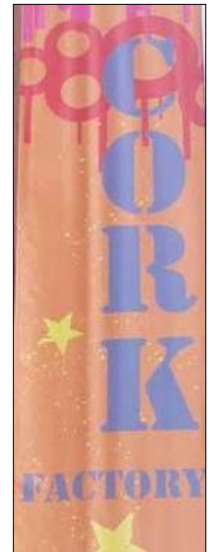
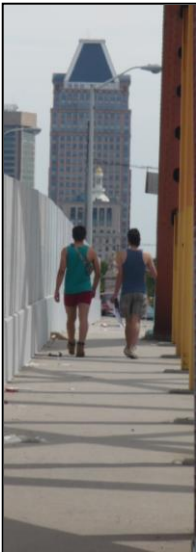
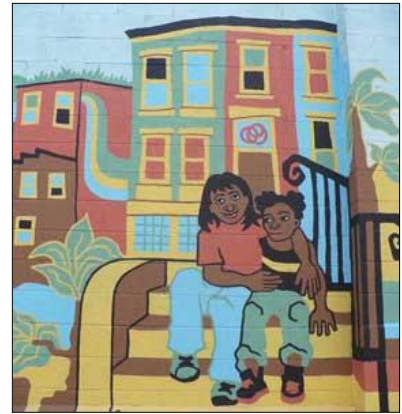


# GREENMOUNT WEST MASTER PLAN



December, 2010

## **Acknowledgements**

The Department of Planning wishes to thank the following stakeholders for the invaluable contributions to this study:

The New Greenmount West Community Association

The Baltimore Montessori Public Charter School

The Central Baltimore Partnership

The Greenmount West Community Development Corporation

Jubilee Baltimore, Inc.

The Planning Department would also like to thank all those who communicated with us during the preparation of this study - whether those communications took the form of formal proposals, correspondence or oral comments.



## **DEPARTMENT OF PLANNING MISSION STATEMENT**

To provide the highest level services and leadership in urban and strategic planning, historical, and architectural preservation, zoning, design, development, and capitol budgeting to promote the sustained economic, social, and community development of the City of Baltimore.

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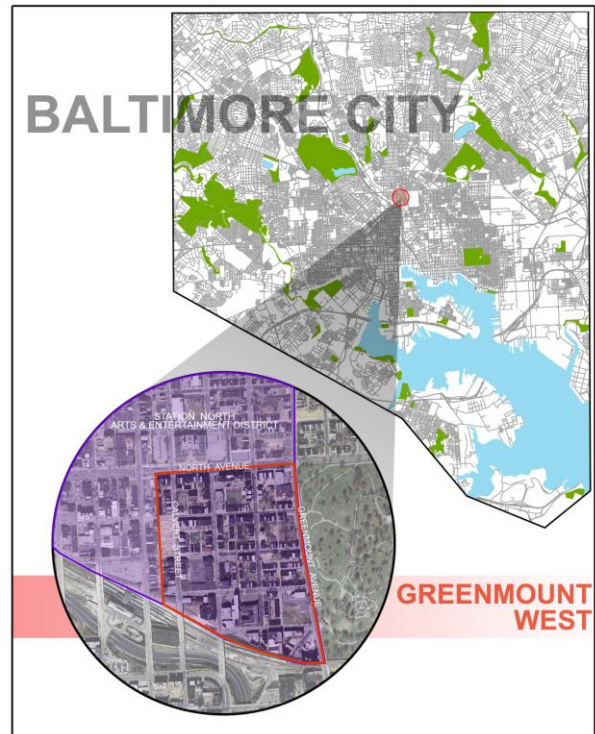
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# 1 Neighborhood

## 1.1 Overview

This Plan is the product of collaboration between the New Greenmount West Community Association and the Baltimore City Department of Planning. The Greenmount West neighborhood is located in central Baltimore, just south of North Avenue, west of the historic Green Mount Cemetery on Greenmount Avenue, and east of Calvert Street adjacent to the Charles North community. Collectively Greenmount West and Charles North comprise the Station North Arts and Entertainment district.



The intent of this Plan is to respond to the mounting pressures of development within the neighborhood as its proximity to Penn Station, downtown Baltimore and the historic mid-town neighborhood of Mount Vernon to the south have made it attractive for development. It is the neighborhood's goal for this document to provide a roadmap for achieving a diverse, mixed-income community without displacing existing low-income residents, many of whom have been renting in the area for extended periods.

The tool identified within this Plan to prevent the displacement of existing residents is the creation of new housing stock within the community through the renovation of vacant structures and the development of vacant lots. Expanding the existing housing stock within Greenmount West allows for a limited influx of new residents at a market-rate price point while providing additional affordable housing units to accommodate existing long-term renters.

The City's significant land holdings within the neighborhood provide leverage in achieving both the goals of the City and the Greenmount West community through new reinvestment within the community, although the ultimate success of this Plan is the responsibility of both the New Greenmount West Community Association and the City.

## 1.2 Community Planning Principles

**The following principles were developed by the New Greenmount West Community Association in order to guide and inform the planning process which resulted in this Master Plan.**

1. Rebuild the economic health of the community by encouraging access to employment opportunities for local residents and maximize employment for local residents within the community.
2. Develop a diverse mix of retail, service, and office land-use throughout the neighborhood, particularly encouraging home-based businesses.
3. Maintain a balance of three complementary goals:
  - a. Expand the proportion of middle-income families and residents throughout the neighborhood.
  - b. Maintain and create affordable housing options for long-term residents.
  - c. Encourage a range of income levels throughout the neighborhood.
4. Encourage the development of community-based arts, both its creation and presentation, and help low-income artists to secure affordable live/work space in the neighborhood.
5. Focus the educational and recreational resources that exist within the community to serve children in our neighborhood and surrounding neighborhoods.
6. Develop passive and active green spaces that attract users throughout the neighborhood.
7. Seek to build the capacity and influence of neighborhood citizens and institutions in all new development.
8. Maintain the neighborhood's historic architectural fabric - residential, industrial, and commercial and to the extent possible, the industrial use of the existing industrial buildings.
9. Support homeownership through consultation, development programs, and financial support.
10. Provide residents with a variety of interconnected transportation options, including walking, bicycling, transit and vehicular choices.

### 1.3 Community Vision Statement

The New Greenmount West Community Association (NGWCA) organized a group of NGWCA members, residents, and other various stakeholders invested in the community to take a pragmatic look at the area and work cooperatively to describe the direction they wanted the community to go. The following Greenmount West Community Vision Statement represents what the community and stakeholders value about the neighborhood as well as what they would like to see improved and changed in the next five to twenty years and their commitment to seeing their vision realized.

Our vision for Greenmount West is that our community continues to be welcoming to emerging and successful working people, professionals, as well as artists and artisans. We believe the neighborhood population will grow substantially and become a more diverse community, in both age and income, while maintaining our ethnic, racial, and lifestyle diversity. We also envision that Greenmount West will be an attractive low- to medium-density housing alternative situated next to the higher-density residential and entertainment development envisioned for Charles North, encouraging more family oriented and long-term residential households.

#### **Residential Make-Up**

Greenmount West has the potential (i.e., carrying capacity) to double or triple in household units over the next twenty years, supporting the existing housing stock. The existing vacant and City-owned properties will act as the catalyst for development with an end result of attracting new residents to the neighborhood. In order to support an economically diverse community, Greenmount West aims to include more housing for stable working households by providing moderately priced and market-rate housing, while ensuring that the existing or “legacy residents” currently residing in our neighborhood are not displaced. Accordingly, Greenmount West is dedicated to ensuring that efforts are made to provide outreach and education pertaining to owner-occupied housing rehabilitation programs, funding sources, tax abatements, and additional resources in order to support affordable high-quality living for lower-income legacy residents who want to stay in the neighborhood.

We anticipate that Greenmount West will continue to be predominantly rowhouse in character and will become more of a homeownership community. A mixture and variety of housing types at various price ranges affordable to all income groups, particularly targeting moderately priced housing options, will be encouraged and made available to the greatest extent possible. In keeping with the character of the neighborhood, rowhouse development will be encouraged throughout the neighborhood. In addition to rowhouses, adaptive

reuse for multi-family and apartment style residential housing and some new low and medium density multi-family buildings will also be encouraged at sites large enough to accommodate them.

### **Commercial Development**

Greenmount West residents desire future commercial development to be limited to home-based businesses and occasional convenience retail/services and office space mixed in at the inner residential core, except on North Avenue and the southern portion of the neighborhood. North Avenue will continue to be redeveloped primarily as a retail and commercial zone. The southern portion of the neighborhood will continue to encourage artist live/work space, light “green” industry, and large-scale artisan production space. Greenmount West will strive to be a community that compliments the surrounding communities, including the Charles North neighborhood, by providing a strong residential population to patronize the businesses and retail in the area and take advantage of the arts and entertainment offered there.

### **Transportation**

With the entire neighborhood located within a 10-minute walk of Baltimore's Pennsylvania Station and MTA Light Rail, Greenmount West is uniquely suited to be a transit oriented residential neighborhood. The community will be able to draw commuters who will use the station to reach local and regional employers alike. Greenmount West's existing bus lines, the free downtown circulator, Amtrak, MARC, Light Rail, and Johns Hopkins shuttle provide easy access to downtown and Washington D.C. to the South, the Johns Hopkins medical campus to the east and University to the north. Easy access to I-83 and I-695 connect to all points north and south, making the neighborhood an ideal location for employees relocating to Aberdeen Proving Grounds in Harford County and Forte Meade in Anne Arundel County under the BRAC plan.

Our community is uniquely situated to become a walkable community due to already existing mass transportation access. Creating a more bicycle and pedestrian friendly community will encourage legacy residents to remain in the community and will attract future residents regardless of their age or physical ability because residents of Greenmount West can get from one place to another without driving. Parks and roadway corridors will be improved in order to encourage multi-modal transportation as well as implementation of traffic calming devices throughout the neighborhood. Such efforts will also beautify the neighborhood, creating a Greenmount West that is attractive, accessible, and safe.



### **Sustainable Development**

Sustainability is a major value of the Greenmount West community. It's our vision that all new development is encouraged to be qualified for Leadership In Energy and Environmental Design - Neighborhood Development (LEED-ND) status. Parks and green space, vegetable gardening, alternative energy sources and weatherization will complement pedestrian and mass transit oriented development in Greenmount West. Open spaces will be developed as functional recreation areas to attract residents by providing a diversity of opportunities for varying populations. It is also in our community's interest to strategically place open space near or next to existing/future community service or commercial buildings to provide a readily available administrative agency to oversee the grounds, maintenance, and security, ensuring a safe, vibrant, and accessible community.

### **Community Engagement**

In order to engage Greenmount West residents in the planning and development process, Community Benefit Agreements (CBAs) will be encouraged by neighborhood organizations to be incorporated in all development projects where there are public subsidies provided and/or where there substantial public interest changes (e.g. zoning changes). CBAs may not only include aspects of the development project that will make it harmonious with our community development plan, also include employment for community residents both during construction and after completion, business contracting opportunities, and a sustainable contribution to actively enhance the quality of life for all residents.

Greenmount West community leaders will continue to work closely with Baltimore City to be vigorous in its code enforcement efforts supplementing the development plan. While it is anticipated that development will take decades to fully implement, it is the community's goal that development begin immediately - the first phasing to revitalize some strategically located City owned vacant rowhouses and development on several of the medium density residential projects. Success in these activities will reinforce confidence, build momentum and signal the predominantly residential character of the future of Greenmount West.

## 1.4 Community Strengths

The diverse population of Greenmount West and the surrounding institutional stakeholders serve as strong anchors for the community and offer stewardship for the future development of the neighborhood. Greenmount West is strategically situated because of its central location and transportation assets. Just over a mile north of Baltimore's Inner Harbor and adjacent to the historic neighborhood of Mount Vernon, Greenmount West is poised to build off of the successes of Baltimore's downtown and midtown neighborhoods as well as benefit from its proximity to Penn Station and the North Avenue corridor. The Greenmount West neighborhood has strong assets in its existing housing and commercial structures, including the many historic rowhomes, loft buildings and commercial/industrial structures. Existing recreation and open space could be strengthened through community management; vacant land can provide short term opportunities for community gardens and long term potential for infill development and the creation of new permanent open space.

### People

Greenmount West benefits from the diversity of its residents. Citizen leadership through the existing neighborhood association indicates the investment of residents in the well-being of the neighborhood, which will contribute greatly in the implementation of this Plan. The neighborhood also has a significant concentration of residents involved in the arts, which contributes to the neighborhood's distinct character.

### Institutions

The Greenmount West Community Development Corporation coordinates programs and services benefiting the community. The Baltimore City Montessori Public Charter School attracts families with young children to the area. The neighborhood's proximity to the Maryland Institute/College of Art and the University of Baltimore provides nearby educational and employment opportunities and enhances the diversity and creativity of the Greenmount West population.



The Department of Social Services and the nearby Headquarters of Baltimore City Public Schools are stable employment centers that provide necessary resources to the residents of Greenmount West and Baltimore City. Greenmount West's inclusion in the Station North Arts and Entertainment District catalyzes investment in the area and strengthens the Baltimore arts community.

### **Housing and Building Stock**

Greenmount West currently provides a range of housing types, including single- and multi-family housing options. The presence of affordable housing and



live/work space supports the diversity of the community. Included in the National Register of Historic Places' North Central Baltimore Historic district, the historic architecture found throughout Greenmount West contributes to the character of the area and offers renovation opportunities of the existing housing stock for homeownership. The existing vacant lots are consolidated and lend themselves well to infill development because of their size and location. The development of the Station North Townhomes in 2006 paved the way for the future infill development in other parts of the neighborhood.

Existing historic storefronts within the residential core of Greenmount West provide opportunities for small, community-based businesses to locate in the area that could provide amenities for residents. There are several opportunities for larger-scale commercial, light industrial, or artist live/work infill development on Greenmount Avenue and in the existing loft style structures that could generate employment opportunities for neighborhood residents.

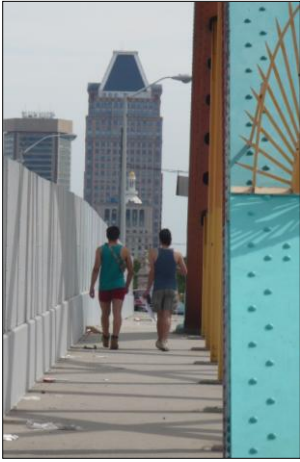
### **Recreation/Open Space**

Greenmount West's Calvert & Federal Park is located on a prominent corner and in close proximity to the Montessori School. There are many opportunities for new open space throughout the neighborhood, including both community-managed open space and the potential for some of the existing vacant land to be retained as permanent open space. Underperforming open space and vacant land provides the opportunity for new development, with the interim potential for a variety of open space and urban agricultural uses through the City's Adopt-A-Lot program.

The historic Green Mount Cemetery forms the eastern border of the Greenmount West neighborhood and is easily accessible to the community. The proximity to the Jones Falls Trail offers the community opportunities for hiking and biking and provides pedestrian access to Druid Hill Park.



### Transportation/Location



Greenmount West is centrally located, in close proximity to both the Central Business District and the intersection of major corridors which serve as a City-wide transit hub. The east/west North Avenue corridor and the north/south corridors of Greenmount Avenue and Calvert Street provide the neighborhood with connectivity to downtown and greater Baltimore through access to multiple bus lines on Greenmount, Calvert and North Avenue. Proximity to the Amtrak and MARC trains and the light rail at Baltimore's Pennsylvania Station and the Light Rail makes the neighborhood well-situated for residents who utilize public transit or who commute by train to D.C..

## 1.5 Relationship to Local Plans

### **Greenmount West Urban Renewal Plan (1978)**

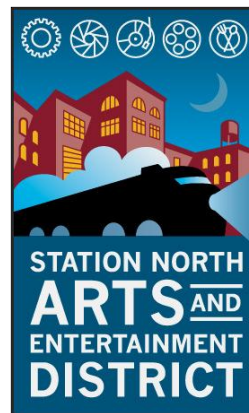
The Greenmount West Urban Renewal Plan (URP) was originally adopted on April 17<sup>th</sup>, 1978 and has been amended seven times, the most recent of which was on May 9<sup>th</sup>, 2003, although the area has not been studied comprehensively since the URP was originally adopted. The objectives and reasons for the various provisions listed in the Urban Renewal Plan include:

- To protect the area from blighting influence through clearance, rehabilitation of basically sound structures, and establishment of regulations;
- To provide housing resources for low- and moderate-income families through rehabilitation;
- To facilitate the development of community facilities; and
- To bring about a general physical improvement in the area by coordinating public improvement.

Over time, the clearance of blighting influences, as recommended in the Urban Renewal Plan's objectives, has led to a substantial amount of vacant land which necessitates an updated comprehensive planning process to guide redevelopment. While many of the objectives of the existing Greenmount West URP remain the same – encouraging revitalization through guiding City acquisition and restricting land uses – the amount of infill development required to knit together the urban fabric of the Greenmount West community was not anticipated. This allows opportunities to consider the development of programmed open space and infill construction in order for Greenmount West to provide more varied housing types and centrally located, functional open space resources.

### **Station North Arts and Entertainment District (2002)**

The Station North Arts and Entertainment District was established in 2002 to encourage centralized business and economic development specific to the arts. A City tax incentive for resident artists to renovate properties within the Arts and Entertainment districts was enacted the same year to promote additional live/work artist space in the Station North community, which includes both Greenmount West and the adjacent neighborhood of Charles North.



### **Greenmount West Arts and Entertainment District Planned Unit Development**

(2003) After the establishment of the Station North Arts and Entertainment district in 2002, it became apparent that many of the uses required for artists to develop live/work spaces were not permitted under the existing residential and industrial zoning districts. Since a zoning classification that accommodated these uses did not exist in the Zoning Code at that time, a Planned Unit Development (PUD) was established by City Council approval that allowed for select arts-related industrial and commercial uses in addition to residential uses. As part of the current Comprehensive Master Plan and subsequent Zoning Code rewrite process known as TransForm Baltimore and because of the success of the Greenmount West Arts and Entertainment District PUD, the creation of a new zoning classification for live/work loft districts will look to replicate this mix of uses in other areas of the City.

### **Charles North Vision Plan (2008)**

The Charles North Vision Plan is an ambitious vision for the neighborhood directly to the west of Greenmount West, completed in 2008 through a collaboration between the Central Baltimore Partnership (an umbrella organization of area community associations, institutions, stakeholders, and government officials) and the Baltimore Development Corporation, focusing on the existing commercial areas centered at the intersection of Charles Street and North Avenue.



The plan envisions Charles North as the gateway to the City because of its proximity to Baltimore's Pennsylvania Station, with the development of additional tourist attractions and hotel accommodations planned. Development plans include the potential capping of the portion of the Amtrak rail lines which separate Charles North and Mount Vernon adjacent to the train station to allow for the creation of additional developable land for both mid- and high-rise mixed-use new construction as well as a new public green that could serve as a gathering and performance space. The development of additional retail and other commercial uses is centralized around two themes: an "Asia Town" concept and the existing arts and entertainment district. This Plan was funded through a public-private partnership with the intention that the primary mechanism for implementation would be through private sector investment.

## 1.6 Relationship to Citywide Plans

### **LIVE-EARN-PLAY-LEARN: The City of Baltimore Comprehensive Master Plan (2007-2012)**

The Comprehensive Master Plan includes a series of goals, objectives and strategies aimed at recreating Baltimore as a world class city.



The following have particular relevance to the Greenmount West Community:

- LIVE Goal 1: Build human and social capital by strengthening neighborhoods.  
Objective 1: Expand Housing Choices for all Residents  
*Strategy 6: Create and preserve mixed-income neighborhoods in Competitive, Emerging and Stable neighborhoods with targeted disposition of City properties.*  
Objective 2: Strategically Redevelop Vacant Properties throughout the City  
Objective 3: Maintain and create safe, clean and healthy neighborhoods.  
*Strategy 1: Implement Crime Prevention through Environmental Design (CPTED) Standards.*
- LIVE Goal 2: Elevate the design and quality of the City's built environment.  
Objective 1: Improve design quality of Baltimore's built environment.  
Objective 3: Promote transit oriented development and mixed-use development to reinforce neighborhood centers and Main Streets.  
Objective 4: Protect and enhance the preservation of Baltimore's historic buildings and neighborhoods.
- LIVE Goal 3: Improve transportation access, accessibility and choice for City residents.  
Objective 1: Create a comprehensive transportation plan to improve mobility, accessibility and choice.  
*Strategy 4: Create traffic calming policies and procedures.*  
Objective 2: Facilitate Movement throughout the Region.  
*Strategy 4: Create intermodal transit hubs in areas of low automobile ownership.*  
*Strategy 5: Establish a development mitigation program to reduce congestion effects of new development.*
- EARN Goal 3: Improve access to jobs and transportation linkages between businesses.  
Objective 2: Promote economic development throughout the City by improving business-to-business connectivity via transportation linkages.
- PLAY Goal 2: Improve nightlife, entertainment, and recreation experiences for residents and visitors.  
Objective 1: Expand Access to Nightlife  
*Strategy 1: Create mixed-use zoning categories that allow nightlife and extended closing hours where appropriate.*  
Objective 2: Promote unique retail venues as shopping and tourist destinations.  
*Strategy 2: Designate Main Street areas as local and/or national historic districts in order to access tax credits.*  
*Strategy 4: Designate and support Arts and Entertainment Districts.*

In addition to the formal goals, objectives and strategies, the Comprehensive Master Plan includes a broad vision that relates to Greenmount West:

"Cities that are diverse, cities that nurture creativity, cities that are culturally alive and preserve their history are cities that thrive – because they create a better quality of life; they create new businesses; they create living neighborhoods; they retain and attract members of a growing creative class.

Baltimore is simmering with creativity and entrepreneurs, musicians, artists, architects, engineers, researchers, and scientists are already moving our local economy forward... This year (2006), Entrepreneur Magazine reported that Baltimore moved from 30th to 12th on their list of best cities for entrepreneurs, and we're number two in the East.

Qualities embedded in the urban fabric are attracting new residents to Baltimore: pedestrian friendly environments promote less driving; historic architecture and streetscapes provide tangible connections to the past; restaurants, coffee shops, and pubs just a walk away offer social places where basic human connections are made; and cultural institutions produce character-defining activities that are enjoyed by all.

Making bold decisions in times of extraordinary change leads to reinvention... Baltimore's history tells us something more. Cities never cease to change, and unknown reinventions will be part of providing our children's children with a place to live, earn, play and learn in Baltimore," (Comprehensive Master Plan, Page 47).

### **Sustainability Plan and Cleaner Greener Baltimore (2009)**



The Sustainability Plan was recently adopted as an appendix to the City of Baltimore's Comprehensive Master Plan (2007-2012). Recent sustainability planning efforts and initiatives provide an opportunity to make

Greenmount West a more attractive, healthy place to spend time.

The following have particular relevance to the Greenmount West Community:

- CLEANLINESS GOALS: Towards Our Vision of a CLEAN Baltimore  
Goal 3: Transform vacant lots from liabilities to assets that provide social and environmental benefits.
- POLLUTION PREVENTION GOALS: Towards Our Vision of a HEALTHY Baltimore  
Goal 5: Improve the health of indoor environments.
- GREENING GOALS: Towards Our Vision of a GREEN Baltimore  
Goal 3: Provide safe, well-maintained recreational space within ¼ mile of all residents.
- TRANSPORTATION GOALS: Towards Our Vision of a MOBLIE Baltimore  
Goal 2: Make Baltimore bicycle and pedestrian friendly.
- GREEN ECONOMY GOALS: Towards Our Vision of an INVESTED Baltimore  
Goal 1: Create green jobs and prepare City residents for these jobs.  
Goal 3: Support local Baltimore businesses.

