

Commenting on PlanBaltimore

Public Information meetings

Tuesday, May 4, 1999

7-9 pm
Harbor Hospital
2990 S. Hanover Street

Tuesday, May 18, 1999

7-9 pm
Roland Park Middle School
5207 Roland Avenue

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Attn: Amy Hasson

DRAFT
— APRIL 1999 —

Plan Baltimore!

EXECUTIVE SUMMARY



A Word from The Planning Director

In working with thousands of Baltimore citizens and stakeholders for over two years to develop **PlanBaltimore**, one of the Planning Department's key goals was to make our new plan a useful, living document that will move the city forward. I hope you will agree that we have met this challenge.

Whether you are a neighborhood resident or activist, a business owner or a developer, or a part of a nonprofit group or institution, **PlanBaltimore** contains vital information for you and your organization. I invite you to share in the **PlanBaltimore** dialogue and to become a partner in helping to build a stronger and healthier Baltimore.



EXECUTIVE SUMMARY

PlanBaltimore is about vision -- about seeing the future as Baltimore's residents want it to be and charting a course to get us there from here.

In early 1997, Mayor Kurt L. Schmoke kicked off the **PlanBaltimore** process. The objective was to create our first new comprehensive plan for Baltimore in 20 years. This document summarizes the first draft of that plan. **PlanBaltimore** highlights the challenges we face as a City on multiple fronts. But its real value is as a blueprint for capitalizing on the many exciting opportunities now before us to make a great City even better.

What is PlanBaltimore?

The Planning Commission is required by City charter to "adopt and revise a master plan for the proposed physical development of Baltimore City." **PlanBaltimore** is the critical, initial step toward the City's first master plan revision in 20 years. The public is invited to review the draft and give input before the document is finalized.

PlanBaltimore makes dozens of recommendations to help us achieve a bright future. In one way or another, however, nearly all of the recommendations relate to three guiding principles:

- Create a first-class global City
- Work together as a region to address common challenges and attract future growth
- Support neighborhood revitalization in partnership with residents and businesses

How did PlanBaltimore happen?

The Planning Department has been leading the **PlanBaltimore** initiative. The Fannie Mae Foundation and the Annie E. Casey Foundation are funding partners.

We started in September 1997, when the Planning Department launched a series of monthly public meetings where Baltimore residents shared their hopes and dreams for our City's future. Those hopes and dreams became the basis for the vision statements that appear at the beginning of most of the chapters. The participants reflected diverse backgrounds, people and neighborhoods. They brought to the table a wealth of experience and knowledge about our town.

More than 6,000 people contributed to this **PlanBaltimore** draft. Other City agencies, too, have joined in to help develop ideas and craft the recommendations and strategies presented here.

Why were young people involved in PlanBaltimore?

Before **PlanBaltimore** got underway, the City and the Planning Department recognized the importance of reaching out to young people, to both solicit their ideas for the future and to develop an informed citizenry for the next century. The Baltimore-based Annie E. Casey Foundation saw the merit in this idea, and funded our **KidsPlan** initiative. That initiative included elements for involving and educating youth across the City from varied age groups. Throughout the **PlanBaltimore** document, we have included photos of youth workshops, some of the many drawings we received with kids' ideas for the City, and the hopes and dreams our young people expressed for Baltimore over the next twenty years. We believe these are important visual reminders that we are planning for our children, the future leaders of our City. It is also our goal to advocate for including youth in shaping their own future, by involving them in policy formulation, community governance and local improvement efforts.

What's Next?

The **PlanBaltimore** draft report and executive summary will circulate until early summer. Comments are heartily encouraged. A series of public forums has been scheduled for interested members of the public to share thoughts and ideas with the Planning Commission. At the end of the public review process, changes will be incorporated where appropriate and the final plan will be submitted to the Planning Commission for adoption.

PlanBaltimore will provide a collection of goals and policies for the City overall. Once this is in place, a critical next step will be to apply those goals neighborhood by neighborhood, block by block, throughout the City. The Planning Department will begin to accomplish this over the next three to five years, through updating the land use plan, which will become the official City master plan. Additional implementation activities will include developing the Neighborhood Planning Program, revising the zoning ordinance, and developing the annual Capital Improvement Program. We will involve concerned citizens and partners across the City every step of the way.

