



LINCS IMPLEMENTATION STRATEGY: GREENMOUNT AVENUE

The Urban Land Institute's Technical Assistance Panel Report outlines the issues and opportunities facing the Greenmount Avenue corridor between Eager and 29th Streets. The recommendations in the report along with information from conversations with the communities along the corridor and city agencies have informed the implementation matrix that follows. **This is a working document.** It is meant to be flexible; especially as the subsequent topic oriented listening sessions occur. Many of the ideas and concepts will be further refined and vetted as they become real projects.

The implementation matrix identifies the city/agency partners for each action item. Those agencies are:

- Department of Transportation (DOT)
- Baltimore Development Corporation (BDC)
- Department Housing and Community Development (DHCD)
- Department of Planning (DOP)
- Baltimore City Department of Recreation and Parks (BCRP)
- Department of Public Works (DPW)
- Maryland Transit Administration (MTA)

Successful implementation of the strategies laid out in this matrix will rely on the coordinated effort of multiple public and private partners. The responsibility for specific activities will be delegated to the appropriate parties based on the details of the individual project or recommendation. The implementation matrix is a living document and an evolving tool. Additional information will develop and be identified as the report's recommendations are individually addressed.

1 GOAL: Create a corridor that is safe and accessible for multiple modes of transit through an improved street design.

Objective	Action	Lead + Partners	Milestones	Time			
				Now	1-3 yrs	3-5 yrs	5+ yrs
1.1 Better manage traffic and improve vehicular flow	Investigate traffic light timing and phasing options on Greenmount Avenue, especially at North Avenue and at 25 th Street	DOT	TBD	█			
	Upgrade traffic signal operation and timing to be dynamic and programmable, to adjust for changing traffic patterns throughout the day	DOT	TBD		█		
	Conduct traffic counts and study the impacts of removing park hour parking restrictions. Recommend any opportunities to do so and their limits. Identify locations where vehicular speed is highest and implement some form of traffic calming. Test the effectiveness of this measure.	DOT	TBD		█		
	Narrow the roadway where it is widest; investigate bump-outs where the road is 40' wide; explore widening the sidewalks or narrowing the roadway between North Avenue and East Hoffman Street where the road is 52' wide		TBD				█
1.2 Better delineate travel lanes and pedestrian crossings	Restripe the roadway where markings are faded. Ensure proper guidance is provided to drivers.	DOT	TBD	█			
	Upgrade directional signage for drivers	DOT	TBD		█		
	Upgrade pedestrian signage at crosswalks	DOT	TBD		█		
	Restripe crosswalks where needed	DOT	TBD	█			
1.3 Work with MTA to improve transit operations along Greenmount Avenue	Evaluate changes that will allow buses to safely pull over to pick up or discharge passengers, without impeding other vehicular traffic	DOT MTA	TBD				█
	Consider decreasing the number of bus stops (currently 16) in the study area	DOT MTA	TBD	█			
1.4 Improve the pedestrian experience	Upgrade and increase the number of pedestrian ramps to be more consistent along the corridor	DOT	TBD				█

	Improve pedestrian signal timing	DOT	TBD	█			
	Increase the number of crosswalk locations	DOT	TBD		█		
	Evaluate the feasibility of raised crosswalks to improve visibility and serve as a signal to drivers at key locations	DOT	TBD		█		
	Narrow the road or provide bumpouts at heavily used intersections for safer pedestrian crossing	DOT	TBD				█
	Improve the pedestrian connection between the Greenmount Recreation Center and MUND Park to slow down traffic and make it safer for children to cross at this location	DOT	TBD		█		
	Upgrade Greenmount Avenue streetscape with street tree plantings and pedestrian lighting where appropriate	DOT	TBD				█

2 GOAL: Create strong nodes of commercial uses at key intersections that encourage infill development along the corridor containing a broad range of uses.

