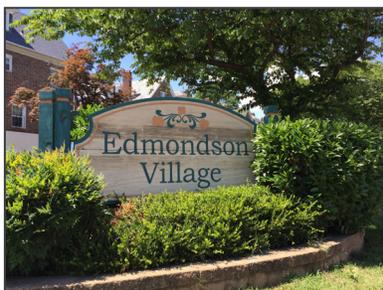




INSPIRE

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

Draft INSPIRE Recommendation Report Lyndhurst Elementary/Middle School Planning Area



June 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.

Recommendation Development and Overview

As part of the 21st Century initiative Lyndhurst Elementary School #88, located at 621 Wildwood Parkway, will be renovated and expanded to become an elementary and middle school. Once the Lyndhurst renovation is complete, the Rognel Heights Elementary/Middle School #89 (4300 Sidehill Road) in the neighboring Rognel Heights community is slated to close, and many of the students currently zoned for Rognel Heights will be zoned for Lyndhurst.

Between October 2014 and July 2015, Department of Planning staff met with numerous members of the Lyndhurst and Rognel Heights school communities (principals, staff, parents, and students), along with residents in the Edmondson Village, Rognel Heights, Edgewood, and Allendale neighborhoods to better understand their neighborhood-based experiences, concerns, and needs.

This report and the INSPIRE plan will identify short- and long-term recommendations. Short-term recommendations, presented on page 13, are improvements that can be made by Lyndhurst's opening day. Special attention will be 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.

As part of the planning process, the Planning Department held three 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, numerous stakeholders have helped inform the draft recommendations presented in this report. A number of City agencies also participated in the workshops and tours including the Department of Transportation, Housing and Community Development's Code Enforcement Office, DPW/Sanitation, the Baltimore Development Corporation, Recreation and Parks, the Police Department, and Councilwoman Holton.

Following the workshops, several residents volunteered to participate in an INSPIRE Core Team (now called the INSPIRE Steering Committee) to help Planning Department staff target, guide, and prioritize specific improvements in the community for inclusion in this Draft Recommendation Report. In addition, numerous other community leaders and institutions have been essential in guiding the recommendations contained in this report. These include church leaders at Saint Bernadine's Church, the New Covenant Worship Center, Connexion Point Church, and Central Church of Christ; Neighbors Without Borders; Southwest Better Neighbors; and staff at the

Edgewood-Lyndhurst Recreation Center. These leaders, churches, institutions, and groups are the pillars of this community and have a vested interest in its revitalization and stabilization.

The Department of Planning also worked closely with the Family League and Baltimore City Public Schools as they met with Lyndhurst staff and the Parent-Teacher Organization, community leaders, and other stakeholders to create a vision for the new Lyndhurst Elementary/Middle School to become a “community school.”

Planning in the Area

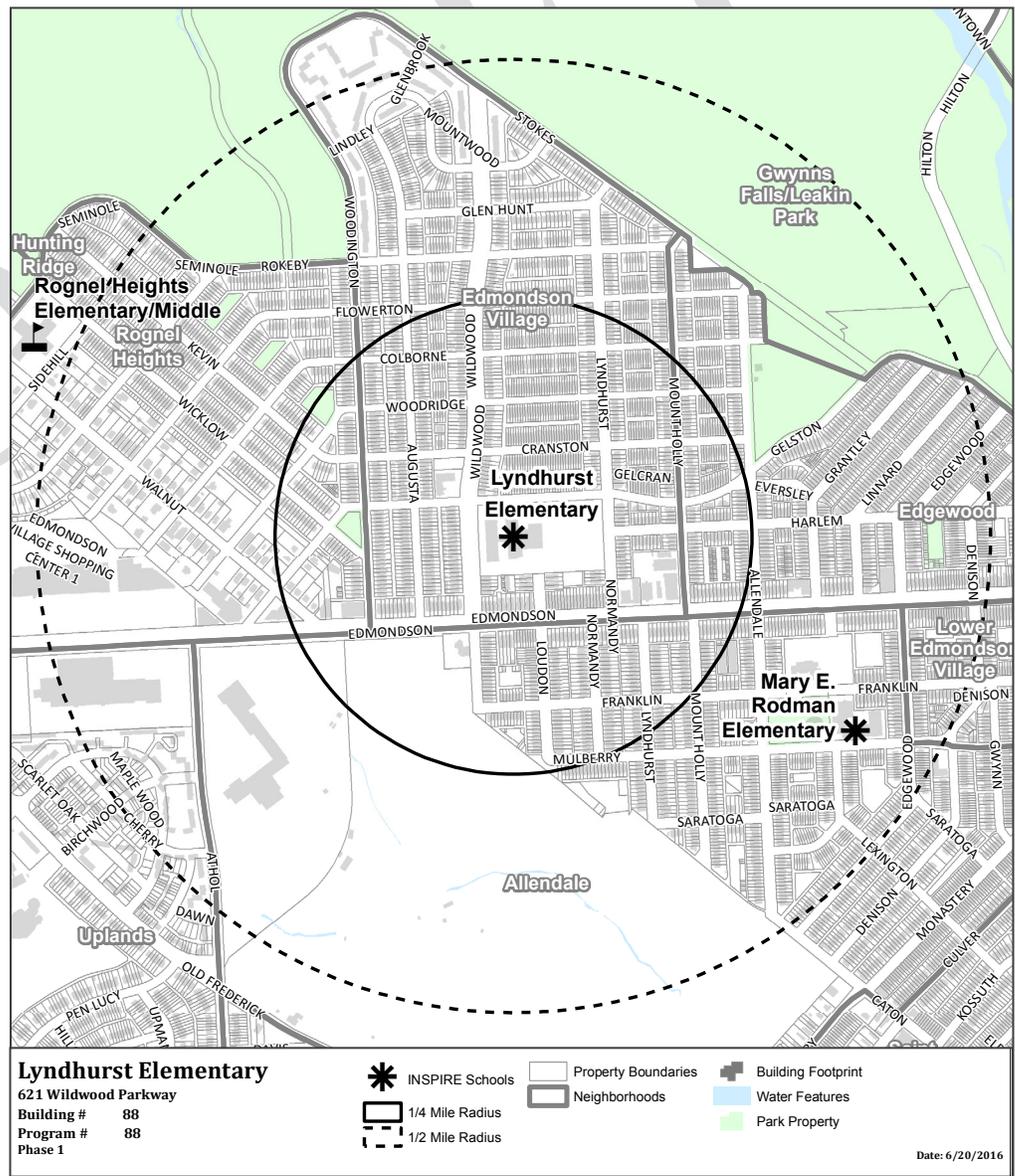
A number of plans and planning processes have taken place in the neighborhoods surrounding Lyndhurst. Two efforts in particular have informed the INSPIRE recommendations: the 2007 master plan and the 2011 Red Line planning process. In 2007, the Planning Commission adopted the Edmondson Village Area Master Plan, which focused primarily on community revitalization and building on existing strengths – including the Gwynns Falls Leakin Park, neighborhood schools, churches, community leaders, and the history of the community. Community stakeholders still would like to see a number of the recommendations in the master plan implemented including creating a community school in the area, improving retail sites and services, housing revitalization, improving sanitation, and beautifying the edge of the Gwynns Falls Park. In 2011 residents participated in a major planning effort to identify a number of neighborhood improvements as part of the proposed Red Line Light Rail transit system’s route and stops along the Edmondson Avenue Corridor. Examples of proposed improvements included landscaping, tree plantings, sidewalk improvements, and neighborhood-branded signage and art. Although the transit project is not moving forward, the desire for and relevance of these improvements still exists. Many recommendations in this report will address those desires.

Next Steps

Through the summer Department of Planning staff will seek 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 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.

INSPIRE Map – Lyndhurst Elementary/Middle School Planning Area

Lyndhurst Elementary School #88 is located at 621 Wildwood Parkway. The quarter-mile INSPIRE radius contains several communities including Lyndhurst, Edmondson Village, Rognel Heights, Edgewood, and Allendale. In addition to the modernization of Lyndhurst, other Baltimore City schools in the area will see changes. Once Lyndhurst reopens in 2018, Rognel Heights Elementary/Middle School #89 is scheduled to close and students will be zoned for Lyndhurst. The nearby Mary E. Rodman Elementary School, located immediately southeast of Lyndhurst is also slated to become a 21st Century School during the 2020/21 school year.



Key Neighborhood and School Data – Lyndhurst Elementary-Middle School Planning Area

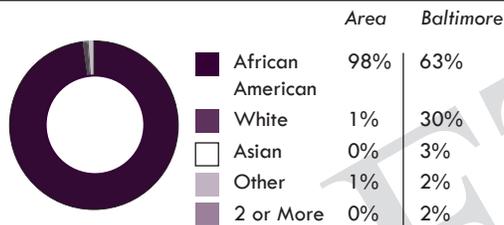


The charts below depict data from the Census Tracts highlighted in this map (Census Tracts 1608.1). Source: U.S. Census Bureau 2010-2014 American Community Survey.

