INSPIRE

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

Draft INSPIRE Recommendation Report

Frederick Elementary School Planning Area

April 2016

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I. Introduction

INSPIRE Program Background

Through the 21st Century Schools Initiative, Baltimore City Public Schools, in partnership with the Maryland Stadium Authority, Baltimore City, and the State of Maryland, will be investing nearly one billion dollars to renovate or replace schools over the next several years. New and renovated schools will help transform student opportunities and achievement, provide jobs and resources to families, and help revitalize neighborhoods.

To leverage this investment in the schools, and to enhance the connection between the schools and the surrounding neighborhoods, the Department of Planning launched a new program called INSPIRE. INSPIRE stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods immediately surrounding each of the new or renovated schools that are part of the 21st Century program, specifically the quarter-mile surrounding each school.

Focusing on a limited geographic area will allow plans to include recommendations for specific, implementable public investments to the surrounding neighborhood, improving the environment and quality of life for students, their families, and neighborhood residents. The plans will also articulate the community's long-term vision for guiding private investment, and address environmental, social, and economic conditions.

Contact Kyle Leggs, Southwest District Planner, with feedback to this Draft Recommendation Report. (410) 396-4135 or kyle.leggs@baltimorecity.gov.

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Recommendation Development and Overview

Between August 2014 and November 2015, Department of Planning staff worked with members of the Frederick Elementary School community, along with the Mill Hill, Shipley Hill, Carrollton Ridge, Gwynns Falls, and Boyd Booth communities to better understand their neighborhood experiences, concerns, and overall needs. Once the Frederick renovation is complete, the Samuel F.B. Morse Elementary School (424 S. Pulaski Street) in neighboring Carrollton Ridge will be closing, and many of the students currently zoned for Samuel F. B. Morse will attend the new Frederick Elementary School. To capture the needs of both school communities, Department of Planning staff also engaged in outreach efforts with the principal, staff, parents, and students at Samuel F.B. Morse during meetings conducted by BCPS and the Family League. The Samuel F. B. Morse and Carrollton Ridge school communities continue to be important participants in the next phases of the INSPIRE planning process.

The INSPIRE plan will identify short- and long-term recommendations. Short-term recommendations, presented on page 13, are improvements that can be made by the opening day of Frederick. Special attention is paid to physical improvements and maintenance to the perimeter of the school site and to the primary routes leading to the school, shown on page 12. Long-term recommendations are meant to guide future investment, and further address environmental, social, and economic conditions.

The Planning Department also held two community workshops with community members and other stakeholders to examine the strengths, weaknesses, and opportunities of the area. Through a combination of the workshops, community meetings, surveys, and walking tours, over 125 stakeholders have helped inform the draft recommendations presented here. A number of City agencies also participated in the tours including the Department of Transportation, Housing and Community Development's Code Enforcement Office, Sanitation, Councilman Welch's Office, and liaison staff from the Mayor's Office.

Following the workshops, several residents also volunteered to participate in an INSPIRE Core Team (now called the INSPIRE Steering Committee) to help Planning Department staff, to target, guide, and prioritize specific improvements in the community for inclusion in this Draft Recommendation Report. These Core Team members also played a significant role of identifying areas to target for improvements during our walking tours. In addition, there have also been a number of other community leaders and institutions essential in guiding the recommendations contained in the report. These include the community leaders within the immediate area around Frederick Elementary to include church leaders at Saint Benedict's Church, Kedesh House of Prayer, Christian Community Church of God, Mason Memorial

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Church, Bon Secours Community Relations Staff, the Academy of Success, and retail establishments, including the owners of the Westside Shopping Center and Tony's Grocery. These individuals and institutions have been, and continue to be, the pillars of this community and have a vested interest in the overall revitalization and stabilization of the community.

The Department of Planning has also begun to work with the National Resource Network (NRN) and the Association of Baltimore Area Grantmakers to assess capacity building and other needs in the community in order to implement recommendations from the final Frederick Area INSPIRE plan. In addition, the Department of Planning is working in collaboration with the Mayor's Anchor Institution Liaison Office to engage Bon Secours Hospital to identify the ways that the goals of this important anchor and the goals of the INSPIRE plan connect.

Planning in the Area

Numerous plans and planning processes have, and are, taking place in the neighborhoods surrounding Frederick Elementary School. The INSPIRE plan will be informed by these efforts, as well as our own. Prior to the current INSPIRE planning effort, residents in the communities surrounding Frederick participated in the formulation of two neighborhood-area plans created by and entitled Operation Reach Out Southwest (OROSW). The first plan was completed in 1998; in 2002 a new version, the OROSW Strategic Neighborhood Action Plan, was approved and adopted by the Planning Commission. Both plans, while larger in scale geographically than the INSPIRE plan area and encompassing some eight surrounding communities, also contain a number of recommendations that are still being envisioned today.

There are other important efforts underway to address challenges in the community. In part they confirm the priorities in the draft INSPIRE recommendations, but they also identify many other needs. These plans and efforts include the Bon Secours Community-Based Health Needs Assessment and work undertaken by the newly formed group, Friends of Southwest Baltimore (FOSB), that began by focusing on youth recreation, and expanded to community revitalization, voter registration, and human service needs.

Finally, the entire community engagement process of the 21st Century Schools Initiative, including the planning and designing for the modernized school and the Family League's work to identify how best Frederick can serve as a "community school," informed recommendations presented in this report.

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Next Steps

Through the spring Department of Planning staff will seek and incorporate additional community and agency feedback to the draft recommendations presented in this report. We will finalize recommendations, and develop the INSPIRE plan which will include commitments from city agencies, an implementation plan, and additional information including relevant citywide initiatives, other agency efforts, and existing plans for the area. Planning staff will seek additional feedback from community stakeholders about the plan and the final plan will be presented to, and adopted by, the Planning Commission in the fall. Department of Planning staff will also work with the community to identify a "signature community project" that we can work on together right away.

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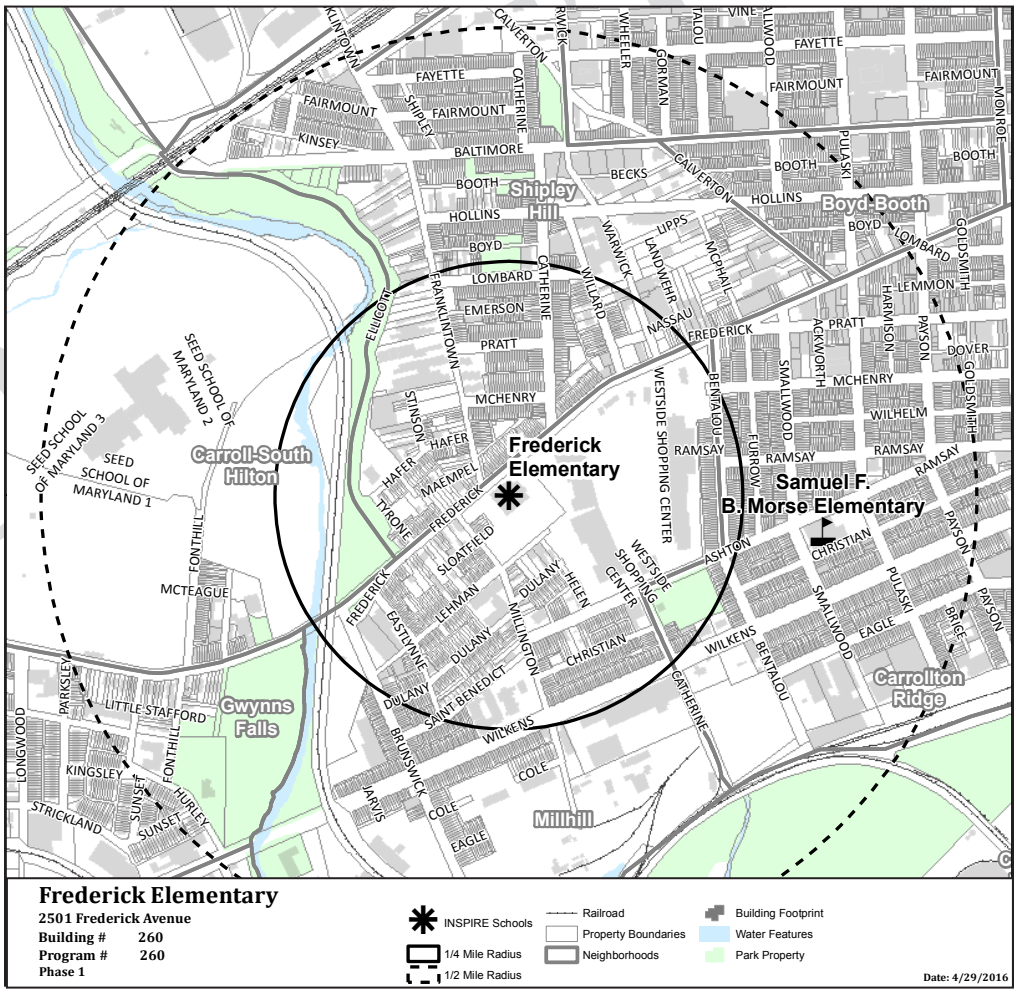
INSPIRE Map –
Frederick Elementary School Planning Area

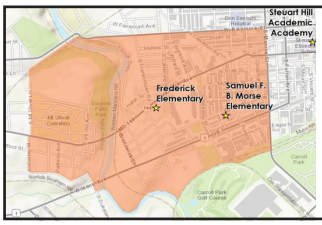
Frederick Elementary School #260, located at 2501 Frederick Avenue, sits on a 3.8-acre site. It is undergoing a complete renovation and expansion, and will accommodate an enrollment capacity of up to 605 pre-k through 5th grade students. Construction began in January 2016 and the school is expected to re-open in August 2017. The quarter-mile INSPIRE radius contains several neighborhoods including Mill Hill, Shipley Hill, Carrollton Ridge, and a small portion of both the Gwynns Falls and the Carroll South Hilton communities.



Police Districts

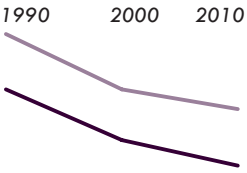
The majority of the Frederick INSPIRE area is in the Southwestern Police District.

Key Neighborhood and School Data – Frederick Elementary School Planning Area



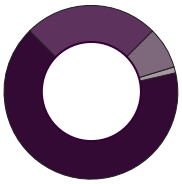
The charts below depict data from the Census Tracts highlighted in this map (Census Tracts 2003, 2004, and 2005). Source: U.S. Census Bureau 2010-2014 American Community Survey.

