



# THE COLDSTREAM HOMESTEAD MONTEBELLO COMMUNITY

Martin O'Malley  
Mayor



**Approved**  
The City of Baltimore Planning Commission  
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**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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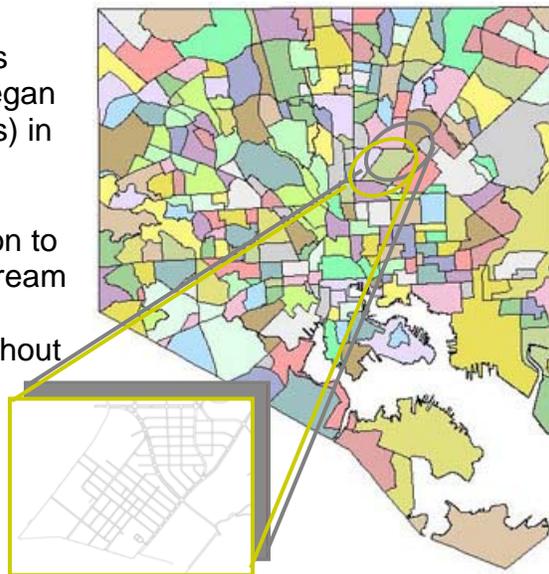
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# 1 THE PLAN FOR COLDSTREAM HOMESTEAD MONTEBELLO

## 1.1 Overview

The Coldstream Homestead Montebello (CHM) community is in transition. In recent years, the neighborhood has experienced the same disinvestment that affects many older urban neighborhoods. Over the last several decades there has been a substantial loss of population, a growing trend of abandonment, and a growth of deterioration and blight among the most vulnerable within the community. The decline has not been limited to the residential market; the commercial areas often do not meet the needs of the residents and do not present the best face of the community. Within this trend have risen too many incidents of crime against people and property. These trends, although not pervasive, are persistent and have affected the quality and the perception of life in the community. The trends that contribute to these negative perceptions must be halted and reversed if CHM is to sustain itself as a viable urban community.

In continuing the administration's philosophy of putting Neighborhoods First, the Department of Planning began preparing Area Master Plans (AMP's) in 2003 to approach neighborhood planning from a more physical redevelopment standpoint. In addition to this Area Master Plan for the Coldstream Homestead Montebello Community, there are several other areas throughout Baltimore City that have completed plans or have plans underway. They include: Barclay-Midway-Old Goucher, Madison Square, Pen Lucy, Penn North, Mount Vernon/Charles North, Park Heights, Poppleton, Westport, Reservoir Hill, Rosemont, Sharp-Leadenhall, Locust Point, Uplands, and Woodberry.



Map of Baltimore City with CHM

The Coldstream Homestead Montebello Area Master Plan analyzes existing neighborhood conditions and provides extensive input from residents and community stakeholders, focusing on enhancing the physical environment: land use, housing rehabilitation and housing stimulation, commercial revitalization and industrial enhancements, open space and gateway

enhancements, and historic preservation. The Plan also focuses on quality of life issues, such as providing better community facilities and services: education, public safety, sanitation, and human resource development. Based on this analysis, the Plan recommends strategies that build on key neighborhood assets needed to guide decision-making in the near term, and to provide for the longer term future. In the near term, these strategies establish a community context for day to day City government and private sector decisions on matters concerning development, investment, zoning, budgeting, legislation and redevelopment. This plan is based on the premise that the key assets in CHM of today can serve as a foundation for a much brighter future.

## 1.2 The Planning Process

### *“The Coldstream Homestead Montebello Planning Process, 2004-2006”*

In December 2004, the Department of Planning began a planning process for the Coldstream Homestead Montebello Community. The Department of Planning met with the community, other stakeholders, and various city agencies. The community and stakeholder input portion of this process consisted of many meetings with the CHM AMP Planning Committee as well as larger, community wide meetings, conducting field visits, surveys, and studies of existing conditions in the area.



Community Signage, Loch Raven Blvd. and the Alameda

After extensive community meetings and staff research, a draft of the CHM Area Master Plan was prepared. A draft of the plan was distributed followed by community meetings and discussions. With the draft Plan, the community was invited to review and respond to the Plan's recommendations. The staff of the Planning Department listened and documented comments, and incorporated many of the comments made into this final version of the Plan. This document is the culmination of a complex, community driven process.

Prior to the City's planning process with the community, the community engaged in a significant planning activity of its own. This activity resulted in a report that was prepared by the Coldstream Homestead Montebello Community Corporation, Inc. (CHMCC) in July 2004. The community-

generated report stands as an independent statement about the future of the Coldstream Homestead Montebello community. Many of the recommendations made as a part of the community's previous planning process were incorporated into the Department's planning process with the community.

The CHM community also has an Urban Renewal Ordinance dated February 28, 1977. The objectives of the urban renewal plan are to:

- a. To achieve a strong residential neighborhood including supporting commercial and public facilities in the Coldstream Homestead Montebello Area.
- b. To provide, through acquisition of properties for clearance and redevelopment and for rehabilitation, a substantial number of housing units for low and moderate income families.
- c. To remove substandard buildings and to eliminate blighting influences especially as they affect residential uses.
- d. To keep to a minimum the involuntary displacement of individuals and families by providing, wherever possible, for residential rehabilitation.
- e. To bring about a general physical improvement in the area by coordinated private and public improvements.
- f. To encourage home ownership through the use of all applicable federal, state, and local programs.
- g. To reduce density and overcrowding.

The Coldstream Homestead Montebello Urban Renewal Ordinance was last amended in June 24, 1998. The Urban Renewal Ordinance will need to be updated in order to reflect the existing and future CHM community.

While much had been accomplished in the past, much remains to be done. The original vision of the CHM community was that of an urban oasis with lush greenery, park and lakeside views, a grand boulevard and grand single family homes. Today the Coldstream Homestead Montebello Community is predominantly residential in character; the neighborhood is generally composed of single family homes, apartments, and rowhomes. Commercial and Industrial land remain along the Harford Road and 25<sup>th</sup> Street corridors, as well as remnants of the once thriving industrial uses that lined the Baltimore Belt Line (now CSX freight line). There is a small amount of community open space interior to the community, but opportunity surrounds with Clifton Park, Lake Montebello, and the City College campus. Though homeownership rates have declined in the neighborhood, many long time residents have stayed. This Plan builds on existing residents' commitment to the neighborhood, as well as existing assets outlined in the Plan. The challenge for the Coldstream Homestead Montebello community

is to not only enhance its physical environment by continuing to build on assets, but to attract people of all backgrounds and incomes back to the neighborhood in order to be a thriving community where people live, earn, play, and learn.

Today the challenges and constraints that the Coldstream Homestead Montebello community face are varied. Through the planning process, the community and stakeholders identified key assets and opportunities and priorities for improvement, as well as its challenges and constraints. CHM has a diverse amount of assets that help strengthen the community and help to leverage some of the challenges the neighborhood faces. These assets, listed below, are the building blocks of the plan

**Assets**

- Long time residents
- Proximity to downtown
- Adjacent to well-to-do communities
- Diverse housing stock
- Schools: Elementary Schools and High Schools
- Open spaces and recreation
- The YMCA at Stadium Place
- Community Faith-Based Organizations
- Youth Groups
- Institutions: Johns Hopkins, Morgan State University

- Natural Assets: Clifton Park and Lake Montebello

***Challenges and Constraints***

- Low rate of homeownership
- Deteriorating housing stock
- Little to no economic base
- Crime and drugs
- Lack of workforce development, education, and training in area
- Loss of population



-  Recreation and Open Space
-  Accessibility routes
-  Public Institutions
-  Religious Institutions
-  Areas of Interest
-  Neighborhood Boundary

Assets and Opportunities Map

## 2 THE COLDSTREAM HOMESTEAD MONTEBELLO COMMUNITY

### 2.1 History

The Coldstream-Homestead-Montebello community is bounded by Harford Road on the east; Loch Raven Boulevard on the west; 25<sup>th</sup> Street on the south; and 32<sup>nd</sup> and 33<sup>rd</sup> Street on the north. The community takes its name from three early nineteenth century estates. The neighborhood captures in name the nineteenth century grandeur of Baltimore's elaborate summer estates. Homestead was built by Thomas Gorsuch around 1731. The estate lasted until 1851 when Robert Gorsuch Jr. subdivided the estate into the village of Homestead. Coldstream, built around 1793 by the Dulany family, was for its time an extravagant country estate. It was built in brick and identified on Hanna and Warner's 1801 map of Baltimore (only the most extravagant estates were shown on the map).



Aerial view taken by R. F. Kniesche in 1938

In 1805 William Patterson bought the estate, which stayed in the Patterson family until the 1920s. During its heyday from 1805 to 1835, the family “entertained their friends with strawberry parties, accompanied by champagne and followed by dancing on the lawn.” Landscaping of the property was remarkable. French architect and sculpturer “A. Chevalier” designed Coldstream’s entrance gateway and a garden statue. In addition, Patterson landscaped the stream running through his property into a series of falling pools, much like Homeland of today. By 1850, the property was being used for other purposes than a summer home. It was first used as a boarding school and by the twentieth century, it was a boarding house. In 1918 the last Patterson related to the site died and was buried in the family plot on the estate. Shortly thereafter, the building was demolished and rowhouses were built.

By far, Montebello was the most exquisite country estate that comprised the neighborhood. Montebello had not one but two nationally prominent owners: General Samuel Smith and John Garrett. Between 1796-1800 General Samuel Smith acquired 473 acres directly across the street from Clifton Park and began building Montebello. Smith's summer estate grew to become a highly landscaped estate with several outbuildings including slave quarters, stables, ice houses, root cellar, etc. The estate stayed in the Smith Family until 1842 when it was sold to the Tiffany family.



Montebello Mansion built 1796 - 1799

The neighborhood of antebellum Coldstream-Homestead-Montebello was different than its late-nineteenth century manifestation. In 1852, Robert Gorsuch Jr. subdivided his ancestor's estate and laid out a suburban village, one of the first in Baltimore. Gorsuch's endeavor to build a suburban community crept along at a snail's pace. In the first twelve years or so only a dozen buildings were built. It wasn't until the Hall's Springs Railway was built that the village began to increase in size. By 1881, Thomas Scharf in his history of Baltimore City and County summarily described the village:

Homestead is the farthest east of the cluster of villages [in the 9<sup>th</sup> district of Baltimore County], and binds upon the Harford road. As far back as 1852 a movement was made for the establishment of a suburban village here. There was then no railway communication; however, and the project failed. In 1866 it was revived and became a success. Homestead is charmingly located within a few moment's walk of Lake Clifton, the estate of Horace Abbott, that of the late Thomas Kelso, and President Garrett's "Montebello." It is reached by the Hall's Springs line of horse railway.

In 1871, John Work Garrett bought the former Montebello estate and cobbled its 473 acres to the Archibald Stirling's estate, *Snowdon*. By the time he was done acquiring land, he had created the largest private estate in Baltimore City; Garrett's holdings were more than 1400 acres.

Montebello had Baltimore's largest private racing stable, a private race course, two historic mansions, a conservatory and several other buildings. By adding Garrett's 1400 acres to Johns Hopkins 500 acres (now Clifton Park) with several other land holdings, Homestead was surrounded by well landscaped open space. This sense of open space provided Homestead with one of its most valuable assets.



View of private entrance to Montebello

By the end of the nineteenth century, Homestead was a village laid out on three east/west streets approximately three blocks long. The village was built of a mixture of detached houses, duplexes, and rowhouses with architectural styles of the Victorian Period.

#### 20<sup>th</sup> Century History

Twentieth Century changed Homestead from a Country village to a row house community. Unlike the planned suburbs such as Roland Park and Sudbrook Park, most suburban areas were a constantly changing environment made up of the old, new and a sense of becoming. Dozens of players made hundreds of decisions that changed the neighborhood from a rural to urban landscape. These separate decisions are captured in the myriad of building types and architecture. The upper part of Coldstream-Homestead-Montebello is a coherent grouping of rowhouses. To the south of Montpelier there is another row house grouping of approximately eight blocks of rowhouses.

By 1923, the comprehensive zoning ordinance declared Homestead to be a row house community. Prior to this zoning declaration, row house developers were building hundreds of houses. Shortly thereafter, large scale row house developer E. J. Gallagher built porch front housing with front yards. Between 1906 and 1914 approximately twenty-five rows of row housing were built, most of which clustered near Harford Road. Between 1914 and 1936 approximately one hundred rows of row housing were built.

Other significant features of the neighborhood which proved to enhance the neighborhood include The Alameda which was laid out as part of the Olmsted plan of 1904. The Alameda was designed to connect Thirty-Third Street to Clifton Park; more so, it was designed as a formal approach to

Clifton Park and as an extension of Clifton Park into the neighborhood. Baltimore City College, the Castle on the Hill, opened in 1928 lending to the neighborhood green space and an architectural gem. Also, Lake Montebello, built 1881, is another asset that provides open space and recreational opportunities.



Harford Road looking north from Homestead St.,  
1911



Harford Road looking north from Homestead St.,  
1995

## 2.2 Area Profile

The area profile for population, diversity, and income in the Coldstream Homestead Montebello community were taken from the 2000 Census.

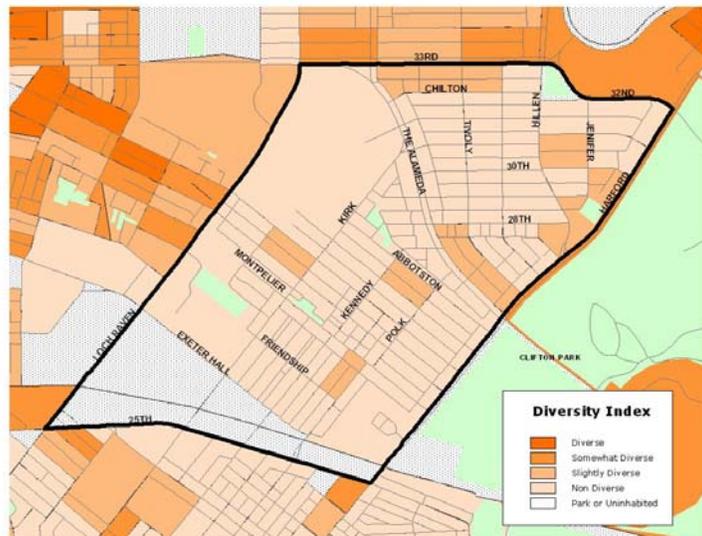
### Population

The population map shows the change of population in the CHM community from 1990 – 2000. The population map shows there was an increase in population within the 1400 -1500 block of Carswell Street and Gorsuch Avenue. However, overall in the community there was a 2.3% or more decrease in population. There were areas in the community that had experienced a 1% to 11% decrease in population. Most of these areas of minimal decrease in population are located on parkland, and institutional or commercial property.