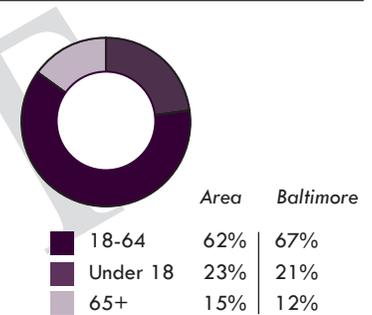
Population Change



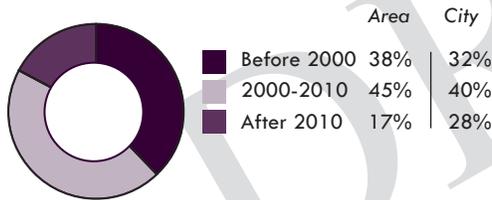
Race



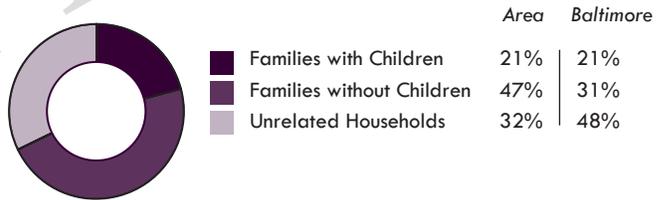
Age



Residence Established



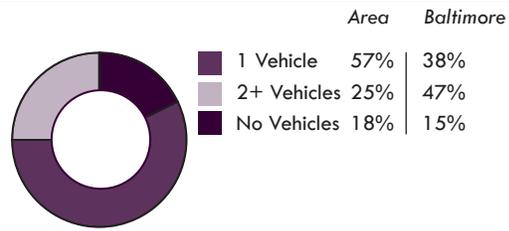
Household Structure



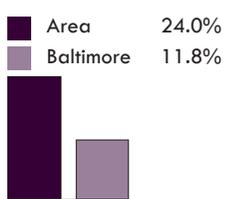
Journey to Work



Vehicle Availability



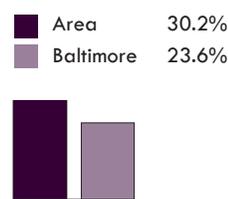
Unemployment Rate



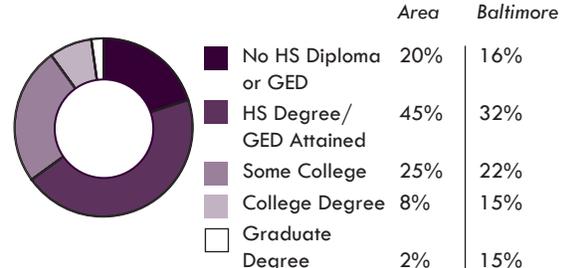
Median Income



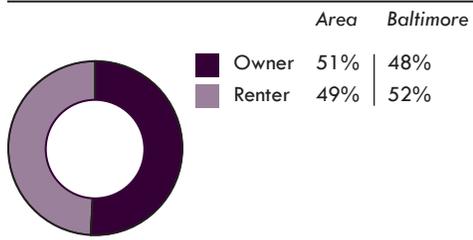
Poverty Rate



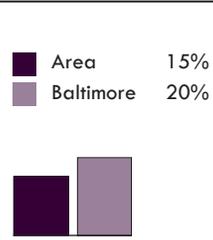
Educational Attainment



Housing Occupancy



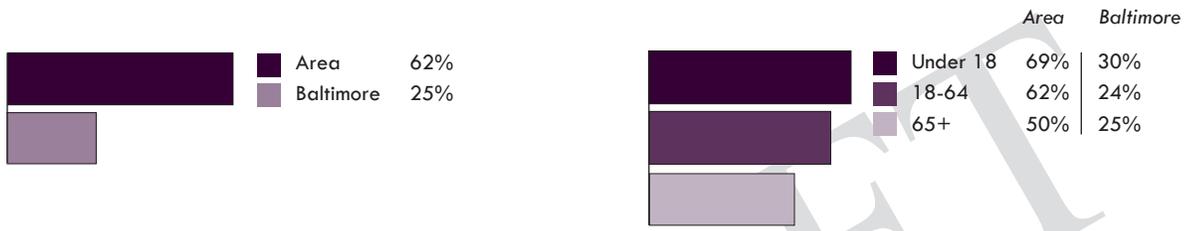
Average Vacancy Rate



Median Housing Value



Percentage of Population Living in a Food Desert (total population and breakdown by age)

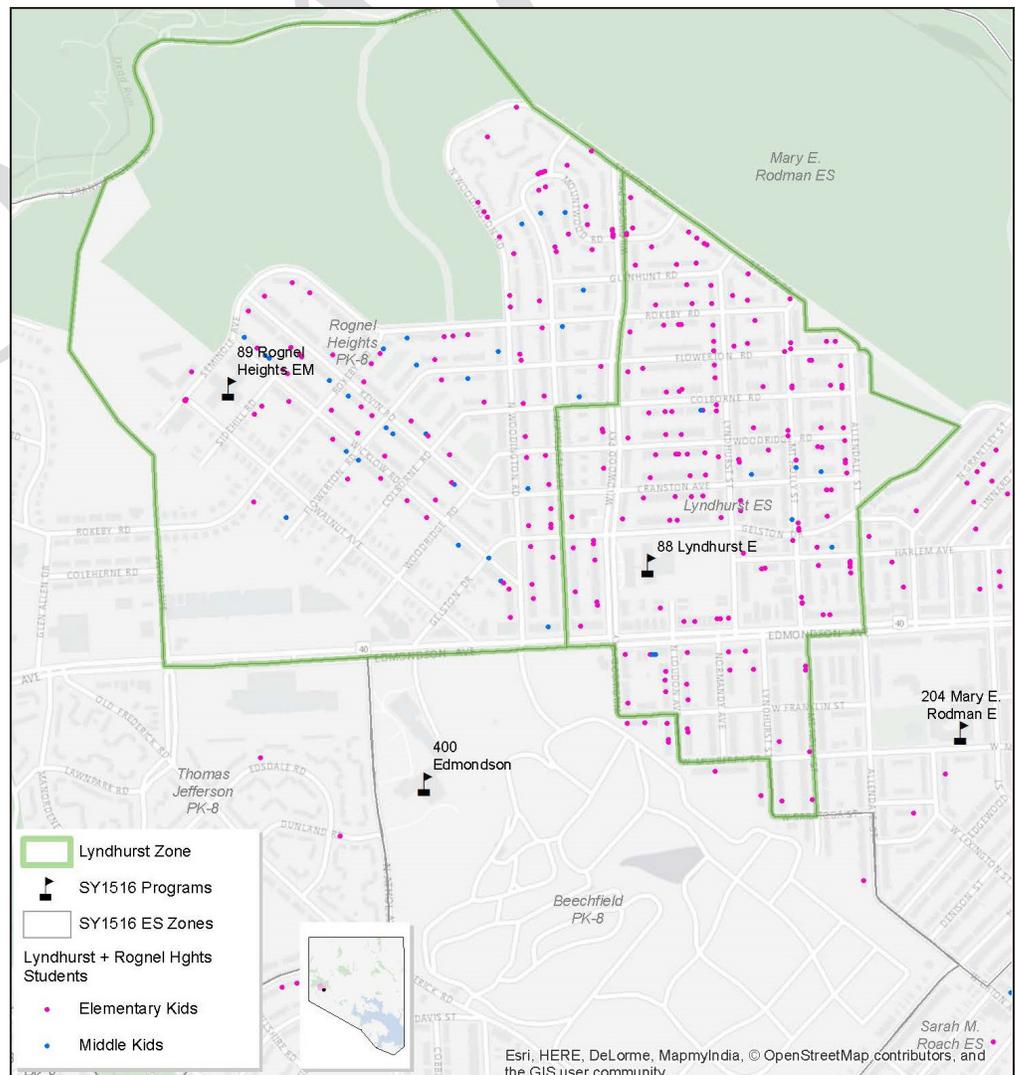


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School and Student Data

The Lyndhurst school building was originally built in 1921, with additions in 1951 and 1982. The school currently supports students pre-k through 5th grade. The building will undergo renovation and expansion as it prepares to become an elementary and middle school for students from pre-k through 8th grade. To accommodate this additional student population, the Lyndhurst buildings will increase significantly from 50,728 to 110,355 square feet. This expansion will increase the building's enrollment capacity from 281 to 714 students, accommodating students from the planned closure of Rognel Heights Elementary/Middle School. Construction is currently planned to start in the summer of 2016 and the newly-renovated school is expected to open for the start of the August 2018 school year.

The map below shows where Lyndhurst and Rognel Heights zoned students, who also attended the schools in the 2015-2016 school years, live. In the 2015-2016 school year an average of a little over 30 percent of the students enrolled in these schools are zoned for other schools.



II. Neighborhood Observations

Housing and Land Use

The Lyndhurst INSPIRE area spans multiple neighborhoods in West Baltimore. The area, in what is often referred to as Edmondson Village, began to see major development in the 1920s; development lasted until the area was built out in the 1950s. The neighborhood is primarily residential and the majority of housing consists of two-story row house units with front and back yards. There is also a large 262-unit, three-story apartment complex at the northernmost part of the neighborhood – the Wildwood Garden Apartments, which was built in 1950.

Much of the area directly surrounding the school is stable, with a homeownership rate slightly higher than the City's. According to the Census, over 80% of the residents have lived in the neighborhood since at least 2010, and close to 40% have lived there for over 10 years. While there are some vacant buildings within the INSPIRE area that need immediate attention these properties are scattered, rather than concentrated, throughout the area. Slightly higher concentrations of vacancies can be seen south of Edmondson Avenue and east of the school. Much of the neighborhood falls into what the City's Housing Market Typology calls "middle" markets. See Appendix B for the Housing Market Typology map of the area.

Decades ago, the neighborhoods of Edmondson Village contained a number of retail establishments that provided much needed services to the community. These included small grocery stores, bakeries, delis, shoe repair shops, television repair shops, and barber shops and/or beauty salons operating as accessory uses in a residentially-zoned area. Today, some of the retail businesses in these residentially-zoned spaces do not serve the needs of the community as well. Several of these stores are uninviting, sell alcohol, and do not offer enough healthy foods, and are known for loitering, trash, drug sales, and other crimes.

The Edmondson Village Shopping Center, which is located one-half mile to the west of the school, was built in 1947 and was one of the nation's first large-scale shopping centers. The shopping center meets some of the retail needs of the community however, the quality of stores and services has declined over the years, and many residents go outside of the neighborhood to shop. A number of improvements to the shopping center, including more quality stores, regular maintenance, and visual improvements, would make the shopping center better serve the residents. According

to residents the rear of the shopping center needs attention as it is a site of frequent dumping and neglect.

Recreation and Open Space

Edmondson Village is very well-served by natural and recreational assets. The modernized Lyndhurst Elementary/Middle School is located a few blocks south of the Gwynns Falls Leakin Park, one of the largest urban parks in the country. This is one of the most significant assets to the community and enhances the public realm. The widely-used Gwynns Falls Trail is also located in the park and provides a unique amenity for hiking and biking. Currently, the outer park area provides recreational space for basketball, softball, exercise, play areas for pets, and natural open space. The Edgewood/Lyndhurst Recreation Center, located just over one-quarter mile to the northeast of the school, provides a number of recreational activities and spaces including indoor activities and games, basketball, a playground, and a large field that supports youth football and other sports.

