



# Community Conversation

Mayor's Office, DHCD, DOP  
Tuesday, March 7, 2023



# AGENDA

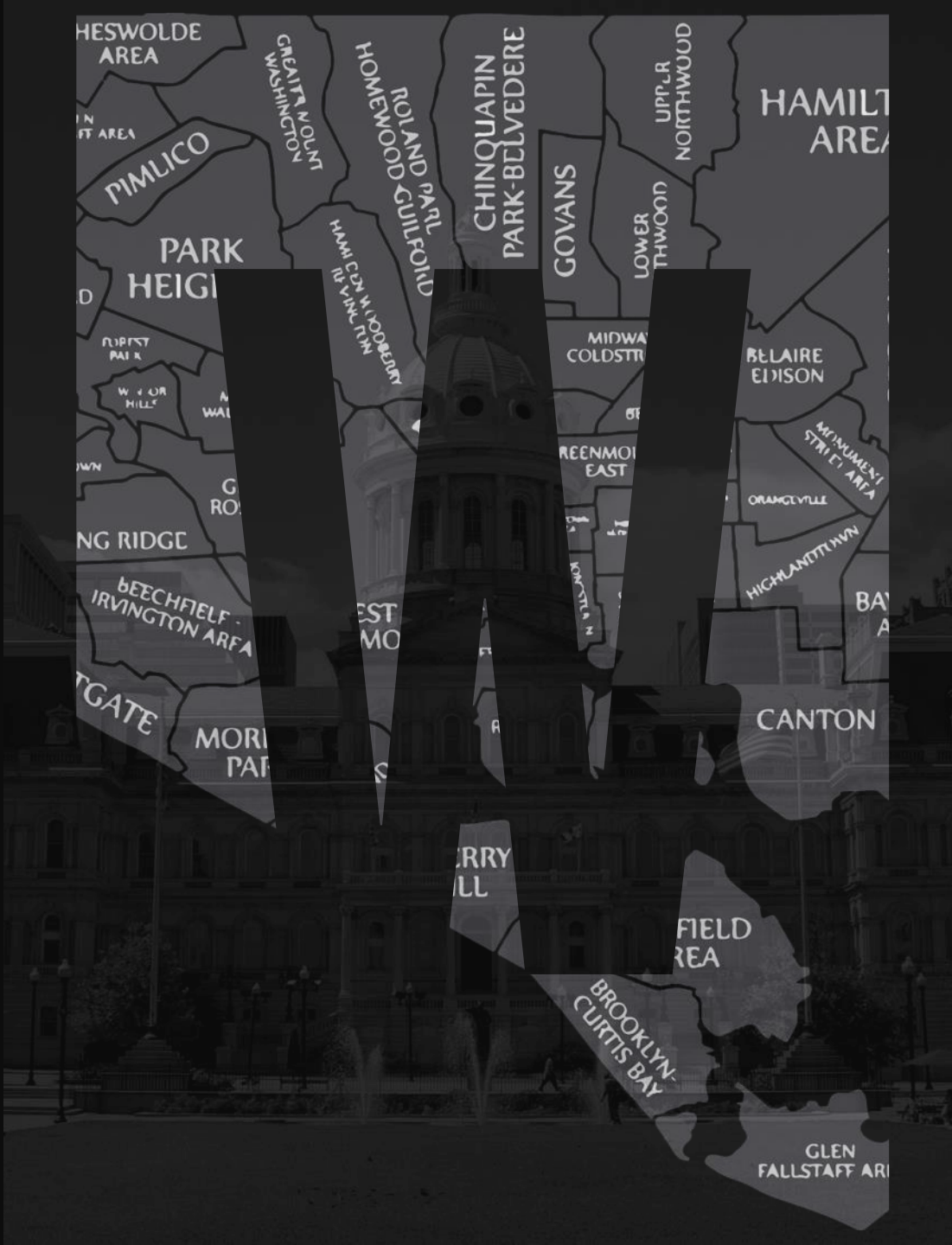
- **Part 1:**
  - Welcome & Introductions**
  - Statement of Occasion**
- **Part 2:**
  - IIA South West Overview**
  - Project Tracker Overview**
- **Part 3:**
  - Neighborhood Discussion Session Overview**
  - Neighborhood Discussion Session**
- **Part 4:**
  - Wrap Up & Next Steps**



# Welcome Introductions & Occasion

Mayor's Office, DHCD, DOP

[DHCD.Baltimorecity.gov](http://DHCD.Baltimorecity.gov)



# WELCOME

- Elizabeth Weber – Southwest Partnership

# OCCASION & REMARKS

- Mayor Brandon Scott
- Director Chris Ryer - DoP
- Commissioner Alice Kennedy - DHCD