### Diversity

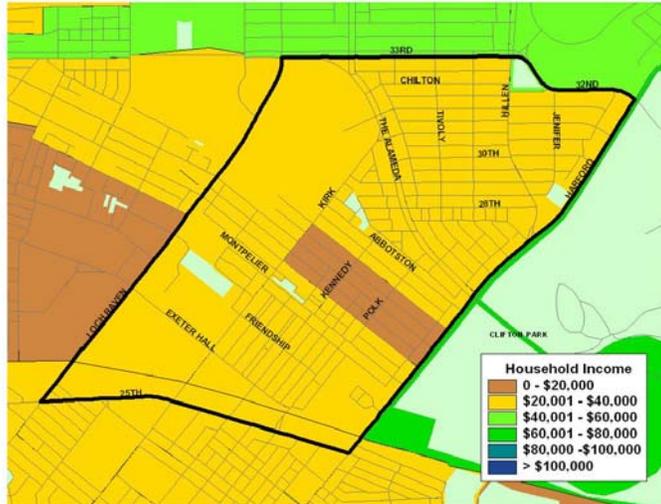
The Coldstream Homestead Montebello (CHM) community's population is predominately African American. According to the 2000 Census data, 96.5% of the residents in CHM are African American, 1.25% Caucasian, .6% Asian, and .1% Other. Thirty percent of youth in CHM are age 18 and under, the percentage of elderly in the community is 11% over age 64, and the average number of persons per household is 2.14.



The diversity map (pg. 16) shows that the bulk of the community (in the lightly shaded areas) is not diverse, while there is a small portion of the community that is slightly diverse.

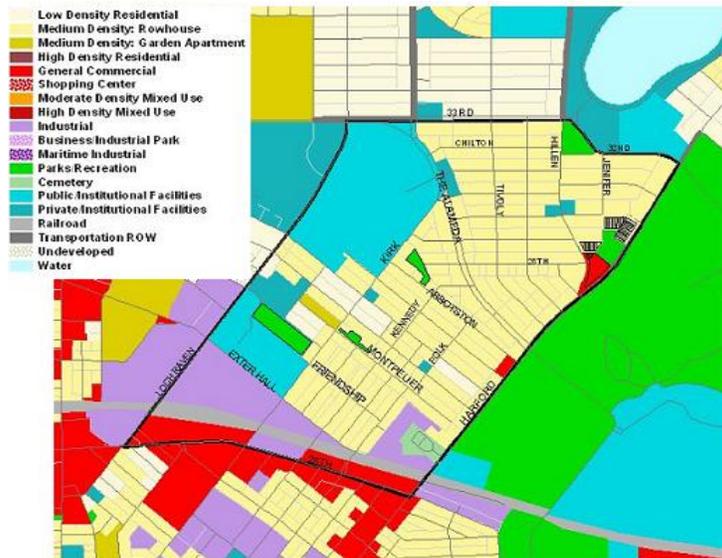
Income

According to the 2000 census the majority household income for the community was \$20,000 – \$40,000 per year. A small portion of the community (located in the Homestead area) make below \$20,000 dollars per year. As seen in the map to the right, there are some areas immediately outside of the community’s boundary to the north that make up to 60,000 per year, while other nearby neighboring communities to the south and west have similar income amounts as CHM.



Land Use

The term “land use” describes the kind of uses (residential, commercial, industrial, etc.) found on a parcel of land. The primary land use type in the CHM community is residential, with commercial, industrial, and institutional uses to follow. Land types can be seen on the land use map to the right.

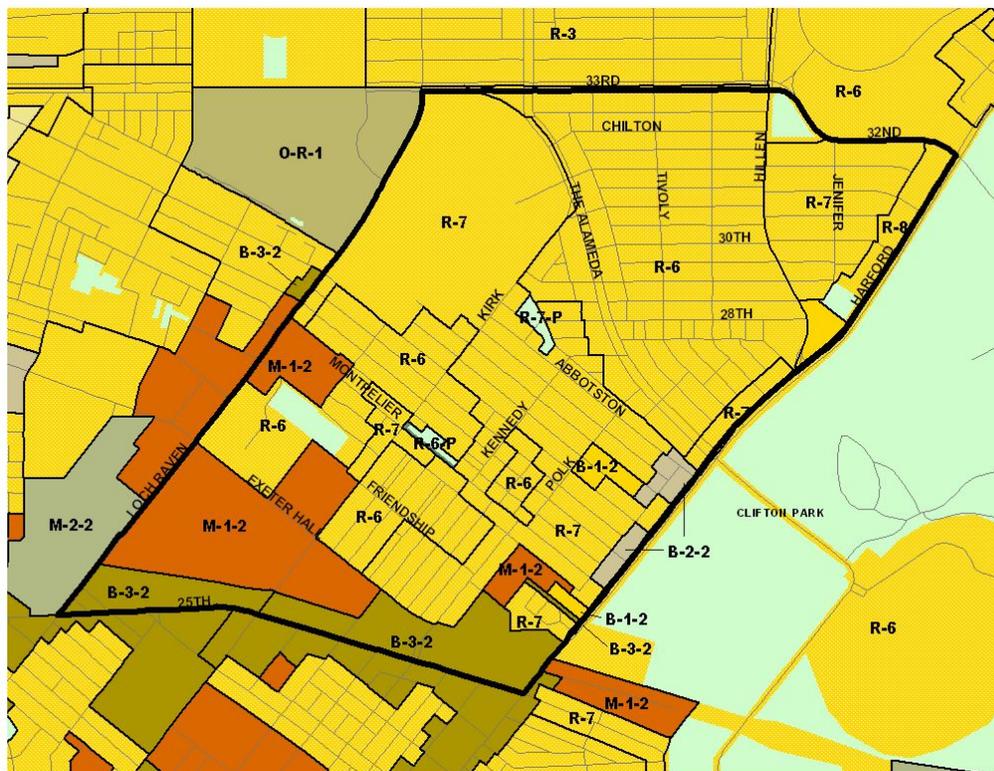


Zoning

Zoning is a tool that allows the City to guide development by regulating the physical form and kinds of uses on a parcel of land. These controls are based upon the need to prevent overcrowding of land, congestion on the streets and sidewalks, undue concentration of population and the mixing of

incompatible land uses. More importantly, zoning provides a basis for guiding and ordering the pattern of future development.

Zoning delineates where and how residences, businesses and industry can be located within a community. These land use delineations are embodied in the Baltimore City Zoning Code. Most of the Coldstream Homestead Montebello communities land area is zoned for residential use. The portions of the community, located along the Harford Road corridor are zoned "B-1-2 Neighborhood Business," "B-2-2 Community Business," and "B-3-2 Community Commercial." The Industrial areas are zoned "M-1-2." The zoning districts for the CHM community can be seen on the zoning map below.



**Zoning Districts in CHM**

R-6	Residential
R-7	Residential
R-8	Residential
B-1-2	Neighborhood Business
B-2-2	Community Business
B-3-2	Community Commercial
M-1-2	Industrial

### 3 ENHANCING THE PHYSICAL ENVIRONMENT

#### 3.1 Introduction

The condition of the Coldstream Homestead Montebello community's physical environment has declined over time. The appearance of the physical environment fails to reflect the importance of the community or the activities that are taking place within the community and within neighboring communities. Creating a more attractive urban environment is a goal for the CHM community because the quality of the physical environment has a direct impact on the livability and the economic health of the neighborhood.



Commercial building and housing the community

Understanding the challenges of this area was crucial to formulating strategies and recommendations that would not only meet the needs of the community, but would carry the strength of the northern and southwestern portion of the plan area to the central and southern portion where both the residential and commercial market are struggling. It is clear that enhancing the physical infrastructure is not the only major issue; there are quality of life challenges that need to be addressed as well while seeking to sustain and build upon the communities key assets. To support this several guiding themes were developed:

1. Increase opportunities for home ownership;
2. Encourage the rehabilitation of vacant homes and new construction throughout the area; and
3. Encourage the rehabilitation and preservation of the existing stock in areas of strength.
4. Enhance and improve upon parks, open space and recreation.
5. Create safe, walkable and inviting spaces.
6. Enhance major corridors, gateways, and community streets.
7. Strengthen education options.
8. Build human capital.
9. Create historic preservation recognition and designation.

To address community challenges, plan recommendations are made in regards to the following:

Housing  
Commercial  
Industrial  
Parks, Open Space and Recreation  
Gateways, Corridors, and Community Streets  
Historic Preservation  
Education  
Public safety  
Sanitation  
Human Resource Development



Areas in the Community

### 3.2 Housing

*“Homes are the living spaces where we rear our families, sustain our daily existences, display our identities, and contribute to our neighborhoods image.” (Moorish and Brown, 1994).*

Three of the guiding themes of this Plan concentrate on housing. They are to:

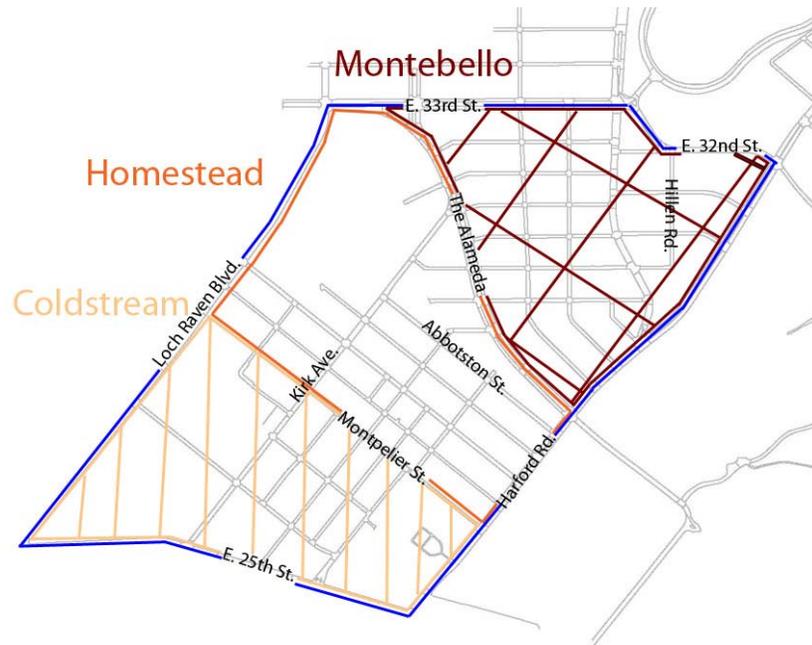
1. Increase opportunities for home ownership;
2. Encourage the rehabilitation of vacant homes and new construction throughout the area; and
3. Encourage the rehabilitation and preservation of the existing stock in areas of strength.

The Coldstream Homestead Montebello Community features a diverse mix of housing types, including single-family frame homes, rowhomes, apartments, and rowhomes converted to apartments. The northern (Upper Montebello) and southwest (Coldstream) areas of the CHM community enjoy a greater amount of stability than the central (Lower Montebello) and southern areas (Homestead). The Upper Montebello and Coldstream areas have a greater presence of homeownership, and while recent sales activity has, for the most part been investor related, the stability that comes with a majority homeowner presence is readily visible in these portions of the neighborhood. Over the years the unstable areas (those with lower homeownership rates) have shown signs of deterioration through scattered vacancies and deferred maintenance.



Housing in the Community

While the CHM community rightly identifies its housing as an asset, the neighborhood has not experienced the dramatic rise in property values that other City neighborhoods, and the regional and national markets have experienced, rather the presence of vacant and dilapidated dwellings in the distressed area has increased. In some cases this is due to the inability of home owners to maintain their property due to age and/or economic factors. Absentee landlords and novice investors also contribute greatly to the amount of dilapidated and vacant dwellings in the community. As a byproduct of the very active real estate market, many absentee landlords and first time investors are purchasing dwellings through out the community, often with little or no long range goal other than speculation on profit. As people have moved out of the area and properties are intentionally kept vacant or are abandoned, there are more opportunities for illegal activities, leading to quality of life problems.



The Coldstream Homestead Montebello Community

### ***Baltimore's Housing Market Typology***

#### Purpose and Methodology:

The typology was developed to assist the City in developing neighborhood strategies that better match available public resources to neighborhood housing market conditions. In addition, the typology can inform neighborhood planning efforts by helping neighborhood residents understand the housing market forces impacting their communities. The financial and resource tools the City uses to intervene in the housing market are to be applied appropriately to the conditions in the neighborhoods. Some tools, such as demolition, may be unnecessary in competitive markets and applied selectively in stable markets. In distressed markets, demolition could be applied to bring about change in whole blocks.

#### Process

The typology is a classification scheme based on quantitative data using a statistical process called "Cluster Analysis." Cluster analysis is a class of statistical techniques that can be applied to data that exhibits "natural" groupings. Cluster analysis sorts through the raw data and groups them into clusters. A cluster is a group of relatively homogeneous cases or observations. Objects in a cluster are similar to each other. They are also dissimilar to objects outside the cluster, particularly objects in other clusters. The eight data about the city's housing market (listed below) was aggregated to the census block group level, allowing for a detailed analysis within the traditional City neighborhoods.

#### Variables

Variables were selected to best represent housing market conditions at the individual property level:

- Median sale price (square root)
- Percent foreclosure
- Percent owner occupied
- Percent code violations
- Percent of rental housing with subsidy
- Percent commercial properties
- Percent vacant structures
- Percent vacant lots

#### Cluster Descriptions:

##### *Competitive*

Neighborhoods in this category, like Federal Hill, Hunting Ridge and Mt. Washington, have robust housing markets with high owner-occupancy rates and high property values. The housing stock is well maintained and vacancy and abandonment rates are very low. While densities do vary single family detached homes predominate and these areas typically don't have a mix of housing types. This cluster has the highest percent of households headed by seniors and only about 1/3 of school age children attend public schools.

##### *Emerging*

Neighborhoods in the "Emerging" category, such as Hunting Ridge, Locust Point and Original Northwood, have homeownership rates slightly above the citywide average. Median sales price is above \$150,000. The foreclosure rate is half the City rate of 8% and there are very few vacant houses. Close to 70% of school age children attend public schools. There is more variety in housing types and more commercial areas than in the competitive cluster.