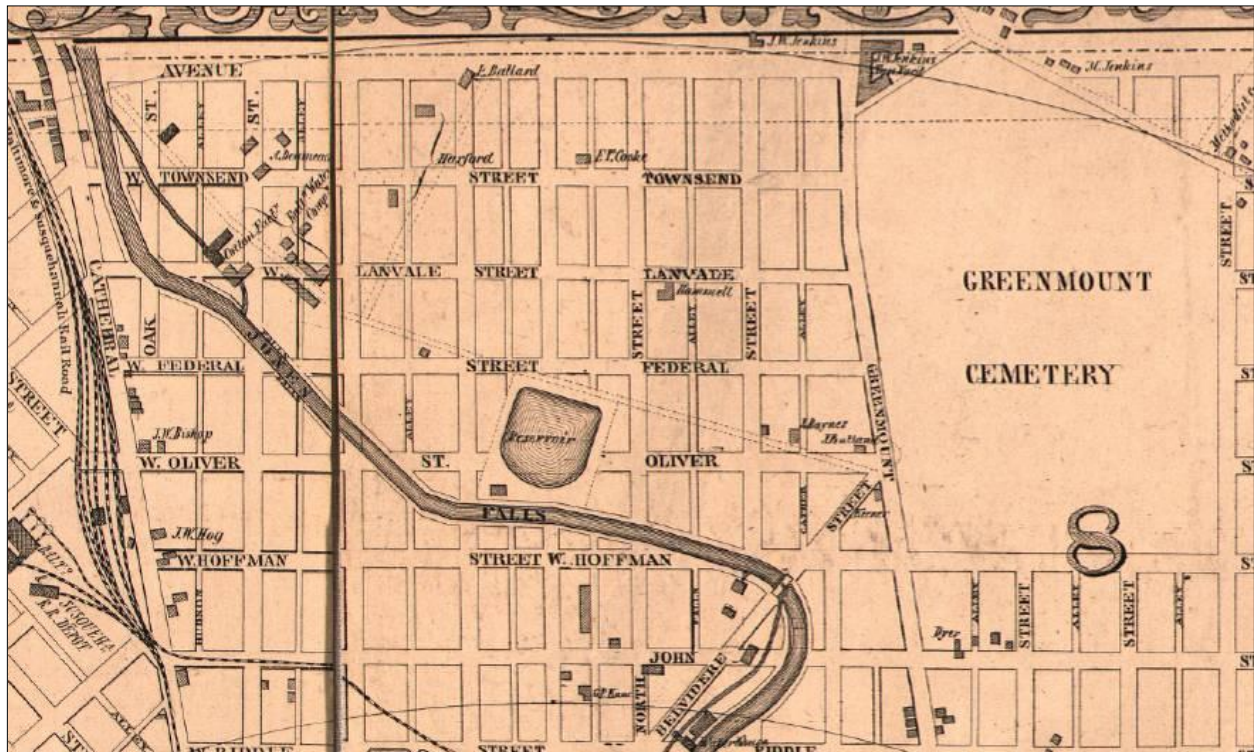


## 2 BACKGROUND

### 2.1 History

In 1876, the land that would become Greenmount West was relatively isolated, with a covered bridge over the Jones Falls Valley providing the only connection to the growing City of Baltimore. At that time, only a hospital, several commercial establishments and scattered homes occupied this area. However, in the slightly more than 10 years between 1876 and 1886, phenomenal growth took place in Greenmount West.

The name Greenmount is a remnant from Robert Oliver's estate located at the north east boundary of Baltimore City named "Green Mount." With Oliver's death in the early 1800's, his heirs broke up the large estate and sold it off. Prior to 1876, the land that would become Greenmount West was split into two parcels which abutted each other where Guilford Avenue exists today.



The western parcel was owned under the name Crook and the eastern parcel was owned by Mr. Christian Keener. In 1880, the City built bridges over the Jones Falls at Calvert Street and Guilford Avenue, which opened the area to development. By 1887, the community grew to comprise more than 500 homes which define the character of the neighborhood today.

### Architectural Style

The earliest houses built in Greenmount West were traditional Baltimore rowhouses with flat facades and little ornamentation except for a cornice. In the late 1880's, house builders began departing from the traditional house with projecting brick decorations and window arrangements that were no longer structural. Many of the houses built in the late 1880's and early 1890's began using stone on front facades instead of the traditional red brick. A bowed front façade was popular in during this time, in contrast to the traditional the flatness of the streetscape.



A group of rowhouses built on North Avenue in the 1880's are the most ornate in the area. These houses depart a great deal from the traditional rowhouse with the use of towers, terra cotta decorations, blank windows, unusual roof lines, and dormers at the roof line. Many noted architects from the late 19<sup>th</sup> century designed the rowhouses in the area, including J.A. and W.T. Williamson, William F. Weber, Charles E. Cassell.



Although the development of the three-story structures on streets such as Calvert Street and Guilford Avenue were predominately built for middle-class white residents, working class and African-American residents lived in smaller two-story houses on minor streets such as Pittman Street or Brentwood Street or on alley streets .



### Cultural Institutions

Greenmount West once featured two church buildings and two original school buildings, with one of each remaining to this day. Saint Agnes Hospital was founded in the Greenmount West Area in 1863, but by 1875 the hospital had relocated to the current location in southwest Baltimore and the building was subsequently demolished.

### **The Green Mount Cemetery**

The most substantial remaining institution of and monument to the Victorian era during which the Greenmount West community was originally developed is the Green Mount Cemetery, a National Register Landmark.

The concept for the cemetery was originally championed by tobacco merchant Samuel Walker after a visit to the Mount Auburn cemetery in 1834. The proposal was accepted and a section of the Robert Oliver estate chosen, with the rolling hills of the site making it an ideal location for the novel “rural” style cemetery. Green Mount Cemetery was officially established by an act of the General Assembly of Maryland on March 15, 1838, and officially dedicated on July 13, 1839.

The paths and grounds were designed by Benjamin Latrobe. The “garden style” or “rural” cemetery was intended to encourage passive recreational use, such as picnicking and walking. Affluent residents of Baltimore, looking to escape the congestion of the city, would stroll the winding paths and view the architectural monuments to the rich and significant. The cemetery features a small brown stone chapel designed by Niernsee & Nielson which is located at the center of the cemetery. The most well known feature of the cemetery is the gate house on Greenmount Avenue, which was designed by Robert Cary Long Jr. in the Tudor Gothic style.



The grounds of the Green Mount have become the final resting place for many of Baltimore’s noted residents, visitors and figures of national importance. The most notorious and well known is the unmarked grave of Lincoln’s assassin, John Wilkes Booth. One of the most notable residents of Greenmount West was Sidney Lanier, who lived in the 1800 block of North Calvert Street from 1879 until 1881. A famous poet and musician, Lanier wrote some of his last poems at the home and was laid to rest in the Green Mount Cemetery. He is also commemorated by a bronze statue on Charles Street at the Johns Hopkins University Homewood campus to the north of Greenmount West.

### **Industrial Development**

After 1896, industrial development transformed the area adjoining the railroad tracks in the southern portion of the neighborhood into an industrial center of activity. Greenmount West's largest industry was Crown, Cork and Seal. The manufacturing plant would eventually grow to comprise one and a half blocks. The Lebow Clothing plant at 310 Oliver Street was originally part of the Crown, Cork and Seal Plant. The buildings at 1501 and 1601 Guilford Avenue are magnificent examples of late 19<sup>th</sup> century industrial architecture. Designed by Jackson Gott, the structures have an abundance of terra cotta decoration and rival the large manufacturing plants built in the Loft District of downtown.

In 1892, William Painter patented the modern day bottle cap and began producing the equipment that allowed bottling plants around the country to use this technology at his factory, known as the Crown, Cork and Seal. The widespread use of carbonated beverages was becoming popular in the United States, but a reliable way to keep the cap sealed had not yet been discovered. An additional plant was built in Highlandtown in the early 20<sup>th</sup> century.



Other large industrial buildings were built in the early 1900's. The original Department of Social Services Building at Greenmount and Oliver (now demolished) was housed in the former Lord Baltimore Press building, which was built in 1906. Other commercial uses that once existed in Greenmount West were the York Road Railway Depot, a marble works, a nursery, a bakery and a hotel. At one point, the Noxima Corporation was also based in Greenmount West. Despite Greenmount West's rich industrial past, very little evidence of these uses exists today.

### **Industrial Decline**

Beginning in the mid twentieth century, multiple factors lead to the decline of the industrial users that had historically employed many of the area residents of the nearby two-story rowhomes and alley houses. The historic factory buildings were now outmoded, their multi-story design created inefficiencies that were not present in the sprawling single-story factories now being developed. Improvements in vehicular transport no longer made locating factory facilities along railroads the necessity it had been at the turn of the century, permitting outlying areas to be opened up for industrial development. Similarly, improvements in transatlantic shipping allowed blue collar jobs to move abroad through increased international trade.

At the same time that the industrial users who had served as the economic backbone to the surrounding community began to close their doors, similar forces were at work that caused residential disinvestment as well. The advent of the automobile and its popularization with the middle class through the new financing technique of purchasing on credit allowed for increased flexibility in the location of residential communities. Many middle class families moved to the suburbs where large palatial lots and new, modern housing types were available without the perceived grime of city living.

This disinvestment in the Greenmount West Community left behind a neighborhood that was spiraling downwards, marked by increased numbers of vacant buildings over time. Some of the rowhomes were divided up into more affordable multi-family residences, while others remained vacant or were demolished during the blight clearance programs of the 1980s.



### **Arts Community**

The large industrial buildings languished, further depressing the surrounding residential community. The cost-effective space and open floor plans attracted artists, some of whom were associated with the nearby Maryland Institute College of Art. The arts community has contributed to the stabilization of the neighborhood in more recent years, adding an eccentric element to the Greenmount West community.

### North Central National Register Historic District

The Greenmount West neighborhood is included in the North Central National Register Historic District, which was designated because of its collection of late-19<sup>th</sup> to mid-20<sup>th</sup> century structures and mixed-use layout, a dynamic often missing in later planned communities. Landmark eligible buildings include two industrial buildings that were part of the Crown, Cork and Seal complex and the historic portion of the Montessori School, known as School 32.

### Map 1: Historic Resources



## 2.2 Area Profile and Demographics

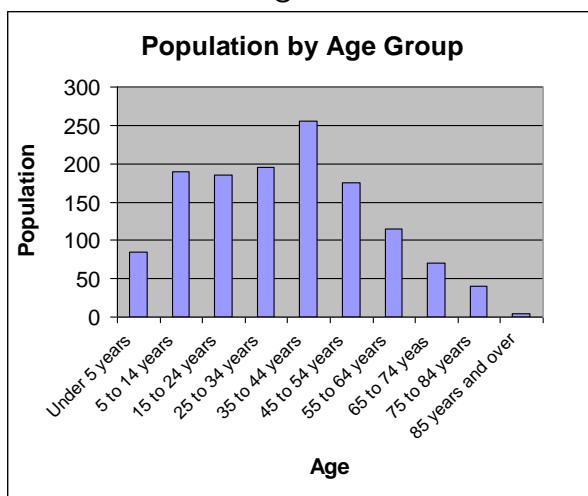
Demographic information can help create a snapshot of the conditions that currently exist within the Greenmount West community. The demographic information included in this study is taken from the 2000 Census, and, at almost 10 years old, much of it is substantially out of date and may not accurately represent the current demographics of Greenmount West.

Data regarding indicator trends (2000 - 2003) are from the latest Baltimore Neighborhood Indicators Alliance Community Statistical Area Profile for the greater Midtown area. This data is generated from a statistical area which extends beyond Greenmount West and includes the communities of Charles North, Bolton Hill, Mid-town and Mount Vernon. Since the demographic profiles of each of these communities is unique, this data will differ from that provided by the 2000 Census because the Census was able to isolate data specifically from Greenmount West. Generally, the indicators of community vitality are stronger in the other communities included in the greater Midtown statistical area than they are for Greenmount West, but many of the trends suggest that indicators have improved in Greenmount West between 2000 and 2004.

Sales data is provided both from the Baltimore Neighborhood Indicators Alliance Community Statistical Area Profile (2000 - 2003) and from more recent Multiple Listing Service data collected in September 2008. All sources are provided in their entirety in Appendix B.

### Population

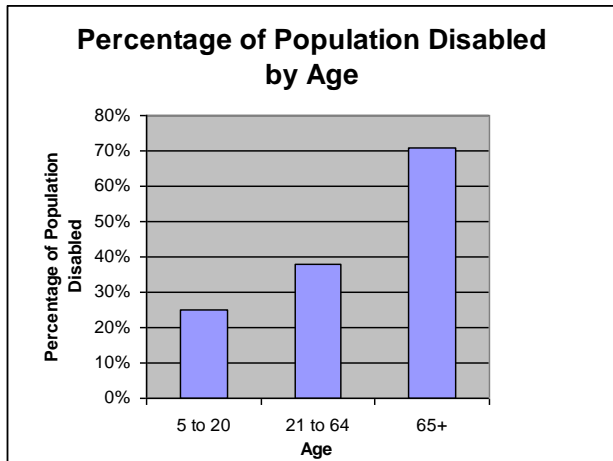
The population of Greenmount West is 1,310 individuals which comprise 535 households, with the population evenly split between family households and householders living alone.



With approximately half of households in Greenmount West are family households, female headed-households with children representing 24% of households and married-couple households with children represent only 4% of households. Sixty grandparents live with grandchildren under the age of 18, with 50% of these grandparents serving as the primary care-giver for their grandchildren.

There are 305 individuals over the age of three years that are currently students, with the largest population of students enrolled in elementary school (44% of students).

Approximately 40% of the total Greenmount West population qualifies for disability status, a rate twice the national average. The percentage of the population that is disabled increases by age group. Among the 21 to 64 age group, the percentage of the population that is currently unemployed is approximately 10% greater for disabled individuals compared to non-disabled individuals within Greenmount West.



As of 2000, the median income for Greenmount West is \$14,091 per year, with 50% of the population under the poverty line, although more recent data on home sales indicates that the median income has increased significantly in the past 10 years.

### **Real Estate Market**

The percentage of properties with rehabilitation investments in excess of \$5,000 in the greater Midtown area during the previous year increased by 66% between 2000 and 2003, while the median sale price for residential properties increased from \$135,625 to \$235,000 and the median number of days on the market decreased from 37 to 10. According to the Multiple Listing Service data from September 2008, the median list price for properties in Greenmount West was \$120,000. The average list price is significantly higher at \$169,361, indicating that a few unusually expensive properties are skewing this measure higher. This is significantly higher than the property values recorded in the 2000 Census, where all properties were recorded as being worth less than \$100,000, with 65% being valued at under \$50,000. The current list price is 95% of the original list price, indicated that prices are not deteriorating in Greenmount West as they are in other markets.

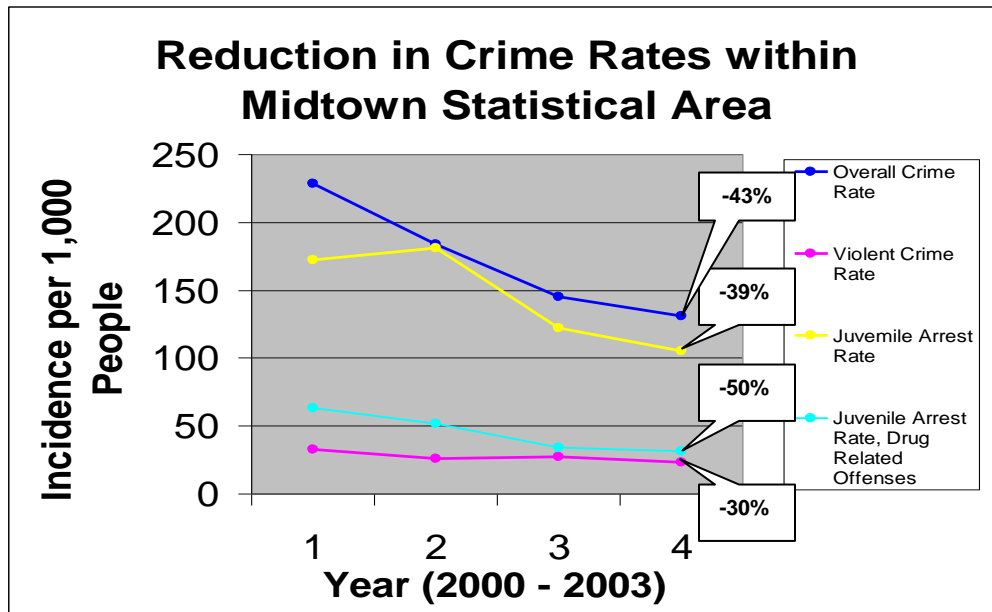


Anecdotally, many vacant structures in the vicinity of Penn Station were privately acquired by speculators or developers intending to build on the strengths to the west but who were unable to complete renovations before the deterioration of the housing market in 2007. Additionally, the completion of the Station North Townhomes was met with declining real estate values, resulting in the later units selling at significantly reduced prices.



### Crime

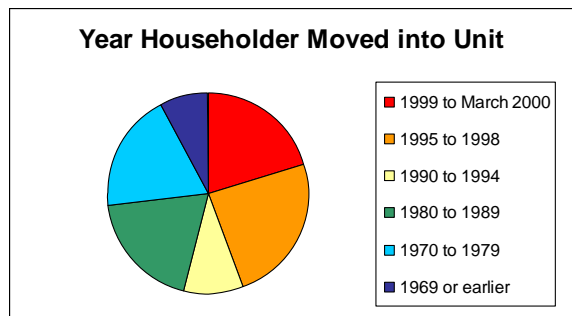
Encouraging trends include the significant reduction of a variety of crime rates, including the overall crime rate, the violent crime rate, the juvenile arrest rate, and the juvenile arrest rate for drug related offenses (findings from the Baltimore Neighborhood Indicators Alliance Community Statistical Area Profile for the greater Midtown area).



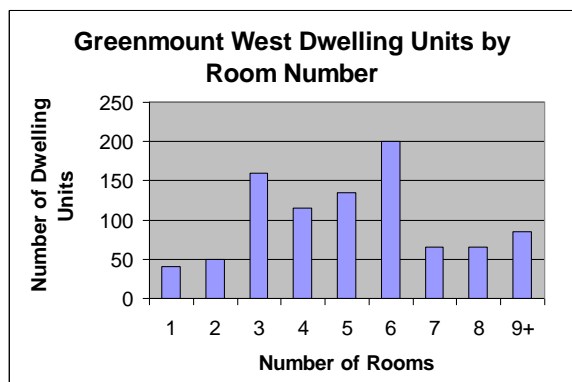
### 3 EXISTING CONDITIONS

#### 3.1 Development

Greenmount West has 870 dwelling units, with 60% of these dwelling units occupied as of the 2000 Census. Length of time the householder has lived in the structure varies greatly, with 27% of the population residing in same unit within the neighborhood for 30 years or more. It should be noted that this data likely did not include residents of the industrial buildings because these buildings were only legally used as artist studio space in 2000, although casual usage as residences also occurred.



The housing stock of Greenmount West is comprised of both rowhomes in the core of the neighborhood and loft style buildings along the Jones Falls Expressway at the south end of the neighborhood. Greenmount West provides a variety of housing options, ranging in size from studio apartments to large single-family homes. This supports a diversity of incomes and household types among the neighborhood's residents.



#### Homeownership

Homeownership encourages community investment in the neighborhood as well as supporting the financial security and stability of area residents. According to the data provided in the 2000 Census, 20% of the 520 occupied housing units in Greenmount West were owner-occupied units.

### **Single-Family Residences**

The rowhomes that make up the majority of Greenmount West were originally designed as single-family homes, often to accommodate the employees of the industry located in the loft style buildings at the south of the neighborhood. During the second half of the 20<sup>th</sup> century, economic pressures cause some of these structures to be converted into apartments, although many remain single-family homes to this day.



### **Multi-Family Residences**

Rowhomes that have been converted to multi-family residences typically house three to eight dwelling units housed in each historically single-family rowhome. Properties converted from single- to multi-family are clustered along Calvert Street and Guilford Avenue, with many of the smaller two-story rowhomes on the east/west streets remaining single-family residences.

Apartments offer an affordable housing option that supports the goals of the Greenmount West community to maintain diversity because they are often an attractive housing type for either young individuals who have not yet established a family or the elderly. Individuals that do not own their residences are more vulnerable to market conditions that may cause their rents to increase, which could cause long time residents to no longer be able to afford their apartments. Rowhomes converted to multi-family residences often lack the amenities associated with larger apartment developments, such as laundry facilities, storage, off-street parking, and wheelchair accessibility, and as such are often less marketable.

### **Commercial Structures**

Some of the rowhomes on North Avenue have been converted to accommodate commercial uses such as carry-out food establishments on the first floor, with either small offices or apartments on the upper floors. Larger commercial structures have replaced rowhomes at the corner of North and Greenmount Avenues (the Rite Aid building) as well as at 1803 Guilford Avenue (former grocery store, currently vacant) and at 1400 Greenmount Avenue (the Station North Thrift Store).

**Loft Buildings**

Many of the industrial structures located along the Jones Falls Expressway at the south end of the neighborhood have been used as artist live/work space as most factory uses were abandoned in mid to late 20<sup>th</sup> century. The open layouts of these loft buildings accommodates both the semi-industrial uses required for the fabrication of art as well as other light industrial uses and the freeform living space that many artist prefer.

