

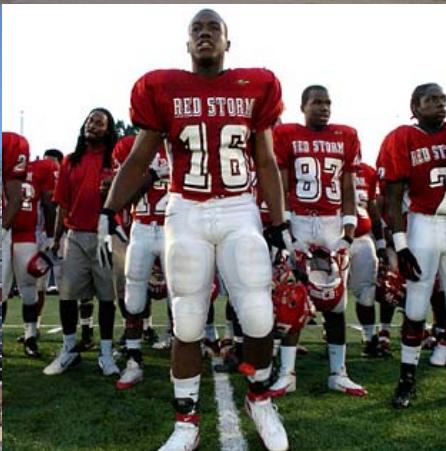


Sheila Dixon  
Mayor

# Edmondson Village Area Master Plan

Adopted June 14, 2007

Baltimore City Planning Commission



Douglas McCoach, III  
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## Acknowledgements

The Department of Planning wishes to thank the following stakeholders for their invaluable contributions to this plan:

Allendale Community Association  
Edgewood Community Association  
The Edmondson Village Community Association  
Lower Edmondson Village Community Association  
Lyndhurst Community Association  
Mount Olive Holy Evangelistic Church  
Neighborhood Housing Services of Baltimore  
Rognel Heights Community Association  
St. Bernadine's Catholic Church  
Saint Josephs Improvement Association  
Southwest Development Committee  
Uplands Community Association  
Wildwood Parkway-Christ Edmondson United Methodist Church



Mayor Sheila Dixon

Baltimore City Police Department  
Baltimore Development Corporation  
Department of Housing and Community Development  
Department of Public Works  
Department of Recreation & Parks  
Department of Transportation  
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*With special thanks to...*

Community leaders, stakeholders, and Councilwoman Helen Holton, 8<sup>th</sup> District.

### DEPARTMENT OF PLANNING MISSION STATEMENT

To provide the highest level services and leadership in urban and strategic planning, historical and architectural preservation, zoning, design, development, and capital budgeting to promote the sustained economic, social, and community development of the City of Baltimore.



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## 1 THE PLAN FOR EDMONDSON VILLAGE

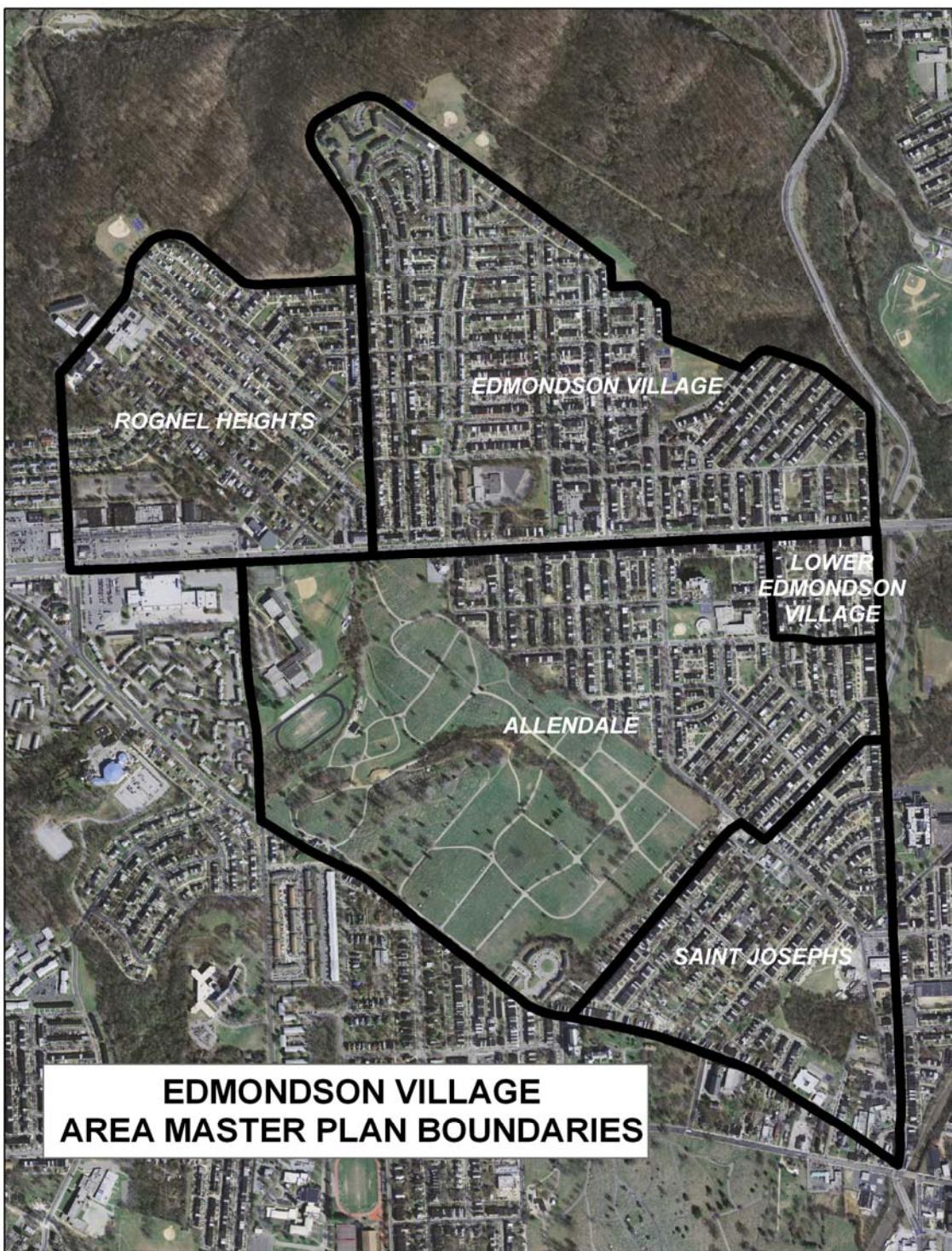
### 1.1 Overview

The Edmondson Village Area Master Plan (EVAMP) is comprised of 4 main neighborhood statistical areas: Edmondson Village (including Edgewood and Lyndhurst); Allendale (including Lower Edmondson Village); Saint Josephs; and Rognel Heights. The goal of this Area Master Plan is to give the neighborhood and the City a strategy for prioritizing future investments and redevelopment initiatives.

For a number of years, the neighborhoods included in EVAMP were said to have been overlooked, and the need to take action was more and more the subject of concern for area residents, community leaders, elected officials, planners and other stakeholders. Over the last several decades the neighborhood has exhibited growing signs of distress, including an increase in crime, drug activity, sanitation problems, and overall disinvestment. This plan analyzes existing conditions in each neighborhood, and explores strategies for enhancing both the physical and social environment. Specific areas of interest include:

- Housing revitalization
- Vacant lot restoration
- Street lighting
- Commercial revitalization
- Green/open space improvements, and
- Gateway enhancements

The boundaries of this plan are Hilton Parkway to the east, Gwynns Falls/Leakin Park to the north, Swann Avenue to nearby Athol Street to the west, and Old Frederick Avenue to the South. To the west of the plan area is the Hunting Ridge community, which is considered to be affluent and stable and the Uplands community which is to be the site of approximately 1,100 newly built homes with a project cost in excess of \$300 million. It is also viewed that the development of the Uplands site will help stabilize the EVAMP area as well as help to revitalize the local retail corridor.



**Plan Boundaries**

## 1.2 The Planning Process

On November 1, 2005 the Department of Planning began the planning process for the Edmondson Village Area Master Plan. Months prior, however, community action initiatives were already underway to address public safety, sanitation and code enforcement issues throughout the entire Southwest area of the City. Below are the dates and locations of meetings that took place:

- Nov. 1, 2005 Kick-off meeting at Edgewood/Lyndhurst Rec. Center
- Jan. 26, 2006 Meeting at Edgewood/Lyndhurst Rec. Center
- Apr. 7, 2006 Meeting at Mary Rodman Rec. Center
- Aug. 21, 2006 Meeting at Edgewood/Lyndhurst Rec. Center
- Feb. 16 & 17, 2007 Workshop at Mt. Olive Holy Evangelistic Church
- Mar. 9, 2007 Meeting with City agency representatives at Mary Rodman Rec. Center
- Mar. 23, 2007 Meeting at Edgewood/Lyndhurst Rec. Center
- April 13, 2007 Draft Release - Wildwood Pkwy United Methodist Church

In addition to formal meetings there were numerous smaller discussions, site visits, and neighborhood tours. There was also a concentrated effort to tour each neighborhood with the respective community leader(s) or president and to hold meetings within each of the four main neighborhoods. The meetings took place at nearby recreations centers, local churches and sometimes at the home of a community leader. In addition, the Department of Planning met with various city agencies and other stakeholders.



Meeting at Mary Rodman Recreation Center

The process began as an asset-based strategy wherein at the first community meeting, area residents were asked to identify both the assets and challenges that exist within their communities. The Edmondson Village Area Master Plan examines these assets, challenges and neighborhood conditions and provides a framework of recommended solutions. This effort also serves to create a formal planning document that will provide a mechanism to implement the recommended solutions and strategies. The strategies outlined in this plan are tied to the goals and strategies that are identified in the City's newly adopted Comprehensive Master Plan, **LIVE, EARN, PLAY, LEARN.**

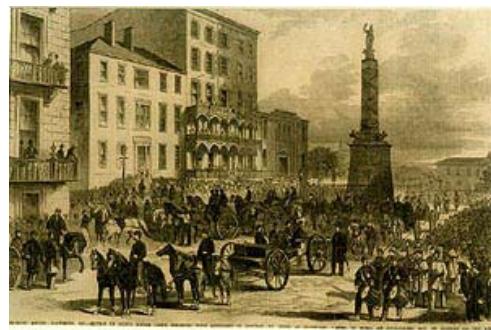
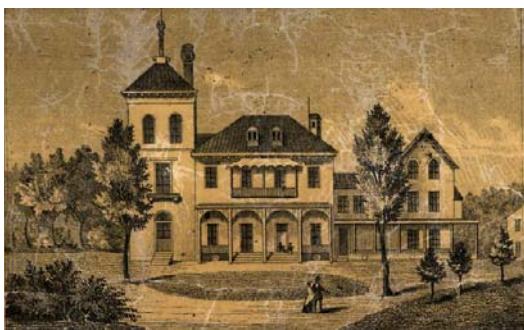
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## 2 The Edmondson Village Community

### 2.1 History

Edmondson Village is a twentieth-century creation, a suburban neighborhood built with Baltimore's basic building block, the rowhouse. Between 1910 and 1930 the area now known as Edmondson Village went from a population of 97 to 8,991<sup>1</sup>. Prior to the twentieth century, the area was composed of gentlemen country estates, small truck farms, and buildings that served the industry located along the Gwynns Falls.



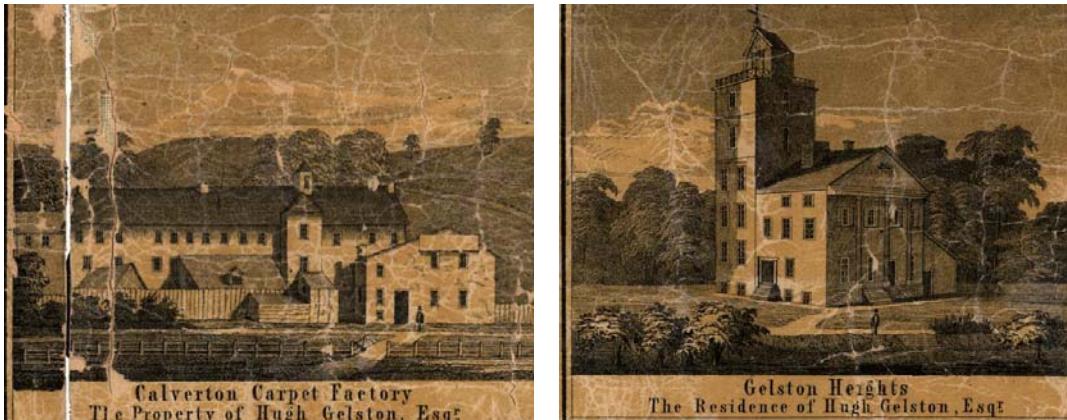
Lyndhurst, summer home of Reverdy Johnson circa 1857, left. The image on the right is Battle Monument Square, 1861. Reverdy Johnson's house is the three-story building directly left of the Battle Monument.

By the 1850s mills and industries were established along the Gwynns Falls, and several country estates were built. These estates were gentlemen hobby farms that were built with the wealth made at other endeavors. Many of these estates complemented their owner's townhouses, and together they signified the life of Baltimore's Wealthy. Reverdy Johnson - a judge, banker, land developer, and director on several boards of Baltimore institutions - lived his winter months in his town house located on Courthouse Square and his summer months at Lyndhurst. Hugh Gelston, owner of Gelston Heights, was intimately involved with the industry along the Gwynns Falls. He was involved

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<sup>1</sup> W. Edward Orser. *Blockbusting in Baltimore: The Edmondson Village Story*. Lexington: The University Press of Kentucky, 1994. page 23.

with milling operations along the Gwynns Falls and was the proprietor of the Gelston Carpet Factory. He lived year round at Gelston Heights.



Change occurred slowly in this area until the 1910s. A narrow trestle bridge was constructed by Baltimore County in 1879. Growth began to occur when electric streetcar service began in 1899, and a new bridge was built in 1910. Between 1910 and 1914 several duplexes and rows of housing began to appear along Edmondson Avenue<sup>2</sup>.

During the 1910s, things changed. Beginning in 1916, rowhouse developer James Keelty began buying property west of the Gwynns Falls and north and south of Edmondson Avenue. In 1926 he acquired the entire Gelston estate, and in 1928 he purchased Lyndhurst. These purchases made up most of the area we know as Edmondson Village<sup>3</sup>.

During the 1920s, James Keelty was one of the largest rowhouse developers in Baltimore. He was also an innovator in rowhouse building and design, which drastically changed. During the 1910s, rowhouse design in Baltimore changed to accommodate the current fashions of the day. The rowhouse became shorter and wider. Losing its midsection, the rowhouse went from three rooms deep to two rooms deep. This allowed for every room in the house to have windows in the front or rear facades. In addition, the rowhouse became suburbanized. The marble steps prevalent in inner city neighborhoods were replaced with porch fronts and front yards. The marble trim that wrapped many urban rowhouse foundations were replaced with fieldstone or ashlar-stone

<sup>2</sup> W. Edward Orser. page 23.