Transportation

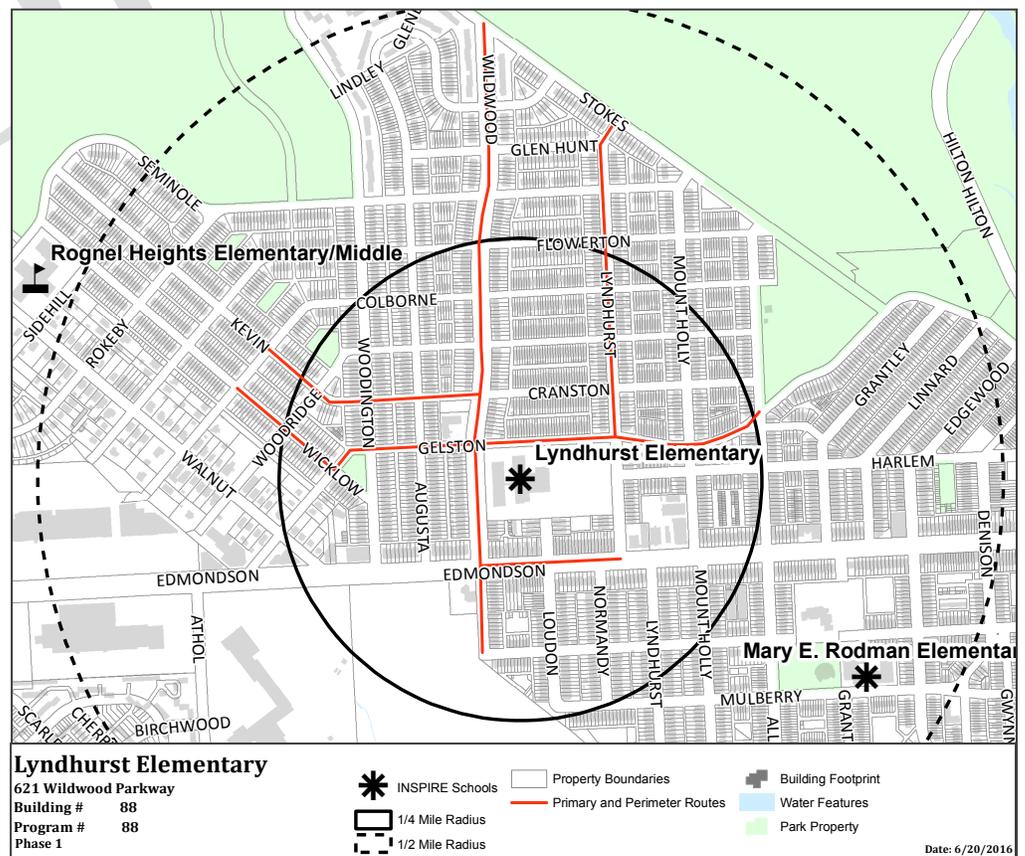
Lyndhurst Elementary/Middle School is located one block north of Edmondson Avenue, a major east/west thoroughfare. It is also minutes from I-95, 695, and I-70. The area is served by multiple bus lines including the #23, #38, and #40. The neighborhood is located less than two miles from the county line to the west; it is also relatively close to downtown Baltimore by way of the Franklin and Mulberry Street corridors. Because of its location along a main transit corridor, driving or taking public transportation to get downtown or to the suburbs is relatively easy. Although Edmondson Avenue is a major thoroughfare, vehicular access to and from the northern two-thirds of the INSPIRE area is somewhat limited because of one-way streets and the natural barrier of the park to the north. This means that vehicular access into the neighborhood is primarily along Edmondson Avenue. Pedestrian safety is a very important factor in this community, particularly along Edmondson Avenue, which is both a high-volume street and a primary way children walk to and from Lyndhurst.

III. Preparing for Opening Day of the Modernized School

When it reopens, Lyndhurst Elementary/Middle School will be attended by children in the Lyndhurst, Edmondson Village, Rognel Heights, Allendale, and Edgewood 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 Lyndhurst Elementary/Middle School and the primary routes leading to the school. With Rognel Heights scheduled to close, more students from the Rognel Heights neighborhood will attend Lyndhurst, expanding the number of walking routes students will travel.



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, within the quarter-mile INSPIRE area:



- 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
- Speeding
- Crosswalks
- Crossing guards
- School signage and beacons

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

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 Lyndhurst Elementary Summary Report, posted on the INSPIRE page of the Department of Planning website.

The assets in the neighborhood are what define the Edmondson Village community to many residents. For many people familiar with the area the name “Edmondson Village” brings to mind its history and strengths. It is worth noting that many of the residents within the communities surrounding Lyndhurst are the most important assets.

Assets

Lyndhurst Elementary School	Rognel Heights Elem./Middle School
Gwynns Falls Leakin Park and Trail	St. Bernardine’s Church
Edgewood/Lyndhurst Recreation Center	New Covenant Worship Center
Stable and well-maintained homes	Connexion Point Church
Community associations and leaders	Mary E. Rodman Elementary School
Edmondson Village Library	Mary E. Rodman Recreation Center
Edmondson Village Shopping Center	Edmondson Westside High School

Priorities

Blight elimination (houses and garages)	More recreational programs for youth
Code enforcement for illegal dumping and property maintenance	Vacant lot restoration, beautification, and maintenance
Promoting homeownership throughout the community	Reusing Rognel Heights Elementary/Middle School
Revitalizing the Healthy Neighborhoods Program	Loitering, nuisance abatement, and crime near corner stores
Job creation	Non-conforming corner liquor stores
Improve police-community relations patrols	Promote local healthy food resources
Absentee landlords/ responsible property owners	Enhance Gwynns Falls Park edge treatment
Edmondson Village Shopping Center maintenance	Safer sidewalks along Edmondson Avenue near the school

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 12. Although the following recommendations are for the entire INSPIRE area, making improvements along these perimeter and primary routes is a priority.

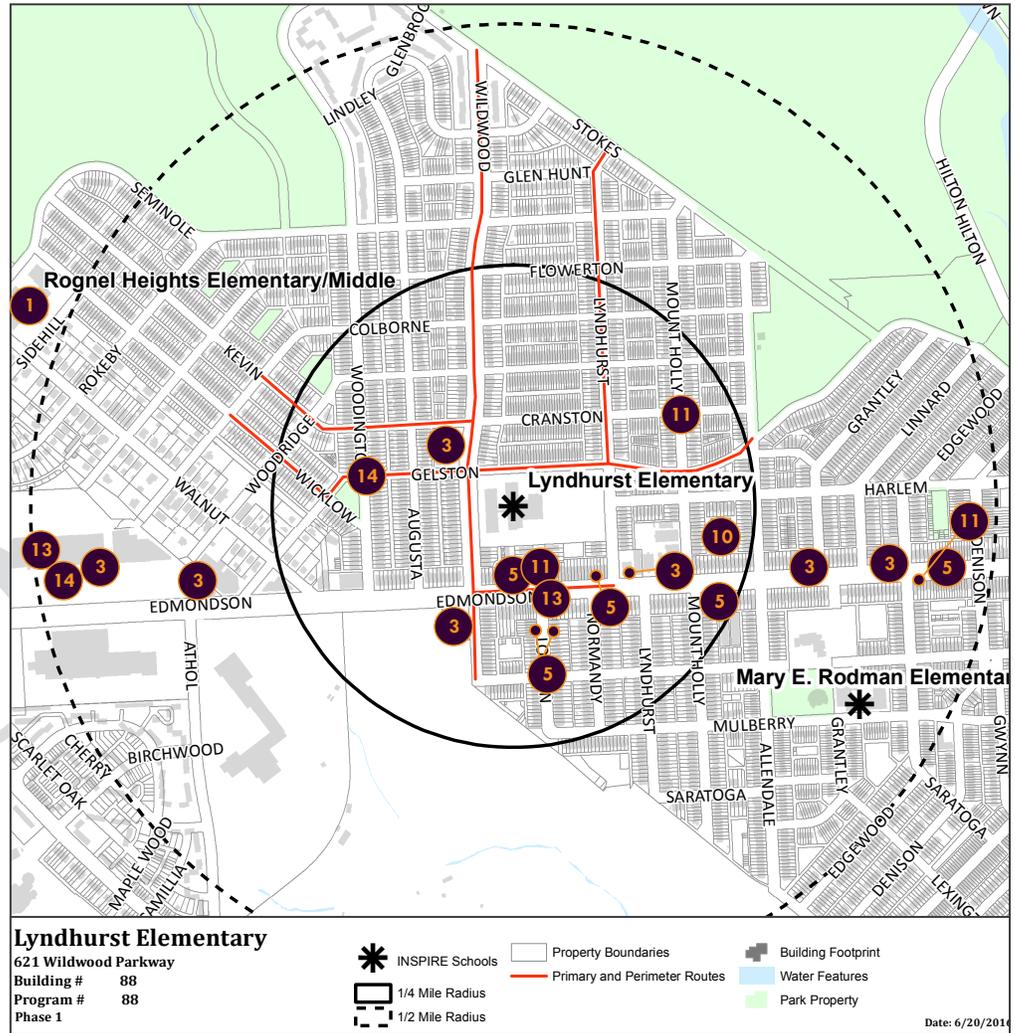
Recommendations presented in this section have been developed by the Department of Planning and informed by community workshops, surveys, and walking tours. These recommendations are presented as activities that align with broader principles and goals (listed below; see Appendix A for the full list of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

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

- **Investing in Housing and Market-Strengthening Development Opportunities**
 - Identify and Support Strategic Revitalization Efforts
 - Create and Maintain High-Quality Housing
 - Help Stable Renters Become Homeowners
 - Remove Blight in the Community
 - Market the Area and New School
 - Improve Retail Businesses and Seek Quality Entrepreneurs
- **Creating Environmentally-Sustainable Neighborhoods**
 - Beautify Highly-Visible Public Spaces
 - Contribute to the Green Network through Lot Restoration
- **Creating Opportunities for Health and Wellness**
 - Improve and Create New Places for Play and Recreation in the Community
- **Improving Resident Safety**
 - Target Nuisance Corner Stores for Loitering and Crime
 - Reduce Crime through Community-based Activities, Environmental Design, and Partnerships
- **Improving Sanitation**
 - Keep the Neighborhood Clean
- **Creating Connections and Access**
 - Improve Traffic Conditions, Pedestrian Safety and Walkability
 - Transportation Enhancements

INVESTING IN HOUSING AND MARKET-STRENGTHENING DEVELOPMENT OPPORTUNITIES

Goals and recommendations address the desire to build on the strong homeownership base, and continue to build confidence in the neighborhood.



Identify and Support Strategic Revitalization Efforts



1. Explore reuse of Rognel Heights Elementary/Middle School.

Rognel Heights Elementary/Middle School is slated to close and the site will undergo a process to “surplus” the building so that it can be reused in a productive way. While there have been preliminary discussions about how the site could be re-used, further community visioning is needed.