# Neighborhood Subcabinet/Working Groups/Community Conversations Structure

	NEIGHBORHOOD SUBCABINET	WORKING GROUPS	COMMUNITY CONVERSATIONS
<b>Engagement Structure</b>	Cabinet-level oversight and resource prioritization	Department-level planning and implementation	Community-level engagement and information sharing
<b>Objective</b>	Oversee implementation of City’s community development strategy to create and support thriving, equitable neighborhoods.	Identify the overarching goals, identify priorities, assign tasks, give status updates, and develop initiatives in the 7 Impact Investment Areas (IIAs). This group includes City agency partners and community leadership, working in around target areas and initiatives.	Inform and get feedback from community about DHCD’s Impact Investment Area (IIA) Implementation Strategy documents. These meetings will be open to the public and will use the following agenda: (subject to change)



# Neighborhood Subcabinet/Working Groups/Community Conversations Structure

Executive level  
prioritization, oversight  
and resource alignment

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**Neighborhood Subcabinet**  
Mayor  
Deputy Mayors  
Agency Heads

Agency level planning and  
implementation with  
neighborhood partners

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**Working Group**  
(7) Impact Investment Areas  
Neighborhood Development Officers  
City Planners  
Councilmembers  
Community Development Organizations  
Neighborhood Associations

Community level  
information-sharing and  
general feedback

**Community Conversation**  
City Agencies  
General Public  
Neighborhood Stakeholders



# Southwest IIA Implementation Strategy Overview

Mayor's Office, DHCD, DOP

# Building From Strength

## MAP OF ASSETS & OPPORTUNITIES -

Select Highlights in the Southwest IIA

-  BUILDINGS
-  RECENT DEVELOPMENT
-  POTENTIAL / FUTURE DEVELOPMENT
-  RECREATION / PARK
-  NEIGHBORHOOD ANCHOR
-  COMMERCIAL RE-DEVELOPMENT AREA
-  EDUCATION
-  RAIL / SUBWAY STOP



1. Bon Secours Community Works area
2. Vincent Street Park
3. Franklin Sq. Park & Franklin Sq. Elementary
4. Francis M. Wood High / Greater Model Park
5. Sarah Ann Street - Rowhouse renovations
6. New / ongoing development
7. Edgar Allan Poe House & Museum
8. Poe Homes Choice Neighborhood Grant
9. Mother Mary Lange School
10. Stuart Hill Elementary & Union Square Park

11. W. Baltimore Renaissance Comm. Center
12. W. Baltimore Street commercial area
13. Hollins Market
14. James McHenry Elementary
15. UM BioPark
16. B&O Railroad Museum
17. Southwest Baltimore Charter School
18. Charles Carroll Barrister Elementary
19. Pigtown Main Street
20. 1100 Wicomico development



# Block Level Planning

Community partners in the Southwest Impact Investment Area have gone to great lengths to develop and implement neighborhood-based plans. All 7 neighborhoods have plans that have helped direct DHCD's implementation efforts.

Guiding principles include: building from strength and creating new opportunities to drive City investment in building stabilization, blight elimination, and land assembly.

