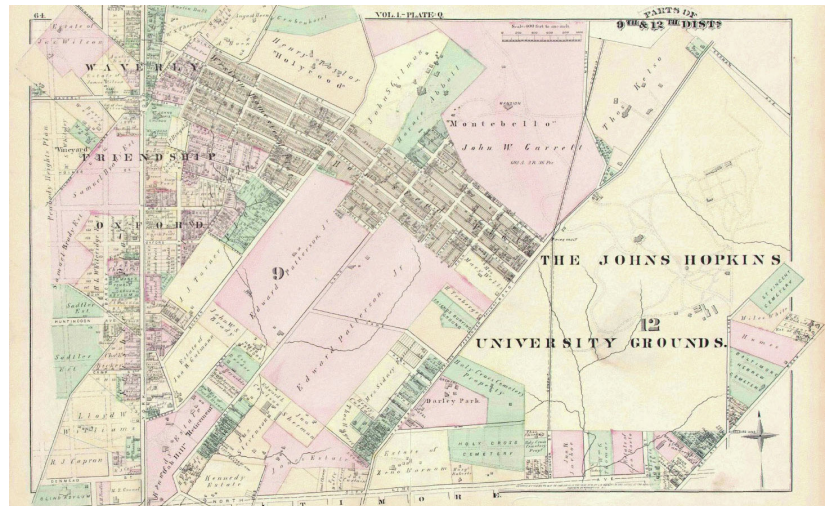
**FIGURE 4.** Neighborhood statistical areas overlapping the INSPIRE Planning area.

## Area History

The rowhouses, schools, churches, and other buildings that make up the INSPIRE planning area today were largely built between the 1880s and 1930s. During the decades after World War II and the desegregation of Baltimore’s public schools, the area experienced major changes as White households moved out and Black households moved in.

### *Development and growth from the 1880s to 1940s*

In 1888, Baltimore City annexed nearly 17 square miles of Baltimore County including all parts of the INSPIRE area above E. North Avenue. Over the next 20 years, public and private investments flowed into the area. The City Passenger Railway had purchased the Halls Spring Passenger Railway just a few years earlier and, in 1894, the company electrified the streetcar line creating a fast and convenient connection between northeast Baltimore and the older, developed sections of the city. The Baltimore and Ohio (B&O) Railroad built the east-west “Belt Line” in the early 1890s creating new opportunities



**FIGURE 3.** Plate Q, City Atlas of Baltimore Maryland and Environs (1876). Courtesy Maryland State Archives.

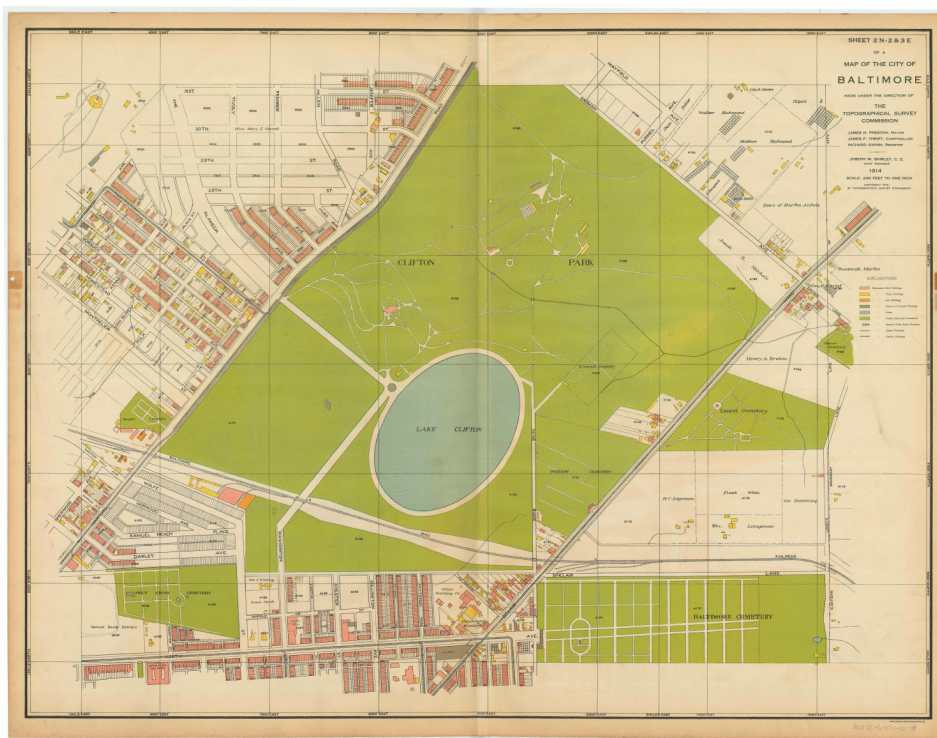
for industrial development in the area along E. 25th Street. In 1904, Baltimore City purchased the country estate of philanthropist Johns Hopkins and created Clifton Park and built The Alameda in 1914 to connect the park (and area residents) to E. 33rd Street and the growing neighborhoods in north Baltimore.

The 1880s and 1890s saw new home building along Greenmount Avenue and E. North Avenue in East Baltimore Midway but it wasn't until the 1900s and 1910s that development took off in Darley Park, South Clifton Park, and Coldstream Homestead Montebello. In 1908, the first section of Coldstream Homestead

Montebello was subdivided for development. In 1913, Frank Novak—an enterprising Baltimore developer known as the “Two-Story King of East Baltimore”—purchased 25 acres north of North Avenue and east of Harford Road and announced plans to build up to a thousand 2-story “daylight” rowhouses. The daylight style rowhouse was only two rooms deep to allow windows in every room of the house. The Baltimore Sun reported that Novak’s project was one of the largest in the city to date and that the new homes would feature “iron-spot brick fronts, electric lights, running water and other modern improvements.”

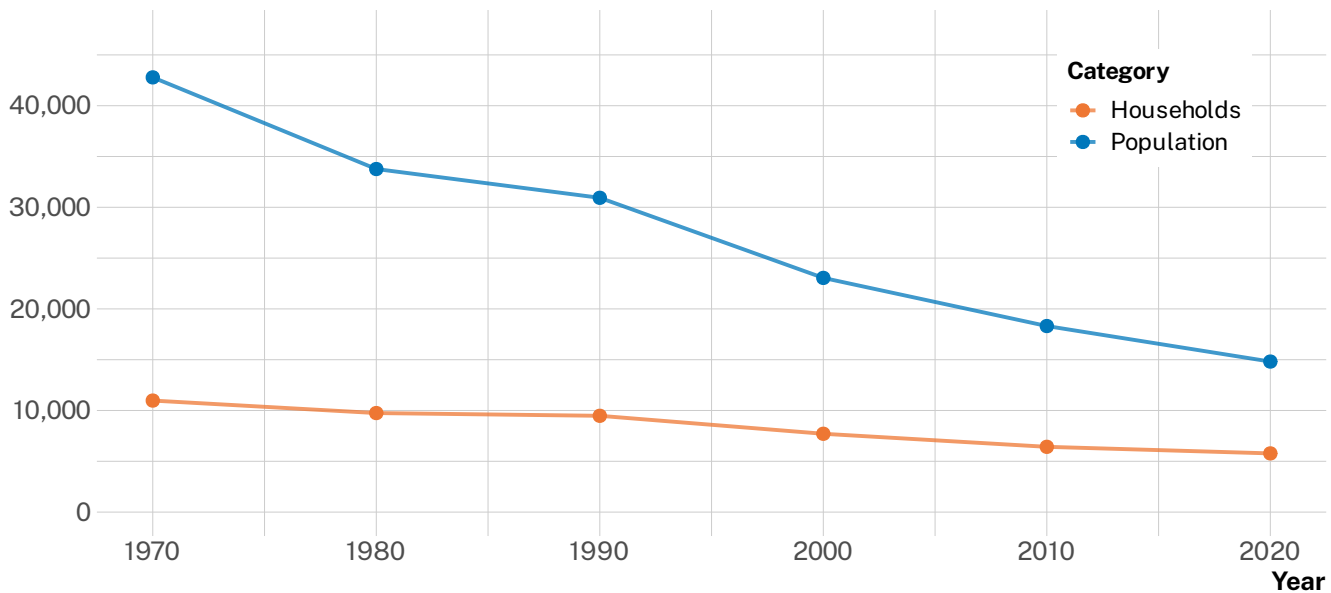


**Photo 9.** Postcard view of Clifton Mansion, c. 1909. Courtesy Enoch Pratt Free Library/Digital Maryland, mdpc075\_001.



**FIGURE 5.** Sheet 2 N - 2 & 3 E, Atlas of the City of Baltimore (1914). Courtesy Maryland State Archives.

Schools, parks, and churches grew along with the population. Built in 1891, the Columbus School at Washington Street and E. North Avenue expanded in 1905 and 1912 to meet the growing need. The Enoch Pratt Free Library built a new branch on Wolfe Street using land donated to the city by Frank Novak. Montebello Elementary School opened in 1921 followed by Clifton Park Junior High School (the current Lake Clifton Building) in 1924 and Abbottston Elementary School opened in 1931 at Loch Raven Boulevard and Gorsuch Avenue. In 1920, Baltimore City erected a two-story bath house at the southern end of Clifton Park.



Source: IPUMS NHGIS, University of Minnesota, [nhgis.org](http://nhgis.org)

**FIGURE 6.** Change in area households and population, 1970-2020 for overlapping U.S. Census tracts.

### Changes from the 1940s to the present

Like many older Baltimore neighborhoods, this section of east Baltimore saw major changes in the decades after World War II. In the late 1950s, the tracks on Harford Road and E. North Avenue were torn out as busses replaced the streetcars. As Baltimore City started the process of desegregating public schools, many White households responded by moving away. Changes for the neighborhood are clear from changing enrollment at Columbus School #99 on E. North Avenue where White students made up 75 percent of the school’s enrollment in 1957 but, by 1962, just five years later, Black students made up 90 percent of the total. By 1970, Black residents made up over 80% of the total population in the broader area and the area population remains around 90% Black through the present.

In addition to changing demographics, the area also saw major declines in population over the past 40 years. Between 1970 and 2010, the number of households living in the broader area declined by around one-third (from 9,409 to 6,425 households) and with fewer people in each household the total population was cut in half (from 36,505 to 18,313 residents). Homeowners as a share of the overall total occupied units held relatively steady over that same time—but through abandonment and demolition the number of occupied housing units has



**Photo 10.** View of Baltimore Transit Company streetcar at Harford Road and Gorsuch Avenue. Photo by Edward S. Miller, 1952 July 30. Courtesy Pennsylvania Trolley Museum/Digital Maryland, [btpe0761](https://www.digitaldm.org/btpe0761).



**Photo 11.** Clifton Branch of the Enoch Pratt Free Library (built 1916). Area builder Frank Novak donated the land used for the construction of the branch to the City of Baltimore. Courtesy [Enoch Pratt Free Library](#).



**Photo 12.** Clifton Branch of the Enoch Pratt Free Library, 2021 March 29

also declined by around 40%.

Despite the challenges of a declining population and declining resources for schools, parks, and other public amenities, residents continued to work together to strengthen their communities. For example, in the early 1970s, members of Huber Memorial United Church of Christ together with Doris M. Johnson, a CHM residents, staff member at the Neighborhood Design Center, and later director of the Coldstream Homestead Montebello Community Corporation, worked together to plan and build a new “tot lot” on a vacant lot in the 1500 block of E. 28th Street (a space still used today as Marie Briscoe Park).

More recently, in 2013, the long-vacant Columbus School building was redeveloped into senior housing and, that same year, Baltimore City Department of Recreation and Parks transformed the former Clifton Park bathhouse into the modern Rita Church Community Center. Baltimore City’s investment in the renovated 21st Century School Buildings continues this effort to enhance the quality of life for area residents and create opportunities for continued development in the years ahead.



**Photo 13.** Darley Park rowhouses on the 1600 block of E. 25th Street., 2022 September 30



**Photo 14.** Team CHM Mural at Homestead Street and Polk Street, 2022 November 12.

## Area Schools

The INSPIRE Area includes three school programs at two school buildings: The REACH! Partnership School at the Lake Clifton Building and Harford Heights Elementary School and Sharp Leadenhall Elementary/Middle at the Harford Heights Building.

Other elementary schools with attendance zones that overlap the INSPIRE planning area include Abbottston Elementary (covering the area south of The Alameda), Montebello Elementary (north of The Alameda), Cecil Elementary (west of Harford Road), and Dr. Bernard Harris Elementary (south of North Avenue and west of Broadway). In 2022, Baltimore City Public Schools administration proposed closing Dr. Bernard Harris ES and adding part of the school’s area to the zone for Harford Heights but **reversed course** after BUILD committed to supporting student recruitment at both Dr. Bernard Harris and nearby Johnston Square Elementary School.



**Photo 15.** Lobby at Harford Heights Elementary School, 2022 July 19.



**Photo 16.** Lillie May Carroll Jackson Charter School (former Woodbourne JHS, built 1959), 2200 Sinclair Lane, 2021 March 20.

### *The REACH! Partnership School at Lake Clifton Park Building*

The Lake Clifton Building opened in September 2019 following a \$52 million renovation of the original a 127,000 sq.ft. building and the construction of a 15,000 sq.ft. addition through the 21st Century Schools Program. Project architect Hord Coplan Macht, construction manager MCN-Southway, and the Maryland Stadium Authority, and Baltimore City Public Schools received accolades for their work when the building received a LEED Gold Certification in 2020.

#### **HISTORY OF THE LAKE CLIFTON PARK BUILDING**

Completed in 1923 at the southwest corner of Clifton Park, the Lake Clifton Building originally housed Clifton Park Junior High School. The school featured 52 classrooms, a library, a large auditorium, two gymnasiums, and a large cafeteria. The school featured a kitchen, clothing, and food laboratories, and “model housekeeping apartments” used to teach home economics and vocational skills. As vocational education gained popularity in the United States in the 1920s, Clifton Park Junior High School hosted events and speakers for educators around the region to discuss the topic. Clifton Park Junior High School closed in 1983.

The REACH! Partnership School is a public charter established and operated by Civic Works since 2009. The program was originally established for both middle/high school students but fully converted to a high school program in 2017. REACH! continues to maintain the vocational focus from the original Lake Clifton Junior

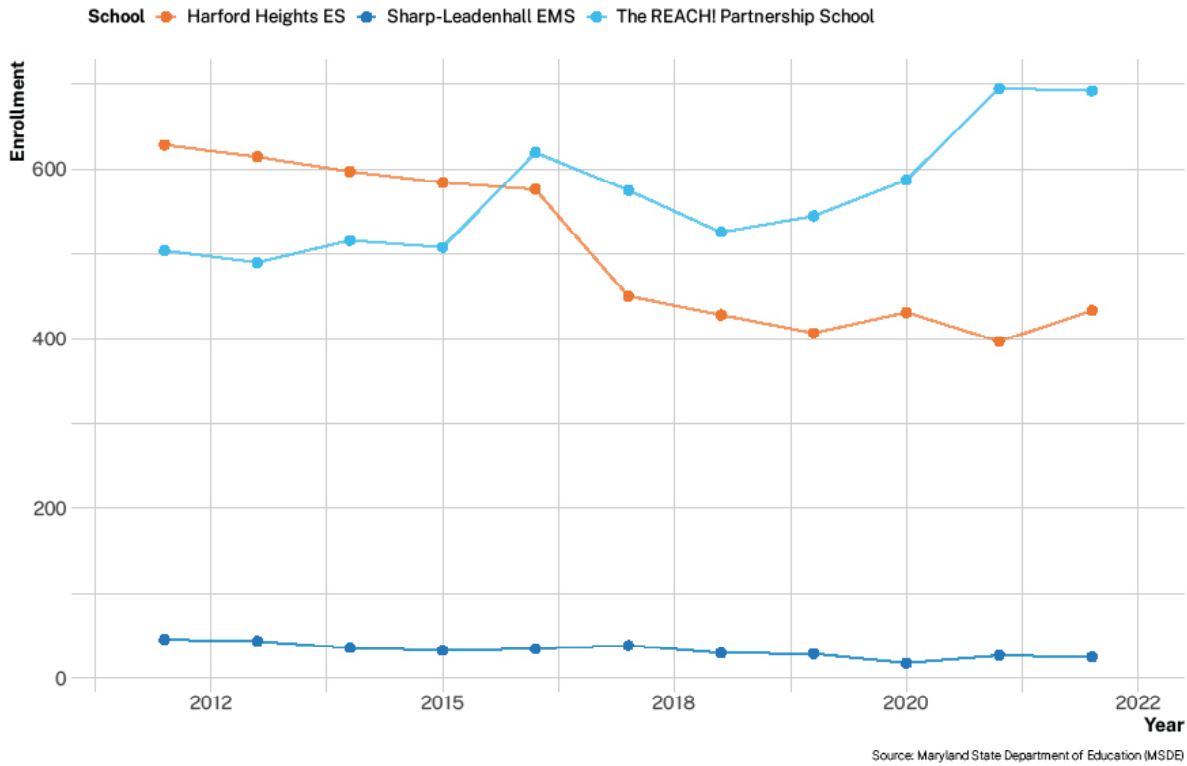


FIGURE 8. Enrollment at INSPIRE area schools from 2003 to 2022.