2. Re-invigorate the Healthy Neighborhoods program to incentivize home improvements and investment in the community.

Edmondson Village is a designated Healthy Neighborhood, and is able to benefit from the many ways the program can help build on the neighborhood assets. Housing in the community is largely well maintained, but residents in the area would like to see more home improvements and investment in distressed houses. Currently the Healthy Neighborhoods liaison is located in Northwest Baltimore’s Go-Northwest neighborhood office. In order to have higher visibility and more impact in the neighborhood, especially as excitement builds due to the Lyndhurst construction, explore opportunities for the Healthy Neighborhoods liaison to have set “office hours” each week in a centrally-located satellite office in Edmondson Village.



3. Consider landmark designation for eligible properties.

Many historically significant buildings in Edmondson Village are eligible to become Baltimore City historic landmarks, which is administered by the Commission for Historical and Architectural Preservation (CHAP). Landmark designation would help ensure that the historic character of the neighborhood is preserved by preserving the exterior and aesthetic character of the structure. If landmarked, these properties would be eligible for local, state and federal historic preservation tax credits for rehabilitation. The following properties are eligible and should be considered for landmark designation.



- Edmondson Village Shopping Center
- St. Bernardine’s Catholic Church
- New Covenant Worship Center
- Connexion Point Church
- Manifest Wonders Christian Center
- Olivet Baptist Church (in an old movie theater)
- Vaugh S. Green Funeral Home
- Enoch Pratt Library



Create and Maintain High-Quality Housing



4. Use the momentum of the existing Vacants to Value Streamlined Code Enforcement areas to spur further investment around Lyndhurst.

There are several Vacants to Value Streamlined Code Enforcement areas around Lyndhurst. These are identified blocks where Baltimore Housing and Community Development is working to move scattered vacant properties to rehabilitation through administrative citations and receivership. These efforts can coordinate well with Healthy Neighborhood's work and community interests.

5. 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 on the attractiveness and marketability of Edmondson Village, it is important to prioritize the rehabilitation of vacant property where it gains from stronger blocks and/or assets in the community. The following locations should be targeted for rehabilitation:

- 4000 Edmondson Avenue
- 3408, 3412, 3424, 3437, 3814, and 3909 Edmondson Avenue
- 3727 Edmondson Avenue and Mount Holly
- 422, 526, and 527 Loudon Avenue



6. Assist homeowners with repairs or improvements.

Connect homeowners to philanthropic or publicly-funded programs to help low-income or elderly homeowners with repairs.

7. Incentivize landlords to responsibly maintain rental units in the neighborhood.

There are a significant number of irresponsible landlords who do not maintain their property. This often results in properties that reduce the attractiveness and marketability of the neighborhood, and renters who are not committed to living there long term. Encourage responsible behavior by exploring opportunities to connect good landlords with incentives to maintain their properties.

Help Stable Renters Become Homeowners

8. Work with and identify organizations that can assist renters who are ready to become homeowners.

There is already a relatively strong homeownership base in Edmondson Village, and the community is a stable area for people ready to become homeowners. Many organizations and agencies can assist with homeownership counseling, real estate professional services, and home buying incentive programs. Work with entities such as

St. Ambrose Housing Aid Center, Healthy Neighborhoods Inc., Live Baltimore, GO Northwest, and Baltimore Housing's Office of Homeownership to seek assistance.

Remove Blight in the Community



9. Partner with the Community Law Center (CLC) to target nuisance properties and owners for maintenance and repairs, or acquisition.

The Community Law Center is dedicated to strengthening neighborhoods by offering legal advice and assistance to community associations and non-profit organizations. CLC assistance would help with the revitalization of blighted properties, reduced crime and nuisance activities stemming from residential and commercial properties.



10. Demolish blighted alley garages near the school, where the properties are significantly impacting residents.

One of the largest areas of blighted properties within the quarter-mile radius of Lyndhurst is a series of blighted alley garages, bounded by the 3700-block of Edmondson Avenue, 600-block of Mount Holly Street, 600-block of Allendale Street, and the 3700-block of Harlem Ave. Approximately 25 individual concrete style garages have been an eyesore in the area for a number of years; they are missing doors, roofs, and exterior walls, and have high weeds, grass, and trees growing out of them. These garages are known to be unsafe for residents. Current efforts underway include pursuing condemnation and demolition of the blighted garage structures, and ongoing code enforcement.



11. Cite and repair blighted properties.

Beyond the school perimeter and primary walking routes, blighted houses should be targeted for code enforcement, receivership, and immediate repair. One prime example is the property located at 4000 Edmondson Avenue, which has been vacant for approximately 10 years and is within approximately 20 yards of Lyndhurst Elementary School. The following properties should be targeted:

- 4000 Edmondson Avenue
- 734 Mount Holly Street
- 620 Denison Street
- 3408, 3412, 3424, 3437, and Edmondson Avenue

Market the Area and New School



12. Use the modernized school as an opportunity to “brand” and market the community.

Work with students, residents, other stakeholders, and Healthy Neighborhoods, Inc., to develop a unique community identity. There are a number of creative strategies that can increase pride, engage neighbors, and promote neighborhood assets. Once developed, the neighborhood identity can be used to develop identity markers around the neighborhood as well as to promote the neighborhood through Healthy Neighborhoods and Live Baltimore.

Improve Retail Businesses and Seek Quality Entrepreneurs



13. Work with the Baltimore Development Corporation to seek desired tenants.

There are a number of commercial establishments throughout the community and at the Edmondson Village Shopping Center. Many residents, however, are not able to meet their needs for goods and services within the neighborhood, either because of the types and quality of the available goods and services or because they feel unsafe. Prioritize efforts to bring in new tenants and to improve establishments within the INSPIRE area by developing and strengthening community and business relationships. Department of Planning and BDC should work with stakeholders in the area to identify businesses compatible with the vision of the community. Additionally, efforts should be made to explore the development of the vacant parcel behind the Edmondson Village Shopping Center.

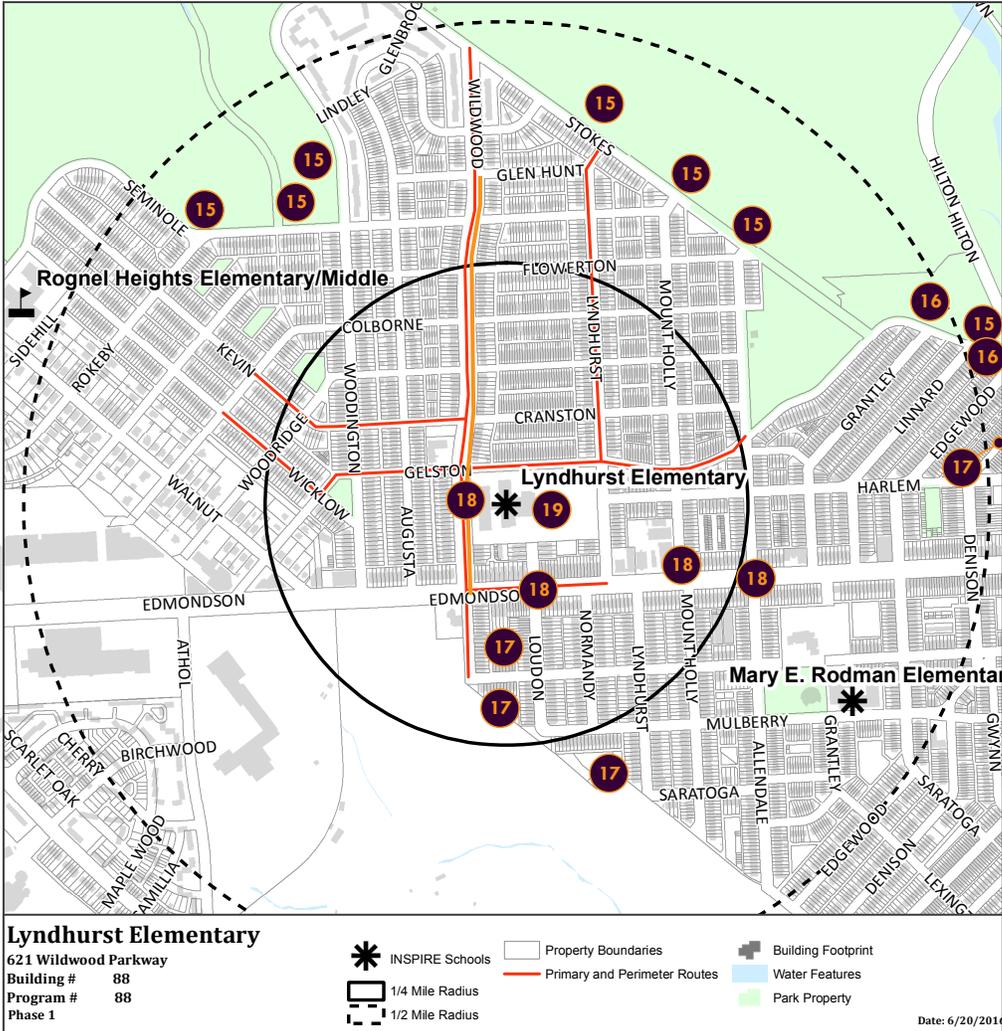


14. Work with BDC to improve the business environment.

Business establishments, residences, and a modernized 21st Century school must co-exist in ways that support each other. Currently, nuisance and unkempt businesses detract from the quality of the neighborhood. BDC, the Department of Planning, and community leaders should explore opportunities to work with local business entities to provide business assistance for these establishments. Examples of BDC programs include micro loan programs, façade improvement programs, technical assistance for entrepreneurs and small businesses, and corner store support.

CREATING ENVIRONMENTALLY-SUSTAINABLE NEIGHBORHOODS

These recommendations build on the significant natural assets in the community and create stronger connections through land reuse.



Beautify Highly-visible Public Spaces



15. Create decorative landscape treatments along the edge of Gwynns Falls Leakin Park.

Landscaping the edge of Gwynns Falls Leakin Park would “formalize” the relationship of the park to Edmondson Village and the adjacent Hunting Ridge community. One treatment, installing decorative boulders along the park’s edge on Stokes Drive and Seminole Avenue, would create a consistent aesthetic appearance throughout the Edmondson Village community and the adjacent Hunting Ridge community’s park edge. This recommendation was also noted in the 2007 Edmondson Village Area Master Plan. Additional landscaping will make the park more inviting to residents and visitors. The following treatments should be considered:

- Work with the community, Recreation and Parks, and Healthy Neighborhoods to coordinate installation of boulders along park edges
- Consider hiring the Neighborhood Design Center or a landscape architect to assist with landscaping
- Install decorative wooden bollards along the park edges along the park edge
- Regularly cut the grass along the park’s edge at Gelston and Edgewood



16. Install new guardrails along Gelston Avenue.

The current guard rails along the park’s edge in the Edgewood community are decades old and need to be replaced. In some areas, only old style wooded bollards separate vehicles from dangerous drops along the park’s edge. The bollards should be replaced and new guardrails should be installed for both safety and aesthetics within the community.