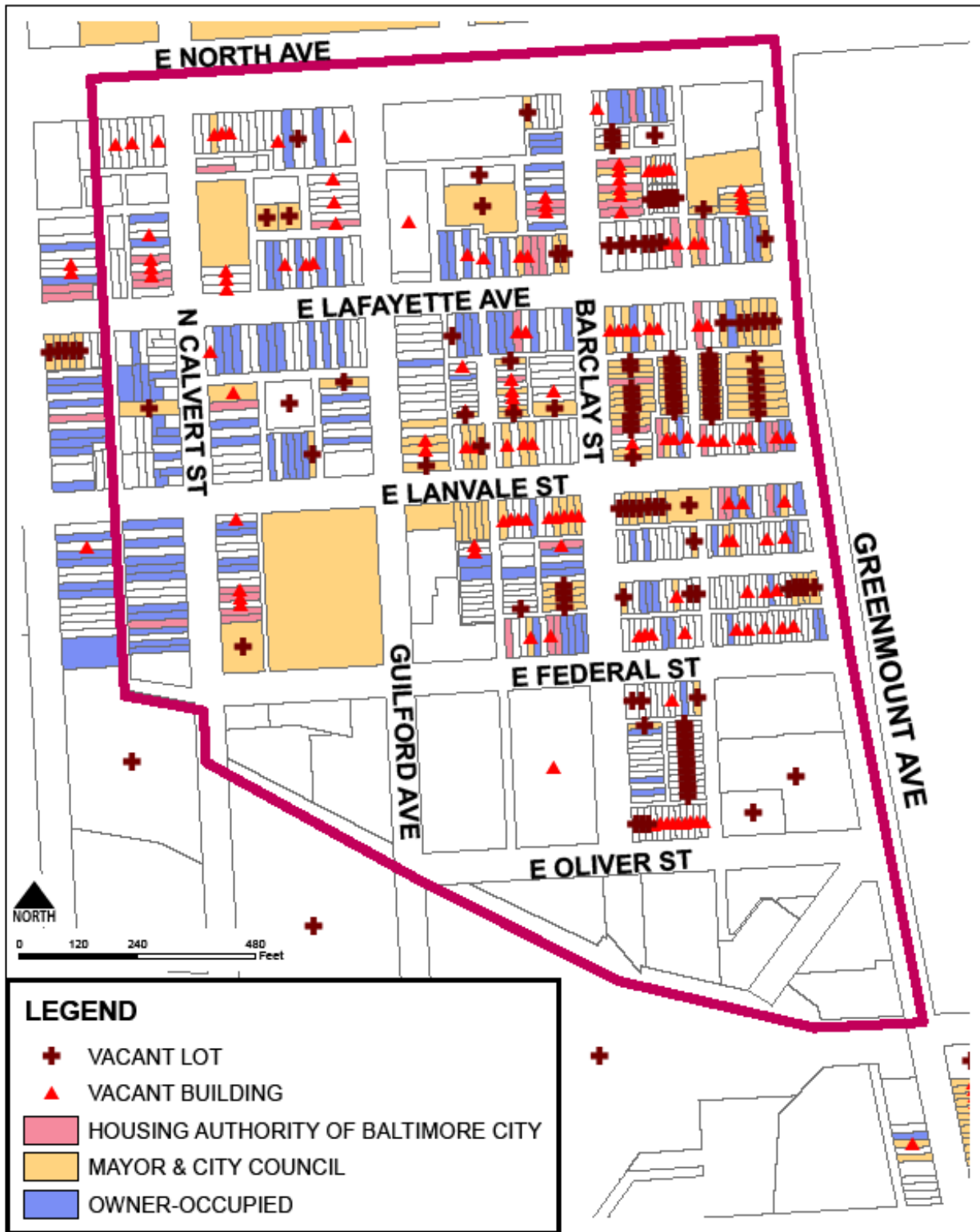


Some of the few remaining industrial users within Greenmount West are the Industrial Roll Company at 1613 Guilford Avenue, which produces rolls used in steel manufacturing, and a printing facility on Oliver Street.

**Summary Table of Existing Development Map**

<b>Property Type</b>	<b>Number</b>	<b>Percentage</b>
City Owned Properties	167	25%
Housing Authority	40	6%
Mayor and City Council	127	19%
Owner Occupied Properties	123	18%
Vacant Buildings	137	20%
Vacant Lots	127	19%
Total Properties	680	100%

Map 2: Existing Development



### 3.2 Parks, Open Space & Recreation

The large amount of open space found in Greenmount West currently stretches community resources thin in an attempt to maintain and monitor the activities within these open spaces. Many of the open spaces in Greenmount West are the result of blight clearance programs of the 1980s, making them often poorly situated within Greenmount West for passive or recreational open space uses. Open space located on major thoroughfares are difficult to access by pedestrians and secluded “pocket parks” often become magnets for crime. The significant amount of vacant land in Greenmount West, while not formally park land, provides the community with both short term open space and long term development opportunities. Many of these lots are currently planted with trees and grass and do provide passive open space, but also often serve more as a haven for crime than as a community asset.

#### **Calvert & Federal Park**

Calvert & Federal Park is located at the northeast corner of Calvert and Federal Streets and is the only Department of Recreation and Parks operated open space in Greenmount West. The park is relatively small (0.196 acres) and is located on a major vehicular route at the southernmost edge of the neighborhood along the Jones Falls Expressway. The park features a colorful mural on the side of the adjacent structure which, because of its prominence for northbound vehicular traffic on Calvert Street, serves as a gateway into the Greenmount West neighborhood.



The configuration of the park, with planting and fencing along the street frontage with an internal pedestrian walkway, insulates users from vehicular traffic. The park is primarily used by residents walking their dogs because its small size makes it difficult to attract other uses.

### **Calvert & Earecksen Open Space**

The Calvert & Earecksen open space is located on the north side of Greenmount West, south of the intersection of Calvert Street and North Avenue, and is substantial in size (0.399 acres). Visibility from adjacent structures into the open space is minimal as it is primarily fronted by the sides and rears of adjacent multi-family and commercial structures. The open space is currently secured by a fence on three sides and a low brick wall along the Calvert Street frontage, but plants along the park's edge are overgrown, obscuring street-level visibility.



A portion of the open space has been used for community gardens. The lot's size and prominent location along a major thoroughfare make it well situated for long term development.

### **McAllister Street Open Space**

The McAllister Street open space is located in the interior of the square block bounded by North and Guilford Avenues and Lafayette and Barclay Streets. The open space features a swing set, but it is underutilized because of its secluded location and poor lighting tend to attract crime. Because of its secluded location and lack of street frontage, the McAllister Street open space is unlikely to be developed unless in conjunction with the redevelopment of a vacant commercial building directly to the west. If it is to be retained as open space, community-managed open space would likely be most successful because additional community investment in the site would act as a deterrent to crime.



### **Lanvale & Barclay Open Space**

The Lanvale & Barclay open space (0.140 acres) is currently unprogrammed open space fronted by the properties on the north side of 400 block of Lanvale Street, with the rear of the properties on north side of 400 block of Pittman separated from the open space by an alley. Secondary access is provided by Brentwood Avenue from the south.



While the Barclay Street frontage is visible to vehicular and pedestrian traffic accessing the North Avenue corridor, the mid-block portion of the lot is isolated from street activity. Traffic is minimal on this portion of Lanvale Street because the one way traffic dead ends one block to the east at the Greenmount Cemetery. There is also minimal pedestrian activity in the area because properties only front the open space on one side. This lack of activity creates a haven for undesirable behavior.

### **Hunter's Lot**

The parcel known as Hunter's Lot is a privately-owned open space located in the interior of the square block bounded by Guilford Avenue and Calvert, Lafayette, and Lanvale Streets. Although the property is fenced and has been improved with a gazebo and lighting, maintenance is inconsistent because of ownership issues.





### **1700 Block of Greenmount Open Space**

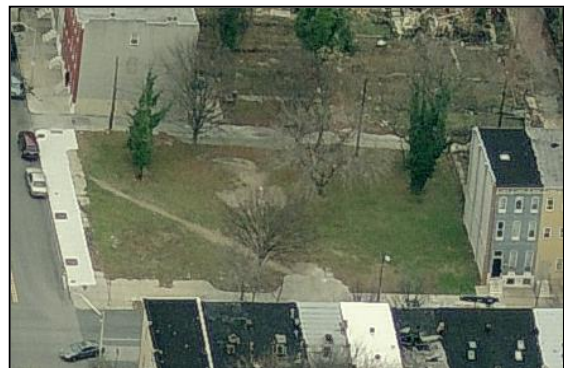
The majority of the block bounded by Greenmount Avenue and Lafayette, Lanvale, and Barclay Streets is currently vacant land, particularly along the Barclay and Greenmount frontages. The block is bisected by Brentwood Avenue, which runs north/south, essentially parallel to Barclay Street and Greenmount Avenue. There is casual usage of a portion of City-owned property along Greenmount, including improvements of landscaping, fencing, a covered picnic area, and a latrine, while a portion along Brentwood is casually used for urban agriculture.



The large size of the site, as well as the fact that much of the land is City-owned, make it a potential location for additional acquisition to assemble a development parcel to be disposed of by the City through a Request For Proposal process. Given the general state of disrepair of many of the remaining structures on the contiguous block faces of Lanvale and Lafayette Streets, consideration should be given as to whether it is necessary for the entire square block to be acquired for redevelopment to occur. The retention of public open space, particularly along the Barclay Street frontage because of its character as a neighborhood arterial street, should be encouraged as part of any redevelopment on this site.

### **Barclay and Lafayette Open Space**

The northeast corner of the intersection of Barclay and Lafayette is a privately owned vacant lot of particular concern to the surrounding community because of a previous proposal to develop the site as a community-based correctional facility. Because of its private ownership and past development proposals, it is likely that this open space will eventually be developed.



### **1500 Greenmount Avenue Open Space**

The open space at 1500 Greenmount Avenue was formerly the site of an office building for the Department of Social Services, and is located directly across from the Green Mount Cemetery gate house. When the Department of Social Services relocated within the neighborhood to Guilford Avenue, the historic industrial structure at this site was demolished. As a “brown field” site it does not offer any natural features or any programmed usage. Its location at the fringe of the neighborhood, as well as the concentration of vacant homes across Brentwood Avenue has caused this open space to go unutilized. The City has awarded this site to a developer for affordable housing which is currently under construction.

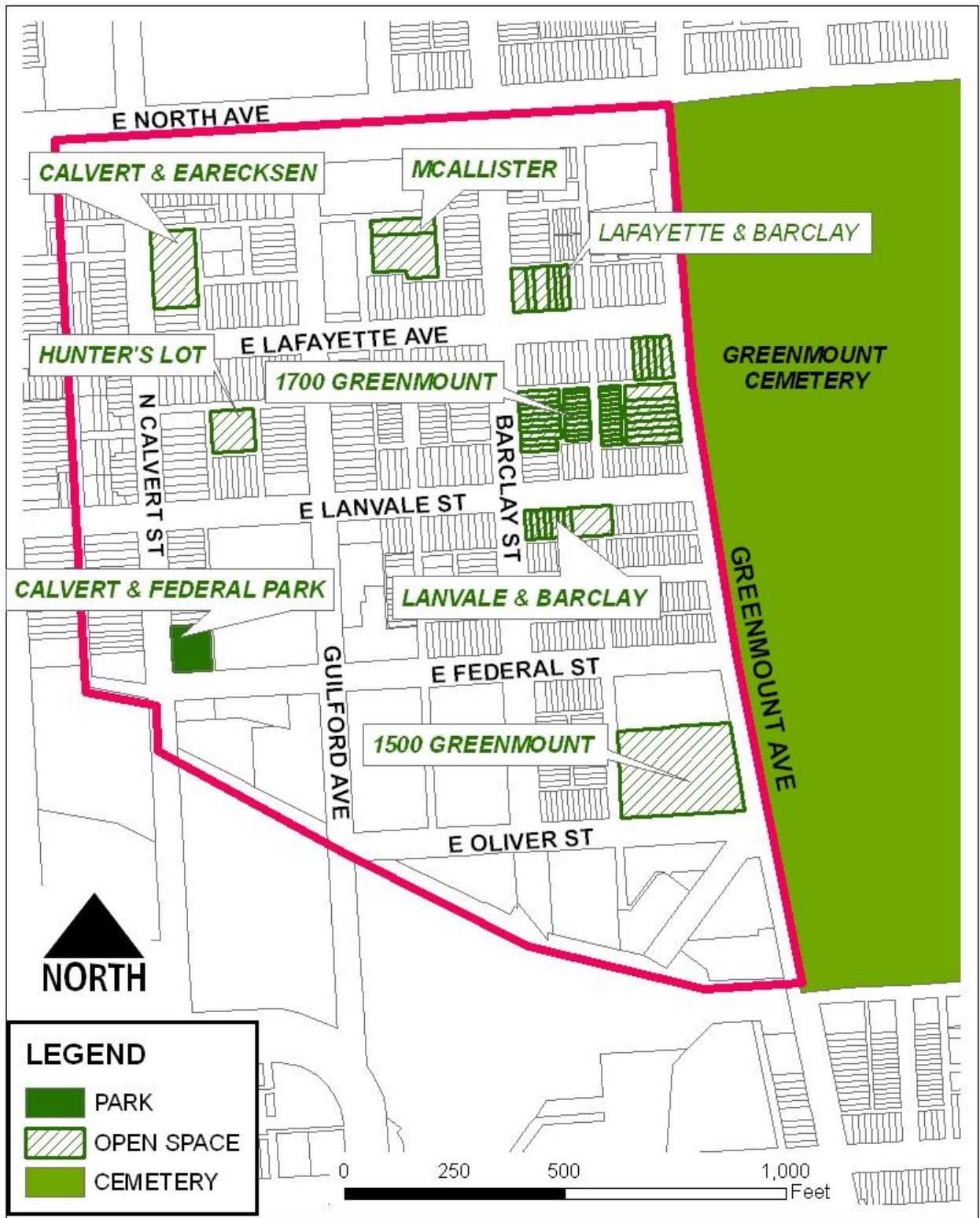


### **Green Mount Cemetery**

The Greenmount West community is bounded on the east side by the historic Green Mount Cemetery, which is an early example of the Victorian rural cemetery movement. It was intended to be a destination for family picnics and served as a sprawling respite from the density of the urban city. The cemetery features a gothic revival chapel designed by J. Rudolph Niernsee and J. Crawford Neilson, in addition to the many graves of notable figures in Baltimore's history. Although cultural changes have caused this cemetery to no longer be the open space destination that it once was, it attracts historians, heritage tourists, and genealogy enthusiasts. Options to engage the Green Mount Cemetery as an active recreational amenity for the residents of the adjacent residential communities should be explored. The cemetery is open to the public free of charge Monday through Saturday from 8am to 4pm.



Map 3: Existing Open Space



### 3.3 Transportation

Greenmount West is bounded by major thoroughfares, with the interior streets predominately carrying local traffic. The northern boundary of the neighborhood is North Avenue, historically the northern city limit, which today serves as the major east/west route within the city. Pedestrian traffic crossing North Avenue is common because of its central location and the number of bus routes that converge at this point. Many of the existing pedestrian crossings along North and Guilford Avenues are wide and poorly marked, lacking painted crosswalks or pedestrian crossing signals, which results in an unfriendly environment for pedestrians.



To the east, Greenmount West is bounded by Greenmount Avenue, which experiences large amounts of traffic farther north, while it has excess right-of-way at this location for the current traffic levels. Pedestrian crossings to the east side of the street are poorly marked, likely because Greenmount Cemetery lies to the east and thus the east side of the street experiences little pedestrian traffic. The excessive width of the street encourages speeding by motorists. Traffic calming measures and “bump outs” at pedestrian crossings to allow better pedestrian access to the east side of Greenmount should be explored.

The western boundary of Greenmount West is Calvert Street, which accommodates only one-way traffic northbound. Calvert Street is heavily used by evening commuter traffic despite the residential character of its buildings because of its width and connectivity with the Central Business District. Although during off-peak hours traffic on Calvert Street is light, traffic often travels at excessive speeds because of the wide road width. Traffic calming and methods of diverting commuter traffic to less residential roads should be explored.

The southern boundary of Greenmount West is formed by the Jones Falls Expressway, a highway built over the historic stream that served as a geographical barrier between Greenmount West and Baltimore in the 1800s. The Jones Falls Expressway is the predominate highway route from Baltimore's Central Business District to its northern counties.



**3.4 Transit Resources**



The Greenmount West community is situated in the vicinity of multiple public transit resources, including MARC, Amtrak and light rail train service from Baltimore's Penn Station and multiple points of access to the MTA bus system.

**Baltimore's Pennsylvania Station**

The transit resources at Penn Station provide both regional and commuter rail services, allowing for regional travel via train as well as a transit connection with the BWI Thurgood Marshall Airport. The commuter train serves Odenton, Aberdeen, Bowie State, the BWI Thurgood Marshall Airport and Washington D.C.. Commuters utilizing the MARC service from Penn Station frequently park in the Greenmount West neighborhood, making it difficult for residents to park during the day.

**Light Rail**

The Penn Station & Camden Yards light rail line can be accessed from the Penn Station stop and serve the south of the City, while the Hunt Valley & BWI Thurgood Marshall Airport line and the Timonium & Cromwell line can be accessed at either the University of Baltimore/Mt. Royal stop or the North Avenue stop. To the south, the light rail provides access to the Central Business District, the University of Maryland Baltimore Campus, Lexington Market, the Inner Harbor, Linthicum and BWI Thurgood Marshall Airport. To the north, the light rail provides access to Mt. Washington, Timonium and Hunt Valley. The light rail intersects with Baltimore's metro rail system at both the Cultural Center and Lexington Market stops, which provides access to destinations on the east and west sides of the city.



As of 2009, there are existing plans to extend the light rail to include a yellow line running east and west through the city, which would add significant access to additional employment, recreation, and service centers in Baltimore for Greenmount West residents.

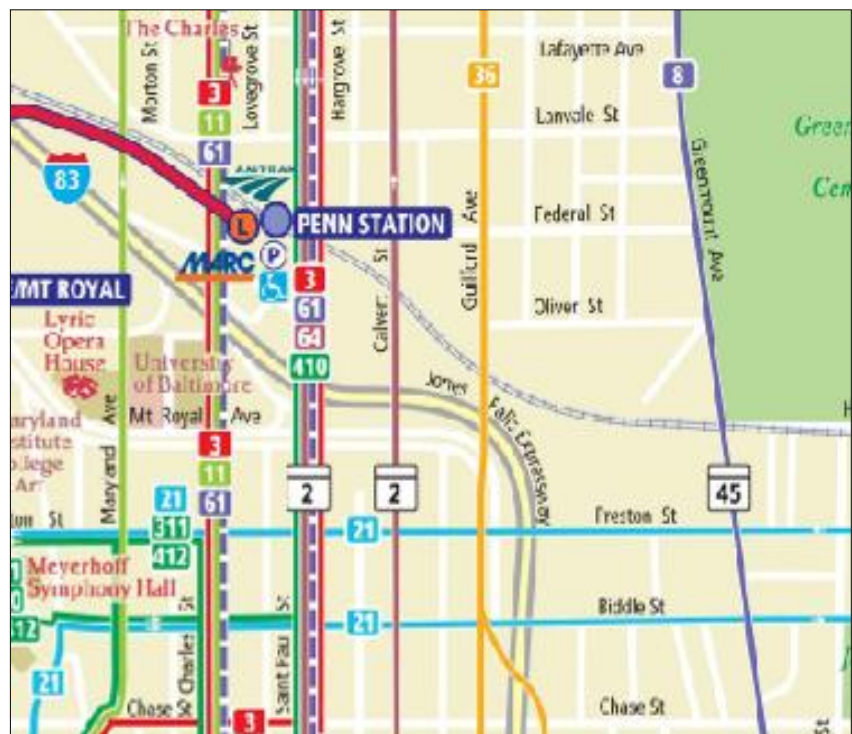
**MTA Bus System**

The MTA bus system provides access to both north/south and east/west transit because of the proximity of Greenmount West to the route transfers that occur at North Avenue and Charles and Saint Paul Streets.

North/south routes are located on Guilford Avenue, Greenmount Avenue and Charles Street/Saint Paul Street, providing connectivity to the neighborhoods of Mount Vernon to the south and Barclay and Charles Village to the north with access to employment opportunities located in the Central Business District, the Johns Hopkins University Homewood Campus, and Union Memorial Medical Center. East/west routes are located on North Avenue and Preston and Biddle Streets.



Charm City Circulator service is expected to begin operation in Fall 2009. The circulator will provide expedited shuttle bus service from downtown to North Avenue on the north with a fleet of 18 clean-energy buses, as well as additional lines connecting riders to transit hubs including Penn Station and employment centers including Harbor East, the Science and Technology Park at Johns Hopkins and the Baltimore Bio Park.



### 3.5 Employment

One pressing problem for Greenmount West citizens is unemployment. According to the 2000 Census, 45% of the population over the age of 16 in the Greenmount West is in the civilian labor force, but 27% these residents are currently unemployed and actively seeking employment. This compares with a national rate of participation in the civilian labor force of 64% and a national unemployment rate of 6%.

#### Income

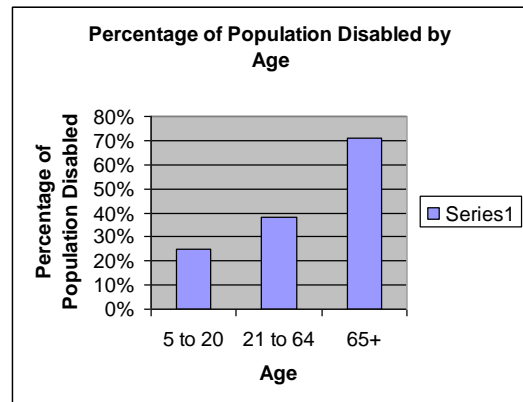
The median income for Greenmount West is \$14,091 per year, with 50% of the population qualifying for poverty status.

#### Education

There are 305 individuals over the age of 3 years that are currently students, with 44% of students enrolled in elementary school. Of the population over the age of 25, the majority did not attain a high school diploma, and only 1% earned a bachelor's degree.

#### Disability

Approximately 40% of the total Greenmount West population qualifies for disability status, a rate twice the national average. Among the 21 to 64 age group, the percentage of the population that is currently unemployed is approximately 10% greater for disabled individuals compared with that experienced by the neighborhood as a whole.



#### Local Employment Opportunities

Many major institutions are located in the immediate vicinity of Greenmount West that provide a wide range of employment opportunities, including service, administrative, manual labor, and professional jobs. Nearby governmental employers include the headquarters of the Baltimore City Public Schools, Department of Social Services, and the State Parole and Probation facility. Educational employers include the University of Baltimore and Maryland Institute College of Art. There are a large number of small service sector and retail employers along the commercial corridors of North Avenue and Charles Street, including small businesses located in the Greenmount West Arts and Entertainment District PUD. Approximately eight manual labor jobs are currently provided at the Industrial Roll facility, with additional industrial jobs provided by the printer on Oliver Street.

### Access to Regional Employment Centers

Residents of Greenmount West have access to a wide variety of employment options because of the strong transit resources located in the neighborhood. To the south, light rail and bus access serves the downtown employment center within the Central Business District, at the University of Maryland Medical Campus, and the Inner Harbor. Along the Howard Street corridor on the west side of downtown, the light rail intersects with Baltimore's metro system at both the Cultural Center and Lexington Market stops, providing access to employment centers on both the east side (e.g. the Johns Hopkins Medical Institute) and west side of the city (e.g. Social Security Administration).

To the north, bus access serves employment opportunities at the Johns Hopkins University Homewood Campus and Union Memorial Medical Center in Charles Village, as well as the Towson area. The light rail provides access to employment opportunities in northern Baltimore City and Baltimore County, including Mt. Washington, Timonium and in Hunt Valley, as well as BWI Thurgood Marshall Airport to the south.

Commuter train service from Pennsylvania Station allows access to a wide range of employment opportunities in the vicinity stops in Odenton, Aberdeen, Bowie State, BWI Thurgood Marshall Airport and Washington D.C..



Additionally, Greenmount West is located directly adjacent to the Jones Falls Expressway (I-83), which serves as the major highway access to northern Baltimore City and intersects Baltimore's Beltway (I-695).



### 3.6 Land Use

Greenmount West is a mixed-use residential neighborhood which includes commercial, industrial, office and artist live/work uses scattered throughout the neighborhood.

#### **Residential**

Residential uses form the core of Greenmount West, with non-residential uses typically concentrated on the periphery of the neighborhood on the more major streets. Although the rowhomes were historically single-family, many of the three- and four-story structures on Calvert Street, Guilford and North Avenues, generally on the north and west sides of the neighborhood, have been broken up into apartments to accommodate the demand for more affordable unit sizes. Most of the two-story structures on Federal and Pittman Streets, on the south side and east side of the neighborhood, generally remain intact as either rental or owner-occupied single-family homes.