Population Change



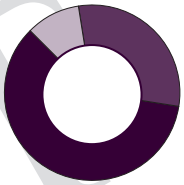
	Area	Baltimore
1990	11,253	736,014
2000	8,922	651,154
2010	7,747	620,961

Race



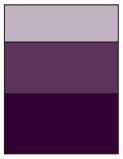
	Area	Baltimore
African American	66%	63%
White	25%	30%
Asian	0%	3%
Other	1%	2%
2 or More	8%	2%

Age



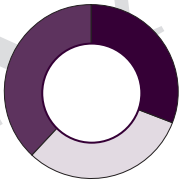
	Area	Baltimore
18-64	60%	67%
Under 18	30%	21%
65+	10%	12%

Residence Established



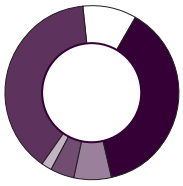
	Area
Before 2000	25.0%
2000-2010	34.5%
After 2010	40.4%

Children in Households



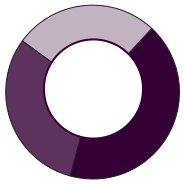
	Area	Baltimore
Families with Children	31%	21%
Families without Children	31%	31%
Unrelated Households	38%	48%

Journey to Work



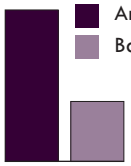
	Area	Baltimore
Public Transportation	38.3%	19%
Carpooled	9.8%	9.0%
Drove Alone	38.8%	61%
Walk/Bike	6.9%	6.0%
Other Means	4.4%	2.0%
Worked at Home	1.8%	3.0%

Vehicle Availability



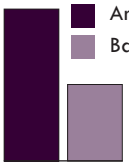
	Area	Baltimore
1 Vehicle	31%	38%
2+ Vehicles	27%	47%
No Vehicles	42%	15%

Unemployment Rate



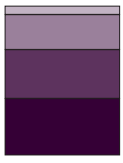
Area	29.9%
Baltimore	11.8%

Poverty Rate



Area	47.0%
Baltimore	23.6%

Educational Attainment



	Area
No HS Diploma or GED	37.7%
HS Degree/ GED Attained	32.5%
Some College	23.3%
College Degree	5.7%

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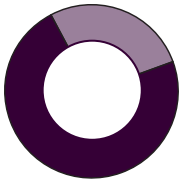
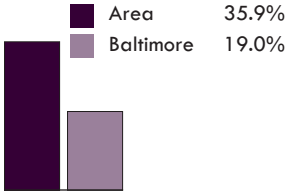
Housing Occupancy

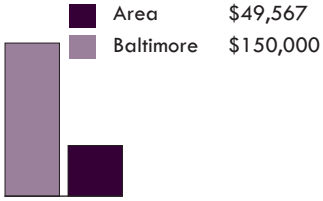


	Area	Baltimore
Owner	27%	48%
Renter	73%	52%

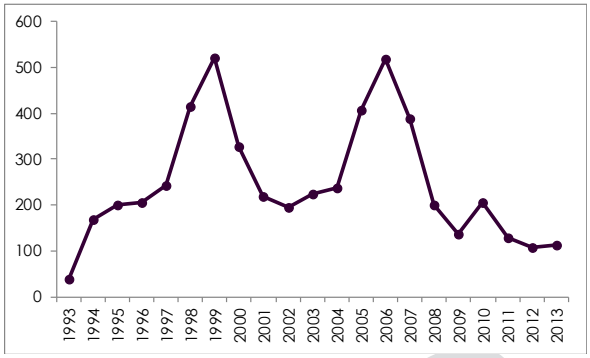
Average Vacancy Rate



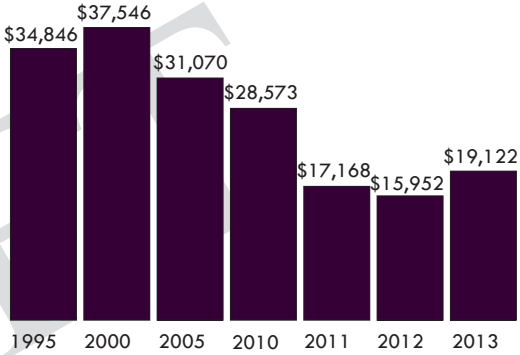
Median Housing Value



Number of Housing Sales (Area)



Average Sales Price (Area)



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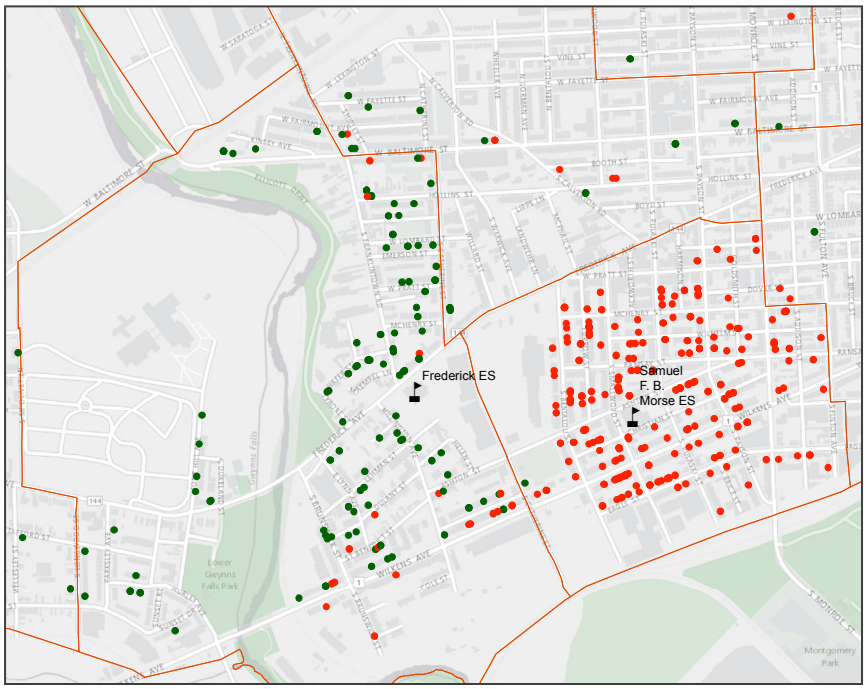
Student Data

The map below shows where Frederick- and Samuel F.B. Morse-zoned students, who also attended the schools in the 2015-2016 school year, live. Currently, approximately 19 percent of the students attending these schools are zoned elsewhere. Once re-opened, Frederick will have a capacity for up to 605 pre-k through 5th grade students.



II. Neighborhood Observations

Housing, Sanitation, and Land Use

The Frederick INSPIRE area is located in and near multiple neighborhoods that were a significant part of Baltimore's industrial past. These neighborhoods supported industrial businesses and housed workers from companies that included breweries, butcher shops, and paint factories, to name a few. This legacy however, has left behind an array of abandoned, but in some cases, architecturally-significant vacant industrial buildings, as well numerous vacant residential buildings and vacant lots. Moreover, much of this area is still zoned for industrial use, which presents a number of challenges, as a number of these blighted and vacant industrial buildings are just to the north of the school and are within the ¼-mile INSPIRE radius, and are visible along Frederick Avenue, Franklintown Road, and Catherine Street, which are all walking paths to and from Frederick Elementary School. In addition, several of the still-active industrial businesses along Franklintown Road – a direct path to the school – create unfavorable pedestrian conditions with residents and students having to avoid heavy trucks and traffic backups. To the east of the school, is the Westside Shopping Center, a large retail attraction in the area which includes a grocery store, bank, clothing establishments, shoe stores, a laundromat, several fast food restaurants, and local eateries.

The residential units are primarily row-houses that were built in the late 19th century, consisting largely of houses that are two- or three-bays wide and two-stories tall. According to the City's Housing Market Typology (see Appendix B), the overall housing market is "stressed" due in part to numerous vacant houses and vacant buildings throughout the area. There are pockets of relative stability however. One rather significant feature of this community is The Mill Hill Deck of Cards Historic District. This district is located along the 2600-block of Wilkens Avenue, and is two blocks south of Frederick Elementary School. At 1,800 feet and including over 52 rowhouses, this is the longest continuous row of rowhouses in the City.

In addition, Bon Secours Baltimore Health System, which is located just outside of the INSPIRE area, has developed many affordable housing units and assisted living facilities, and continues to expand its efforts. The blighted properties in this area continue to be targeted for code enforcement, receivership and/or demolition. A number of these properties are also surrounded by severely overgrown weeds, trash and chronic dumping.

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Recreation and Open Space

Frederick Elementary School is located just blocks from the nearby Gwynns Falls Trail. This has been, and continues to be, one of the most significant assets to this community and fosters a unique opportunity to build on an enormous amount of existing recreational space to enhance the public realm. Currently, the trail is used by hikers, walkers and bikers for exercise and recreation. In addition, there are also two nearby park projects that have designs and plans for major enhancements. The first is the total renovation of the ABC Park located on Ashton, Bentalou, and Catherine ("ABC") Streets into a new neighborhood park area for children and families. The City's Department of Recreation and Parks is overseeing this project and while funding is already in place, the City's Department of Recreation and Parks awaits the selection of an architect and engineer to complete the construction documents. The second is on the opposite or northwest end of the planning area, located at a former bus loop overlooking the Gwynns Falls and Trail at 2700 W. Baltimore Street. Planning staff have been working with Parks and People staff and the Christian Community Church of God to develop an enhanced green space with a bio-swale feature that will provide stormwater management and environmental improvements along the top edge of the trail. The bio-swale improvements are currently underway, however, additional planned improvements to this park area will require additional funding for ideas such as a mini pocket park with benches, lighting and other decorative treatments. With these improvements, the park area would also no longer be accessible for vehicular traffic and trucks that use this site for dumping. In addition, the Planning Department also has worked with the football coach at ABC Park to identify and implement improvements at the nearby Gwynns Falls Park Field, as the new site for their youth football and cheerleader program. This field, located at Hurley and Wilkens Avenue, is very large and suitable to support youth athletics; however, it is in need of a number of improvements to the field, as well as lighting.

Transportation

The northern edge of the Frederick INSPIRE area is Baltimore Street – providing easy access to and from downtown Baltimore. The southern edge of the area is Wilkins Avenue, and the school itself sits on Frederick Road – also featuring quick access to downtown. This community is served by a number of local bus routes, including the #20 on Baltimore Street, the #10 on Frederick Avenue, and the #35 on Wilkens Avenue. According to the most recent American Community Survey 42 percent of households do not own a car. INSPIRE survey responses show that a majority of residents get around the neighborhood by walking (67 percent), and most students walk to school. Walkability in the neighborhood, and good sidewalks and pedestrian safety therefore, is critical for neighborhood transportation. The Frederick Avenue corridor is also part of a National Historic Road that dates back to the 1800s. In its early days, the road was widely used for travelers and commerce, connecting the city's port to the Midwest.