No long term plan is a perfect reflection of what will be. Economic conditions are dynamic. Unanticipated opportunities present themselves. Public opinion sways.

Nevertheless, a visionary plan can be an excellent tool for guiding Baltimore toward a prosperous future.

Identifying The Key Trends Driving PlanBaltimore

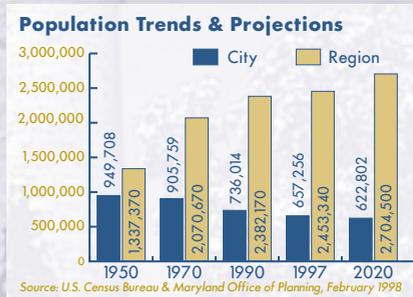
PlanBaltimore begins with a review of the state of our City on the eve of the millennium.

We examine the trends which have led us to where we are today - and which hint at where we're going if present patterns persist. Such knowledge helps us make intelligent choices about our future.

Baltimore's Major Trends

1. Population

Baltimore in the 1950s was a city in the midst of a post war economic boom. Fueled by plentiful jobs and a climate of opportunity, the City's population swelled to nearly 950,000. The population fell to 657,256 in 1997. The Maryland Office of Planning estimates, based on current trends, that the City's population will fall until 2020, when it will stabilize at about 622,802 residents. The composition of our households also changed significantly. Married couples headed the vast majority of City households in 1950. Today's City households are smaller and married households make up only about one-third.



2. Housing

Though the percentage of owner-occupied homes in our City fell between 1950 and 1990, in recent years, owner occupied units have been growing again. But housing vacancies have also

Vacant & Abandoned City Housing



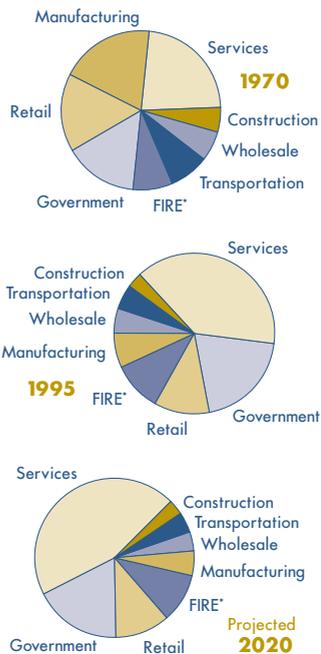
risen - from 6,229 vacant and abandoned units in 1975 to 11,705 in 1998. Since 1960, virtually all regional housing growth has occurred outside the City.

3. Economy and Employment

In 1950, about one-third of all employees in Baltimore City worked in manufacturing. By 1995, white collar jobs had replaced much of our blue collar employment base.

Today, a booming service sector - anchored by health care, technology, higher education, legal and accounting services - is again driving a strong local economy. Baltimore City remains the dominant economic center of the region - but suburban job growth is increasing. For City policymakers, the challenge is not only creating jobs, but also ensuring our residents have the skills and transportation to enable them to fill the jobs that are available.

Baltimore City Jobs by Sector



*Finance, Insurance and Real Estate

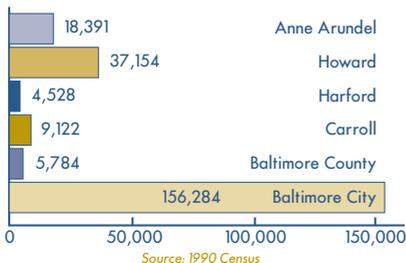
Source: U. S. Census Bureau & Baltimore City Department of Planning

4. Incomes and Poverty

During the 1950s, City and suburban households had about the same median earnings. By 1990, however, the median family income of City households had fallen to only about half as much as incomes in the suburbs. As more affluent households

moved out, poor residents became increasingly concentrated in Baltimore City. In 1990, about one out of every five Baltimore City residents - 156,000 people - lived below the poverty line.

