



## **LINCS IMPLEMENTATION STRATEGY: GREENMOUNT AVENUE**

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

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

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

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

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

Objective	Action	Neighborhood	Lead + Partners	Time				Status
				Now	1-3 yrs	3-5 yrs	5+yrs	
1.1 Better manage traffic and improve vehicular flow along corridor	Investigate traffic light timing and phasing options on Greenmount Avenue, especially at North Avenue and at 25 <sup>th</sup> Street	Corridor Wide	DOT	█				
	Upgrade traffic signal operation and timing to be dynamic and programmable, to adjust for changing traffic patterns throughout the day	Corridor Wide	DOT		█			
	Conduct traffic counts and study the impacts of removing peak hour parking restrictions. Recommend any opportunities to do so and their limits. Identify locations where vehicular speed is highest and implement some form of traffic calming. Test the effectiveness of this measure.	Corridor Wide	DOT		█			
	Narrow the roadway where it is widest; investigate bump-outs where the road is 40' wide; explore widening the sidewalks or narrowing the roadway between North Avenue and East Hoffman Street where the road is 52' wide	Greenmount West, Johnston Square	DOT				█	Engaging community in Spring '17 for concept designs on narrowing Greenmount below North Ave.
	Slow East/West traffic along Preston and Biddle Streets. Investigate types of interventions that will calm traffic	Johnston Square	DOT			█		Bike lanes installed Fall '16
1.2 Better delineate travel lanes and pedestrian crossings	Restripe the roadway where markings are faded. Ensure proper guidance is provided to drivers.	Corridor Wide	DOT	█				
	Upgrade directional signage for drivers at busy intersections	Corridor Wide	DOT		█			
	Upgrade pedestrian signage at crosswalks	Corridor Wide	DOT		█			
	Restripe crosswalks where needed	Corridor Wide	DOT	█				
1.3 Work with MTA to improve transit	Evaluate changes that will allow buses to safely pull over to pick up or	Corridor Wide	MTA DOT				█	

operations along Greenmount Avenue	discharge passengers, without impeding other vehicular traffic							
	Consider decreasing the number of bus stops (currently 16) in the study area	<b>Corridor Wide</b>	<b>MTA DOT</b>	█				One stop proposed to be cut in Feb. '17, others evaluated for Baltimore LINK rollout
	Upgrade bus stop shelters and shelters at North and Greenmount Avenues	<b>Barclay, Greenmount West, Midway</b>	<b>MTA</b>		█			Awarded TIGER grant for North Ave. specific call outs for intersection upgrades
1.4 Improve the pedestrian experience	Upgrade and increase the number of pedestrian ramps to be more consistent along the corridor	<b>Corridor Wide</b>	<b>DOT</b>				█	
	Improve pedestrian signal timing by installing the countdown timers	<b>Corridor Wide</b>	<b>DOT</b>	█				
	Increase the number of crosswalk locations, especially at locations where children frequently cross	<b>Greenmount West, Barclay</b>	<b>DOT</b>		█			
	Evaluate the feasibility of raised crosswalks to improve visibility and serve as a signal to drivers at key locations	<b>Corridor Wide</b>	<b>DOT</b>		█			
	Improve the pedestrian connection between the Greenmount Recreation Center and MUND Park to slow down traffic and make it safer for children to cross at this location	<b>Barclay, Midway</b>	<b>DOT</b>		█			
	Upgrade Greenmount Ave. streetscape with street tree plantings and pedestrian lighting where appropriate	<b>Corridor Wide</b>	<b>DOT</b>				█	

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

Objective	Action	Neighborhood	Lead + Partners	Time				Status
				Now	1-3 yrs	3-5 yrs	5+yrs	
2.1 Redevelop the northwest corner of North & Greenmount	The City already controls the park at that corner which should be assembled with adjacent properties and marketed	<b>Barclay</b>	<b>DHCD BDC</b>		█			