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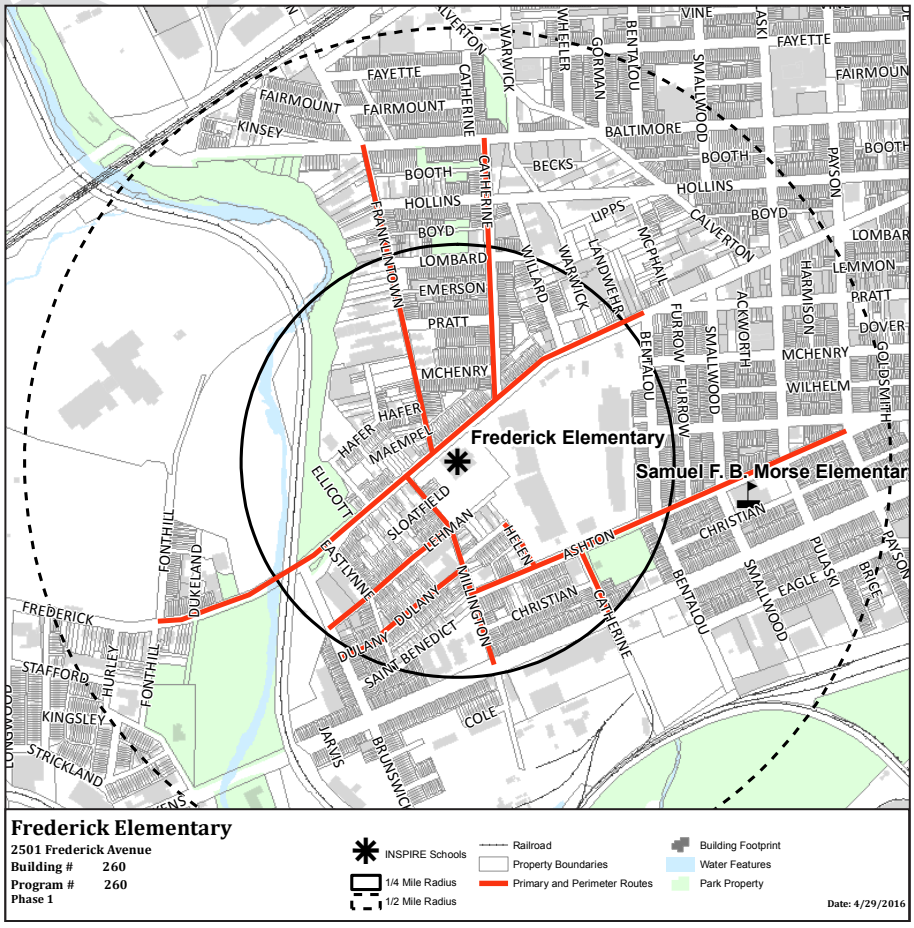
III. Preparing for Opening Day of the Modernized School

Frederick Elementary School will be attended by children in Mill Hill, Carrollton Ridge, Shipley Hill, and other neighborhoods, and used by residents in multiple communities. Through the INSPIRE process, Baltimore City agencies are evaluating the perimeter of the school site and primary routes leading to the school, and will make physical improvements along these routes by opening day of the renovated building, making travel to and from the school safer and more comfortable for students, families, and community members.

School Perimeter and Primary Routes to School

The map below identifies the perimeters around Frederick Elementary and the primary routes leading to the school. In addition, with Samuel F. B. Morse scheduled to close, more students from the Carrollton Ridge neighborhood will attend Frederick Elementary School expanding the number walking routes students will travel.



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City Improvements to be Completed by Opening Day

The departments of Transportation, Housing and Community Development, Public Works, and Recreation and Parks will assess the school perimeter and primary routes, shown on page 12, and with the Department of Planning will develop an implementation plan to address the following:

- Trash and dumping
- Open and accessible vacant houses
- Market- and owner-sensitive code enforcement and nuisance abatement interventions
- Street tree health and density
- Safe Routes to School
- Sidewalk maintenance
- Street resurfacing and re-striping
- ADA ramps at intersections
- Safe lighting levels
- Intersection improvement
- Speeding
- Pedestrian countdown clocks/traffic signals
- Crosswalks
- Crossing guards
- School signage and beacons
- Bicycle infrastructure

The recommendations presented in the remainder of this report are in addition to those that address the issues listed above.

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IV. Stakeholder Priorities and Draft Recommendations

Assets and Priorities

Residents provided input that informed the draft recommendations included in this report through community workshops and surveys. Input included identifying strengths, weaknesses, and opportunities, which suggested the assets and priorities listed below. Additional community input can be found in the Frederick Elementary Summary Report, posted on the INSPIRE page of the Department of Planning website.

It is worth noting that many of the people within the communities surrounding the school are the most important asset – the homeowners and residents, the business owners, religious entities, and institutions. Many have lived in, and been a part of these communities for years and continue to be essential to ensure that its strengths, quality of life, and neighborhood amenities are maintained for generations to come.

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Assets

Frederick Elementary School	Samuel F. B. Morse Elementary
Gwynns Falls and Gwynns Falls Trail	St. Benedicts Church
Gwynns Falls Park	Kedesh House of Prayer
ABC Park	Christian Community Church of God
New Bioswale Park	Academy of Success for Youth
Bon Secours Baltimore Health System	Close proximity to downtown
Westside Shopping Center	Mill Hill Deck of Cards Historic District
Food Depot	Tony and Mary's grocery

Priorities

Blight elimination	Recreation
Code enforcement for illegal dumping and building maintenance	Vacant lot restoration and beautification
Sanitation	Addressing community need through re-use of Samuel F.B. Morse after it closes
Community revitalization	Targeted demolition
Job creation	Safer pedestrian routes
Improve police-community relations	Promote healthy food resources
Additional housing	Public safety, drugs, and substance abuse
Repurposing vacant industrial properties	

Draft Recommendations

The recommendations presented in the remainder of this report are in addition to those that address the issues along the school perimeter and primary routes listed on page 13. Although the following recommendations are for the entire INSPIRE area, making improvements along these perimeter and primary routes is a priority.

Recommendations presented in this section have been developed by the Department of Planning and informed by the community workshops, surveys, and walking tours. These recommendations are presented as activities that align with broader principles and goals (listed below; see Appendix B for the full list of recommendations). Many recommendations described achieve multiple principles and goals. Stakeholders in the Frederick Elementary School Planning Area are already undertaking some of the activities that address these principles.

The Department of Planning is seeking community feedback about these principles, goals, and recommendations.

- **Investing in Market-Stabilizing and- Strengthening Development Opportunities**
  - Identify and Support Strategic Redevelopment Opportunities
  - Create and Maintain High-Quality, Affordable Housing
  - Help Stable Renters Become Homeowners
  - Target Land Use (Zoning) Changes in the Area
  - Attract Small Businesses and Entrepreneurs
  - Define Neighborhoods through Signage

- **Improving Resident Safety**
  - Remove Dangerous Blight
  - Reduce Crime through Community-based Activities, Environmental Design, and Partnerships

- **Improving Sanitation**
  - Keep the Neighborhood Clean

- **Creating Environmentally-Sustainable Neighborhoods**
  - Beautify highly-visible public spaces as a means to keep and attract residents to the community
  - Turn Vacant Lot Blight into Positive Uses and Contribute to the Green Network
  - Explore opportunities for Frederick Elementary School to become a "Green School."

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- **Creating Opportunities for Health and Wellness**
  - Improve and Create New Places for Play and Recreation in the Community
  - Create New Community Gathering Places

- **Creating Connections and Access**
  - Improve Traffic Conditions, Pedestrian Safety, and Walkability
  - Transportation Enhancements

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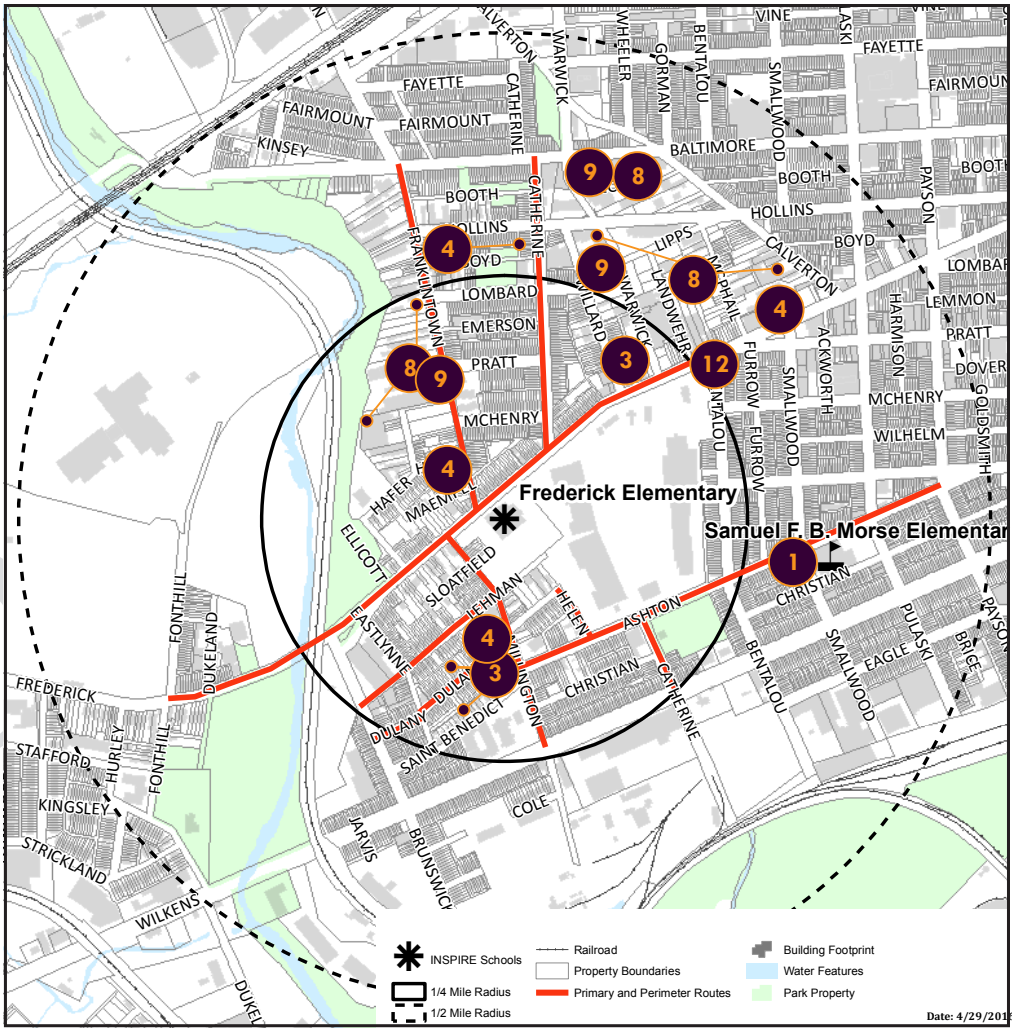
INVESTING IN MARKET-STABILIZING AND-STRENGTHENING DEVELOPMENT OPPORTUNITIES

Goals and recommendations address the need to build confidence in the neighborhood while improving the housing market.



Identify and Support Strategic Redevelopment Opportunities

1. Explore reuse of Samuel F.B. Morse Elementary School.
Once Samuel F.B. Morse Elementary School closes, the site will undergo a process to "surplus" the building so that it can be reused in a productive way. During INSPIRE meetings, residents have suggested that the school could serve as a library, a middle school, or a youth activity and recreational programming center. Further community visioning is needed.

2. Conduct a micro market assessment of the INSPIRE area.
Multiple opportunities exist to leverage the incredible investment of a new, modernized school in the Mill Hill, Shipley Hill, and Carrollton Ridge neighborhoods. With a large inventory of vacant properties however, it is critical to be strategic in order to stabilize the market. This requires understanding the assets and opportunities across the community to identify where immediate or long-term strategies for housing development, business development, greening, and other efforts will be most effective. An assessment should be completed for all of the blocks in the INSPIRE plan area.

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Create and Maintain High-Quality, Affordable Housing

3. Increase partnerships with Bon Secours, St. Benedicts Church, and other developers to revitalize and build new homes.
Work with developers with proven capacity to produce high-quality housing to facilitate development in stronger blocks. One example of a new project that has been successful is the Hollins Street Apartment complex located at Hollins and Warwick Avenue. The following sites should be evaluated for potential new development opportunities:

- 100-block of Willard Street
- 2600-block of Saint Benedict Street (80 affordable housing units are planned)
- 2600-block of Dulany

4. Rehabilitate vacant properties on and near blocks that are the most stable, highly visible, and/or immediately adjacent to the school.
In order to build the market it is important to prioritize vacant property rehabilitation where it gains from stronger blocks and. The following locations should be examined for development opportunities:

- 17-25 Franklintown Road
- 66 and 68 Franklintown Road
- 320, 322, 324, 328, 330 Franklintown Road
- 2500-block of Hollins Street (even side: 2500, 2504, 2508, 2512, 2514, 2516)
- 304 Millington Avenue (vacant historic residential property)

- 2400-block of Frederick Avenue
- Explore conversion of the vacant lot at 2400 W. Lombard Street for a green (e.g. pervious; landscaped) parking lot
- 2100 Frederick Avenue
- Frederick and Willard Streets

5. Assist homeowners with repairs or improvements.
Explore philanthropic or publicly-funded programs to help low-income or elderly homeowners with repairs.