<sup>3</sup> W. Edward Orser. page 25.

foundations. Rooflines changed in an effort to mimic detached houses, and false parapets that looked like chimneys poked up from the roofline. Some rowhouses were actually built with false mansard roofs and dormer windows. These architectural details plus adding the front yard deliberately distanced the daylight rowhouse from their urban cousins.

Between the late 1940s and early 1950s, the northern section of the neighborhood was being developed by a handful of developers including Keelty. By the early 1950s Edmondson Village, which began to be developed in the early 1920s, was completely ‘built out’.

Accompanying the rowhouses were churches and commercial establishments. St. Bernadine’s Roman Catholic Church, built in 1928-29, was partially funded by James Keelty. Two movie theaters were built: the Edgewood (1930) at 3500 Edmondson Avenue, and Edmondson Village (1948) at 4428 Edmondson Avenue located in the shopping center<sup>4</sup>. By 1927 there were several commercial establishments located along Edmondson Avenue. The largest commercial enterprise, however, was the Edmondson Village Shopping Center.

The Edmondson Village Shopping Center opened in 1947. The center boasted architectural styling reminiscent of Williamsburg, plenty of parking, and was “the only planned, integrated shopping center in Baltimore under one ownership<sup>5</sup>. Hochschild Kohn department store opened its branch store as the anchor to forty smaller shops and community meeting space. In 1949 a bowling alley was built. In 1956 Hecht Company opened a store across the street from the shopping center.

Between 1954 and 1962, the State of Maryland built the Baltimore Beltway which attracted tremendous retail, commercial and residential development. In 1952, Joseph Meyerhoff’s firm, the same developer of Edmondson Village Shopping Center, developed the Westview Shopping Center near the intersection of the Beltway and Route Forty. This, of course, siphoned off much business from Edmondson Village Shopping Center.

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<sup>4</sup> Robert Headley. *Exit: A History of Movies in Baltimore*. University Park, Maryland: Robert Kirk Headley Jr., page 68.

<sup>5</sup> W. Edward Orser. page 50.

As the neighborhood was being built, the population quadrupled in the 1920s, and during the 1930s the population increased by 31%<sup>6</sup>. Up until the 1950s the majority of Edmondson village was inhabited by whites. Between 1955 and 1965, the neighborhood completely changed from being predominantly white to predominately African American. Blockbusting techniques were used to force this extraordinary change. Blockbusting techniques, through fear tactics, forced the original white owners to sell their houses to a real estate developer at a very low cost. Then the realtor developer would sell at exorbitant prices to African Americans. Despite the destabilizing effects of blockbusting, Edmondson Village by 1970 had a higher homeownership rate than most neighborhoods in Baltimore.

In 1979, William Donald Schaefer, who grew up in Edmondson Village, wrote about the neighborhood – words that capture today's sentiment:

*There has been a visible revival of Edmondson Village in the last four years. Renewed interest in City living and the gasoline crunch have opened people's eyes to Edmondson Village's potential as a thriving neighborhood.*

*The mid-1970s have launched a new cycle of City pioneering. The innovative approaches to problem solving that have been successfully applied throughout Baltimore City are bound to filter out to this community situated along the western boundary of this reborn City. The survival outlook of those who settled in Edmondson Village at the turn of the century is still very much alive. The complete revitalization of the community cannot be too far down the road<sup>7</sup>.*

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<sup>6</sup> W. Edward Orser. page 30.



**From W. Edward Orser. *Blockbusting in Baltimore: The Edmondson Village Story.* Lexington: The University Press of Kentucky, 1994.** Edmondson Village Shopping Center in the late 1940s and early 1950s.



**In the late 1950's Baltimore opened Edmondson High School**

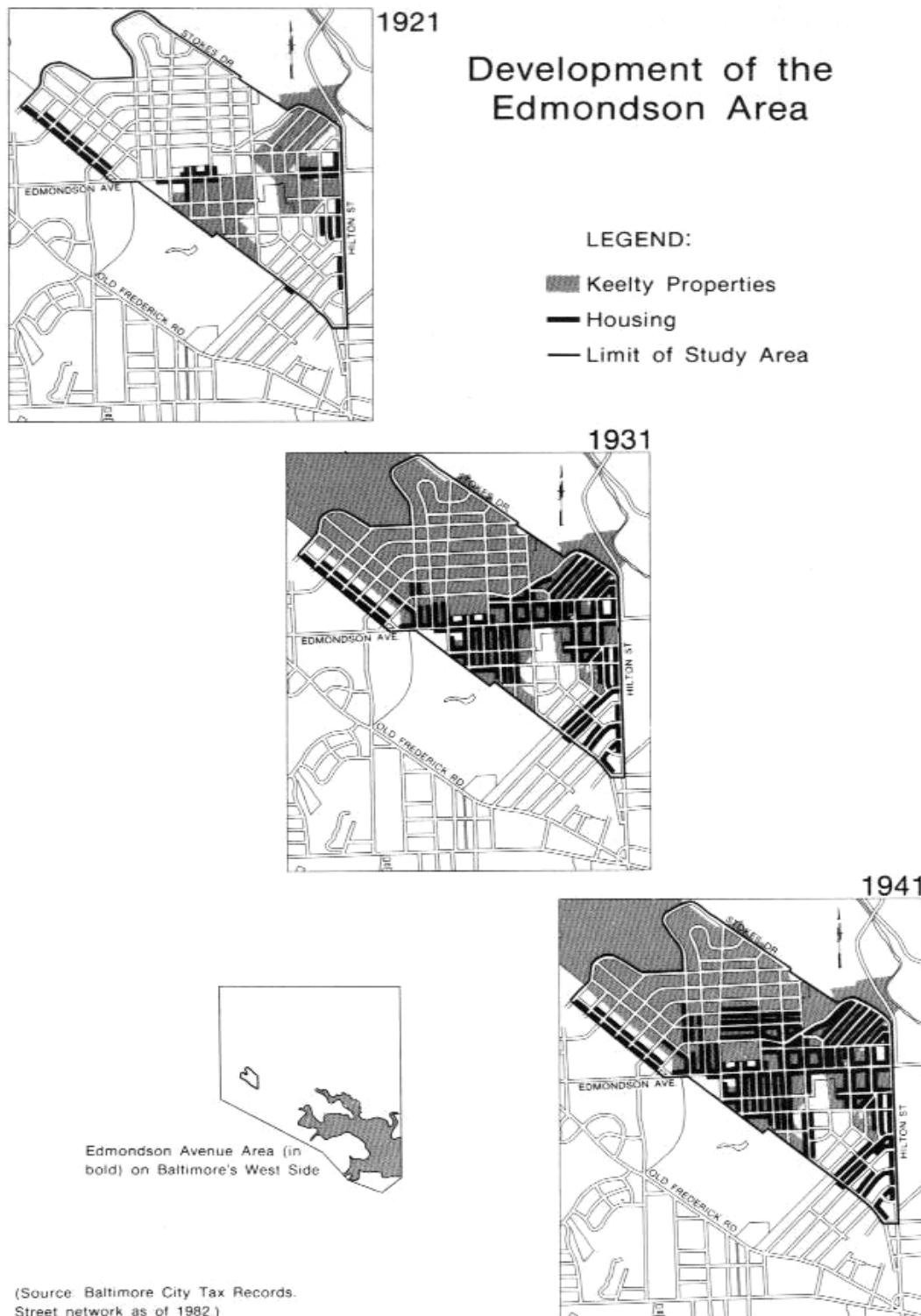
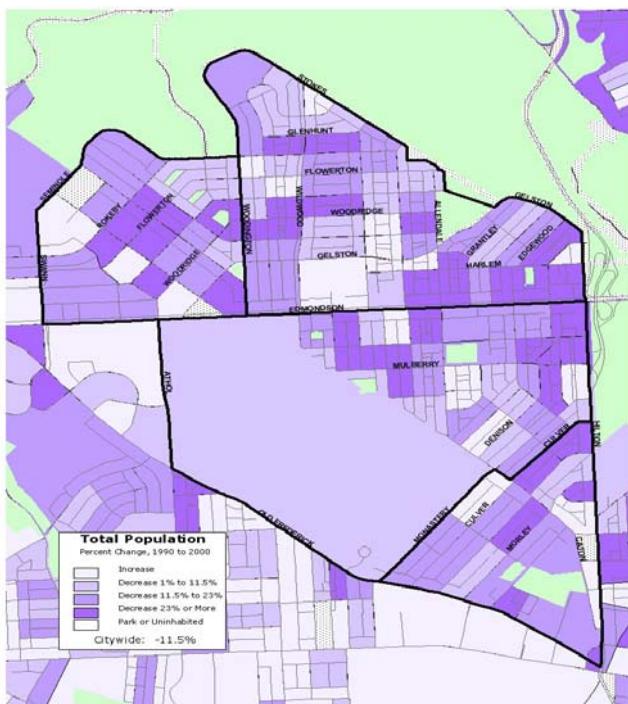


Figure 1. These maps depict the development of the Edmondson area, 1921-1941 (W. Edward Orser. *Blockbusting in Baltimore: The Edmondson Village Story*. Lexington: The University Press of Kentucky, 1994).

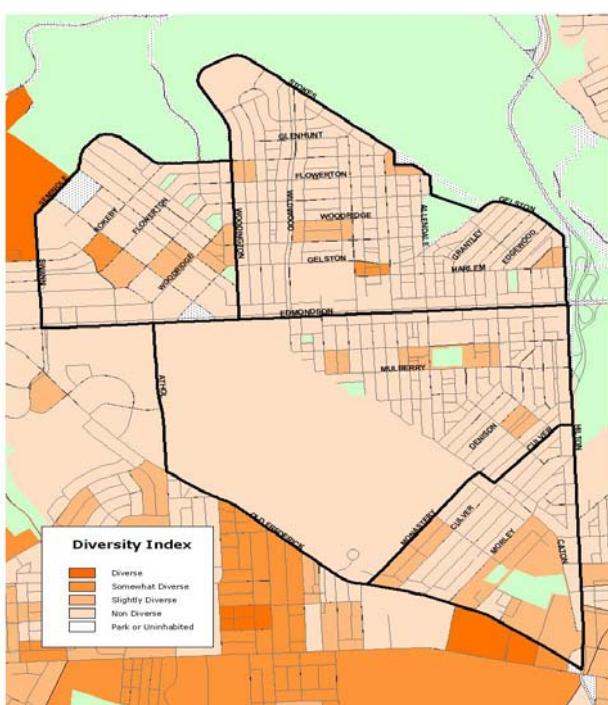
## 2.2 Area Profiles

The area profile for population, diversity, and income were taken from the 2000 Census.



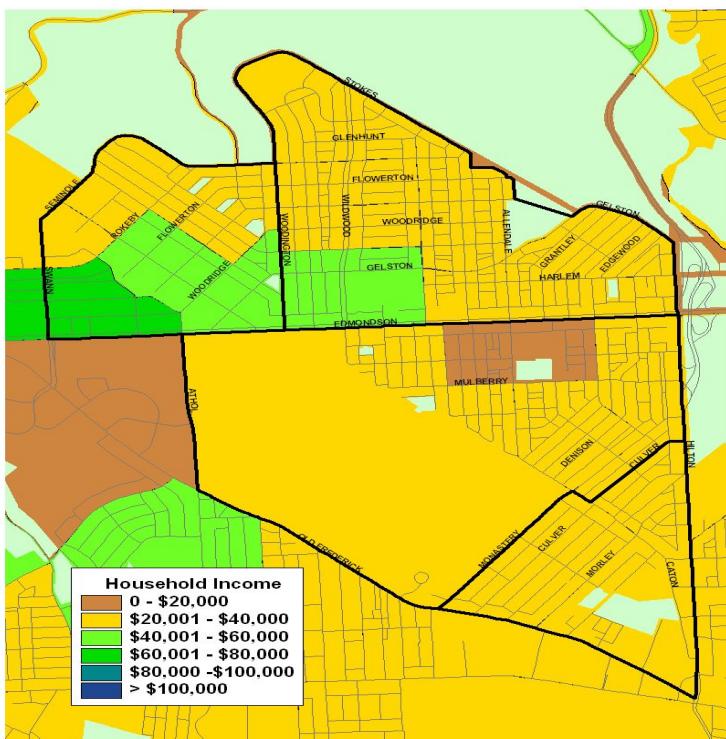
### Population

The population map to the left shows the change in population in the area from 1990 to 2000. The map indicates that this community has seen a population decrease averaging almost 20%. This reflects smaller household sizes as well as an increase in vacancies. Vacancy rates since 2000 have however decreased.

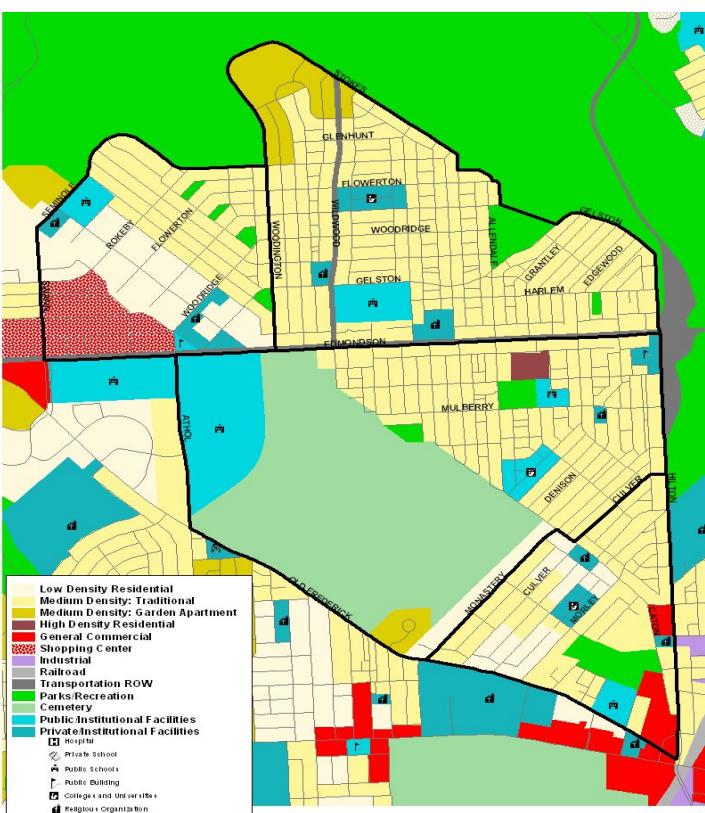


### Diversity

The diversity map index from the 2000 Census shows that this area is in large part a non-diverse community. The racial composition reflects a largely African-American population of 96% or greater as compared to the citywide average of 64.3%.



levels between \$60,000 and \$80,000 are found in southwest Rognel Heights.