##### *Stable*

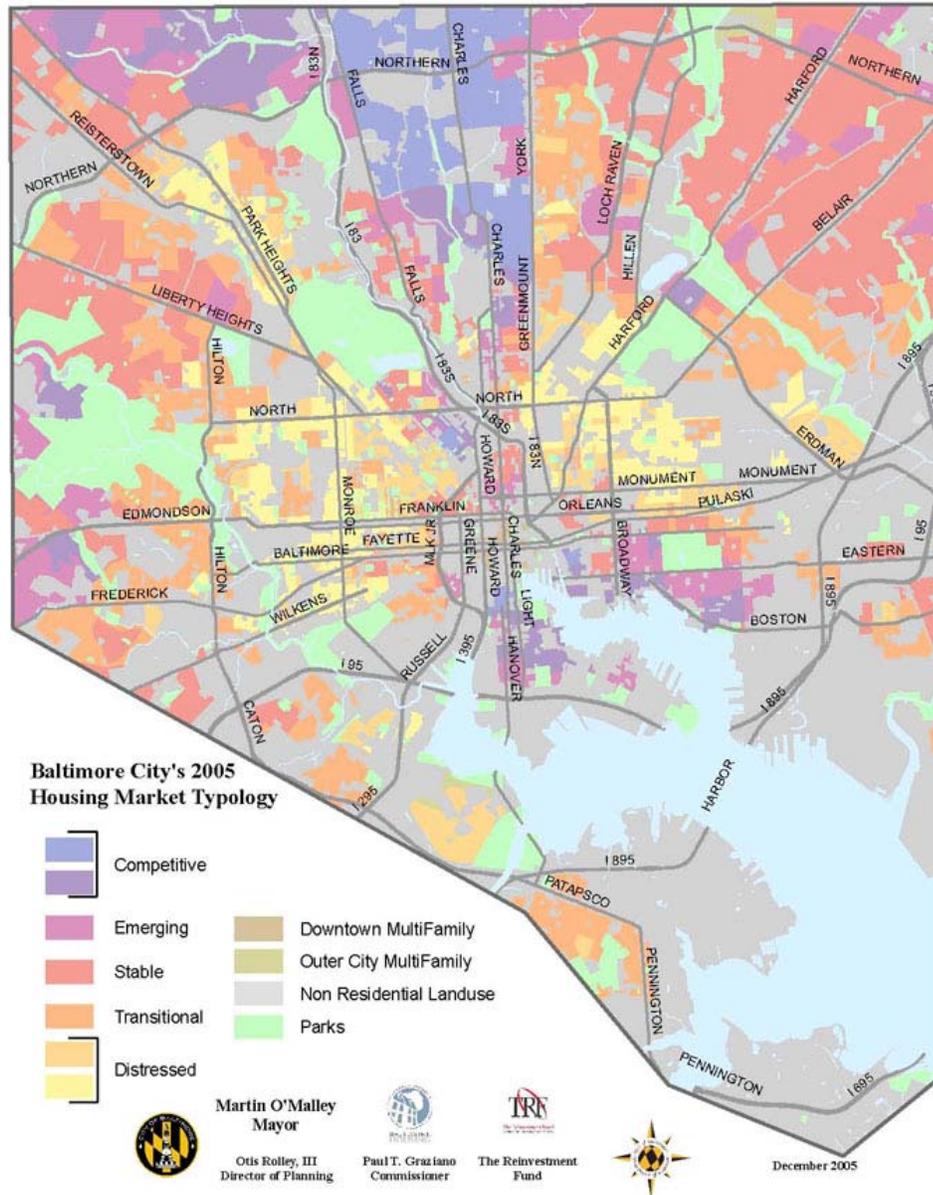
This cluster includes neighborhoods such as Howard Park, Lauraville and Violetville and is mostly located in the outer edge of the city. Median sale price is around \$100,000 and the rate of foreclosure is just above the city average of 8%. Households are 60% family households and 80% of children in this category attend public schools. Homeownership is still significant at 65%. The housing stock is relatively newer with 35% being built prior to 1939.

##### *Transitional*

Neighborhoods in the "reinvestment" category, such as Allendale, Belair Edison and Kenilworth Park, are found typically at the inner edge of the stable neighborhoods. These neighborhoods have moderate real estate values with median sale prices around \$60,000. Homeownership rates are over 60% but there are very high foreclosure rates. Code violations are significant here averaging 7%. Vacant houses are not always addressed by the market.

##### *Distressed*

These neighborhoods, which include Middle East, Penn North and Westport, have very high levels of vacant homes, high rates of code violations and lower homeownership rates. Sale prices typically range from \$25,000 - \$35,000. This cluster also has the highest rate of rental subsidy. The typical households here are the largest in the city while few are headed by seniors. This category has the lowest participation in the labor force at 50%. The housing type here is predominately rowhouse.



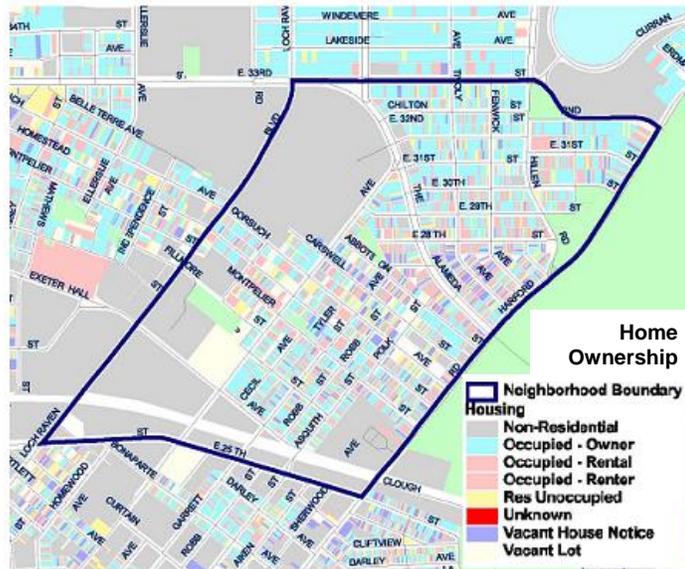
The Housing Market Typology was developed to help target City, non-profit, community and private resources in a manner that would best leverage those resources. The Housing Market Typology should be looked upon as a base to which additional information can be overlaid and from which strategic strategies can build.



As seen on the housing typology map above, the Coldstream Homestead Montebello Community is transitional towards the upper Montebello area and distressed in the Coldstream, Homestead, and lower Montebello areas. Areas that surround the CHM community vary in typology from emerging to distressed. While neighborhoods are often looked at as markets unto themselves, neighborhoods must be looked at block by block to determine market factors and housing typology conditions as they can be remarkably different within the same area.

*Homeownership*

Homeownership in the Coldstream Homestead Montebello community varies greatly throughout the community as seen on the map to the right. The Northern upper edge of Montebello (N/S 29<sup>th</sup> St. and above) contains 823+/- residential properties and has a 64% owner occupancy rate (the highest in the community).



While the lower end of Montebello (S/S 29<sup>th</sup> St to Harford Rd. and the Alameda) contains 483+/- residential properties and has a 31% owner occupancy rate (the lowest in the community). The Homestead area (the Alameda to Montpelier St., Loch Raven Blvd. to Harford Rd.) contains 1077+/- residential properties and has a 42% owner occupancy rate. A 54% owner occupancy rate (the second highest rate in the community) can be found in the Coldstream area (Montpelier St. south). This area contains 550 residential properties.

### *Real Estate Sales Activity*

The section below provides an analysis of arms length transactions in the plan area for a 6 month period beginning January 2005.

#### Coldstream

The Coldstream area (Montpelier St. south) had 34 sales in the first half of 2005 (6% of its stock). While traditionally this area has one of the higher percentages of owner occupancy, only 1 of 34 sales in the first half of 2005 was listed as owner occupied. The stock in this section of CHM is primarily rowhomes built in the late 1930's to late 1940's. The design and basic layout of housing, often referred to as the 'daylight' design, is wider and shallower than its older counterparts, offering generous natural light and is still in keeping with modern buyer preferences. This area has not experienced the heavy disinvestment of its neighbors to the north, but rather has a low vacancy rate (21 Vacant House Notices & Lots, 3% of stock). This area does show slightly more stress with the amount of deferred maintenance visible from the street.

#### Homestead

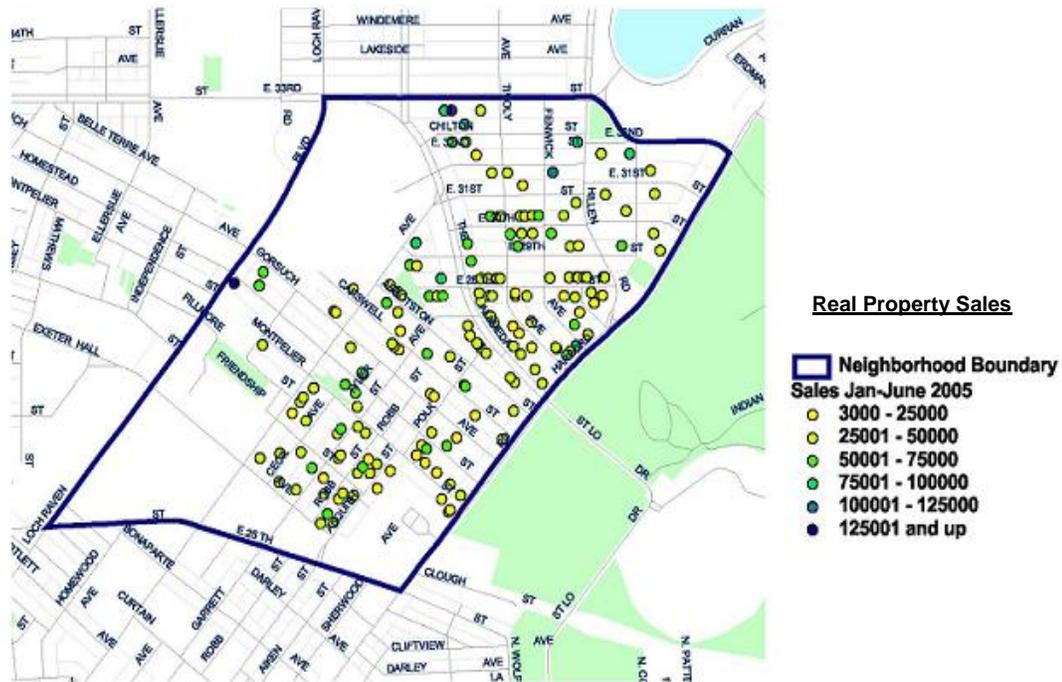
The first half of 2005 for the Homestead (Alameda to Montpelier, Loch Raven to Harford Rd.) area revealed 56 sales (5% of its stock). Nine of these sales were listed as owner occupied (15%). Only five sales occurred west of Kirk Ave, where the majority of the single family frame homes are located. East of Kirk Ave. the mean sales price was approx \$40,000. The housing stock in Homestead has the greatest variety of styles and age, from 19<sup>th</sup> century single family homes to 20 year old modular built townhomes. The majority of the housing stock is early 20<sup>th</sup> century and shares similar physical attributes with the lower portion of Montebello. Homestead has a high vacancy rate as well (194 Vacant House Notices & Lots, 18% of stock).

#### Montebello, Upper and Lower

In the first half of 2005 the northern portion of the neighborhood, Upper Montebello (N/S 29<sup>th</sup> St and above), had 38 sales (7% of its stock) with a mean sales price of approximately \$50,000. Of those sales, 23% (9 sales)

are listed as owner occupied. The upper area reaches of the neighborhood are often referred to as some of the most stable portions of CHM, with higher overall owner occupancy, few vacant structures (33 Vacant House Notices & Lots, 4% of stock) and minimal deferred maintenance. The housing stock here is also some of the newest, having been built in the late 1920's through the 1940's. This stock is similar to that of Coldstream, in that it is the 'daylight' design.

The area referred to as Lower Montebello (S/S 29<sup>th</sup> St to Harford Rd. and the Alameda) had 44 sales in the first half of 2005 (9% of its stock). Only 1 of the 44 sales was listed as owner occupied. The mean sales price of the 44 sales was \$35,500. This area of the community contains some of the oldest rowhome style housing. Primarily built just after the turn of the 20<sup>th</sup> century, these homes are typically narrow and deep. This style is sometimes referred to as shotgun style with its long center hallway. The Two factors that may play a role in the functional obsolescence of these structures are their large size and the lack of good ventilation and available natural light. This area of CHM has a high vacancy rate (89 VHN & Lots, 18% of stock), the lowest homeownership rate of the neighborhood, and much deferred maintenance. Real Property sales from January 2005 to June 2005 can be seen on the map below.



### *The Housing Demand and the Future*

Baltimore is benefiting from the demand for market-rate housing in its urban neighborhoods at a level not seen in decades. To date, the Coldstream Homestead Montebello Community has not fully been a part of this renewed demand that other older urban neighborhoods and the regional and national markets have experienced. Recent sales in the CHM community show tremendous pressure on the stable areas from absentee speculators. The presence of vacant and dilapidated dwellings in the distressed areas throughout the community has also increased.

While there is a desire to encourage the rehabilitation and preservation of existing housing, and introduce opportunities for home ownership and new construction throughout the community, the overall goal is to maintain a strong base of homeowner occupants. This desire to have more homeownership does not mean the existing residents are strongly averse to having a continued rental presence in the area. The rental presence just as any low-income housing should be limited and not concentrated in one area. In order to stabilize the blocks to a more comfortable home ownership/ rental mix existing renters should not only be encouraged to be responsible tenants, but be assisted in becoming healthy homeowners.

It is essential that the housing in the Coldstream Homestead Montebello community be maintained and revitalized - areas of strength must be built on, maintained, and encouraged to grow. Areas where homeownership still dominates must be carefully supported with targeted programs. Distressed areas should also be revitalized, but with the understanding that these areas will require a higher intensity of investment and time. These areas should be supported by targeted City support. The characteristics that make a neighborhood healthy and a desirable place to live must be protected and enhanced. The priorities for accomplishing revitalization and fostering strength in the market must be established.

In the winter of 2004, Baltimore Housing presented the CHM community with \$30,000 for community revitalization efforts. The first two housing intervention recommendations presented below are (1) *to promote the neighborhood* and (2) *to encourage property owner investment*. The \$30,000 presented to the community should be used for these two recommendations as a means to establish revitalization priorities and as a first step in fostering revitalization and building on strengths within the community. Overall, the housing recommendations made below are to maintain and revitalize housing through levels of "housing intervention" that are appropriate for the community.

## **Recommendations for Housing Intervention:**

### General Recommendations:

#### **1. Promote the Neighborhood.**

The Coldstream Homestead Montebello community should develop a neighborhood marketing strategy. The marketing strategy should help to reinvigorate the neighborhoods identity. Marketing should begin with the Montebello area, building off its strength followed by the Coldstream and Homestead areas. CHM is a community with long time residents, character, historic landmarks, proximity to downtown and universities and various transportation routes. These community features should be capitalized on to bring CHM to the attention of investors and new homeowners. The community should be marketed using the following marketing strategies:

#### *Community Signage/*

##### *Banners-*

Banners and Community signage which identify the community should be incorporated along major corridors and gateways within the community.

##### *Web Site-*

A significant and continuously growing number of people rely on the Internet for information and shopping. Some of these internet surfers are potential new homebuyers. They are smart, educated, inquisitive buyers, looking for someplace unique to buy their next home. In today's digital marketplace, it is important that an attractive, informative web site be the cornerstone of any marketing effort. The existing CHM website, [www.CHMCCINC.com](http://www.CHMCCINC.com), should be upgraded and maintained. The website

will be instrumental in making numerous buyers and developers aware of the unique attributes of the area.

##### *Brochures-*

A brochure, complementing the Web site, should be developed for the community, highlighting the neighborhood's charms and other allures. Brochures should also provide association and other information. Brochures would be displayed and distributed at community events, open houses and other public forums.

##### *Realtors-*

Real estate agents are the first line of perception about communities, for good or for bad. As such, local Realtors should be educated and aware of the attributes and advantages of living in an area like CHM. Presentations at Realtor sales meetings, participation in the form of a booth at the annual Realtor convention, and assistance to individual Realtors in the sales process are just some of the ways to increase Realtors' positive perception of the area.

#### **2. Encouraging Property Owner**

**Investment** by partnering with the neighboring community of Ednor Garden Lakeside and their Healthy Neighborhood Initiative program is sponsored by the Greater Homewood Corporation, Inc.

This Initiative is intended to build on the strengths of Baltimore's neighborhoods by stimulating changes that restore and sustain

neighborhood pride and confidence. Healthy Neighborhoods offers below market financing for acquisitions/ rehabilitations and home improvement; professional advice for rehabbers; grants for marketing and community projects which build a positive image. The healthy Neighborhood approach is not intended to be a one-time fix; it commits to sustained investment in rebuilding both the housing market and the social fabric.

The Healthy Neighborhood approach should be implemented in phases, starting with the northern edge of the CHM community along East 33<sup>rd</sup> Street, East 32<sup>nd</sup> Street, and Chilton Street where the housing market is the most stable (see appendix D).