Contribute to the Green Network through Lot Restoration



17. Develop green reuse treatments for lots where appropriate.

With a number of vacant lots in the area, it is important to work with community stakeholders to create productive green places. This could include seeding and fencing properties, planting trees, clearing overgrowth, installing temporary art, land maintenance, and/or community managed open space. A good example of a cleaned, greened, and fenced lot can be found in the Allendale community at the corner of Normandy Avenue and W. Franklin Street. The locations below should be assessed for treatment options with the Growing Green Initiative:

- 700 Denison Street
- Alley lots at Loudon and W. Mulberry, Lyndhurst and W. Mulberry, and alley parcel behind 4000 Franklin Street for beautification
- Program and market ways to use well-maintained lots along the park’s edge at Stokes Dr. and Mount Holly, Stokes Dr. and Mountwood, and Stokes Drive and Wildwood Parkway in the 3800-, 3900-, and 4100-blocks.





18. Increase the tree canopy in the community.

Although Gwynns Falls Leakin Park provides significant green space and trees in the neighborhood, the INSPIRE area could benefit from additional street trees in certain areas. During the planning for the proposed Red Line Light Rail Transit System, residents and the advisory committee members recommended a number of street trees to enhance the community. During the walking tour, it was noted that strategically placed street trees in the following locations would enhance the aesthetic views in and around the community:

- 4001 and 3939 Edmondson Avenue and Loudon Avenue (one at each corner)
- 600-block of Mount Holly Street at Edmondson Avenue (two-three each north side)
- Allendale and Edmondson Avenue (one at each corner)
- Improve the landscaping and tree maintenance along Wildwood Parkway

19. Expand the school's efforts to become a green and sustainable school.

This year, Lyndhurst students participated in the City of Baltimore Office of Sustainability's Green, Healthy, Smart challenge grant program. As a next step to become even "greener," the school should develop a school-wide committee focused on greening. In addition, the school should explore becoming a Maryland Certified Green School. This year's participation the Green, Healthy, Smart challenge grant is often the first step in this two-year process.

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



20. Increase recreational programming for youth and area residents.

Many residents feel the need to create more youth programs and uniformed sports league with activities such as baseball, softball, basketball, or soccer in order to provide positive outlets for youth. To help achieve this, it will be important to engage active young adults to oversee these activities. In addition, increased recreational programming will also provide an opportunity for many of the adults in the community to participate in and promote health and wellness.

21. Expand the parking and increase the lighting at the Edgewood-Lyndhurst Recreation Center.

Currently there is not enough parking to accommodate the number of people who use the recreation center when there are large events. Often, residents who visit the recreation center will use residential parking areas when the lot is full. A new parking lot at the recreation center, adjacent to the athletic field and beside the playground, could easily accommodate at least an additional six spaces. In addition, directional lighting that illuminates the center has been an ongoing request by residents for the center and should be installed.



22. Recondition the baseball field along edge of Gwynns Fall Leakin Park.

Residents have suggested that creating an organized baseball or softball league would be ideal for a youth athletic program in the community. This area currently has an unimproved grass top baseball field located at 4100 Stokes Dr. and Glenbrook Road that could be converted into a regulation field and targeted for improvements such as a baseball diamond, lighting, benches, etc. There are also several large, open fields along the park perimeter that can support other recreational activities as well.

23. Renovate the tennis courts adjacent to the recreation center.

According to many of the residents, the tennis courts continue to remain in disrepair and need to be refurbished for active and safe use. Refurbishing this tennis court will provide an additional recreational amenity in the community.



24. Restore existing neighborhood playgrounds.

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

- The basketball court at Woodridge and Woodington (Kevin and Woodridge Park)
- The former playground on Harlem Avenue between Edgewood and Denison
- The playground surface at 4200 Seminole and Kevin Road

25. Expand the linkages between the community and existing food assets.

A Giant supermarket is less than one mile from Lyndhurst, and may be where most families purchase the majority of their food. Explore opportunities for school families to receive nutrition education in the store through the Food Supplement Nutrition Education Program's Cooking Matters in the Store, or similar initiatives. During the summer months, the Edmondson Village farmers market is located at the West Side Skill Center (4501 Edmondson Avenue) and accepts and doubles federal nutrition benefits to assist low-income families in purchasing healthy food.



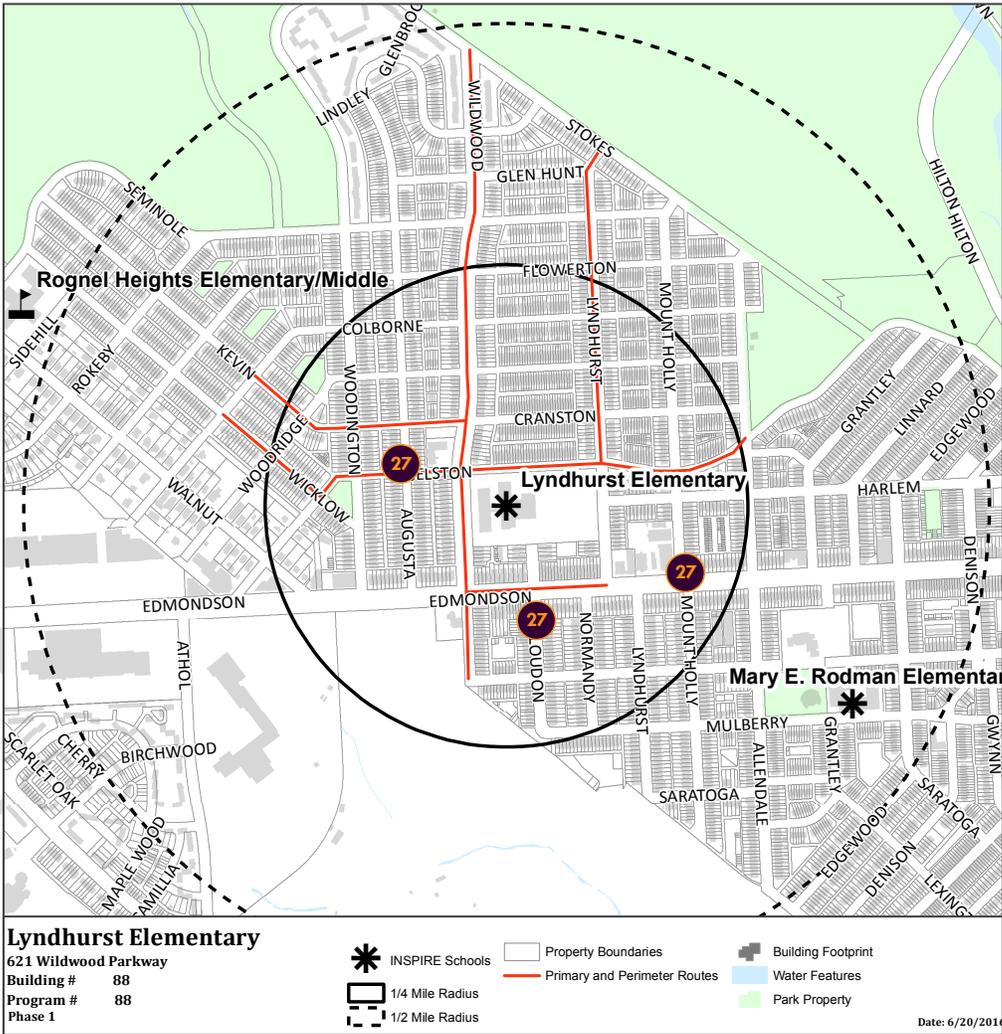
26. Explore the linkages between Lyndhurst Elementary Middle and corner stores to increase the demand for healthy food and snacks.

There are several corner stores in the neighborhood that children may pass on their way to and from school to purchase snacks or meals. Most corner stores, including those in this area, have low availability of healthy food. Explore future opportunities to partner with the Baltimore City Health Department Baltimarket Healthy Corner Store program.

DRAFT

IMPROVING RESIDENT SAFETY

Goals and recommendations address real and perceived safety concerns.



Target Nuisance Corner Stores for Loitering and Crime



27. Reduce nuisances caused by corner stores selling alcohol.

Several of the corner stores near Lyndhurst sell alcohol and attract nuisance behavior such as littering, loitering, and crime. These stores should be targeted for code and criminal citations in order to reduce the nuisances and improve the quality of life in the neighborhood. Newly-proposed zoning recommendations, as part of Transform Baltimore, call for phasing-out alcohol sales at non-conforming liquor stores that are in residentially-zoned areas within two years after passage of the legislation. If the legislation passes, residents hope that these establishments will become safer, healthier, and more inviting retail establishments.

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

28. Initiate efforts to actively engage police in visible community policing partnerships.

The Baltimore City Police Department's (BCPD) officers of the Southwest Police District have noted that visible, positive forces in "stressed" areas will reduce negative activities. Specifically, they have noted 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. This could also include Citizens on Patrol (COP), where citizens will walk the community with a police officer to deter crime and note problem areas for crime, loitering, and illegal activity.