Baltimore Region Persons in Poverty



Source: 1990 Census

5. Baltimore City and Our Region

National Ranking of Higher Education 1997

Boston	1
Washington	9
Baltimore	10
Philadelphia	11
Denver	19
Minneapolis	23
St. Louis	24
Dallas	25
Seattle	27
Cleveland	28
Portland	30
San Diego	35
Atlanta	38
Raleigh-Durham	41
Austin	53
Charlotte	58
Tampa	62
Indianapolis	80
Richmond	122
Greenville	124

Source: Places Related Almanac, 1997

Violent Crime Trends

1992-1996	% change in rate
Denver	-38.9%
Dallas	-30.2%
San Diego	-27.0%
Charlotte	-19.5%
Raleigh-Durham	-18.1%
Atlanta	-16.9%
Boston	-15.4%
Washington, DC	-12.3%
Portland	-11.8%
Tampa	-11.7%
Baltimore	-9.0%
Minneapolis	-2.0%
Austin	-4%
Indianapolis	3.3%
Richmond	4.9%
Philadelphia	8.9%
Greenville	15.7%
Cleveland	NA
Seattle	NA
St. Louis	NA

Source: The Federal Bureau of Investigation

National Arts Ranking

1997	Rank
Washington, DC	2
Boston	6
Philadelphia	7
Baltimore	8
Cleveland	11
Minneapolis	13
Seattle	16
St. Louis	18
Atlanta	19
Dallas	25
Indianapolis	33
Denver	35
San Diego	36
Tampa	40
Portland	45
Charlotte	50
Richmond	51
Raleigh-Durham	53
Austin	100
Greenville	116

Source: Places Related Almanac, 1997

Despite the changes that have occurred in Baltimore City since 1950, we remain the core of a vital and dynamic metropolitan region. In July 1998, the Greater Baltimore Committee (GBC) and the Greater Baltimore Alliance (GBA) jointly released the *Greater Baltimore State of the Region Report*. On numerous indicators of economic and social health, the report compared the Baltimore region to a benchmark group of other metropolitan areas in the U.S.

The findings confirm that our region has many strengths - including the relative affluence of the Greater Baltimore market, a very reasonable cost of living, top-notch health care, transportation and cultural assets, and quality higher education institutions. The region's primary weaknesses are in employment growth, diversity of the regional economic structure and public safety.

The trends outlined in this chapter provide an important base of knowledge for all of **PlanBaltimore's** chapters and recommendations.

Understanding the forces affecting our City and the metropolitan region helps us make wiser decisions about where to focus our efforts and invest our resources as we work to make this great City even better.

Growing Smart: The City And Baltimore Region

Maryland's leaders have recognized how costly and wasteful sprawl can be. New State laws do show real promise for managing growth. Importantly, the new growth management initiatives also work to the benefit of established areas - like Baltimore City - by channeling growth to these areas, rather than to the region's hinterland. Indeed, the timing of these initiatives couldn't be better, coming as **PlanBaltimore** creates a vision for anchoring Baltimore City as the dynamic and growing center of the Baltimore Region.

Baltimore City and Region



The Baltimore City Agenda to Promote Regional Smart Growth

- Support Greater Baltimore Committee (GBC) efforts to spread the benefits of regional economic growth across jurisdictions through tax base sharing.
- Support Greater Baltimore Alliance (GBA) efforts to market the region and develop a coordinated region-wide system for workforce development.
- Encourage the Baltimore Metropolitan Council (BMC) to coordinate the development of a regional vision based on the goals of the Smart Growth Initiative. The vision should reinforce the role of Downtown Baltimore as the business, government, educational and cultural center of the region. It should direct future growth to urban areas with vacant or underused land and available infrastructure. The BMC should use the vision as the basis for future transportation planning and spending in the region.
- Provide a better balance of housing opportunities throughout the region by building more middle-income housing in the City, and increasing the supply of affordable housing in the counties.
- Promote regional participation and responsibility in addressing issues of air and water quality, solid waste disposal and future landfill development.
- Support the efforts of the Baltimore Area Convention and Visitors Association (BACVA) to market the region as a tourist mecca, generating positive economic impacts for the entire State.

- Support the Washington-Baltimore bid to jointly host the 2012 Olympics as a way to increase our global presence, generate jobs and public improvements, and strengthen ties to Washington, D.C.
- Provide sufficient drug treatment slots for all of the region's addicts, through regional support, as advocated by the GBC. Continue interjurisdictional efforts to fight crime and increase public safety.
- Develop a regional funding strategy for sustaining City-based cultural institutions that benefit all jurisdictions, and a collaborative marketing plan to promote arts and cultural tourist destinations throughout the region.