6. Incentivize good landlords to maintain rental units in the neighborhoods.
Connect good landlords with financial or other benefits to encourage responsible landlord behavior. With over 70% of households renting their homes, it is important to incentivize high-quality rental housing and encourage longer-term occupancy.

Help Stable Renters Become Homeowners

7. Identify organizations in the neighborhood or city that can assist renters ready to become homeowners.
Keon Carpenter Housing initiative was identified as an organization collaborating with lending institutions to help residents purchase homes in and around the community. Explore opportunities to expand their work, and identify others who can supplement it.

Target Land Use (Zoning) Changes in the Area

8. Consider downzoning properties in targeted industrial areas.
The inventory of vacant, industrially-zoned properties in the Frederick INSPIRE area is a potential asset for neighborhood revitalization and for strengthening the neighborhoods' business and job development opportunities if business development is strategic. There is an over-abundance of industrial zoning however, especially where properties are located within ¼-mile of Frederick Elementary School, and more compatible uses should be established. Baltimore City is in the process up updating its 40-plus year old zoning code. Once adopted, downzoning still allows existing businesses to continue operating, but as non-conforming uses with restrictions on expansion. If a non-conforming use ceases operations for a period of 12 consecutive months, the property loses its non-conforming status and new uses must comply with the downzoned district regulations.

Currently, a significant amount of properties in this area are zoned for Manufacturing or Industrial uses (M-2-2). Recommendations are being made through Transform

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Baltimore to downzone many of these properties to Industrial Mixed Use (IMU), or Office Residential (OR). Excellent opportunities for reuse through rezoning include the following:

- The former Eigenbrot Brewery building at Willard and Lombard Street
- Rezone certain properties along Stinson Street to IMU or OR-1
- Rezone certain properties along Franklintown Road to IMU or OR-1
- Rezone certain areas along Calverton Road and Hollins streets to IMU
- Rezone properties along Landwehr Lane to IMU

Attract Small Businesses and Entrepreneurs

9. Work with the Baltimore Development Corporation and the Planning Department to seek tenants.

There are a number of unique vacant properties within the INSPIRE area. BDC and the Planning Department's Industrial Opportunity Project Coordinator should work with community stakeholders to identify businesses compatible with the vision of the community, and incentivize bringing them into the community. Additionally, explore the reuse of the properties at 200 S. Franklintown Road for a mix of uses that may include office, institutional, and/or residential properties.

10. Work with area businesses and anchor institutions to identify product or service procurement needs that could be met within the community.

One way to attract businesses is to identify what the needs are within the community itself. Existing businesses and anchor institutions likely have procurement needs that are currently being met from businesses outside the community. Explore opportunities to build local businesses.

11. Work with BDC to help existing industrial businesses become more competitive and good neighbors.

As long as industrial businesses exist next door to residences and the modernized elementary school, it is critical that all of these uses positively co-exist. BDC should be able to work with the community, planners, and business entities to develop, support, and implement solutions to do so. These could include assessing hours of operation, delivery and pick-up times, and the number of trucks accessing the site.

Define Neighborhood Boundaries through Signage

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

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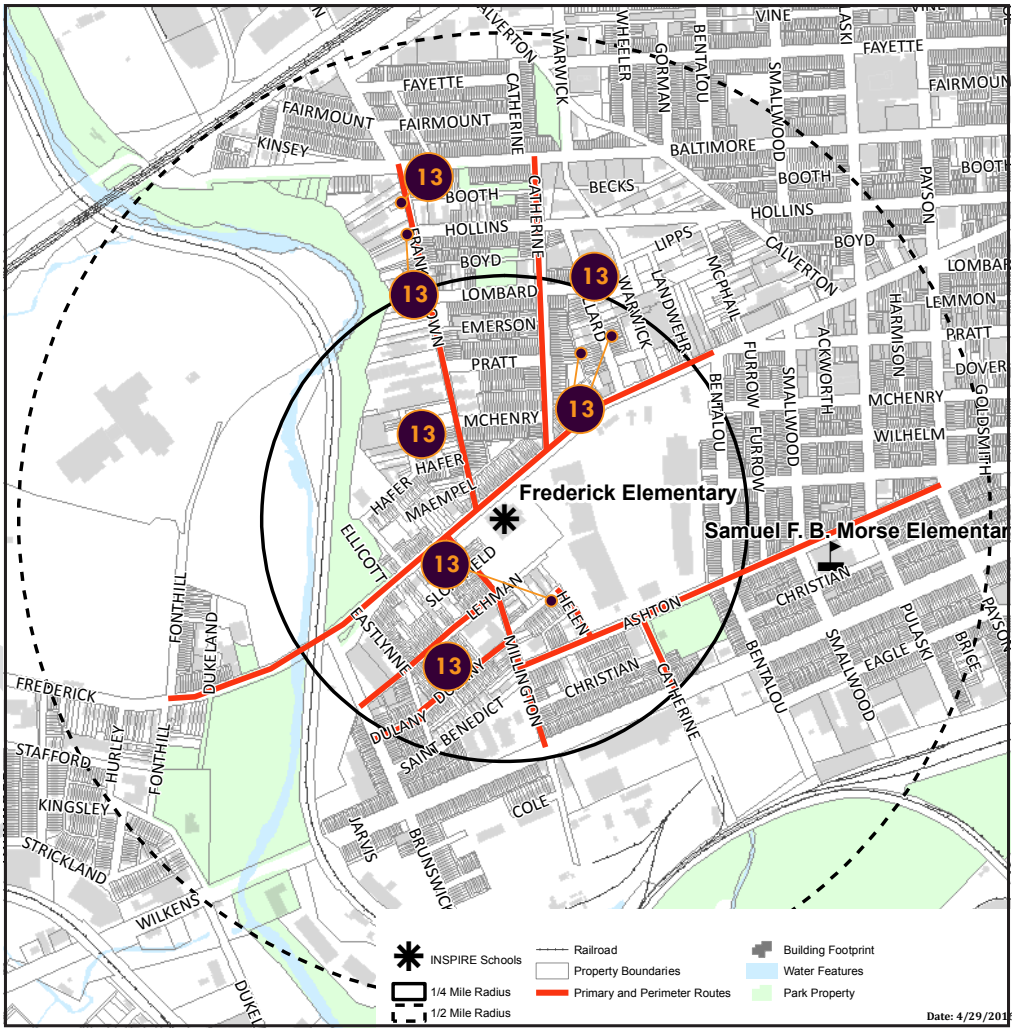
IMPROVING RESIDENT SAFETY

Goals and recommendations address real and perceived safety concerns.



Remove Dangerous Blight

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

Among the significant number of vacant houses and industrial buildings in the Shipley Hill, Carrollton Ridge, and Mill Hill communities, most notable are those located within the ¼-mile INSPIRE area along Frederick Avenue, Catherine Street, Franklintown Road, Willard Street, and Boyd Street. Demolishing clusters of abandoned properties here can create a safer environment for residents, open up opportunities for productive green reuse, and potential land assemblage for future development. The following list identifies properties that should be evaluated for demolition and structure-free land reuse opportunities (properties along the school perimeter and primary walking paths marked with an asterisk):

- 131-141 and 301 - 307 Catherine Street*
- 2613 Frederick Ave*
- 2510 Dulany Street*
- 2648 and 2646 Dulany Street*
- 18 S. Franklintown Road*
- 40 S. Franklintown Road*
- 78 S. Franklintown Road*
- 84 S. Franklintown Road*
- 103, 105, and 107 Franklintown Road*
- 2400-block of Frederick Avenue*
- 2593-2595 Baltimore Street at Franklintown Road
- 115 Willard Street
- 131-151 Willard Street
- 152 -134 Willard Street
- Units behind 68 Franklintown Rd (or target for code enforcement)
- 320 and 324 Stinson Street
- 327-343 Stinson Street
- 2401-2421 Hollins Street, between Warwick and Catherine
- 118 S. Warwick and Lipps Street
- 2100 (odd side) and 2200-block of Booth Street

14. Board and secure open structures.

Beyond the school perimeter and primary walking paths, open vacant houses should be boarded and secured.

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

15. Activate "Engaged Presence Produces Reduction" efforts.

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

16. Implement Crime Prevention through Environmental Design.

Another crime prevention method is Crime Prevention through Environmental Design or CPTED. In this method, altering the physical design of a community where people congregate to deter criminal activity can also lead to improvements in public safety. Improving the visual appearances of streets with new street trees or trimming overgrown trees, or strategically placed lighting, along with demolishing vacant buildings to foster more "eyes on the street" are some of the elements that should be explored.

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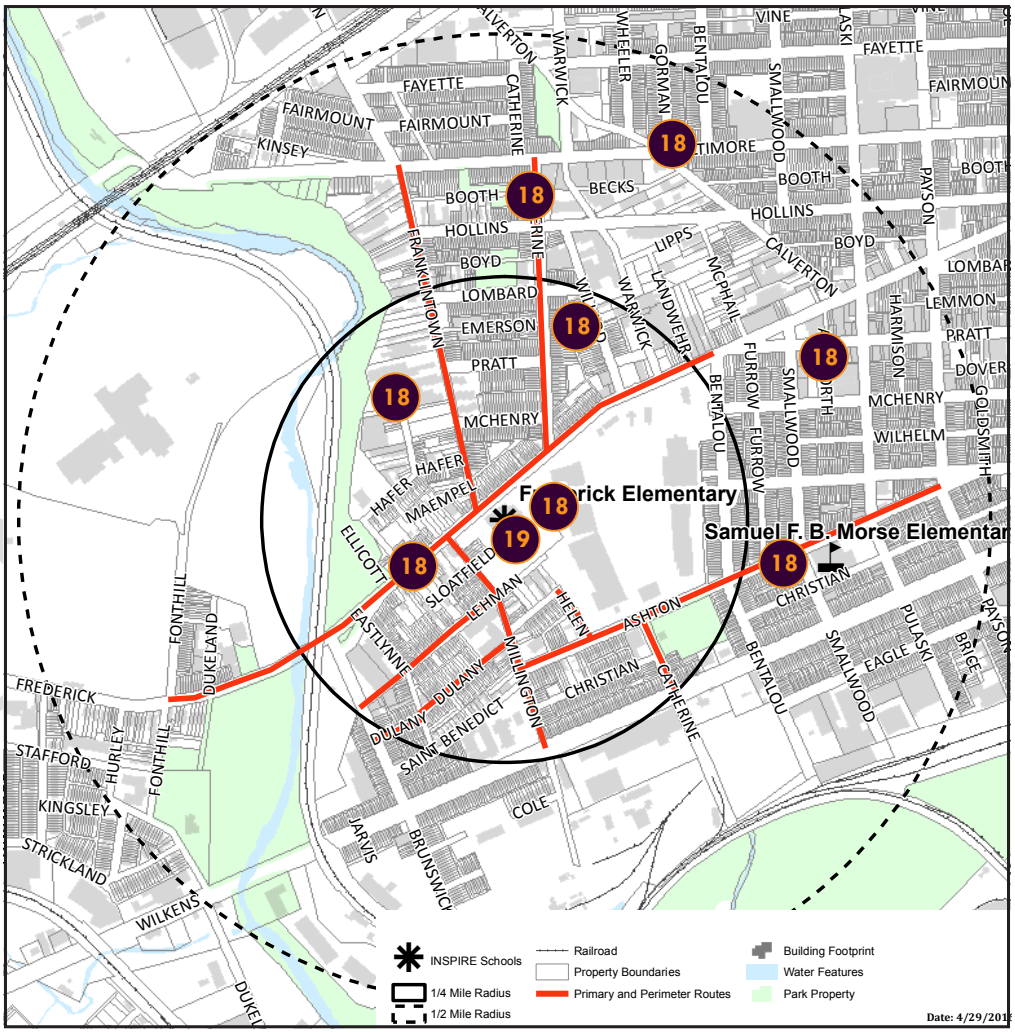
IMPROVING SANITATION

Clean streets, sidewalks, vacant lots, alleys, and areas throughout the communities surrounding Frederick Elementary School are absolute necessities for students as they walk to and from school, for residents in the area, and for projecting a positive image to people passing through.