### Household Income

According to the 2000 Census the income for this area largely reflects earnings in the \$20,000 to \$40,000 range. The one section of Allendale showing an average household income of "\$20,000 and below" reflects the income of the residents belonging to the Allendale Senior High-Rise. Income levels between \$40,000 and \$60,000 are in the adjoined communities along the southern edge of Edmondson Village and Rognel Heights and income

### Land Use

The land use map shows that the area is largely made up of medium-density residential units with an abundance of park space to the north (Gwynns Falls/Leakin Park). There are also a number of institutional uses such as schools and churches, commercial uses as shown in red and the New Cathedral Cemetery which makes up a large part of the Allendale community.

*The most recent US Census information is from 2000. Conditions may have changed. This information is intended as a background.*

## Edmondson Village

According to 2000 US Census, the neighborhood of Edmondson Village is home to **7,090** residents of which:

- 3,130 are Male at 44.1%
- 3,960 are Female at 55.9%
- 6,995 are Black/African American at 98.7% compared to 64.3 % Citywide
- Median Age: 35.1 (35 for Baltimore City)

### Housing Statistics:

Total: 2,625

Occupied: 2,415

Owner Occupied: 1,650

Vacant: 210 or 8% (14.1% for Baltimore City)

Current Vacants: 71± (Based on 2007 Baltimore City Housing Data\*)

Rental Units: 765

Median Home Price in 2000: \$59,800 (\$69,100 for Baltimore City)

Median Home Price in 2006: \$74,250

(Source: Live Baltimore – First American Real Estate Solutions)

### Household Income:

Median: \$32,931 (\$30,080 for Baltimore City)

### Poverty Status:

Families: 235 Individual: 1,205

### Education:

High School graduation rate is 61.2% compared to 68.4% for Baltimore City.

## Area Profile Data

## Allendale & Lower Edmondson Village

According to 2000 US Census, the neighborhood of Allendale & Lower Edmondson Village is home to **4,185** residents of which:

- 1,830 are Male at 43.7%
- 2,355 are Female at 56.3%
- 4,105 are Black/African American at 98.1% compared to 64.3 % Citywide
- Median Age: 40.4 (35 for Baltimore City)

### Housing Statistics:

Total: 1,735  
Occupied: 1,610  
Owner Occupied: 1,075  
Vacant: 125 or 8% (14.1% for Baltimore City)  
Current Vacants: 51± (Based on 2007 Baltimore City Housing Data\*)  
Rental Units: 540  
Median Home Price in 2000: \$58,400 (\$69,100 for Baltimore City)  
Median Home Price in 2006: \$73,819  
(Source: Live Baltimore – First American Real Estate Solutions)

### Household Income:

Median: \$28,812 (\$30,080 for Baltimore City)

### Poverty Status:

Families: 185 Individual: 1,060

### Education:

High School graduation rate is 58.8% compared to 68.4% for Baltimore City.

## Area Profile Data

## Saint Josephs

According to 2000 US Census, the neighborhood of Saint Josephs is home to **2,270** residents of which:

- 1,055 are Male at 46.5%
- 1,215 are Female at 53.5%
- 2,195 are Black/African American at 96.7% compared to 64.3 % Citywide
- Median Age: 35 (35 for Baltimore City)

### Housing Statistics:

Total: 875

Occupied: 800

Owner Occupied: 605

Vacant: 75 or 8% (14.1% for Baltimore City)

Current Vacants: 34+ (Based on 2007 Baltimore City Housing Data\*)

Rental Units: 200

Median Home Price in 2000: \$56,300 (\$69,100 for Baltimore City)

Median Home Price in 2006: \$83,500

(Source: Live Baltimore – First American Real Estate Solutions)

### Household Income:

Median: \$33,203 (\$30,080 for Baltimore City)

### Poverty Status:

Families: 100 Individual: 410

### Education:

High School graduation rate is 65.7% compared to 68.4% for Baltimore City.

## Area Profile Data

## Rognel Heights

According to the 2000 Census, the neighborhood of Rognel Heights is home to **2,155** residents of which:

- 975 are Male at 45.2%
- 1,180 are Female at 54.8%
- 2,095 are Black/African American at 97.2% compared to 64.3 % Citywide
- Median Age: 34.9 (35 for Baltimore City)

### Housing Statistics:

Total: 820

Occupied: 780

Owner Occupied: 610

Vacant: 35 or 4.3% (14.1% for Baltimore City)

Current Vacants: 6± (Based on 2007 Baltimore City Housing Data\*)

Rental Units: 170

Median Home Price in 2000: \$66,300 (\$69,100 for Baltimore City)

Median Home Price in 2006: \$118,300

(Source: Live Baltimore – First American Real Estate Solutions)

### Household Income:

Median: \$35,682 (\$30,080 for Baltimore City)

### Poverty Status:

Families: 50 Individual: 245

### Education:

High School graduation rate is 69.6% compared to 68.4% for Baltimore City.

## Area Profile Data

## 2.3 Area Assets



The EVAMP plan area has tremendous assets. The area is conveniently located on the Route 40, Edmondson Avenue corridor where you will find a number of churches, a shopping center and a public library. This major street provides bus service and good vehicular access to downtown and the Social Security complex in Woodlawn, a major regional job center.

The area is served by the following public schools and there are also numerous daycares and religious based schools nearby.

- #204 Mary Rodman Elementary School, 3510 W. Mulberry Street
- #73 Sarah Roach Elementary School, 3434 Old Frederick Road
- #88 Lyndhurst Elementary School, 621 Wildwood Parkway
- #89 Rognel Heights Elementary-Middle School, 4300 Sidehill Road
- #400 Edmondson Westside High School, 501 Athol Avenue

The Edmondson Village Library is centrally located on Edmondson Avenue, adjacent to the Shopping Center. This facility is scheduled for total renovation and upgrades starting in November 2007.

The area is bound on the north by one of the largest forested urban parks in the nation, Gwynn's Falls Leakin Park. The park's attractions include ball fields (such as the Leon Day field), the Gywnn's Falls Trail system, and the Carrie Murray Nature Center.

**The community groups at the initial workshop identified the following as neighborhood assets:**

Edmondson Village	Allendale	Lower Edmondson Village	Rognel Heights	Saint Josephs
<ul style="list-style-type: none"> <li>• Clean alleys (3700 Harlem Avenue)</li> <li>• Residents collective effort in keeping the streets clean</li> <li>• Bulk trash pick-up &amp; roll-off dumpsters once a month</li> <li>• Area is centrally located on the #23 bus route</li> <li>• Selection of single family homes</li> <li>• Landscape around recreation center</li> <li>• Housing west of Park sells for more</li> <li>• Nice basements</li> <li>• Strong community groups</li> <li>• Leakin Park (Rec. centers, trails, &amp; ball fields)</li> <li>• Trees along Wildwood Parkway</li> <li>• Close proximity to schools</li> <li>• Churches in the neighborhood</li> <li>• Edmondson-Westside Skill Center</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility to downtown and beltway</li> <li>• Homes are well constructed and well kept</li> <li>• Beautiful blocks (200 block of Denison &amp; 700/900 block of Allendale)</li> <li>• Close to shopping (Edmondson Village Shopping Center, Security Square &amp; Westview Malls)</li> <li>• Family / friendly welcoming people</li> <li>• Supportive neighbors</li> <li>• Talented residents (Artists, decorators, musicians, contractors, &amp; landscapers)</li> <li>• Rich history of area (Native American history, Daisy Field, historical Leakin Park)</li> <li>• Close to airport</li> </ul>	<ul style="list-style-type: none"> <li>• Social service &amp; juvenile department in area</li> <li>• Surrounding parks, churches, &amp; schools</li> <li>• Close to hospital (St. Agnes)</li> <li>• Close to highways (I-95, 695, &amp; I-70)</li> <li>• Playground in community</li> <li>• Mixed income community</li> <li>• Close to bus routes, police department, &amp; funeral home</li> <li>• Close to hospitals &amp; schools (Bon Secours &amp; St. Agnes)</li> </ul>	<ul style="list-style-type: none"> <li>• Close proximity to park</li> <li>• Close to downtown</li> <li>• Close to Edmondson Village shopping center</li> <li>• Close to major roads, bus routes, &amp; schools</li> <li>• Buffered by good neighborhoods</li> <li>• Good homeowners</li> <li>• Small one way streets</li> <li>• Hawkins Assisted Care</li> <li>• Elevation (no flooding)</li> <li>• Library, fire station, public investments</li> <li>• Neighborhood churches</li> <li>• Good housing</li> </ul>	<ul style="list-style-type: none"> <li>• Convenient to public transportation</li> <li>• Community leaders promote homeownership</li> <li>• Community active in Southwest sanitation task force</li> </ul>

## 2.4 Community Issues

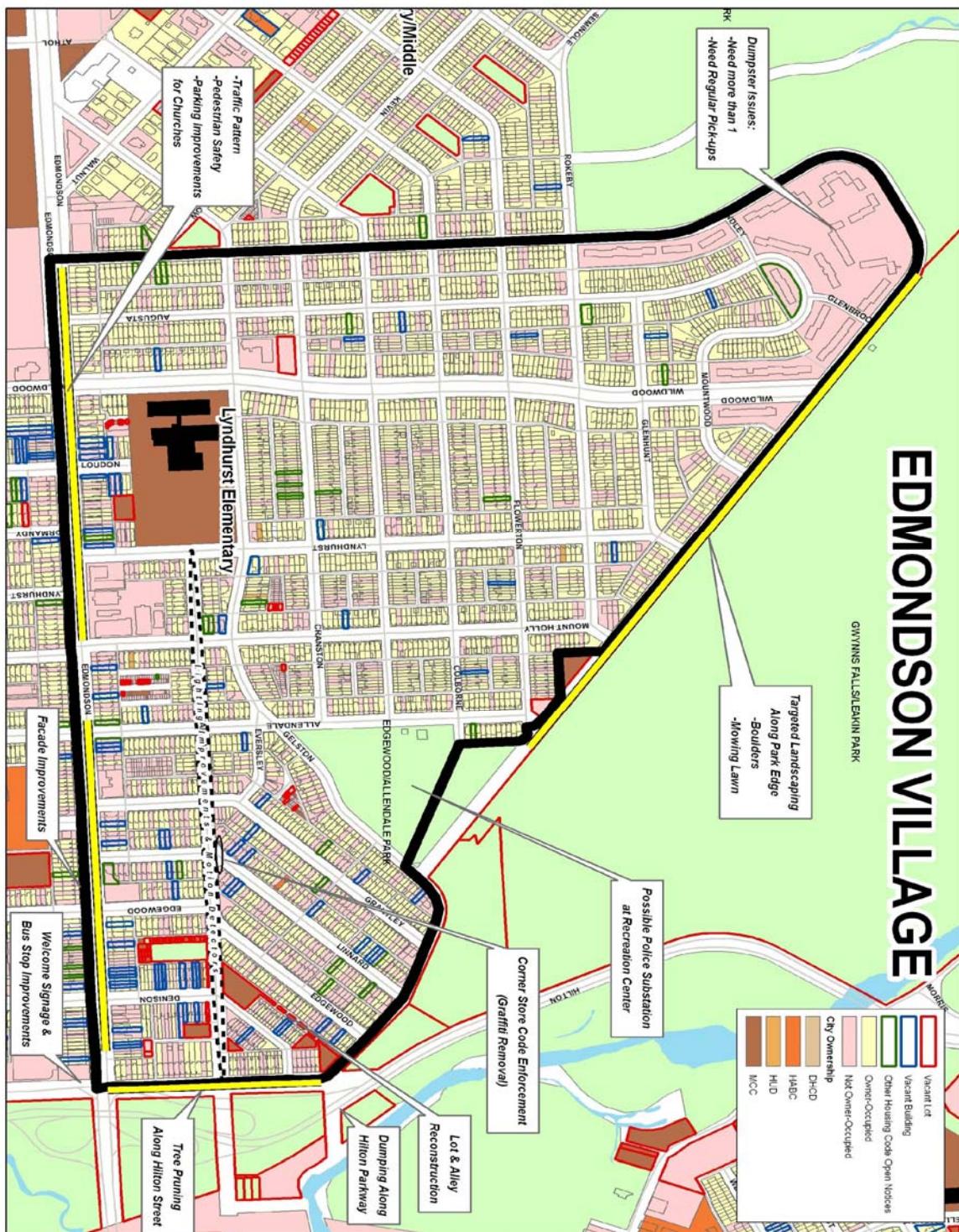
This community has many strengths; it also has a number of challenges.

Through the initial planning meeting, the residents of the community identified a number of issues and challenges in each neighborhood. The following table is a compilation of comments from the community.