## **Receivership as a tool.**

### **What is Receivership?**

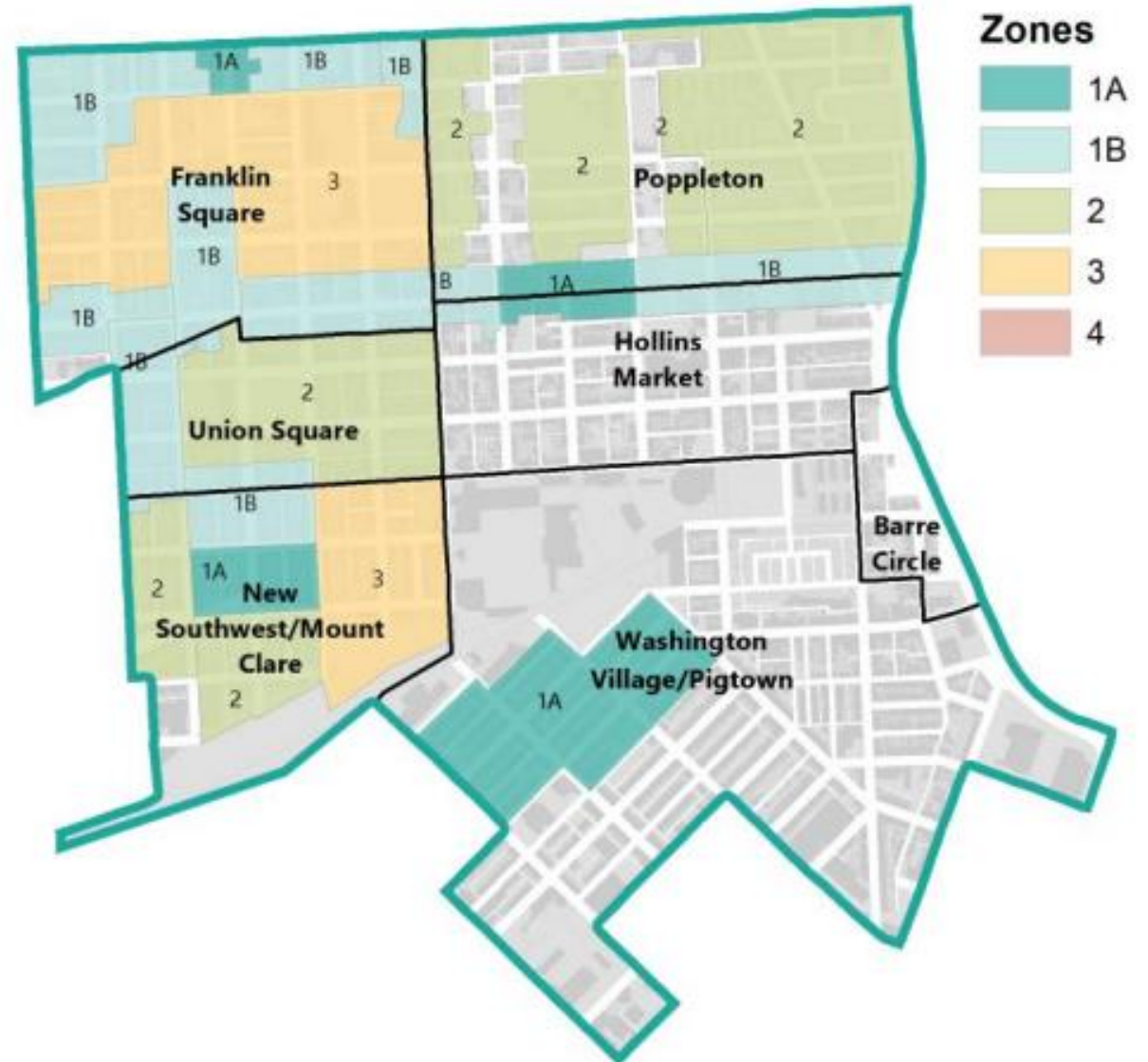
**The City petitions the Court to appoint a third party (Receiver) to take control of a vacant property and auction it to a buyer who can then rehab it.**

# Community Development Zones

## - Priority Projects

Community Development Zones (CDZs) are defined by the following criteria:

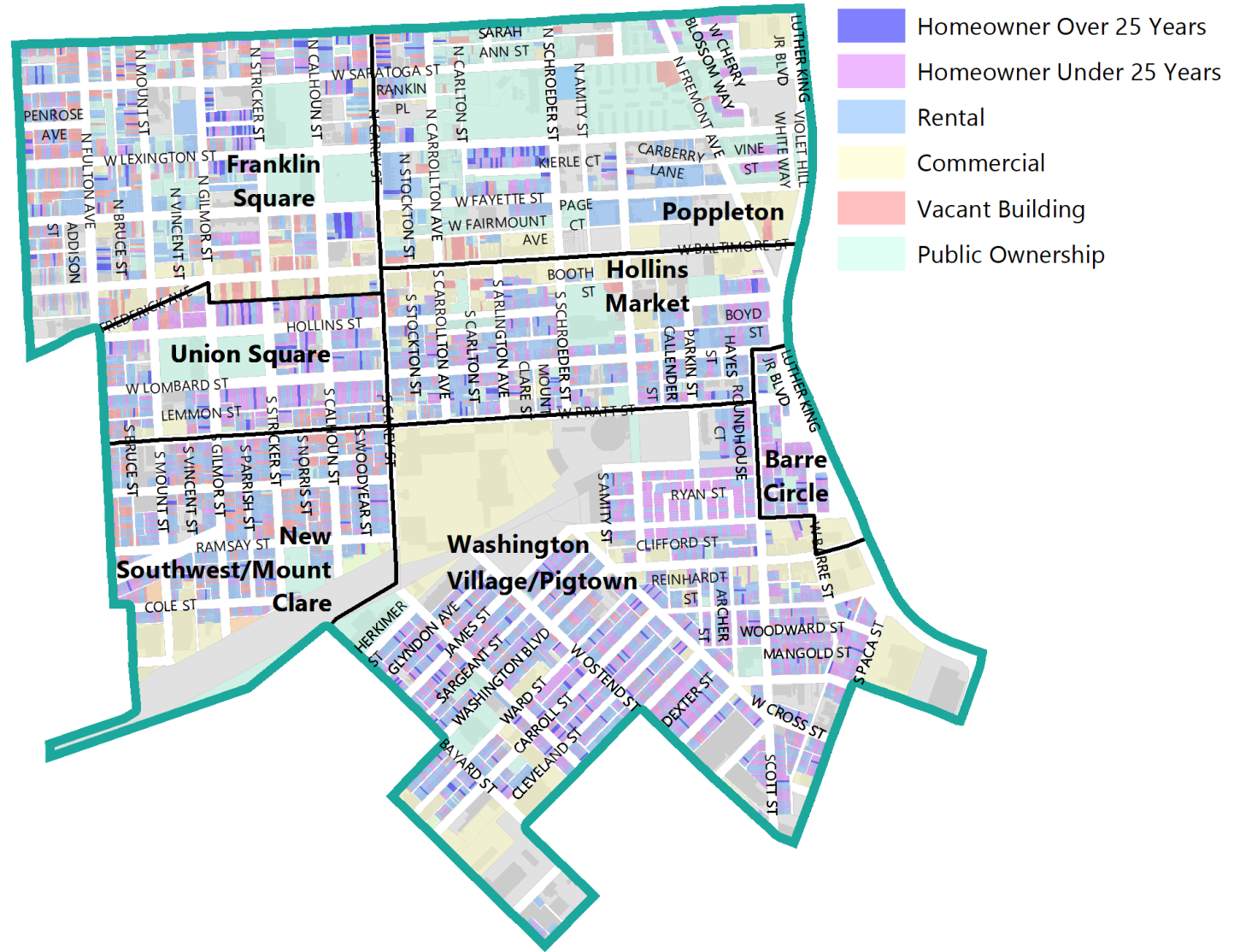
1. Collaboration to develop vacant properties with community partners, neighborhood associations, and quality developers
2. Targeted resources for existing and legacy homeowners
3. Proactive stabilization of vacant properties which are missing roofs or otherwise in danger of further decline.



# Homeowner Support

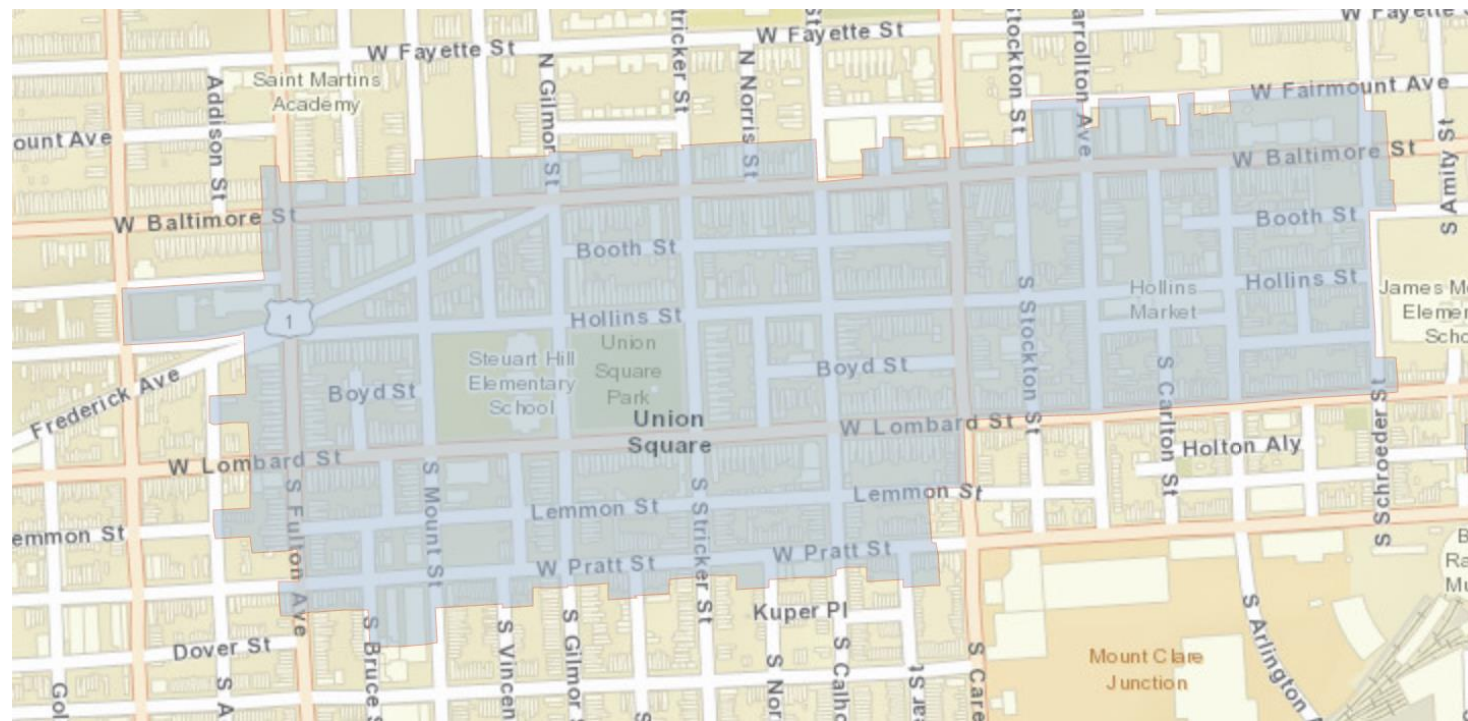
- Housing and Rehabilitation Repairs
- Weatherization
- Lead Hazard Reduction
- Tax Sale Prevention