#### **Commercial**

Neighborhood commercial uses currently exist in non-conforming structures with historic storefronts throughout the residential core of the neighborhood. Often, the residences in the upper floors of these structures remain vacant even if the commercial space is occupied. The occupancy of these residences would improve the maintenance of these structures and encourage better management of the businesses below. The current population of the neighborhood and the small floor plates of the existing commercial spaces make it unfeasible to support businesses in all of the storefronts, but there is the potential for expansion of neighborhood commercial uses in these existing non-conforming storefronts as residential development occurs and the neighborhood population grows.



Community commercial activities within Greenmount West are generally located on the North Avenue corridor. The pharmacy at the corner of North and Greenmount Avenues is the largest retail establishment in the neighborhood, with smaller restaurants located just to the west of the neighborhood on North Avenue. Additional community commercial uses such as a thrift store are centralized on the neighborhood's other major thoroughfare, Greenmount Avenue.

### **Industrial**

Few of what was once many industrial users remain in the loft style buildings in the southern portion of the neighborhood. The most visible industrial user is the Industrial Roll facility at 1613 Guilford Avenue, which produces rolls used during the manufacturing of steel products, centrally located within the neighborhood across Guilford Avenue from the Baltimore City Montessori Public Charter School. Other active industrial user within community include Lewis Advertising, a printing company at 325 Oliver Street, and various fabrication, light construction and renovation small businesses located in the Cork Factory at 1601 Guilford Avenue.



### **Artist Live/Work**

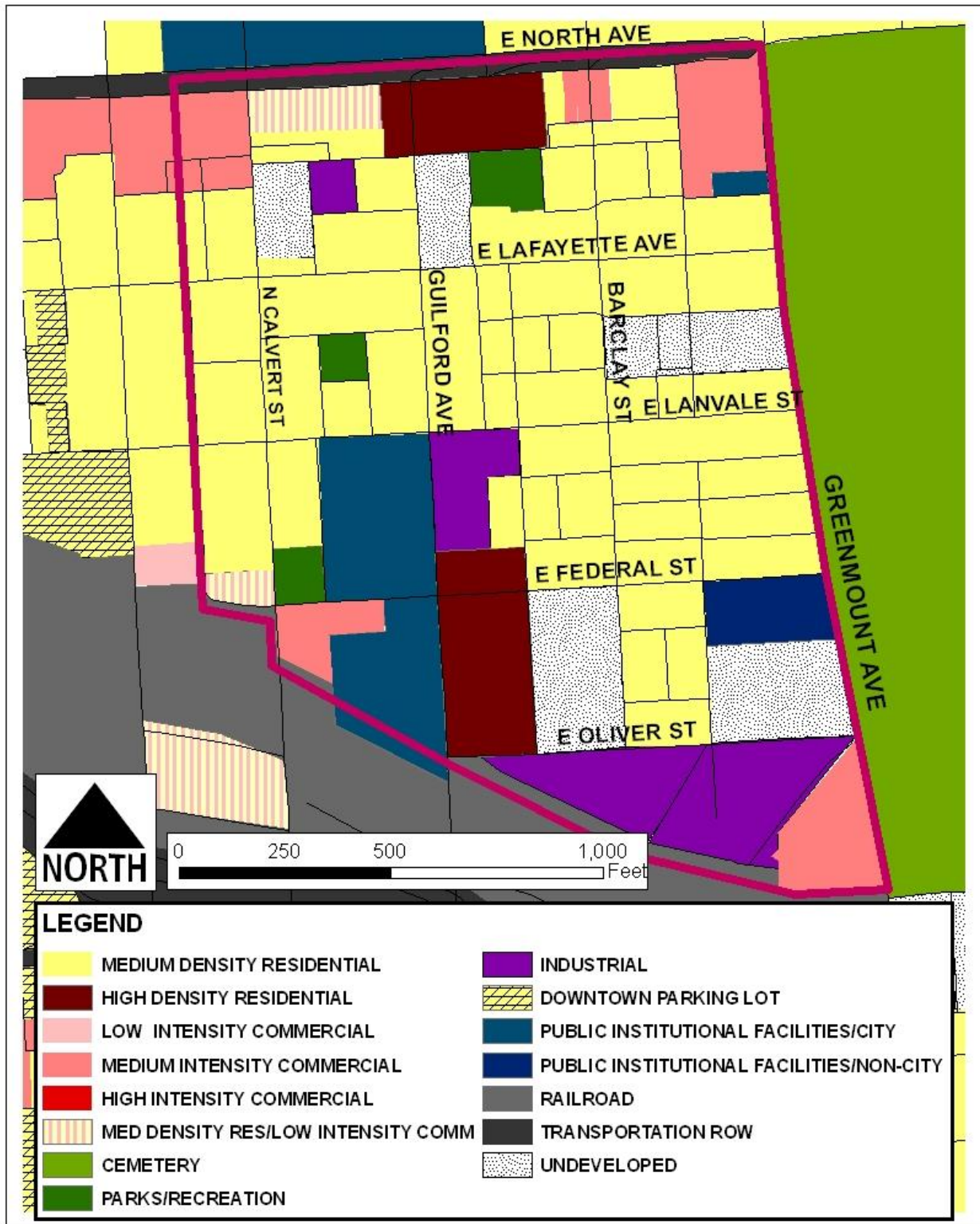
The majority of the historic industrial buildings at the southeastern portion of the neighborhood have been converted into artist live/work space as they were vacated by their previous industrial users in the mid to late 20<sup>th</sup> century. This use takes advantage of the open floor plans of these structures with a mix of light industrial uses associated with art fabrication, residential uses, and accessory art gallery space. Additionally, nearby arts and entertainment commercial activities in Charles North along Charles Street and North Avenue support this artist live/work space.

**Office**

Along Calvert Street there have historically been scattered small offices, a use which responds to the higher levels of traffic on this corridor without compromising the existing rowhouse fabric. Additionally, the redevelopment of the Railway Express Building at the southernmost portion of the neighborhood as apartments, including live/work units to accommodate small owner-operator businesses, creates a strong link between the higher concentration of office space to the south in the Mount Vernon neighborhood and the Calvert Street corridor in Greenmount West. The Station North Townhomes also feature live/work units at the corners of Calvert and Lanvale and Lafayette.



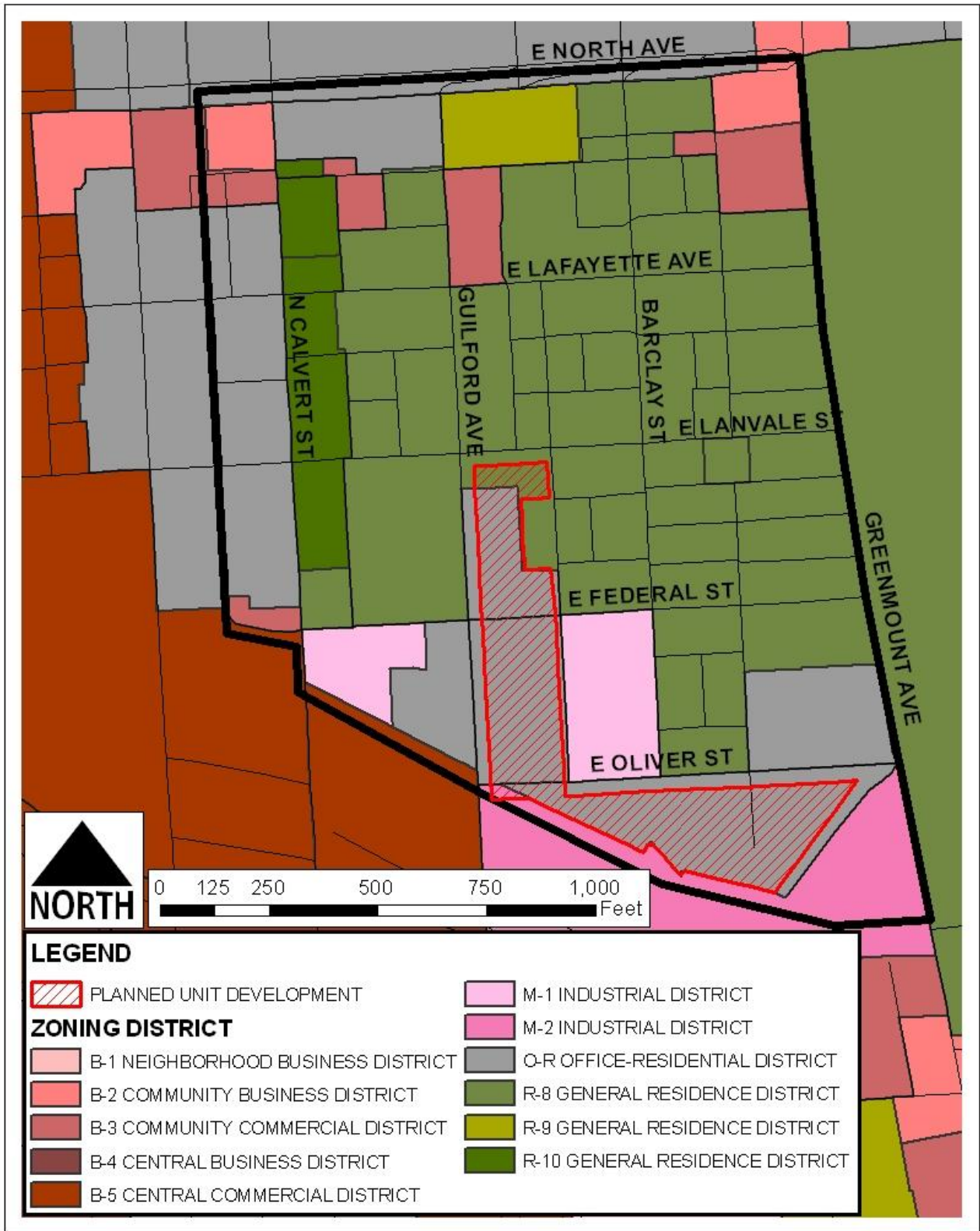
Map 4: Existing Land Use



### **3.7 Zoning**

Zoning regulations determine how property can be used as defined by zoning districts, which roughly correspond to the land uses identified in the previous section. Greenmount West's mixed-use nature, as evidenced by the range of existing land uses, is accommodated by a variety of zoning districts within the neighborhood. Additional information on these zoning districts, including relevant bulk, density, and use restrictions, is available in Appendix D: Current Zoning Categories. Greenmount West also has a zoning overlay district known as a Planned Unit Development, adopted by the Mayor and City Council in 2003, which permits select arts-related commercial uses and residences that would otherwise not be permitted by the underlying industrial zoning.

Map 5: Existing Zoning



## 4 RECOMMENDATIONS

### 4.1 Development

A variety of housing types should be supported within Greenmount West to ensure housing opportunities for a population diverse in age and income level. Housing types should include single-family rowhouses, apartments and efficiency apartments, and live/work space. Housing should accommodate both existing residents as well as new ones, with an approach that specifically addresses concerns about gentrification. Homeownership should be encouraged across housing types and income levels, with condominiums providing a homeownership alternative to the traditional single-family home. Single-family rowhouses should remain the dominant type of development because this development type supports the goals of the community to build homeownership throughout the neighborhood and retains the neighborhood's existing residential character.

The location of specific housing types should respond to the existing building stock. Artist live/work space should be retained in the loft style buildings on the south of Greenmount West because this use requires open, semi-industrial spaces that are difficult to accommodate in other structure types. Similarly, rowhomes should be reverted to single-family homeownership wherever possible as these structures were specifically designed for this use, while new construction could allow for the opportunity to develop new multi-family housing that is harmonious with existing fabric of historic rowhouses. New construction apartment buildings often provide better quality multi-family dwellings than converted rowhomes. Opportunities for both renovation and new construction encourages a variety of housing types at various price points affordable to all income groups, supporting a diverse community.

#### **City-Owned Property**

Vacant housing has served as a barrier to infill development and reinvestment in the community because of the visible and persistent blight throughout the neighborhood. One-quarter of the unoccupied buildings and vacant land within Greenmount West is owned by Baltimore's Department of Housing and Community Development, comprised of approximately equal holdings by the Mayor and City Council and the Housing Authority of Baltimore City.



While the City has sought previously to dispose of this property with mixed success, the coordinated and comprehensive approach envisioned in this Plan uses the City-owned properties as the leverage to achieve both the goals of the City and the Greenmount West community.

### **Achieving the Goals of the Community**

The creation of employment opportunities for the residents of Greenmount West community should be supported through encouraging:

- Development that creates new employment opportunities for area residents at locations indicated as appropriate by the land use recommendations of this plan;
- Opportunities for contractors local to Greenmount West or contractors that employ area residents throughout the disposition process; and
- Disposition of City-owned properties within Greenmount West that provides for a variety of development opportunities, ranging from individuals purchasing and renovating a single-family structure for their own residence to large renovation or infill development bundles geared towards large-scale developers.

Another area of specific concern is the creation of homeownership opportunities for existing residents, many of whom are long time renters. Increasing the number of homeowners in the Greenmount West community without displacing existing renters should be achieved through encouraging:

- The renovation of rowhomes as single-family residences and other developments which provide homeownership opportunities; and
- Strategies for creating homeownership opportunities for existing area residents through the disposition of City-owned property to be informed by the Anti-Displacement Task Force, a coordinated effort of the New Greenmount West Community Association and Baltimore City Housing and Community Development.

Except in the commercial block of North Avenue, the community also aims to achieve an owner-occupied rate that is equal to or greater than the City-wide rate of 55% (US Census 2000).

The community recognizes that, as the neighborhood improves, with an increase of moderately priced and market-rate housing, many low-income renters could be displaced through market-driven redevelopment. Thus, it is important to ensure that housing resources are made available for both owner and tenant legacy residents. The community's preferred strategy is to maintain and upgrade the existing affordable housing units for legacy residents.



### **Community Benefits Agreements**

The New Greenmount West Community Association (NGWCA) may pursue the use of agreements between a developer and the community referred to in other jurisdictions as “Community Benefits Agreements” (CBAs) whereby a developer agrees to improvements beneficial to the neighborhood. While such private agreements are beyond the scope of the Planning Commission's formal approval process, the Commission recognizes that CBAs may be an important tool for implementing the recommendations of the Greenmount West Master Plan, subject to all City development policies, laws, and regulations. The community intends to negotiate with interested developers to establish contributions from development project(s) toward community and public space improvements and activities that enhance both the project site and the community. Further information about CBAs and sample agreement language can be found in Appendix C.

### **Green Building Requirements**

Baltimore's Green Building Requirements apply to new and extensively-modified (>50% gross floor area) commercial, mixed-use buildings, and certain multi-family buildings (more than three stories and five units) over 10,000sf (City Council Ordinance 07-0602). Projects that receive a subsidy will be required to follow the City's Green Building Requirements immediately, while projects not receiving subsidy be required to follow the City's Green Building Requirements if their building permits are submitted after July 1, 2009. Additional information on City Council Ordinance 07-0602 that established the Green Building Requirements can be found at the following resources:

- Baltimore City Council's Legislative Reference  
<http://legistar.baltimorecitycouncil.com/attachments/1822.pdf>
- The Baltimore City Department of Planning's Office of Sustainability  
<http://www.baltimorecity.gov/government/planning/sustainability/>

Residential units not subject to the Baltimore Green Building Requirements should consider integrating the following green specifications:

- Meet the U.S. EPA Energy Star Home standards to reduce occupant energy cost and help Baltimore meet its energy and greenhouse gas emission reduction goals.  
[http://www.energystar.gov/index.cfm?c=new\\_homes.hm\\_index](http://www.energystar.gov/index.cfm?c=new_homes.hm_index)
- Use roofing material which complies with the U.S. EPA Energy Star Reflective Roof Products program on roofs with a slope of less than 2:12 to minimize the heat island effect in Baltimore and reduce occupant cooling loads.  
[http://www.energystar.gov/index.cfm?c=roof\\_prods.pr\\_roof\\_products](http://www.energystar.gov/index.cfm?c=roof_prods.pr_roof_products)

- Comply with the U.S. EPA Water Sense specifications for all applicable water fixtures (toilets, aerators, and showerheads) to reduce occupant water use and protect water quality.  
<http://www.epa.gov/watersense/index.htm>
- Minimize the creation of construction and demolition waste in the project area by diverting a minimum of 50% of "waste" by weight from landfills through utilizing existing recycling, architectural salvage programs and deconstruction.
- Use the LEED-ND qualifications for smart location and linkage, neighborhood pattern and design, green infrastructure and building, innovation and design process, and regional context.  
<http://www.usgbc.org/leed/nd>

### **Preservation of Historic Resources**

Although Greenmount West is not currently designated as a CHAP Local Historic District, the historic buildings within the neighborhood contribute greatly to its character and the integrity of the North Central National Register Historic District. For both environmental and historic preservation reasons, the renovation of historic structures is strongly encouraged. Of particular importance are those historic buildings within the neighborhood identified by CHAP staff as landmark eligible, including the properties known as the Copy Cat Building, the Cork Factory and the historic School 32 building. Historic preservation may be a consideration of Baltimore Department of Housing and Community Development when disposing of City-owned properties.

### **Preservation Review Process**

The Greenmount West neighborhood is part of the North Central National Register Historic District, established in 2002. Any project receiving federal dollars must be reviewed by the Maryland Historical Trust (MHT), a process known as the Section 106 review. In addition, the MHT also reviews State or State-funded projects. If the MHT determines that a project will have an adverse impact on historic properties, they will enter into negotiations to mitigate the impact on historic resources. Please refer to the following resource for further information:

[http://mht.maryland.gov/projectreview\\_agencies.html#MHTReview](http://mht.maryland.gov/projectreview_agencies.html#MHTReview)

Any project with financial or technical assistance from Baltimore's Department of Housing and Community Development, Baltimore Development Corporation or any other City Agency should consult with the Division of Historical and Architectural Preservation of the Department of Planning in order to coordinate any historic preservation review for their project.

### **Disposition Strategy**

Isolated City-owned properties within Greenmount West that do not contribute to larger land assemblages and are improved with structures that can be renovated should be made available for redevelopment as soon as possible. Currently, there are a number of developers that are already active within the Greenmount West community that may be interested in acquiring and renovating additional properties in accordance with the goals of this Plan.

Concentrations of City-owned properties within Greenmount West that do not contribute to larger land assemblages and are improved with structures should be made available in renovation bundles. This approach allows developers to make the substantial change required to market renovated properties in an area that has a significant number of vacant buildings. It also provides developers with the assurance that they will be able to acquire all of the City-owned properties in an area. Consideration should be given to proposals that provide affordable home-ownership opportunities.



Adjacent vacant City-owned lots should be bundled together to facilitate the assembly of infill development lots. If there are outstanding lots that are under private ownership, City acquisition should be made a priority such that these development parcels can be assembled and made available to interested developers. It has been the desire of the community for the renovation of existing vacant buildings to occur before infill development on vacant lots. This allows the community to preserve the passive open space afforded by these vacant lots as long as possible. Prioritization of the renovation of vacant buildings also addresses the immediate negative impacts of unoccupied rowhouses on the marketability and structural integrity of the adjacent buildings as soon as possible. To the extent possible, however, infill development should be pursued on a short-term basis for sites where additional acquisition is not required.

Extremely large infill development sites, infill development sites that present specific design issues or those in prominent locations may require the additional control provided by the Request for Proposals disposition process. While the specific recommendations for these large infill development sites are detailed later in this chapter, the recommendations predominately consist of multi-family housing where possible and ground level retail where appropriate. The Request for Proposal process should respond to the goals of the community as articulated in this Plan, as well as provide additional opportunity for community input throughout the selection of a proposal.

Anchoring the corners of blighted blocks within Greenmount West through the redevelopment of these strategically located properties may contribute to creating private market demand in Greenmount West. The redevelopment of corner properties may be prioritized as part of a disposition strategy for City-owned properties. Coordinating bundles at a particular intersection such that more than one corner is secured may contribute to a solid core redevelopment approach.

### **Implementation**

Due to evolving market conditions, a specific property-by-property disposition strategy has not been included in this Plan. Rather, a general approach to property disposition has been outlined in the Disposition Strategy narrative and further information has been included for sites of particular importance in the Site-Specific Disposition Recommendations section below.

Furthermore, Baltimore's Department of Housing and Community Development (DHCD) will convene the Greenmount West Disposition Advisory Committee with community stakeholders such as the New Greenmount West Community Association, the Greenmount West Community Development Corporation, the Central Baltimore Partnership, Jubilee Baltimore, and the Department of Planning as determined by the Housing Commissioner. Following the general Disposition Strategy laid forth in this Plan, the Housing Commissioner, after consultation with the Committee, will work to the implement the Goals of the Community for redevelopment. Items on which the Committee will consult to the Housing Commissioner include but are not limited to:

- Preliminary advisory recommendations compiled by DHCD on property disposition,
- Final advisory disposition recommendations to Housing Commissioner, and
- Advisory recommendations for the selection of development team for major disposition parcels through Request for Proposal processes or other large disposition bundles (excluding properties disposed of through the SCOPE program).

The advisory recommendation of the Committee will be taken into consideration before any final disposition decisions are made by the Housing Commissioner within the Plan area.

### **Site-Specific Disposition Recommendations**

Specific disposition recommendations that require additional site-specific explanation are provided below. All recommendations reference the corresponding land use and zoning recommendations, but for additional information please see those specific sections of the recommendations chapter, as well as Appendix D. The site plans included in the site-specific recommendations are intended to be for illustrative purposes only.

#### **Historic School Building on the School 32 Site**

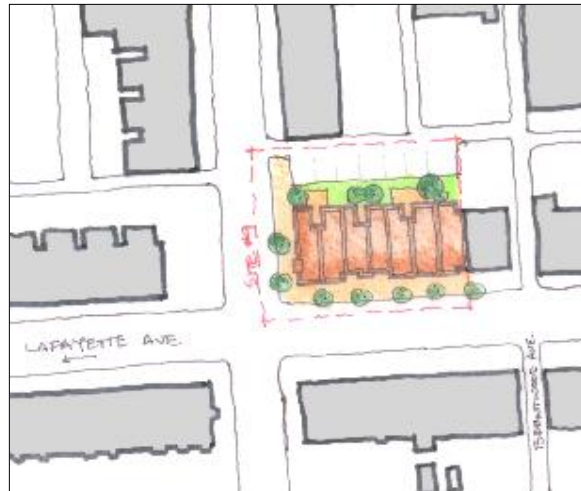
The historic school building located on the same lot as the Baltimore City Montessori Public Charter School is currently vacant. Located in the North Central National Register Historic District, the historic school building has been identified by the Baltimore City Commission for Historical and Architectural Preservation staff as eligible for local landmark status. Because of the structure's historical and architectural significance as a rare example of intact Italianate institutional architecture, the preservation of the historic school building should be an integral part of any proposed redevelopment. Restoration of this building may be eligible for Federal, State and/or Local Historic Tax Credit programs (see Appendix A).



The institutional nature of the historic school building, as well as the site's central location within the Greenmount West neighborhood, make it ideal for a community meeting space or a neighborhood center. Additional uses that would be complimentary to the building's location and form include office space or use in conjunction with the adjacent Baltimore City Montessori Public Charter School. Office uses could include non-profits that serve the community or for-profit businesses that provide employment opportunities for area residents. There may be the potential for meeting space to be shared with an office or school and the local community association.