### **3. Educate the Community on Homeownership and Renting.**

*Homeowner Housing Counseling -* Housing counselors are generally third party participants to a real estate transaction. More and more lenders are requiring counseling, not just for first-time buyers, but for all borrowers. The role of housing counselors in the home buying process is to assure homebuyers are well versed in all aspects of homeownership, and fully understand the responsibility and benefits of homeownership. It is also a key feature of counseling programs to make buyers aware of and help avoid predatory lending in the housing marketplace.

#### *Renter Housing Counseling –*

As there are a number of persons who choose renting over homeownership, a means to counsel renters on being “responsible tenants” should be established. The CHM Community Development Corporation should encourage and work with rental properties to:

- Develop a means to educate renters about codes and to notify landlords and tenants if violations occur.

- Develop contacts at apartment complexes and work with management companies to ensure renters are responsible neighbors
- Provide technical assistance to landlords about code violations and managing rental property when necessary.

### **4. Code Enforcement.**

Among the many concerns in the community are absentee landlords and tenant issues. Poorly kept properties, misinformed tenants, and illegal multi-family dwellings all put their own brand of blight into the community.

#### *Baltimore Housing-*

Currently, Baltimore Housing has an initiative called TEVO, Targeted Enforcement for Visible Outcomes. TEVO is designed to address the blight inflicted on communities by abandoned buildings on otherwise healthy blocks. Intensified code enforcement and legal action are applied to the owners of targeted vacant and abandoned properties at various levels through TEVO. As the TEVO program is currently in place in the CHM community, the program should be stepped up, further intensified and prioritized within the CHM community.

#### *Partnerships-*

The Department of Planning in conjunction with Community Law In Action (CLIA), the Baltimore City Public School System, and the CHM community have partnered to develop a unique initiative: a collaborative advocacy project focused on capacity building, youth organizing, and intergenerational urban revitalization efforts in the CHM community.

As at part of this partnership CLIA staff will work with youth and adults in the CHM community to conduct a neighborhood assessment process, to identify and research specific issues

and to help participants organize around a set of specific goals related to affordable housing, and most importantly code enforcement. Participating adults will increase their capacity to work with youth on advocacy initiatives; youth will develop skills and characteristics of active citizens while enhancing their personal and professional skills; and the neighborhood will benefit directly from their efforts. There are two stages to this project. The first stage involves working directly with community based organizations, while the second stage integrates local high schools into the project. The objectives of this partnership are:

- a. To bridge the intergenerational gap between youth and adults in CHM.
- b. To connect the community and nearby schools in a cooperative project that reveals students and schools as community assets.
- c. To assess the skill level of participating youth organizations and provide technical assistance and links to resources as required.
- d. To work with various stakeholders to facilitate a long-term project designed to address community issues and to advance urban renewal efforts to provide affordable housing and deal with quality of life issues.
- e. To develop and evaluate a replicable model for effective, collaborative youth/adult advocacy in community settings.

#### **5. Rehabilitation and Infill.**

In the more stable areas of CHM, specifically the Montebello and the Coldstream areas, private investment should be utilized to maintain and upgrade the existing housing stock. A full listing of incentive programs are offered through Baltimore Housing to existing property owners and first time homeowners (see Appendix E). Baltimore Housing is currently working with various non profit groups to market and provide a wide variety of affordable loan products to help stabilize those vulnerable areas. The intent is to provide a quality alternative

to the residents of CHM and to fend off the rising tide of investor speculation. New construction should conform to the character of existing buildings.

Where the City can take control of abandoned property, these properties will be offered for sale. Where the City controls vacant lots, these will be evaluated based on factors such as lot size and market strength. If lots are large enough and the housing market is strong, the City will consolidate lots, where possible, and offer the lots for new construction. All property will be awarded through a competitive process that will include community input. Baltimore Housing will work with the community and selected developer to ensure community stake in ensuing the development project. Where lots are small or in weak markets, the City will consider conveying the lots to adjacent homeowners for use as side yards or community gardens.

#### **6. Redevelopment.**

Where larger sites are able to be assembled, new development should follow the guidelines established through Baltimore Housing RFP or the Urban Renewal Plan. City-owned property will be awarded the CHM CDC or to qualified developers through a competitive process that will include community input.

#### **7. Demolition.**

Demolition of property should be carefully planned. Without sound planning the errant demolition can be a destabilizing influence on any community. Except for health and safety issues, property should only be demolished after cooperative planning efforts have garnered a long range vision for the property. Property scheduled for demolition should be demolished in a sound manner. New development should follow guidelines established in this Plan or set in the Urban Renewal Ordinance and with extensive community input.

**Area Specific Recommendations:**

The 2700 blocks of Tivoly Avenue, Fenwick Avenue, and Hugo Avenue

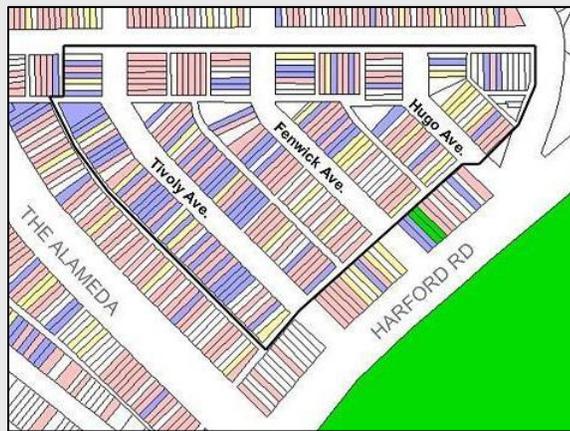
Built primarily just after the turn of the 20<sup>th</sup> century, the rowhomes along these streets have front stoops and rear yards and are typically narrow and deep. These structures typically suffer from functional obsolescence as well as poor maintenance. Within these blocks there is high rental rate, the highest concentration of blight and crime, and the lowest homeownership rate (31%) of the community. Given their location to the edge of the community, the Harford Rd. corridor, and Clifton Park,



this compact triangle represents a location desirable for redevelopment. Redevelopment of these properties would restore the fabric of the blocks, increase homeownership rates, and increase the community's current median home value.

**HOUSING STATUS**

0	MCC (green)
2	HABC, HUD/VA (1 ea.)
51	Occupied owner (white)
88	Occupied rental (pink)
59	Vacant house notice (VHN) (purple)
25	Residence unoccupied (yellow)
223	TOTAL PROPERTIES



Housing Status on Tivoly Ave., Fenwick Ave., Hugo Ave. and 28<sup>th</sup> St.

As a long term strategy we recommend Baltimore Housing: (1) demolishes properties within the 2700 blocks of Tivoly Ave., Fenwick Ave, Hugo Ave., and the south side of E. 28<sup>th</sup> St. for new construction; (2) prepare a combination of targeted acquisition and land banking for larger site assemblage should be pursued to ensure a better development parcel that would result in a greater change within the southern edge of Montebello. A RFP for new product should be advertised by Baltimore Housing with extensive community input. See Appendix B, section 6.1.2 for implementation strategies.

**Area Specific Recommendations Cont'd.:**

The Alameda Corridor

Originally laid out as a part of the Olmstead Plan of 1904, the Alameda is listed on the National Register for Historic Places. The Alameda was designed to connect Thirty-Third Street to Clifton Park and designed as a formal approach to Clifton Park. It was also designed as an extension of Clifton Park into the neighborhood. The housing stock in this area is also from the early 20<sup>th</sup> century but has received more attention than those more interior to the neighborhood. The majority of housing along the Alameda is held by private individuals. Existing housing along the corridor has a large number of rental properties versus homeowner.



The Alameda Corridors Southern edge

**HOUSING STATUS**

0	MCC (green)
1	HABC (olive)
77	Occupied owner (white)
85	Occupied rental (pink)
14	Vacant house notice (VHN) (purple)
16	Residence unoccupied (yellow)
192	<b>TOTAL PROPERTIES</b>

We recommend rehabilitation of the properties along the Alameda corridor in or to restore the fabric of the block with the intent of bringing the corridor back to its original Olmstead grandeur. Baltimore Housing will work with the CHM Community Development Corporation (CDC) to pursue receivership on non code enforceable properties per the “Vacant Building Receivership Code”. Where there are absent homeowners and problem properties stepped up code enforcement should be in place and enforced by Baltimore Housings Code Enforcement Division.



Housing status along The Alameda corridor

**Area Specific Recommendations Cont'd.:**

The 2800 - 2878 Harford Road

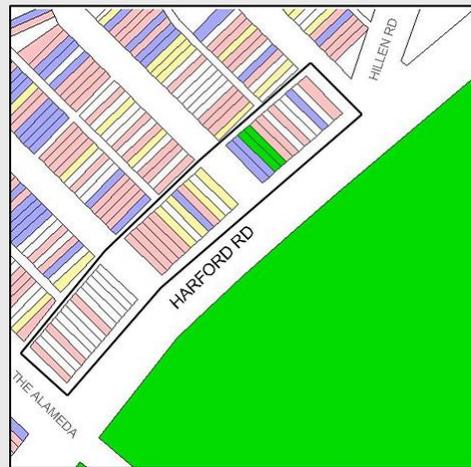


Housing along Harford Rd, between Fenwick Ave and Hugo Ave.

Harford Road is one of the major north/ south arteries in the City. The housing stock in this area is from the 20<sup>th</sup> century and varies in style as one moves from north south to of Harford Road. These rowhomes face Clifton Park, the Clifton Park Mansion and golf course and have beautiful views of the downtown skyline. Today, there is a small amount of abandonment and loss of homeownership in this block as well as deferred maintenance visible on the street. Of the vacant properties in this block three are owned by the City.

**HOUSING STATUS**

2	MCC (green)
1	HUD/VA (fushia)
17	Occupied owner (white)
13	Occupied rental (pink)
4	Vacant house notice (VHN) (purple)
4	Residential unoccupied (yellow)
<b>40</b>	<b>TOTAL PROPERTIES</b>



Housing Status along 2800 – 2878 Harford Rd.

We recommend rehabilitation of the vacant properties. Rehabilitation of these properties would help to restore the corridor, provide opportunities for home ownership and provide security to adjacent homeowners. Currently there are six vacant properties of which two are City owned. Baltimore Housing will award these two properties competitively through their SCOPE program. The remaining four properties Baltimore Housing will work with the CHM Community Development Corporation (CDC) to pursue receivership on non code enforceable properties. Where there are absent and problem homeowners stepped up code enforcement should be put in place by Baltimore Housings Code Enforcement Division.

***Area Specific Recommendations Cont'd.:***

**1901 East 31<sup>st</sup> Street**



1901 E. 31<sup>st</sup>. Street

This four story building sits on the corner of Hillen Road and E. 31<sup>st</sup> Street. This property has changed ownership several times throughout the last four years. Today the property is vacant and its abandonment is immediately visible on the street, creating a destabilizing effect on its neighboring blocks.

During the planning process the community discussed its frustration and concern with the property's abandonment and random trespasser activity. As the property is sited along one of the community's most traveled corridors rehabilitation of this property is a desire within the community. Past proposals for this site brought to the community by previous owners have only included the use of apartment homes.

It is recommend that new uses for an artist loft/ studio, office, and/ or institutional uses for this property be further explored with community input. It is also recommended that stepped up code enforcement be in place and enforced for this property.

### 3.3 Commercial

*“Commercial areas or neighborhood niches are the marketplaces where neighbors find the basic goods and services as well as some of the social encounters that enrich our daily lives.” (Moorish and Brown, 1994).*

Harford Road and E. 25<sup>th</sup> Street are the main commercial corridors in the Coldstream Homestead Montebello community. The zoning designation for the Harford Road corridor is primarily residential (R7 – R8) and business (B1 - B3), while the zoning for E. 25<sup>th</sup> Street is zoned primarily business (B3).



There are a number of small store-front convenience stores located within the community as well as some commercial uses along Loch Raven Boulevard and Kirk Avenue which are zoned industrial (M-1) and residential (R-6).

Harford Road, a main thoroughfare, carries three (3) lanes of traffic north and south. Businesses located along Harford Road consist of food carry-outs, liquor stores, barber/ hair salons, a shoe repair shop, a dry cleaner, an income tax business, social service providers, assisted living facilities, and a used tire shop. Many of the businesses are located in former residential building that were converted for commercial use



Existing businesses along the Harford Road corridor

The E. 25<sup>th</sup> Street corridor, unlike Harford Rd., was primarily a light industrial base that drew heavily on the Baltimore Belt Line (CSX). This east west corridor has seen new investment in recent years with conversions of former manufacturing building into new businesses and stores, as well as newly constructed establishments such as a gas station, convenience store, and bank. These establishments along with the older, established industrial uses create an interesting mix of businesses.

While this growth along the 25<sup>th</sup> Street has created a burgeoning business corridor, the Coldstream, Homestead Montebello community appears to have little interaction or claim to this strengthening market. Despite these few new, convenience oriented establishments, the availability of needed retail services are not readily met in the Coldstream Homestead Montebello community. Residents who rely on neighborhood shopping often cannot find the goods they need, and they do not always have the opportunity to shop in a clean, safe environment. CHM residents who have a car at their disposal travel elsewhere to attend to daily shopping needs. For all families, having access to a broad range of goods and services is essential to their level of satisfaction with their neighborhood.

During the planning process the community expressed a need for additional neighborhood retail services that are currently missing. The recommendations made below are a result of the communities desire to enhance and revitalize the commercial areas within the community and create healthy neighborhood businesses and shopping environment.



Small commercial base along the western edge of Hillen Rd.

## **Recommendations for New and Existing Commercial Areas**

1. Community should work with area business to build a better relationship with the surrounding communities

- Encourage existing and new businesses to create a business association group.

2. BDC to develop partnership with businesses and surrounding institutions to promote investment in commercial area.

- Provide information about the advantageous business environment and office development opportunities in CHM.
- Identify and seek new retail uses that are limited within the community
  - An accessible library/community center
  - Increase the number of banks
  - Provide supermarket

4. BDC should partner with and encourage businesses along the major thoroughfares to improve their

site and create more attractive spaces.

- Improve the facades and landscaping on individual properties
- Create and Implement a “Adopt a Curb” Strategy to encourage businesses to maintain and beautify their properties and give appreciation certificates.
- Use assertive code enforcement where necessary.

5. Create pedestrian friendly development and streetscapes with new and existing developments.

- Where possible widen, plant, and repair sidewalks and median strips.

6. Develop partnership with CSX

- Enhance unused space by regular maintenance.
- Provide a “green edge” along CSX corridor by greening/ buffering with low maintenance plant material.

***Area Specific Recommendations:***

**Glide and Slide Tire Company**

During the planning process the community discussed their concerns with the Glide and Slide Tire Company. Located at 2504 Harford Road, the Glide and Slide Tire Company is in a very visually prominent location. This used tire reseller handles a brisk business, but lacks the aesthetic appeal that is warranted at this highly visible location. The business, located in a former service station, uses nearly its entire site for storing of used tires. Customer's vehicles are routinely serviced on Harford Road causing traffic congestion due to the frequency of illegally parked or double parked vehicles blocking both through lanes of Harford Road. This creates not only a visual eyesore, but is illegal and hazardous to the customers and employees of the Glide and Slide Tire Company.