Objective	Action	Lead + Partners	Milestones	Time			
				Now	1-3 yrs	3-5 yrs	5+yrs
2.1 Redevelop the northwest corner of North and Greenmount Avenues.	The City already controls the park at that corner which should be assembled with adjacent properties and marketed for mixed use.	DHCD BDC	TBD		█		
2.2 Facilitate the redevelopment of the southwest corner of the intersection of North Greenmount Avenues.	This corner is comprised of a Rite Aid and a Housing Authority of Baltimore storage area. In the short-term, seek a new and better use for the storage building.	DHCD BDC	TBD	█			
	In the long-term, assemble the parcels consisting of the Rite Aid and the storage buildings to be redeveloped into a mixed use development which could result in an upgraded and more attractive space for the Rite Aid as well as commercial/office space	DHCD BDC	TBD				█
2.3 Revitalize the commercial corridor with new retail offering needed neighborhood services	Recruit small businesses and entrepreneurs best suited to occupy the small floor plates of vacant storefronts	BDC	TBD	█			

	For existing businesses, leverage Façade Improvement Grant program for business and corridor promotion	BDC	TBD	—			
	Partner with local artists and small manufacturers in the nearby Station North Arts district to determine whether some of the vacant properties along Greenmount would be appropriate for incubator style rotating micro retail.	BDC	TBD		—		
	Recruit retail with a strong grocery component to offer the local residents better options for fresh food	BDC	TBD		—		
	Recruit a financial institution to provide community banking services for small businesses and residents	BDC	TBD		—		
2.4 Work towards removing development encumbrances on key parcels	In partnership with Code Enforcement, work with property owners to address vacant, derelict structures and lots	DHCD BDC	TBD	—			

3 GOAL: Ensure appropriate land uses are allowed along the Greenmount Avenue corridor and provide design standards for potential development sites.

Objective	Action	Lead + Partners	Milestones	Time			
				Now	1-3 yrs	3-5 yrs	5+yrs
3.1 Make certain the proposed zoning allows for the type of development that makes a vibrant corridor	Review zoning recommendations in Transform Baltimore to ensure they are consistent with Greenmount LINCS strategy recommendations	DOP	TBD	—			
3.2 Create a unified corridor that acts a connector between neighborhoods through design controls	Review commercial and residential design standards and determine if additional tools are needed for the corridor	DOP	TBD	—			
3.3 Focus design efforts on critical sites as determined in the ULI TAP report	Consider limiting or controlling access to Belvedere Street and finding creative uses for the space, perhaps as a park or performance space		TBD		—		
	Develop site design options for MUND Park and Greenmount Recreation center that focuses on ways to better connect the two	DOP	TBD			—	

	Create examples of the type of infill development that would work best along the corridor and present to developers looking at sites along Greenmount Avenue	DOP	TBD				
	Research examples of successful infill developments in underutilized shopping center parking lots	DOP	TBD				
	Expand on the renderings for the North and Greenmount Avenues intersection	DOP	TBD				

4 GOAL: Provide the communities along the Greenmount Avenue corridor with a state of the art recreation center that safely connects to MUND Park.

Objective	Action	Lead + Partners	Milestones	Time			
				Now	1-3 yrs	3-5 yrs	5+yrs
4.1 Create a kid-friendly zone around the Greenmount Recreation Center and MUND Park	Work with community partners to make improvements to the current Greenmount Recreation Center	BCRP	TBD	█			
	Raise funds with community to perform a feasibility and cost analysis for expanding the Greenmount Recreation Center at its current location into the adjacent city owned warehouse	BCRP	TBD		█		

5 GOAL: Improve the appearance of the Greenmount Avenue corridor through diligent code enforcement efforts, appropriate sanitation disposal, and education.

Objective	Action	Lead + Partners	Milestones	Time			
				Now	1-3 yrs	3-5 yrs	5+ yrs
5.1 Focus sanitation, including code enforcement, efforts along the corridor	Install large solar powered trash compactor cans along Greenmount Avenue to replace existing trash receptacles, especially at heavily trafficked intersections	DPW	TBD		█		
	Implement more stringent code enforcement to control nuisance locations, littering and dumping in the neighborhoods	DHCD DPW	TBD	█			
5.2 Increase residents' and business owners' awareness of proper trash disposal methods and reporting	Work with community associations to disseminate information about trash pick-up, recycling and reporting illegal dumping	DPW	TBD	█			