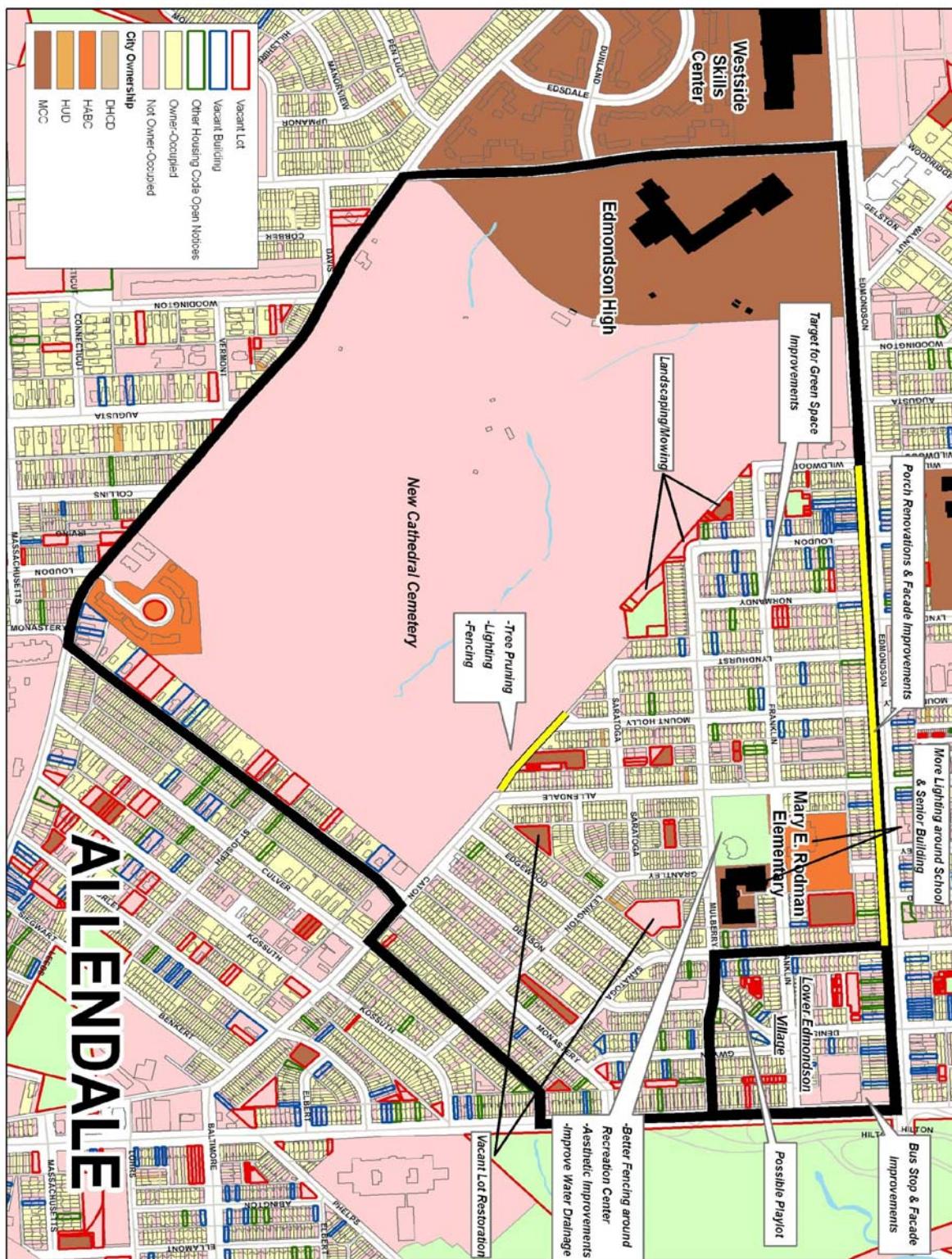
Edmondson Village	Allendale	Lower Edmondson Village	Rognel Heights	Saint Josephs
<ul style="list-style-type: none"> <li>• Unwanted solicitations for home buying</li> <li>• Undesirable conversions of houses into apartments</li> <li>• Drugs and trash related to activity at apartment complex</li> <li>• Illegal dumping along Hilton Parkway</li> <li>• Vacant and blighted garage structures</li> <li>• Pot holes</li> <li>• Need for sidewalk improvements</li> <li>• 900 block of Allendale needs a new alley</li> <li>• Community does not know who is buying houses</li> <li>• Lack of rules and regulations for people buying houses</li> </ul>	<ul style="list-style-type: none"> <li>• Problems with vandalism and lighting on Linnard Street</li> <li>• Vacant housing, especially on the 300 and 600 block of Edgewood</li> <li>• Rodents and stray animals</li> <li>• Lack of dumpsters</li> <li>• Dumping of trash</li> <li>• Truancy</li> <li>• Problems related to commercial activities (Drinking in public, trash, crime)</li> <li>• Stores don't sell merchandise desired by residents</li> <li>• Police don't stop when they are called (only drive through)</li> <li>• Drug activity</li> <li>• Instability in homeownership</li> <li>• Prostitution (Caton, Edmondson, Allendale)</li> <li>• Dirt bikes</li> <li>• Speeding cars through neighborhoods</li> <li>• Disrespectful kids</li> <li>• Unpaved alleys (200 block of Denison Street)</li> <li>• Robberies</li> <li>• Inadequate maintenance of recreation and park areas</li> </ul>	<ul style="list-style-type: none"> <li>• Open drug market</li> <li>• Useless corner stores</li> <li>• Vacant houses</li> <li>• Loitering</li> <li>• Response time of police is inadequate</li> <li>• Neighborhood gangs</li> <li>• Dumping of trash</li> <li>• Vacant lots</li> <li>• Unattractive signage</li> <li>• Inadequate and unattractive lighting</li> <li>• Walk ability decreased because of the lighting</li> <li>• Lack of jobs available to residents</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic concerns, such as a need for more 4-way stop signs</li> <li>• Street paving in poor condition</li> <li>• Seniors lack resources to make façade repairs</li> <li>• Need for stronger code enforcement for trash and litter regulations</li> <li>• Crime (drugs)</li> <li>• Seminole Avenue</li> <li>• Wildwood Gardens</li> <li>• Speeding automobiles</li> <li>• Need of more and improved playgrounds</li> <li>• Not enough recreation centers</li> </ul>	<ul style="list-style-type: none"> <li>• Housing on Kossuth &amp; Morley Street needs improvement</li> <li>• Commercial businesses such as the Hilton Market &amp; carry-outs are not high quality</li> <li>• Both residential and commercial areas have poor building conditions</li> <li>• There is no plan for the Benkert lot</li> <li>• Absentee property owners</li> </ul>

In sum, the concerns of the five areas within the community are very similar. The chief concerns are: housing and property conditions; low quality retail; drug related criminal activity; maintenance of parks and open spaces; and, low quality streets and alleys. The following maps reflect a number of these conditions and help shape a number of area recommendations.

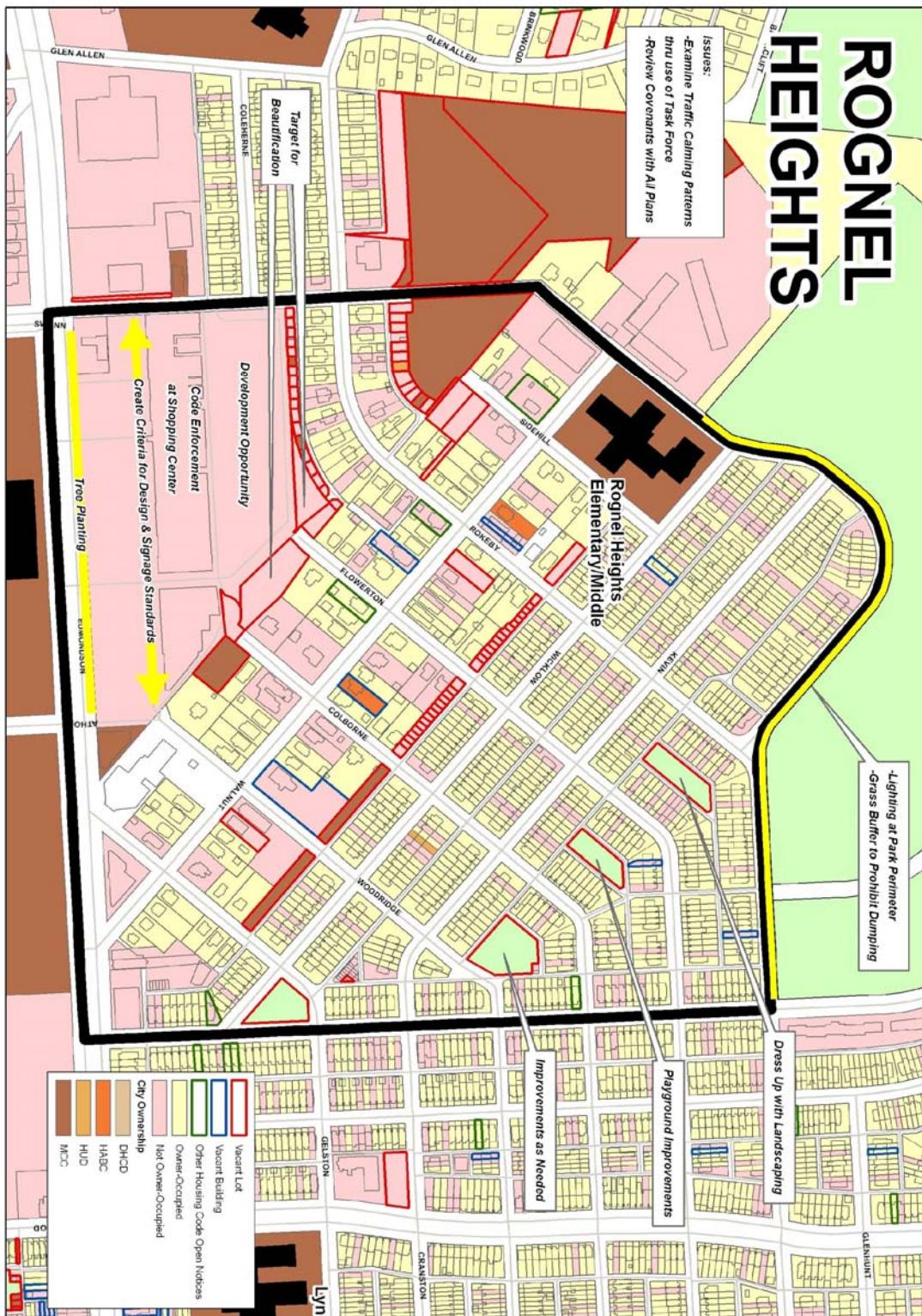
### Map of Edmondson Village Community Assessment



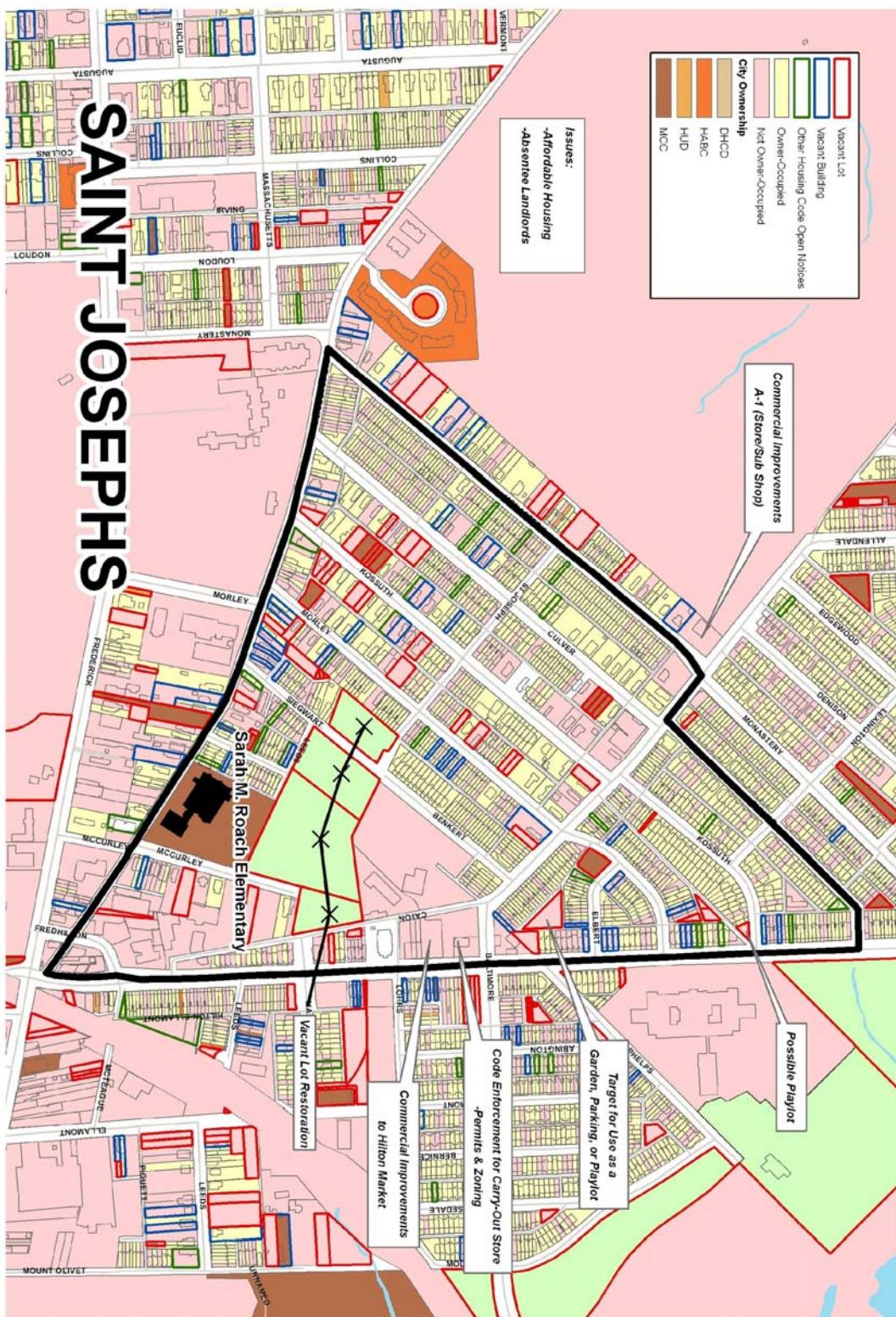
### Map of Allendale Community Assessment