Glide and Slide Tire Company

In its current state the property has a negative impact in the community from a visual and health and safety related standpoint. The following recommendations are made to improve the health, safety, and aesthetics of the Glide and Slide Tire Company:

1. Encourage the business to remove all unnecessary tires from the property.
2. Enhance the property through landscaping and buffering its edges.
3. Strictly enforce all applicable health and safety code governing the business and property.
4. Strictly enforce existing prohibitions on performing automotive repair in the public right of way.
5. Explore relocation opportunities to a more appropriate location in the 25<sup>th</sup> Street corridor where auto-oriented businesses are a better fit.

### 3.4 Industrial

Although predominantly residential in character, the Coldstream Homestead Montebello community has some industrial areas. The map to the right shows the industrial areas located within the community.



Businesses located in the industrial area of the community consist of: Melnick Newell Engines, City Wide Bus Company, U.S. Post Office, Roofing Service, etc.

A number of the businesses within the industrial zone lie at the edge of the community and are visible to the community and passers-by. Although industry is somewhat limited it can greatly affect a community's perception with its appearance and upkeep. The industrial recommendations made below are a result of the recommendations made during the planning process.

#### **Recommendations for Industrial Areas**

##### General Recommendations

1. Encourage the use of open space and planting to buffer industrial and non-industrial uses where necessary.

Where new non-industrial development borders existing industrial land or new industrial development borders existing non-

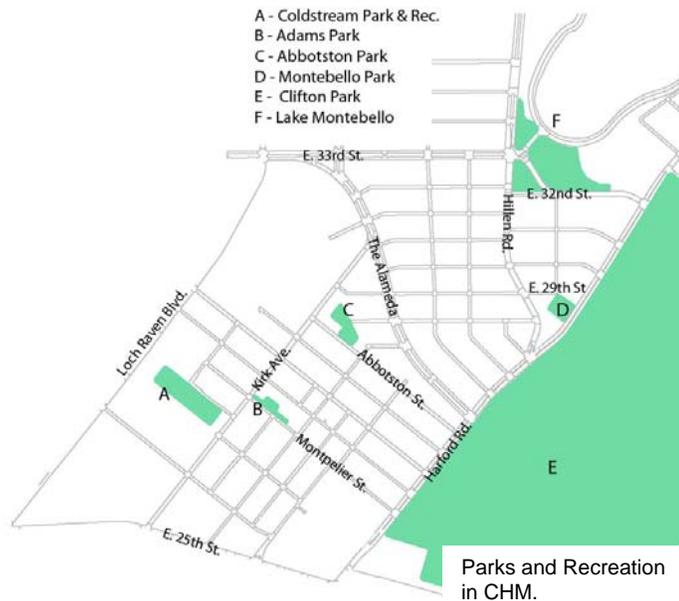
industrial land, encourage developer to provide green buffers.

2. Work with Department of Transportation, business owners, and residents to determine safe and efficient local truck routes that are appropriate with proposed developments.

### 3.5 Parks, Open Space, and Recreation

*“Parks, open space, public gardens, and recreation connect us to the natural environment and to one another.” (Moorish and Brown, 1994).*

Parks, open space and recreation add economic, social, communal, environmental, and aesthetic value to our cities and neighborhoods. Well-planned spaces can promote community investment, educate citizens about the environment, contribute to a community’s unique character, and link surrounding structures to create a sense of place.



Within the Coldstream Homestead Montebello community there are a few parks and open spaces as well as a recreation center as seen in the map above. The parks, open space, and recreation in CHM are: Adams Park, Abbotston Park, Montebello Park, Coldstream Park and Recreation Center, Clifton Park, and Lake Montebello.

#### Adams (B), Abbotston (C), and Montebello Park (D)

These three parks are inner block parks located within the community. *Adams Park* is small playground space that was renovated in 2002 and is well used by the community. *Abbotston Park* (also known as Brisco Park) is a former urban renewal development park with play equipment and seating areas. This park has been known to be a place of repeated crime and dumping and does not meet the rules of defensible space. The community has made a continuous effort to keep the park clean and user friendly through neighborhood cleanups and community events. *Montebello Park* is a small park with basketball courts and seating and is also well used by the community.

#### Coldstream Park and Recreation Center (A)

Located at 1401 Fillmore Street, this park and recreation center has an outdoor pool, basket ball court, and various programs for the community. The park is a newer passive park brought to life by the community in 2004.

### Clifton Park (E)

Bounded by Erdman Avenue to the North, Sinclair Lane to the south, and Harford and Belair Roads to the west and east, respectively, Clifton Park is the former estate of Johns Hopkins. Johns Hopkins purchased this working farm in 1841 and greatly improved the grounds and house over the next two decades. The estate once included an artificial lake, islands, rustic bridges, a marble statuary and sculpture collection, and various ornamental structures.

Today, Clifton Park is home to an 18-hole golf course, a newly renovated pool and bath house, tennis and basketball courts, playing fields, and playground. The Park still maintains its rolling topography and character as an English landscape garden and contains the historic mother's garden. The mansion house, however, is now the home of Civic Works. The Lake Clifton High School is located on the site of the lake that was originally added to the property by Johns Hopkins. The now vacant Clifton Gate House (1887) is an 8-sided building that once housed the valves for the water pipeline that ran from Lake Montebello.



View of Clifton Park looking northeast

### Lake Montebello (F)

Built in 1881, Baltimore water engineers created Lake Montebello from over 60 acres of farm and woodland. When built Lake Montebello was the City's first step towards a modern reservoir system. Used as a reservoir until 1914, Montebello later provided water to clean filter beds in the Montebello Filtration Plant. The filter building was constructed in 1915, with additional facilities added in the 1920's, to be followed by later improvements. During the 1920s the Northeast Baltimore Community Association asked the old water board to convert the reservoir into a boat lake. This proposal was turned down by a water engineer because of the expense of supervision and the danger of contamination of this reserve supply of water. Today, Lake Montebello has become a popular attraction for strollers, runners, and bicyclists.



View of Lake Montebello

In the Coldstream Homestead Montebello community residents and community leaders have a strong desire to harness the energy and creativity of the children early on by having them participate in constructive activities that will expand their horizons and occupy their free time. There is also a desire to provide activities and programs for adults and seniors that promote and teach about healthy lifestyles, including nutrition and exercise.

Improving upon the open space and recreational opportunities will help enhance the existing community by increasing the livability of the neighborhood not only for the residents and business already there, but for those to come. Outdoor spaces to enjoy increases the walkability of a neighborhood and help to get more people out of their homes. This increased activity will help to give people a better sense of ownership of the space, thus contributing to the maintenance of an area as well as the safety of that neighborhood.

While parks, gardens, and other forms of open space and recreation alone cannot solve urban problems, they are crucial to the health and quality of life in communities. For communities to be dynamic and livable there has to be a good mix of natural elements and attractive space in which to live and play. The recommendations for parks, open space, and recreation made below are a result of the community concerns presented during the planning process.

### **Recommendations for Parks, Open Space and Recreation:**

#### Existing and proposed inner block parks and open spaces

1. Prospective developers shall provided and be responsible for the maintenance of community gardens and open space features in any redevelopment plan for the neighborhood. Community groups will work with prospective developers to preserve existing community gardens and properly develop new open spaces where feasible.

2. The Department of Recreation and Parks should replace existing dilapidated playgrounds and recreation facilities with recreation facilities and playgrounds that are strategically placed and operated throughout the area per code.

#### Coldstream Recreation Center

Continue to encourage the development of more youth and adult

recreation programming in both the City's recreation center as well as at local schools, churches and civic organizations that stimulate creativity and learning.

#### Clifton Park

Clifton Park had been the only large Park in the City without a friends group. In Fall of 2005 the community formed a Friends Group for Clifton Park to promote, protect and be the advocates for the health and vitality of the parks present and future use.

The City has also invested funding through its FY2006 Capital Improvement Program to develop a Clifton Park Master Plan. In the Spring of 2006, the Planning Department along with the Department of Recreation and Parks will begin to work with the community to develop a master plan for the park.

The master plan should address the following topics:

- *Access/ Circulation:* Improve access to and from the park which ties into the existing community fabric.
- *Signage:* Identifying and add a new and improved signage system for vehicles and pedestrians
- *Bike/ Trail System:* Create bike and pedestrian lanes throughout the park which tie into the existing community fabric.
- *Ballfields/ Playfields:* Determine locations for new playfields; repair or eliminate baseball diamonds with drainage problems.
- *“Empty Spaces”:* Encourage creative landscaping and art installation areas to enliven large unprogrammed areas, allowing for new uses and activities.
- *Views:* Preserve and enhance views into and out of park
- *Structures within park:* Demolish or improve maintenance of existing structures. Buildings to be preserved – consider allowing local residents to use. Work with BCPSS to redevelop Lake Clifton site as a part of their Facility Solutions Study recommendation ensuring the site is well integrated with the park.
- *Maintenance:* Develop a clear and concise maintenance program.
- *Programming:* Allow for variation and multiple uses throughout the park.
- *Historic Preservation:* Preserve historic features within park

Lake Montebello

The Bureau of Water and Wastewater is currently dredging Lake Montebello as a part of their ongoing

maintenance of the Filtration Plant. Understanding that the Lake has been a great community resource, the communities within the area have come together and requested that the City enhance the pedestrian areas around the Lake and its property.

During the spring, summer and fall of 2004 the communities met with City officials to discuss making pedestrian improvements around the perimeter of the lake. The City has programmed money for FY2008 to develop a Curran Drive Streetscape around the lakes perimeter. The Department of Water and Wastewater and the Department of Transportation has also agreed to install new fencing and lights to the perimeter of the lake. Perimeter improvements to the Lake should address the following:

- *Bike/ Pedestrian Circulation:* Improve access to and from the Lake which ties into the existing community fabric. Create new and improved bike and pedestrian lanes along the perimeter of the lake.
- *Signage/ Lighting:* Identify and add a new and improved signage system for vehicles and pedestrians. Restore street lighting with historic standards and maintain current level of lighting.

Funding recommendations:

1. Investigate funding sources to ensure that existing recreation facilities will be properly maintained and operated.
  - Partner with organizations, businesses, and religious institutions to provide volunteer staffing of community facilities.
  - Identify grants and other funding sources for programming facilities and activities in the community.

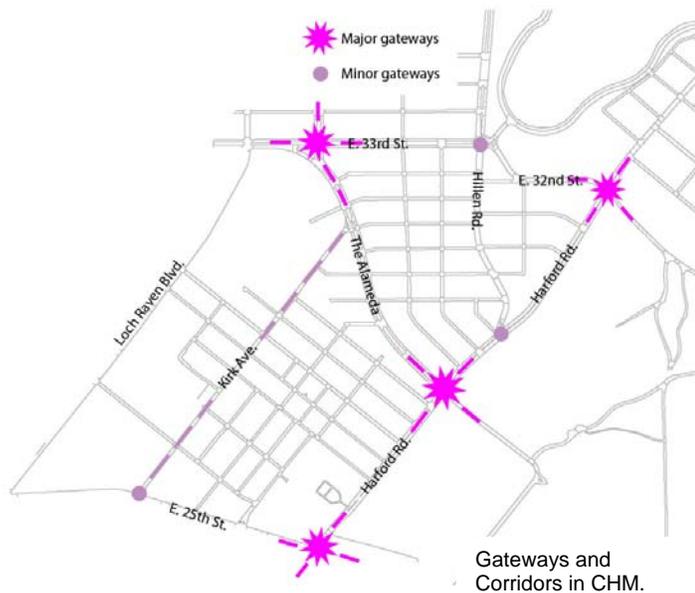
### 3.6 Gateways, Corridors, and Community Streets

*“Gateways, corridors, and community streets are public rights-of-way, which unite neighborhoods, provide access for motorists and pedestrians, and promote neighborhood identity, health, comfort, and safety.”  
(Moorish and Brown, 1994).*

Because streets claim a large portion of the land around our homes and neighborhoods, they are too dominant a physical feature to be used simply for moving vehicles and people. Streets can also become community spaces that connect homes and bind neighborhoods.

Visually streets begin just outside the front doors of our homes, stores, and offices. A streets impact comes from more than just the look of the roadway, sidewalk, and boulevard. The street is also defined by the parks, commercial areas, institutions, and the front yards along it. Gateways, corridors, and streets formally connect residents, create a sweep of lawns and gardens, and provide the first common spaces for informal neighborhood encounters. These spaces begin our connection to the rest of the city.

The streets in the Coldstream Homestead Montebello community serve as gateways, corridors, and community streets. A handful of streets – Harford Road, Hillen Road, 32<sup>nd</sup> Street, The Alameda, 33<sup>rd</sup> Street, Loch Raven Boulevard, and 25<sup>th</sup> Street – serve as main corridors for the neighborhood.



The map to the right shows gateways and corridors located within the community. Each of these gateways and corridors represents an opportunity to transform existing underutilized or poorly maintained land into a landmark or other kind of special place in the neighborhood.

Proposed development along the streets and major corridors should take into consideration the effect on that street. The building heights, setbacks, landscaping, signage, etc. should all contribute to transforming the neighborhood streets and commercial corridors within the Coldstream Homestead Montebello community.

**Recommendations for Gateways, Corridors, & Community Streets:**

General Recommendations:

1. On public-owned land at key gateways and corridors, incorporate neighborhood signs, plantings, and/or public art.
2. On privately-owned land at key gateways and corridors, encourage property owners to acknowledge the public nature of these areas with signature architecture, publicly-oriented urban design, or treatments similar to that on public-owned land.
3. Where lots remain undeveloped or support unsightly uses, encourage owners to screen properties (including parking lots) with planting.
4. Traffic studies shall be provided for new development projects along corridors and gateways to ensure that existing commercial, industrial, and residential traffic flow will not be adversely affected or an undue burden is created.

Area Specific Recommendations:

32<sup>nd</sup> Street & Harford Road

1. Improve and maintain green space at intersection of Harford Rd. & 32<sup>nd</sup> Street.
2. Enhance pedestrian connections to and from Montebello Elementary School, Clifton Park, bus stop and community. Revisit prior plan for intersection and work with BCPSS, DOT, and the community to implement.

Hillen Road & Harford Road

1. The Department of Recreation and Parks should continue to maintain green space and solicit community volunteers as needed.
2. Incorporate community signage.

32<sup>nd</sup> Street & Hillen Road

1. Redevelop open space triangular area (Jennifer Triangle) removing planting which blocks monument views and incorporating new planting which maintains views to and from site of monument. Provide an experience onsite through planting for residents and passersby.

2. Provide pedestrian improvements at intersections.

25<sup>th</sup> Street & Harford Road

1. Work with businesses to maintain properties.
2. Organize businesses along corridors and encourage business to develop a business association group.

Kirk Avenue Corridor

1. Provide small pedestrian seating areas along corridor (i.e., bus routes)
2. Encourage businesses along corridor to “adopt corridor seating areas” and maintain.

33<sup>rd</sup> Street & the Alameda

1. Incorporate community sign and enhance median with plantings.
2. Plant street trees along 33<sup>rd</sup> Street at Loch Raven Boulevard from 33<sup>rd</sup> Street and 32<sup>nd</sup> Street to Hillen Road to enhance and reestablish the Olmstead Brothers original plan.

Harford Road & The Alameda

1. Enhance Harford road corridor from Erdman Avenue to E. 25<sup>th</sup> Street providing pedestrians improvements along corridor through streetscaping.
2. Incorporate historic streetlights along eastern side of Harford Road between 32<sup>nd</sup> Street and 25<sup>th</sup> Street.
3. Install much needed traffic light with signalized directional arrow.