Ave.	for mixed use.							
2.2 Facilitate the redevelopment of the southwest corner of the intersection of North & Greenmount Ave.	This corner is comprised of a Rite Aid and a Housing Authority of Baltimore storage area. In the short-term, seek a new and better use for the storage building.	<b>Greenmount West</b>	<b>DHCD BDC</b>	█				V2V Surplus Sale Summer '16, 1812 Warehouse awarded Fall' 16
	In the long-term, assemble the parcels consisting of the Rite Aid and the storage buildings to be redeveloped into a mixed use development which could result in an upgraded and more attractive space for the Rite Aid as well as commercial/office space	<b>Greenmount West</b>	<b>DHCD BDC</b>				█	
2.3 Revitalize the commercial corridor with new retail offering needed neighborhood services	Recruit small businesses and entrepreneurs best suited to occupy the small floor plates of vacant storefronts	<b>Corridor Wide</b>	<b>BDC</b>	█				
	Find new tenant to renovate the historic Yellow Bowl Restaurant building	<b>Johnston Square</b>	<b>DHCD BDC</b>					V2V Surplus Sale Summer '16, awarded Fall' 16
	For existing businesses, leverage Façade Improvement Grant program for business and corridor promotion	<b>Corridor Wide</b>	<b>BDC</b>	█				Outreach done to businesses, investigating changes to FIG program for easier access
	Partner with local artists and small manufacturers in the nearby Station North Arts district to determine whether some of the vacant properties along Greenmount would be appropriate for incubator style rotating micro retail.	<b>Barclay, Greenmount West, Johnston Square, Midway</b>	<b>BDC</b>			█		
	Recruit retail with a strong grocery component to offer the local residents better options for fresh food	<b>TBD</b>	<b>BDC</b>			█		
	Recruit a financial institution to provide community banking services for small businesses and residents	<b>Corridor Wide</b>	<b>BDC</b>			█		
2.4 Strengthen the retail node at 29 <sup>th</sup> Street	Work with Waverly Tower Shopping Center owner to recruit pad site business (diner/café) to NW corner of parking lot	<b>Better Waverly</b>	<b>BDC</b>			█		
2.5 Work towards	In partnership with Code Enforcement,	<b>Corridor Wide</b>	<b>DHCD</b>					

removing development encumbrances on key parcels	work with property owners to address vacant, derelict structures and lots		BDC					
	Collaborate with Housing to dispose of city owned properties along the 2600 block of Greenmount (east side) and sell them to capable development team	<b>Better Waverly Harwood</b>	<b>DHCD</b>		█			
2.6 Create production and incubation node along Preston and Biddle Streets	Attract developers who are interested in revitalizing underutilized/vacant industrial buildings along	<b>Johnston Square</b>	<b>BDC</b>		█			

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

Objective	Action	Neighborhood	Lead + Partners	Time				Status
				Now	1-3 yrs	3-5 yrs	5+yrs	
3.1 Make certain the proposed zoning allows for the type of development that makes a vibrant corridor	Review zoning recommendations in Transform Baltimore to ensure they are consistent with Greenmount LINCS strategy recommendations	<b>Corridor Wide</b>	<b>DOP</b>	█				
3.2 Create a unified corridor that acts a connector between neighborhoods through design controls	Review commercial and residential design standards and determine if additional tools are needed for the corridor	<b>Corridor Wide</b>	<b>DOP</b>	█				
3.3 Focus design efforts on critical sites as determined in the ULI TAP report	Consider limiting or controlling access to Belvedere Street and finding creative uses for the space, perhaps as a park or performance space	<b>Greenmount West</b>			█			
	Develop site design options for MUND Park and Greenmount Recreation center that focuses on ways to better connect the two	<b>Barclay, Midway</b>	<b>DOP</b>			█		
	Create examples of the type of infill development that would work best along the corridor and present to developers looking at sites along Greenmount Avenue	<b>Corridor Wide</b>	<b>DOP</b>					

	Research examples of successful infill developments in underutilized shopping center parking lots		DOP					
	Expand on the renderings for the North and Greenmount Avenues intersection	<b>Barclay, Greenmount West, Midway</b>	DOP					
3.4 Create land use plan to help facilitate implementation of ULI recommendations	Identify properties for demolition, acquisition and disposition and propose specific infill developments	<b>Corridor Wide</b>	DOP DHCD	■				

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

Objective	Action	Neighborhood	Lead + Partners	Time				Status
				Now	1-3 yrs	3-5 yrs	5+yrs	
4.1 Create a kid-friendly zone around the Greenmount Recreation Center and MUND Park	Work with community partners to make improvements to the current Greenmount Recreation Center	<b>Barclay, Midway</b>	<b>BCRP</b>	■				
	Raise funds with community to perform a feasibility and cost analysis for expanding the Greenmount Recreation Center at its current location into the adjacent city owned warehouse	<b>Barclay, Midway</b>	<b>BCRP</b>		■			
4.2 Enhance green spaces within corridor study	Increase tree canopy in MUND and Johnston Square parks. Work with community users to determine other upgrades needed	<b>Johnston Square, Midway</b>	<b>BCRP</b>		■			

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

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