28. Implement Crime Prevention through Environmental Design

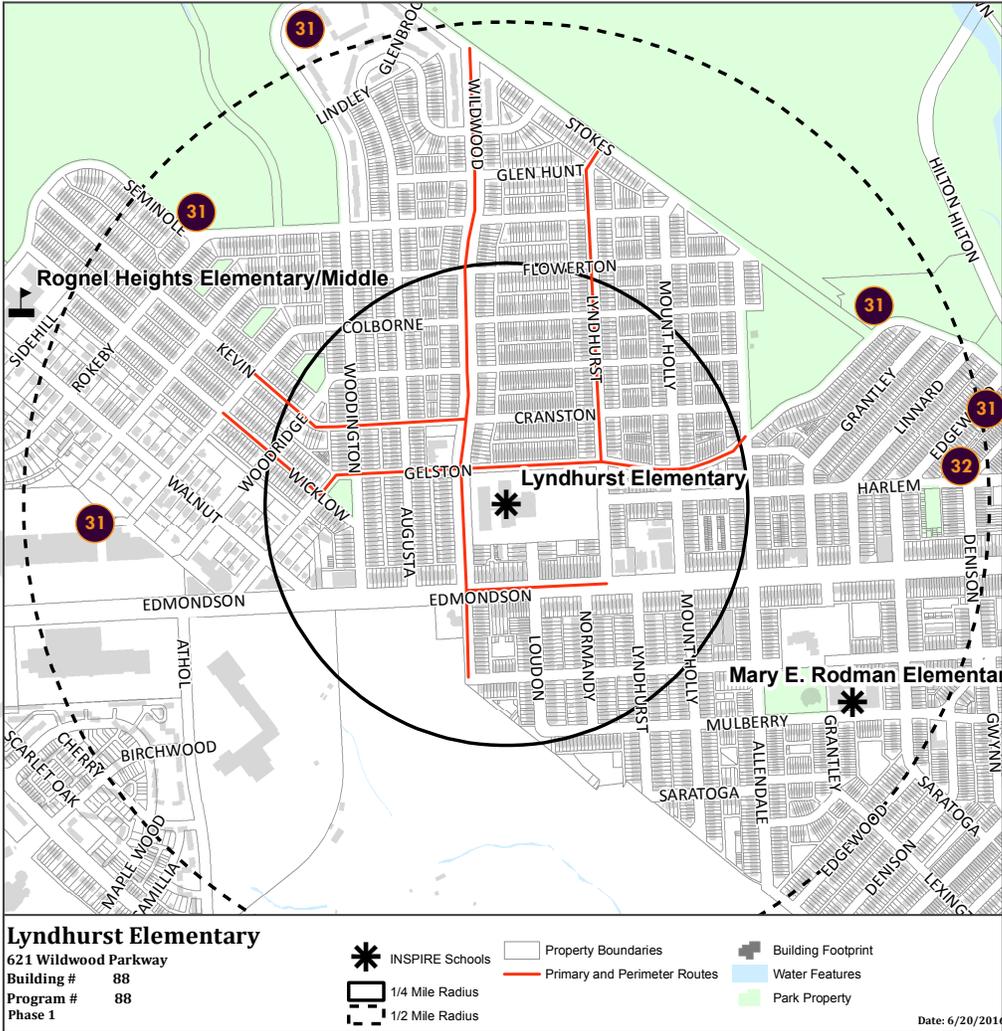
Crime Prevention through Environmental Design (CPTED) focuses on altering the physical design of spaces that attract or allow criminal activity to flourish. Improving the visual appearances of streets with new street trees or trimming overgrown trees and shrubs, strategically placing lighting, or fostering more "eyes on the street" are some of the CPTED elements that should be implemented.

30. Partner with the Southwest Police District to increase police patrols and neighborhood visibility.

Problem areas that are known throughout the community to be havens for crime, drug activity, and loitering should have increased police patrols to prevent crime. Increased police patrols will also make many of the residents feel safer throughout the community.

IMPROVING SANITATION

Clean streets, sidewalks, vacant lots, alleys, and areas throughout the community surrounding Lyndhurst are important for students as they walk to and from school, for residents in the area, and for visitors to the community.



Keep the Neighborhood Clean



31 Increase and target enforcement efforts in areas known for trash, illegal dumping and rodents.

While the neighborhoods around Lyndhurst Elementary/Middle School receive regular street sweeping services and are generally well maintained, these neighborhoods contain several locations that are re-occurring sites for illegal dumping. Work with the Housing Department’s Code Enforcement Officers to establish sanitation enforcement zones that will target areas known for sanitation issues. The following sites should be targeted for increased sanitation enforcement – including citations, cleaning, and possible camera locations – by the Department of Public Works and Housing’s Code Enforcement staff:

- Alley behind the 700-block of Denison Street
- Rear of Edmondson Village Shopping Center
- Areas along the edge of Gwynns Falls Leakin Park at Gelston and Stokes Lane, and Seminole and Rokeby Road

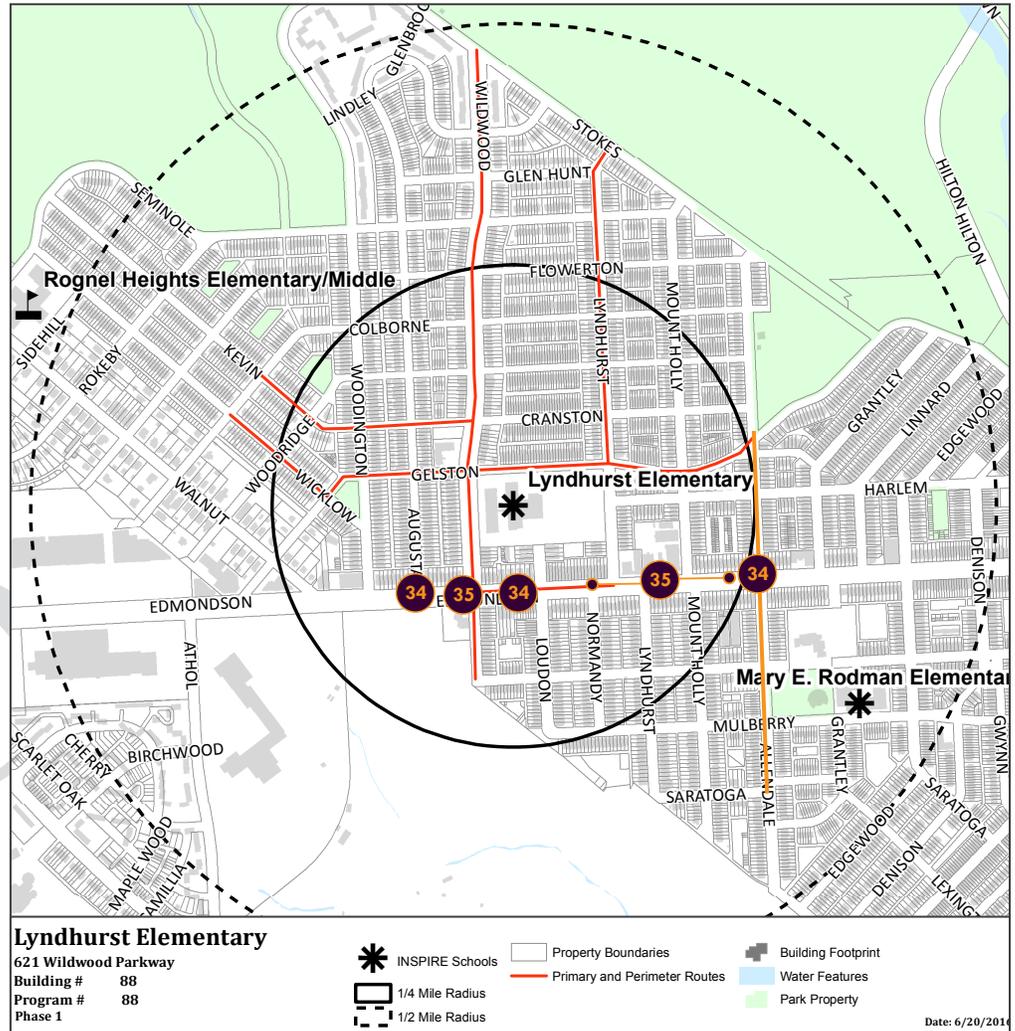


32. Widen and pave the alley entrance behind the 700-block of Denison Street.

The alley behind the 700-block of Denison Street, adjacent to a City-owned lot, is overgrown with weeds and grass, and is a site of chronic dumping. Widening and paving the entrance would give residents better access to the rear of their properties, and reduce the amount of overgrown weeds and grass at this location.

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. 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.



34. Enhance traffic safety, improve sidewalks, cross walks, and primary student walking routes.

Many students who walk to and from Lyndhurst Elementary School often encounter uneven and/or faulty 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 the following:

- Explore traffic calming measures near the school
- Consider reducing the speed limit on Edmondson Avenue near the school from 30 MPH to 25 MPH
- At the beginning of the school year, temporarily install illuminated LED Travel Speed Indicators east and west of the school on Edmondson Avenue
- Sidewalk repairs in the 300- through the 700-block of Allendale Street
- Promote the Safe Routes to School Program



Transportation Enhancements



35. Provide additional transportation enhancements next to Lyndhurst.

The modernization of Lyndhurst Elementary/Middle School can be further enhanced in a number of ways:

- Continue efforts to beautify the Edmondson Avenue corridor with the community
- Provide new bus stop benches and/or shelters at Allendale and Edmondson Avenue
- Replace the street trees along the Edmondson Avenue median with a more ornamental type of tree
- Consider installing decorative pedestrian safety bollards in the 4000-block of Edmondson Avenue near the intersection of Wildwood Parkway for school kids and other pedestrian safety

Appendix A: List of Draft Recommendations

Investing in Housing and Market-Strengthening Development Opportunities

- Identify and Support Strategic Revitalization Efforts
 - Explore reuse of Rognel Heights Elementary/Middle School
 - Re-invigorate Healthy Neighborhoods program to incentivize home improvements and investment in the community
 - Consider landmark designation for eligible properties
- Create and Maintain High-Quality Housing
 - Use the momentum of the existing Vacants to Value Streamlined Code Enforcement areas to spur further investment around Lyndhurst
 - Rehabilitate vacant properties on and near blocks that are the most stable, highly visible, and/or immediately adjacent to the school
 - Assist homeowners with repairs or improvements
 - Incentivize landlords to responsibly maintain rental units in the neighborhoods
- Help Stable Renters Become Homeowners
 - Work with and identify organizations that can assist renters who are ready to become homeowners
- Remove Blight in the Community
 - Partner with the Community Law Center (CLC) to target nuisance properties and owners for maintenance and repairs, or acquisition
 - Demolish blighted alley garages near the school, where the properties are significantly impacting residents
 - Cite and repair blighted properties
- Market the Area and New School
 - Use the modernized school as an opportunity to “brand” and market the community
- Improve Retail Businesses and Seek Quality Entrepreneurs
 - Work with the Baltimore Development Corporation to seek desired tenants
 - Work with BDC to improve the business environment

Creating Environmentally-Sustainable Neighborhoods

- Beautify Highly-Visible Public Spaces
 - Create decorative landscape treatments along the edge of Gwynns Falls Leakin Park
 - Install new guardrails along Gelston Avenue
- Contribute to the Green Network through Lot Restoration
 - Develop green reuse treatments for lots where appropriate

- Increase the tree canopy in the community
- Expand the school's efforts to become a green and sustainable school

Creating Opportunities for Health and Wellness

- Improve and Create New Places for Play and Recreation in the Community
 - Increase recreational programming for youth and area residents
 - Expand the parking and increase the lighting at the Edgewood Lyndhurst Recreation Center
 - Recondition the baseball field along edge of Gwynns Fall Leakin Park
 - Renovate the tennis courts adjacent to the recreation center
 - Restore existing neighborhood playgrounds
 - Expand the linkages between the community and existing food assets
 - Explore the linkages between Lyndhurst Elementary Middle and corner stores to increase the demand for healthy food and snacks