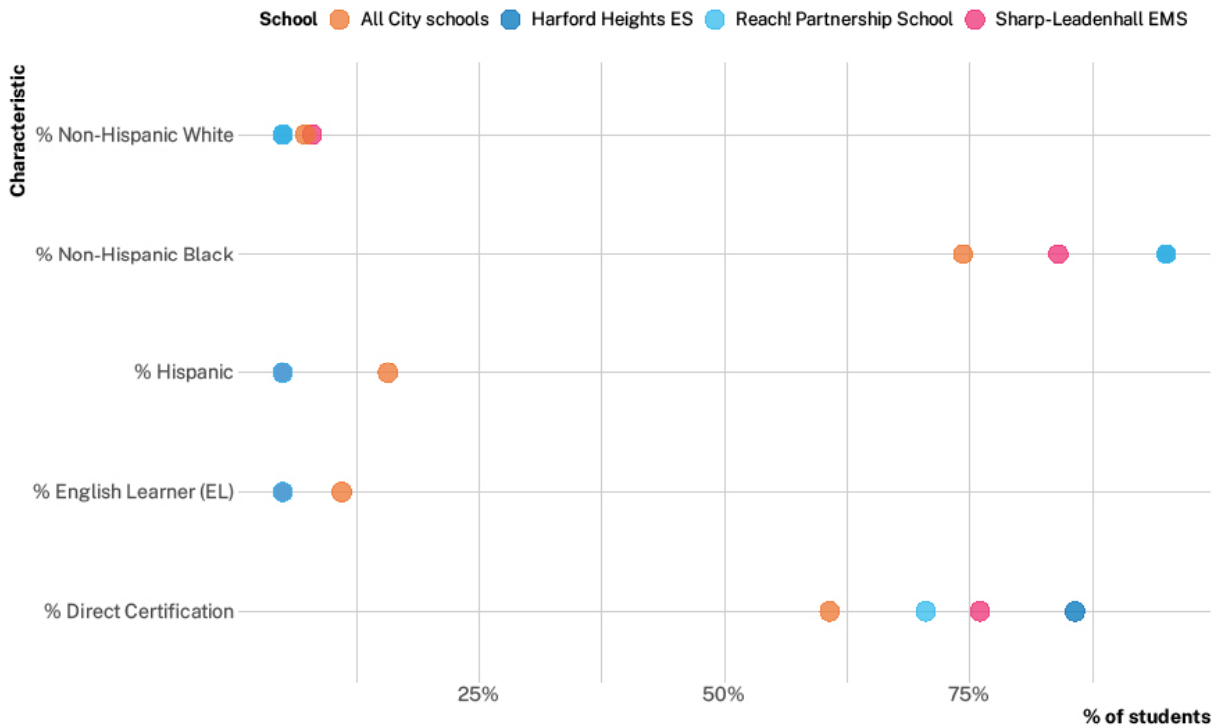


FIGURE 7. Student demographics for the 2022 school year at Harford Heights ES, Sharp-Leadenhall EMS, and REACH! Partnership School compared to all Baltimore City Public Schools.

High School by providing students with “opportunities to learn marketable skills in construction and healthcare professions.”

Learn more about the Lake Clifton Park Building project at: <https://baltimore21stcenturyschools.org/schools/394>

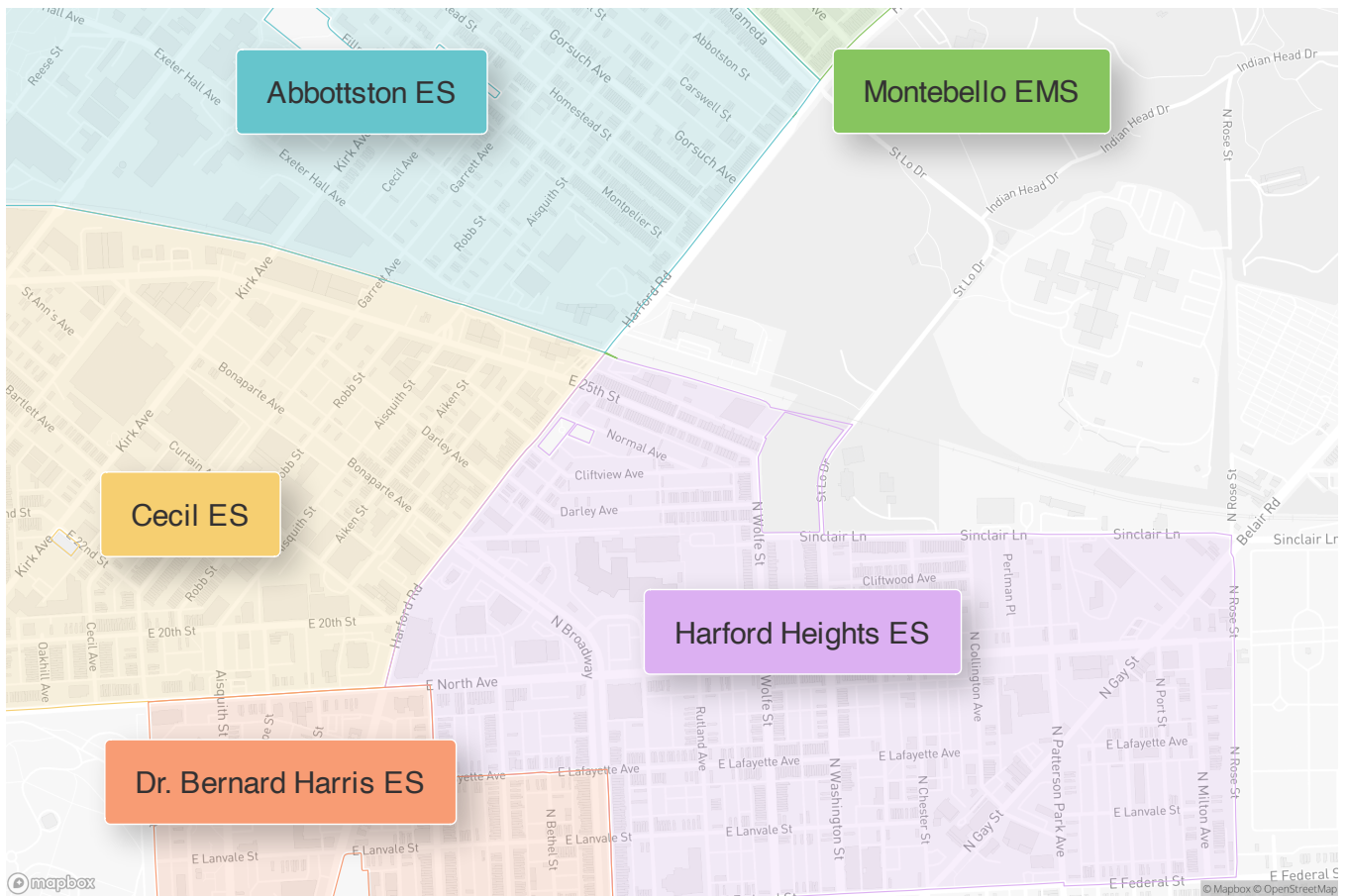
### *Harford Heights Elementary and Sharp-Leadenhall Elementary/Middle School at the Harford Heights Building*

The Harford Heights Building opened in August 2021 following the completion of a major renovation and a large new addition that now hosts the Sharp-Leadenhall Elementary/Middle School (which relocated to the site from a building in South Baltimore). The project architects were Crabtree Rohrbaugh & Associates and construction manager was MCN-Southway. During construction, Harford Heights Elementary relocated to the William C. March Middle School (which closed in 2014) avoiding the need for students to use a more distant swing space.

Learn more about the Harford Heights Building project at: <https://baltimore21stcenturyschools.org/schools/405>

#### **HISTORY OF HARFORD HEIGHTS ELEMENTARY**

Completed in 1971 at a cost of \$8 million, the Harford Heights Building had space for as many as 2,000 students making the building one of the largest and most expensive school buildings in the state of Maryland. The site had previously served as the site of the Holy Cross Cemetery, a Catholic cemetery used by the Archdiocese of Baltimore from 1863 up through the 1950s. In 1969, the Archdiocese sold the property to Baltimore City and relocated over 12,500 graves to Woodlawn Cemetery to make way for the new school building. During the 1980s, the building’s top floor hosted the city’s Gifted and Talented Education (GATE) program that brought in over 300 students from across the city. The program closed in the early 1990s due to budget shortfalls and criticism of a discriminatory selection process that led the program largely serving White students from middle and high-income households.



**FIGURE 9.** Elementary school attendance zones overlapping the INSPIRE planning area.

Source: SY 2021-22 Attendance Zones, Baltimore City Public Schools

# Area Residents and Conditions

## Demographics

Around 1,000 households live in the area around REACH and the Harford Heights Building. The area’s median household income is around \$52,000 but a close look at households by income category highlights the challenges many residents face. Around half of area households earn less than \$35,000 per year and almost nine in ten residents earn less than \$75,000. The low household income is related to the fact that over 90% of residents are Black in a city where median income for Black households is almost half that of White households.

	MEDIAN HOUSEHOLD INCOME	TOTAL POPULATION	TOTAL HOUSEHOLDS
INSPIRE Area	\$52,484 ± \$43,884	2,735 ± 1,140	1,008 ± 266
Baltimore City	\$54,124 ± \$806	592,211	244,893 ± 1,599
Baltimore MSA	\$87,513 ± \$741	2,837,237	1,087,833 ± 2,761

**TABLE 3.** Total population, occupied units, and median income for the INSPIRE area, Baltimore City, and metro area.

Median household income in 2021 inflation adjusted U.S. dollars. Median household income for the INSPIRE area is a weighted mean of tract-level estimates. Source: 2017-2021 ACS 5-year Estimates (Tables B01003, B19013, and B25003).

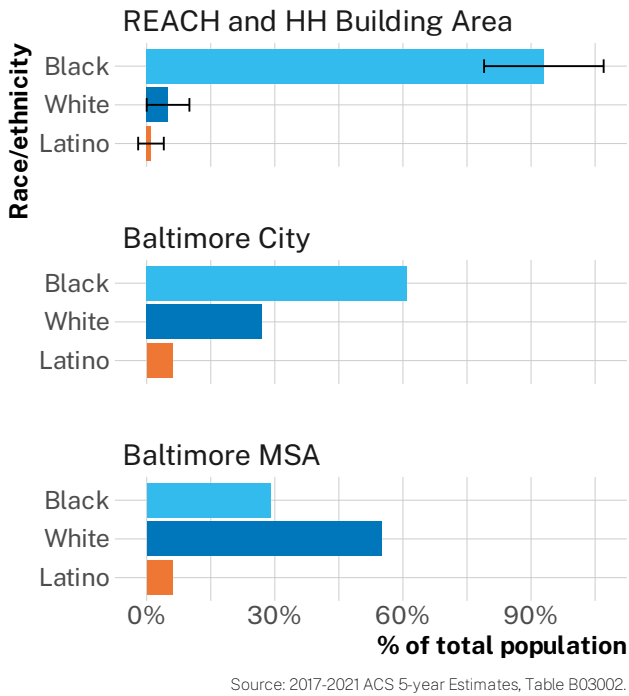
INCOME CATEGORY	% SHARE		HOUSEHOLDS	
	REACH AND HH BUILDING AREA	BALTIMORE CITY	REACH AND HH BUILDING AREA	BALTIMORE CITY
Less than \$35K	52%	34%	526 ± 291	84,401 ± 2,367
\$35K to \$49K	13%	12%	132 ± 127	29,905 ± 1,427
\$50K to \$74K	20%	17%	198 ± 169	41,788 ± 1,924
\$75K to \$124K	15%	18%	145 ± 161	44,776 ± 1,718
\$125K and more	0%	18%	7 ± 50	44,023 ± 1,374

**TABLE 4.** Income category of households for INSPIRE area, Baltimore City, and metro area.

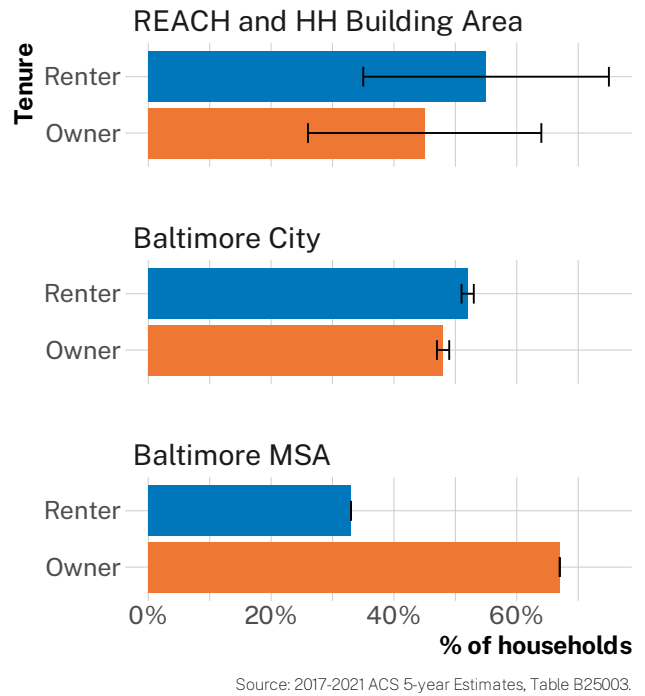
Source: 2017-2021 ACS 5-year Estimates, Table B19001.

Another reason for low household incomes is the large share of residents who are not currently working or seeking work. An estimated 39% of the residents over the age of 16 reporting are currently employed compared to 57% for Baltimore City or 63% for the region.

Based on data from the Baltimore Metropolitan Council on the location of workplaces for residents, most residents who do work are employed in the Downtown area, including the University of Maryland Medical Center and at Johns Hopkins Hospital in East Baltimore. Other residents are employed closer to home at the Maryland Transit Administration Kirk Avenue Bus Division or at businesses along Harford Road, Greenmount Avenue, and E. 25th Street.



**FIGURE 10.** Race and ethnicity as share of total population for INSPIRE area, Baltimore City and metro area.



**FIGURE 11.** Households by tenure status for INSPIRE area, Baltimore City and metro area.

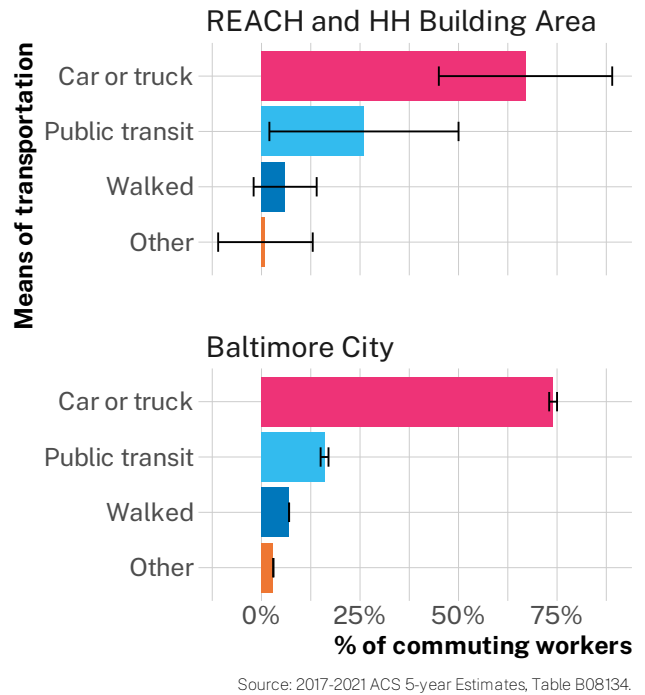
## Transportation, housing, and land use

### TRANSPORTATION

Harford Road, Broadway, and North Avenue are the largest area streets connecting the INSPIRE area to northeast Baltimore, southeast Baltimore, and west Baltimore. Other common routes for residents and visitors include E. 25th Street (which connects to Greenmount Avenue), The Alameda (connecting to St. Lo Drive and E. 33rd Street), and Sinclair Lane (connecting Wolfe Street to Belair Road). The cost of vehicle ownership, however, is too high for many area households with more than four in ten reporting that they have no vehicle at home.