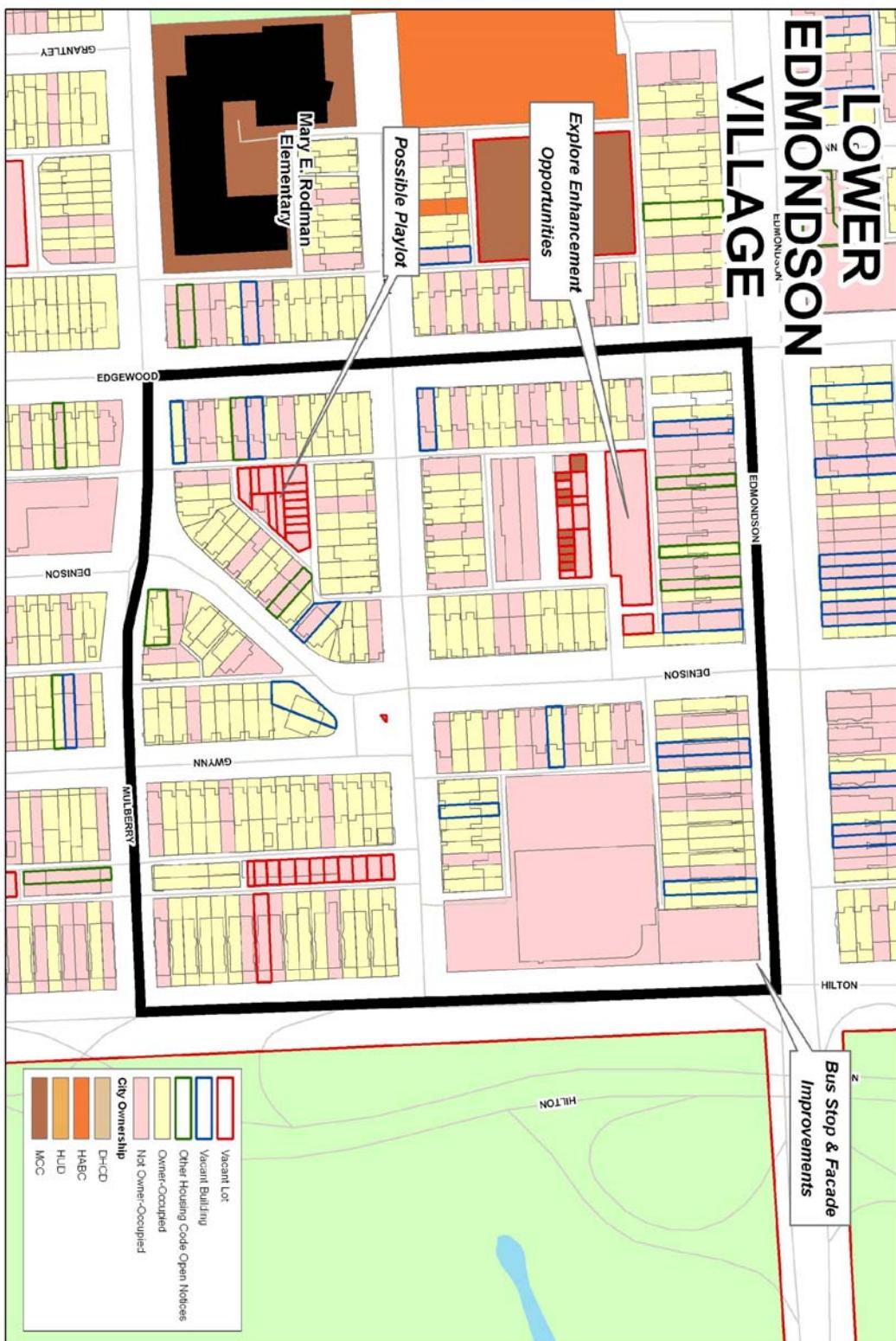
### Map of Rognel Heights Community Assessment



### Map of Saint Josephs Community Assessment



**Map of Lower Edmondson Village Community Assessment**



## 3 ENHANCING THE PHYSICAL ENVIRONMENT

### 3.1 Introduction

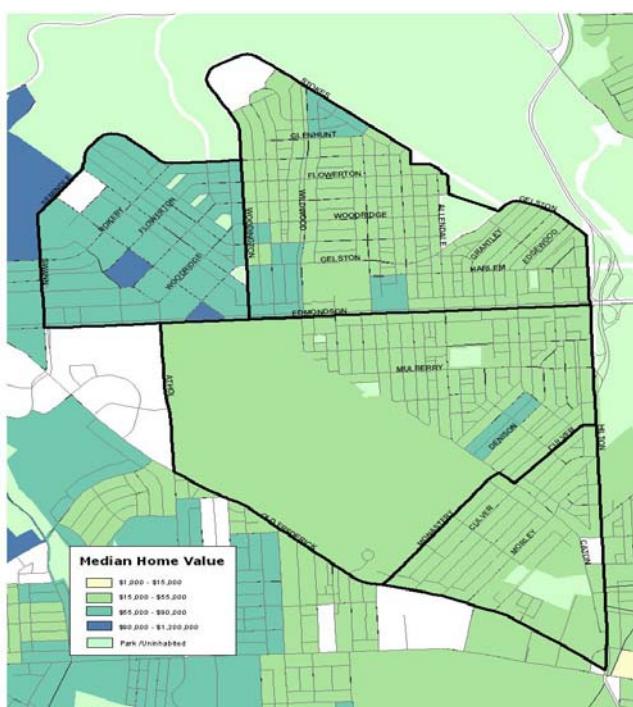
The neighborhoods that make up the Edmondson Village Area Master Plan area have both many assets and challenges. The assets, in this case, became the foundation for reinvesting and re-establishing the neighborhood fabrics of Edmondson Village, Allendale, Saint Josephs, and Rognel Heights. Moreover, while an asset such as strong homeownership in certain areas for example will help stabilize an area, targeting many of the visual challenges within each area led to the establishment of several guiding principles.

Guiding Principles:

- Rehabilitation and/or improvements to vacant homes and lots.
- Reinvest in poorly maintained houses and property.
- Improve the quality of commercial business and corner stores.
- Enhance and improve open space along the edge of Gwynns Falls Leakin Park and other green space areas.
- Improve traffic patterns, pedestrian safety, lighting, and signage.
- Enhance streetscapes along major corridors.

More importantly, as this plan conforms to the City's Comprehensive Master Plan, **LIVE, EARN, PLAY, LEARN**, the EVAMP recommendations are organized by these categories. Occasionally a topic of concern overlaps into two categories and that is noted.

### 3.2 LIVE – Housing



The EVAMP area features a housing stock that is largely comprised of attached, single family homes. The Rognel Heights and Saint Josephs communities do however feature a variety of detached houses. There are also numerous garden-style apartments in Edmondson Village and Rognel Heights and a high-rise senior building (The Allendale) in Allendale. Generally the home values are in the \$55,000 to \$90,000 range.

In many parts of the community, however, housing conditions have

begun to deteriorate. The problems range from poor property maintenance to vacant and abandoned property. Many rowhouse blocks have houses in fair-to-good condition, with an occasional vacant or problem property. In some cases, there are property maintenance needs that are straining some homeowners' ability to care for their houses. On these blocks, targeted code enforcement and marketing of homeownership improvement and incentive programs is a strategy to help strengthen the housing market.

Another strategy to help strengthen portions of the community where the housing market is strong but undervalued is to have Healthy Neighborhoods designation. Through Healthy Neighborhoods programs and services, it is anticipated that the EVAMP neighborhoods will increase home values, create higher standards for property improvement, market their communities, and forge connections among neighbors. This type of program does, however, require a community organizer(s) who will help provide outreach, organizing, and marketing at the neighborhood level to: 1) encourage home improvements and exterior upgrades by current residents; 2) attract new buyers willing to invest in standard setting renovations; 3) market these changes to current and potential owners to stimulate additional investment; and 4) expand

neighborhood pride and neighborliness In more challenging areas with higher concentrations of vacant properties such as the 3300 – 4100 blocks of Edmondson Avenue and the 600 block of Denison Street, targeted code enforcement and possible acquisitions are needed to help alleviate the blighted conditions. This is especially important on Edmondson Avenue as it is a gateway in the City and the “front porch” of the EVAMP communities. Other concerns are vacant lots or awkward alley configurations that have poor conditions such as tall grass, weeds and dumping. To further alleviate some of these conditions, capital investments will need to be targeted as needed.

Below are examples of some problematic housing conditions:



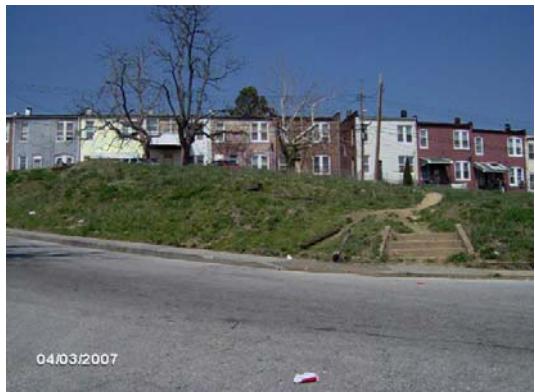
Abandoned house (rear) 700 Block Denison



Vacant units on Edmondson Ave.



04/03/2007  
Vacant units 600 Block of Denison



04/03/2007  
Vacant Parcel (.34 acres) 700 Denison

Overall, while the communities have limited opportunities for large-scale new construction, there are a few exceptions. As shown above, a small infill development opportunity exists for a 0.375 acre site in the 700 block of Denison, and a few scattered vacant lots in the Saint Joseph's community on

Kossuth Street. The Saint Josephs community does, however, feature one larger scale development opportunity that is 6.3 acres of four contiguous lots at Siegwart and Caton Avenues behind Sarah M. Roach Elementary School. These parcels are currently owned by the Department of Recreation and Parks, though they have never been used as a park. The land is not suited for park purposes and has become overgrown with weeds. The property will be transferred to the Department of Housing and Community Development and development options will be further explored with the community. When this process is complete, the site can then be offered for development. A number of development options could be considered for the site, including the possibility of senior housing.

The image below on the right depicts a conceptual rendering of what this site could offer. A senior housing building is featured as the “L” shaped structure along with seven, 4-unit townhouses and an adjoining play area.



Vacant lots in Saint Josephs



Conceptual development with housing

This rendering was also presented to the community and many voiced concerns about parking, traffic patterns, property values and the need to encourage more of a recreational setting. Nonetheless, as plans move forward for this site, the community wants to play an active role and be involved in any future development.



Example of need for infill housing in Saint Josephs (100 block Kossuth St.)



Examples of rear yard vacant lot parcels in Allendale

More importantly, the Southwest region of Baltimore City is projected to be a priority development area based on the Department of Defense's Base Realignment and Closure (BRAC) process. Currently, the projected household impact for Baltimore City is at least 2,500 new households over the next 15 years. The Southwest area of Baltimore City, just 30 minutes from Fort Meade, is sure to capture a significant share of BRAC related growth and will need to maximize the opportunity that BRAC presents through an effective marketing campaign that focuses on housing.

## Transportation

Throughout the EVAMP area there is also a need to address a number of transportation related issues. Edmondson Avenue - considered a gateway into the larger community - is in need of pedestrian-friendly crosswalks and synchronized traffic signals. This street is currently scheduled for median enhancements in 2007. Community streets also need to be examined to address traffic calming issues, traffic patterns, parking and safe routes to schools. As part of the Mayor's Traffic Calming Task Force, the City's Department of Transportation has committed to conducting a neighborhood traffic calming study/plan. In addition, ongoing street maintenance is another area of concern for the residents and several streets have been identified to be included in the City's resurfacing program. (See below)



Edmondson Avenue gateway median traveling west



Example of potential gateway median improvement

The following streets are schedule to be resurfaced for the summer of 2007:

- 1) 500 block of Swann Avenue
- 2) 1000-1100 block of Lyndhurst Street
- 3) 000-100 block of N. Kossuth Street
- 4) 900-1000 block of Kevin Road
- 5) Denison Street between Edgewood & Mulberry
- 6) Mountwood between Stokes & Lindley

## Red Line Transit Study

This area is also part of a 10.5 mile east-west Red Line transit study that offers plans to connect the Woodlawn area of Baltimore County to the Canton area in Baltimore City. The study proposes alignment options along the Edmondson Avenue, Route 40 corridor and Franklin Street, as shown in the map below. Alternative mode choices being considered for the study include Light Rail Transit, Bus Rapid Transit, and Enhanced Bus Service. There is also a “no build” option as part of the study. The map below indicates potential station locations just east of the Baltimore City line at the Edmondson Village Shopping Center and at the intersection of Edmondson Avenue and Allendale Street.

While the proposed Red Line seeks to enhance mobility and connectivity to existing transit service, the planning efforts along the Edmondson Avenue corridor have been met with some opposition within the community. Many in the community have raised concerns about traffic congestion, surface alignment options, right-of-way issues, and the overall impact on the Edmondson Village area.

Planning for the Red Line continues, and the City is optimistic that a design solution can be found to address the community's concerns.



## Public Safety and Sanitation

Throughout the entire planning area, residents have and continue to report various types of illegal activity that include drug sales that occur in public places, vandalism, gang related activity, illegal dirt bikes and speeding cars. To combat these problems residents are encouraged to report these crimes whenever they occur and are encouraged to attend community meetings where police officers are often present to hear their complaints or to share crime prevention information. The EVAMP area is served by the Southwest District Police Station located at 424 Font Hill Avenue.

Moreover, as this plan shares the same strategy's that are described in the City's Comprehensive Master Plan, the implementation of Crime Prevention Through Environmental Design (CPTED) is also important. This strategy is based on the premise that "*The proper design and effective use of the built environment can lead to a reduction in the fear of crime and incidence of crime, and to an improvement in quality of life.*" This translates into reducing crime by creating safer public spaces through design standards by improving lighting conditions, pedestrian areas, traffic patterns, creating defensible space, and allowing for natural surveillance. Each neighborhood within this plan offers some of these challenges and collectively become an important aspect of ongoing revitalizing efforts.

The EVAMP area is also faced with a number of sanitation issues as noted in the Community Challenges table of this plan. Residents are encouraged to attend the monthly Southwest Sanitation Task Force meetings at Edmondson High School to address many of their neighborhood sanitation issues and learn about ways to resolve them. These meetings are well attended by neighborhood leaders and also are attended by police officers who share public safety information. This plan also recommends targeted landscaping and maintenance along the edges of Gwynns Falls Leakin Park and the New Cathedral Cemetery to discourage illegal dumping. To add to this problem, there are many vacant lots located throughout the planned area that become places where trash and tall grass accumulate. To combat this problem, these areas need to be developed within each community to help alleviate unsightly conditions.

## Recommendations for LIVE

1. Provide Homeownership Improvement and Homeownership Incentive programs through HCD's Office of Rehabilitation and Office of Homeownership
2. Conduct property disposition through SCOPE (Selling City Owned Property Efficiently) and Rolling Bid programs
3. Explore the Healthy Neighborhoods Initiative for strong but undervalued sections of the community
4. Targeted code enforcement on vacant and abandoned property, for blocks such as the 600 block of Denison and the 3300 - 4100 blocks of Edmondson Ave
5. Convert vacant park parcels bounded by Siegwart, Benkert, and Caton Avenues to housing development opportunities
6. Encourage community to explore Park Partnerships for maintenance and possible reuse of green space parcels near and in the rear of housing groups – See PLAY
7. Encourage the use of façade improvement grants for neighborhood stores to improve the appearance of individual signs, awnings, and structures
8. Link EVAMP to citywide pedestrian plan to target sidewalk, crosswalk, lighting, signage and signal improvements for pedestrian safety
9. Conduct neighborhood traffic assessment to explore parking, circulation and traffic calming policies and procedures
10. Conduct Edmondson Avenue median improvements from Old Orchard Rd. to Hilton Parkway
11. Examine the creation of local historic landmark designation for select sites
12. Enforce existing anti-littering, pollution, street cleaning and sanitation regulations

### 3.3 EARN – Commercial

The main area of commercial activity in the Edmondson Village Area Master Plan is the Edmonson Village Shopping Center which is located in Rognel Heights. The shopping center, built in 1947, was one of the nation's first large scale style shopping attractions complete with quality stores and a movie theatre. Over the years, however, the shopping center has had several owners and has seen the quality of stores diminish. Activity at the shopping center has been the topic of numerous discussions to include sanitation, the types of tenants, lighting, crime and overall appearance. This translates into what the community believes is unmet retail and commercial needs. Moreover, the Edmondson Village Shopping Center should be examined as a possible location for a sit-down restaurant, which the community has expressed interest in attracting to the area. The Edmondson Village Shopping Center in many ways represents the key to revitalizing the community's economic life and holds the potential to once again become a major Southwest Baltimore attraction.