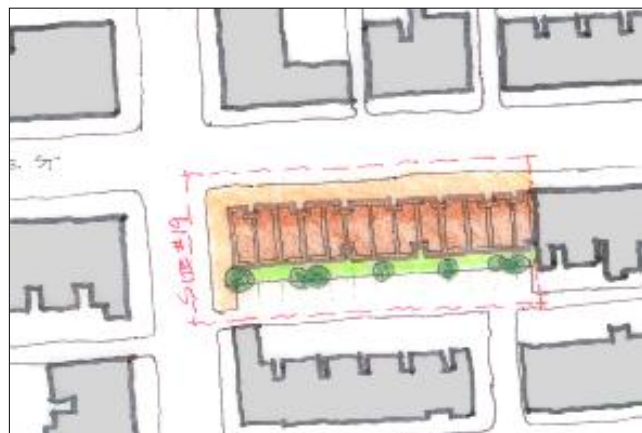
### **Northeast Corner of Barclay and Lafayette**

The northeast corner of the intersection of Barclay and Lafayette, although currently privately owned, provides an opportunity for infill development. This site is of particular concern to the surrounding community because of a previous proposal to develop the site as a community-based correctional facility. Preliminary architectural study suggests that one suitable use for the site would be seven infill rowhomes, approximately 17 feet wide with up to 13 off-street parking spaces at the rear of the properties. This development scheme could feature single-family three-story houses or two dwelling unit structures with a two-story owners' suite on the first and second floors and a rental unit on the third floor. This type of development could meet the community's goals of providing homeownership and affordable housing opportunities.



### **Southeast Corner of Barclay and Lanvale**

The site at the southeast corner of the intersection of Barclay and Lanvale could provide a similar opportunity for infill rowhomes. The ownership of this site is both public and private and includes a larger parcel which was previously park land. The former park land is poorly situated mid-block for continued open space usage and does not possess any programmed open space or natural features of distinction. The assemblage of the site could allow for 13 rowhomes at 17 feet wide with up to 14 off-street parking spaces at the rear of the lot. Similar to the flexibility of the development scheme shown for the northeast corner of Barclay and Lanvale, this development scheme could feature single-family three-story houses or two dwelling unit structures with a two-story owners' suite on the first and second floors and a rental unit on the third floor. This type of development could meet the community's goals of providing homeownership and affordable housing opportunities.



### East Side of the 1800 Block of Calvert

In order to achieve the goal of providing affordable housing for existing Greenmount West residents, smaller housing types such as apartments should be considered when possible for infill development proposals. In contrast to the historic structures that have been converted for multi-family use, new infill development that is designed to accommodate apartments may feature amenities such as elevator access and wheelchair accessibility that historic structures may not accommodate. Condominiums could provide affordable homeownership opportunities to accommodate area residents that either prefer the convenience of the smaller housing option or could not afford one of the larger rowhomes in the area.

One site that can achieve these uses is the vacant lot on the east side of the 1800 block of Calvert Street. The first development scheme (on the left) shows 6,800sf of office space fronting on Calvert Street with 28 off-street parking spaces provided in the back. The upper four stories accommodate approximately 35 dwelling units. The rear garage parcel is shown as five rowhomes, each with an off-street parking space provided at the alley. Although this development scheme envisions the development of the lots fronting Calvert Street occurring in conjunction with the rear garage lots, these developments could be pursued separately.



The second development scheme (on the right) shows the lot fronting Calvert Street developed as a series of smaller three to four story apartment buildings featuring landscaped courtyards. Most of the 24 off-street parking spaces would be provided as surface parking on the rear garage lot. This development scheme would also yield approximately 35 dwelling units.

### 1700 Block of Greenmount Avenue

The 1700 Block of Greenmount Avenue provides the largest opportunity within Greenmount West for infill development, but also poses a complex development challenge. The site consists of many vacant lots, most of which are City-owned, that would need to be consolidated in order to permit development. While the development scheme presented in this plan does require some acquisition, more aggressive schemes could include redevelopment of the entire square block given the concentration of vacant and abandoned properties.

One of the challenges presented by the site is identifying the appropriate mix of land uses to successfully address the commercial corridor of Greenmount Avenue on the east while transitioning to match the residential character and scale found on Barclay Street. This development scheme achieves this through the development of ground level retail or office space along Greenmount (approximately 6,600sf in Building C and 5,200sf in Building D). Building C could be developed with 17 dwelling units on three upper floors for a total of four stories in height. Building D could be developed with 13-17 dwelling units on three to four upper floors for a total of four to five stories in height. Forty off-street parking spaces could be accommodated in a surface parking lot tucked behind the buildings fronting on Greenmount Avenue.





The proposed height of the buildings along Greenmount Avenue, while taller than what is typical of the surrounding neighborhood, responds to the commercial nature of the street and would capitalize on views over the historic Green Mount Cemetery to the east. These dwelling units could provide mixed-income rental or homeownership opportunities while offering a unit type that may be more attractive to singles, couples and the elderly than the rowhouses found elsewhere in the neighborhood.

On the Barclay Street frontage there is the opportunity for the development of programmed open space that is centrally located within the Greenmount West community. Seven rowhomes would front onto the programmed open space with an existing alley behind this open space providing street frontage for the houses and accommodating five on-street parallel parking spaces. Off-street parking spaces for residents could be provided at the rear of the property either in a garage at the rear of the house or on a parking pad.

One potential management option for the proposed open space would be through a homeowners' association of the rowhomes which benefit from their location directly on this new open space, although the proposed open space is intended to be publicly accessible and serve as an amenity to the entire neighborhood. Another option for managing this new open space could be community managed open space through the neighborhood association if this solution proves effective in other proposed community managed open spaces.



### **1500 Block Greenmount Avenue**

The development in progress at 1500 Greenmount will create 69 affordable housing units for artists and is an example of development in keeping with the goals of this Plan. While this is a productive first step towards ensuring a long-term artist community within the neighborhood, further steps need to be taken to ensure that artist live/work space continues to be available in Greenmount West, supporting the Station North Arts and Entertainment District that includes both the Greenmount West and Charles North neighborhoods.

## 4.2 Parks, Open Space and Recreation

Greenmount West deserves first rate parks and community open spaces. Much of the existing open space in Greenmount West is poorly situated, resulting in disuse and attracting crime.

The amount of vacant land – both public and private, dedicated open space and future development sites – provides Greenmount West with flexibility in planning for open space as an integral part of the neighborhood. This allows for both new development and the opportunity to take a more deliberate approach in locating future permanent open space. Rather than locating open space where the City cleared blighted properties in the past, open space should be located based on sound community planning principles: parks should be easily accessible to the community, fronted by active buildings, and away from heavy vehicular traffic without being isolated.

Incorporating open space as an integral part of this Plan is important not only for the Greenmount West community but also for adjacent communities that also currently lack open space. Unfortunately, the planning effort for the adjacent Charles North community, the Charles North Vision Plan, does not anticipate the creation of major open space because of the high density of the proposed transit oriented development around Penn Station. Charles North and other communities surrounding Greenmount West would also benefit from improvements to open space amenities in Greenmount West.

Community planning principals that should guide any future development of open space include:

- Plan for a variety of open spaces in both size and uses;
- No additional demolition for open space is necessary because there is an abundant amount of existing vacant land;
- Parking considerations need to be made in all open space locations and developments;
- Private developers will be encouraged to provide open space through the disposition process; and
- A playground and a formal dog park are both existing needs in the neighborhood.

### **Open Space Strategies**

In the short term, augmenting the existing lighting of open spaces and removing any vegetation or fencing that impedes visibility is a strategy to make these spaces safer and more hospitable.

In the long term, reducing the overall amount of vacant land in Greenmount West through infill development will allow the community to focus their efforts to achieve higher quality open spaces that function as amenities. This would allow the remainder of the vacant land to be developed for mixed-use residential uses that would be integrated with and positively impact the surrounding community. Land swaps should be explored where necessary such that open space is designed in optimal locations, such as a series of larger spaces versus small scattered pocket parks, with infill construction knitting back together the urban fabric.

Open space should be fronted by active buildings to foster casual use as individuals come and go. Open space should be programmed to support activities for the range of Greenmount West residents while including adequate visibility and lighting to ensure safety.

Potential tools for achieving these short and long term open space strategies include the installation of way finding signs and temporary, rotating, or permanent artwork and engaging both youth and artist participation.

### **Community Managed Open Space**

Community managed open spaces could include undevelopable parcels and other open spaces that the community wishes to retain as permanent open space. Parcels that could be candidates for community managed open spaces include Hunter's Lot and the McAllister Street open space because these parcels are located in the interior of a square block and require strong community investment to succeed without street frontage.



Stewardship is crucial for community managed open spaces to be established and maintained. A community organization such as the New Greenmount West Community Association should identify a steward for these spaces as well as assist the steward(s) through the organization of events to maintain community managed open space. A steward may include but is not limited to a

homeowners' or community association or another collective of nearby residents, a school, an area community service provider or a similar administrative entity. Additional resources, such as access to tool banks, seminars, and news letter, can be accessed through the Parks & People Foundation Community Greening Resource Network.

Once a community managed open space is established, both an ownership entity and a management plan needs to be developed in order acquire and hold the property, as well as to ensure proper maintenance. The Baltimore Green Space land trust is being developed to serve as an ownership entity for permanent community managed open space, as well as providing liability coverage for the property. If community managed open space can be successfully established at either the McAllister Street open space or Hunter's Lot, acquisition through Baltimore Green Space should be explored as a way to ensure that residents' investments in these spaces are protected and will provide liability protection for the neighborhood association through a group insurance policy.

### **Creating New Programmed Open Space**

There is the potential through the development of the 1700 Block of Greenmount Avenue site to create a new, centrally-located programmed open space within the Greenmount West community. This is an important component of the most significant proposed infill development within this Plan. While infill development promises to bring new mixed-income housing and homeownership opportunities for area residents, it comes at the cost of existing passive open space. Although Greenmount West currently has open space in abundance, this open space is generally poorly maintained and does not feature programmed open space amenities such as walkways, out door furnishings, or play facilities for children. A new open space with these desired amenities is important both to replace some of the open space which will eventually be lost to infill development and to make Greenmount West an attractive place to live for current and future residents.

The proposed location of this new open space is insulated from the heavy vehicular traffic experienced on the commercial corridors of Calvert Street and North and Greenmount Avenues and would benefit from the investment and activity of adjacent homeowners whose rowhomes front the open space. While one potential management option for the proposed open space would be as community managed open space through the neighborhood association, if this solution proves effective in other areas within the community, a homeowners' association of the rowhomes that benefit from their location directly on this new open space could be another management option. It is important that if the space is maintained through a homeowners' association that it remains publicly

accessible, serving as an amenity to the entire neighborhood. Additionally, new public open space can also effectively be created by the community obtaining agreements for shared access to existing or future open or recreational spaces as part of facilities such as the Baltimore City Montessori Public Charter School or new residential development within the neighborhood.

### **Neighborhood Gateways**

In addition to public and community-managed open space, the community recommends creating neighborhood gateways at four strategic neighborhood entry points to create neighborhood awareness for passerby's and to support community awareness and civic support for existing residents. The proposed locations for these neighborhood gateways are:

- Calvert and Federal St. Park,
- Northwest corner of Oliver Street and Greenmount Avenue intersection,
- Southwest Corner of North Avenue and Greenmount Avenue intersection, and
- Southeast corner of North Avenue and Calvert Street intersection (due to the many physical limitations here, the neighborhood gateway may be limited to signage on the existing building or street lamp).

### **Streetscaping & Traffic Calming**

To enliven the neighborhood and create a more pedestrian friendly environment the community recommends streetscaping for all streets in Greenmount West. This could include tree planting, planters, benches, etc.. Traffic calming measures are also key elements when creating more livable streets and may include intersection art, "bump-outs" at intersections, four-way stops at all intersections throughout the neighborhood and the conversion of one-way streets into two-way traffic patterns to help reduce traffic speeds. Streetscaping and traffic calming devices should be addressed in the community's request for a transportation study to Baltimore's Department of Transportation.

### **Community Recommendations for Existing Open Space**

The community's open space planning process led to the following open space recommendations. Detailed recommendations for each open space are guidelines that represent the community's vision for both that individual site and an overall system of open space within Greenmount West.

### **Calvert & Federal Park**

It is community's opinion that the Calvert & Federal Park, the only Department of Recreation and Parks operated open space in Greenmount West, is underutilized due to its insulated feel and physical configuration. The park is primarily used by a small number of residents walking their dog so the community intends to pursue further study of the conversion of this park into a formal dog park while retaining the existing trees. Converting this park into a dog park will also improve community visibility. Also, community art should be incorporated into the future park design. The community is committed to supporting the City by exploring outside funding opportunities for the park's conversion to a dog park and through the formation of a "Friends of Calvert & Federal Park" stewardship group.

### **McAllister Street Open Space**

The McAllister Street Open Space is currently managed by a group of adjacent residents. The community recommends that this open space continue to be maintained as a community-managed space and is currently in the process of formalizing it with the non-profit organization, Parks and People Foundation. Additional site specific recommendations include:

- The installation of a pedestrian alley connection from Lafayette Street to the open space, connecting back out to Barclay Street through the alley, which will join the McAllister Street open space with the two vacant lots at 332 and 334 E Lafayette Street (at the northwest corner of the Barclay/Lafayette intersection); and
- The retention of the existing uses, including the swing set and open space, as the primary uses for this space.

### **332 & 334 E Lafayette Street and Barclay Street Intersection**

The community intends to pursue the conversion of two vacant City-owned lots at 332 and 334 E Lafayette Street into a fenced playground designed for toddler and early elementary aged children. One option for implementation would be for the community to establish a formal Adopt-A-Lot agreement with the City for these properties. The pedestrian alley connection leading from the McAllister Lot, described above, will then connect to the proposed playground, which begins to create an open space network. The open space network is then recommended to continue through the Lafayette and Barclay Street intersection.

### **Barclay and Lafayette Open Space (Barclay Commons)**

Currently, a group of Greenmount West residents operate and maintain Brentwood Commons, fronting on Barclay Street at the northeast corner of Barclay and Lafayette, as community open space. The managing stewards intend to pursue a formal right-of-entry agreement with the private owners since the open space contributes to an overall open space network throughout the neighborhood. The community recognizes that this site is a potential developable site and consultation between an interested developer, NGWCA, and the community stewards is encouraged if these lots are considered for development.

### **Inner 1800 Barclay Street Open Space**

Currently, a group of Greenmount West residents operate and maintain a community garden in the interior of the 1800 block of Barclay Street at the northwest corner of Bowen Alley and Brentwood Avenue. The community recommends that the Inner 1800 Barclay Street community garden be retained and the managing stewards intend to pursue a formal right-of entry agreement with the private owners. The community recognizes that this site is a potential developable site and consultation between an interested developer, NGWCA, and the community stewards is encouraged if these lots are considered for development.

### **Hunter's Lot**

Hunter's Lot currently presents a maintenance issues due to the fact it is privately-owned. However, the open space is currently managed by a group of adjacent residents. The community recommends establishing a process to acquire the lot as a permanent community managed open space. The community also recommends that the existing use as passive open space with gazebo and solar energy powered lighting be maintained. The community does not wish to see this space be made openly available to outside users beyond the immediate neighbors to discourage any negative uses or activities in this relatively isolated open space.

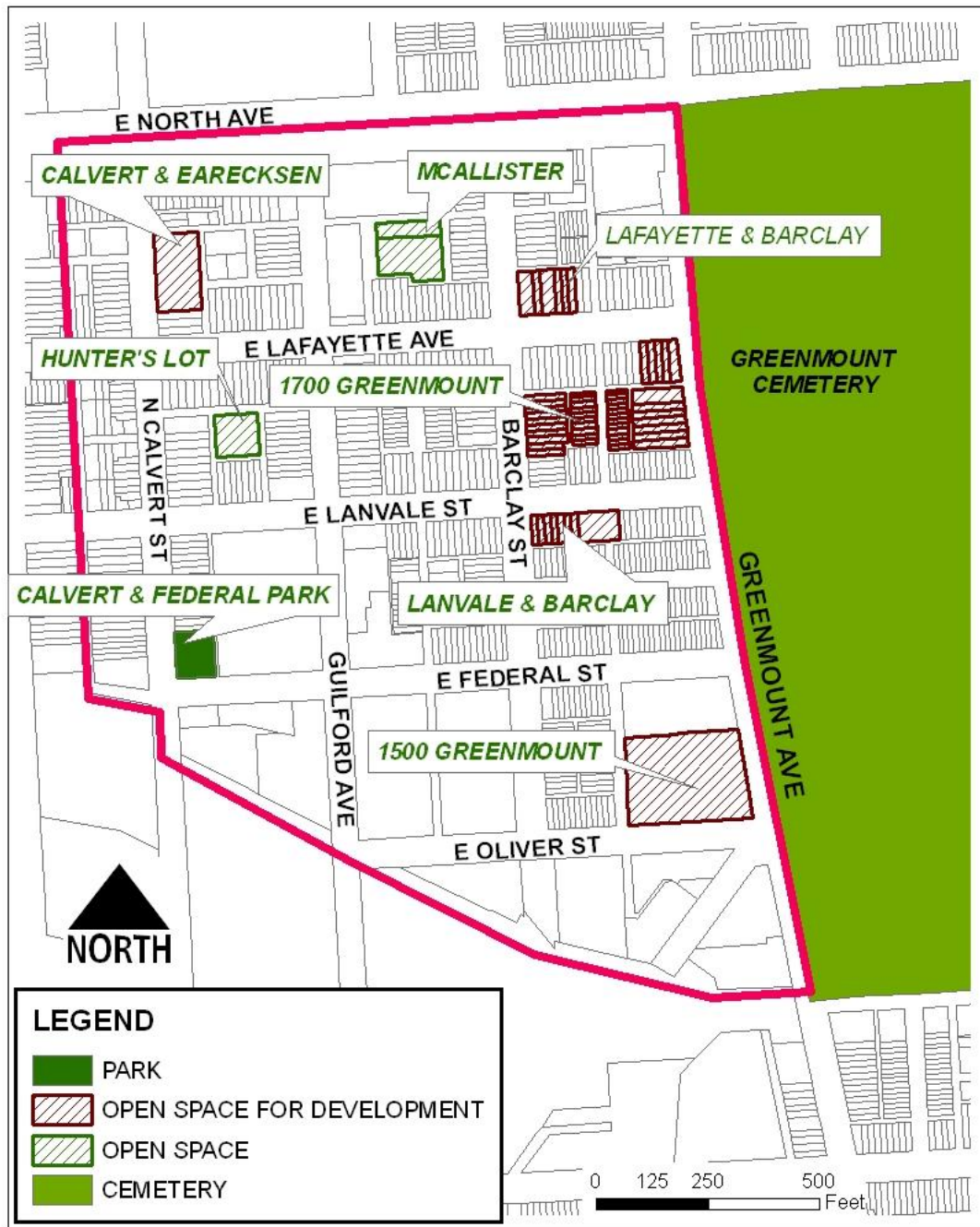
### **1700 Greenmount Open Space**

Currently, there is usage of the large City-owned lot that fronts the 1700 block of Greenmount Avenue as community managed open space, including improvements such as landscaping, picnic tables, and a tent to protect users form the elements. While it is eventually anticipated that this site would be developed, this interim usage as community managed open space should be formalized through an Adopt-A-Lot agreement between the City and the users. This will ensure that the users have predictability regarding the timing of redevelopment.

### Open Space Recommendations Map

The following Open Space Map identifies the existing park space and open spaces while designating which open spaces should be maintained and which are identified for future development. The map does not identify specific open space uses or streetscaping and traffic calming elements.

**Map 6: Open Space Recommendations**





### 4.3 Transportation

The high volume of vehicular and MTA bus traffic on North Avenue and Greenmount Avenue impedes pedestrian traffic. Many of the existing pedestrian crossings on these major corridors at the northern and eastern boundaries of the Greenmount West community are wide and poorly marked, lacking painted crosswalks or pedestrian crossing signals. This results in an unfriendly environment for pedestrians that does not encourage community based retail, an asset that the Greenmount West community would like to support. Additionally, it makes entering the neighborhood from the transit resources located on these thoroughfares dangerous, detracting from the overall transit experience and discouraging ridership.



Solutions to facilitate pedestrian crossing along North Avenue include improved marking of pedestrian crosswalks and the installation of pedestrian crossing signals and wheelchair accessible curbs at intersections where these features are currently lacking. The width of Greenmount Avenue is excessive given the modest amount of traffic, encouraging unsafe speeds. Traffic calming measures that should be explored include narrowing the road through the installation of “bump-outs” at intersections to reduce the pedestrian crossing road width and the signalization of additional intersections. Reducing traffic speed on Greenmount may also aid in the development of office and retail uses that would respond to the street scale and character.

Conversion to two-way traffic should be studied for roads that are presently one-way where the excess right-of-way exists, improving connectivity within the neighborhood and activating the easternmost blocks of these streets that abut the Green Mount Cemetery frontage of Greenmount Avenue. Streets for which this may be studied at the initiation of the community include Lanvale, Lafayette and Oliver Street. Lanvale and Lafayette currently have two lanes of traffic with parallel parking on both sides of the street, so the right-of-way should accommodate one lane of traffic in each direction with parallel parking on both sides of the street. The easternmost portion of Oliver is currently one-way with angled parking on one side, such that the conversion to two-way traffic would likely result in the loss of some on-street parking.

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## Greenmount West Master Plan

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Currently, on-street parking is utilized by MARC commuters and the staff and visitors of the Department of Social Services, both concentrated in the southwestern portion of the neighborhood, which makes it difficult for residents along Calvert Street to park during the day. To address this issue, a Residential Permit Parking district should be pursued by the New Greenmount West Community Association in conjunction with the Parking Authority. Once a petition by community residents is completed, the Parking Authority will conduct a parking survey to determine the residential blocks eligible for inclusion in the district. For a small fee, residents within the Residential Permit Parking district can be issued one permanent permit per car registered to the resident and up to two guest passes per address, with parking for non-permit holders otherwise limited to two hours during the specified times. As residential development occurs on the east side of the neighborhood with potential additional office and retail space along Greenmount Avenue, it may be desirable to extend a Residential Permit Parking district east.

As mentioned in the Community Vision Statement, Greenmount West aims to balance the mobility, safety, and other needs of pedestrians, bicyclists, and vehicular traffic. Pedestrian walkways, bicycle lanes and racks, and other amenities shall be incorporated, where feasible, to enhance the possibility and desirability of walking and bicycling throughout the neighborhood. It is also recommended that interesting, landscaped streetscaping provide pedestrians with a safer and more comfortable walking environment, including improvements to bus stops and the installation of lighting, and public art.



#### 4.4 Employment

There are multiple recommendations made by this Plan that are intended to address the high unemployment rate currently experienced by residents in Greenmount West.

##### **Employment Opportunities through Land Disposition Recommendations**

The recommended disposition strategy for City-owned properties is intended to provide opportunities for both small and large development companies and contractors to participate in the redevelopment of Greenmount West, as well as for these businesses to employ area residents through encouraging:

- Development to include a component that creates new employment opportunities for area residents those locations indicated as appropriate by the land use recommendations of this Plan;
- Opportunities for contractors local to Greenmount West or contractors that employ area residents throughout the disposition process; and
- Disposition of City-owned properties within Greenmount West through allowing for a variety of development opportunities, ranging from individuals purchasing and renovating a single-family structure for their own residence to large renovation or infill development bundles geared towards large-scale developers.

A tool to formalize the pursuit of these employment goals may be through “Community Benefits Agreements,” (CBAs). The New Greenmount West Community Association may pursue the use of agreements between a developer and the community, referred to in other jurisdictions as CBAs, whereby a developer agrees to improvements beneficial to the neighborhood. While such private agreements are beyond the scope of the Planning Commission’s formal approval process, the Commission recognizes that CBAs may be an important tool for implementing the recommendations of the Greenmount West Master Plan, subject to all City development policies, laws, and regulations. Further information about CBAs is found in Appendix C.