With limited access to vehicles, it is no surprise that a large share of commuting workers take the bus. Around a quarter of commuting workers take the bus, compared to a little over 15% for the city as a whole. The Maryland Transit Administration CityLink and LocalLink bus service for the area includes:

- 54 (stops on Harford Rd.): State Center to the Parkville area
- CityLink Gold (stops on E. North Ave.): Walbrook



**FIGURE 12.** Commuting workers age 16 or older by means of transportation for INSPIRE area and Baltimore City.

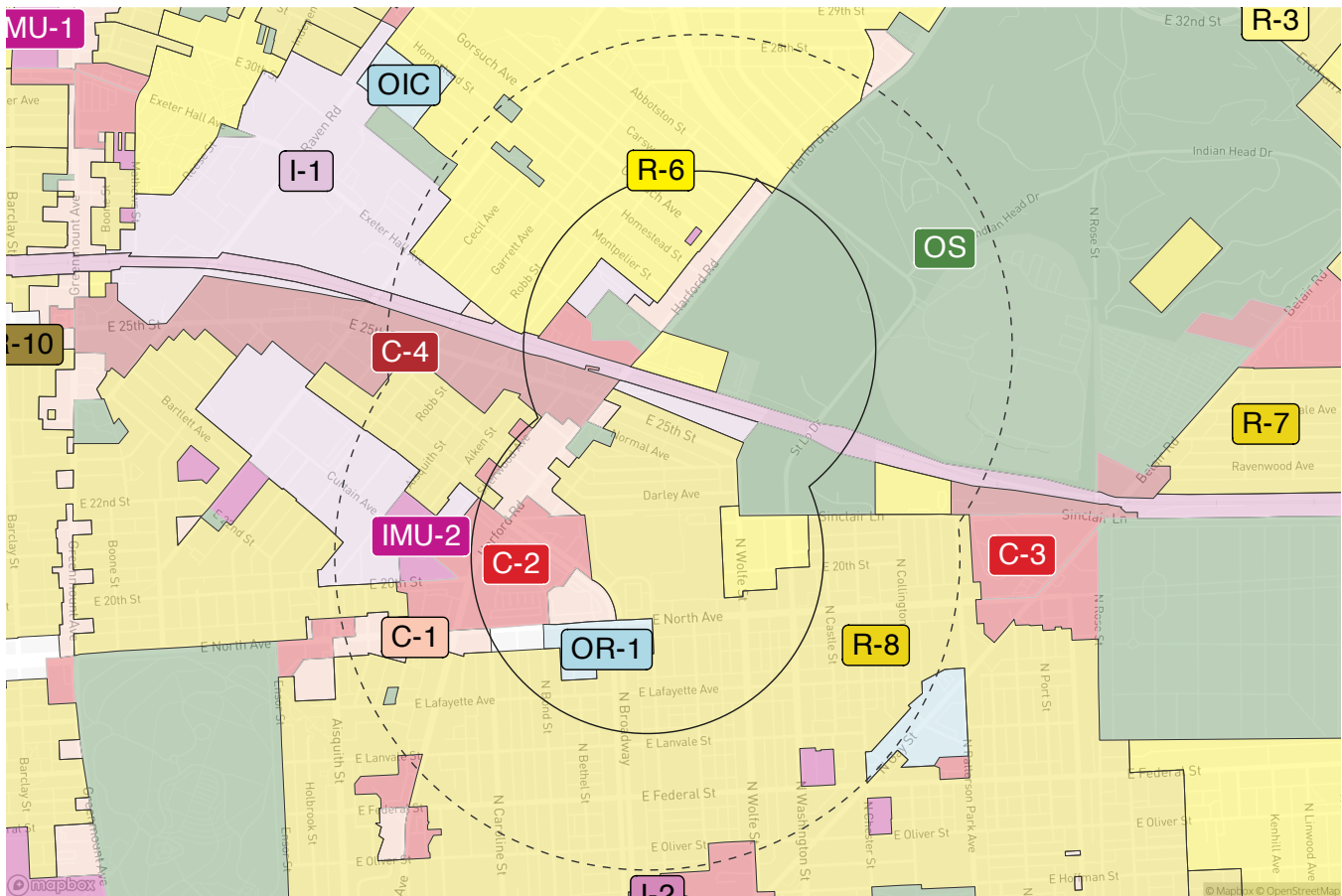
- Junction to Bera or Canton Crossing
- 22 (stops on Harford Rd. and the Alameda): Mondawmin to Johns Hopkins Bayview
- CityLink Brown (stops on Belair Rd.): UM Medical Center to Overlea or White Marsh
- CityLink Green (Kirk Avenue): Inner Harbor to Towson University

The services are well-used by residents and visitors. The bus stops located at E. North Avenue and Broadway stops most serve around 250 to 300 riders daily including students REACH! Partnership and adults dropping off children at Harford Heights Elementary School.

VEHICLES AVAILABLE	INSPIRE AREA		BALTIMORE CITY
	HOUSEHOLDS	% OF TOTAL	% OF TOTAL
No vehicle	426 ± 259	42% ± 23%	27% ± 1%
1 vehicle	463 ± 247	46% ± 21%	42% ± 1%
2 vehicles	111 ± 118	11% ± 11%	24% ± 1%
3 vehicles	7 ± 47	1% ± 5%	5% ± 0%

**TABLE 5. Vehicle availability for INSPIRE area households compared to Baltimore City.**

Source: 2017-2021 ACS 5-year Estimates, Table B08141



**FIGURE 13. Existing zoning categories for INSPIRE area showing open space, residential, commercial, industrial, and industrial mixed-used zoning.**

## HOUSING

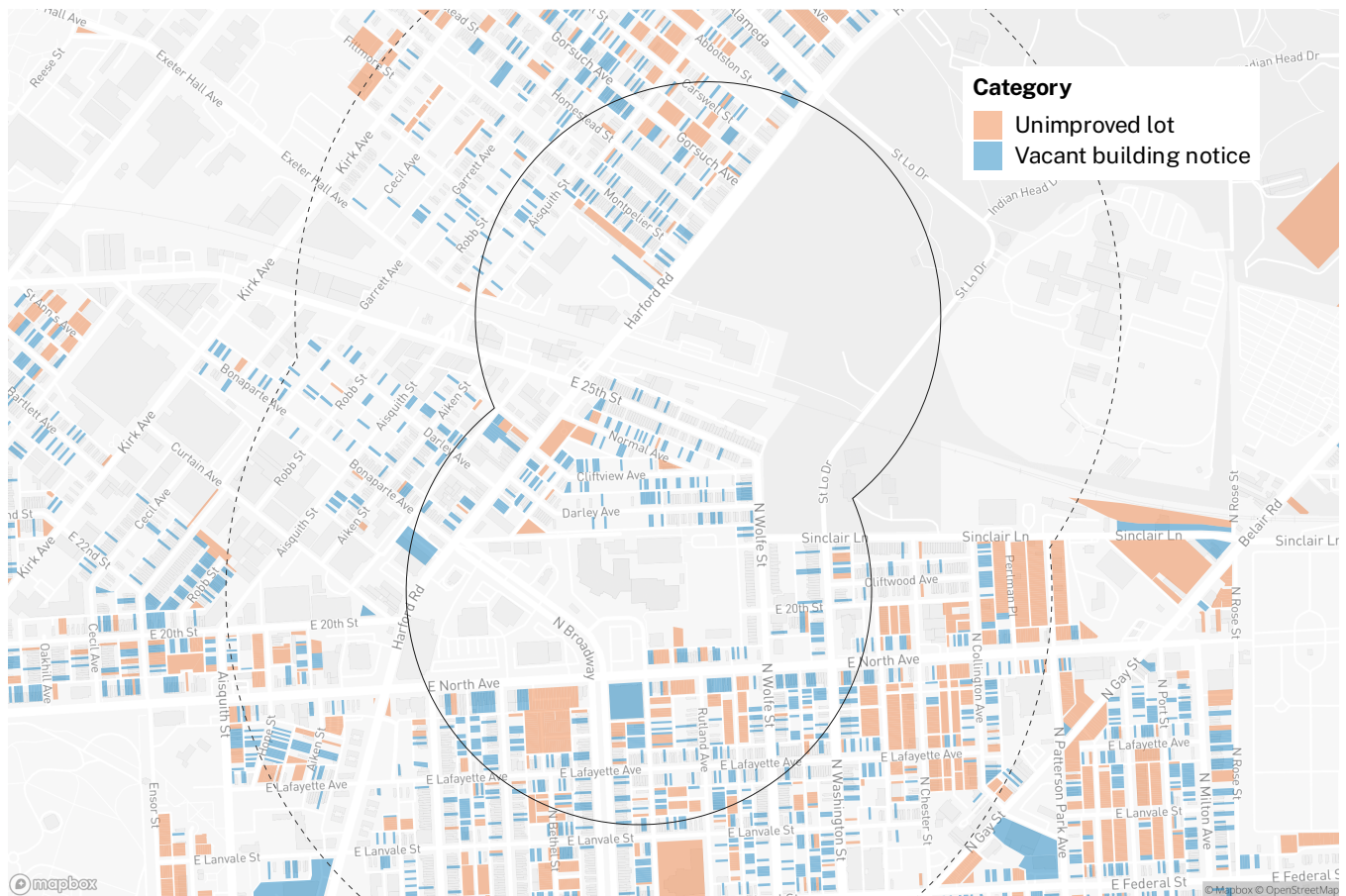
Residents in the area largely live in two or three-story rowhouses. As noted in the prior section, most units are renter occupied although a large share of residents own their home and both renters and homeowners are mixed throughout the area. Abandoned housing in East Baltimore has been a major challenge for decades and the city’s efforts to address the issue through demolition has also created a significant number of vacant lots across the area.

As of July 2023, nearly a quarter (23%) of buildings in the half-mile planning area have an active vacant building

LOCATION	PROPERTIES	VACANT BUILDINGS	VACANT LOTS	DEMOLITIONS
INSPIRE Area	7,412	1,364 (23%)	1,554 (21%)	739
Broadway East	3,830	878 (35%)	1,287 (34%)	623
Coldstream Homestead Montebello	3,099	347 (12%)	302 (10%)	266
Oliver	2,548	425 (23%)	722 (28%)	197
East Baltimore Midway	1,804	385 (25%)	249 (14%)	113
South Clifton Park	589	89 (26%)	243 (41%)	64
Darley Park	530	109 (21%)	10 (2%)	14

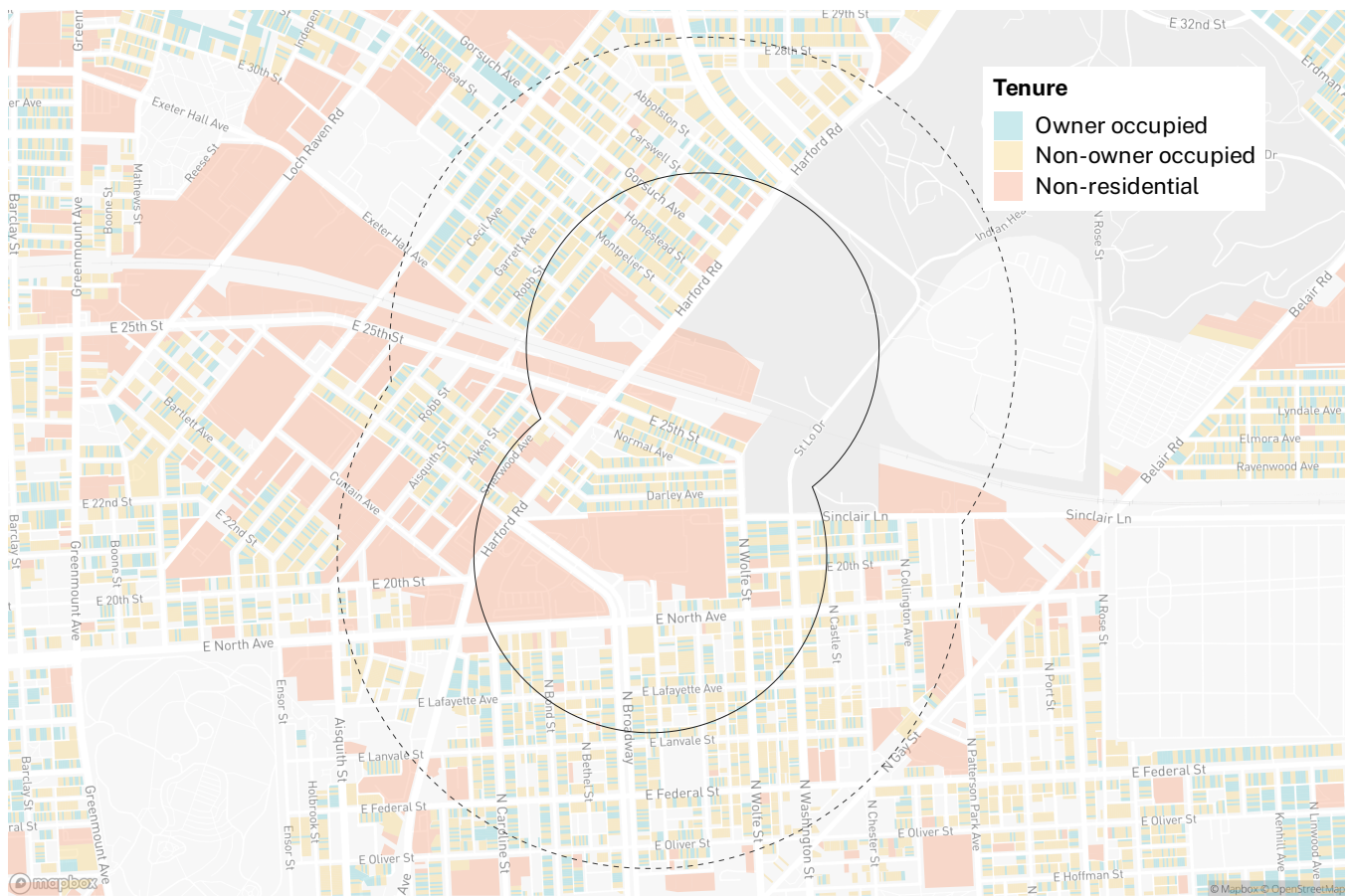
**TABLE 6.** Vacant buildings, vacant lots, and demolitions for the INSPIRE area and for overlapping neighborhood statistical areas.

The share of vacant buildings are based on the total improved properties and share of vacant lots are based on a share of total properties. Vacant lots exclude any parcels with open space zoning. Demolitions only include to city and state demolitions since 2015. Source: Baltimore City DHCD, July 2023.



**FIGURE 14.** Vacant building notices and unimproved lots in and around the INSPIRE area.

The large groups of vacant lots on Perلمان Place and N. Patterson Park Avenue are potential sites for infill development as detailed in the recommended actions for this plan. Source: Baltimore City DHCD/Maryland iMap.



**FIGURE 15.** INSPIRE area and nearby property by tenure status.

Source: Baltimore City DHCD/Maryland iMap..

notice and one in five (21%) properties are unimproved lots. Rates are similar for the quarter-mile area although there are fewer vacant lots located in the area around both school buildings. Vacancy rates for each of the area neighborhoods, however, vary substantially. Darley Park, for example, has the second lowest rate of vacant buildings and the smallest number of vacant lots. In contrast, over 40% of properties in South Clifton Park are unimproved due to the whole block demolition of properties on Perlman Place and N. Patterson Park Avenue between 2010 and 2017.

As part of the Vacants to Value initiative launched in 2010, the Department of Housing and Community Development designated the southern section of Coldstream Homestead Montebello as a Streamlined Code Enforcement area. DHCD also designated sections of Broadway East, Oliver, and East Baltimore Midway as Community Development Clusters. These areas generally include the portion of the INSPIRE area located south of Lanvale Street between Broadway and Harford Road and west of Garrett Avenue.



**Photo 18.** Rowhouses, 1600 block of N. Broadway (west side), 2019 October 1.

## COMMERCIAL AND INDUSTRIAL LAND USE

There are a range of commercial and industrial properties and uses located on E. 25th Street, Kirk Avenue, Curtain Avenue, Harford Road, and E. North Avenue. Heavy commercial (C-4) zoning along E. 25th Street supports a cluster of gas stations, service centers, and other automotive and industrial uses.