Examples of corridor treatments

### 3.7 Historic Preservation

As one of the guiding themes of the plan is to encourage the rehabilitation and historic preservation of existing infrastructure, there are a number of landmarks that exist in the Coldstream Homestead Montebello (CHM) neighborhood. One landmark, the Friends' Burial Ground at 2506 Harford Road, is a local landmark and is individually listed on the National Register for Historic Places. These landmarks also include a number of important remaining structures. The best known structure is the "Collegiate Gothic- style Baltimore City College at 3220 The Alameda which is also listed on the National Register for Historic Places. There is also mix of architectural variety in housing types which has contributed to the character of the area and makes this area unusual in Baltimore. While it is not feasible to preserve or rehabilitate every structure in the community, it is strongly encouraged that rehabilitation or adaptive reuse of properties in the community be explored. Historic Preservation Recommendations are to designate local landmarks and national register landmarks as follow:



Ladder 49 Firehouse

#### **Recommendations for Local Landmark Designation:**

To date there are nine structures that are clearly eligible for local landmark designation. These structures are:

- 1749 Gorsuch Avenue - Firehouse 33;
- 3101 The Alameda - St. Paul Baptist Church;
- 3114 The Alameda - St. Paul Baptist Church Parrish House;
- 3201 The Alameda - Grace Baptist Church;
- 2840 The Alameda - Faith United Baptist Church;
- 1900 E. 30<sup>th</sup> Street - Greater Faith Hope Tabernacle United Holy Church;
- 1500 Gorsuch Avenue - Homestead United Methodist Church;
- 1613 Gorsuch Avenue - New Gethsemane Baptist Church.
- 1443 Gorsuch Avenue - Research Associates (owner) former Pratt Library building.

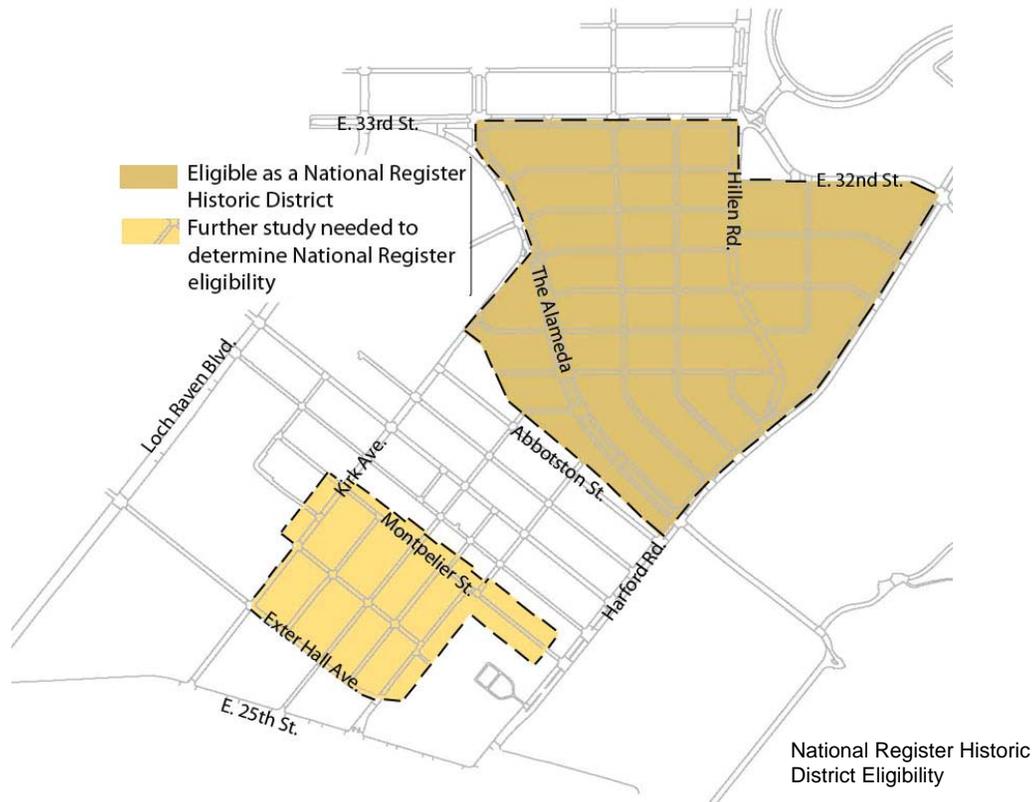
In addition, there are five distinctive wood-frame houses and one three-house-row of wood frame houses that are very distinctive. These structures were all built in the late 1870s-1890s when the area was considered a Victorian Village. They merit preservation, and further research may determine several of them to be eligible for the local landmark list. These houses may also lend an architectural vocabulary for a large-scale redevelopment initiative for the area. The buildings are as follows:

- 1539-45 Homestead Avenue –four wood-frame rowhouses decked out in a Rural Gothic Architectural Style.
- 1430 Carswell Street – A High Victorian Style House built in the 1880s. The house is in excellent condition.
- 1417 Gorsuch Avenue
- 1425 Gorsuch Avenue
- 1442 Gorsuch Avenue
- 1445 Homestead Avenue



15390-45 Homestead Avenue

***Recommendations for National Register Designation:***



The area north of The Alameda is eligible as a National Register historic district. The rowhouses in this area retain significant architectural detail, and, together, they create an excellent example of rowhouse development and design in the 1910s and 1920s. Most of the development was constructed by E.J. Gallagher who also built most of Ednor Gardens.

As Coldstream Homestead Montebello has changed significantly throughout the 20<sup>th</sup> Century, much of the nineteenth-century village character has been lost to subsequent development. Rowhouse development in the 1980s contrasts to the original character of the area. Therefore, most of the neighborhood south of The Alameda to the south side of Homestead Street is ineligible as a National Register historic district. Between 1914 and 1936 twenty-six rowhouse rows were built from Montpelier Street to Exeter Hall Street (Coldstream). This area is comprised of twenty-six very plain rows. Further research will provide the documentation for listing as a national register historic district.



*left to right: E. 30<sup>th</sup> Street and E. 32<sup>st</sup> Street,  
bottom left E. 31<sup>st</sup> Street*



## 4 COMMUNITY FACILITIES AND SERVICES

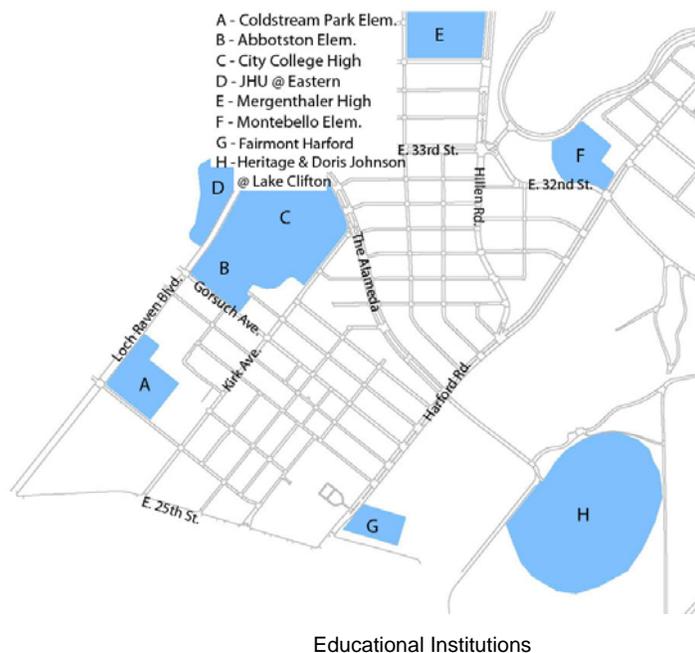
### 4.1 Introduction

Ultimately, the purpose of any planning process is to insure a better quality of life for residents. More attractive neighborhoods, open spaces, better organized commercial areas, and an efficient network of streets and corridors are only a means to this end. Helping to create a community or a network of communities in which people can raise their families safely, educate their children, meet basic needs, and encounter life long impressionable experiences makes a community viable.

This portion of The CHM Area Master Plan (AMP) focuses on human resource development and related "people" issues. It reviews the status of important public services in CHM such as education, public safety, sanitation, and non-governmental community based services. Efficient and cost-effective delivery of these services in any community and certainly in the Coldstream Homestead Montebello Community is essential if the community is to remain viable and stable.

### 4.2 Education

There is no public institution of greater importance to Baltimoreans than public schools. Not only is public education the crucial avenue for personal advancement, particularly for those less privileged, but the schools themselves are a major physical presence which require maintenance and additional support. Families with options will not remain in a community that does not offer their children quality educational opportunities.



In or adjacent to the Coldstream Homestead Montebello community there are 8 educational institutions - three elementary schools, two high schools, one post-high school institution, and two colleges. There are no middle schools located in the community. The schools located in and around the community are:

Pre-K and Elementary Schools (3)

- Coldstream Park Elementary
- Montebello Elementary
- Abbottston Elementary

High School and Vocational Schools (3)

- Baltimore City College
- Heritage & Doris Johnson @ Lake Clifton
- Mergenthaler Vocational- Technical

Post High School Institutions (1)

- Fairmount-Harford Institute

Universities (2)

- Morgan State University
- Johns Hopkins University

During the planning process the community identified the following issues pertaining to the quality of education:

- Lack of middle schools
- Limited visibility of parents and community members in the schools
- Limited exposure to different academic opportunities
- Limited knowledge of the track record of schools and community over the last twenty years
- Inadequate public transportation to and from schools

Despite the above concerns addressed by the community pertaining to schools, the City has had to deal with overcrowding in City neighborhoods in recent years. Some City school classes are held in leased space. Some students travel at least an hour or more to get to and from school. Pressures to right size classroom space continue to increase in City schools as the school age population continues to rise. In order to tackle the current mismatch between the student population and the overall space need and systemic issues within City schools, the Baltimore City Department of Planning is currently working with the community and the Baltimore City Public School System (BCPSS) on a Citywide Facility Solutions Study effort.

As a part of the BCPSS's Facility Solutions Study process meetings were held geographically with community, school, and City agency involvement. The community was sought as the stakeholders in the planning process. Meetings held consisted of data gathering and organizing, the formation of an area steering committee, establishing an educational framework, criteria and targets for improvement, formulating and reviewing options, developing a plan, determining funding mechanisms, and implementation. Statistical and enrollment data provided and draft recommendations made from the Baltimore City School System Facility Solutions Study can be seen in Appendix C.

The BCPSS is currently in the process of having meetings with stakeholders to develop, revise, and finalize the draft plan and recommendations made. Recommendations made will be presented and voted on in April 2006. The School System will take on a school rezoning study in the near future as a result of its current study. Recommendations made by the community during their planning process for education are below.

**Recommendations for Improving Education (Community process):**

1. Support school system initiatives to improve learning outcomes for all students and to assure that all graduates can perform effectively at institutions of higher learning or in the work force;

- Continue to implement innovative programs with sound research basis and proven records of success with inner-city youngsters such as Living Classrooms, the Community Law Center Programs, and JHU youth intervention programs.
- Continue to develop programs to serve students with special needs, such as students with disabilities and students with limited English proficiency, to the extent possible as part of the mainstream of school life.
- Continue to expand early childhood programs.

2. Encourage School Systems to include families and the broader community in the life and operations of the schools. Support the

"Community School" concept to make schools the "single point of contact" for an array of educational, health and social services.

3. Encourage the School System to collaborate with the private sector in the process of school reform.

- Continue to seek additional foundation funding to support school facility improvements such as the "BELIEVE In Our Schools Campaign";
- Involve the business community in education for employment programs – expand apprenticeship programs;
- Continue to encourage corporate involvement with individual schools, such as "Adopting A School."

4. Encourage the efficient use of school facilities and resources.

- Insure maximum use of school facilities by the broader community by making school buildings

available in the evenings and during the summer.

- Insure that the school buildings are adequately maintained.
- Insure that there are adequate learning

opportunities within the community; build a new middle school as a part of the school systems Facility Solution Study and school rezoning process.

### 4.3 Public Safety

The provision of police services is a basic function of government. There are few issues that tear at the fabric of community life as does fear for personal safety and the safety of one's family. A perception of uncontrolled crime and the sense of powerlessness that results can destabilize any community; it can propel those with resources to move elsewhere; and it will lower property values.

Despite having long term residents with a high level of commitment to the community, drugs, prostitution, and gang activity have become more visible the community. Abandoned and unoccupied buildings throughout the community provide hideouts for prostitutes, drug users, and other criminals. The rise in crimes associated with these problems is of particular concern.

Without the active participation of the CHM community, the police are not likely to make significant inroads in preventing crime. They are, however, continuing to use measures which stress community involvement to prevent crime and to apprehend criminals. Increased information gathering, more contact with residents through "Community Policing", and more knowledge of the community have all contributed to more effective prevention efforts.



Citizens on Patrol

#### Northeast Citizens on Patrol (NECOP)

The Northeast Citizens on Patrol is a 600+ member community patrol volunteer group committed to helping reduce crime in the neighborhood. The Patrol is a partnership between HARBEL Community Organization, an umbrella organization representing 25 community associations, and Baltimore City's Northeast District Police.

As a part of the citizen patrol model, a police officer dedicated to the Patrol operates its Command car and citizens patrol a designated area, normally the neighborhood in which they live. The Patrol's efforts have resulted in a 35% reduction in violent crime in Northeast Baltimore since 1999, and a 32% reduction in property crime in Northeast Baltimore over the same

period. To date the Northeast Citizens Patrol covers over 25 communities and is now the largest existing COP on the East Coast.

### Northeast District Police Community Relations

The Northeast District Police Department Community Relations meets on the second Tuesday of the month. These meetings are open to all community groups in the Northeast area of Baltimore. Crime reports and other topics of concern are presented to the community. These meetings are an opportunity for residents to become familiar with law enforcement in their area as well as a network with nearby community groups.

### Safe Zone Project

A partnership of the Mayor's Office of Neighborhoods and the Baltimore Police Department, the Safe Zone Project combines law enforcement and coordinated social services to effectively lower homicide/shooting rates in violent neighborhoods in Baltimore City. For the duration of one month, district police target a specific, geographic area with special enforcement and barricades to nonresidential traffic. The Mayor's Office supports police efforts by coordinating city services and community outreach events including door-to-door work, resource fairs, health fairs, and youth block parties. It is believed that disruption of drug trafficking combined with augmented city services, concentrated social service delivery, and positive interaction between community residents and police brought about an 82% decrease in homicides and shootings over total zones executed in 2005. Due to their current and past issues with crime the safe zone project should be implemented in the Coldstream Homestead Montebello Community.

### ***The Community's Role***

The first line of defense against crime in any community is the community itself. By working with troubled youth, supporting programs that strengthen the family and creating "Crime Watch", residents of CHM are helping to limit crime.

There is an increasing willingness to cooperate with the police in their prevention and ongoing law enforcement activities. This is recognition of the fact that strong families and local institutions strengthen the social fabric of the community and discourage crime and anti-social behavior. Efforts to increase these collaborations should continue.