Community leaders have also expressed the need to form an ongoing relationship with the shopping center's new owners to talk about attracting chain drug stores, high quality markets, and a post office facility. Others expressed the need to have more uniform façade improvements, better lighting, increased sanitation and security. More importantly, the voice of the community leaders and their support contributes to the social capital that the Edmondson Village Shopping Center needs to be vibrant once again.



In addition, a number of other commercial establishments throughout the EVAMP area such as corner stores and food markets are also in need of improvement. The local food markets, examples of which are shown below, have long been viewed as needing façade improvements and higher quality merchandise. These establishments should be targeted for improvements as desired by the community.



Hilton Supermarket



Corner store at Caton & Monastery Avenues

Commercial establishments, like the one below, located at the corner of Harlem and Linnard Street, have become eye sores for the community and code enforcement standards along with design guidelines need to be implemented.



Corner store at Harlem and Linnard Street

Moreover, because such stores exist in the heart of the neighborhood, they often create increased loitering in public spaces and lead to problems in the community. In this case, design standards should be implemented to increase the aesthetics of the neighborhood and create safer public spaces.

Most importantly, as noted in the City's Comprehensive Master Plan, " It is imperative that every city resident has access to and is aware of quality, fresh food and daily services", and that all residents are within 1.5 miles of quality groceries and neighborhood services.

**Recommendations for EARN:**

1. Promote partnership with owners of Edmondson Village Shopping Center to encourage new retail attractions that are desired by the community
2. Examine potential improvements to Hilton Supermarket site and surrounding businesses
3. Encourage the use of façade improvement grants for neighborhood stores to improve the appearance of individual signs, awnings, and structures such as at:
  - a. Caton & Monastery Avenues
  - b. Harlem Avenue & Linnard Street
  - c. Denison & Franklin Streets
4. Develop standard design guidelines for commercial structures, to include façade and signage requirements

### 3.4 PLAY – Parks, Open Space, and Recreation

Gwynns Falls/Leakin Park is a major community asset along the northern border of the plan area. Though it is a unique community resource, the park area along Hilton Street, Stokes Drive, and Rokeby Road has a problem with dumping. In addition there are other more visible green space areas, medians, and edges of the street that are unappealing and poorly maintained. These areas when along major streets such as Hilton Parkway or Edmondson Avenue could be opportunities for signage, landscape improvements and planting.

Example of an area where there is illegal dumping



The image below depicts the same park about a mile west in the Hunting Ridge community with more desirable treatments along the parks edge.



As noted in the LIVE section of this plan, the Saint Josephs community also has several open space parcels located off of the intersection of Siegwart and Caton Avenues that currently belong to the Department of Recreation and Parks that favor development. The Department of Housing and Community Development has indicated that a land disposition agreement will be undertaken with the Department of Recreation and Parks to convert these parcels to for sale lots for future housing. (See LIVE section for more detail.)

There are also other open space area suggestions as noted previously to include, making improvements to vacant parcels in the rear of housing groups in Allendale and Lower Edmondson Village, and green space parcels in Rognel Heights.

### Recreation

Within the EVAMP area there are a variety of recreational assets. The Edmondson Village community is home to the new Edgewood/Lyndhurst Recreation Center and features a game room, computer lab, meeting space, an outdoor basketball court and a large open field for other sports. This facility is also scheduled to get a gym addition next year. The Allendale and Lower Edmondson Village community is home to the Mary Rodman Recreation Center and features a game room, weight room, meeting space, and an athletic field. Edmondson High School is also an asset to the community in that it has a track and field site that many of the area residents use for exercise and recreation. Aquatic recreational activities in the immediate EVAMP area are however nonexistent and should be examined for this area.

These recreation centers and sites also provide an opportunity for residents to participate in a variety of activities. During mid-day school hours, the centers are often used by older adults for various activities and later become active with children playing games, sports, reading books, and doing homework. These centers are truly assets to the community and area residents should continue to seek the recreational and programmatic activities that these centers can provide.

Playgrounds in the community are located at:

- Rognel Heights Elementary-Middle School
- Sarah Roach Elementary School

- Harlem Denison Park
- Gwynns Falls Leakin Park at Edgewood/Lyndhurst Recreation Center
- Gwynns Falls Leakin Park at Stokes Drive
- Gwynns Falls Leakin Park at Seminole Avenue
- Flowerton Park

Basketball Courts and Ball Fields in the Community are located at:

- Gwynns Falls/Leakin Park at Lyndhurst
- Gwynns Falls/Leakin Park at Stokes Drive
- Gwynns Falls/Leakin Park at Seminole Avenue
- Gwynns Falls/Leakin Park at Daisey Field
- Kevin & Woodridge Streets
- Mary Rodman Recreation Center

## **Recommendations for PLAY**

1. Prune trees and shrubs at park edges and along Hilton Street and Edmondson Avenue
2. Explore Park Partnerships with community for improved “gateway” landscaping projects for medians and Gwynns Falls/Leakin Park
3. Continue to upgrade existing park and recreation facilities to support recreational programming and youth athletics
4. Encourage residents to form Park Partnerships to support programming in recreation centers, and to help keep park areas and open space areas clean and well maintained
5. Explore opportunities for more senior recreation programs
6. Improve lighting conditions at Edmondson High School and athletic fields
7. Explore improvements to Edmondson High School pool and study possibility of making it available for community use
8. Explore feasibility of an aquatics center

### 3.5 LEARN – Schools and Libraries

The Baltimore City Public School System began a comprehensive facilities master plan process in September 2005. It was adopted by the Board of School Commissioners in spring 2006. It is a ten year plan that will be refined each year with revisions and updates approved by the Board annually. One of the goals of the plan is to better align school facilities, with modern educational programs and a declining enrollment. The first three years of the ten year plan calls for a reduction in school square footage city-wide by 15%. One of the plan recommendations is to increase the number of Pk-8 schools and reduce the number of large middle schools. This will provide the smaller learning environment longer for children and reduce the travel distance for middle schoolers. Upon full implementation, all the EVAMP area elementary schools are to become Pk-8 but some of the buildings may need additions that will take a few years to construct.

The EVAMP area is served by the following public schools:

- #204 Mary Rodman – Pk-5, adds sixth grade in 2008, full Pk-8 requires an addition
- #73 Sarah Roach – Pk-5 begins conversion to Pk-8 in 2008
- #88 Lyndhurst – Pk-5 begins conversion to Pk-8 in 2008
- #89 Rognel Heights – remains Pk-8
- #400 Edmondson Westside High School

The physical condition of these area schools is also important. This plan recommends improving building conditions, especially windows, doors, and roofs, and constructing additions where needed to accommodate conversions from elementary to Pk-8.

At several planning meetings, residents expressed interest in the use of select schools for a variety of uses with the idea being that certain schools be considered as community schools.

**Community Schools** are schools where the community and the school jointly provide - before, during and after the school day - a range of educational and developmental services and opportunities for students, their families and the broader community. Services can include but are not limited to:

- Academic enhancement for both students and community residents, including arts, technology, service learning and community based curriculum;
- Stimulating youth development activities, including recreational, character and cultural enrichment;
- Health and social services for students, students' families and community residents; and
- Other family support, adult education, community service (volunteer) and employment development opportunities.

*Many Baltimore City schools already incorporate some of these services, yet none are large in scale, and few incorporate comprehensive, collaboratively operated services.*

Some of the uses specifically discussed in the EVAMP area have included recreational and enhancement activities for children and adult literacy/educational programs.

In addition, EVAMP area residents have expressed interest in more vocational programs for adults and aquatic services. To meet the needs of the community, the Edmondson Village area should have at least one community school. Currently the Rognel Heights Elementary-Middle School is proceeding with becoming a community school. Any additional community school locations should be based on proximity to residents, facility conditions and overall community needs.

The operation of a community school, however, also requires additional costs. Efforts are currently underway to explore funding mechanisms through a range of partners and community-based organizations to manage such activities throughout the entire city.

In addition to the schools in the area, the Edmondson Village Library is also an asset to the community and has been selected to undergo major improvements in the fall of 2007. Planned renovations include expanded meeting space on the lower level, a new floor plan for the main level, new administrative space, and ADA improvements.

## **Recommendations for LEARN**

1. Implement Safe Routes to Schools program for kids who attend Lyndhurst, Mary Rodman, Sarah Roach, Rognel Heights, and Edmondson Westside High School
2. Improve the physical condition of school buildings
  - a. Windows & doors
  - b. Roofs
  - c. HV/AC
3. Continue renovations at Edmondson Avenue Library
  - a. Expanded meeting space
  - b. Computer facilities
  - c. ADA modifications
4. Examine the need for more adult literacy/educational programs and vocational training at area institutions
5. Promote Community Schools for the area to include increased services for children and adult literacy/educational programs

### **3.6 Edmondson Village Historic Resources Survey**

#### **Districts:**

Most of the Edmondson Village neighborhood meets the Commission for Historical and Architectural Preservation (CHAP) standards for local historic district designation. Historic designation provides design review to help guide changes within the neighborhood. This design review regulates all exterior changes within a local historic district, ensuring that the historic character of a neighborhood is preserved. In addition, historic properties within a local district are eligible for local and state historic preservation tax credits for rehabilitation of historic properties.

Neighborhood Associations are encouraged to contact the historic and architectural preservation division of the Department of Planning to learn more about the local historic district designation process.

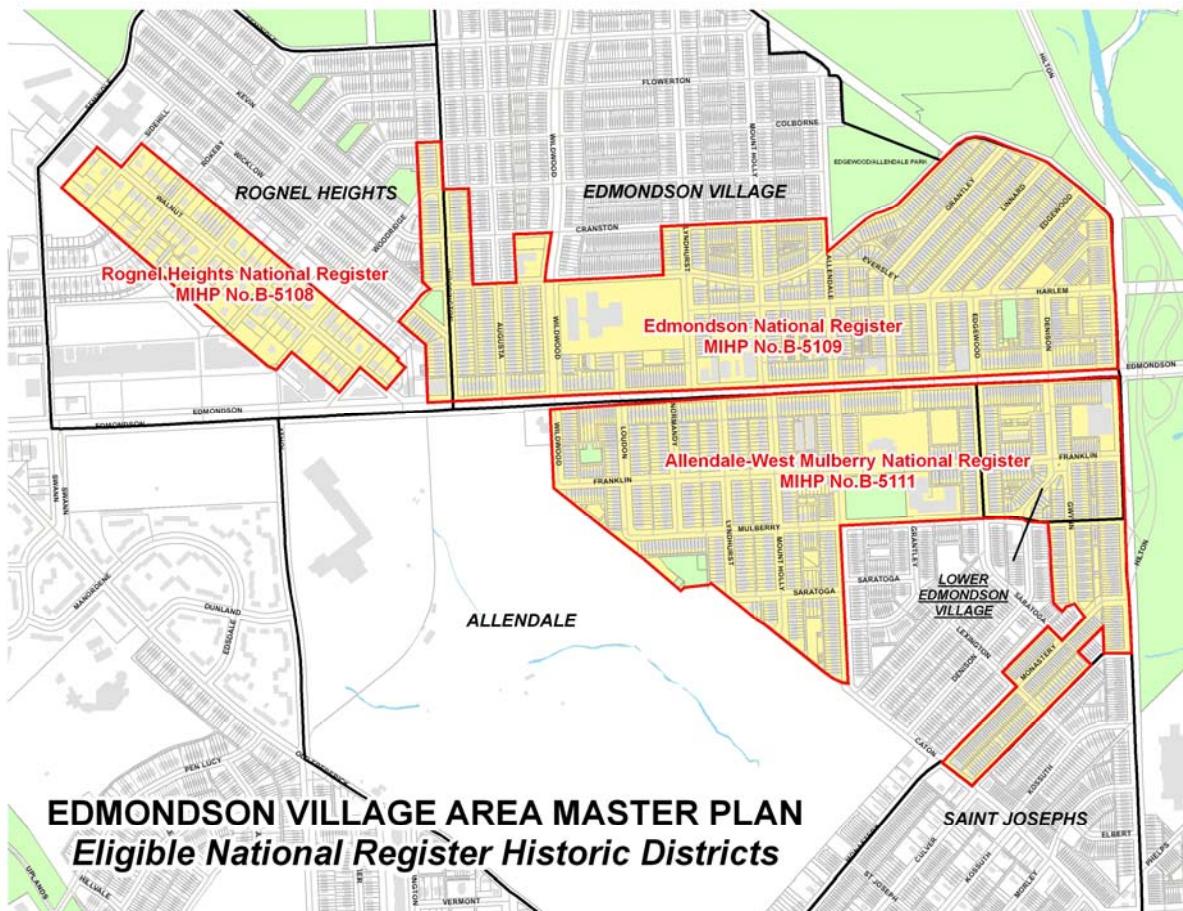
Three large areas within the Edmondson Village neighborhood are eligible for national register historic district designation (see map). The creation of national register districts will make historic properties eligible for local, state and federal historic preservation tax credits for rehabilitation. CHAP staff may help in the coordination of a national register nomination.

#### **Landmarks:**

Baltimore City landmarks are properties that have contributed to the history and development of Baltimore. CHAP staff has determined that the following structures are eligible for listing on the Baltimore City landmark list.