The area around Harford, Broadway, and North Avenue is a mix of Community Commercial (C-2) and Neighborhood Business (C-1) zoning that supports a mix of offices, retail, and fast-food restaurants. The area includes the Eastern District Courthouse, offices for the Baltimore City Department of Social Services, an office building with a dentist and dialysis clinic, and stores including a Walgreens pharmacy, Family Dollar store, Wendy's restaurant, and Dunkin Donuts. The Neighborhood Business (C-1) zoning continues north on Harford Road up to The Alameda and the corridor includes around a dozen small independent businesses including a deli, barber shop, carry-out restaurant, liquor store, and tax preparation services office and others. Many of these storefronts are in fair to poor physical condition and there are a significant number of vacant buildings mixed in among the occupied businesses.

Due to the large number of vacant parcels on E. North Avenue and the potential for alternate uses in this corridor, the Department of Planning is currently working with the Department of Housing and Community Development as well as community stakeholders to consider zoning changes that could allow expanded mixed-use redevelopment along the corridor. The city's Comprehensive Plan, currently under development, is expected to include a new land use map for agency staff to use when considering future land use changes.



**Photo 19.** Eastside District Court/Former Sears store (1938), 1400 E. North Avenue, 2019 November 11.



**Photo 21.** Northeast Blacksox baseball team practice at Clifton Park, April 13, 2022. Courtesy Northeast Blacksox.



**Photo 20.** CHM Sculpture Park (1450 Homestead Street), 2018 October 17.

## *Parks, open space, and recreation*

The largest park in the area is **Clifton Park** which is bound by Harford Road, Erdman Avenue, Belair Road, and CSX's Baltimore Terminal Subdivision railroad line. The northern section of the park is largely occupied as a golf course managed by the Baltimore Municipal Golf Corporation. The southern section of the park includes the Councilwoman Rita R. Church Community Center, the Lake Clifton Pool, a popular basketball court located on the east side of St. Lo Drive, and baseball fields along the Harford Road. Baltimore City Department of Recreation and Parks is currently preparing plans to develop new athletic fields in Clifton Park including a new access road from St. Lo Drive. The project is a partnership with BCPSS to provide a practice field for football at REACH! Partnership High School.

The area also includes a handful of smaller parks. The newest of these spaces is the **Darley Gateway Park** designed and **developed by the Parks and People Foundation** in partnership with neighborhood organizations in 2021. The park features multiple large murals along with swings and play equipment for local children. More modest neighborhood parks include **Lafayette and Aiken Park** (in Oliver), **Marie Briscoe Park, Adams Park, and Montebello Park** (all located in Coldstream Homestead Montebello).

Area families have a few options for playgrounds. Both Adams and Briscoe Park have play equipment although both the equipment and basketball court at Briscoe Park are in unusable condition. The Harford Heights Building has two playgrounds (although the setback makes them difficult to see from the street and less accessible to neighbors) and the Kirk Avenue Athletic Field has a small play structure near the Stadium School on Exeter Hall Avenue.



**Photo 22.** Councilwoman Rita R. Church Community Center, 2022 July 19.

Youth and adult recreational programming are also provided through the **Councilwoman Rita R. Church Community Center** (which includes a pool, recreation center with gym and indoor basketball courts, youth, adult, and senior programming) and the **Coldstream Recreation Center** (located next to the Kirk Avenue Athletic Field). A small number of private and non-profit program operators are also active in the area, including the Corner Team Boxing & Fitness Club located on E. 25th Street and Play on Purpose (POP) on Harford Road. The **Clifton Branch of the Enoch Pratt Free Library** previously offered programming and community space at the branch building on N. Wolfe Street. Unfortunately, the facility closed in 2022 due to building condition issues and plans for repairs or renovations are still to be determined.

There are also a small number of community managed open spaces in the area. These spaces include:

- **Coldstream Homestead Montebello Sculpture Park:** Developed between 2016 and 2017 with funding from the “Lots Alive” grant program
- **Bonaparte Community Lot** (Bonaparte Ave. and Cecil Ave.): Improved by resident volunteers starting in 2022
- **Regester Lane and Normal Avenue Lot:** Improved in partnership with the CivicWorks Community Landscaping Program featuring the 2013 Sundala mural by artists Jessie and Katey

## Existing Plans and Initiatives

### *Area Urban Renewal Plans*

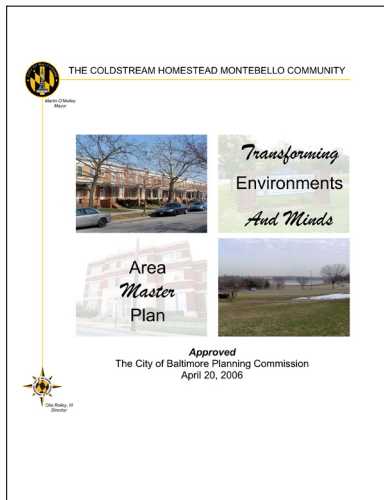
There are three existing Urban Renewal plans that overlap with the INSPIRE Planning area:

- [Coldstream Homestead Montebello Urban Renewal Plan](#) (Adopted Feb. 1977; last amended 2018)
- [Oliver Urban Renewal Plan](#) (Adopted May 1971; last amended 2022)
- [Broadway East Urban Renewal Plan](#) (Adopted July 1988; last amended 2018)

Each Urban Renewal plan includes a land use plan with permitted land uses, regulations/restrictions, and techniques to achieve plan objectives. Both the Oliver Urban Renewal Plan and the Broadway East Urban Renewal Plan list among their objectives the need for amenities such as recreation space and community appropriate retail and supporting home ownership. Although, the acquisition authority for the Oliver Urban Renewal Plan has lapsed, the Department continues to enforce land use, building rehabilitation, and new construction design guidelines for plan area. Similar design guidelines for land use, building rehabilitation, and new construction are also enforced for all use and construction permits issued in the Broadway East and Coldstream Homestead Montebello Urban Renewal areas.

### *Coldstream Homestead Montebello Area Master Plan (2006)*

Completed in 2006 by the Baltimore City Department of Planning



The Coldstream Homestead Montebello Area Master Plan built on an earlier report prepared by the Coldstream Homestead Montebello Community Corporation, Inc. (CHMCC) in July 2004. Recommendation categories included housing interventions; commercial areas; industrial areas, parks & open spaces; gateways, corridors, and community streets; historic preservation; education; public safety; and sanitation.

One of the most significant outcomes from this plan was to prepare the development of progress on the ongoing redevelopment recommended the preparation of a Clifton Park Master Plan which the city completed in 2008. In some cases, recommendations have been completed but took significantly longer than projected. The plan recommended the targeted acquisition of both vacant and occupied properties on Tivoly Ave., Fenwick Ave., Hugo Ave., and E. 28th St. for future redevelopment (an area known as the Tivoly Triangle Redevelopment Area and the future site of the Tivoly Eco-Village project).



The INSPIRE Plan incorporates several recommendations that initially proposed in this area master plan. For example, the recommendation for local landmark designation and exploring district designation are intended to renew support for the related historic preservation recommendations from the 2006 plan.

### *Clifton Park Master Plan (2008; updated 2009)*

Completed by Ayers/Saint/Gross for the Baltimore City Department of Recreation and Parks in 2008

The Clifton Park Master Plan organizes the Park’s amenities physically and thematically into three zones: Active Recreation, Cultural Grounds, and the Golf Course. The Active Recreation area is defined by more than twenty athletic fields and courts, while the Cultural Grounds include Clifton, the Gardener’s Cottage, the Band Shell, the Valve House, and walking paths. The entire park will benefit from the implementation of the Master Plan. Most significantly the Cultural Grounds and Active Recreation area will be defined by the realignment of St. Lo Drive. Moving the road will improve the functionality of the south side of the Park by making the Cultural Grounds and Active Recreation area visually and physically cohesive and accessible.



### ***East North Avenue LINCS (2017)***

Completed in 2017 by the Neighborhood Design Center for the Baltimore Development Corporation

The Baltimore Development Corporation (BDC) engaged the Neighborhood Design Center (NDC) to convene a consortium of community partners and stakeholders and develop a LINCS (Leveraging Investment in Neighborhood Corridors) plan for East North Avenue. The plan covered a 1.5-mile-long corridor along E. North Avenue from Greenmount Avenue to Milton Avenue.

The key recommendations from the LINCS Plan are:

- Revitalize North Avenue, from repaving and repairing badly damaged roadways and sidewalks to more reliable maintenance of trash, street lighting and vermin.
- Increase access to fresh, healthy food by supporting existing local farms and gardens, improving access to existing food resources and attracting new stores.
- Develop resources for children and youth by offering more activities, access to recreation spaces, crossing the digital divide, and building educational opportunities and job training.
- Invest in existing resources like the Gompers Building and the Great Blacks in Wax Museum to create new employment and educational opportunities.
- Improve public transportation through the creation of a dedicated bus lane and reliable, consistent service, while developing other alternatives to car travel (bikes, street - car, walking).
- Repurpose small scale industrial and manufacturing space by fostering green tech sector uses. Address vacant housing through a strategic combination of redevelopment to provide housing options and demolition, with attention to preserving the corridors’ historic character.
- Fulfill the potential of green spaces by improving the connection to Clifton Park, linking existing open spaces and increasing the tree canopy.
- Relief from drug trade and usage by treating addiction, working to relocate or downsize the Turning Point methadone clinic. Demonstrate care and respect by listening to community needs, informing the neighborhood of projects, communicating with compassion, and providing additional support to children, the elderly, and the disabled when undertaking work in the neighborhood.
- Capitalize on history. The residents of the East North Avenue Corridor have expressed deep pride and investment in their home. There is a strong desire to celebrate the area’s local history and identity. Residents are eager for recognition of the legacy of US Route 1 to expand the boundary of the Baltimore Heritage Area, and to bolster the neighborhood’s identity as a home of strong African American culture.

### ***Impact Investment Area Implementation Strategies***

Each implementation strategy is developed by a working group with feedback through a formal community conversation. The outreach for both Impact Investment Area strategies is summarized in the table below.

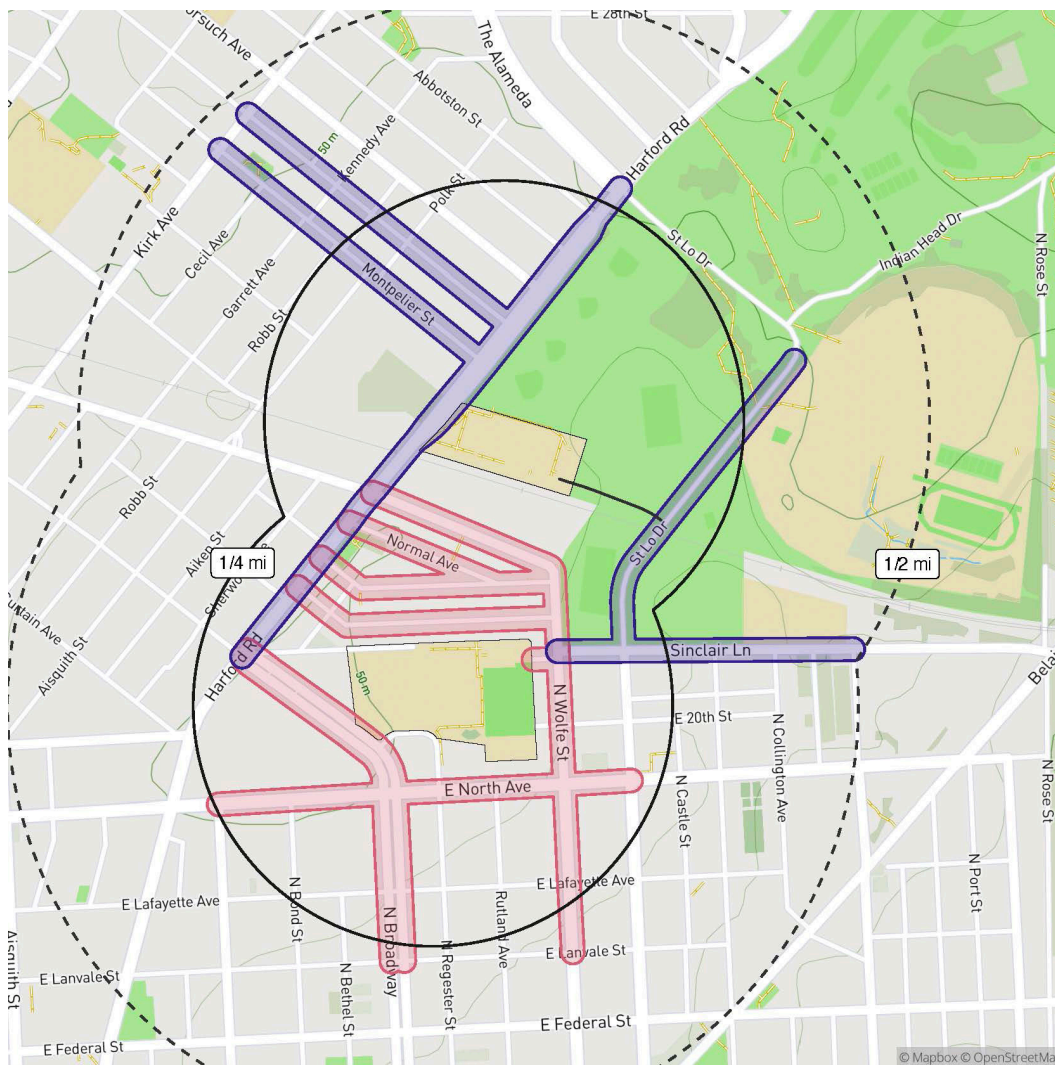
Coldstream Homestead Montebello (CHM), Broadway East, and East Baltimore Midway are three of the four East Baltimore Impact Investment Area neighborhoods outlined in Baltimore DHCD's 2019 framework plan, "[A New Era of Community Investment Development](#)." Each Impact Investment Area (IIA) has a Work Group that includes city staff from DHCD and DOP, community association leaders, and other stakeholders. As of summer 2023, the Broadway East IIA and East Baltimore Midway IIA work groups meet bi-monthly and the CHM IIA work group meets monthly.

The [DHCD Project Tracker](#) includes a list of planned projects for each area and is expected to include links to the Impact Investment Area Strategy report when these reports are complete.

Projects that are located within the INSPIRE Planning area and overlap with the recommendations in the INSPIRE plan include:

- **Broadway East**
  - » Install playground equipment and a gazebo at the Duncan Street Miracle Garden
  - » Issue an RFP for the development of the Gompers Building (1701 E. North Ave.)
  - » Support the redevelopment of the Former Rutland Elementary School/PS No. 149 (1600 Rutland Ave.)
- **Coldstream Homestead Montebello**
  - » Support the Morgan State University redevelopment of the former Lake Clifton Campus
  - » Complete acquisition and sale for rehabilitation of vacant houses in the 2800 block Harford Rd.
  - » Provide targeted support to area homeowners
- **East Baltimore Midway**
  - » Complete pavement resurfacing on the 800-1100 blocks Bonaparte Ave. and 1900-2200 blocks Cecil Ave.
  - » Complete streetscaping and sidewalk repairs on E. 25th St. and other area streets

These examples are from the draft project list and may change as the work groups move forward with finalizing the strategies for each area.



**FIGURE 16.** Primary walking route map for REACH! Partnership High School and Harford Heights Elementary School. Designated primary walking routes for the Harford Heights Building are marked in pink and the designated routes for REACH! Partnership are marked in purple.

## Primary Walking Route Improvements

The Department of Planning used BCPSS student/school zone data and worked with community members; school staff, parents, and students; and the Department of Transportation to identify the routes. Some REACH! Partnership students also walk across the park from Belair Edison.

These are the blocks prioritized for streetscape improvements including bringing sidewalks up to a safe and standard condition, repainting or adding crosswalks, and pruning and planting street trees.

For the Harford Heights Elementary School walking routes, the Department of Transportation recommended the creation of new crosswalks (for one or more legs) at intersections along Wolfe Street and Broadway with no existing crosswalks including:

- Wolfe Street and:
  - » 20th St.
  - » Lafayette Ave.
  - » Lanvale St.
  - » Darley Ave.
  - » Cliftview Ave.
- Broadway and:
  - » Holy Cross Ln.
  - » Regester St.
  - » Eareckson Pl.
- 25th St. and Regester Ln.
- Normal Ave. and:
  - » Harford Rd.
  - » Regester Ln.
- Cliftview Ave and:
  - » Harford Rd.
  - » Germania Ave.
  - » Regester Ln.
- Darley Ave and:
  - » Harford Rd.
  - » Germania Ave.
  - » Regester Ln.
- Holy Cross Ln. and Germania Ave.