Improving Resident Safety

- Target Nuisance Corner Stores for Loitering and Crime
 - Reduce nuisances caused by corner stores selling liquor
- Reduce Crime through Community-based Activities, Environmental Design, and Partnerships
 - Initiate efforts to actively engage police in visible community policing
 - Implement Crime Prevention through Environmental Design
 - Partner with the Southwest Police District to increase police patrols and neighborhood visibility

Improving Sanitation

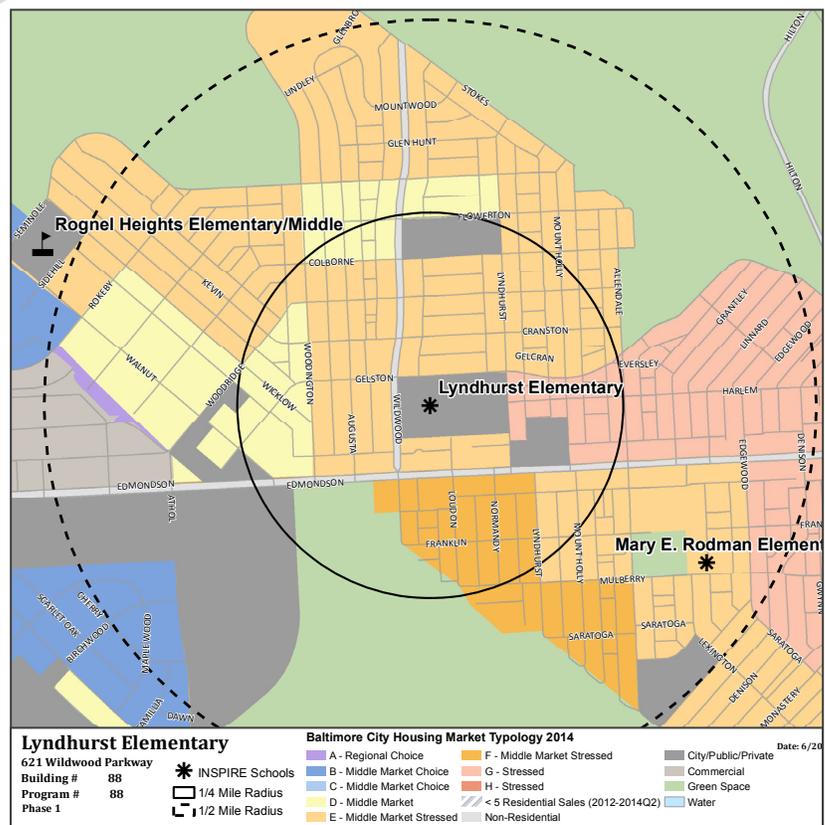
- Keep the Neighborhood Clean
 - Increase and target enforcement efforts in areas known for trash, illegal dumping, and rodents
 - Widen and pave the alley entrance behind the 700-block of Denison Street

Creating Connections and Access

- Improve Traffic Conditions, Pedestrian Safety, and Walkability
 - Create a walking school bus, bicycle train, or block captain sentinel program
 - Enhance traffic safety, improve sidewalks, cross walks, and primary student walking routes
- Transportation Enhancements
 - Provide additional transportation enhancements next to Lyndhurst

Appendix B: 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. A description of the analysis methodology and market conditions are can be found on the Department of Planning’s website. The map below identifies the market conditions around Lyndhurst Elementary/Middle School.



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.

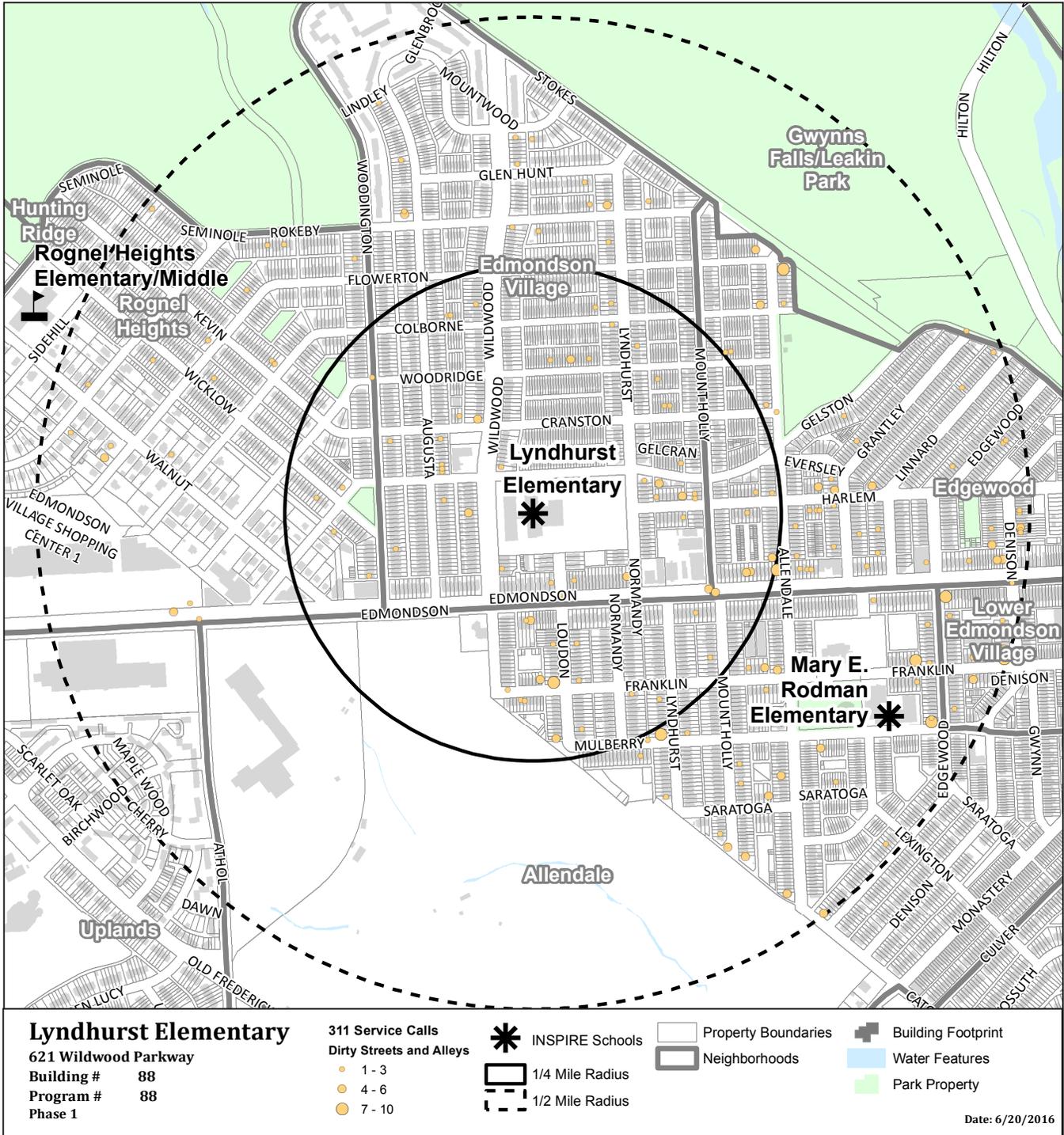
Neighborhoods in the **Middle Market** category have median sales values above the City's average, as well as high homeownership rates. These markets experienced higher foreclosure rates when compared to higher value markets, with slight population loss. Interventions are geared toward aggressive code 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 interventions 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.

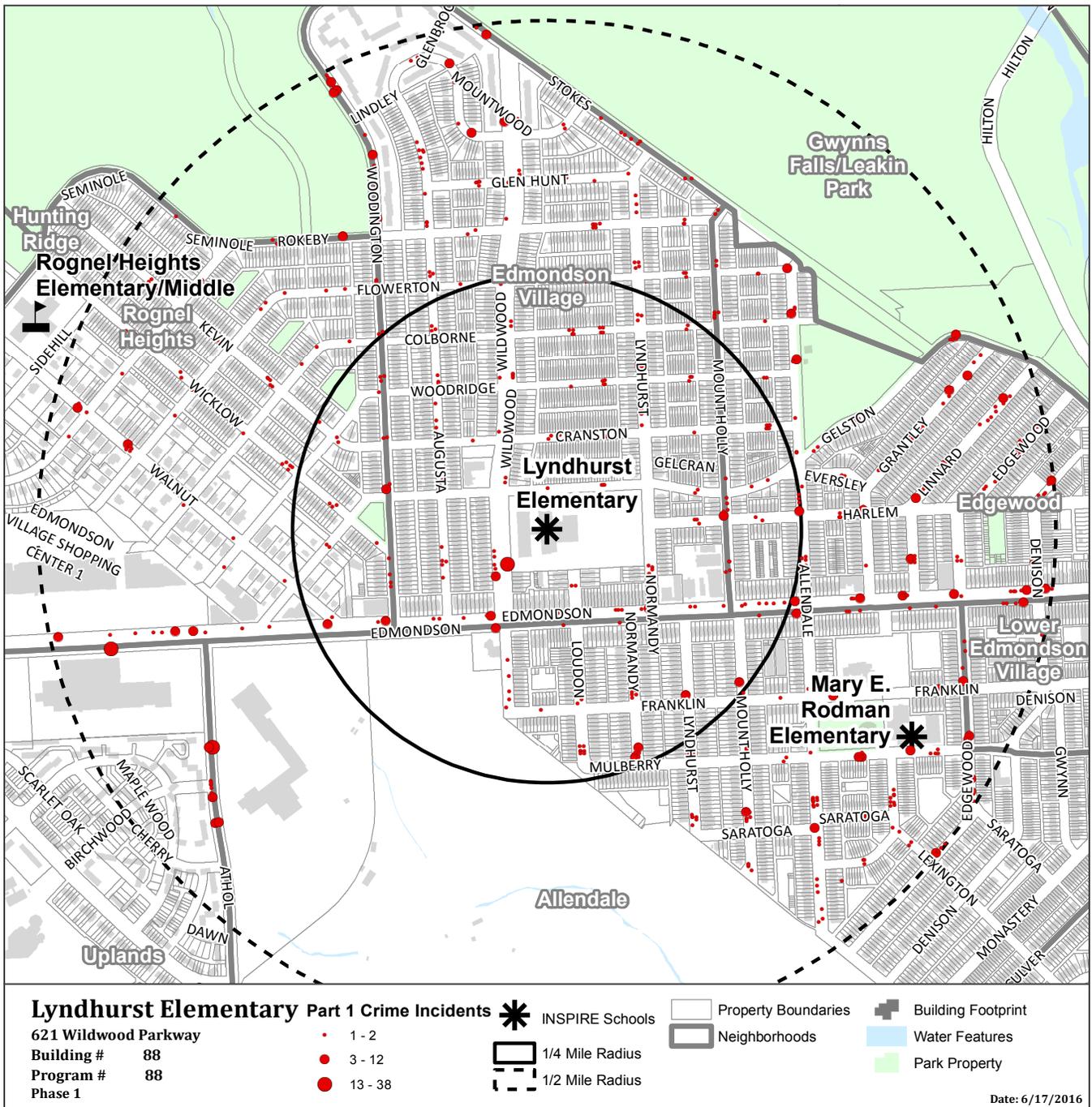
Appendix C: Maps

311 calls for dirty streets and alleys (January-May 2015)