Keep the Neighborhood Clean

17. Improve residential trash disposal habits through community education campaigns and the peer-to-peer Clean Corps program.

There are many areas where residents pile trash bags in alleys or where alleys and streets meet, violating the City's code requirements that all residents must dispose of their trash by using trash cans (and cans with lids). Problem areas for improper trash disposal, especially those within the ¼-mile around Frederick Elementary School and Samuel F. B. Morse, should be explored with Department of Public Works, the Office of Sustainability, and Housing and Community Development staff for the most effective remedies.

18. Prioritize areas of chronic illegal dumping for cleaning, sanitation enforcement zones, and possible camera locations.

In addition to improper residential trash disposal, these neighborhoods contain many locations that are re-occurring sites for illegal commercial dumping. The following sites, especially those within the ¼-mile around Frederick Elementary School, should be explored with Department of Public Works and Housing's Code Enforcement staff for the most effective remedies:

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

19. Close Lehman Street behind Frederick Elementary to eliminate illegal dumping.

Lehman Street, immediately south of the Frederick Elementary School play field area is a chronic dumping spot. The Department of Transportation should evaluate the possibility of closing the entrance to that block.

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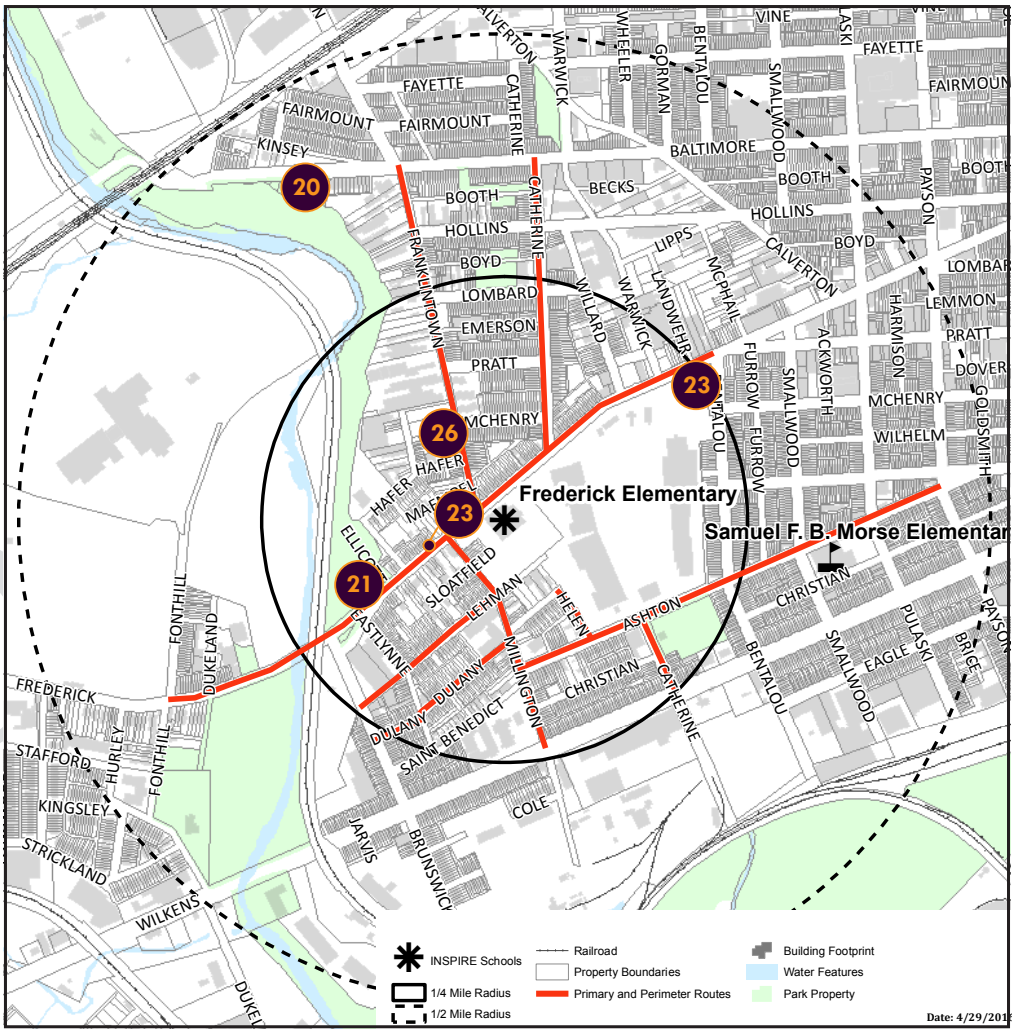
CREATING ENVIRONMENTALLY-SUSTAINABLE NEIGHBORHOODS

This principle addresses the desire to improve the natural environment and community relationships, as well as attract visitors and residents through land reuse.



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

20. Create a Bioswale Mini Park overlooking Gwynns Falls Trail at 2700 Baltimore Street.
The Department of Planning staff has been working with Parks and People and the Christian Community Church of God to develop an enhanced green space with a bioswale feature that will provide stormwater management and environmental improvements. Installation of benches, lighting, bollards, and landscaping will create a space for residents and visitors to enjoy.

21. Target improvements at Gwynns Falls Trail entrance on Frederick Avenue with decorative treatment along front edge.
In addition to improving the entrance to the Gwynns Falls Trail, efforts should be made to restore the Ellicott Drive Monumental structure at the entrance.

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

22. Conduct a survey of vacant lots in the area to assess green reuse opportunities.
Partner with community and school stakeholders to assess where the strongest potential for a variety of short- and long-term land reuse opportunities exists.

23. Develop Growing Green Initiative, or other green reuse, treatments for lots where redevelopment is not feasible.
With a large inventory of vacant lots, and more being created through strategic demolition, it is important to work with community stakeholders to create productive green places in place of blighted lots. This could include seeding and fencing properties, planting trees, clearing overgrowth, installing temporary art, land maintenance, and/or community managed open space(s). Some potential locations include the following:

- 2562 Frederick Avenue (City-owned, across from school: remove weeds, and fence)
- 2626-2638 Frederick Avenue, beside the Mason Memorial Church. (severely overgrown weeds)
- 2500-block of Dulany Street

24. Explore the potential for growth of the Bon Secours Community Works Clean and Green vacant lot maintenance program to maintain select lot sites in the area. The Clean and Green Program turns vacant lots throughout the community into attractive green spaces and maintains them.

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25. Increase the tree canopy.

The INSPIRE area lacks street trees. Although many sidewalks are too narrow to add them, the area should be assessed for potential locations. One block that creates a unique opportunity is the 2500-block of W. Lombard Street.

26. Assess tree growth on vacant lots.

Due to a large number of vacant lots in the area, there are numerous lots containing overgrown trees. In some cases, it may be possible to trim the trees back, and landscape the lot enough to create a woodsy landscape that mimics Gwynns Falls. In other instances, it may be necessary to remove overgrown trees. The ¼-mile INSPIRE area should be assessed for how best to address overgrown lots, taking into account safety, sanitation, and opportunities with the Green Network. To being with, these properties should be assessed:

- 336, 316, and 318 Franklintown Road lots.

27. Explore opportunities for Frederick Elementary School to become a "Green School."

The City's Office of Sustainability offers a Green, Healthy, Smart challenge grant program for student-led sustainability projects. There are ample opportunities in the community to identify projects of interest.

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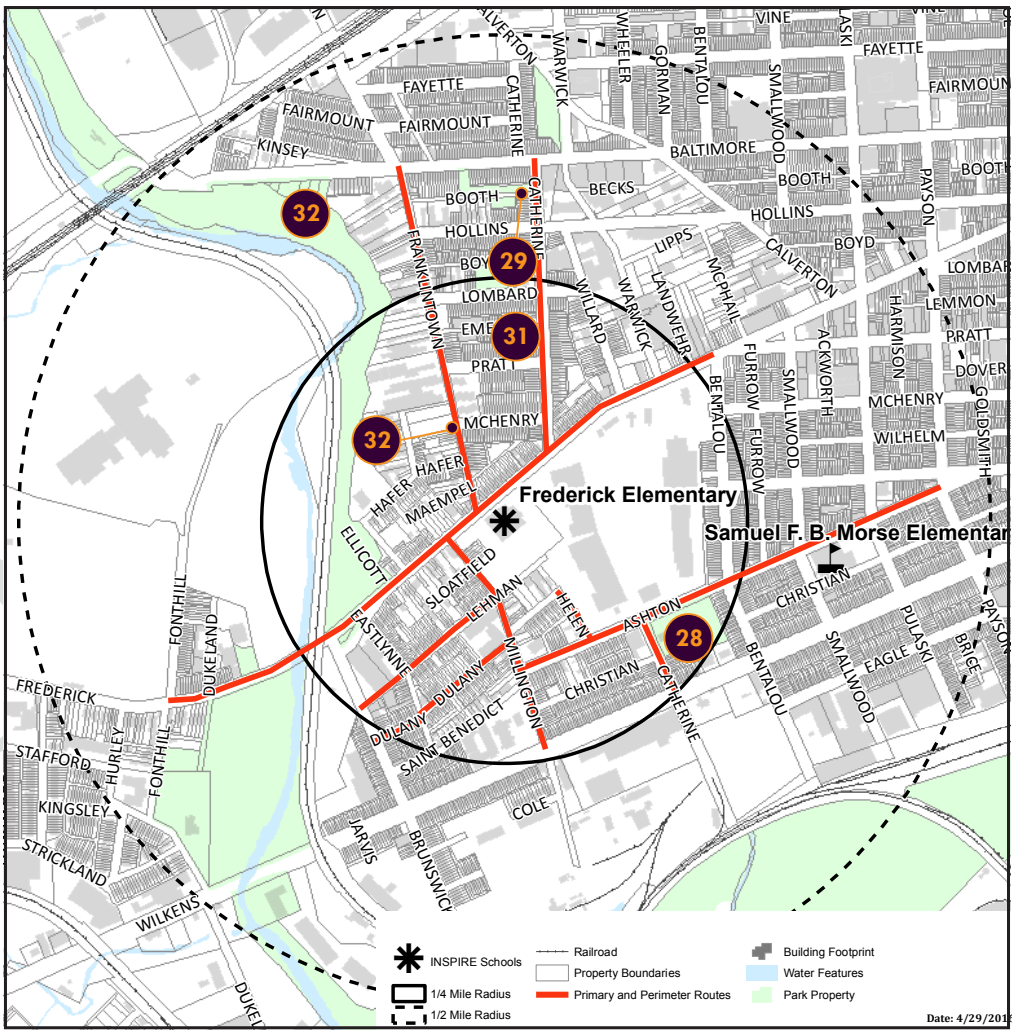
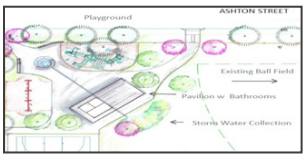
CREATING OPPORTUNITIES FOR HEALTH AND WELLNESS

This principle addresses the desire to improve and create new places for children, families, and residents to safely play, recreate, and come together.