**Photo 23.** Midblock crosswalk on Normal Avenue at Regester Lane, September 19, 2022.

DOT also recommended the addition of crosswalks at these intersections with faded or partial crosswalks:

- Wolfe St. and Sinclair Ln.
- Broadway and:
  - » Lafayette Ave.
  - » Lanvale St.

Crosswalks were installed concurrently with repaving work on a number of Darley Park area streets in 2022.

# Recommended Goals, Strategies, and Actions



**Photo 24.** Coldstream Homestead Montebello Community Corporation president Mark Washington leading walk for CHM IIA Work Group, 2024 March 4.

## Summary

The REACH! And Harford Heights Building INSPIRE Plan includes over 40 recommendations ranging from traffic calming in Darley Park to promoting reinvestment along Harford Road and redeveloping vacant land in South Clifton Park. The plan is designed to serve as a guide for city agencies and community partners in working together to improve the quality of life for existing residents, create a safe and healthy environment for area students, and attract new residents in the future.

Department of Planning staff published an initial draft of recommendations in 2021 based on feedback collected from residents and stakeholders in 2019 and 2020. Department staff completed substantial revisions in 2022 and 2023 based on additional feedback from residents and to bring the recommendations up to date with changing

local conditions and city policies.

The plan's recommendations are organized around five key goals:

1. Investing in housing and market-strengthening opportunities
2. Improve public safety
3. Create connections and access
4. Create opportunities for health and wellness
5. Create an environmentally sustainable and clean neighborhood

Within each goal, this plan has identified strategies that are based on community-identified needs and priorities. Each strategy is supported by a set of actions that the plan is recommending to city agencies and partners for implementation.

Among these five goals, the area of greatest interest from residents is strengthening the area housing market through investments in rehabilitation, demolition, and major redevelopment projects. This plan recommends expanding efforts to reduce vacant housing and supporting improvements along the Harford Road corridor to advance this goal. Another urgent issue is the need for investment and maintenance in public spaces. This priority is addressed and supported by more than one goal, including improving public safety, creating opportunities for health and wellness, and creating an environmentally sustainable and clean neighborhood. This plan calls on the city to prioritize the maintenance and enhancement of existing assets like Marie Briscoe Park in Coldstream Homestead Montebello and to address frustrating neglect of private properties like the lot at 2119 Germania Avenue.

One key advantage for this INSPIRE area is that three of the area neighborhoods—Coldstream Homestead Montebello (CHM), Broadway East, and East Baltimore Midway—are designated Impact Investment Areas. DOP staff have sought to align these recommendations with the ongoing development of the Impact Investment Areas strategies and build on previously adopted plans for area neighborhoods and corridors.

Overall, this plan offers a roadmap for enhancing the quality of life for East Baltimore residents and attracting new neighbors to this area in the future. Key to this plan's success is agency partnership and expanded capital funding for projects including vacant house rehabilitation, traffic calming, and park improvements. The implementation table at the end of this plan provides additional details on the estimated timeframe, implementation partners, and potential funding sources for recommended actions.

## 1. Invest in Housing and Market-Strengthening Opportunities

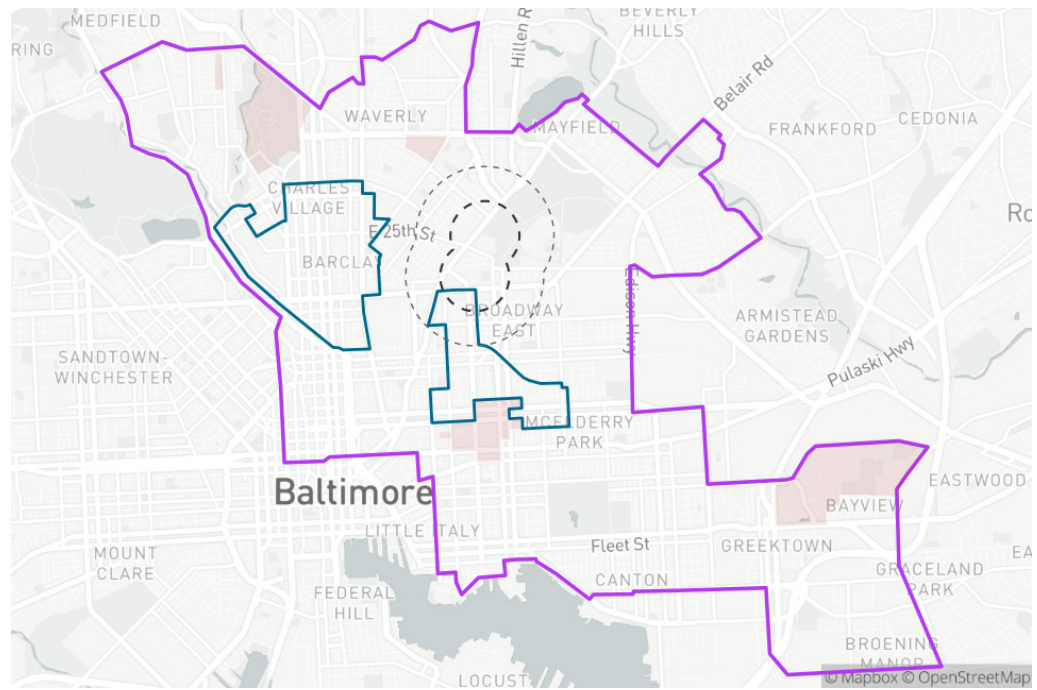
*Stabilize the market, build confidence in the neighborhood, and enhance curb appeal.*

### 1.1. Promote Homeownership and Market Area Neighborhoods

#### 1.1.1. Develop and implement a coordinated area marketing initiative in partnership with neighborhood organizations, schools, and other stakeholders.

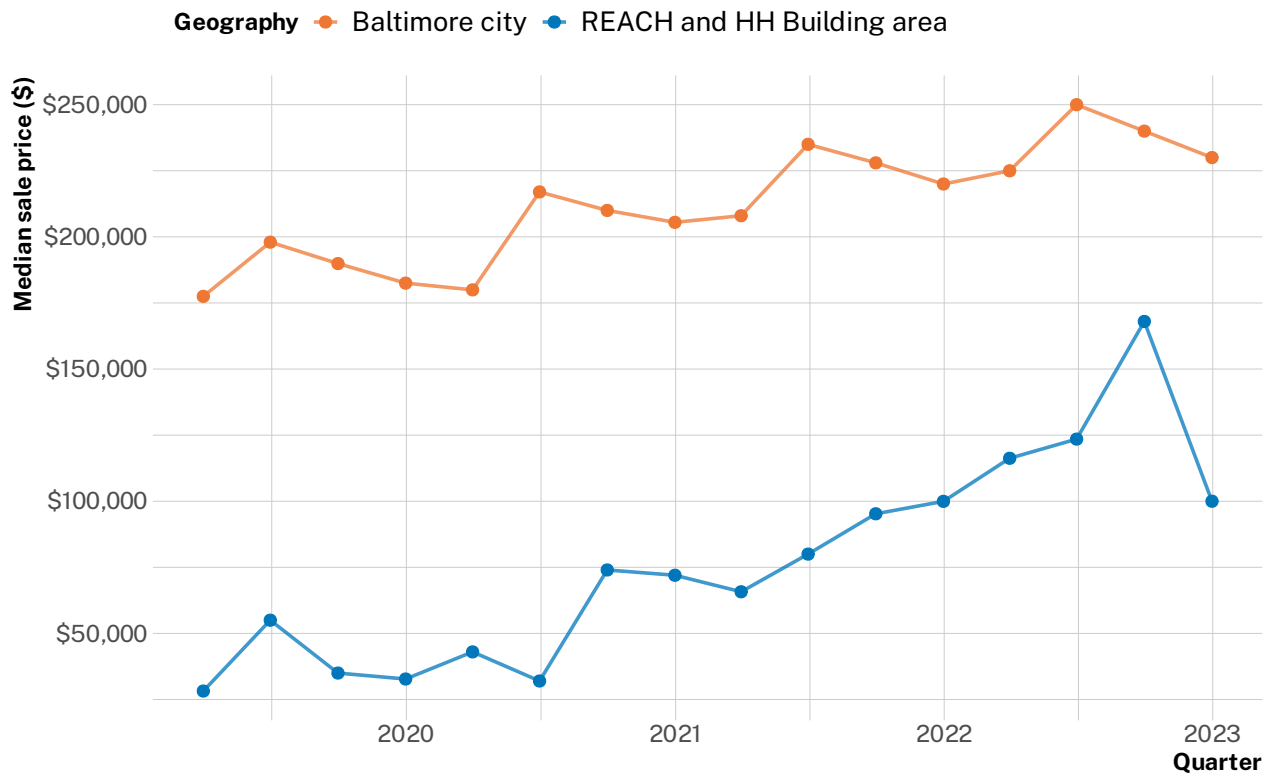
A coordinated marketing strategy across neighborhoods can help attract new homebuyers and potential developers to this section of East Baltimore. As a first step, neighborhood organizations should work with Live Baltimore

or other partners to organize a workshop for community leaders, builders, and realtors to explain local housing market conditions and share effective marketing approaches. Organizers could seek funding from the Baltimore Community Foundation (BCF) **Stronger Neighborhoods grant program** and school stakeholders, business owners, and interested residents could also be invited to participate. Follow-up steps could include forming a standing marketing committee to identify target populations, meet with real estate professionals, and to develop printed or online marketing materials for



**FIGURE 17.** INSPIRE Planning area and areas eligible for Live Near Your Work incentives from Johns Hopkins University and Johns Hopkins Hospital System.

The areas in Central and East Baltimore marked in dark turquoise are eligible for \$14,500 incentives. Properties in the surrounding area marked in magenta are eligible for \$2,500 incentives. Source: [Johns Hopkins Medicine](#).



Source: Bright MLS/Live Baltimore (Q1 2019-Q4 2022)

**FIGURE 18.** Median home sales price by quarter for sales within the half-mile INSPIRE area compared to all Baltimore City sales outside the area. Source: Bright MLS/Live Baltimore (Q1 2019 to Q4 2022).

distribution.

#### RESOURCE: LIVE NEAR YOUR WORK AND OTHER HOMEOWNERSHIP INCENTIVES

Builders seeking to develop homeownership opportunities in the area should seek to market homes to buyers eligible for Baltimore City Department of Housing and Community Development’s Live Near Your Work (LNYW) and other incentive programs. DHCD’s [First-Time Homebuyers Incentive Program](#) (formerly known as the CDBG Homeownership Assistance Program) offers a \$10,000 grant to first-time homebuyers with a household income at or below 80% of the area median income with the possibility of an additional \$10,000 bonus for buying a home in an Impact Investment Area. [Johns Hopkins University](#) and Health System employees are eligible for grants up to \$5,000 in the area between Harford Road and N. Regester Street or up to \$2,500 elsewhere in the planning area. Johns Hopkins Hospital is less than two miles from Darley Park. Other area employers (listed on the [Live Baltimore website](#)) partner with DHCD for Live Near Your Work incentives typically ranging from \$2,000 to \$5,000.

### 1.1.2. Organize a homeownership counseling workshop and explore organizing home-buying clubs to promote homeownership in the area.

Four nearby organizations—Belair-Edison Neighborhoods, Inc. (BENI), Neighborhood Housing Services (NHS), St. Ambrose Housing Aid Center, and the [HARBEL Community Organization](#)—already offer regular homeownership counseling workshops. Promoting these existing workshops to renters who live or work in the area alongside neighborhood marketing initiatives could encourage renters to purchase homes in the area. As a first step, DOP and DHCD staff should work with one or more of these partners to host a homeownership counseling workshop specifically marketed to area renters and members of the school community at Harford Heights Elementary School and REACH! Partnership High School.

As a next step, partners and community organizations could explore hosting a home-buying club for potential area homebuyers. Southeast CDC has started similar home-buying clubs in McElderry Park and Ellwood Park and their program could be a model for other area non-profit community development organizations. The club would meet regularly so participants could offer support to one another through the process of financial planning and credit repair that is often needed for low or moderate-income renters to qualify for a mortgage. Renters who may have the option to purchase their current home could also apply for the First-Time Homebuyers Incentive Program and receive a \$5,000 additional grant on top the base \$10,000 incentive (available for renters purchasing their current residence).

In the long-term, funding for down payment assistance grants (or other financial support for low-income home buyers) is needed to make home ownership more accessible to existing residents. If this approach proves effective, similar workshops could be organized on an annual or bi-annual basis to create regular opportunities for area renters to participate.



**Photo 25.** “We Buy Houses” sign posted at E. 25th Street and Kirk Avenue, 2022 August 24. Illegally posted signs (also known as “bandit signs”) are a common marketing tactic for cash home buyers or “wholesale investors” who often pressure sellers to accept lower than market value for their property.

## 1.2. Improve Housing Conditions for Residents

### 1.2.3. Organize a legacy homeowner workshop on financial assistance programs and how to guard against “predatory” buyers

Community leaders are interested in improving resident access to home repair assistance programs, helping residents protect themselves against predatory buyers, and exploring other approaches to support housing stability for legacy homeowners. The St. Ambrose Housing Aid Center has a major focus on supporting the retention of legacy homeowners (work [profiled in Shelterforce in 2021](#)) and could be a partner for community organizations and school communities in hosting one or more workshops on programs and services available for legacy homeowners. Examples of relevant programs include the “My Home, My Deed, My Legacy” program from the Maryland Volunteer Lawyers Service and the [Maryland Homeowner’s Property Tax Credit Program](#).

Organizers could also explore doing door-to-door canvassing on an annual basis to promote a workshop and potentially directly connect individuals with service providers offering tax sale prevention and other supportive services. This canvassing strategy has been used effectively by the Central Baltimore Partnership in their area and CBP staff may be able to offer information on effective canvassing strategies to resident-led organizations.

#### RESOURCE: “MY HOME, MY DEED, MY LEGACY” ESTATE PLANNING SERVICES

A home is often someone’s most valuable financial asset. Protecting that asset and having a legal document to assign where and to whom it will go in the event of the owner’s death is a critical step that many homeowners do not take. In addition to working with residents to ensure they have clean title to their property; the area’s community organizations should coordinate a campaign to help homeowners develop a life estate deed along with a will. Without one, when an owner passes away, the property is stuck in a “legal limbo”, and it often remains vacant for years or decades. One resource is the “My Home, My Deed, My Legacy” initiative recently launched by Maryland Volunteer Lawyers Service (MVLS), the Maryland Department of Housing and Community Development, and Baltimore City Department of Housing and Community Development. As of spring 2023, MVLS program staff is focused on residents in East Baltimore (especially the 21202 and 21218 zip codes with a secondary focus on 21205, 21201, 21211, 21213, 21217, 21219, and 21231).

### 1.2.4. Promote community activities and cultivate opportunities for area renters and rental property owners to participate in neighborhood organizations.

Engaging renters and landlords and including them in neighborhood events and activities can go a long way towards making them feel like a valued part of the community. Ensuring members of both groups receive information about association meetings and events, school highlights and enrollment, recycling and other relevant topics could also support more accountability for property conditions. Community organizations could track their progress in this area by tracking if individuals are renters or rental property owners as part of an organization directory or participant list.

Next steps could include scheduling presentations on relevant topics for upcoming community association meetings, such as an information session on the city’s [rental licensing requirements](#) or an introduction to the [Baltimore Community Mediation Center](#) and mediation services for renters or landlords who may have a conflict.

### 1.2.5. Organize “Code Enforcement 101” and other community development-related workshops for area residents.

A strong understanding of the city’s housing code and available city services can offer neighbors a powerful tool

in ensuring that buildings are maintained in a safe and sanitary condition. Residents should know what Baltimore city’s code enforcement officers can and can’t do, and how residents can be active participants in the enforcement process. At the request of area community associations, DOP staff should coordinate a “Code Enforcement 101” workshop with Baltimore DHCD’s Code Enforcement and the Department of Public Works’ liaisons. DOP could also host a recurring workshop on a quarterly or annual schedule to keep resident leaders refreshed on both existing and new approaches to code enforcement in the city. The workshop content could also include information on resources for addressing any code violations with their own property or how to contest a citation in a case where a resident feels they have been unfairly or inappropriately cited.

### 1.3. Reduce the Number of Vacant and Distressed Properties

#### 1.3.6. Expand acquisition and rehabilitation of area vacant properties within Impact Investment Areas through receivership, In rem foreclosure, and other approaches.