- Governor Schaefer's House 620 N. Edgewood Street
- Wildwood Parkway United Methodist Church and Education building at 700 Wildwood Parkway
- Lyndhurst Elementary School, 621 Wildwood Parkway
- Vaughn S. Greene Funeral Home, 4104 Edmondson Avenue
- Pratt Library, 4330 Edmondson Avenue
- New Cathedral Cemetery, 4300 Old Fredrick Rd
- Mt. Olive Holy Evangelistic Church, 3816 Edmondson Avenue
- St. Bernadine's Catholic Church, 3800 Edmondson Avenue

- Christ Edmondson United Methodist Church, 3600 Edmondson Avenue
- Olivet Baptist Church, 3500 Edmondson Avenue (Old Movie Theatre)
- Edmondson Village Shopping Center, 4400 Edmondson Avenue



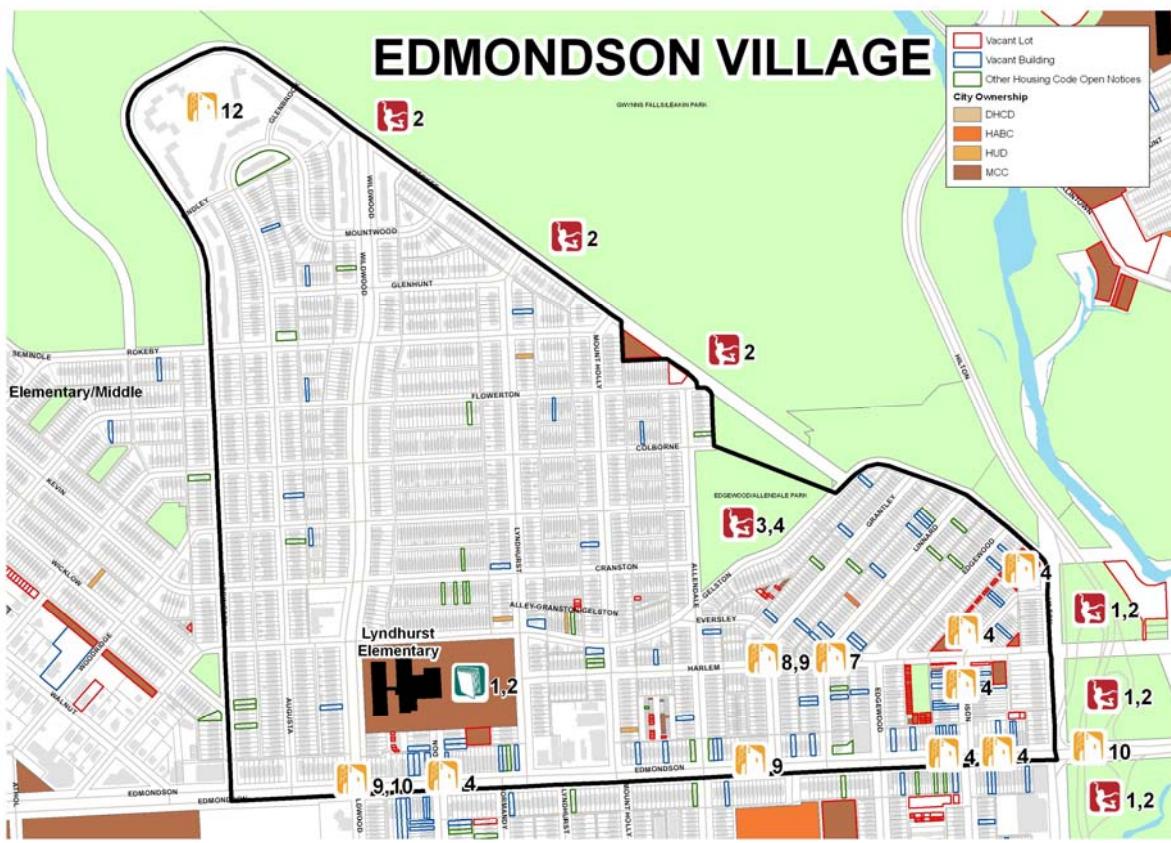
## 4 IMPLEMENTATION CHART AND MAPS

	Strategy Recommendations	Partners	Responsible Agency or Organization	Timeline
	LIVE			
1	Provide Homeownership Improvement and Homeownership Incentive Programs	Healthy Neighborhoods Initiative, NHS	HCD's Offices of Rehabilitation and Homeownership	Ongoing
2	Conduct property disposition through SCOPE (Selling City Owned Property Efficiently) and Rolling Bid Programs	NHS	HCD	Ongoing
3	Explore the Healthy Neighborhood Initiative for strong but undervalued sections of the community	HCD, DOP	Community Groups, Area Institutions	3-6 Months
4	Targeted code enforcement on vacant and abandoned property		HCD	12-18 Months
5	Convert vacant park parcels at Siegwart and Caton Avenues to housing development opportunities	Community Groups, NHS	HCD, Rec& Parks, DOP	12-18 Months
6	Encourage community to explore Options and Park Partnerships for maintenance and possible reuse of green space parcels near and in the rear of housing groups—See PLAY	Community Groups, NHS	HCD, Rec& Parks, DOP	Ongoing
7	Encourage the use of façade improvement grants for neighborhood stores to improve the appearance of individual signs, awnings, and structures—See EARN	Community Groups	BDC, DOP	12-18 Months
8	Link EVAMP to citywide pedestrian plan to target sidewalk, crosswalk, lighting, signage and signal improvements for pedestrian safety		DOT, DOP	12-18 Months
9	Conduct neighborhood traffic assessment to explore parking, circulation and traffic calming policies and procedures		DOT, DOP	1 Year
10	Construct Edmondson Avenue median improvement from Old Orchard Rd. to Hilton Parkway		DOT	6 Months
11	Examine the creation of local historic landmark designation for select sites	Area Institutions	CHAP, DOP	1 Year
12	Enforce anti-littering, pollution, street cleaning and sanitation	Community Groups, NHS	DPW, HCD,	Ongoing

	<b>Strategy Recommendations</b>	<b>Partners</b>	<b>Responsible Agency or Organization</b>	<b>Timeline</b>
	<b>EARN</b>			
1	Promote partnership with owners of Edmondson Village Shopping Center to encourage new retail attractions that are desired by the community	Community Groups	BDC, DOP, DHCD, Health	Ongoing
2	Examine potential improvements to Hilton Supermarket and surrounding businesses	Community Groups	BDC, DOP, DHCD, Health	12-18 Months
3	Encourage the use of façade improvement grants for neighborhood stores to improve the appearance of individual signs, awnings, and structures	Community Groups	BDC, DOP	12-18 Months
4	Develop standard design guidelines for commercial structures, to include façade and signage requirements	Community Groups	BDC, DOP	Ongoing
	<b>PLAY</b>			
1	Prune trees and shrubs at park edges along Hilton Street and Edmondson Avenue		Rec & Parks, DOT, DPW	Ongoing
2	Explore Park Partnerships with community for improved "gateway" landscaping projects for medians and Gwynns Falls/Leakin Park	Community Groups, NHS	Rec & Parks, DOT, DPW	1-3 years
3	Continue to upgrade existing park and recreation facilities to support recreational programming and youth athletics	Community Groups	Rec & Parks, DOP	Ongoing
4	Encourage residents to form Park Partnerships to support programming in recreation centers and to help keep park areas and open space areas clean and well maintained	Community Groups	Rec & Parks	1-3 years
5	Explore opportunities for more senior recreation programs	Community Groups	Rec & Parks, CARE	Ongoing
6	Improve lighting conditions at Edmondson High School and athletic field	Community Groups, DOP	BCPSS	1-3 years
7	Explore improvements to Edmondson High School pool and making it accessible for community use	Community Groups, DOP	BCPSS	1-3 years
8	Explore feasibility of an aquatics center	Community Groups	Rec & Parks	1-3 years

	<b>Strategy Recommendations</b>	<b>Partners</b>	<b>Responsible Agency or Organization</b>	<b>Timeline</b>
	 <b>LEARN</b>			
1	Implement Safe Routes to Schools program for kids who attend Lyndhurst, Mary Rodman, Sarah Roach, Rognel Heights, and Edmondson Westside	Community Groups, Parent Organizations	DOT, BCPSS, DOP	12-18 months
2	Improve Building Conditions at area schools as needed with a focus on systemics		BCPSS	1-6 years
3	Continue renovations at Edmondson Avenue Library to include expanded meeting space and more computer work stations and ADA modifications		Enoch Pratt Library, DOP	12-18 Months
4	Examine the need for more adult literacy/educational programs and vocational training at area institutions	Area Institutions, Community Groups	BCPSS, MOED	12-18 Months
5	Promote Community Schools for the area to include increased services for children and adult literacy	Community Groups	BCPSS, Mayor's Office	1 year

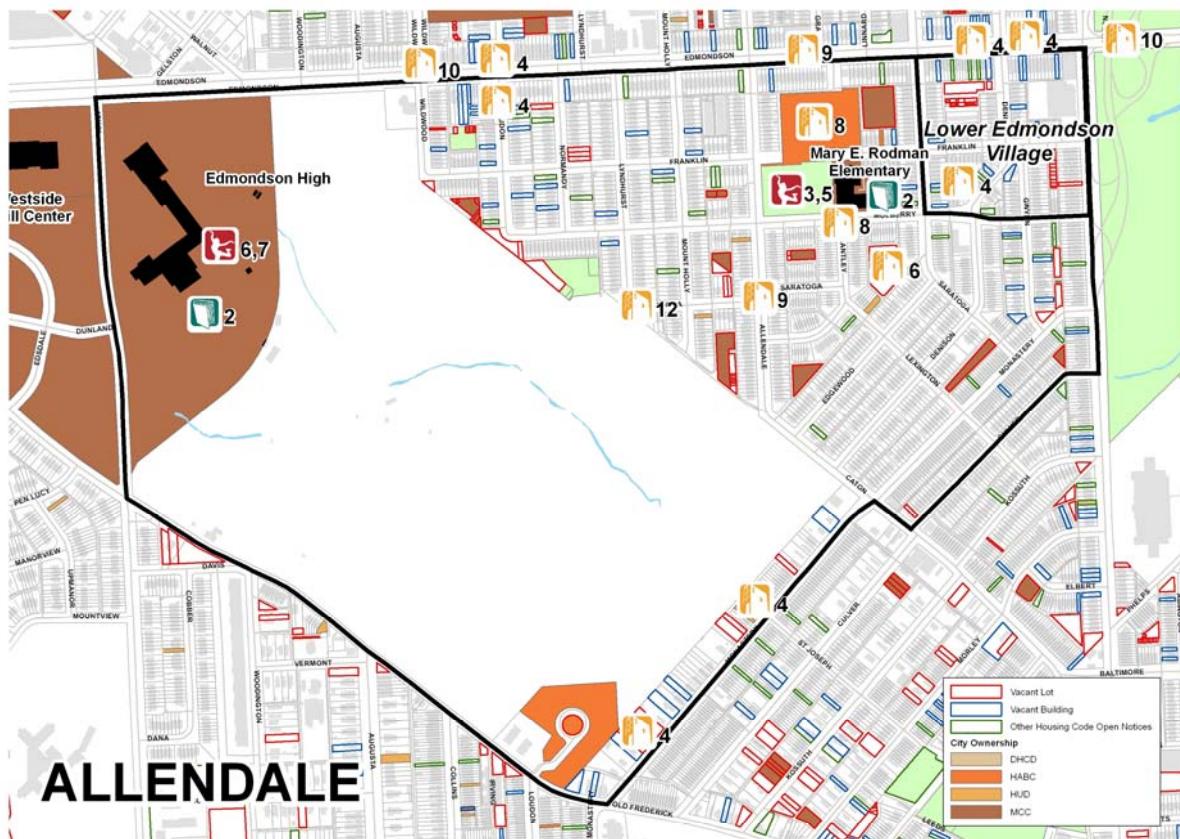
\* Please note: Key numbered items above are featured beside a **LIVE**, **EARN**, **PLAY**, **LEARN** symbol on each map.



## **Vacant Building Addresses \*March 2007:**

Edmondson Avenue- 3314, 3316, 3322, 3402, 3404, 3408, 3410, 3412, 3426  
3434, 3522, 3530, 3712, 3724, 3900, 3908, 3940, 4000,  
4003, 4004, 4005, 4006, 4015, 4017, 4019

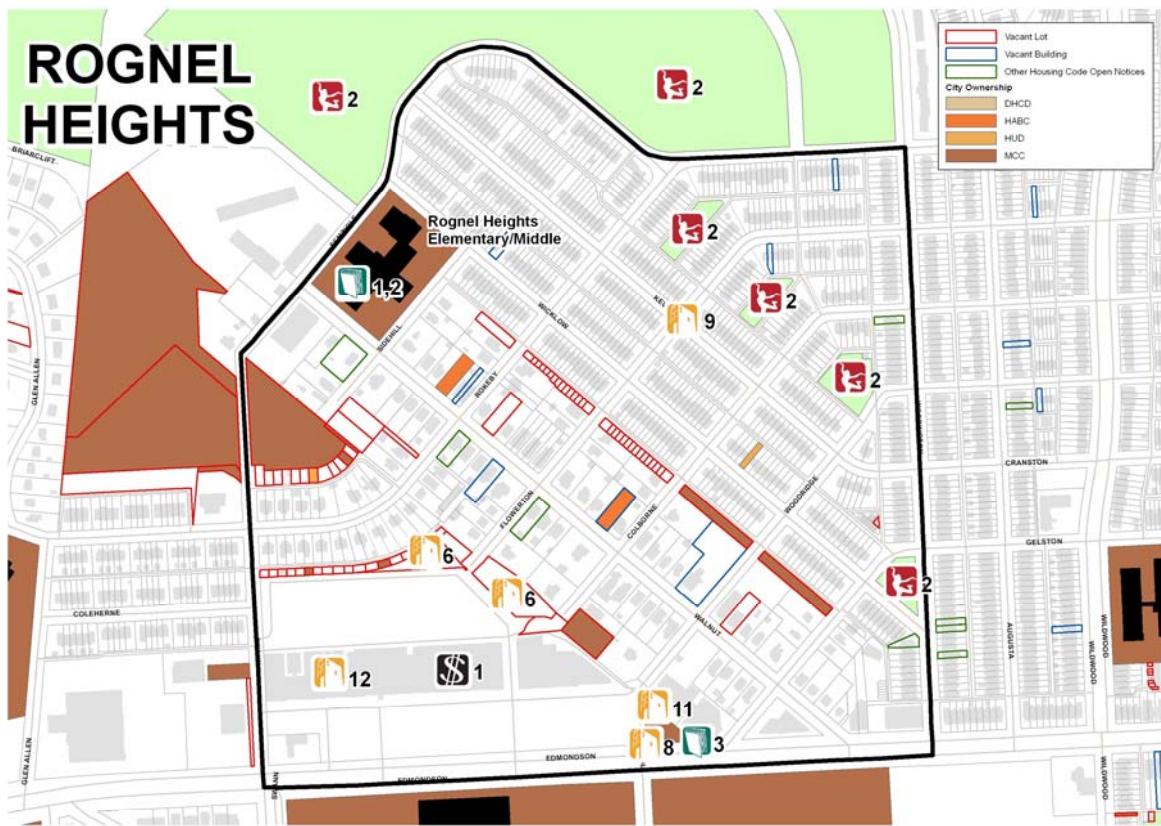
Denison Street - 608, 610, 612, 622, 628, 630, 619, 621, 627, 711, 736, 738  
Linnard Street - 612, 614, 623, 707, 708, 709, 714, 748, 772, 778, 780  
N. Edgewood St.- 616, 755, 763  
N. Loudon Ave. - 600, 601, 603  
N. Grantley St. - 716, 719, 766  
Lyndhurst St. - 715, 800, 1107  
Allendale St. - 608, 713  
N. Augusta Ave.- 833, 1229  
Wildwood Pkwy - 618  
Gelston Drive - 3505  
Harlem Ave. - 3706  
Woodridge Rd. - 4107  
Mount Holly St. - 706  
Flowerton Rd.- 3811, 4108  
Colborne Rd.- 3710  
Glen Hunt Rd. - 4112