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



28. Renovate ABC Park to support youth and family recreational activity.
The park at Ashton, Bentalou, and Catherine Streets is being renovated by the Department of Recreation and Parks, with planned features including a family fun park, sprinkler pad water feature, play field areas, lighting improvements, and more.

29. Restore existing neighborhood play spaces.
Certain playgrounds and basketball courts in the neighborhood have, or are becoming run down and need to be refurbished. Following are key locations:

- The basketball court in the 2500-block of Booth Street
- The playground in the 2500-block of Boyd Street

30. Identify opportunities for play to move beyond the playground.
Studies have shown that play is critical to the health and well-being of children, but many are not getting the play they need to thrive. Although there are formal playgrounds and recreational areas in the INSPIRE area, regular walking trips to and from Frederick Elementary, around Westside Shopping Center, and throughout the community offer opportunities to incorporate active play and learning throughout the day. A "playability walk" with community members – especially children – can help identify possible locations for playful design.

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Create New Community Gathering Places

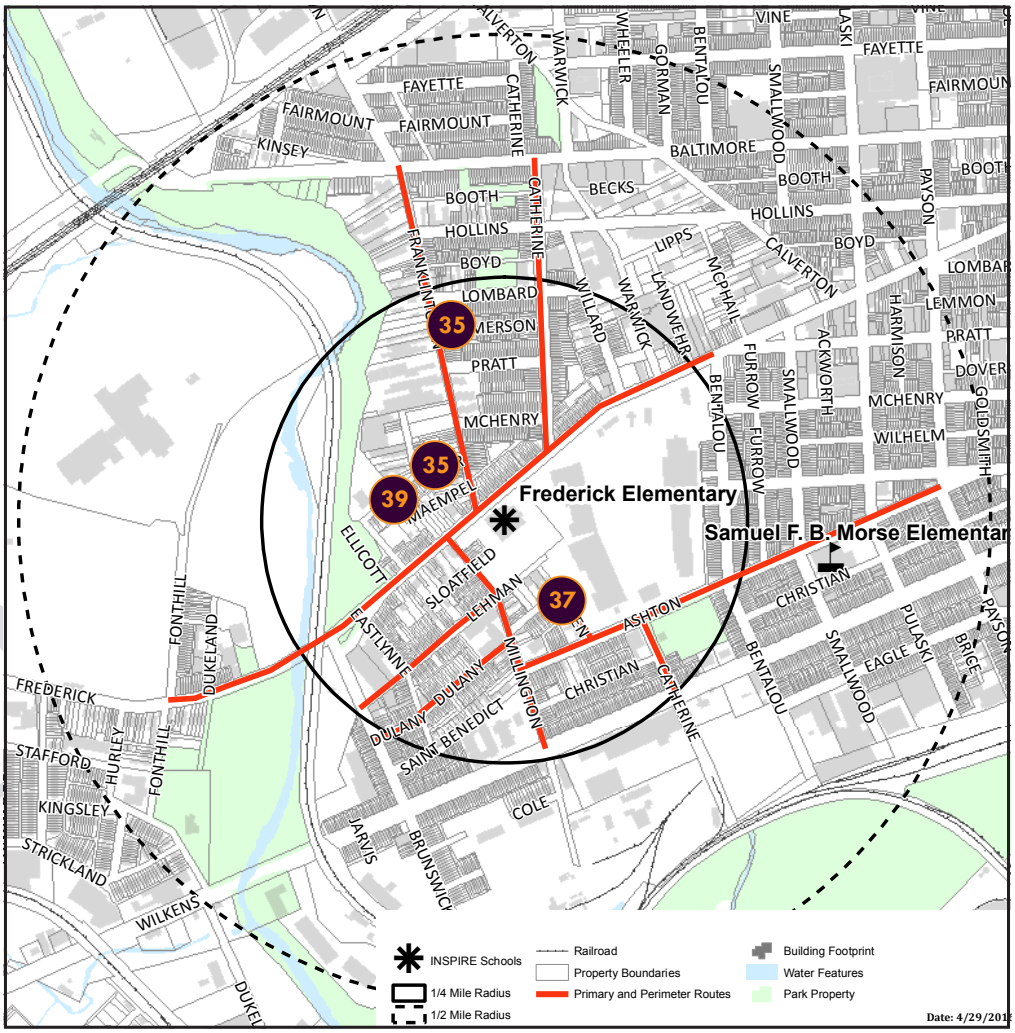
31. Create partnerships to establish positive uses in the vacant lots.
Of the many vacant lots in the area, some are particularly visible and important for establishing positive uses on. These include public and private lots on the following streets:

- 2500-block of Emerson Street
- Franklintown Road at Maempel Road
- The city-owned vacant alley lot bounded by 200 block of Catherine and 100 block of Willard Streets

32. Develop a "Gwynns Falls Vista Park" overlooking the Gwynns Falls Trail.
The 2002 OROSW Plan envisioned a park overlooking the Gwynns Falls Trail. This would create a vital link between the neighborhood and the Gwynns Falls Park and stream. Key areas along the even the side of Franklintown Road, including the vacant lot at 216 S. Franklintown Road, can be used to implement this.

CREATING CONNECTIONS AND ACCESS

This principle addresses the need to connect residents safely and efficiently to the places they need and want to go.



Improve Traffic Conditions, Pedestrian Safety, and Walkability

33. Improve traffic and pedestrian safety around the school.

Many students walk to and from Frederick Elementary School and often encounter uneven and/or narrow sidewalk conditions, nonexistent or faded cross walks, and areas with high grass and overgrown weeds. As noted on page 13, the Department of Transportation will evaluate traffic and safety conditions along the school perimeter and primary walking routes that need to be addressed prior to the school re-opening. DOT will evaluate these paths for traffic and safety considerations and determine the appropriate interventions. Interventions might include traffic calming measures such as rumble strips or other surface treatments; restriping; reducing the speed limit on Fredrick Avenue to 25 MPH in front of school; illuminated LED Travel Speed Indicators east and west of the school on Frederick Avenue; installing new pedestrian crosswalks at Frederick and Franklintown Road, Catherine and Ashton Streets, Lehman and Millington, Sloatfield and Millington, Ashton and Millington, implementing the Safe Routes to School Program, and installing a school sign and possible crosswalk at Ashton and Millington.

Additional recommendations would make the pathways to the school safer:

- Consider wider sidewalks for houses directly across from school and/or reduced road width in front of school
- Repave the alley behind the 2500-block of Hollins/2500-block of Booth Street

34. Reconfigure the intersection at Frederick and Franklintown Road to improve the vehicular entrance into school from Franklintown Road or Millington Avenue.

To ensure that vehicles that access the school from Franklintown Road do so safely, DOT should review options for improving the entrance into the school.

35. Improve traffic and safety along Franklintown Road.

Franklintown Road, the street that runs north and immediately into Frederick Avenue and the school is a primary walking path for students. Several industrial businesses along the street however have created traffic conditions that residents have complained about for years. These businesses operate with oversized and heavy trucks that are not conducive to modern residential traffic. Residents have also reported students having to walk underneath trucks to go to school. DOT should explore the following:

- Posting new truck traffic control signage
- Baltimore City police and/ or DOT traffic control officers should increase traffic patrols and issue citations for any illegal truck maneuvers overweight permits or issue citations for any illegal traffic operations
- Explore options in the 100-block of Franklintown Road to enhance both

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traffic and pedestrian safety

- Explore parking restrictions and/or permits

36. Work with BDC to pursue relocation of businesses that are not suitable for Franklintown Road.

Some of the businesses along Franklintown Road, are not well suited for the location. Several residents have reported that their cars being hit, side-swiped, and even totaled by trucks from the businesses. Explore opportunities for relocation within the neighborhood.

37. Create a safe and enjoyable student walkway connecting Carrollton Ridge and Frederick Elementary School.

Many of the children from Carrollton Ridge attending Frederick will likely be walking. A new student walking path, extending from Helen and Dulany Street and onto the southeast access point of the school grounds, should be created to allow for a more convenient, clear, and safe walking path for students at the southern end of the school campus. Work with Riverside Realty, the Westside Shopping Center owner, who owns the land.

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

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

Transportation Enhancements

39. Consider additional transportation enhancements next to Frederick Elementary School.

The modernization of Frederick Elementary can be further enhanced along the highly visible areas in front of, and around the school:

- Implement decorative streetscaping along Frederick Avenue in front of school, and promote the road as National Historic Road
- Install decorative school logo banners around Frederick Elementary School

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Appendix A: List of Draft Recommendations

Investing in Market-Stabilizing and- Strengthening Development Opportunities

- Identify and Support Strategic Redevelopment Opportunities
  - Explore reuse of Samuel F.B. Morse Elementary School
  - Conduct a micro market assessment of the INSPIRE area
- Create and Maintain High-quality, Affordable Housing.
  - Increase partnerships with Bon Secours, St. Benedicts Church, and other developers to revitalize and build new homes
  - Rehabilitate vacant properties on and near blocks that are the most stable and/or immediately adjacent to the school
  - Assist homeowners with repairs or improvements
  - Incentivize good landlords to maintain rental units in the neighborhoods
- Help Stable Renters become Homeowners
  - Identify organizations in the neighborhood or city that can assist renters ready to become homeowners
- Target Land Use (Zoning) Changes in the Area.
  - Consider downzoning properties in targeted areas
- Attract Small Businesses and Entrepreneurs.
  - Work with the Baltimore Development Corporation and the Planning Department to seek tenants
  - Work with area businesses and anchors to identify product or service procurement needs that could be met within the community
  - Work with BDC to help existing industrial businesses become more competitive and good neighbors
- Define Neighborhoods through Signage.
  - Install new neighborhood signs in the community to identify the Mill Hill, Shipley Hill, and Carrollton Ridge communities

Improving Resident Safety

- Remove Dangerous Blight.
  - Strategically demolish blighted properties along the school perimeter and primary walking paths, and where the properties are significantly impacting residents
  - Board and secure open structures
- Reduce Crime through Community-based Activities, Environmental Design, and Partnerships.
  - Activate "Engaged Presence Produces Reduction" Efforts
  - Implement Crime Prevention through Environmental Design

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Improving Sanitation

- Keep the Neighborhood Clean
  - Improve residential trash disposal habits through community education campaigns and the peer-to-peer Clean Corps program
  - Prioritize areas of chronic illegal dumping for cleaning, sanitation enforcement zones, and possible camera locations
  - Close Lehman Street behind Frederick Elementary to eliminate illegal dumping

Creating Environmentally-Sustainable Neighborhoods

- Beautify highly-visible public spaces as a means to keep and attract residents to the community
  - Create a Bioswale Mini Park overlooking Gwynns Falls Trail at 2700 Baltimore Street
  - Target improvements at Gwynns Falls Trail entrance on Frederick Avenue with decorative treatment along front edge.
  - In addition to improving the entrance to the Gwynns Falls Trail, efforts should be made to restore the Ellicott Drive Monumental structure at the entrance
- Turn Vacant Lot Blight into Positive Uses and Contribute to the Green Network
  - Conduct a survey of vacant lots in the area to assess green reuse opportunities
  - Develop Growing Green Initiative, or other green reuse, treatments for lots where redevelopment is not feasible
  - Explore the potential for growth of the Bon Secours Community Works Clean and Green vacant lot maintenance program to maintain select lot sites in the area
  - Increase the tree canopy
  - Assess tree growth on vacant lots
- Explore opportunities for Frederick Elementary School to become a "Green School."