Reducing the number of vacant and distressed buildings through rehabilitation is among the top priorities for many residents and community leaders. The Baltimore City Department of Housing and Community Development (DHCD) is already engaged through the planning area seeking to acquire buildings through tax sale foreclosure and the Judicial In Rem foreclosure process. DHCD provides a helpful [one-page overview about the Judicial In Rem foreclosure process](#) for anyone interested in learning more. DHCD is also pursuing receivership cases to transfer distressed, privately-owned properties into new ownership for rehabilitation.

The properties listed in as part of this recommended action have been identified through the CHM Impact Investment Area Working Group, area community organizations, and feedback from DHCD and DOP staff.

CHM priority blocks in the Impact Investment Area Strategy include:

- 1500–1700 blocks Abbotston St.
- 1500–1700 blocks Carswell St.
- 1500–1700 blocks Gorsuch Ave.
- 2600-2800 blocks Harford Rd.
- 2700-3000 blocks The Alameda
- 2600 block Kirk Ave. (south side)
- 1700 block Montpelier St.
- 1600-1800 block E. 28th St. (north side)

The IIA project tracker is focused only on projects with existing funding sources already identified. If additional funding is available in the future, the scope of improvements could expand to include blocks identified earlier in the planning process. These additional potential priorities for CHM include:

- 2500-2600 blocks Cecil Ave.
- 1521-1525 Friendship St.
- 2500-2600 blocks Robb St.
- 2500-2600 blocks Aisquith St.
- 1662-1640 Gorsuch Ave.

The implementation strategy and project tracker for the Broadway East Impact Investment Area is still being developed. Anticipated priority blocks and properties include:

- 1737-1769 E. North Ave.
- 1600 block N. Register St.
- Former Rutland Elementary School/PS No. 149 (1600 Rutland Ave.)
- Gompers Building (1701 E. North Ave.)

Note that the redevelopment needs for the Gompers Building are detailed elsewhere in this plan as a standalone recommendation.



**FIGURE 19.** Vacant building notices issued by year (2015-2022) in Darley Park and South Clifton Park. Source: Baltimore City DHCD.

### 1.3.7. Explore opportunities for the development of vacant lots and rehabilitation of vacant buildings in Darley Park and South Clifton Park.

More than two in ten buildings in both neighborhoods have vacant building notices (22% of 518 buildings in Darley Park and 26% of 346 building in South Clifton Park) Between 2016 and 2022, the number of vacant building notices in Darley Park has increased by 20% (from 92 to 112) and remained stubbornly high in South Clifton Park (decreasing from 94 to 89) despite a substantial number of demolitions in the southeastern section of the neighborhood. Increasing the number of vacant building rehabilitations in both neighborhoods is critically important to avoid a continued increase in abandoned buildings.

NEIGHBORHOOD	LOCATION
DARLEY PARK	1600-1700 block Darley Ave. (south side)
	2100 block N. Wolfe St. (west side)
	2000 block N. Washington St. (both sides)
	1754-1840 E. North Ave.
	1738-1752 E. North Ave. (vacant lots)
	1500 block Cliftview Ave. (north side)
	Block 4165 Lot 088 (garages between City-owned land and Gateway Park)
SOUTH CLIFTON PARK	Perlman Place Parcels
	Castle Street Bundle

**TABLE 7.** *Blocks and properties identified as priorities for rehabilitation and new development in Darley Park and South Clifton Park.*

To address this need, Sen. Cory V. McCray, representing District 45 in the Maryland State Senate, secured funding to use In Rem foreclosure in the Darley Park neighborhood to acquire vacant property for stabilization and redevelopment. The Department of Housing and Community Development is currently working on foreclosure cases for the following properties:

- 1682 Darley Ave.
- 1686 Darley Ave.
- 1413 Cliftview Ave.
- 1713 Cliftview Ave.
- 1725 Cliftview Ave.
- 1727 Cliftview Ave.
- 1634 E 25th St.



**Photo 26.** *View of vacant lots on Perlman Place from N. Patterson Park Avenue facing southwest, 2022 August 25.*

In addition to working on vacant buildings, DOP and HCD staff should also explore opportunities for the larger-scale development of post-demolition vacant lots in South Clifton Park (especially the large groups of vacant lots on Perlman Place and Castle Street).

**1.3.8. Develop a detailed plan to secure or rehabilitate vacant properties on Darley Avenue, N. Wolfe Street, and E. Washington Street around the Harford Heights Building.**

There are vacant buildings surrounding the school building on each side: Darley Avenue, N. Wolfe Street, and E. North Avenue. One block east of the school on the 2000 block of N. Washington St. around a third of houses are vacant. To further strengthen the blocks closest to the Harford Heights building, DOP and Baltimore DHCD should work with residents to identify and fund property-by-property interventions on these key blocks.

Recommended blocks for this focused intervention include:

- 1600 and 1700 block of Darley Ave. (south side)
- 2100 block of Wolfe St. (west side)
- 2000 block of N. Washington St. (west side)

Potential property-level interventions include various acquisition and disposition tools, code enforcement, lot maintenance, rental registration enforcement, and incentive for acquisition and redevelopment.

**FEATURED LANDMARK: GOMPERS BUILDING (1701 E. NORTH AVENUE)**

Designed by noted Baltimore architects Simonson and Pietsch, the Eastern High School building at North Avenue and Broadway was completed in 1906. Later known as the Samuel Gompers School, the brick, limestone, and granite building spans an entire block. The school’s classical design was influenced by the leadership of Baltimore City’s Board of Education (established in 1899) and the urgency of fire safety for new construction following the Great Baltimore Fire of 1904. Eastern High School relocated to a new building in 1950 but the building continued to host students as a vocational program up until the school closed in 1981. The school was converted to 65 low-income apartments in 1986 but the building closed again in 1997. The Department of Housing and Urban Development (HUD) returned the building to Baltimore City and the structure has stood vacant for over two decades.

**1.3.9. Support the redevelopment of the Gompers Building as an asset for the surrounding East Baltimore neighborhoods.**

Located on the prominent corner of North Broadway and East North Avenue, the Gompers Building is a unique historic landmark and an important development opportunity for the area. Redevelopment of the long-vacant building is complicated by HUD-imposed deed restrictions prohibiting residential reuse. This restriction, however, may be lifted if a project is able to meet certain criteria and the Department of Housing and Community Development (HCD) is seeking proposals for redevelopment. In addition, the East Baltimore Neighborhood Coalition, a partnership of six area neighborhoods, has been working with potential redevelopment partners to explore options for community use of a renovated building.

DHCD and the Department of Planning should prioritize support for the redevelopment of the Gompers Building by marketing the building to potential development partners and facilitating continued participation by community organizations in related planning efforts.



**Photo 27.** *Gompers Building (1701 E. North Avenue), 2022 July 19.*

## 1.4. Strengthen the Sense of Place and Highlight Area History

### 1.4.10. Improve neighborhood gateways on North Avenue, Broadway, and The Alameda to promote a welcoming community identity.

Residents and community partners have already been working to create welcoming and beautiful neighborhood gateways through projects like the Gateway Park at E. 25th Street and Harford Road (in partnership with the Parks & People Foundation), the Neil Abraham Memorial Park at Montebello, and murals at N. Broadway and Regester St. and E. North Ave. and Harford Road. The Department of Transportation previously supported the installation of a neighborhood gateway sign for Coldstream Homestead Montebello at Harford Rd. and The Alameda (a sign that was, unfortunately, badly damaged in a 2022 car crash). Area schools and community organizations should explore more opportunities to use public art, creative wayfinding signage, lighting, or other elements at key locations to promote a community identity that welcomes residents, visitors, and people travelling through.

As of fall 2023, BCRP is already working to install new lighting at two of three major entrances to Clifton Park: St. Lo Dr. and Sinclair Ln. and St. Lo Dr. and Harford Rd. Additional potential locations for gateway improvements include:

- Hillen Rd. and Harford Rd. (near the Tivoly Village development)
- E. North Ave. and N. Broadway
- The Alameda corridor from Erdman Avenue to E. 25th St.
- 1600 block E. North Ave. (Great Blacks in Wax Museum)
- 2000 block E. North Ave. (Duncan Street Miracle Garden)
- Indian Head Dr. and Belair Rd. (east side of Clifton Park)



**Photo 28.** Neighborhood gateway sign for Ednor Gardens Lakeside at The Alameda and Windemere Ave., 2021 April 6.

### 1.4.11. Explore local conservation or historic district designation in the Broadway East and Oliver neighborhoods.

Builders in the Baltimore East/South Clifton Park Historic District have been using local and state historic tax credits to support rehabilitation projects ranging from rowhouses to the transformation of the American Brewery (1701 North Gay Street). To build on this success, Department of Planning staff with the Commission for Historical and Architectural Preservation (CHAP) should meet with Broadway East and Oliver leaders and residents to discuss potential for local conservation district designation (when CHAP adopts planned conservation district policies). Local designation can begin small, such as focusing on the blocks near the Great Blacks in Wax Museum and the Harford Heights Building (1600-1800 blocks of E. North Avenue).

### 1.4.12. Explore local designation for significant historic places in Coldstream Homestead Montebello.

The 2006 Coldstream Homestead Montebello Master Plan identified both local and National Register historic designation as priorities for the Coldstream Homestead Montebello neighborhood. In 2013, the northern section of the neighborhood bound by E. 33rd Street, Harford Road, and The Alameda was listed on the National Register as the Upper Coldstream Homestead Montebello Historic District. To continue this work, CHM Community Corporation leadership and interested residents should meet with Commission for Historical and Architectural Preservation (CHAP) and District planners and identify potential area landmarks that are significant to the community and could benefit from local designation. CHAP staff can also use this engagement as an opportunity share additional information on preservation incentives available for properties owners within the Upper Coldstream Homestead Montebello Historic District.

#### AREA NATIONAL REGISTER AND LOCAL HISTORIC DISTRICTS AND LANDMARKS

In addition to the Coldstream Homestead Montebello Historic District (2013), the quarter mile INSPIRE planning area also overlaps with two other Register-listed historic districts: the Old East Baltimore Historic District (listed in 2006), and the Baltimore East/South Clifton Park Historic District (listed in 2002). As of spring 2023, a fourth district nomination for a new Barclay-East Baltimore Midway Historic District is under review by the Maryland Historical Trust and National Park Service. Locally designated landmarks in the area also include the Friends Burial Ground, New Life Missionary Baptist Church (1801 N. Bond Street), Clifton Mansion, Baltimore City College, and the public right-of-way along the 2600 to 3200 blocks of the Alameda (as part of the broader landmark designation for Baltimore's Olmsted Parkways).

## 1.5. Improve the Harford Road Commercial Corridor and Neighborhood Businesses

### 1.5.13. Establish a work group of residents, property owners, and City staff to prioritize and support implementation of business development and physical improvement projects along the Harford Road commercial corridor.

Residents have shared that the existing area businesses do not meet their retail or service needs. Some businesses reportedly contribute to an unwelcoming environment along the Harford Road corridor. Other residents are interested in reducing commercial uses on Harford Road overall. Creating a work group of partners focused on Harford Road could help create a more detailed plan for the commercial corridor and prioritize business development activities that could enhance existing businesses or attract new tenants to the area.

This work group could seek support from the Neighborhood Design Center or Urban Land Institute Baltimore to complete a corridor study. BDC may also be able to offer limited technical assistance to the work group in developing a marketing and financing strategy for the corridor, connecting individual entrepreneurs and small businesses with needed technical assistance, and soliciting applications for BDC's microloan and façade improvement programs.

Possible activities for this work group include:

- Completing an inventory of commercial and institutional properties (detailed in the following recommen-



**Photo 30.** View north on Harford Road from N. Broadway, 2023 March 4.



**Photo 29.** Properties at 2532-2546 Harford Road, 2022 November 12.

dation).

- Request a meeting with the Friends Cemetery (2506 Harford Rd.) Friends group to explore improvements to Harford Road streetscaping.
- Seek opportunities for mixed-use development on the 2500, 2600, and 2700 block of Harford Rd. with first floor commercial and housing above.
- Organize a presentation or virtual tour of commercial districts in other cities to identify design and streetscaping elements could be adapted to work in the Harford Road corridor.

**FEATURED LANDMARK: FRIENDS BURIAL GROUND**

Established in 1713, the Friends Burial Ground at 2506 Harford Road provides a final resting place for over 1,900 members of the Society of Friends, commonly known as Quakers. Later improvements to the cemetery included the stone Sexton’s residence on Harford Road that dates to the 1860s, a receiving vault, and a tool shed. The stone wall was built around the property in the 1860s.

**1.5.14. Complete an inventory of commercial and institutional properties on Harford Road from E. North Avenue to St. Lo Drive.**

The Harford Road work group and Department of Planning staff can work in partnership with the Neighborhood Design Center or Urban Land Institute Baltimore to recruit a volunteer team to complete an inventory of commercial and institutional properties along Harford Road from E. North Avenue to St. Lo Drive. The inventory could identify existing uses and assess physical building and property conditions. This inventory could be used to support the activities of the work group and be provided to HCD as a resource to support proactive code enforcement in the corridor.

### **1.5.15. Support the development of existing small businesses and entrepreneurs in South Clifton Park, Darley Park, Broadway East, and East Baltimore Midway neighborhoods**

Community leaders have also expressed interest in extending business development support to small businesses located off Harford Road or North Avenue and to individual resident entrepreneurs. The Harford Road work group could include some of these businesses within the scope of any outreach or business development efforts.

In addition, DOP and BDC staff could share resources such as the Baltpreneurs program at Loyola University or the MICA Creatives program. Business development and support efforts in both the neighborhoods and commercial corridors on E. North Avenue and Harford Road should be undertaken in coordination with the continued implementation of the East North Avenue LINC'S Plan.

## 2. Improve Public Safety

Create a positive and safe environment for current and future residents.

### 2.6. Increase Safety in Public Spaces with Place-Based Approaches

#### 2.6.16. Identify opportunities to improve safety through streetscaping changes around the Harford Heights Building.

The DOP staff, residents, Baltimore City Police Department, and others should identify locations where existing streetscape elements should be modified to improve community safety. Potential locations where this approach should be applied include:

- 2500 block of Harford Rd.
- E. 25th St. from Harford Rd. to Kirk Ave.
- Holy Cross Ln. from Bonaparte Ave. to the Harford Heights Building
- Germania Ave. from Cliftview Ave. to Holy Cross Ln.
- Cliftview Ave. from Aiken St. to E. 25th St.

#### 2.6.17. Beautify area public spaces through art and wayfinding projects.

Resident-led projects can help improve neighborhood image, bring together residents to create a lasting benefit for their community, and improve the social value of the places. Darley Park and Coldstream Homestead Montebello neighbors have already worked with mural artists on several public art projects around the area. Adding wayfinding signage to key locations could build on these existing investments and better connect area neighborhoods and parks.

Potential additional beautification projects include:

- pavement painting and wayfinding signage along alleys in Darley Park
- conserving and lighting the Solar Totum IV sculpture at the Harford Heights Building
- installing neighborhood wayfinding signage at Clifton Park gateways
- replacing the Harford Road bridge murals following the completion of the planned bridge construction work by CSX



**Photo 31.** Detail of southeast side, CHM Youth Mural Project on Harford Road bridge (2016; Mural Masters, artists), Harford Road between E. 25th Street and Montpelier Street, 2022 November 14.

### **2.6.18. Develop a strategy to increase lighting along walking routes to the Harford Heights Building.**

The Baltimore City Department of Transportation should assess existing lighting conditions to identify any broken lights and flag locations where more lighting is needed. Residents should also seek grant support for more creative ways to use durable outdoor fixtures and solar-powered lights to brighten dark areas. Possible options include a “porch light campaign” encouraging more consistent use of front porch and lawn lights to brighten streets and sidewalks, installation of “café” lighting in front of houses, and the installation of motion-activated lights on the back of houses in alleys.

## **2.7. Enhance Connections through Resident Engagement**

### **2.7.19. Explore partnerships to increase school and community engagement among both area residents and school community members.**

Promoting these two modernized schools is critical to capturing interest among residents who can send their children or who can participate in other activities there. At the same time, students’ and their families can be valuable participants in neighborhood organizations. Students, faculty, community school coordinators, and organization leadership should develop a range of ideas to generate lasting impact.