### Vacant Building Addresses \*March 2007:

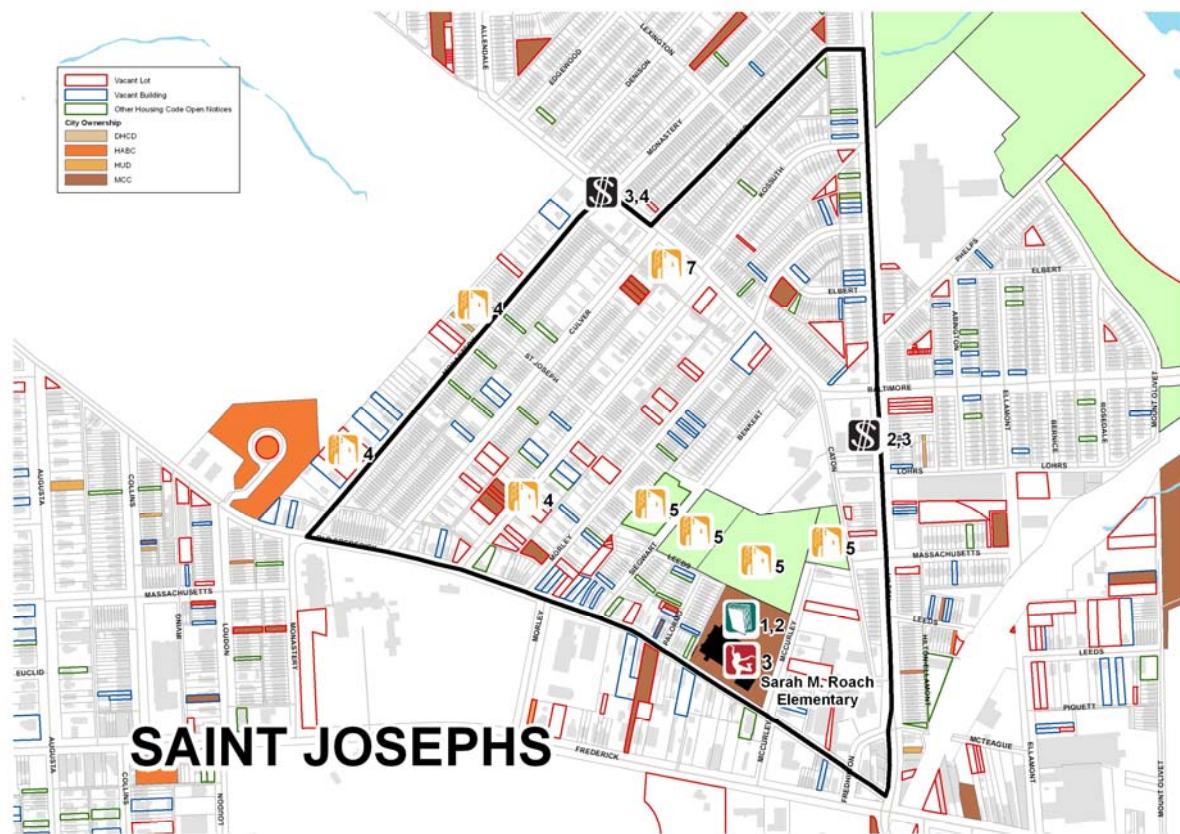
Edmondson Ave. - 3309, 3327, 3329, 3403, 3437, 3629, 3919, 3629, 3919,  
4003, 4005, 4015, 4017, 4019

N. Loudon Ave. -	410, 415, 500, 508, 517, 526, 527, 530
Monastery Ave. -	74, 104, 112, 142, 225
Gwynn Ave. -	302, 316, 348, 309, 333
N. Edgewood St. -	401, 410, 411, 501
Denison St. -	413, 418, 515
Lyndhurst -	322, 404, 511
Mount Holly St. -	422, 501, 511
Old Frederick Road -	3908, 3916
Normandy Ave. -	408, 418
W. Franklin St. -	3312, 3500
N. Hilton St. -	268
Wildwood Pkwy.-	509



### Vacant Building Addresses \*March 2007:

Walnut Avenue -	803, 903, 1103, 1004
Flowerton Road -	4229
Wiklow Road -	1123
Rokeby Road -	4209



### Vacant Building Addresses \*March 2007:

Old Frederick Road -	3516, 3602, 3608, 3618, 3620, 3628, 3630
N. Hilton Street -	18, 100, 102, 104, 124, 126, 200, 208
S. Morley St. -	6, 17, 55, 61, 63, 71, 148, 153
S. Kossuth Street -	110, 129, 134, 148
Palmromo Avenue -	132, 152, 157
W. Caton Avenue -	3320, 3421
S. Culver Street -	24, 26, 58
Elbert Street -	3301
McCurley St. -	271

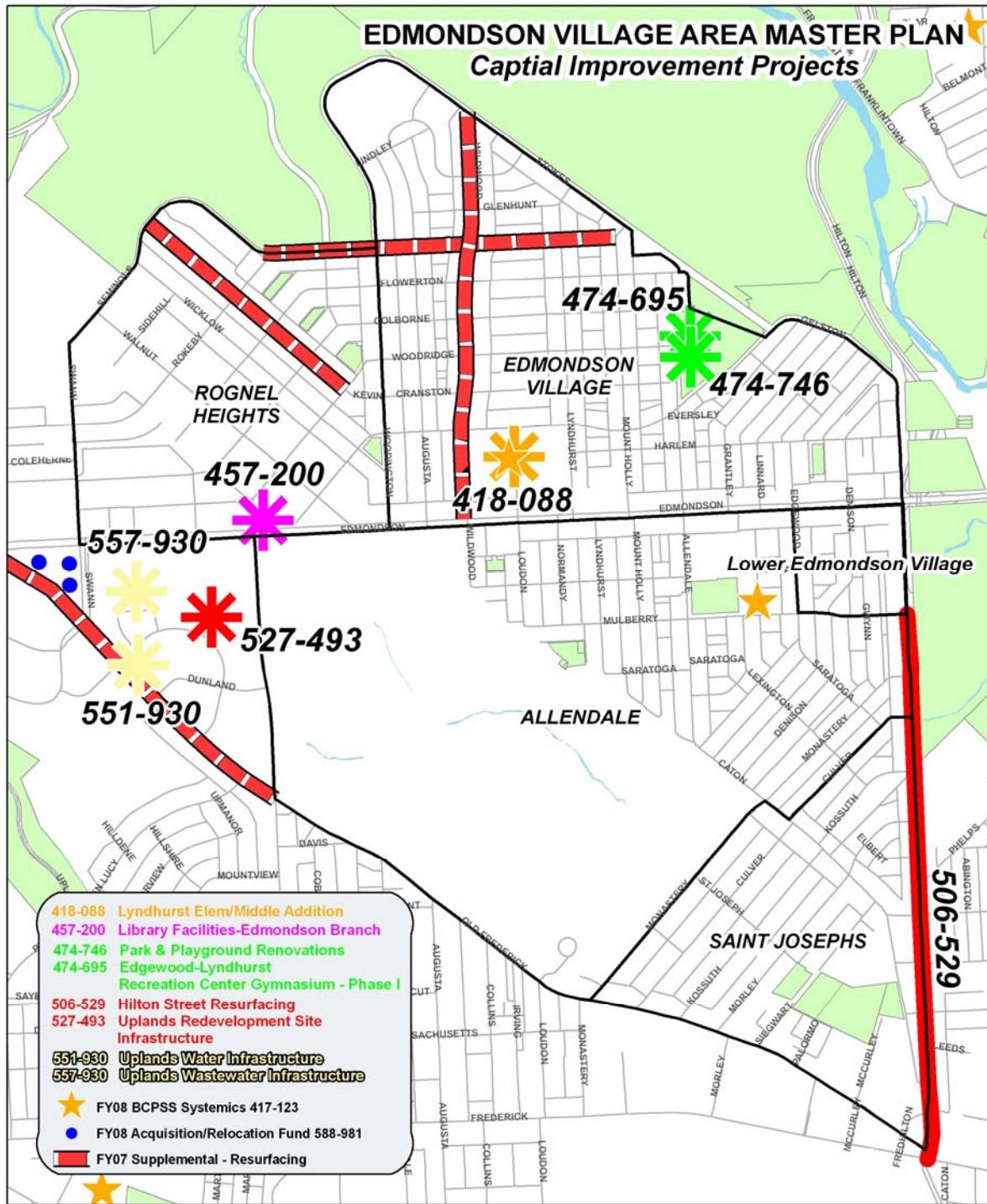
## 5 CONCLUSION

The Edmondson Village Area Master Plan is the culmination of a significant planning effort undertaken by community leaders, residents, stakeholders, planners, various city agencies, and elected officials. The leaders that represent the various communities and the long standing institutions in these neighborhoods have over the course of some 40 years developed and maintained a true sense of the standard of living that needs to be adhered to.

This planning process must also continue to move forward to implement the recommendations as outlined in this plan. Community groups and residents must continue their efforts to build on area strengths to create healthier neighborhoods and strong partnerships must continue amongst the various stakeholders to make this plan work.

Most importantly, as this plan gets implemented, it should bring about the positive changes that are necessary to revitalize the EVAMP area.

## **6.1 Appendix A: Capital Improvements**



## **6.2 Appendix B: Housing Assistance Programs**

### **Office of Rehabilitation:**

#### **Senior Roof Repair Program**

Contact: Brenda McCray 410-396-4151

- ▶ The Senior Roof Repair Program offers loan funds to homeowners' ages 62 and older, which need to repair roofing systems of owner-occupied properties. Applicants with special needs may be considered.

### **Maryland Housing Rehabilitation Program (MHRP)** Contact: Charlotte

Pinning, Tom Burkhardt or Harry Schoen 410-396-4153

- ▶ MHRP is a statewide program that offers below market-rate rehabilitation loans to correct health safety violations and major system deficiencies (HVAC, furnace, boilers, water heaters, etc.) on owner-occupied properties. Loans up to 95% of property value may be available to moderate-income households.

### **City Housing Assistance Program (CHAP)**

Contact: Charlotte Pinning, Tom Burkhardt or Harry Schoen 410-396-4153

- ▶ CHAP offers below market-rate rehabilitation loans for major repairs to owner-occupied properties. Loans up to \$15,000 are available to moderate-income households through this program. Typical repairs qualifying for CHAP assistance include but are not limited to: repairs to interior and exterior systems, and structural improvements associated with housing code compliance.

### **Deferred Loan Program**

Contact: Brenda McCray 410-396-4151

- ▶ The Deferred Loan Program offers below market-rate rehabilitation loans for owner-occupied properties. Loans up to \$10,000 are available to very low-income households. Typical repairs qualifying for this assistance include, but are not limited to: furnace, roof, electrical, and plumbing repair, and accessibility improvements for elderly/handicapped homeowners.

### **Strategic Assistance for Emergencies (SAFE)**

Contact: Thomas Jaudon 410-396-4606

- ▶ SAFE is a Baltimore City loan program that provides emergency assistance to homeowners who have been affected by emergency events (fire, flood, storm, etc.). Loans up to \$5,000 per property may be provided for repair and replacement of damaged or destroyed real property. Eligible repairs/replacements covered by SAFE include: major home systems such as HVAC, furnaces, boilers, and water heaters; mold/mildew removal; electrical and plumbing.

### **Accessible Homes 4 Seniors (Pilot Program)**

Contact: Charlotte Pinning 410-396-4153

- ▶ The Maryland Department of Housing and Community Development in partnership with the Maryland Department of Aging (MDA) is undertaking a pilot project to promote accessibility related improvements to the homes of seniors.

### **Baltimore City Tax Incentives**

#### **Newly Constructed Dwelling Tax Credit**

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

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

#### **Rehabilitated Vacant Dwelling Tax Credit**

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

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

### **Healthy Neighborhoods [www.healthyneighborhoods.org](http://www.healthyneighborhoods.org)**

The Healthy Neighborhoods Initiative (HNI) is an effort of area foundations and the City of Baltimore to invest strategically in certain neighborhoods and target blocks within those neighborhoods. On HNI target blocks, special purchase-rehab mortgages and home improvement loans are available. In addition, city employees are eligible for an extra \$750 as part of the Baltimore City Employee Homeownership Program, bringing their total incentive from that program to \$3,750.

### **Home Improvement Tax Credit**

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

- ▶ A 100 percent tax credit in first year ending in a 20 percent credit in the fifth year after your improvements.
- ▶ A 5 year reduction in tax increases resulting from improvements.

## **Historic Landmarks and District Tax Credit**

Administered by Maryland Historical Trust

For more information and application, contact 410-514-7628 or visit

**www.marylandhistoricaltrust.net**

- ▶ Properties listed on City landmark and national register of Historic Places.
- ▶ Maintains tax assessment at level before renovation.
- ▶ 10 year period, 100 percent tax credit on increased value due to eligible improvements.
- ▶ 33 districts in Baltimore City.



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