Launching A New Neighborhood Planning Program

*Keeping neighborhoods safe, stable and attractive is one of the most important functions of our City government. This chapter describes a new Neighborhood Planning Program (NPP). It is being proposed as a vehicle to set priorities for spending City resources, to coordinate and balance City services and to decide where to make public investments. The NPP will be a key tool for engaging City agencies and a wide array of partners - with community associations as lead partners - in implementing **PlanBaltimore's** recommendations at the neighborhood level.*

How the Neighborhood Planning Program will work

- 1. Getting started.** Neighborhood associations will be asked to establish a steering committee, define their boundaries, adopt a mission statement and submit a work plan. Community planners and others will work closely with interested neighborhood groups to fulfill these prerequisites to become NPP partners.
- 2. Collecting and analyzing data.** The neighborhood associations and other NPP partners will collect, map and analyze data related to neighborhood conditions.
- 3. Making recommendations.** Based on the findings of the neighborhood data and conditions analysis, neighborhood committees will be formed to study and make recommendations. The committees will deal with issues ranging from homeownership and economic development to parks and land use.

- 4. Drafting the plan.** The steering committee created for each neighborhood association will pull together the work of the issue committees to create a draft neighborhood plan. The Planning Department will help by supplying a template, a "how to" manual, and other supports.
- 5. Getting feedback.** The draft plan will be presented to senior level staff from key City agencies for review and feedback. A neighborhood steering committee may wish to revise its plan based on the feedback received.
- 6. Submitting the plan for adoption.** The plans will be submitted to the Planning Commission for adoption as part of the official City land use plan.
- 7. Implementing the plan.** Once official action is taken on a neighborhood plan, community planners will work with neighborhood residents and other NPP partners to implement plan recommendations.

Strengthening Our Housing And Neighborhoods

Vision

In the year 2020, Baltimore residents share an enduring sense of civic pride, cultural awareness and community identity that transcend social, racial and ethnic boundaries. We have built strong and active neighborhood organizations committed to improving the quality of city life. All neighborhoods offer clean and attractive streets and public spaces, safe and nurturing family environments, educational opportunities, and quality housing options for people of different incomes and needs.

Goal One: Manage vacant and underutilized properties strategically to position Baltimore for future growth

Recommendations

- 1.** Develop a strategic demolition plan
- 2.** Revise current policies and regulations which create barriers to timely land acquisition and assembly for future development
- 3.** Use the NPP and coordinated support to help neighborhoods develop open space management plans

Goal Two: Attract and Retain Middle Income Residents and Homebuyers

Recommendations

- 1.** Continue to develop/support a focused, aggressive campaign to market the benefits of City neighborhoods and City living
- 2.** Expand housing choices to enhance the City's appeal in the regional housing market and to attract buyers most likely to choose City living
- 3.** Identify appropriate sites and locations for new market-rate housing
- 4.** Ensure that incentive programs are successfully attracting new residents

Goal Three: Deconcentrate poverty by expanding choices for all of our residents

Recommendations

- 1.** Continue to reinvent public housing
- 2.** Promote economically-integrated neighborhoods and housing developments
- 3.** Capitalize on federal Empowerment Zone initiatives and community based development and homeownership strategies
- 4.** Promote a regional strategy for deconcentrating poverty

Goal Four: Maintain Clean and Attractive Neighborhoods

Recommendations

- 1.** Increase community cleanups through an aggressive public relations and organizing campaign
- 2.** Enhance the effectiveness of sanitation code enforcement
- 3.** Introduce sanitation education in schools and create a school-based youth sanitation corps
- 4.** Allocate housing code enforcement and rehabilitation resources strategically
- 5.** Expand assistance to elderly homeowners

Goal Five: Reduce Drug Abuse and Crime in Neighborhoods

Recommendations

1. Continue to aggressively arrest offenders, especially those involved in drug crimes
2. Continue support of community-based crime prevention programs
3. Focus special efforts on youth to prevent crime
4. Provide drug treatment on request
5. Develop regional strategies for drug treatment and crime prevention