Ideas for potential partnerships include:

- Recruiting students from REACH! Partnership HS to participate in community organization meetings to find ways to support the organization’s work and opportunities for the organization to support area youth (while also fulfilling the requirement that students complete 75 community service hours before graduation).
- Harford Heights Elementary School teachers and staff hold regular community walks and could invite invite residents to participate. Walks could create opportunities for participants to get to know each other and talk with residents face-to-face, increasing interest in both the school and the organizations.

### **2.7.20. Seek funding to support one or more paid community organizers to support collaboration between area neighborhood leaders and residents.**

Area neighborhoods include at least five active community organizations, however, many residents noted that they often feel unaware of neighborhood activities or resources. Community leaders in Broadway East, Oliver, South Clifton Park, and Darley Park are already meeting to organize around the redevelopment of the Gompers Building and to share feedback with the District 12 Councilmember and staff. As one of the key organizations facilitating these meetings, Midway CDC should seek funding to support a paid student intern or part-time organizer to sustain these efforts and expand resident participation in community development activities.



**Photo 32.** Scene of fatal crash at E. North Avenue and N. Wolfe Street, February 8, 2023. Courtesy Baltimore City Police Department.

### 3. Create Connections and Access

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

#### 3.8. Improve Pedestrian Safety around Area Schools and Parks

##### 3.8.21. Design and install traffic calming along E. 25th St., N. Wolfe St., Sinclair Lane, Gorsuch Ave. and other high-speed corridors.

Significant speeding occurs along many streets, including residential roads that are treated as arterial connections. The Department of Transportation is already working on a design for traffic calming on E. 25th Street from Greenmount Avenue to Kirk Avenue for expected construction in 2024.

DOT should also assess speeding along the eastern section of E. 25th Street from Kirk Avenue to Sinclair Ln. and identify short- and long-term options for traffic calming based on guidance from the Complete Streets Manual. The appropriate treatment may vary by location with speed humps being preferred for low-traffic residential streets and the addition of new traffic signals and signal timing adjustment for higher



**Photo 33.** "Slow Down" sign on N. Wolfe Street, 2023 March 4.

traffic corridors such as N. Wolfe Street. Additional locations identified as priorities for traffic calming:

- N. Wolfe St. from E. 25th to Preston Ave. (esp. the section from Sinclair Ln. to E. North Ave.)
- 2000-2400 blocks of Sinclair Ln. (near Lillie May Carroll Jackson School)
- Gorsuch Ave. between Harford Rd. and Kirk Ave.

### **3.8.22. Design and install traffic calming on E. North Avenue between N. Wolfe Street and N. Broadway.**

Crossing E. North Avenue is dangerous for many students and families using the Harford Heights/Sharpe Lead-hall campus. Traffic signals are far apart, and vehicles travel at fast speeds along this major road. A community association or resident should submit a 311 request for DOT to conduct a traffic calming study and to request a traffic signal.

Ideas to explore should include the following:

- Install new traffic signals to fill in gaps between existing signals and re-time the traffic signals with shorter cycle lengths for slower speeds and reduced pedestrian delay.
- Designate the area near the Harford Heights Building as a school zone and adjust speed limits to match guidance from the Baltimore Complete Streets Manual
- Install speed cameras on E. North Ave
- Evaluate signal timing and phasing at N. Broadway and E. North Avenue.
- Install “School/Children Crossing” signage at N. Broadway and E. North Avenue

### **3.8.23. Address streetscaping and intersection design issues to improve safety and comfort for people walking, biking, or using transit on Harford Road.**

Drivers travel at high speed along Harford Road separating residents in Coldstream Homestead Montebello from Clifton Park and REACH! Partnership School with what can feel like a river of traffic. Within the planning area, Harford Road’s width ranges from 60 to 80 feet which contributes to the area’s speeding challenges. Intersection improvements and streetscaping could improve safety and comfort for people walking and biking on Harford Road. Improvements to the intersection of Harford Road, Hugo Avenue, and Hillen Road would also enhance the area as a gateway for the planned Tivoly Village development.

Specific recommendations for the Department of Transportation include:

- Improve safety at intersection of Harford Road and 25th Street and The Alameda.
- Improve safety at the complex intersection of Harford Road, Hugo Avenue, and Hillen Road.
- Install bus shelters where appropriate along Harford Road between 33rd Street and 25th Street.
- Explore opportunities to extend the Harford Avenue protected bike lane from Erdman Avenue to E. 25th Street

### **3.8.24. Improve pedestrian safety in Darley Park including on Register Lane.**

The blocks in Darley Park are very long and drivers often travel between Harford Road and N. Wolfe Street without stopping. The Register Lane alley is a primary way students get to school and residents travel through the neighborhood. DOT and neighborhood residents should meet to identify the most effective mechanisms to reduce speed and protect pedestrians.

Options might include improving speed hump location and design near Register Lane on 25th Street, Normal Avenue, Cliftview Avenue, and Darley Avenue or decorative markings at the Register Lane intersections.

### 3.8.25. Develop a plan for traffic calming in Clifton Park.

DOT and BCRP should work together (in partnership with Morgan State University) to design and implement a traffic calming plan for Clifton Park, making the park safer and more enjoyable for visitors and residents. The Department of Transportation recently installed a flex-post protected cycle track on Saint Lo Drive which is expected to reduce speed and create safer conditions for people walking and biking through the park—but more improvements are still needed.

Potential changes to explore include:

- closing Indian Head Dr. between Belair Rd. and St Lo Dr. to cars while leaving it open as a park road for walking, biking, and golf carts (local access to Clifton Mansion could be permitted on St Lo Dr. to Indian Head Dr. and controlled with gates to allow access to the maintenance building on N. Rose St.)
- redesigning St. Lo Drive so it is no longer a through street between Harford Rd. and Sinclair Ln. for vehicles (this option should be considered during planning for Morgan State’s redevelopment of the former Lake Clifton High School property and rehabilitation of the Lake Clifton Valve House).
- closing 32nd Street between Harford Road and Erdman Ave. to vehicles

## 3.9. Improve Alleyways throughout Darley Park

The alleys in Darley Park are often used as primary pedestrian connections. Those especially important to Harford Heights are the Register Lane and Sinclair alleys, as well as those adjacent to N. Wolfe Street and south of Darley Avenue. The Eastern Police District and school police should be reminded of the student use of alleys and provide regular patrols.

### 3.9.26. Explore options for wayfinding and lighting to make alleys around the Harford Heights Building safer and more comfortable for students and residents.

DOP, DOT, and residents should explore options to create playful connections through wayfinding, murals, and beautification. Residents cited overgrown vegetation as a significant safety concern along area alleys. In addition to mitigating overgrown vegetation, potential enhancements could include installing lighting such as festival/cafe lighting, LED bricks, solar planters, or motion-detection lights in backyards.

### 3.9.27. Improve stewardship of the vacant parcel at 2119 Germania Avenue near the Holy Cross Lane alley.

This vacant parcel at 2119 Germania is along one of the alley entrances to the Harford Heights Building. At a minimum, DHCD’s Code Enforcement division should monitor the property and use citations if needed to ensure that the property owner keeps the lot clean. The school or neighborhood residents could consider further beautification elements in cooperation with DOP’s Greening Coordinator and non-profit partners such as



Photo 34. Fenced lot at 2119 Germania Avenue, 2023 March 4.

BUILD and Parks and People.

**3.9.28. Reduce dumping and control vegetation along alleys to improve appearance and safety.**

DPW and Bmore Beautiful should continue to support Darley Park residents' efforts to stem incidents of dumping in the community and to keep the alleys free from vegetation and other obstructions. Baltimore DHCD should work with the Darley Park Association to assess the need to install cameras in areas with persistent dumping. The Association should explore possible incentives to reward resident stewardship of blocks and alleys.



**Photo 35.** *Dumped trash and debris in alley between Cliftview and Darley Avenues, 2022 September 19.*

## 4. Create Opportunities for Health and Wellness

Create an environment that supports individual and community well-being.

### 4.10. Improve Parks for Recreation and Neighborhood Activities

#### 4.10.29. Prioritize and implement new capital improvements in Clifton Park using the prior Master Plan as a guide.

Baltimore City Department of Recreation and Parks, Morgan State University, and BCPSS should work with residents and community organizations to assess the [2008 Master Plan](#) (updated August 2009), identifying the top priorities that remain relevant for Clifton Park, and work towards implementation. Residents have consistently advocated for improved internal paths through the park and safety enhancements, to connect people living on all sides of the park to the many education and recreation places throughout.

BCRP is currently working with Baltimore City Public Schools to design a track, football field, and other recreational facilities for use by REACH! Partnership students in the southwest corner of the park. Local non-profit CivicWorks is based out of the Clifton Mansion and has been working since 2013 to restore the mansion for offices, event space, and community programs. Morgan State University also recently completed a Land Disposition Agreement to acquire the former Lake Clifton High School site (covering around 60 acres in the southeast corner of the park). While MSU is still developing their plans for the property, they have committed to retain and improve the basketball court located on the west side of St. Lo Drive for public use. With these major changes under consideration, BCRP and MSU should work with community partners and long-standing stakeholders like CivicWorks to ensure that the park improvements meet community needs.

#### 4.10.30. Expand programming in Clifton Park with the Friends of Clifton Park and other partners.

Residents should work with the Friends of Clifton Park, community organizations representing neighborhoods immediately around the park, REACH! Partnership High School staff and community members to increase park programming and promote the park. Currently there is limited programming and use of the park outside of the public golf course, the Rita Church Community Center, and Real Food Farm. Improvements to the historic Clifton Park band shell and the addition of seating to restore the bandshell's function as an amphitheater could create new opportunities for larger events with several hundred participants. Residents and park stewards have cautioned that larger events, such as the Baltimore/DC One Caribbean Carnival, may be a poor fit for Clifton Park as noise and trash can negatively impact nearby residents. Volunteers with the Friends of Clifton Park should seek funding from BCRP to support their work as a registered Friends group and explore program partnerships with the of Herring Run Park or other area organizations.

#### 4.10.31. Implement all ages and abilities walking and biking connections in and around Clifton Park.

Coldstream Homestead Montebello community leaders have consistently advocated for walking and biking connections in and around Clifton Park. Residents are interested in seeing improved safety and connectivity between area neighborhoods, schools, and destinations including Baltimore City College, Mergenthaler Vocational-Technical High School, Herring Run Park, Lake Montebello, and Morgan State University. The development of the former Lake Clifton High School complex as a satellite campus for Morgan State University (MSU) is expected to include a comprehensive campus plan with potential to build new walking and biking facilities in the park. DOP should facilitate coordination between MSU, the Department of Transportation, and Baltimore City

Department of Recreation and Parks to design and fund improvements in this area.

One key priority for short-term improvements is creating a walking and biking route on 32nd Street between Harford Road and Erdman Avenue. Additional recommendations for potential long-term improvements include:

- Explore closing 32nd Street between Harford Road and Erdman Avenue to vehicle traffic.
- Explore development of a new shared-use path connection on Hillen Drive or an improved path on the north side of Lake Montebello to better connect Clifton Park and the Morgan State University main campus.



**Photo 36.** Separated bike lane under construction on St. Lo Drive, 2023 June 12.

**FEATURED LANDMARK: CLIFTON PARK**

In the early 19th century, Clifton Park was not a park—but an estate for Henry Thompson, a wealthy Baltimore merchant and Captain of the First Baltimore Horse Artillery in the War of 1812. In 1841, the estate passed to famed philanthropist Johns Hopkins, who used the property as a summer home. In 1894, Baltimore City purchased the property for use as a park and developed a golf course, swimming pool, tennis courts, and other recreational facilities while preserving the historic Clifton Mansion, outbuildings, and formal gardens. The famed Olmsted Brothers landscape architecture firm helped design the park improvements and planned the development of The Alameda and E. 33rd Street as “greenways” connecting Clifton to Wyman Park in north central Baltimore. The park is also home to a distinctive stone valve house built for Lake Clifton but abandoned in the 1960s when the city drained and filled in the reservoir to make space for Lake Clifton High School.

**4.10.32. Develop a comprehensive wayfinding system through Clifton Park and the surrounding area.**

The Department of Transportation, Baltimore City Department of Recreation and Parks, Morgan State University, and partners should work together to create a comprehensive wayfinding system to help residents and visitors find destinations within and around the park. Signage or other wayfinding elements could include public art elements with opportunities for resident participation in the design process.

**4.10.33. Repair and enhance Marie Briscoe Park.**

Over the past decade, residents have sought to enhance Briscoe Park by securing the replacement of an outdated swing set and jungle gym, seeking the demolition of an adjacent block of vacant houses on the southeast side of

the park at Abbotston Street and Kennedy Avenue, and planting flowering trees on the post-demolition corner lot. Unfortunately, the play equipment is now damaged, the basketball court on the west side of the park is unusable, and the alleys that form the edges of the park are in poor condition. Bollards that previously prevented drivers from cutting through the alley between Abbotston Street and E. 28th Street have been broken off making the space less safe for visitors and open for dumping.

BCRP and DHCD should complete repairs to the park including:

- Replacing missing bollards on north-south alley
- Removing vegetation from fence surrounding the basketball court
- Replacing missing or damaged play equipment



**Photo 37.** Sign at entrance to Marie Briscoe Park (1562–1564 Abbotston Street), 2023 March 4.

Residents could also work with DOT to explore the possible permanent closure and concrete removal for the adjoining alleys. If additional capital funding may be available, neighborhood partners could apply for assistance from the Neighborhood Design Center to develop a design for the broader redevelopment of the space.



**Photo 38.** Area of Briscoe Park where bollards are required to prevent drivers from cutting through park, 2023 May 11.

## 4.11. Improve the Healthy Food Environment

### 4.11.34. Explore a potential partnership with Morgan State University modeled on the Loyola University Fresh Crate program for purchasing healthy food for distribution to area corner stores.

One model for improving the availability of healthy food is Fresh Crate, which uses Loyola University's purchasing power to pass along wholesale prices for fresh fruit, vegetables, and healthy snacks to corner stores in the York Road corridor. Morgan State University has expressed interest in developing a similar partnership if an appropriate institutional home within the university can be identified. DOP staff should meet with area leaders, MSU staff, and Loyola University staff to learn more about the development and administration of the Fresh Crate program including marketing, nutrition incentives, and lessons learned on working with corner stores.

### 4.11.35. Market the Grocery Store Personal Property Tax Credit or other incentives to regional grocery chains to seek investment in a new retail location in the area.

Councilman Robert Stokes, the CHM Community Corporation, New Broadway East Community Association, and other community groups are concerned over the absence of a full-service grocery store. Resident concerns are backed by research including a 2018 report on Baltimore's food environment that included most of the INSPIRE planning area within the city's Healthy Food Priority Areas. East Baltimore is underserved by traditional grocery stores and attracting market rate food retail to the area is a community priority that has been well-established in existing community plans and in Department of Planning conversations with the East Baltimore communities. Moreover, food access has been further reduced since 2018 due to the closure of the Save A Lot discount grocery store at 929 N. Caroline Street in 2020 (replaced by a Dollar General in 2022).

One important initiative to address the gap in area food access is the CivicWorks Food and Farm Program which includes both Real Food Farms and a produce box distribution program. The produce is sourced from farms locally and in Lancaster County, Pennsylvania then boxed and distributed from the former Engine No. 33 Fire Station at 1749 Gorsuch Ave. Maintaining the presence of Real Food Farms in Clifton Park and Civic Works' food distribution programs are one key strategy to meet food access needs for area residents.

The [Grocery Store Personal Property Tax Credit program](#), administered by the Baltimore Development Corporation since it was established in 2016, is another: the primary incentive available to attract new grocery stores to Baltimore City. Councilman Robert Stokes has offered to work with BDC staff to solicit interest from regional grocery in a potential Harford Road location. Efforts to attract a brick-and-mortar grocery store should be undertaken in parallel with work by the Food Policy and Planning Division to expand the availability of healthy food through online SNAP nutrition benefits, urban agriculture, farmers markets, fresh produce box distribution, and improving the existing corner store environment.



**Photo 39.** Table with outreach workers promoting the Fresh Crate program, 2019. Courtesy Govans Farmers Market.

## 5. Create an Environmentally Sustainable and Clean Neighborhood

Protect residents and improve the natural environment.

### 5.12. Increase Environmental Stewardship and Sanitation

#### 5.12.36. Support the implementation Baltimore Clean Corps Initiative in partnership with the Broadway East CDC and Civic Works.

Funded by the American Rescue Plan (ARPA), Clean Corps is a multi-agency project, led by the Baltimore City Department of Planning as part of the Baltimore Green Network initiative. Four of the 16 neighborhoods participating in Clean Corps are covered by the REACH! + Harford Heights INSPIRE planning area. These include CHM and Darley Park (in partnership with Civic Works) and Broadway East and East Baltimore Midway (in partnership with Broadway East CDC). Funding sources to continue the program after its scheduled end date in 2025 should be explored.