##### **Employment Readiness Programs**

The existing high rates of unemployment within Greenmount West, coupled with the low educational attainment rates, point to the important role that employment readiness programs could play in addressing these issues. Job readiness programs should be supported wherever possible through the City’s land disposition process as well as through other mechanisms.

Existing Employment Readiness and related programs active in the Greenmount West area include:

- Civic Works,
- BMOG/Greenmount Deconstruction Pilot,
- The Greenmount Training Program, and
- The Baltimore Traders Guild.

### **Employment Opportunities through Land Use Recommendations**

Another component of addressing unemployment in Greenmount West is through ensuring that the land use recommendations of this Plan provide for uses that create long-term employment opportunities. Proposed land uses that could generate employment opportunities for area residents include community commercial, office and industrial mixed-use land uses. These land uses permit a range of opportunities to accommodate the diverse population of Greenmount West who seek employment within their community. While the industrial land use no longer serves as the employment backbone of the Greenmount West community and is therefore not proposed to be continued in the land use recommendations of this Plan, many of these light industrial uses, such as light manufacturing, accessory commercial uses and artisan-goods production, will continue to be accommodated within the proposed industrial mixed-use land use or as non-conforming uses.

## 4.5 Land Use

Currently, the Department of Planning is rewriting the Zoning Code through a process called TransForm Baltimore. With the zoning districts in flux, the land use recommendations of this Plan will be increasingly important in informing the Comprehensive Rezoning of Greenmount West in the final stage of the implementation of TransForm Baltimore.

### **Residential**

Residential will continue to be the core land use of the mixed-use neighborhood of Greenmount West. Home occupations are also a permitted accessory use within all residential zoning districts under both the existing Zoning Code and the draft new Zoning Code through TransForm Baltimore. Isolated areas of medium intensity commercial uses that front on predominately residential blocks or streets are proposed for conversion to a residential land use over time, with the existing uses permitted to remain under non-conforming status.

### **Commercial**

Community commercial uses should be concentrated in nodes at the intersections of the major thoroughfares of North Avenue, Greenmount Avenue and Calvert Street. The current proliferation of unmarketable small floor-plate commercial spaces has resulted in marginal commercial users and vacant storefronts. Adjacent commercial spaces on North Avenue could be consolidated to provide larger, more marketable commercial spaces, while some non-complying structures with vacant storefronts within the residential core of the neighborhood may need to be altered to accommodate residential uses on the first floor. Some non-complying structures should be retained to allow for additional neighborhood commercial uses if supported by the increase in neighborhood population anticipated from infill development.

Non-residential uses on the first-floor of structures on Greenmount Avenue would respond to the scale of this corridor, including office, artist live/work or community commercial uses, with the potential for residences on upper floors.

One existing medium intensity commercial use fronting on Calvert Street is proposed to be converted to a low intensity commercial use that would be more appropriate adjacent to residential areas, while another is proposed to be converted to industrial mixed-use because of its historic industrial architecture.

### **Industrial**

Currently, the industrial land use is relatively limited within Greenmount West. It is proposed that rather than maintaining an industrial land use, that moving forward an artist live/work land use would be more appropriate for the historic factory buildings located within this residential mixed-use neighborhood. This new land use would be modeled after the existing Greenmount West Arts and Entertainment District PUD and would permit light industrial, residential, office and select commercial uses. Many of the light industrial uses that are currently permitted would continue to be accommodated by the mixed-use industrial land use proposed for the historic factory buildings. Existing industrial uses that are not accommodated by the industrial mixed-use land use could be continued as non-conforming uses and would only be disallowed once the use had been legally abandoned.

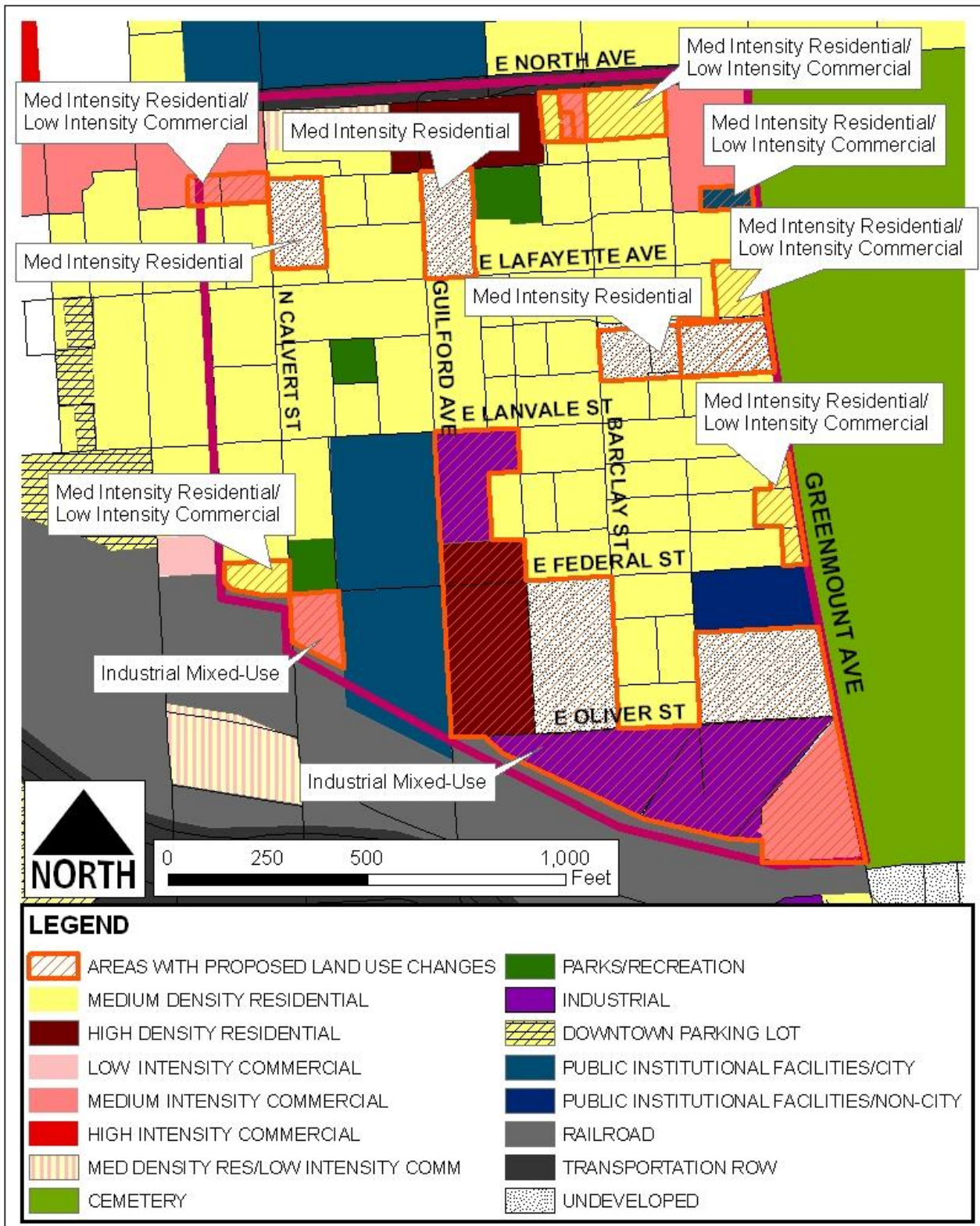
### **Industrial Mixed-Use**

The unique mix of land uses which can be accommodated by the historic industrial structures found within Greenmount West are proposed to be accommodated by a new industrial mixed-use land use. This land use would provide the flexibility to permit light industrial, accessory commercial, offices and/or residential land uses similar to those uses specified in the Greenmount West Arts and Entertainment District PUD. The intention is to continue the potential for light industrial uses without precluding mixed-use development opportunities.

### **Office**

Offices along corridors within Greenmount West that experience higher levels of traffic, such as Calvert Street, North Avenue, and Greenmount Avenue, are an appropriate alternative to residential land uses without compromising the existing rowhouse fabric of the neighborhood. The continuation and expansion of the office/residential land use on Calvert Street is an appropriate way to permit live/work residences for professionals or small personal offices for area residents. Additional office space with ancillary retail could be accommodated along the North Avenue corridor, Greenmount Avenue, or within the industrial mixed use areas. Space for larger office users could be accommodated as a component of infill development along Greenmount Avenue.

Map 7: Land Use Recommendations



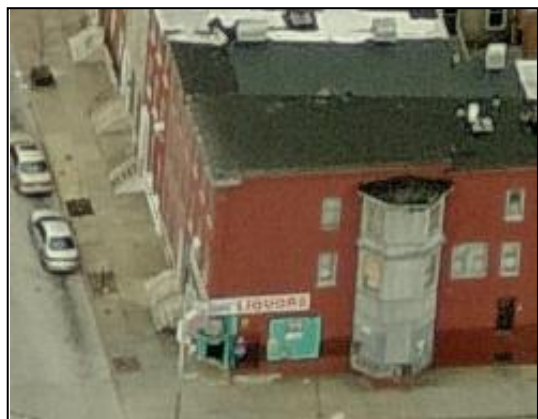
## 4.5 Zoning

With the TransForm Baltimore process to rewrite the Zoning Code underway, it is problematic in some instances to identify specific zoning district recommendations since the zoning districts are expected to change during this process. Some of the land use recommendations cannot be achieved within the existing Zoning Code (such as industrial mixed-use land use) and therefore will have to wait until the Comprehensive Rezoning component of TransForm Baltimore is complete. The zoning recommendations below, therefore, are meant to be short term recommendations, with the land use recommendations to be fully implemented during the Comprehensive Rezoning process.

Additional information pertaining to the proposed zoning changes, including non-complying structures and non-conforming uses, is provided below.

### Non-Conforming Structures

Greenmount West has a number of corner buildings that have historic store fronts and other miscellaneous commercial buildings in otherwise residential areas. The community has expressed their desire to permit these properties to operate as small, community-based businesses while retaining the residential character of these blocks. Although business zoning for these areas would also permit these store fronts to remain in use, this zoning classification would be unable to differentiate between buildings that were designed to accommodate certain business uses and buildings that are strictly residential in character. In these cases where residential zoning is more appropriate given the overall character of the block or street, there exists provisions within the Zoning Code for non-complying commercial structures located within residential zoning districts to continued limited commercial uses (§13-401). This provision permits the establishment of any use permitted in the B-1 zoning district (the least intense business uses) with Zoning Board approval for building that were lawfully erected to accommodate a use which is no longer permitted under the existing zoning (§13-405).



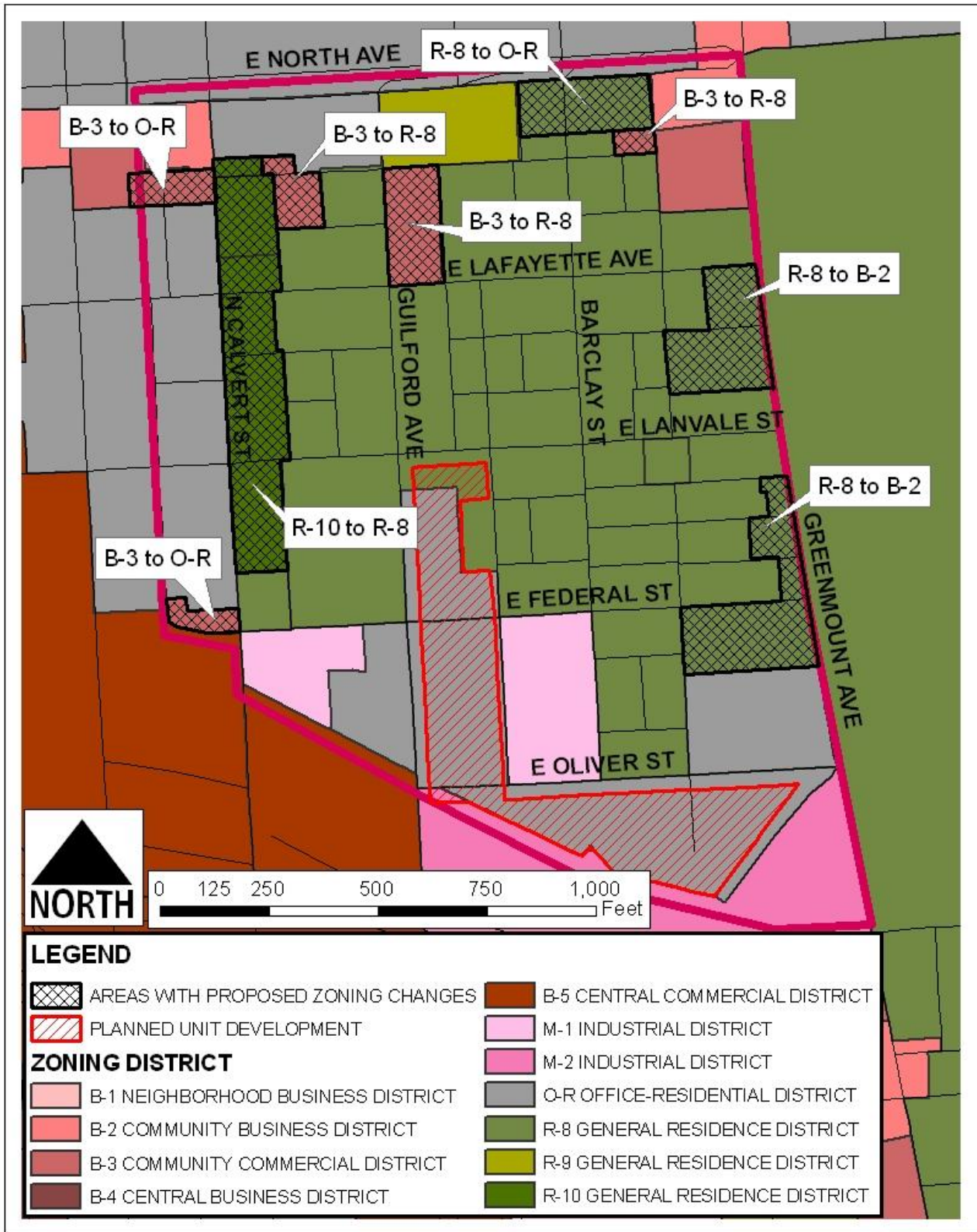


Some uses that could be established in residentially zoned non-complying structures with commercial store fronts through the approval of the Zoning Board under the current Zoning Code include: Art Galleries, Bakeries, Day Care Facilities, Delicatessens, Drug Stores and Pharmacies, Florist Shops, Hardware Stores, Gift and Card Shops, Grocery Stores, Laundrettes, Newsstands, Record, Tape, CD or Sheet Music Stores.

**Non-Conforming Uses**

Non-conforming uses are uses which were legally established but are no longer permitted under their current zoning. As a result of the proposed rezoning, some uses within the Greenmount West community may be classified as a non-conforming use. Generally, non-conforming uses are permitted to continue as long as they have not been discontinued. Under the current Zoning Code, once a non-conforming use has been discontinued for a period of 12-18 months, depending on the class of non-conforming use, it may not be reestablished and only uses permitted under the existing zoning can be established. Under the current Zoning Code, any alteration or expansion of a non-conforming use requires Zoning Board approval and is subject to certain limitations. Regulations pertaining to a particular non-conforming use depend on the existing zoning and the class of the non-conforming use; additional information is available in "Title 13: Non-Conformance" of the current Zoning Code.

Map 8: Zoning Recommendations



## 5 CONCLUSIONS

### 5.1 Implementation Table

	<b>Task</b>	<b>Timeline for Completion</b>	<b>Responsible Group</b>	<b>Description</b>
<b>1.</b>	Disposition of City-Owned Land	Ongoing	HCD	The Disposition of City-owned properties will be in accordance with the recommendations of this Plan, after the consultation of the Greenmount West Disposition Advisory Committee, and as determines by the Housing Commissioner.
<b>2.</b>	Resident Preservation Task Force	Short term (0-12 months)	HCD	HCD will continue to work with CBP and NGWCA on the Resident Preservation Task Force in order to inform the disposition of City-owned property.
<b>3.</b>	Greenmount West Disposition Advisory Committee	Short term (0-12 months)	HCD	HCD to convene a broad based committee of community stakeholders to provide feedback to and consult with the Housing Commissioner regarding future City offerings and proposals submitted from past offerings.
<b>4.</b>	Promotion Materials	Short term (0-12 months)	NGWCA	NGWCA will develop promotion and marketing materials reflecting the vision and goals of this Plan for existing and future residents, such as a visual brochure.

**Greenmount West Master Plan**

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<b>Task</b>	<b>Timeline for Completion</b>	<b>Responsible Group</b>	<b>Description</b>	
5.	Residential Permit Parking District	Short term (0-12 months)	NGWCA to complete application with petitions and submit to the Parking Authority	NGWCA to appoint a committee to pursue a Residential Permit Parking district along Calvert Street and other effected areas in the southwest portion of the neighborhood. The NGWCA RPP committee will complete the application materials including a petition of community residents and submit to the Parking Authority. The Parking Authority will conduct a parking survey to determine the residential blocks eligible for inclusion in the district. If it is deemed appropriate by the Parking Authority once the survey is complete, a Residential Permit Parking district will be established.
6.	Transportation Study	Short-mid term (0-12 months)	NGWCA to make formal request of Department of Transportation, Department of Transportation to complete study	Study to determine feasibility of conversion to two-way traffic of Lanvale, Lafayette, and Oliver as well as to study traffic calming on Calvert and Greenmount and installation of increased pedestrian signage along North and Greenmount, potential for pedestrian "bump outs" and/or additional signalized intersections on Greenmount.
7.	Urban Renewal Plan Amendments	Short-mid term (0 months -3 years)	Department of Planning	The Department of Planning will propose amendments to the existing Greenmount West Urban Renewal Plan as necessary that are consistent with this plan through a collaborative process with stakeholders and may include design guidelines.

Greenmount West Master Plan

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Task	Timeline for Completion	Responsible Group	Description	
8.	Formation of "Friends of Calvert & Federal Park" group	Short-mid term (0 months -3 years)	NGWCA	NGWCA will work with the Department of Recreation and Parks to form a formal "Friends of Calvert& Federal Park" group. This group would help engage the broader community in using, maintaining and improving this park.
9.	TransForm Baltimore Comprehensive Rezoning	Mid term (1-3 years)	Department of Planning	Implement the zoning recommendations of this Plan through the TransForm Baltimore Comprehensive Rezoning process.
10.	Community Managed Open Space Stewardship Plan	Mid-long term (1-10 years)	NGWCA	NGWCA to identify community members to serve as stewards for McAllister Street open space and Hunter's Lot, in addition to other open space sites. NGWCA will work with the Department of Planning and the Department of Real Estate in the Comptroller's Office to obtain an Adopt-A-Lot agreement with NGWCA for the McAllister Street open space and other City-owned open spaces as appropriate. NGWCA will work to obtain a right of entry for NGWCA to Hunter's Lot and other privately-owned open spaces as appropriate. The NGWCA stewards may develop a Community Managed Open Space Stewardship Plan for these open spaces that is consistent with the recommendations of this plan. Once community managed open spaces are successfully established, acquisition of the McAllister Street open space and Hunter's Lot may be pursued by the NGWCA through the Baltimore Green Space land trust where appropriate.

## Appendix A: Currently Available Resources

### 1. Preservation Tax Credits

#### **Federal Historic Preservation Tax Incentive (20% tax credit)**

The Federal historic preservation tax incentive program offers a 20% income tax credit to any project that is designated as a certified rehabilitation of a certified historic structure by the Secretary of Interior. The 20% credit is available for properties substantially rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used for primary residences.

The Federal historic preservation tax incentive program is jointly administered by the U.S. Department of Interior and the Department of Treasury. The National Park Service acts on behalf of the Secretary of Interior, in partnership with the State Historic Preservation Officer in each State.

#### **10% Federal Rehabilitation Tax Credit**

The 10% Federal rehabilitation tax credit applies only to non-historic, non-residential buildings built before 1936. The rehabilitation must be substantial and meet a specific physical test for retention of external walls and internal structural framework. There is no formal architectural review process for rehabilitations of non-historic buildings.

#### **Maryland Rehabilitation Tax Credit**

The Heritage Preservation Tax Credit Program provides Maryland income tax credits equal to 20% of qualified rehabilitation expenditures for the substantial rehabilitation of a certified heritage structure. The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation must conform to the Secretary of Interior's Standards for Rehabilitation and must be certified by the Maryland Historical Trust. If the credit exceeds the taxpayer's tax liability, a refund may be claimed by the amount of the excess.