Goal Six: Improve neighborhood schools

Recommendations

1. Support implementation of the Baltimore City Public School Master Plan
2. Draw on neighborhood resources to implement creative initiatives to boost neighborhood school programs
3. Link school reform efforts with NPP and neighborhood improvement plans

Goal Seven: Build Strong Communities Through Partnerships

Recommendations

1. Match the missions and activities of community development corporations (CDCs) with neighborhood needs and overall City policy goals where possible
2. Promote increased community involvement in cleaning, boarding, maintaining vacant land, and certain demolition activities as a job creation strategy
3. Increase involvement of faith-based organizations in neighborhood planning and revitalization

Creating a Vital, Dynamic Economy

Vision

In the year 2020 Baltimore is pulsing with economic activity. Our technology sectors are booming. Thousands of acres of land have been cleaned up and redeveloped with modernized industrial space, much of it reorganized into secure, attractive industrial parks. Our port is bustling, and port-related industries have injected new life into previously-dormant manufacturing plants. Baltimore's strong workforce is now one of the reasons that businesses seek out locations in the City. New corporate investment in Downtown has made Baltimore the epicenter of the expanding regional service sector. Visitors to Baltimore flock not just to the Inner Harbor, but also to museums, historic neighborhoods and unique neighborhood shopping areas. Convention bookings strain the supply of hotel rooms, and Baltimore's public attractions are considered national models.

Goal One: Strengthen Baltimore's position as a global city

Recommendations

1. Support the port and port-related development
2. Support the growth of technology industries
3. Develop a new Baltimore Arena and an event facility
4. Support efforts to attract the Olympics
5. Explore expansion of nightlife opportunities

Goal Two: Attract more job generating businesses to the City

Recommendations

1. Redevelop 30% of our industrial land, replacing outmoded industrial space with new, modern, secure industrial parks
2. Continue to implement Brownfields initiatives to redevelop industrial land
3. Increase office and mixed-use development outside of the Central Business District (CBD)

Goal Three: Reinforce Downtown as the economic center of the region

Recommendations

1. Expand Downtown's corporate base through aggressive business retention strategies, use of incentives, and transportation and parking improvements
2. Establish a 24-hour Downtown

Goal Four: Improve business development services and support the growth of small and medium businesses

Recommendations

1. Expand resources for economic development through creative and strategic use of funds
2. Increase the effectiveness and flexibility of incentive programs to attract business
3. Support minority business development
4. Expand resources for microenterprise development
5. Develop new approaches to regulating home-based businesses to encourage appropriate entrepreneurial activity without jeopardizing neighborhood stability

Goal Five: Create healthy and lively neighborhood commercial areas

Recommendations

1. Rightsize commercial areas
2. Increase security in targeted areas
3. Build increased capacity among merchants
4. Improve City coordination of services to neighborhood commercial areas

Goal Six: Prepare Baltimore's workforce and link workers with available jobs

Recommendation

Improve basic skills to prepare residents to succeed

Promoting Urban Design and the Built Environment

Vision

In the year 2020, Baltimore has successfully folded new development into the best of the old to create a beautiful and exciting new City. Thoughtful discussion of urban design is an integral part of our public dialog. We celebrate the City's physical diversity.

Goal One: Continually improve the design quality of Baltimore's built environment and urban fabric

Recommendation

Develop detailed urban design guidelines for application in the City's land use planning and development review/regulation process

Goal Two: Enhance the effectiveness and efficiency of the urban design review and regulation process for new development

Recommendation

Improve City agency coordination, community input and developer satisfaction in the City design review process for new development

Goal Three: Increase public awareness and appreciation of urban design issues

Recommendation

Develop urban design public outreach and education programs that appeal to all age groups

Celebrating Baltimore's Culture and Heritage

Vision

In the year 2020, Baltimore City residents take great pride in our world-class cultural assets and heritage resources, ranging from internationally renowned museums to thriving historic neighborhoods to a vibrant array of ethnic festivals. Accessible to all, these attractions reflect the unique character of Baltimore's people. They promote an appreciation of the City's diversity and foster an understanding of the common threads unifying us.