#### 5.12.37. Explore community-led initiatives to reduce litter and improper trash disposal in the area complementary with Baltimore Clean Corps.

Residents and neighborhood associations are leading efforts to reduce litter and trash in the area. For a greater impact, more neighborhood organizations, the schools, businesses, and places of worship could participate or develop efforts. Specific locations to consider include areas adjacent to schools, alleys used as “roads” to get to Harford Heights, the highly visible main corridors, crime hot spots, and where there is future demolition.

Possible community-led initiatives and related resources include:

- Associations could request information and resources from Bmore Beautiful to educate residents about litter and proper storage of trash and recycling.
- Associations could apply to participate in the Care-a-Lot program, which compensates organizations for lot maintenance.
- Resident advocates, along with Baltimore DHCD code enforcement, should ensure that multi-unit rental buildings provide proper trash collection.
- Civic Works may be able to provide technical assistance to groups interested in becoming environmental stewards through educational workshops and organizing stewardship activities.



Photo 40. “Bloom Your Block” event sign at Union Square Park, June 25, 2011. Courtesy Andrea Leahy/Union Square Association.

### **5.12.38. Establish programs to honor and celebrate individual efforts to beautify area neighborhoods.**

Community organizations could establish a range of programs to honor residents who keep the neighborhoods clean and beautiful. “Bloom Your Block” competitions organized in Union Square and other neighborhoods engage residents in a fun way to maintain properties and increase neighborhood spirit. Neighbors or blocks of neighbors are awarded titles such as Most Green/Beautified Block and Most Engaging Community Managed Open Space. Another similar effort that enhances community pride is the Community of Curtis Bay’s celebration of tidy and decorated yards by secretly leaving a certificate, yard sign, and Susan B. Anthony dollar coin at “yards of the week.”

### **5.12.39. Coordinate partners to offer gardening classes to East Baltimore residents including the Duncan Street Miracle Garden, New Broadway East Community Association, 20th Street Lot Transformation Project, and Baltimore Green Space.**

The Duncan Street Miracle Garden and long-time master gardener, Mr. Lewis Sharpe, are great assets to Broadway East. Hosting classes and events for residents at the garden would allow them the opportunity to learn from and work in an established, permanent garden that is maintained by East Baltimore residents. The 6th Branch, a non-profit service organization based in East Baltimore, is hosting an AmeriCorps position that could support this effort.

### **5.12.40. Beautify the median space along The Alameda at Harford Road and on Broadway between Llewelyn Avenue and Harford Road.**

The Coldstream Homestead Montebello Community Corporation should seek the Neighborhood Design Center’s assistance to beautify the median and intersection of this Olmsted Brothers-designed boulevard and Clifton Park. This could include seeking funding to design and install a larger community sign (an existing sign is still located at The Alameda south of E. 33rd Street) and updating the landscaping between Harford Road and E. 28th Street. The New Broadway East Community Association should reach out to the Neighborhood Design Center as well to support their efforts to beautify the Broadway Avenue median.

## **5.13. Increase Environmental Sustainability**

### **5.13.41. Explore opportunities for REACH! Partnership, Harford Heights Elementary, and Sharp-Leadenhall Elementary/ Middle to become “green schools.”**

There are ample opportunities for the schools and students to adopt sustainability practices both inside and outside of the schools. School leadership might consider forming a “Green Team” made up of interested faculty, students, administrators, parents, and community members to focus on greening, sustainability, and environmental education opportunities. Parents, school staff, or students can reach out to Civic Works or the Waterfront Partnership for support in becoming a Green School.

Ideas include:

- developing and helping implement greening practices determined by the team. This might include recycling, energy conservation, and learning about the sustainable features of the schools or nearby farm sites.
- applying for the Office of Sustainability’s Green, Healthy, Smart Challenge grant program for student-led

sustainability projects. Both REACH! Partnership and Harford Heights Elementary have been awarded this grant in the past.

- applying 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.

## 5.14. Improve Vacant Lots

### 5.14.42. Beautify the vacant lot adjacent to the Great Blacks in Wax Museum on E. North Avenue.

The Department of Planning, DHCD, and BDC are working with the Great Blacks in Wax Museum and the Oliver and Broadway East community organizations to create an improved green space on the vacant property adjacent to the museum in the 1600 block of E. North Avenue. Some of these improvements will be temporary and will be replaced by the museum's planned addition. The other improvements, however, will be kept in place and provide a new amenity to both residents and museum visitors. The goal is to create a landscaped outdoor space that highlights the museum, includes wayfinding information for nearby attractions, and potentially includes space for short-term parking.

### 5.14.43. Support the creation of additional productive green spaces on vacant lots in South Clifton Park.

Regularly maintained vacant lots can become valuable community spaces. Treatments can include simple regular cleaning to seeding and fencing, planting trees, installing temporary art, and creating a range of community managed open spaces. The New South Clifton Park Community Association should identify the most strategic locations and match interventions appropriately. Locations could include a vacant lot on an otherwise occupied block, lots that are hotspots for crime or nuisance activity, and those immediately adjacent to the schools.

Potential considerations include:

- Several vacant lots are located adjacent to occupied properties, where greening or side yard strategies could be developed in partnership with Baltimore DHCD and DOP.
- A group of City-owned lots within the central portion of the neighborhood (bounded by E. 20th, N. Chester, N. Castle and an alley) should be targeted for interim maintenance and greening treatment until a development proposal that is acceptable to Baltimore DHCD and the community emerges. Baltimore DHCD and DOP should work with the community association to develop and implement this strategy.

# ***Plan Implementation***

## **Summary**

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

The following tables list the recommended strategies and actions for each of the plan's five goals including 14 strategies and 43 actions. The tables also provide details on the recommended lead and supporting agencies/organizations for each action and approximate timeframe. As implementation advances, Department staff expect to update this table with cost estimates, identified or potential funding sources, and status updates on commitments and progress.

# Implementation Tables

## 1. Invest in Housing and Market-Strengthening Opportunities

#	RECOMMENDATION	PARTNERS			TIMEFRAME
		LEAD	AGENCIES	OTHER	
<b>1.1. PROMOTE HOMEOWNERSHIP AND MARKET AREA NEIGHBORHOODS</b>					
1.1.1	Develop and implement a coordinated area marketing initiative in partnership with neighborhood organizations, schools, and other stakeholders.	Community orgs.	Live Baltimore, DOP, HCD	---	Short to Medium
1.1.2	Organize a homeownership counseling workshop and explore organizing home-buying clubs to promote homeownership in the area.	HCD	DOP	Belair Edison Neighbors, NHS, St. Ambrose, HARBEL, Community school coordinators	Short to Medium
<b>1.2. IMPROVE HOUSING CONDITIONS FOR RESIDENTS</b>					
1.2.3	Organize a legacy homeowner workshop on financial assistance programs and how to guard against “predatory” buyers	HCD	DOP	MVLS, Community orgs., Community school coordinators	Short
1.2.4	Promote community activities and cultivate opportunities for area renters and rental property owners to participate in neighborhood organizations.	Community orgs.	---	---	Medium
1.2.5	Organize “Code Enforcement 101” and other community development-related workshops for area residents.	DOP/Midway CDC	HCD	Community orgs.	Short to Medium
<b>1.3. REDUCE THE NUMBER OF VACANT AND DISTRESSED PROPERTIES</b>					
1.3.6	Expand acquisition and rehabilitation of area vacant properties within Impact Investment Areas through receivership, In rem foreclosure, and other approaches.	HCD	DOP	Community orgs.	Short to Medium
1.3.7	Explore opportunities for the development of vacant lots and rehabilitation of vacant buildings in Darley Park and South Clifton Park.	HCD	DPW, BPD	Community orgs.	Short to Medium

<b>PARTNERS</b>					
<b>#</b>	<b>RECOMMENDATION</b>	<b>LEAD</b>	<b>AGENCIES</b>	<b>OTHER</b>	<b>TIMEFRAME</b>
1.3.8	Develop a detailed plan to secure or rehabilitate vacant properties on Darley Avenue, N. Wolfe Street, and E. Washington Street around the Harford Heights Building.	HCD	DOP	Community orgs.	Short to Medium
1.3.9	Support the redevelopment of the Gompers Building as an asset for the surrounding East Baltimore neighborhoods.	HCD	DOP	East Balt. Neighborhood Coalition, Development partners	Medium to Long
<b>1.4. STRENGTHEN THE SENSE OF PLACE AND HIGHLIGHT AREA HISTORY</b>					
1.4.10	Improve neighborhood gateways on North Avenue, Broadway, and The Alameda to promote a welcoming community identity.	DOT	---	---	Medium to Long
1.4.11	Explore local conservation or historic district designation in the Broadway East and Oliver neighborhoods.	CHAP	---	BNHA	Medium to Long
1.4.12	Explore local designation for significant historic places in Coldstream Homestead Montebello.	CHAP	DOP	---	Medium to Long
<b>1.5. IMPROVE THE HARFORD ROAD COMMERCIAL CORRIDOR AND NEIGHBORHOOD BUSINESSES</b>					
1.5.13	Establish a work group of residents, property owners, and City staff to prioritize and support implementation of business development and physical improvement projects along the Harford Road commercial corridor.	DOP	HCD, BDC	Community orgs., Property owners	Short to Long
1.5.14	Complete an inventory of commercial and institutional properties on Harford Road from E. North Avenue to St. Lo Drive.	DOP	HCD, BDC	Community orgs., Property owners, NDC	Short
1.5.15	Support the development of existing small businesses and entrepreneurs in South Clifton Park, Darley Park, Broadway East, and East Baltimore Midway neighborhoods	BDC/ Community orgs.	DOP	---	Short to Medium

## 2. Improve Public Safety

PARTNERS					
#	RECOMMENDATION	LEAD	AGENCIES	OTHER	TIMEFRAME
<b>2.6. INCREASE SAFETY IN PUBLIC SPACES WITH PLACE-BASED APPROACHES</b>					
2.6.16	Identify opportunities to improve safety through street-scaping changes around the Harford Heights Building.	DOP	BPD, HCD	Community orgs., Darley Park Assc., Harford Heights EMS	Medium to Long
2.6.17	Beautify area public spaces through art and wayfinding projects.	DOT/Community orgs.	DOP	---	Short to Medium
2.6.18	Develop a strategy to increase lighting along walking routes to the Harford Heights Building.	DOT	DOP	Harford Heights EMS, Community orgs.	Short
<b>2.7. ENHANCE CONNECTIONS THROUGH RESIDENT ENGAGEMENT</b>					
2.7.19	Explore partnerships to increase school and community engagement among both area residents and school community members.	Harford Heights EMS/REACH! Partnership	BCPSS	Community orgs.	Medium to Long
2.7.20	Seek funding to support one or more paid community organizers to support collaboration between area neighborhood leaders and residents.	Community orgs.	DOP, HCD, Mayor's Office of Neighborhoods	---	Medium to Long

### 3. Create Connections and Access

#	RECOMMENDATION	PARTNERS			TIMEFRAME
		LEAD	AGENCIES	OTHER	
<b>3.8. IMPROVE PEDESTRIAN SAFETY AROUND AREA SCHOOLS AND PARKS</b>					
3.8.21	Design and install traffic calming along E. 25th St., N. Wolfe St., Sinclair Lane, Gorsuch Ave. and other high-speed corridors.	DOT	---	Community orgs.	Medium to Long
3.8.22	Design and install traffic calming on E. North Avenue between N. Wolfe Street and N. Broadway.	DOT	MTA	Community orgs.	Long
3.8.23	Address streetscaping and intersection design issues to improve safety and comfort for people walking, biking, or using transit on Harford Road.	DOT	MTA	Community orgs., Property owners	Long
3.8.24	Improve pedestrian safety in Darley Park including on Regester Lane.	DOT	---	Darley Park Assc.	Medium
3.8.25	Develop a plan for traffic calming in Clifton Park.	DOT	BCRP	FoCP, CivicWorks, MSU, Community orgs.	Short
<b>3.9. IMPROVE ALLEYWAYS THROUGHOUT DARLEY PARK</b>					
3.9.26	Explore options for wayfinding and lighting to make alleys around the Harford Heights Building safer and more comfortable for students and residents.	DOP	DOT	Darley Park Assc., Harford Heights EMS	Short to Medium
3.9.27	Improve stewardship of the vacant parcel at 2119 Germania Avenue near the Holy Cross Lane alley.	HCD	DOP	Darley Park Assc., Parks & People	Medium to Long
3.9.28	Reduce dumping and control vegetation along alleys to improve appearance and safety.	DPW	Bmore Beautiful	Darley Park Assc., BCPSS, Community orgs.	Medium to Long

## 4. Create Opportunities for Health and Wellness

#	RECOMMENDATION	PARTNERS			TIMEFRAME
		LEAD	AGENCIES	OTHER	
<b>4.10. IMPROVE PARKS FOR RECREATION AND NEIGHBORHOOD ACTIVITIES</b>					
4.10.29	Prioritize and implement new capital improvements in Clifton Park using the prior Master Plan as a guide.	BCRP	BCPSS, DOP	MSU, Civic Works	Long
4.10.30	Expand programming in Clifton Park with the Friends of Clifton Park and other partners.	BCRP/ FoCP	---	CivicWorks	Medium to Long
4.10.31	Implement all ages and abilities walking and biking connections in and around Clifton Park.	DOT	BCRP, DOP	MSU, CHM Community Corp., Bikemore	Long
4.10.32	Develop a comprehensive wayfinding system through Clifton Park and the surrounding area.	BCRP	DOT, BCPSS	Civic Works, MSU	Medium to Long
4.10.33	Repair and enhance Marie Briscoe Park.	HCD	BCRP, DOT	CHM Community Corp.	Short to Medium
<b>4.11. IMPROVE THE HEALTHY FOOD ENVIRONMENT</b>					
4.11.34	Explore a potential partnership with Morgan State University modeled on the Loyola University Fresh Crate program for purchasing healthy food for distribution to area corner stores.	DOP FPP/ MSU	DOP, BDC	Store owners, Community orgs.	Medium to Long
4.11.35	Market the Grocery Store Personal Property Tax Credit or other incentives to regional grocery chains to seek investment in a new retail location in the area.	City Council District 12	BDC, DOP	Community orgs.	Long

## 5. Create an Environmentally Sustainable and Clean Neighborhood

PARTNERS					
#	RECOMMENDATION	LEAD	AGENCIES	OTHER	TIMEFRAME
<b>5.12. INCREASE ENVIRONMENTAL STEWARDSHIP AND SANITATION</b>					
5.12.36	Support the implementation of Baltimore Clean Corps Initiative in partnership with the Broadway East CDC and Civic Works.	DOP/Broadway East CDC/Civic Works	DPW, HCD	Community orgs.	Short
5.12.37	Explore community-led initiatives to reduce litter and improper trash disposal in the area complementary with Baltimore Clean Corps.	DOP/Community orgs.	DPW, HCD	---	Short to Medium
5.12.38	Establish programs to honor and celebrate individual efforts to beautify area neighborhoods.	Community orgs.	DOP, DPW, HCD	---	Medium
5.12.39	Coordinate partners to offer gardening classes to East Baltimore residents including the Duncan Street Miracle Garden, New Broadway East Community Association, 20th Street Lot Transformation Project, and Baltimore Green Space.	Baltimore Green Space/Community orgs.	DOP	Duncan Street Miracle Garden, New Broadway East Community Association, The 6th Branch	Medium
5.12.40	Beautify the median space along The Alameda at Harford Road and on Broadway between Llewelyn Avenue and Harford Road.	DOT/CHM Community Corp.	DOP	NDC	Medium
<b>5.13. INCREASE ENVIRONMENTAL SUSTAINABILITY</b>					
5.13.41	Explore opportunities for REACH! Partnership, Harford Heights Elementary, and Sharp-Leadenhall Elementary/Middle to become “green schools.”	Harford Heights EMS/REACH! Partnership	BCPSS	Civic Works, Waterfront Partnership	Short
<b>5.14. IMPROVE VACANT LOTS</b>					
5.14.42	Beautify the vacant lot adjacent to the Great Blacks in Wax Museum on E. North Avenue.	Great Blacks in Wax	DOP, HCD, DPW	---	Short to Medium
5.14.43	Support the creation of additional productive green spaces on vacant lots in South Clifton Park.	DOP/Community orgs.	---	Civic Works	Medium to Long





# Updates