#### **For more information contact:**

Commission for Historical and Architectural Preservation  
City of Baltimore Department of Planning  
417 E. Fayette St. 8<sup>th</sup> Floor  
Baltimore, MD 21202  
(410) 396-PLAN  
[www.baltimorecity.gov/government/planning](http://www.baltimorecity.gov/government/planning)

# Greenmount West Master Plan

## Appendix B: Profile of Neighborhood Characteristics (2000 Census)

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Neighborhood Statistical Area:

**GREENMOUNT WEST**



Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>Total Population</b>	<b>1,310</b>		<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b>	<b>1,310</b>	
Male	680	51.9	Hispanic or Latino (of any race)	30	2.3
Female	630	48.1	Mexican	10	0.8
Under 5 years	85	6.5	Puerto Rican	10	0.8
5 to 9 years	90	6.9	Cuban	0	0.0
10 to 14 years	100	7.6	Other Hispanic or Latino	10	0.8
15 to 19 years	100	7.6	Not Hispanic or Latino	1,280	97.7
20 to 24 years	85	6.5	White alone	60	4.6
25 to 34 years	195	14.9	<b>RELATIONSHIP</b>		
35 to 44 years	255	19.5	<b>Total population</b>	<b>1,310</b>	
45 to 54 years	175	13.4	In households	1,290	98.5
55 to 59 years	70	5.3	Householder	540	41.2
60 to 64 years	45	3.4	Spouse	60	4.6
65 to 74 years	70	5.3	Child	370	28.2
75 to 84 years	40	3.1	Own child under 18 years	250	19.1
85 years and over	4	0.3	Other relatives	160	12.2
Median Age (years)	35.2		Under 18 years	70	5.3
18 years and over	975	74.4	Nonrelatives	160	12.2
Male	505	38.5	Unmarried partner	50	3.8
Female	470	35.9	In group quarters	20	1.5
21 years and over	920	70.2	Institutionalized population	0	0.0
62 years and over	135	10.3	Noninstitutionalized population	20	1.5
65 years and over	115	8.8	<b>HOUSEHOLD BY TYPE</b>		
Male	45	3.4	<b>Total households</b>	<b>535</b>	
Female	70	5.3	Family households (families)	260	48.6
<b>RACE</b>			With own children under 18 years	130	24.3
One race	1,305	99.6	Married-couple family	60	11.2
White	60	4.6	With own children under 18 years	20	3.7
Black or African American	1,230	93.9	Female householder, no husband present	165	30.8
American Indian and Alaska Native	4	0.3	With own children under 18 years	100	18.7
Asian	10	0.8	Nonfamily households	275	51.4
Asian Indian	4	0.3	Householder living alone	215	40.2
Chinese	4	0.3	Householder 65 years and over	30	5.6
Filipino	0	0.0	Households with individuals under 18 years	160	29.9
Japanese	0	0.0	Households with individuals 65 years and over	85	15.9
Korean	4	0.3	Average household size		2.41
Vietnamese	0	0.0	Average family size		3.27
Other Asian <sup>1</sup>	0	0.0	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander	0	0.0	<b>Total housing units</b>	<b>870</b>	
Native Hawaiian	0	0.0	Occupied housing units	535	61.5
Guamanian or Chamorro	0	0.0	Vacant housing units	335	38.5
Samoan	0	0.0	For seasonal, recreational, or occasional use	4	0.5
Other Pacific Islander <sup>2</sup>	0	0.0	Homeowner vacancy rate (percent)		6.3
Some Other Race	4	0.3	Rental vacancy rate (percent)		18.9
Two or more races	4	0.3	<b>HOUSING TENURE</b>		
<b>Race alone or in combination with one or more races:<sup>3</sup></b>			<b>Occupied housing units</b>	<b>535</b>	
White	60	4.6	Owner-occupied housing units	105	19.6
Black or African American	1,235	94.3	Renter-occupied housing units	430	80.4
American Indian and Alaska Native	4	0.3	Average household size of owner-occupied units		2.66
Asian	15	1.1	Average household size of renter-occupied units		2.35
Native Hawaiian and Other Pacific Islander	4	0.3			
Some other race	4	0.3			

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. The census results in this table contain sampling error and nonsampling error. Data users who create their own estimates using data from American FactFinder tables should cite the Census Bureau as the source of the original data only. See also definitions of subject characteristics and geographic definitions.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan

**Table DP-2. Profile of Selected Social Characteristics: 2000**



Neighborhood Statistical Area:

## GREENMOUNT WEST

Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school	305	100.0	Total population	1,195	100.0
Nursery school, preschool	25	8.2	Native	1,160	97.1
Kindergarten	0	0.0	Born in United States	1,160	97.1
Elementary school (grades 1-8)	135	44.3	State of residence	790	66.1
High school (grades 9-12)	80	26.2	Different state	370	31.0
College or graduate school	65	21.3	Born outside United States	0	0.0
			Foreign born	40	3.3
			Entered 1990 to March 2000	25	2.1
			Naturalized citizen	25	2.1
			Not a citizen	15	1.3
<b>EDUCATIONAL ATTAINMENT</b>			<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Population 25 years and over	745	100.0	Total (excluding born at sea)	40	100.0
Less than 9th grade	105	14.1	Europe	10	25.0
9th to 12th grade, no diploma	320	43.0	Asia	0	0.0
High school graduate (includes equivalency)	215	28.9	Africa	0	0.0
Some college, no degree	95	12.9	Oceania	0	0.0
Associate degree	0	0.0	Latin America	30	75.0
Bachelor's degree	10	1.3	Northern America	0	0.0
Graduate or professional degree	0	0.0			
Percent high school graduate or higher		43.2	<b>LANGUAGE SPOKEN AT HOME</b>		
Percent bachelor's degree or higher		1.6	Population 5 years and over	1,110	100.0
			English only	1,010	91.0
<b>MARITAL STATUS</b>			Language other than English	100	9.0
Population 15 years and over	980	100.0	Speak English less than "very well"	35	3.2
Never married	620	63.3	Spanish	75	6.8
Now married, except separated	125	12.8	Speak English less than "very well"	35	3.2
Separated	85	8.7	Other Indo-European languages	20	1.8
Widowed	90	9.2	Speak English less than "very well"	0	0.0
Female	75	7.7	Asian and Pacific Island languages	0	0.0
Divorced	55	5.6	Speak English less than "very well"	0	0.0
Female	40	4.1			
<b>GRANDPARENTS AS CAREGIVERS</b>			<b>ANCESTRY (single or multiple)</b>		
Grandparent living in household with one or more own grandchildren under 18 years	60	100.0	Total population	1,195	100.0
Grandparent responsible for grandchildren	30	50.0	Total Ancestries reported	1,020	85.4
			Arab	0	0.0
<b>VETERAN STATUS</b>			Czech <sup>1</sup>	0	0.0
Civilian population 18 years and over	910	100.0	Danish	0	0.0
Civilian veterans	135	14.8	Dutch	0	0.0
			English	0	0.0
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			French (except Basque) <sup>1</sup>	0	0.0
Population 5 to 20 years	275	100.0	French Canadian <sup>1</sup>	0	0.0
With a disability	70	25.5	German	55	4.6
Population 21 to 64 years	715	100.0	Greek	0	0.0
With a disability	275	38.5	Hungarian	0	0.0
Percent employed		35.6	Irish <sup>1</sup>	55	4.6
No disability	440	61.5	Italian	4	0.3
Percent employed		43.2	Lithuanian	0	0.0
Population 65 and over	120	100.0	Norwegian	0	0.0
With a disability	85	70.8	Polish	20	1.7
			Portuguese	0	0.0
<b>RESIDENCE IN 1995</b>			Russian	0	0.0
Population 5 years and over	1,110	100.0	Scotch-Irish	0	0.0
Same house in 1995	570	51.4	Scottish	0	0.0
Different house in the U.S. in 1995	505	45.5	Slovak	0	0.0
Same country	485	43.7	Subsaharan African	4	0.3
Different country	15	1.4	Swedish	0	0.0
Same state	0	0.0	Swiss	0	0.0
Different state	15	1.4	Ukrainian	0	0.0
Elsewhere in 1995	40	3.6	United States or American	0	0.0
			Welsh	0	0.0
			West Indian	4	0.3
			Other ancestries	875	73.2

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. The census results in this table contain sampling error and nonsampling error. Data users who create their own estimates using data from American FactFinder tables should cite the Census Bureau as the source of the original data only. See also definitions of subject characteristics and geographic definitions.

<sup>1</sup> The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Census Bureau, Census 2000.



# Greenmount West Master Plan

Table DP-3. Profile of Selected Economic Characteristics: 2000



Neighborhood Statistical Area:

## GREENMOUNT WEST

Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over	975	100.0	Households	500	100.0
In labor force	445	45.6	Less than \$10,000	220	44.0
Civilian labor force	445	45.6	\$10,000 to \$14,999	35	7.0
Employed	325	33.3	\$15,000 to \$24,999	95	19.0
Unemployed	120	12.3	\$25,000 to \$34,999	70	14.0
Percent of civilian labor force		27.0	\$35,000 to \$49,999	15	3.0
Armed Forces	0	0.0	\$50,000 to \$74,999	30	6.0
Not in labor force	530	54.4	\$75,000 to \$99,999	25	5.0
			\$100,000 to \$149,999	10	2.0
Females 16 years and over	465	100.0	\$150,000 to \$199,999	0	0.0
In labor force	230	49.5	\$200,000 or more	0	0.0
Civilian labor force	230	49.5	Median household income (dollars)	\$14,091	
Employed	195	41.9	With earnings	280	56.0
Own children under 6 years	70	100.0	Mean earnings (dollars) <sup>1</sup>	\$31,986	
All parents in family in labor force	35	50.0	With Social Security income	130	26.0
			Mean Social Security income (dollars) <sup>1</sup>	\$6,708	
<b>COMMUTING TO WORK</b>			With Supplemental Security Income	70	14.0
Workers 16 years and over	310	100.0	Mean Supplemental Security Income (dollars) <sup>1</sup>	\$6,832	
Car, truck, or van - drove alone	70	22.6	With public assistance income	65	13.0
Car, truck, or van - carpooled	90	29.0	Mean public assistance income	\$750	
Public transportation (including taxicab)	110	35.5	With retirement income	65	13.0
Walked	20	6.5	Mean retirement income (dollars) <sup>1</sup>	\$5,860	
Other means	0	0.0			
Worked at home	20	6.5	<b>Families</b>		
Mean travel time to work (minutes) <sup>1</sup>	27.6			260	100.0
			Less than \$10,000	90	34.6
Employed civilian population			\$10,000 to \$14,999	30	11.5
16 years and over	325	100.0	\$15,000 to \$24,999	60	23.1
<b>OCCUPATION</b>			\$25,000 to \$34,999	30	11.5
Management, professional, and related occupations	55	16.9	\$35,000 to \$49,999	0	0.0
Service occupations	105	32.3	\$50,000 to \$74,999	15	5.8
Sales and office occupations	85	26.2	\$75,000 to \$99,999	35	13.5
Farming, fishing and forestry occupations	0	0.0	\$100,000 to \$149,999	0	0.0
Construction, extraction, and maintenance occupations	25	7.7	\$150,000 to \$199,999	0	0.0
Production, transportation, and material moving occupations	60	18.5	\$200,000 or more	0	0.0
			Median family income (dollars)	\$20,192	
<b>INDUSTRY</b>			Per capita income (dollars) <sup>1</sup>	\$9,551	
Agriculture, forestry, fishing and hunting, mining	0	0.0	Median earnings (dollars):		
Construction	20	6.2	Male full-time, year-round workers	\$29,432	
Manufacturing	40	12.3	Female full-time, year-round workers	\$26,181	
Wholesale trade	35	10.8			
Retail trade	20	6.2			
Transportation and warehousing, utilities and other food services	30	9.2			
Information	0	0.0			
Finance, insurance, real estate and other services (except Public Administration)	15	4.6			
Professional, scientific, management, administrative, and waste management svc	25	7.7			
Educational, health and social services	35	10.8			
Arts, entertainment, recreation, accommodation and other food services	30	9.2			
Other services (except Public Administration)	40	12.3			
Public Administration	30	9.2			
<b>CLASS OF WORKER</b>					
Private wage and salary workers	260	80.0			
Government workers	45	13.8			
Self-employed workers in own not incorporated business	20	6.2			
Unpaid family workers	0	0.0			

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. The census results in this table contain sampling error and nonsampling error. Data users who create their own estimates using data from American FactFinder tables should cite the Census Bureau as the source of the original data only. See also definitions of subject characteristics and geographic definitions.

<sup>1</sup> If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan

**Table DP-4. Profile of Selected Housing Characteristics: 2000**



Neighborhood Statistical Area:

## GREENMOUNT WEST

Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>Total housing units</b>	<b>920</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b>	<b>520</b>	<b>100.0</b>
1-unit, detached	70	7.6	1.00 or less	470	90.4
1-unit, attached	290	31.5	1.01 to 1.50	10	1.9
2 units	175	19.0	1.51 or more	35	6.7
3 or 4 units	315	34.2			
5 to 9 units	20	2.2	<b>Specified owner-occupied units</b>	<b>100</b>	<b>100.0</b>
10 to 19 units	0	0.0	<b>VALUE</b>		
20 or more units	50	5.4	Less than \$50,000	65	65.0
Mobile home	0	0.0	\$50,000 to \$99,999	40	40.0
Boat, RV, van, etc.	0	0.0	\$100,000 to \$149,999	0	0.0
			\$150,000 to \$199,999	0	0.0
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999	0	0.0
1999 to March 2000	0	0.0	\$300,000 to \$499,999	0	0.0
1995 to 1998	20	2.2	\$500,000 to \$999,999	0	0.0
1990 to 1994	4	0.4	\$1,000,000 or more	0	0.0
1980 to 1989	50	5.4	Median (dollars)	\$45,000	
1970 to 1979	90	9.8			
1960 to 1969	115	12.5	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959	185	20.1	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier	455	49.5	With a mortgage	65	65.0
			Less than \$300	0	0.0
<b>ROOMS</b>			\$300 to \$499	0	0.0
1 room	40	4.3	\$500 to \$699	10	10.0
2 rooms	50	5.4	\$700 to \$999	10	10.0
3 rooms	160	17.4	\$1,000 to \$1,499	45	45.0
4 rooms	115	12.5	\$1,500 to \$1,999	0	0.0
5 rooms	135	14.7	\$2,000 or more	0	0.0
6 rooms	200	21.7	Median (dollars)	\$1,115	
7 rooms	65	7.1	Not mortgaged	40	40.0
8 rooms	65	7.1	Median (dollars)	\$175	
9 or more rooms	85	9.2			
Median (rooms)	5.0		<b>SELECTED MONTHLY OWNER COSTS</b>		
			<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>Occupied housing units</b>	<b>520</b>	<b>100.0</b>	<b>INCOME IN 1999</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			Less than 15 percent	45	45.0
1999 to March 2000	105	20.2	15 to 19.9 percent	15	15.0
1995 to 1998	125	24.0	20 to 24.9 percent	0	0.0
1990 to 1994	50	9.6	25 to 29.9 percent	0	0.0
1980 to 1989	100	19.2	30 to 34.9 percent	0	0.0
1970 to 1979	100	19.2	35 percent or more	40	40.0
1969 or earlier	40	7.7	Not computed	0	0.0
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units</b>	<b>420</b>	
None	360	69.2	<b>GROSS RENT</b>		
1	100	19.2	Less than \$200	45	10.7
2	50	9.6	\$200 to \$299	100	23.8
3 or more	4	0.8	\$300 to \$499	185	44.0
			\$500 to \$749	85	20.2
<b>HOUSE HEATING FUEL</b>			\$750 to \$999	0	0.0
Utility gas	390	75.0	\$1,000 to \$1,499	0	0.0
Bottled, tank, or LP gas	0	0.0	\$1,500 or more	0	0.0
Electricity	100	19.2	No cash rent	0	0.0
Fuel oil, kerosene, etc.	10	1.9	Median (dollars)	\$385	
Coal or coke	20	3.8			
Wood	0	0.0	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy	0	0.0	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel	0	0.0	Less than 15 percent	65	15.5
No fuel used	0	0.0	15 to 19.9 percent	55	13.1
			20 to 24.9 percent	10	2.4
<b>SELECTED CHARACTERISTICS</b>			25 to 29.9 percent	20	4.8
Lacking complete plumbing facilities	0	0.0	30 to 34.9 percent	15	3.6
Lacking complete kitchen facilities	0	0.0	35 percent or more	185	44.0
No telephone service	55	10.6	Not computed	70	16.7

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. The census results in this table contain sampling error and nonsampling error. Data users who create their own estimates using data from American FactFinder tables should cite the Census Bureau as the source of the original data only. See also definitions of subject characteristics and geographic definitions.

This special census tabulation was supported by a partnership of the Baltimore City Department of Planning, the Baltimore City Department of Housing and Community Development, the Baltimore Memory Study at Johns Hopkins Bloomberg School of Public Health, the Baltimore Neighborhood Indicators Alliance (BNIA), the Center for Urban Environmental Research and Education at UMBC, The Institute for Urban Research, Morgan State University, the Johns Hopkins University Sheridan Libraries - Milton S. Eisenhower Library and the University of Maryland Geography Division.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan



## COMMUNITY STATISTICAL AREA PROFILE

**Midtown  
CSA #35**



<b>VITAL SIGNS FROM U.S. CENSUS 2000</b>			
DEMOGRAPHICS	HOUSING & COMMUNITY DEVELOPMENT	WORKFORCE AND ECONOMIC DEVELOPMENT	
Total Pop.	14,704	Racial Diversity Index	57.7
Male	7,512	Economic Diversity Index	65.2
Female	7,192	% of Households That Own Paying	32.9
% Black	40.7	30+ % of Their Income for Mortgage	
% Asian	5.8	% of Households That Rent Paying	36.7
% Hispanic	2.8	30+ % of Their Income for Rent	
% White	48.7	<b>CHILDREN AND FAMILY HEALTH, SAFETY, AND WELL-BEING</b>	
% 2 or More Races	1.5	Median Household Income	\$22,426
% Native-American	0.2	% Hshlds Earning \$0-\$25,000	53.4
% 0 to 17	7.6	% Hshlds Earning \$25,000-\$40,000	16.3
% 18 to 24	23.3	% Hshlds Earning \$40,000-\$60,000	15.2
% 25 to 44	37.4	% Hshlds Earning \$60,000-\$75,000	4.0
% 45 to 64	17.9	% Hshlds Earning \$75,000+	11.2
% 65+	13.8	<u>% Earning Below Self Sufficiency Standard:</u>	
Households	8,750	Married Couple	7.1
Avg Hshld Size	1.62	Families w/ 1-5 Children	
		Other Families w/ 1-5 Children	85.5
		<b>URBAN ENVIRONMENT AND TRANSIT</b>	
		% Pop. Ages 25-64 w/ H.S. Diploma ONLY	14.5
		% of Population Ages 25-64 w/ Some College	70.2
		% of Population Ages 16-64 That Is Employed	60.7
		% of Population Ages 16-64 That Is Unemployed	4.6
		% of Population Ages 16-64 That Is Not in Labor Force	34.8
		Official Unemployment Rate	7.0
		<b>EDUCATION AND YOUTH</b>	
		% of Population Ages 16+ Using Public Transit to Get to Work	5.6
		% of Population Ages 16+ Walking or Biking to Get to Work	29.0
		% of Population Ages 16-19 Working and/or in School	93.7

### VITAL SIGNS FROM OTHER SOURCES

#### HOUSING AND COMMUNITY DEVELOPMENT

	2000	2001	2002	2003		2000	2001	2002	2003
Total Properties	3,871	3,871	3,870	3,865	% Vacancy Among Residential Properties	NA	5.3	7.4	7.1
Residential Properties	1,844	1,861	1,871	1,870	% Residential Props. w/ Other Hsing Violations	NA	25.9	9.5	5.4
% Residential Properties w/ a Rehab Investment of \$5,000+	NA	2.4	3.9	4.0	Median Sale Price for Residential Properties \$	139,625	149,728	210,000	235,000
Rental Eviction Rate	NA	NA	17.4	14.6	Residential Props. Sold	76	84	83	87
Mortgage Foreclosures	43	44	57	19	Median Number of Days on the Market	37	26	20	10
					% Owner Occupancy	49.2	51.0	52.1	47.9

#### CHILDREN AND FAMILY HEALTH, SAFETY, AND WELL-BEING

	2000	2001	2002	2003		2000	2001	2002	2003
Domestic Violence Rate	37.3	38.1	34.8	24.8	Teen Birth Rate	33.1	27.6	23.9	20.2
Child Abuse Rate	21.2	23.2	NA	NA	Maternal & Child Health Index	0.10	-1.11	-0.35	0.03
Part I Crime Rate	228.0	183.6	144.7	130.7	% of Births Where Mother Received Prenatal Care in 1st Trimester	72.3	81.3	72.2	81.0
Violent Crime Rate	32.7	25.9	27.3	23.0	% of Births w/ Satisfactory Birth Weight	91.5	84.6	84.5	88.8
Juvenile Arrest Rate	172.3	180.7	121.9	105.0	% Births to Term	90.4	76.9	83.5	88.8
Juvenile Arrest Rate: Drug Related Offenses	63.0	52.5	33.6	31.5					
Juvenile Arrest Rate: Violent Offenses	6.3	8.4	29.4	8.4					

# Greenmount West Master Plan



## COMMUNITY STATISTICAL AREA PROFILE

**Midtown  
CSA #35**



### WORKFORCE AND ECONOMIC DEVELOPMENT

	2001	2002	2003	
% Commercial Properties w/ Rehab Investment of \$5,000+	4.6	5.1	3.8	Additional indicators for <i>Workforce and Economic Development</i> can be found at the zip code level. Go to <a href="#">Vital Signs 3</a> and download the <i>Workforce</i> section.
% Vacancy Among Commercial Properties	1.6	2.0	2.4	

### SANITATION

	2002	2003		2002	2003
Rate of Illegal Dumping Incidents	6.8	4.2	Rate of Abandoned Vehicle Incidents	8.5	14.1
Rate of Dirty Streets & Alleys Incidents	4.1	12.8	Rate of Rat Incidents	4.2	7.0
Rate of Clogged Storm Drain Incidents	4.5	4.6			

### URBAN ENVIRONMENT AND TRANSIT

Citywide indicators for <i>Urban Environment and Transit</i> can be found in the Baltimore City profile.	2001
% Tree Canopy Coverage (%)	3.2

### EDUCATION AND YOUTH

2003 MSA SCHOOLTEST SCORES					ATTENDANCE	2003 HIGH SCHOOL ACHIEVEMENT	
READING		MATH		ABSENTEE RATE			
B	P/A	B	P/A				
3rd Grade	46.5	53.5	37.2	62.8	19.57	12th Grade High School Completion Rate	66.7
5th Grade	41.0	59.0	30.8	69.2	9.30	Dropout Rate	12.9
8th Grade	52.6	47.4	65.8	34.2	26.32	Advanced Programs-University of Maryland	82.4
10th Grade	44.0	56.0	75.0	25.0	62.96	Advanced Programs-Tech/Career	0.0
						Advanced Programs-Both of the Above	17.7
						ENROLLMENT	
						1st-5th Grade	229
						6th-8th Grade	144
						9th-12th Grade	122
B=Basic P/A=Proficient/Advanced							

### NEIGHBORHOOD ACTION AND SENSE OF COMMUNITY

	2003		2000 General Election	2002 General Election
Neighborhood Associations	14	% of Population Ages 18+ Who Registered to Vote	46.7	48.4
CDCs	1	% of Population Ages 18+ Who Voted	28.4	26.7
Community Gardens	0	% of Population Ages 18-25 Who Registered to Vote	25.9	21.3
CHAP Properties	2,694	% of Population Ages 18-25 Who Voted	11.2	7.1

**Vital Signs 3 Community Statistical Area Profile - Explanations**

*NOTE: Not all the Vital Signs are included in the CSA profiles. For all the Vital Signs and more detailed explanations, see the Vital Signs section of the website or contact ENLA directly. All Vital Signs were analyzed by ENLA staff unless otherwise specified.*

**Vital Signs from the U.S. Census**

**Housing and Community Development**

**Indicator:** Racial Diversity Index – % chance that two people picked at random will be of a different race/ethnicity **Explanation:** The higher the %, the more racially diverse an area. The Index does not reflect which race/ethnicity is predominant. **Source:** U.S. Census 2000 **Analysis:** Baltimore City Dept. of Planning based on 1991 Diversity Index by Overberg and Nasser

**Indicator:** Economic Diversity Index-% chance that two households picked at random will have a household income in a different income range from each other **Explanation:** The higher the %, the more economically diverse the area. Five income ranges are used in this analysis: Less than \$25,000; \$25,000-39,999; \$40,000-\$59,999; \$60,000-\$74,999; \$75,000 and over. The Index does not reflect which income range is predominant in the area. **Source:** U.S. Census 2000 **Analysis:** MD Dept. of Planning-State Data Center, based on 1991 Diversity Index by Overberg, and Nasser

**Indicators:** % of households that rent or own paying more than 30% of their household income for housing costs (rent or mortgage) **Source:** U.S. Census 2000 **Analysis:** MD Dept. of Planning-State Data Center

**Children and Family Health, Safety, and Well-being**

**Indicator:** Median household income **Explanation:** Household income is defined by the U.S. Census as the “income of the householder and all other persons 15 years and over in the household, whether related to the householder or not.” **Source:** U.S. Census 2000, provided by the Maryland Dept. of Planning-State Data Center **Analysis:** MD Dept. of Planning- State Data Center

**Indicators:** % of married couple families with 1-5 children under the age of 18 earning below the Maryland Family Supporting Wage Standard (MFSWS); % of other families with 1-5 children earning below the MFSWS **Explanation:** The MFSWS estimates the amount of income needed to sustain various types of families. Costs factored in include health care, day care, transportation, food, etc. The “other” families category includes only single householders with no spouse present. **Source:** U.S. Census 2000 **Analysis:** Baltimore City Data Collaborative, U.S. Census Special Tabulations.