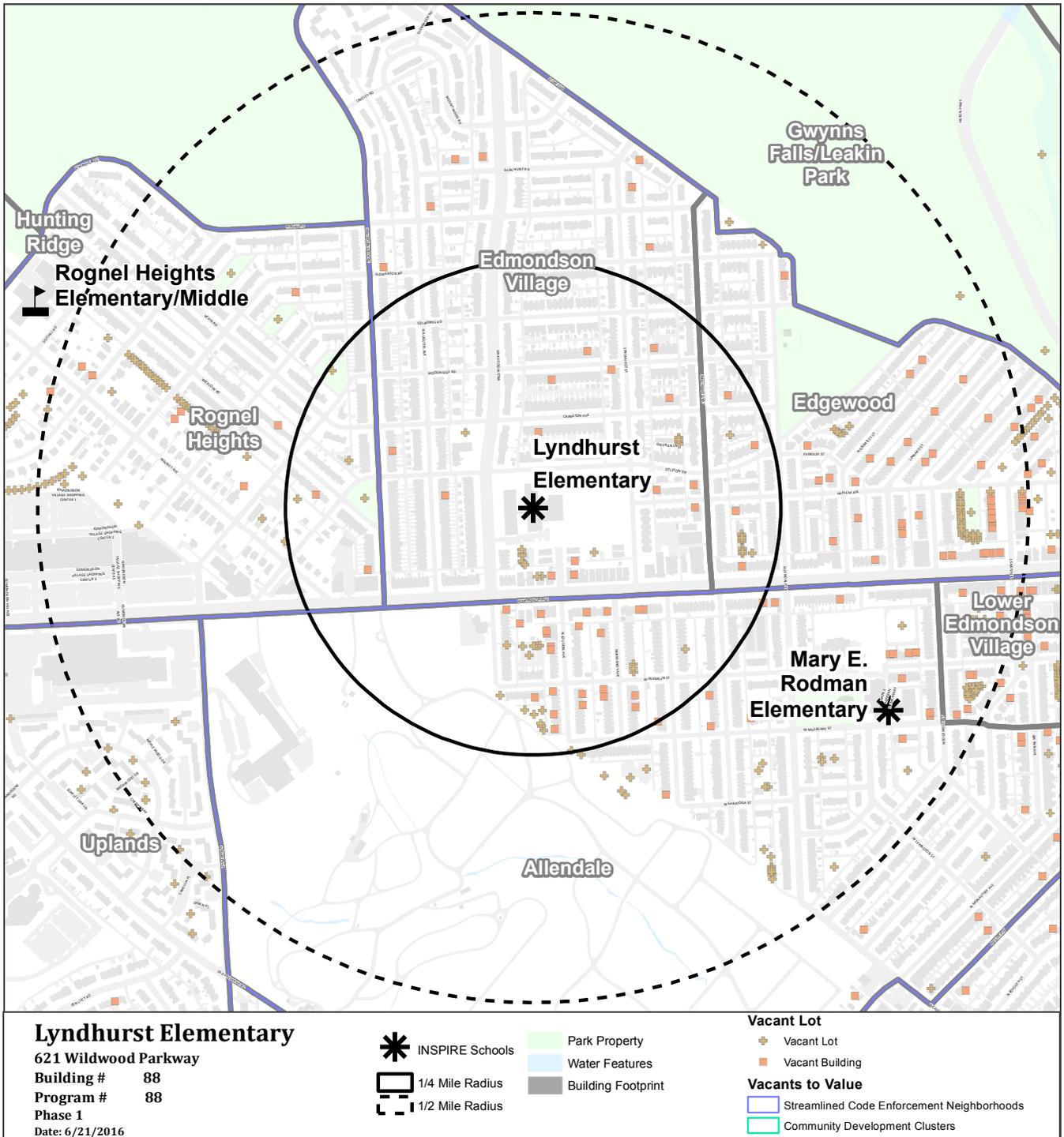


Part 1 crime incidents from 2014-2015

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

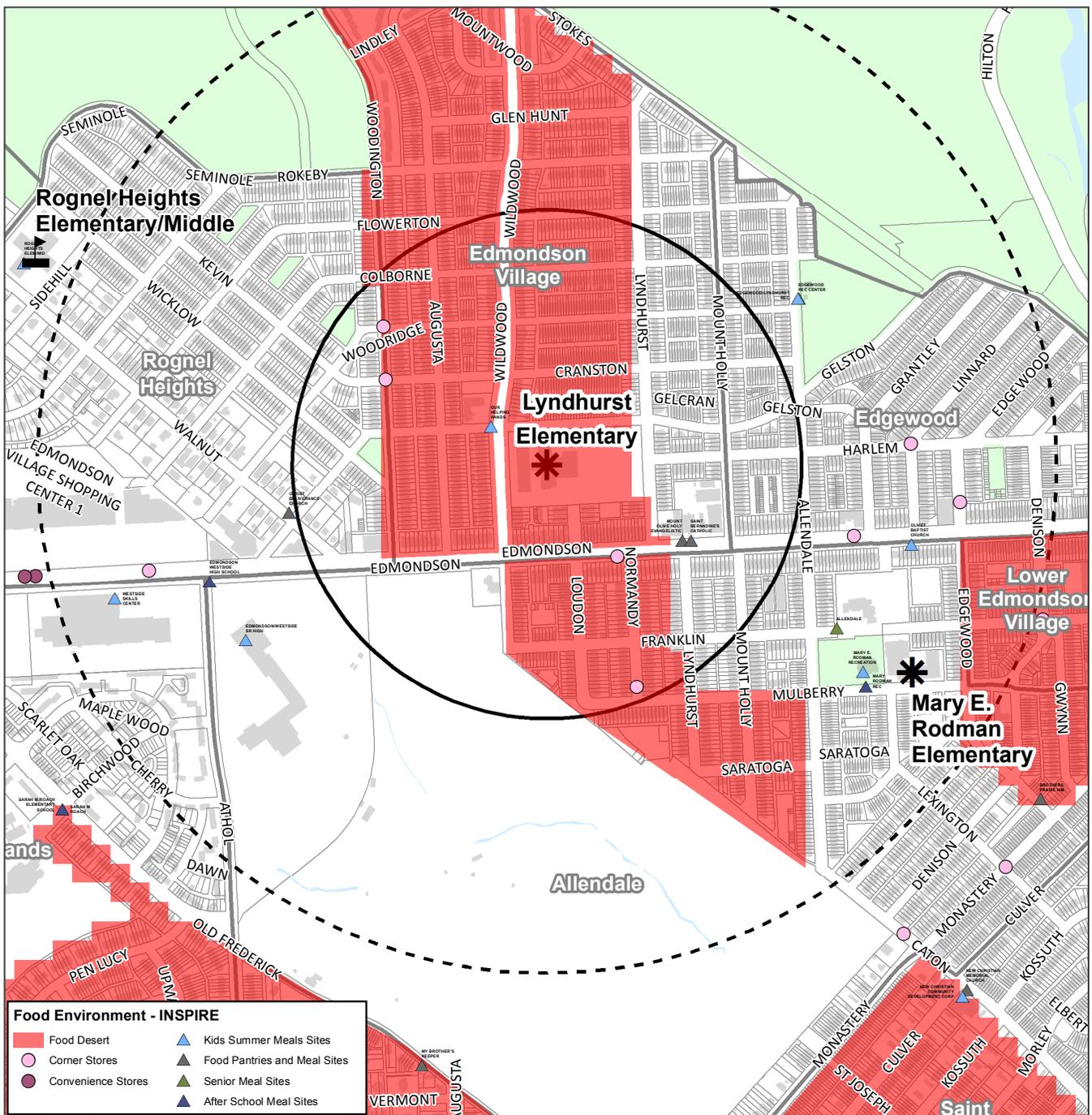


Vacant Properties and Vacants to Value Clusters



Food Environment Map

The Food Environment Map includes food retail, food assistance, and food production. It does not include establishments such as restaurants.



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

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

Baltimarket Healthy Corner Store Program works with store owners and with communities to make healthy food available in corner stores. The Healthy Corner Store Program is a part of Baltimarket, a suite of community-based food access and food justice programs through the Baltimore City Health Department (BCHD).

www.baltimarket.org/healthy-corner-stores/

Cooking Matters in the Store helps families make healthy and affordable choices at the supermarket. This program teaches parents and caregivers to stretch their food dollar and provide their families good nutrition is a critical part of ending childhood hunger in America.

<https://extension.umd.edu/fsne/fsne-adult-programs/cooking-matters%C2%AE-store>

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.

<https://www.baltimorepolice.org/community-collaboration>

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/

Healthy Neighborhoods helps strong but undervalued Baltimore neighborhoods increase home values, market their communities, create high standards for property improvements, and forge strong connections among neighbors. The initiative provides capital for rehabilitation and purchase of homes, funding community-based projects, marketing neighborhoods to homebuyers and developers, and creating partnerships between neighborhood organizations, non-profits, and lenders.

www.healthyneighborhoods.org/

Safe Routes to School programs operate throughout the country, including here in Baltimore City and throughout the state of Maryland. The purpose of this program is to substantially improve safety for students in grades K-8 who walk and bike to school. The three main goals of the program are: to enable and encourage children, including those with disabilities, to walk and bike to school; to make biking and walking to school a safer and more appealing transportation choice, thereby encouraging a healthy and active lifestyle from an early age; and to aid the planning and building of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution nearby primary and middle schools.

Vacants to Value is Mayor Rawlings-Blake's initiative to clean up and redevelop vacant properties, help raise property values, create community amenities, increase local tax revenue, and attract new residents and businesses.

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

A walking school bus is a group of children walking to school with one or more adults. That may sound simple, and that 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/