Community Policing

### **Recommendations for Improving Public Safety:**

1. With support from the City, the Police Department should fully implement the Safe Zone Project in the CHM community

- Address problem corners and traffic pattern on streets by implementing four way stop signs at Jenifer Ave. and E. 30<sup>th</sup> St; and E. 31<sup>st</sup>. St. and Jenifer Ave.
- Implement traffic pattern changes on streets where illegal activities occur:
  - Reverse the traffic pattern on the 2700 block of Tivoly Ave. to one way southbound.
  - Convert Abbotston Ave. to one way traffic pattern southbound.
  - Convert Carswell St. to a one way traffic pattern northbound.
  - Convert Jenifer Ave. from E. 29<sup>th</sup> St. to E. 30<sup>th</sup> St. to a one way traffic pattern northbound.
  - Convert Polk St., currently a two way street, to a one way pattern in either direction
- Identify areas where residents and or their property are repeatedly victims of crime.

- Increase police patrols along major corridor and within neighborhoods.
- Coordinate law enforcement efforts between local jurisdictions and State agencies.

2. Identify and address physical conditions that contribute to crime and make it unsafe for daily activities, implement Crime Prevention through Environmental Design (C.P.T.E.D) concepts with existing and new development projects.

- Reassess lighting and improve poor lighting conditions along corridors and streets.
- Eliminate inappropriate circulation patterns (dead ends).
- Improve poor sight lines and potential hiding areas
  - remove overgrown brush and tree limbs
  - place mirrors on alleys and street intersections that may be obscure
- Create/Improve public and private spaces to have natural surveillance which allow for more people to be engaged and maximizes visibility.
- Assess a neighborhood's pedestrian and auto circulation routes, the level of use and misuse of these neighborhood public spaces

#### 4.4 Sanitation

Sanitation can be a problem for all communities especially those experiencing major change. The Coldstream Homestead community like any other community has experienced sanitation problems. Vacant and abandoned buildings in the community are and continue to be magnets for illegal dumping and breeding grounds for rats and other vermin. The neighborhood has been active in trying to mitigate these problems with neighborhood clean-ups and the implementation of the City's rat abatement program. The community has a sanitation committee that works to educate the residents on proper disposal of trash and maintenance of property such that infestation will not occur.



Sanitation Issues within the community

Mitigating the existing illicit activity and creating a clean environment will help to bolster the housing market, as well as provide a comfort level for new development interests in the weaker portions of the plan area. A safe neighborhood will give residents and business owners more incentive to invest in their properties. But most importantly, increased safety and sanitation will allow the existing residents to have more confidence in moving within their community.

**Recommendations for Improving Sanitation:**

1. The community organization should continue to organize residents at the neighborhood level to participate in neighborhood clean-ups.

- Partner with local businesses and community groups to develop a pilot for a Model Block reward program, whereby residents would be rewarded for outstanding achievement in areas such as most improved, cleanest, and best landscaped.

2. The Department of Public Works Bureau of Solid Waste in conjunction with the Health Department should explore and launch a new and improved public education campaign for residents regarding maintenance of their properties, trash disposal and rat abatement.

- Prepare flyers/newsletters to educate the community on sanitation issues.

3. The community organization should develop a targeted code enforcement program to address identified problem areas and report unsanitary condition using the city's 311 tracking system

and ensure follow-up on reported activities

- Follow-up with the Department of Public Works and the Mayor's Office of Neighborhoods with concerns when issues are not properly addressed.
- Educate and encourage residents on the best way to keep track of and follow-up on 311 calls.

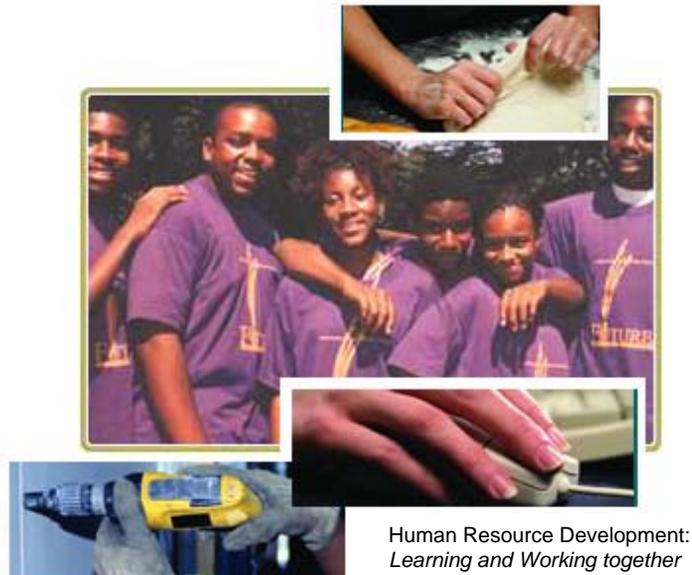
4. Keep vacant lots, streets and alleys free of trash and rats.

- The City should provide quick removal of dumped trash
- The community should develop a block watch system to report illegal dumping or identify residents in an area responsible for reporting incidents.
- The community organization should provide accurate, up-to-date information to residents on how/who to contact within the City government on varied issues.

#### 4.5 Human Resource Development

Communities have their own indigenous resources that serve residents. Churches and other places of worship provide settings to support the spiritual needs of their congregations and also provide programs and safe refuges for children, adolescents and their families. Community organizations focus on the quality of community life and promote public safety. This type of effort can be a reflection of a community's cohesiveness and stability.

Organizations, such as Elijah's Place and Youth Dreamers, provide learning, recreation and places for social gatherings. A better coordinated network of public and private resources has the potential to enhance significantly the quality of life CHM.



Public and private job training programs are also a critical "human resource" in any community. There is no issue of more importance in this community than the high levels of unemployment and under employment (i.e., low pay unskilled or low-skilled jobs as mentioned in the community planning process).

During several public forums many people in the community expressed the need for more employment opportunities. While this plan cannot provide a detailed analysis of the communities employment needs it does make recommendation for human resource development. The recommendations are as follows.

**Recommendations** *for Human Resource Development:*

1. The Mayor's Office of Neighborhoods (MOON) should continue to support efforts of the community organization by:
- Encouraging locally based City personnel (e.g., Fire and Health Departments) to assist in neighborhood activities and to increase public awareness of such matters as fire prevention and public health issues.
  - Assisting community based organizations to raise additional funds from foundations and the state and federal governments.

2. Mayor's Office of Employment Development (MOED) should support workforce development in the community
- Encourage public/private job training and job readiness in the neighborhood.
  - Provide literacy training and other skills training programs
  - Priority first source hiring for residents who are qualified to work on development projects within the community should be provided by the City and Developers where applicable.

## 5 CONCLUSION

The Coldstream Homestead Montebello community has all of the ingredients to be a thriving, successful community: great housing, great views and open spaces, proximity to downtown, and an extraordinary story to tell about its past. Most of all, CHM has a dedicated core of residents, many of whom have lived in the community for more than 30 years. These residents have great belief in the community's potential and provided the momentum that moved this planning process forward. Their collective voice will continue to move this process forward and will be the energy that keeps all of CHM's residents, stakeholders and partners focused on a common goal: Transforming the Environment and Minds of CHM.

In continuing to move forward with planning efforts for the Coldstream Homestead Montebello community there will be change. These changes will be based on investment, on developer and retailer interest, City agency involvement, on community growth and on political leadership. As changes are made, they should impact the neighborhood positively, as well as the City. This overall visioning will make CHM a great neighborhood.



Existing Community Signage



## **6 APPENDICES**

## 6.1 Appendix B: Implementation of Recommendations

### 6.1.1 Framework

This plan provides a framework for the revitalization and enhancement of the Coldstream Homestead Montebello community. The recommendations are intended to be both short and long term. City agencies such as the Department of Planning, Baltimore Housing, Baltimore Development Corporation, the Department of Transportation, and the Department of Recreation and Parks will be key entities in carrying out recommendations that will have tremendous impact on the planning area. These recommendations will be primarily implemented through the City's upcoming Comprehensive Plan, the Capital Improvements Program, Baltimore Housing RFP and unsolicited bid process, regulatory entities such as zoning and utilizing existing community partnerships as well as establishing new ones.

#### Baltimore City Comprehensive Plan

Currently, the Department of Planning is working to develop a comprehensive plan for the City of Baltimore, which will focus on such things as housing, recreation, education and economic development. This plan will also provide the framework for the Comprehensive Rezoning initiative for the City. The Comprehensive Plan for the City will provide the broader context and framework for citywide policy issues that affect the Coldstream Homestead Montebello community. Such issues include, but are not limited to workforce development and job access, affordable housing, and education.

#### Capital Improvements Program (CIP)

The City Charter requires the Planning Commission to annually prepare a six-year recommended Capital Improvement Program (CIP). The City uses this to guide the City in making necessary physical improvements. Three of the several CIP evaluation criteria are:

- Project is necessary to correct a dangerous and/or blighting condition
- Project is necessary to protect public health and safety
- Project is necessary to implement a priority housing or economic development project

CIP projects can include, but are not limited to funding for street resurfacings, streetscape projects, acquisition dollars, recreation facility upgrades, and city service infrastructure improvements for water and waste water.

### Baltimore Housing

#### *Requests for Proposal (RFP)*

Baltimore Housing will be issuing an RFP in the future for redevelopment in the CHM community. Development project may consists of a combination of vacant lots, properties owned by the Mayor and City Council of Baltimore and properties being acquired under the City's Project 5000 program; and from the Department of Housing and Urban Development.

#### *Unsolicited Bid*

Baltimore Housings Department of Asset Management and Disposition manages the sale of city-owned property and works with developers interested in acquiring property. Developers are invited to bid on properties through the departments unsolicited bid process.

### Baltimore City Zoning Code

The zoning code makes provision for and regulates use within the City limits. It also makes provisions for bulk requirements such as height, setbacks, FAR, and lot coverage. The zoning code also makes provisions for certain performance standards and for overlay districts such as Planned Unit Development and Transit Oriented Zones.

### Community Partnerships

Opportunities will arise for the community to partner with non-profit organizations and foundations to implement projects within the area. Theses partners may be able to provide technical assistance as well as funding mechanisms through grant opportunities to fund small or large projects that would have a large impact. Types of projects may include, but are not limited to design assistance, home ownership counseling, and recreational programming.

### 6.1.2 Implementation Chart

TASK	RESPONSIBLE AGENCY/ ORGANIZATION	TIMELINE
<b><i>HOUSING INTERVENTION</i></b>		
Neighborhood Marketing: Community Signage, Web Site Development, Brochures/ Home Tours	CHM CDC, Greater Homewood Community Corp. - HNI	APR 2006 - continuous
Encouraging Property Owner Investment/ HNI target blocks 1. Upper Montebello 2. Coldstream 3. Homestead; outer areas	CHM CDC, Greater Homewood Community Corp. - HNI	MAY 2006 - JAN 2007 FEB 2007- OCT 2007 NOV 2007- CON'T.
Community Education	CHM CDC, Greater Homewood Community Corp. - HNI	May 2006 – Continuous
Stepped up Code Enforcement for vacant and distressed properties (Montebello and Homestead areas)	Baltimore Housing, CHM Community Corp, CLIA partnership	MAY 2006 – MAY 2008
Targeted acquisition of properties in “strength” area (Montebello) for rehabilitation. Properties to be offered by Baltimore Housing through a competitive process.	Baltimore Housing, Planning	MAY 2006 – MAY 2007
Targeted acquisition of vacant properties on Tivoly Ave., Fenwick Ave., Hugo Ave., & southern edge of E. 28 <sup>th</sup> St. for future redevelopment	Baltimore Housing, Planning	JUN 2006 – JUN 2007
Targeted acquisition of occupied properties on Tivoly Ave., Fenwick Ave., Hugo Ave., & southern edge of E. 28 <sup>th</sup> St. for future redevelopment	Baltimore Housing, Planning	JUL 2007 – JUL 2008
Rehabilitation of properties in “strength” area (Montebello & Coldstream), through SCOPE.	Baltimore Housing, CHM CDC, Private Investors	AUG 2006 – JUL 2007

TASK	RESPONSIBLE AGENCY/ ORGANIZATION	TIMELINE
<b><i>HOUSING INTERVENTION cont'd.</i></b>		
Rehabilitation of MCC properties along the 2800 blk. of Harford Road through SCOPE.	Baltimore Housing, CHM CDC, Planning, Private Investors	JUN 2006 – JUL 2006
Rehabilitation of properties along the Alameda through SCOPE.	Baltimore Housing, CHM CDC, Planning, Private Investors	JULY 2006 – Continuous
Issue RFP for rehabilitation of acquired properties on Tivoly Ave., Fenwick Ave., Hugo Ave., & southern edge of E. 28 <sup>th</sup> St.; include vacant lots identified as new construction infill.	Baltimore Housing, Planning	OCT 2008 – FEB 2009
<b><i>COMMERCIAL</i></b>		
Developing partnerships with neighboring businesses and institutions to enhance and promote private investment	CHM Community Corp., BDC, Existing businesses	JUL 2006
Increase variety of neighborhood retail uses in commercial area	BDC, Planning	SEPT 2006
Glide and Slide Tire Company	CHM Community Corp, Baltimore Housing Code Enforcement, BDC, Planning	FEB 2007 – JUL 2007
<b><i>INDUSTRIAL</i></b>		
Encouraging the use of open space and planting to buffer industrial and non-industrial developments.	CHM CDC, Planning	Continuous
Locate safe and efficient truck routes w/ existing and proposed developments.	DOT, Planning, CHM CDC	Continuous

TASK	RESPONSIBLE AGENCY/ ORGANIZATION	TIMELINE
<b><i>PARKS &amp; OPEN SPACES</i></b>		
Revitalization and enhancements of existing and proposed parks – playgrounds, gardens & recreation center.	CHM Community Corp., Friends of Clifton Park, Private Developers, Planning, Dept. of Rec. & Parks, Baltimore Housing,	Continuous
Development of a Clifton Park Master Plan	Dept. of Rec. & Parks, Friends of Clifton Park, Planning	MAY 2006 – MAY 2007 (CIP recommendation made FY06)
Pedestrian enhancements at Lake Montebello	DPW, DOT, Lake Montebello Comm. Task Force, Planning	FALL 2008
<b><i>GATEWAYS, CORRIDORS, &amp; COMMUNITY STREETS</i></b>		
Enhancements at 32 <sup>nd</sup> St. & Harford Rd.	CHM Community Corp., Rec. & Parks, Zoning Enforcement, Private Partnerships	JUN 2006 – AUG 2006
Enhancements at Hillen & Harford Rd.	CHM Community Corp., Rec. & Parks, Private Partnerships	AUG 2006 – OCT 2006
Pedestrian and streetscape enhancements at Harford Rd. & the Alameda	CHM Community Corp., Rec. & Parks, DOT, Planning	APR 2007
Enhancements along E. 25 <sup>th</sup> St. and Harford Rd.	CHM Community CDC., Private Partnerships	APR 2007 (CIP recommendation FY07)
Enhancements - 33 <sup>rd</sup> St. & the Alameda	CHM Community Corp., Planning, Private Partnerships	APR 2007
Enhancements at 32 <sup>nd</sup> St. and Hillen Rd.	CHM Community Corp., Rec. & Parks	MAR 2007
<b><i>HISTORIC PRESERVATION</i></b>		
Local landmark designation	CHAP, Planning, CHM, Community Corp.	JUL 2006 – JAN 2007
National Register Designation	CHAP, Planning, CHM, Community Corp.	AUG 2006 – AUG 2007

TASK	RESPONSIBLE AGENCY/ ORGANIZATION	TIMELINE
<b>EDUCATION</b>		
BCPSS - Implementation of Facility Solution Study/ Master Plan	BCPSS, Community Steering Committee, Planning	SEPT 2006
Community – support school system initiatives, encouraging School System to support “Community Schools” concept, encouraging efficient use of facilities and resources	BCPSS, CHM Community Corp.	APR 2006 - Continuous
<b>PUBLIC SAFETY</b>		
Implementation of Safe Zones in CHM	BCPD, Mayor’s Office OCW, CHM Community Corp.	MAR 2006 – MAY 2006
Implementation of C.P.T.E.D concepts in new and existing development projects.	BCPD, Mayor’s Office OCW, Planning, CHM Community Corp.	Continuous effort
<b>SANITATION</b>		
Organize neighborhood clean-ups	CHM Community Corp.	Continuous effort
Develop public education campaign for a cleaner Baltimore	DPW	NOV 06 (CIP recommendation FY07)
Develop targeted code enforcement program to address identified sanitary problem areas	DPW Sanitation Enforcement, ECU, CHM Community Corp.	SEPT 2006
<b>HUMAN RESOURCE DEVELOPMENT</b>		
City support of community efforts and workforce development	MOED, Baltimore Housing, CHM CDC	SEPT 2006 – continuous

\*The CHM community shall be a partner and continually work with all City agencies and private organizations in all efforts to revitalize the community.