**Workforce and Economic Development**

**Indicators:** % of population ages 25-64 that have a high school diploma or equivalent only; % of population ages 25-64 with some college and above **Explanation:** Adults with only a high school diploma earn less on average than those with additional education. **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Indicator:** % of population ages 16-64 that is employed **Explanation:** Indicator reflects the number of people ages 16-64 who are employed out of all people ages 16-64 per CSA. **Source:** U.S. Census 2000, provided by MD Dept. of Planning-State Data Center

**Indicator:** % of population ages 16-64 that is unemployed and looking for work **Explanation:** Indicator reflects the number of people ages 16-64 who are unemployed and actively seeking employment, out of all people ages 16-64 per CSA. This is **not** the typical Unemployment Rate. **Source:** U.S. Census 2000, provided by MD Dept. of Planning-State Data Center

**Indicator:** % of population ages 16-64 that is not in the labor force. **Explanation:** Those not participating in the labor force may be either attending school or a training program, staying home to care for family members or not have the skills to obtain and hold a job. This population is not captured in the typical Unemployment Rate. **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Indicator:** Unemployment Rate **Explanation:** This indicator reflects the working age population that participates in the labor force but is not employed. The labor force consists of those actively looking for work or working only, and are 65.8 % of Baltimore’s working age population **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Urban Environment and Transportation**

**Indicators:** % of working population ages 16 and over who are employed using public transit to get to work and % of working population ages 16 and over who are employed walking or biking to work. **Explanation:** Indicators reflect the number of people of working age choosing alternative modes of transportation **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Education and youth**

**Indicator:** % of population ages 16-19 in school and/or employed **Explanation:** Indicator reflects the number of people ages 16-19 who are employed and/or in school out of all people ages 16-19. **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Vital Signs from Other Sources**

**Housing and Community Development**

**Indicator:** % of all residential properties that undergo rehab investment above \$5,000 **Explanation:** Includes investment in home improvements, rehabilitation, and maintenance to exterior and interior. **Source:** Baltimore City Dept. of Housing & Community Development

**Indicator:** Rental evictions rate-Number of rental evictions per 1,000 people **Explanation:** Rental evictions are those where landlords have successfully filed for eviction through the courts. **Source:** CitiStat, Bureau of Sanitation

**Indicator:** Number of residential properties under mortgage foreclosure **Explanation:** If a property owner neglects to pay the mortgage over a series of months, the mortgage lending company has the right to end the mortgage and foreclose on the property. This number reflects the number of foreclosure cases filed. **Source:** Circuit Court of Baltimore City

**Indicator:** % of all residential properties that are as vacant and abandoned at year’s end **Explanation:** A property is classified as vacant if: 1) it is uninhabitable and appears boarded up or open to the elements 2) it was previously designated as vacant and remains vacant 3) it is a multi-family structure where all units are considered vacant. **Source:** Baltimore City Dept. of Housing & Community Development

**Indicator:** % of all residential properties with other types of housing violations (excluding vacants) at year’s end **Explanation:** These housing violations are issued to buildings on properties whose facade, structure, and/or surrounding area violate the Baltimore City Housing Code. **Source:** Baltimore City Dept. of Housing & Community Development

**Indicator:** Median sale price for residential properties **Explanation:** Analysis uses arms length sales only, which are transactions between two otherwise unrelated parties. **Source:** First American Real Estate Solutions **Analysis:** ENLA and Baltimore City Dept. of Planning

**Indicator:** Total residential housing units sold **Explanation:** The indicator reflects the total housing units-meaning single family homes and condos-that are sold in a particular year. **Source:** First American Real Estate Solutions

**Indicator:** Median number of days a house stays on the market **Explanation:** The faster homes sell, the lower the median days. This is an indicator of demand, to live in an area. A house is technically “on the market” from the date it is listed until the date the contract is signed. **Source:** MD Regional Information Systems

**Indicator:** % of residential housing units that are owner-occupied (single-family homes and condo units only). **Explanation:** These are homes where the property owner is the primary resident. **Source:** MD Property View.

**Children and Family Health, Safety and Well-being**

**Indicator:** Domestic violence rate - Number of 911 calls to police for domestic violence incidents per 1,000 people **Explanation:** Indicator reflects the number of 911 calls to police regarding a domestic violence dispute out of every 1,000 people in the CSA. Once police determine an actual crime has been committed, the incident is classified under one of the criminal offense classifications. **Source:** Baltimore City Police Dept. **Analysis:** ENLA

**Indicator:** Number of reported and substantiated cases of child abuse and

## Vital Signs 3

## Community Statistical Area Profile - Explanations

**neglect per 1,000 children ages 0-17** Explanation: Cases are reported to the Baltimore City Dept. of Social Services. The case is classified as “substantiated” after investigation by a case manager determines the child is a victim of abuse and neglect. Source: Baltimore City Dept. of Social Services; Analysis: Baltimore City Data Collaborative

**Indicators:** Number of reported Part I criminal offenses per 1,000 people and number of reported Part I criminal offenses classified as violent per 1,000 people  
**Explanation:** Part I offenses include murder, aggravated assault, rape, attempted rape, robbery, burglary, larceny and auto theft. Of these, murder, rape, aggravated assault, and robbery are considered violent. The indicator reflects where the crime took place. Source: Baltimore City Police Dept.

**Indicators:** Juvenile arrest rate - Number of juveniles arrests per 1,000 youth ages 10-17; number of juvenile arrests for violent offenses per 1,000 youth ages 10-17; number of juvenile arrests for drug-related offenses per 1,000 youth ages 10-17  
**Explanation:** Arrests are used as the measure rather than actual crime since juveniles arrested are not always charged. Violent offenses include murder, rape, aggravated assault, and robbery. Drug-related arrests include arrests for drug possession, and the sale, manufacture, or abuse of illegal drugs and alcohol. Data reflect the juvenile’s residence, not the location of the arrest or crime. Source: Baltimore City Police Dept.

**INDICATOR:** Teen birth rate – Number of teens ages 15-19 who gave birth per 1,000 teens  
**Explanation:** Studies over the years show teen births are a factor in the health of children and also tell whether that new family is more or less likely to be economically stable. Source: MD Dept. of Health and Mental Hygiene, compiled by the Baltimore City Health Dept. and the Baltimore City Data Collaborative; Analysis: Baltimore City Data Collaborative

**Indicator:** Maternal and Child Health Index  
**Explanation:** This index is a composite score using three variables: births delivered at term, births where mothers receive prenatal care, and babies born with satisfactory birth-weight. Mothers and children are “more healthy” in some CSAs, or “less healthy” in others. Source: MD Dept. of Health and Mental Hygiene, Provided by Baltimore City Health Dept. Analysis: Baltimore City Data Collaborative

**Indicator:** % of births where mother received early prenatal care (first trimester)  
**Explanation:** Prenatal care is a preventive measure since it helps to ensure mother has a healthy pregnancy and babies are born healthy. Source: Maryland Dept. of Health and Mental Hygiene, compiled by the Baltimore City Health Dept. and Baltimore City Data Collaborative; Analysis: Baltimore City Data Collaborative

### Workforce and Economic Development

**Indicator:** % of commercial properties that undergo rehab investment above \$5,000  
**Explanation:** Indicator reflects the % of commercial properties where investment in improvements, rehabilitation, and maintenance to exterior and interior took place. Source: Baltimore City Dept. of Housing & Community Development

**Indicator:** % of all commercial properties classified as vacant and abandoned at year’s end  
**Explanation:** A property is classified as vacant and abandoned if: (1) it is uninhabitable and appears boarded up or open to the elements; (2) it was previously designated as vacant and remains vacant; (3) it is a multi-family structure where all units are considered vacant. Source: Baltimore City Dept. of Housing & Community Development

### Sanitation

**Indicators:** Rate of illegal dumping-Number of reported incidents of illegal dumping per 1,000 people; Rate of dirty streets and alleys-Number of reported incidents of dirty streets and alleys per 1,000 people; rate of clogged storm drains-Number of reported incidents of clogged storm drains per 1,000 people; Rate of abandoned vehicles-Number of reported incidents of abandoned vehicles per 1,000 people; Rate of rat incidents-Number of reported incidents of rats per 1,000 people  
**Explanation:** The rate reflects the degree of the problem relative to the population of the CSA. The indicator does not reflect the amount of calls or reports about an incident. All calls or reports about the same problem are applied to the same incident. Source: CitiStat.

### Urban Environment and Transit

**Indicator:** Tree canopy-% of CSA covered by trees  
**Explanation:** Trees and shrubs contribute to improved air quality by cooling down temperatures,

removing air pollutants and reducing factors that contribute to ozone depletion. Source: Ikonos satellite image from Fred Iraqi of the MD Dept. of Natural Resources; Analysis: Baltimore City Planning Dept.

### Education and Youth

*Indicators are for public school students only, including Charter and “new” school students.*

**Indicator:** Dropout Rate  
**Explanation:** % of students in grades 9-12 who withdrew from school before completion out of all students in grades 9-12  
 Source: Baltimore City Public Schools

**Indicator:** High school completion rate  
**Explanation:** % of public school students in 12<sup>th</sup> grade that received a MD High School diploma or equivalency certificate. Source: Baltimore City Public Schools

**Indicator:** MD School Assessment (MSA) Test Scores in reading and math for 3<sup>rd</sup>, 5<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> grades  
**Explanation:** MSA tests measure the number of students scoring in one of three classifications - *advanced, proficient, or basic* out of all students enrolled in that grade  
 Source: Baltimore City Public Schools

**Indicator:** % of graduates successfully completing courses to qualify for UMD or in Career/Tech program  
**Explanation:** Successful completion of these courses is defined by each program each year. Source: MD Department of Ed.

**Indicator:** Absentee rate  
**Explanation:** % of elementary and middle school students absent from school 20 days or more out of the school year. Source: Baltimore City Public Schools

### Neighborhood Action and Sense of Community

*NOTE: The assets in this category offer background information and are not meant as indicators*

**Asset:** Neighborhood associations  
**Explanation:** Neighborhood associations are groups of people, generally living in the same neighborhood, who volunteer their time and organize themselves into more formal arrangements having officers, budgets, and elections. Source: Community Assn. Directory maintained by the Baltimore City Planning Dept.

**Asset:** Community development corporations (CDCs)  
**Explanation:** CDCs are nonprofit organizations that work to revitalize a number of neighborhoods in a defined geographic area. Baltimore’s CDCs focus mainly on housing production, economic development, and job creation. Source: MD Center for Community Development and the Community Assn. Directory maintained by the Baltimore City Planning Dept.

**Asset:** “Umbrella” organizations  
**Explanation:** “Umbrella” organizations are non-profit community-based organizations that work with and support organizations and initiatives in multiple neighborhoods. Source: Citizens Planning and Housing Association and the Community Assn. Directory maintained by the Baltimore City Planning Dept.

**Asset:** Community gardens  
**Explanation:** Gardens within neighborhoods are designated as “community gardens” when they meet two of the following three criteria: (1) is located on public or community-owned land; (2) is maintained by at least three people in the community (as opposed to an individual or couple) (3) is available for public/community use. Source: Parks & People Foundation; Analysis: Parks & People Foundation

**Asset:** Designated local historic building  
**Explanation:** After an extensive resident-initiated process, the Commission on Historical and Architectural Preservation (CHAP) designates buildings, landmarks and districts as local historic areas. CHAP designation does not mean the property is on the National Register of Historic Places. Source: Baltimore City Dept. of Housing & Community Development

**Indicators:** % of population ages 18 and over registered to vote; % of population ages 18 and over who voted in the general election; % of population ages 18-25 registered to vote; % of population ages 18-25 who voted in the general election  
**Explanation:** Voting participation is a standard proxy indicator for measuring involvement in civic and community life. Source: Baltimore City Board of Election



# Greenmount West Master Plan

**ACTIVE 59 LISTINGS**

	List Price	Orig. Price	= % of	DOMM	DOMP
406 22Nd E	\$261,000	\$195,000	133.85	574	574
410 22Nd E	\$261,000	\$195,000	133.85	316	316
422 22Nd E	\$261,000	\$215,000	121.40	227	227
443 22Nd St	\$261,000	\$220,000	118.64	458	458
20 Lafayette Ave E	\$510,000	\$510,000	100.00	1,008	1,008
428 21St St E	\$40,000	\$140,000	28.57	896	1,153
1915 Saint Paul St	\$449,900	\$498,900	90.18	457	457
1621 Calvert St	\$105,000	\$179,900	58.37	412	412
511 20Th St	\$69,000	\$69,000	100.00	361	361
1214 Calvert St N	\$950	\$1,100	86.36	293	293
1803 Calvert St N	\$469,000	\$675,000	69.48	222	222
1915 Saint Paul St	\$2,950	\$2,950	100.00	181	181
1915 Saint Paul St	\$2,950	\$2,950	100.00	179	181
427 22Nd St	\$300,000	\$315,000	95.24	166	166
429 22Nd St	\$300,000	\$315,000	95.24	166	166
431 22Nd St	\$300,000	\$315,000	95.24	166	166
315 Lafayette Ave	\$289,990	\$289,990	100.00	127	127
120 Station North Mews	\$299,000	\$390,000	76.67	116	116
200 Preston St	\$1,795	\$2,250	79.78	129	129
415 North Ave	\$170,000	\$175,000	97.14	126	126
433 Preston St	\$35,000	\$49,000	71.43	119	119
1621 Saint Paul St	\$249,000	\$249,000	100.00	117	480
403 Lafayette Ave E	\$49,900	\$49,900	100.00	105	256
426 22Nd St	\$120,000	\$130,000	92.31	99	99
212 22Nd St	\$239,900	\$299,900	79.99	88	88
2020 Saint Paul St	\$219,900	\$219,900	100.00	86	86
1610 Latrobe St	\$119,000	\$119,000	100.00	86	86
1612 Latrobe St	\$119,000	\$119,000	100.00	86	86
1608 Latrobe St	\$119,000	\$119,000	100.00	86	86
1610 Latrobe St	\$1,000	\$1,000	100.00	71	71
1309 Calvert St #1	\$169,000	\$169,000	100.00	69	69
216 Lafayette Ave	\$350,000	\$300,000	116.67	63	63
2022 Saint Paul St	\$490,000	\$490,000	100.00	56	56
312 Lanvale St	\$20,000	\$20,000	100.00	57	57
316 Lanvale St	\$20,000	\$20,000	100.00	57	57
318 Lanvale St	\$20,000	\$20,000	100.00	57	57
1625 Saint Paul St	\$349,900	\$349,900	100.00	48	172
509 23Rd St	\$61,900	\$61,900	100.00	47	47
407 Lafayette Ave	\$44,900	\$44,900	100.00	47	47
423 Lafayette Ave	\$44,900	\$44,900	100.00	47	47
1527 Barclay St	\$44,000	\$44,000	100.00	47	47
125 Lafayette Ave E	\$399,900	\$425,000	94.09	46	46
125 Lafayette Ave E	\$1,950	\$2,200	88.64	46	46
124 Station North Mews	\$399,900	\$425,000	94.09	46	330
124 Station North Mews #B	\$1,650	\$1,700	97.06	45	45
708 North Ave E	\$60,000	\$60,000	100.00	40	40
710 North Ave E	\$60,000	\$60,000	100.00	40	40
1818 Barclay St	\$225,000	\$225,000	100.00	22	22
18 Lafayette Ave	\$3,000	\$3,000	100.00	28	28
308 Lafayette Ave E	\$290,000	\$290,000	100.00	27	27
118 Lanvale St E	\$1,800	\$1,800	100.00	23	115
446 Federal St E	\$26,000	\$26,000	100.00	21	21
1809 Saint Paul St	\$142,450	\$149,900	95.03	21	21
1623 Saint Paul St	\$269,000	\$269,000	100.00	16	16
426 North Ave E	\$35,000	\$35,000	100.00	15	24
1704 Guilford Ave	\$264,900	\$264,900	100.00	14	14
1910 Barclay St	\$169,900	\$169,900	100.00	9	9
1615 Saint Paul St	\$1,100	\$1,100	100.00	7	7
1641 Calvert St N	\$399,900	\$399,900	100.00	4	4
<b>Average</b>	<b>\$169,361</b>	<b>\$176,894</b>	<b>95.74</b>	<b>146</b>	<b>167</b>
<b>Median</b>	<b>\$120,000</b>	<b>\$149,900</b>	<b>80.05</b>	<b>71</b>	<b>86</b>

## Appendix C: Community Benefits Agreements\*

### 1. Definition

A Community Benefits Agreement (CBA) is a legally enforceable contract, signed by community groups and by a developer, setting forth a range of community benefits that the developer agrees to provide as part of a development project. In exchange, community groups agree to support the developer when the project goes to the City for approvals and subsidies. The CBA is both a process to work towards these mutually beneficial objectives, and a mechanism to enforce promises made by both the developer and the community representatives. CBAs ensure that projects receiving public benefits - including public land, subsidies, zoning changes, tax relief and deferments, easements, even priority approval processing - create tangible benefits for local communities and give residents the power to shape projects to their needs. These benefits may include living-wage jobs, affordable housing, first-source hiring programs for local residents, funding for parks, space for community services, and monies for local investment.

### 2. Sample Language

#### **Introduction from Community Benefits Agreement (LAX Master Plan Program - Expansion of Los Angeles Airport)**

"This Community Benefits Agreement sets forth (1) a range of community benefits and impact mitigations that will be provided by the Los Angeles World Airports as part of the LAX Master Plan Program, and (2) an ongoing role for the LAX Coalition in implementation and oversight of these benefits and mitigations. This Community Benefits Agreement is agreed to by the LAX Coalition and LAWA . . ."

#### **Child Care Program and Facility (NoHo Commons CBA)**

"Developer agrees to plan an on-site location for a child care center and to enter into a lease arrangement with a child care provider . . . [that] shall offer affordable, accessible and quality child care for both on-site employees and the surrounding community. Developer...shall require that a minimum of 50 spaces shall be made available to very low, low and moderate-income families. . . .The Valley Jobs Coalition will assist the provider in fundraising and other efforts to maintain the quality and affordability of the child care center."

#### **Job Training (LAX Job Training Program)**

"Beginning in fiscal year 2005-06, LAWA shall provide \$3 million per year for five years, not to exceed \$15 million over five years, to fund job training for Airport Jobs and Aviation-related jobs, and for Pre-apprenticeship Programs. Any funds unspent in a



particular year shall . . . .”

### **Minority Business Enterprise, Women Business Enterprise and Small Business Utilization and Retention (LAX)**

“LAWA shall coordinate with the Mayor's Office, CDD, and other relevant business advocacy and assistance organizations to initiate a program to increase participation in the planning, construction, operation and maintenance of LAX by Project Impact Area small businesses and minority-owned business enterprises and women-owned . . . .”

### **One DC Equitable Development Initiative (Summary Representation of Community Benefits Agreement)**

- 10% of the condos on Parcel 33 will be affordable; 50% of the rental units on Parcel 42 will be affordable.
- The developers for Parcel 33 will hire a community-based agency to screen and recruit local residents for construction and permanent job opportunities on the site.
- 3000 square feet of retail space at Parcel 33 will be set aside at reduced rent for locally owned businesses.
- Over \$750,000 of development proceeds will be donated to a community fund controlled by EDI members.

### **Additional Resources**

Atlantic Yards [www.Atlanticyardsreport.blogspot](http://www.Atlanticyardsreport.blogspot)

The Gates Cherokee Redevelopment Project  
[www.MakingConnectionsDenver.org](http://www.MakingConnectionsDenver.org)

Front Range Economic Strategy Center [www.fresc.org](http://www.fresc.org)

Good Jobs First [www.goodjobsfirst.org](http://www.goodjobsfirst.org)

Los Angeles Alliance for a New Economy (LAANE) [www.laane.org](http://www.laane.org)

Milwaukee Park East Redevelopment Compact  
[www.wisconsinsfuture.org/workingfamilies](http://www.wisconsinsfuture.org/workingfamilies)

Partnership for Working Families [www.communitybenefits.org](http://www.communitybenefits.org)

**\* Prepared by Samuel Jordan, Ward 7 Development Advisory Committee, Washington, D.C., March 2008**

## Appendix D: Current Zoning Categories

Zoning regulations determine how land or property can be used within various zoning districts. The Baltimore zoning code has four basic zoning categories: residential, office-residential, business and manufacturing. These districts are defined in Titles 4-7 of the zoning code. Currently, there are ten residential districts (R1-R10) and two residential sub-districts (R-1A and R-1B). The four Office-Residential districts (OR1-OR4) allow for a variety of general professional, business, and governmental offices in addition to the uses allowed in residential zones. The five business districts (B1-B5) provide for a variety of retail and office uses that range from neighborhood to regional businesses; residential uses are also allowed. The three manufacturing districts (M1-M3) range from light to heavy industrial; no residential development is allowed in any of the manufacturing districts. Generally, for each of the categories, as the number increases the intensity or density also increases.

The following zoning districts currently exist in Greenmount West:

### 1. Residential Zoning Districts

**R-8 General Residential** - Allows single-family detached, attached (rowhomes) and multi-family residences with a minimum lot size of 750 sq. feet per unit of single-family attached and multi-family dwellings and 5,000 sq. feet per unit of single-family detached dwellings with a maximum lot coverage of between 40-60%. Single-family homes have a maximum height of 35 feet, while multi-family dwellings are governed by a Floor Area Ratio (F.A.R.) of 2.

**R-9 General Residential** - Allows single-family detached, attached (rowhomes) and multi-family residences with a minimum lot size of 550 sq. feet per unit of multi-family dwellings, 750 sq. feet for single-family attached, and 5,000 sq. feet per unit of single-family detached dwellings with a maximum lot coverage of between 50-70%. Single-family homes have a maximum height of 35 feet, while multi-family dwellings are governed by a Floor Area Ratio (F.A.R.) of 3.

**R-10 General Residential** - Allows single-family detached, attached (rowhomes) and multi-family residences with a minimum lot size of 200 sq. feet per unit of multi-family dwellings, 750 sq. feet for single-family attached, and 5,000 sq. feet per unit of single-family detached dwellings with a maximum lot coverage of between 50-70%. Single-family homes have a maximum height of 35 feet, while multi-family dwellings are governed by a Floor Area Ratio (F.A.R.) of 6.

## 2. Office/Residential Zoning Districts

**O-R-2 Office Residential** - Allows for mixed uses near major thoroughfares, including general professional, business, and governmental offices. It includes uses allowed in residential zones. It does not allow retail uses. O-R zoning allows for low-density development and often serves as a transition zone between residential and commercial.

**O-R-3 Office Residential** - Allows for mixed uses near major thoroughfares, including general professional, business, and governmental offices. It includes uses allowed in residential zones. It does not allow retail uses. O-R zoning allows for low-density development and often serves as a transition zone between residential and commercial.

## 3. Business/Commercial Zoning Districts

**B-2 Community Business District** - This zoning district is intended to meet shopping needs with a larger variety of commercial activity. Retail uses include those allowed in B-1 zone, as well as some auto related uses. Some conditional uses are allowed, including parking lots as a principle use.

**B-3 Commercial Business District** - The B-3 zoning district is designed primarily for commercial activity oriented to a major thoroughfare. It includes all B-2 uses and includes additional uses such as live entertainment and more auto-oriented businesses. B-3 includes conditional uses that can be approved by BMZA and the City Council, such as car washes and restaurants with drive-thru windows.

## 4. Industrial Districts

**M-1 Light Industrial District** - The M-1 zoning district is designed primarily for less intensive industrial uses, including various types of manufacturing. M-1 includes conditional uses that can be approved by BMZA and the City Council, both industrial uses that may have greater impacts on adjacent properties and uses not industrial in nature.