Creating Opportunities for Health and Wellness

- Improve and Create New Places for Play and Recreation in the Community
  - Renovate ABC Park to support youth and family recreational activity
  - Restore existing neighborhood play spaces
  - Identify opportunities for play to move beyond the playground
- Create New Community Gathering Places
  - Create partnerships to establish positive uses in the vacant lots
  - Develop a "Gwynns Falls Vista Park" overlooking the Gwynns Falls Trail

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Creating Connections and Access

- Improve Traffic and Pedestrian Safety
  - Improve traffic and pedestrian safety around the school
  - Reconfigure the intersection at Frederick and Franklintown Road to improve the vehicular entrance into the school from Franklintown Road or Millington Avenue
  - Improve traffic and safety along Franklintown Road
  - Work with BDC to pursue relocation of businesses that are not suitable for Fredericktown Road
  - Create a safe and enjoyable student walkway connecting Carrollton Ridge and Frederick Elementary School
  - Create a walking school bus, bicycle train, or block captain sentinel program.
  - Consider additional transportation enhancements next to Frederick Elementary School

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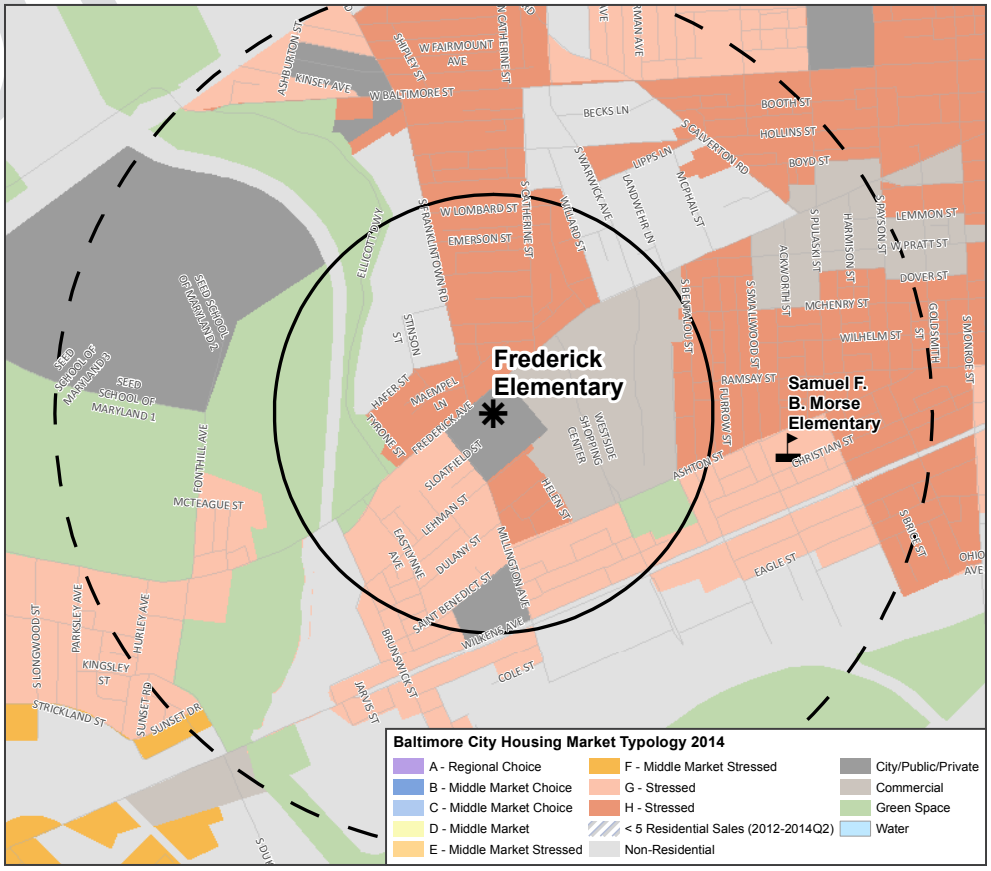
Appendix B: Baltimore City's Housing Market Typology

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



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

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

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

Neighborhoods in the **Middle Market Stressed** category have slightly lower home sale values than the City's average, and have not shown significant sales price appreciation. Vacancies and foreclosure rates are high, and the rate of population loss has increased in this market type, according to the 2010 Census data. Based on these market conditions, intervention strategies should support homeowners who may be facing economic hardships due to the national economy. These communities often have under-appreciated assets such as historic housing stock, significant park spaces and choice locations that can serve as building blocks for future revitalization efforts.

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

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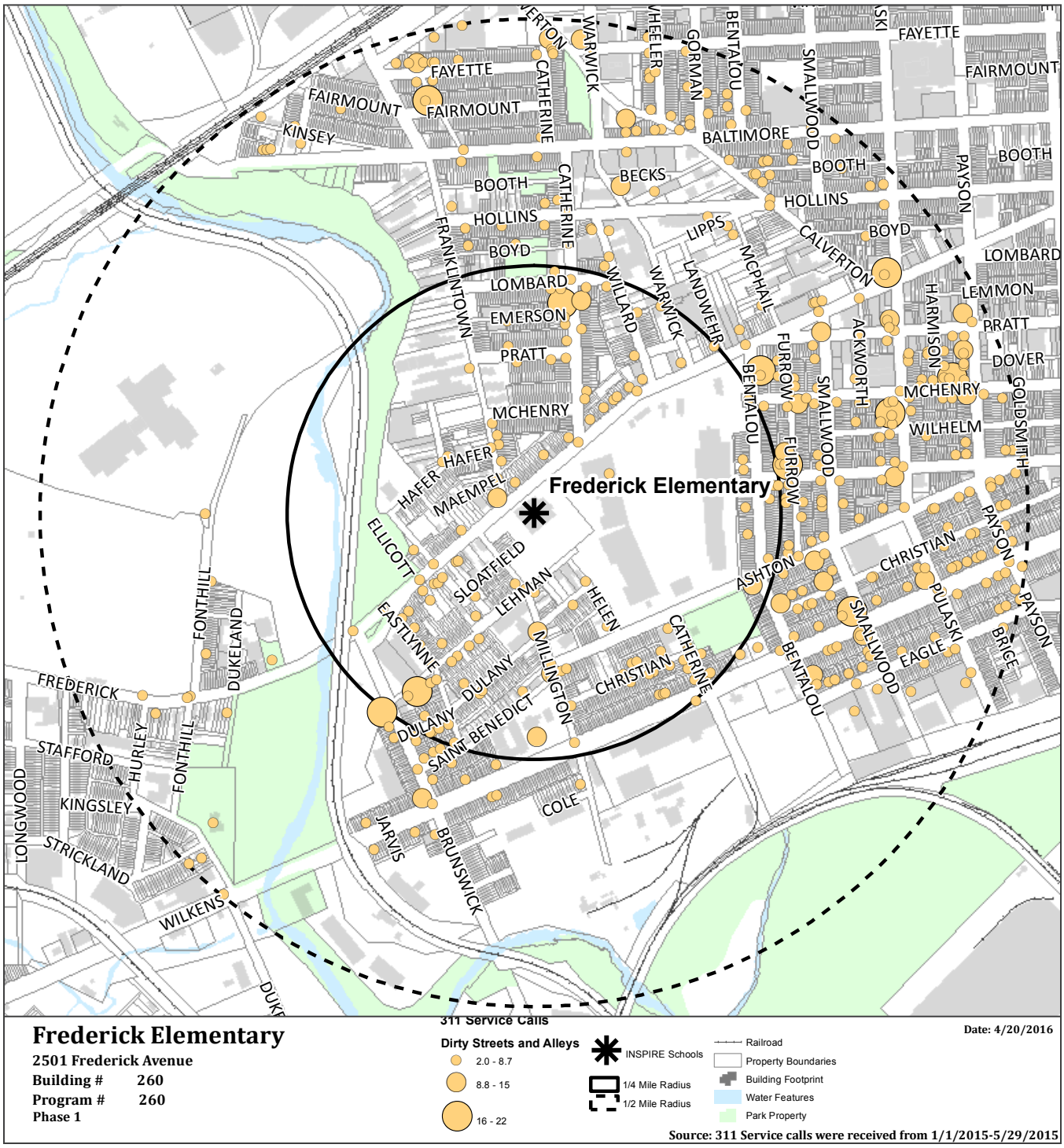
Appendix C: 311 Sanitation and Crime Maps