## 6.2 Appendix C: Baltimore City School System Facility Solutions Study Statistical Data and Draft Recommendations

The chart below shows the historical enrollment by school in the CHM planning area. Over the past ten years, overall in the Northeast school enrollment has declined by 1,043 students.

CHM Planning Area – 10 year Historical Enrollment by School (Source: BCPSS)

School ID#	School Name	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
31	Coldstream Park ES/MS	577	566	535	518	485	421	428	481	460	420
50	Abbottston ES	405	339	298	319	313	317	259	236	188	223
*44	Montebello ES										962
480	Baltimore City College HS	1,206	1,279	1,279	1,202	1,202	1,233	1,272	1,358	1,432	1,485
425	Fairmount Harford HS	506	530	523	535	504	406	528	408	311	497
426	Lake Clifton HS site	0	0	0	0	0	0	0	0	148	298
410	Mergenthaler Voc. Tech HS	1,631	1,611	1,569	1,549	1,530	1,469	1,401	1,393	1,399	1,412
*Montebello ES – is an Edison School and was zoned into the North planning area for the Facility Planning Study. No historical information was provided for 1995-2004*											

The table below (pg 65) provides baseline data for each school facility located within the CHM Planning Area. In addition, a facility condition is provided. Facility conditions were determined based on a review of:

- State Facility Adequacy Study (31 Standards)
- Facility Inventory and Evaluation conducted by BCPSS for the Comprehensive Educational Facilities Master Plan, July 2005
- Review of recently completed projects
- Interviews with facility and maintenance personnel evaluating the status of building systems
- Each school's building systems such as HVAC, electric, plumbing, etc., were rated and scored. These scores were rolled up into an overall condition categorized as Good, Fair or Poor. The following actions are projected to be necessary to address these conditions:
  - Good: General Ongoing Maintenance or Minor Renovations
  - Fair: Minor to Moderate Renovations
  - Poor: Major Renovations or Building Replacement

Coldstream Homestead Montebello Community Area Master Plan

CHM Planning Area – BCPSS Facility Statistics (Source: BCPSS)

School ID#	Coldstream Park ES/MS	Grades Housed	2004 Enrollment	Orig. Construction	Renovations/ Additions	Total SQFT	Site Size	Facility Condition
31	Coldstream Park ES/MS	PK-6	420	1971		82,600	11.85	Poor
50	Abbottston ES	PK-5	404	1932	1957/1961	64,362	3.47	Good
*44	Montebello ES	PK-6	962		1970/1972/1991	84,153	4.80	Poor
480	Baltimore City College HS	9-12	1,485	1928	1979	273,800	36.40	Poor/ Historic
425	Fairmount Harford HS	9-12	728	1924	1998	156,321	3.85	Fair
426	Lake Clifton HS site	9-12	1,106	1971		485,622	44.90	Poor
410	Mergenthaler Voc. Tech HS	9-12	1,412	1952		358,722	16.54	Good

Recommendations made by the Citywide Steering committee for the CHM Planning Area can be seen in the chart below.

School ID#	School Name	Suggested Grade Config.	Suggested Capacity	Year 1	Year 2	Year 3	Year 10	Est. Cost	Comments
<b>Elem./ Middle School</b>									
31	Coldstream Park ES/MS	PK-5	500	Remain PK-6; 7 <sup>th</sup> graders will feed in Winston MS #209	Remain PK-6; 7 <sup>th</sup> graders will feed in Winston MS #209	Convert to PK-5; 6 <sup>th</sup> graders relocated Hamilton MS #41 at Lake Clifton	New building for PK-5	\$16,300,000	This is a revised action – renov. For PK-5 since school is not going to a PK-8 as first desired by community
50	Abbottston ES/ Stadium School	PK-8	553	Ex. program remains	Ex. program remains	Ex. program remains	Ongoing general maintenance	\$ -	
* 44	Montebello ES	PK-5	600					\$9,446,813	Major renov./ addition
<b>High School</b>									
480	Baltimore City College HS	9-12	1,351					\$61,605,00	Moderate renov.
425	Fairmount Harford HS	9-12	600					\$35,172,225	Moderate renov; Suggested program - #413
426	Lake Clifton HS site	9-12	1,200					\$72,843,300	New Building; Suggested programs - #425, #426, #457, #41
410	Mergenthaler Voc. Tech HS	9-12	1,560					\$ -	General Maint.

### 6.3 Appendix D: Healthy Neighborhoods Initiative

The Healthy Neighborhoods Initiative (HNI) grew out of work done in 1999 and 2000 by the Citizen's Planning and Housing and Association (CPHA), with support from the Goldseker Foundation, to train a cadre of neighborhood and community development leaders to think in new ways about community revitalization for neighborhoods. These neighborhoods were considered to be "in the middle," neighborhoods. These types of neighborhoods appear to be stable but which are in fact fragile, with weak but still functioning real estate markets. This new way of thinking, the philosophy of which informed the creation of the HNI, was developed and tested successfully by David Boehlke and Marta Howell in Battle Creek, Michigan in the 1990's.

Since its inception, HNI has grown into a resource that helps strong but undervalued Baltimore neighborhoods:

- increase home values
- market their communities
- create high standards for property improvements
- forge strong connections among neighbors, lenders, and philanthropies

Healthy Neighborhoods offers innovative below market financing for acquisitions/rehabilitations and home improvement, professional advice for rehabbers, and grants for marketing and community projects which build a positive image. Healthy Neighborhoods works in arrange of Baltimore neighborhoods and in cities across the country, but the approach succeeds only when an open process produces city-wide support and sufficient flexible resources. The approach requires substantial investment in neighborhood marketing and promotion as well as in helping residents lead the way to positive changes in their communities. Finally, the approach is not a one-time fix; it commits to sustained investment in rebuilding both the housing market and the social fabric.

*More information on Healthy Neighborhoods can be found at:*

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

<http://www.ci.baltimore.md.us/neighborhoods/mhninitiative.html>

## 6.4 Appendix E: Baltimore City Homeownership Programs

The city of Baltimore, State of Maryland and the federal Government offer many incentives for people looking to move into homeownership. These programs are offered through Baltimore Housing. The available programs offer incentives to a range of people including, but not limited to first time homebuyers, and low and moderate income families. Listed below is a snapshot of some of the programs that are available to residents in the Coldstream Homestead Montebello community. The programs listed below have specific eligibility criteria. A full listing of incentive programs and their criteria can be found on Baltimore Housings website at [www.baltimorehousing.org](http://www.baltimorehousing.org).

### Buying Into Baltimore Home-Buying Fairs and Neighborhood Trolley Tours

This program allows home buyers to receive \$3,000 towards the purchase of a new home in Baltimore City. There are down payment & closing cost awards available to the first 50 participants who close on a home within 90 days of the events. This program is a joint venture of the City of Baltimore and the Live Baltimore Home Center.

### Tenant Conversion Mortgage Program

This program allows tenants to buy the home they are currently renting. This program provides 5% interest, mortgage loans. There are eligibility requirements for this program.

### Vacant House Loan Program (VHLP)

This program offers a first mortgage loan of up to \$80,000 at a 30-year fixed rate, along with a home repair loan of up to \$25,000. Stipulations apply with this program. Among them; borrower must agree to rehabilitate a vacant home and occupy it as a primary residence for at least 10 years.

### Baltimore City Employee Homeownership Program

This program helps employees of City agencies and quasi-city agencies become homeowners. There are several neighborhoods located in the City that are ineligible to receive this incentive. Persons interested in this program must meet specific eligibility requirements.

### Baltimore City Section 8 Homeownership Program

The Baltimore City Section 8 Homeownership Program is a federally funded program open to Section 8 participants who select the homeownership option as a use for their Housing Choice Voucher. HUD implemented requirements for this program to encourage and promote homeownership opportunities among low to moderate income participants. The amount of

subsidy will depend on family size, income, purchase price, etc., and will reflect each individual family's level of affordability.

Homeowner Emergency Loan Program (Baltimore Help)

This program helps prevent foreclosures by predatory lenders. This program is funded primarily through Fannie May and HUD and provides eligible struggling homeowners with intervention against the existing mortgage lender.

Other tax incentives are offered through Baltimore City are listed below. More specific information is available on Baltimore Housings website:

- Newly Constructed Dwelling Tax Credit
- Rehabilitated Vacant Dwelling Tax Credit
- Home Improvement Tax Credit
- Historic Landmarks and District Tax Credit

## 6.5 Appendix F: Tax Incentive Programs

Below is a list of various tax incentives available to Baltimore City property owners through the Office of Homeownership.

### Newly Constructed Dwelling Tax Credit

- Owner occupies new construction.
- 50% credit in first year to 10% in fifth year.
- Applies to building permits issued after October 1, 1994.
- Owner must apply for credit within 90 days of closing and title transfer.

Administered by the Baltimore City Department of Finance  
Contact Ms. Paula Buchanan, 410-396-3972

### Rehabilitated Vacant Dwelling Tax Credit

- 5 year reduction in assessment increase due to rehab.
- 100% credit in first year to 20% in the fifth year.
- Encourages rehab of vacant property.
- Up to four (4) dwelling unit property.
- Vacant and abandoned for one year.

Administered by the Baltimore City Department of Finance  
Contact Ms. Paula Buchanan, 410-396-3972

### Home Improvement Tax Credit

- 5 year reduction in increases due to improvements completed.
- 100% credit in first year to 20% in the fifth year.
- Improvement incentive.

Administered by the Baltimore City Department of Finance  
Contact Ms. Paula Buchanan, 410-396-3972

### Historic Landmarks and District Tax Credit

- For City landmarks and properties listed with the National Register of Historic Places.
- Maintains tax assessment at level before renovation.
- 10 year period, 100% tax credit on increased value due to eligible improvements.
- 33 districts in Baltimore City.

Administered by the [Maryland Historical Trust](#)

The programs can also be found online at:  
[http://www.baltimorehousing.org/index/ps\\_home\\_tax.asp](http://www.baltimorehousing.org/index/ps_home_tax.asp)

## 6.6 Appendix G: CHM Area Master Plan Survey

### Coldstream Homestead Montebello Community Community Survey

Please take a moment to fill out the survey below. Feel free to add to the survey. Thank you.

1. Today's date: \_\_\_\_\_

2. You are a (please circle one):

Homeowner

Renter

Business Owner

Landlord

Other: \_\_\_\_\_

**Homeowner/ Renter (please complete this section if you are a resident)**

1. What hundred block and street do you live on (i.e. 1700 Homestead)?

\_\_\_\_\_

2. How long have you lived in the community? Check one.

\_\_\_ less than 6 months

\_\_\_ 1 to 5 years

\_\_\_ 5 to 10 years

\_\_\_ 10 to 20 years

\_\_\_ 20 to 40 years

\_\_\_ 40 or more years

3. What do you like about your community?

\_\_\_\_\_

4. What don't you like about your community?

\_\_\_\_\_

\_\_\_\_\_

5. What recreational facilities are missing from your neighborhood?

\_\_\_\_\_

\_\_\_\_\_

6. Do you use the current businesses located along the Harford Road Corridor?

a. YES or NO

b. If **NO**, where do you shop?

\_\_\_\_\_

7. What retail/ business services are currently missing from your community?

\_\_\_\_\_

\_\_\_\_\_

8. Do you walk, cycle, or use mass transit within your community?

\_\_\_\_\_

\_\_\_\_\_

9. Is transportation an issue within your community? YES or NO

10. How would you identify your community to a potential homebuyer or stranger interested in your community?

\_\_\_\_\_

\_\_\_\_\_

**Business Owner (please complete this section if you are a business owner)**

1. What hundred block is your business on (i.e. 1500 Harford Rd.)?

\_\_\_\_\_

2. Do you reside in the community? YES or NO

3. How long have you been a part of the community?

\_\_\_ less than 6 months

\_\_\_ 1 to 5 years

\_\_\_ 5 to 10 years

\_\_\_ 10 to 20 years

\_\_\_ 20 to 40 years

\_\_\_ 40 or more years

Coldstream Homestead Montebello Community  
Community Survey Cont'd.

4. Do you plan to stay in the community? YES or NO
  - a. If **NO**, why?  
\_\_\_\_\_
5. What do you like about the community?  
\_\_\_\_\_
6. What don't you like about the community?  
\_\_\_\_\_
7. Are there any other business you'd like to see in the community?  
\_\_\_\_\_
8. How have you contributed to the community? How can you further contribute?  
\_\_\_\_\_  
\_\_\_\_\_

**Other (please complete this section if you selected other on page one)**

1. Where are you located within the community?  
\_\_\_\_\_
2. Are you a property owner? YES or NO
3. How long have you been a part of the community?  
\_\_less than 6 months      \_\_ 1 to 5 years      \_\_5 to 10 years  
\_\_10 to 20 years      \_\_20 to 40 years      \_\_40 or more years
4. Do you plan to stay in the community? YES or NO
  - a. If **NO**, why?  
\_\_\_\_\_
5. What do you like about the community?  
\_\_\_\_\_
6. What don't you like about the community?  
\_\_\_\_\_
7. What is missing?  
\_\_\_\_\_
8. How have you contributed to the community? How can you further contribute?  
\_\_\_\_\_  
\_\_\_\_\_

***Thank you for taking the time to fill out the survey.  
Please add any additional comments below.***

## 6.7 Appendix H: Resources

### *Books*

William Moorish and Catherine Brown. "Planning To Stay." 2000. Milkweed Editions.

### *Web*

U.S Census 2000

<http://www.census.gov/>

Baltimore City Department of Planning

<http://www.baltimorecity.gov/government/planning/index.html>

Baltimore Housing

[www.baltimorehousing.org](http://www.baltimorehousing.org)

Baltimore City Public School System

<http://www.bcps.k12.md.us/>

Baltimore City Department of Recreation and Parks

<http://www.baltimorecity.gov/government/recnparks/home.htm>

Baltimore City Department of Transportation

<http://www.baltimorecity.gov/government/transportation/index.html>

Baltimore City Department of Public Works

<http://www.baltimorecity.gov/government/dpw/index.html>

Baltimore Neighborhood Indicators Alliance

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