Goal One: Preserve and renew the City's significant historic urban fabric to improve Baltimore's quality of life

Recommendation

Maximize the potential of the City's historic urban fabric as an asset for Baltimore

Goal Two: Maximize the economic potential of heritage tourism for Baltimore City and its residents and preserve Baltimore's cultural and heritage assets

Recommendation

Invest strategically in citywide cultural and heritage resource development to maximize economic benefit and resident enrichment

Goal Three: Reaffirm Baltimore's role as the region's center of art, history and culture and provide the necessary resources to sustain the City's cultural treasures

Recommendation

Work with Baltimore's regional partners to provide sustained support for cultural and heritage treasures and institutions

Sustaining Our Environment

Vision

In the year 2020, Baltimore City is a healthy urban ecosystem where people thrive. A clean built environment coexists in harmony with pure air and water and healthy vegetation. Responsible land use and site planning decisions, as well as technological solutions, have encouraged development that respects its natural surroundings.

Baltimore has played a key role in protecting Maryland's environmental quality by encouraging development within its boundaries.

Goal One: Maintain a well managed system of open spaces such as parks, greenways, landscaped property and naturalized areas located throughout the City

Recommendations

1. Develop a financial plan for sustaining Baltimore's parks
2. Update the master plan for parks
3. Improve the management structure for Baltimore's parks to sustain parks cost-effectively and with a standard of excellence
4. Improve and encourage park partnerships
5. Improve regulatory protection of parklands
6. Establish a citywide system of greenways
7. Establish formal guidelines for landscaping on redevelopment sites
8. Increase street tree and park plantings to establish well organized green spaces
9. Develop a comprehensive program for tree care to increase tree longevity and reduce costs of sidewalk repair

Goal Two: Ensure the health and cleanliness of Baltimore's water resources and promote the effective management of water supply and waste water systems

Recommendations

1. Develop a multi-jurisdictional watershed management plan
2. Review and update stormwater management regulations to include new water quality technologies where feasible
3. Develop goals for protection of stream banks and stream buffers

4. Develop water quality goals for City streams and harbor
5. Increase protections to metropolitan area drinking water supply
6. Maintain, upgrade and modernize water and waste water treatment plants and conveyance systems to respond to stricter Federal and State regulations

Goal Three: Promote responsible disposal of solid waste

Recommendations

1. Reduce illegal dumping through enforcement and education
2. Decrease materials going to the City's landfill through recycling, waste prevention and reduction
3. Improve system of hazardous waste disposal to increase proper, safe disposal of hazardous materials
4. Coordinate future solid waste planning with regional partners

Goal Four: Promote environmental stewardship through education and partnerships

Recommendations

1. Educate citizens about how to protect the natural environment and prevent exposure to pollution
2. Support increased public environmental education by non-profits, businesses and government
3. Direct City purchasing to support environmental goals
4. Develop public/private partnerships to address environmental issues

Getting Around: Baltimore's Transportation Network

Vision

In the year 2020, all Baltimore residents have access to an integrated system of transportation. The system is reliable, convenient, safe and flexible in meeting personal, business and recreational travel needs. The bus and rail transit system provides coverage across our metropolitan area, reinforcing Baltimore City as the hub of the region. A widely-supported regional development vision closely coordinates transportation and land use planning.

Pedestrians and bicyclists find the City's network of sidewalks, bike routes and greenway trails inviting and easy to navigate. Baltimore's Port is a national leader in the shipping industry. A superior rail and roadway infrastructure completes an integrated and efficient system of freight movement that supports the continuing growth of the region's economy.

Goal One: Reform the process for long-range transportation planning in the Baltimore Region

Recommendation

Support the development of a long-range regional vision for land use, economic development and environmental protection based on Smart Growth principles, to be used as the framework for all transportation planning and spending in the region

Goal Two: Expand public transit into an integrated and efficient regional system linking residents to jobs, schools and cultural and leisure activities

Recommendations

1. Improve the links between regional development centers and transit planning
2. Increase transit links between Baltimore and Washington, D.C.
3. Improve transit service into and around Downtown
4. Make transit more inviting and convenient to increase ridership
5. Address the needs of reverse commuters

Goal Three: Preserve and improve Baltimore's system of roadways and bridges to allow for the safe and efficient flow of traffic, at appropriate volumes, throughout the network

Recommendations

1. Review and revise the City's streets and roadways classification system according to function and traffic volume, in conjunction with the Neighborhood Planning Program and the development of the City's new land use plan
2. Use limited financial resources to maintain and manage the City's roadway system more efficiently