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



Frederick Elementary
2501 Frederick Avenue
Building # 260
Program # 260
Phase 1

311 Service Calls
Dirty Streets and Alleys
2.0 - 8.7
8.8 - 15
16 - 22

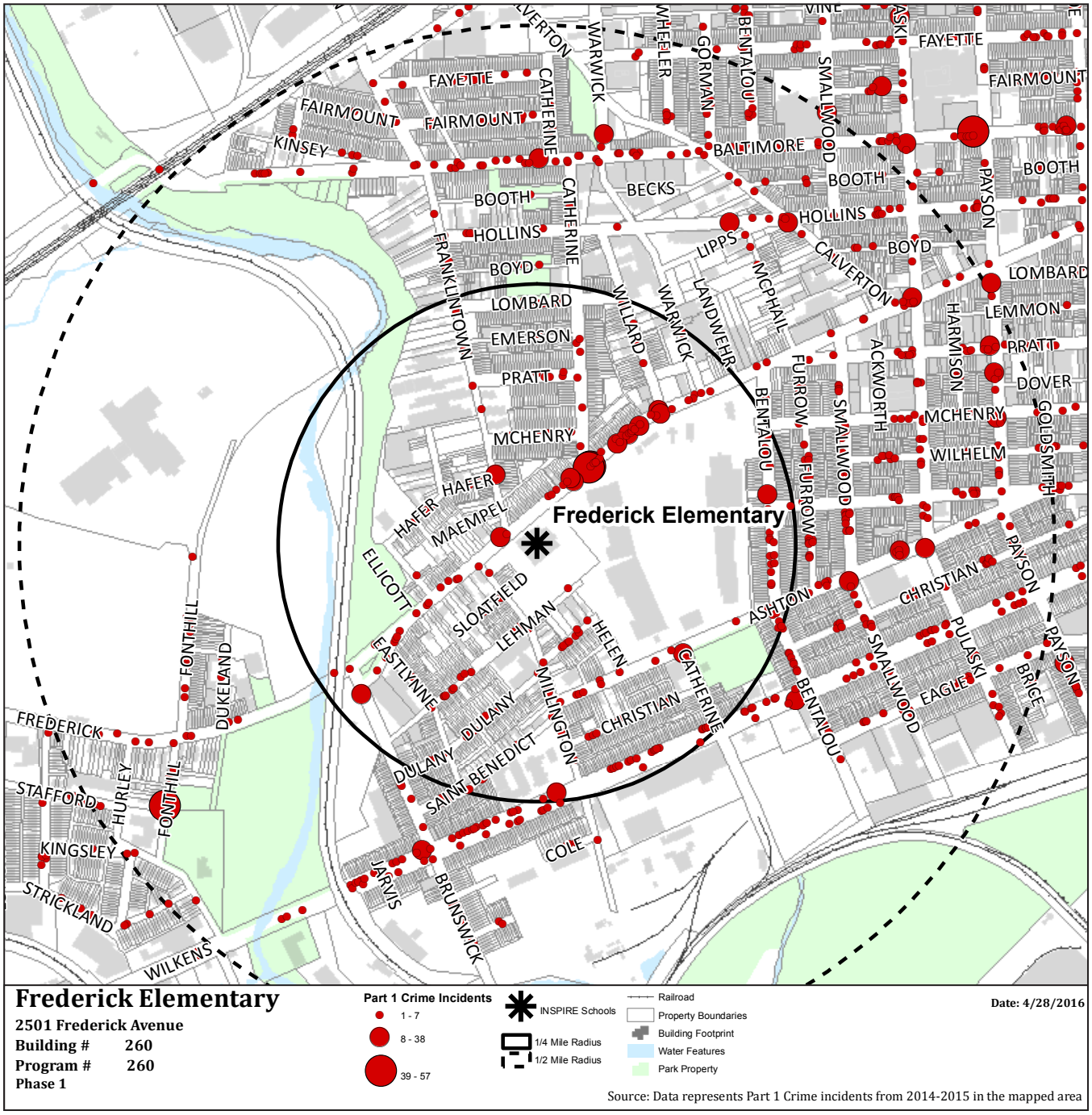
INSPIRE Schools
1/4 Mile Radius
1/2 Mile Radius
Railroad
Property Boundaries
Building Footprint
Water Features
Park Property

Date: 4/20/2016

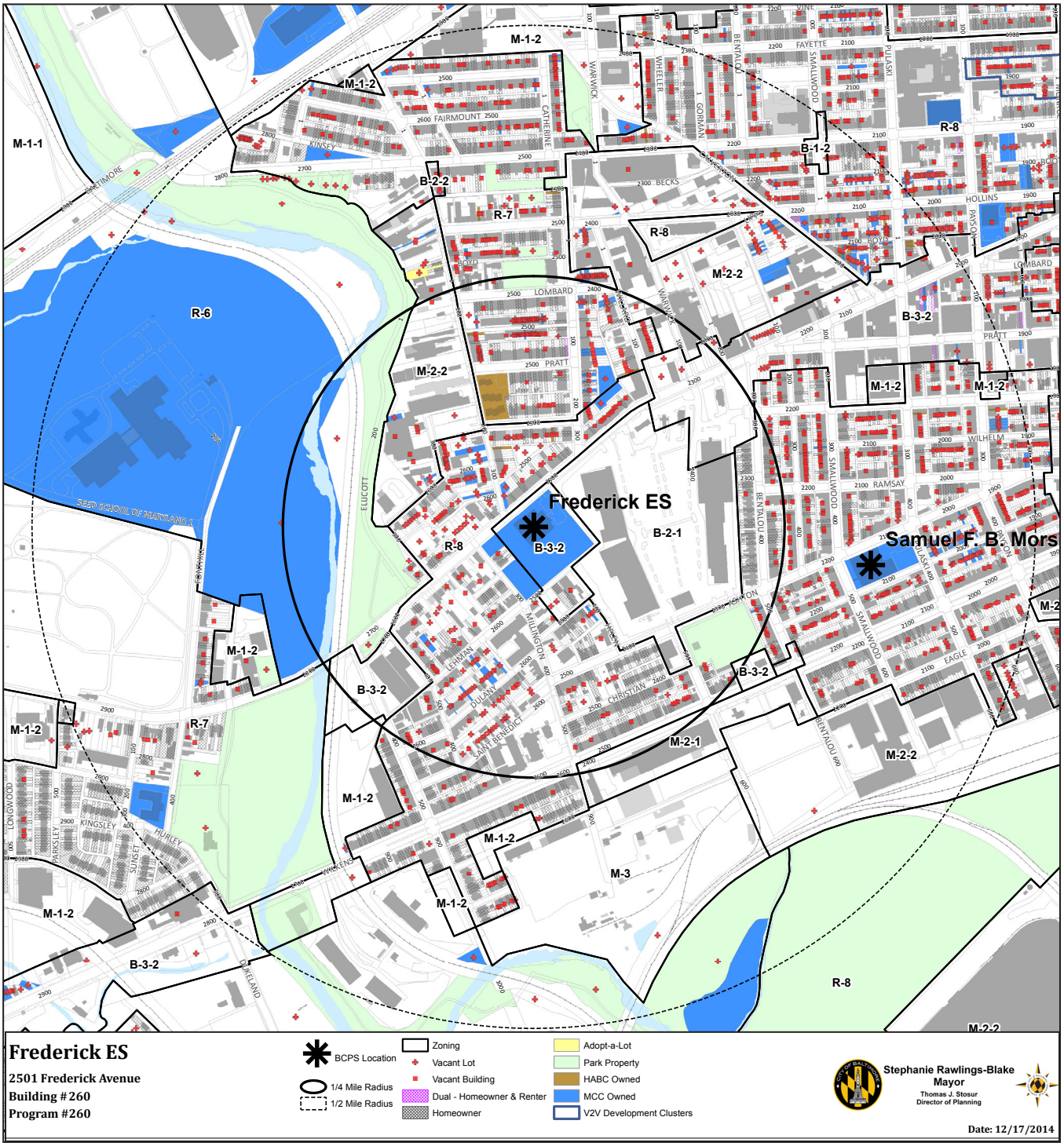
Source: 311 Service calls were received from 1/1/2015-5/29/2015

This map shows Part 1 crime incidents from 2014-2015.

Part 1 crimes are incidents of homicide, rape, aggravated assault, arson, robbery, burglary, larceny, and auto theft.



This map shows vacant properties (lots and buildings).



Frederick ES

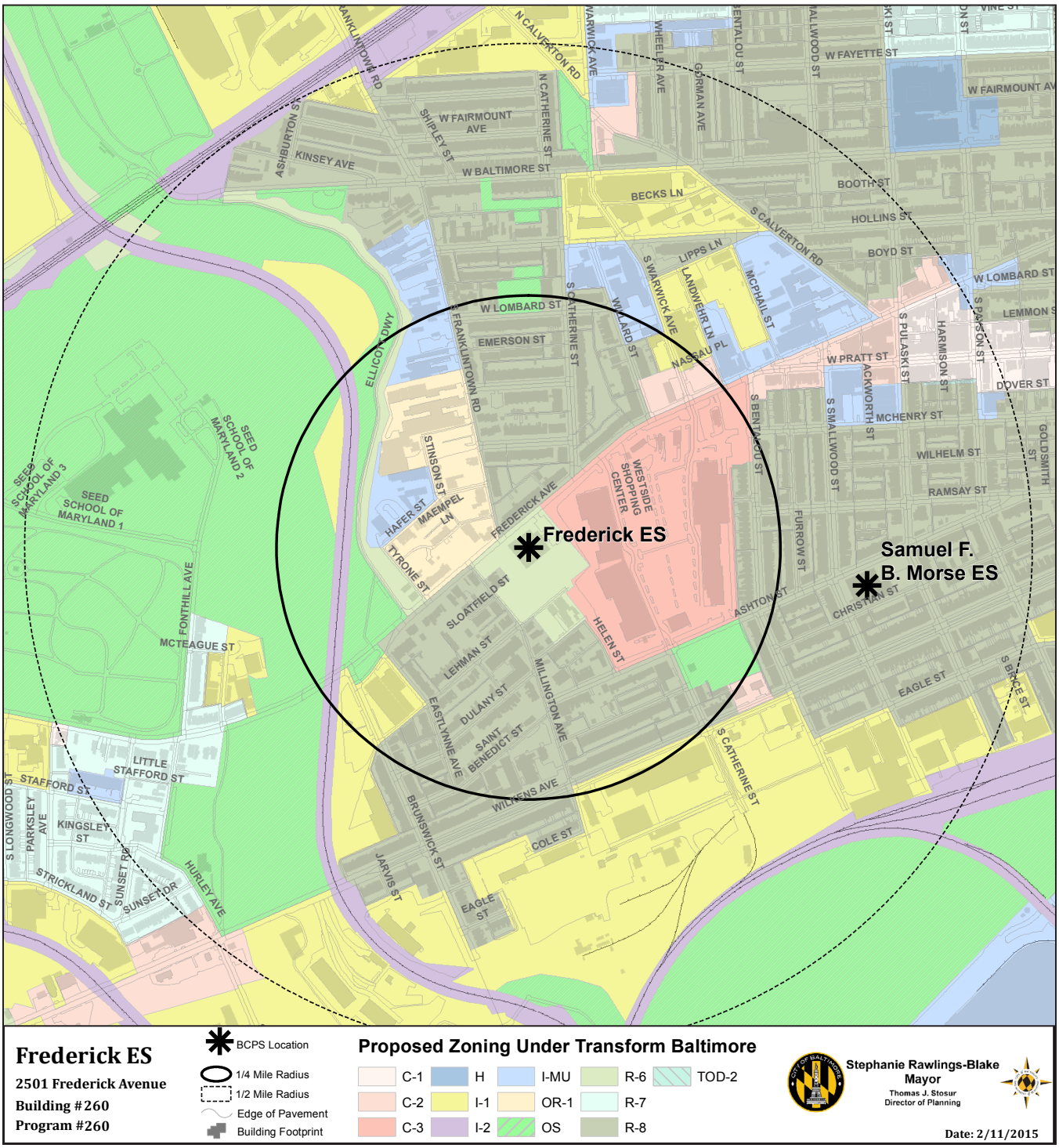
2501 Frederick Avenue
Building #260
Program #260

BCPS Location
1/4 Mile Radius
1/2 Mile Radius
Zoning
Vacant Lot
Vacant Building
Dual - Homeowner & Renter
Homeowner
Adopt-a-Lot
Park Property
HABC Owned
MCC Owned
V2V Development Clusters

Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning

Date: 12/17/2014

This map shows the proposed zoning under Transform Baltimore.



Frederick ES

2501 Frederick Avenue
Building #260
Program #260

BCPS Location
1/4 Mile Radius
1/2 Mile Radius
Edge of Pavement
Building Footprint

Proposed Zoning Under Transform Baltimore

C-1	H	I-MU	R-6	TOD-2
C-2	I-1	OR-1	R-7	
C-3	I-2	OS	R-8	

Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning

Date: 2/11/2015

Appendix D: Description of Area- or City-Wide Programs

See below for information and links to the programs mentioned in this draft recommendations report.

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

www.nationalresourcenetwork.org/en/home

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

www.baltimorepolice.org/community-collaboration

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

www.cleancorpsbaltimore.org

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

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

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

www.baltimoresustainability.org/projects/growing-green-initiative/

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

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

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

https://kaboom.org/

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

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

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