3. Seek increased State funding for transportation infrastructure improvements for new commercial, industrial and residential development projects that support growth in the City's population and job base

Goal Four: Provide necessary parking for the Central Business District, local commercial areas and residential neighborhoods and support expansion of park and ride lots linked to public transit

Recommendations

1. Develop a comprehensive strategy to address the Downtown parking issue
2. Work with residents and community groups to address neighborhood parking issues
3. Develop specific design guidelines for integrating off-street parking lots and garages into the City's urban fabric
4. Update the City's parking requirements as part of the overall zoning code revision

Goal Five: Enhance Baltimore's pedestrian-friendly character

Recommendations

1. Work with neighborhoods through the Neighborhood Planning Program to address issues affecting the pedestrian environment
2. Develop design standards for pedestrian improvements, in conjunction with the revised City street classification system
3. Create a unified pedestrian system for all of Downtown

Goal Six: Expand bicycle routes and facilities on City streets, parks, greenways and trails

Recommendations

1. Complete a comprehensive, citywide bicycle route master plan that integrates the routes with the roadway network and connects bicyclists to parks, greenways, transportation hubs and other activity centers
2. Include bicycle interests in City roadway planning and design

Goal Seven: Invest in the City's freight movement transportation infrastructure to maximize the City's and the region's potential to be a premier shipping, distribution and business center on the East Coast

Recommendations

1. Promote State and Federal funds that will allow the Port of Baltimore to upgrade its shipping channels and other facilities to service the new generation of supersized cargo ships
2. Evaluate railroad facilities, including bridge and tunnel clearances, to determine where double-stacking of containers is a feasible and cost-effective freight movement mode for Baltimore
3. Enhance the management of roadway freight throughout the City to ease traffic congestion caused by truck deliveries and to reduce unnecessary truck traffic in residential areas

**Creating A Roadmap for our Future:
Baltimore's New Land Use Plan**

The goals and recommendations of PlanBaltimore need to be applied across the City's neighborhoods. The vehicle to guide the City towards its development visions, as provided for in the City Charter, is a new land use master plan. That plan, which will take three to five years to complete, will be both our official vision and our master plan.

Goal One: Create a guide for achieving Baltimore's citywide development vision over the next 20 years

Recommendation

Develop a citywide land use plan that preserves City assets, reflects modern patterns of development, and positions the City to capture new growth

Goal Two: Provide the tools necessary to implement Baltimore's land use vision

Recommendation

Revise the City's zoning ordinance, zoning district boundary map, urban renewal plans and other land use regulation tools to coordinate with the land use plan

Conclusion: Outlining the Next Steps

The **PlanBaltimore** draft report will circulate until early summer. Comments are encouraged, and a number of methods are available through which to comment. At the end of the public review process, changes will be incorporated where appropriate and the final plan will be submitted to the Planning Commission for adoption. This will complete the first phase of Baltimore City's new master plan.

PlanBaltimore provides a collection of goals and policies for the City overall. Once this is in place, a critical next step will be to apply those goals neighborhood by neighborhood, block by block, throughout the City.

To get this process underway, the Planning Department will develop an implementation plan. Every action step cannot be started simultaneously. Instead, the Planning Department will prioritize every recommendation and action step, and develop a schedule showing how the recommendations of **PlanBaltimore** will be implemented over time.

One of the first implementation steps will be to develop the Neighborhood Planning Program. Planning Department staff will work with neighborhood partners to assemble a set of tools for neighborhoods to use when adapting the overall **PlanBaltimore** recommendations to their particular community issues.

In addition, the Planning Department will develop a new land use plan over the next three to five years; this will become the official City master plan. Finally, Planning will oversee revision of the Zoning Ordinance and zoning district boundary map to reflect the new land use plan.

We invite all Baltimore citizens and stakeholders to become partners in implementing **PlanBaltimore's** ambitious agenda for a brighter future.

Credits

Special thanks to the **Fannie Mae Foundation** for helping to fund the entire **PlanBaltimore** initiative and implementation.

Every member of the Planning Department Staff contributed to this process in some way. Their contributions - large and small - are greatly valued and appreciated.

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The many representatives of City agencies who helped to develop and will have major responsibility for implementing these recommendations