Visit the Resource Table in the Lobby



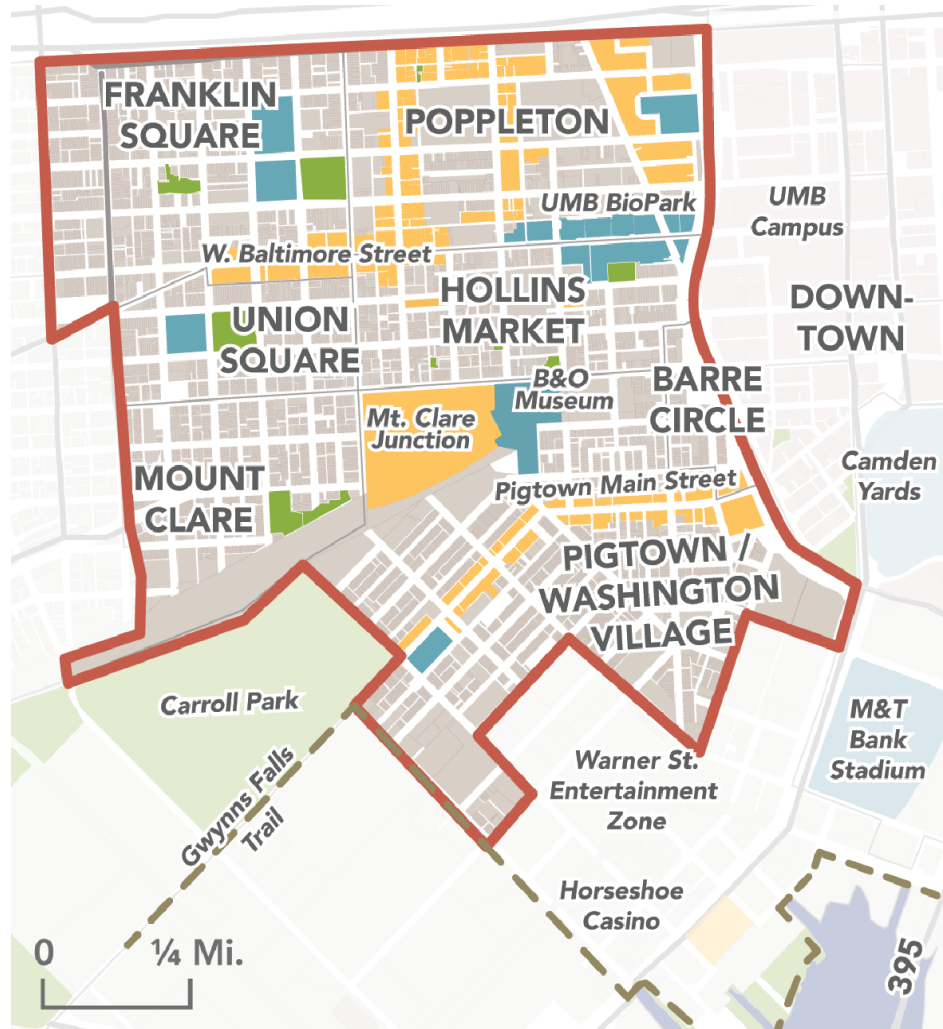


# CHAP Districts





# What's Happening in Southwest Baltimore?



Franklin Square Park



Poe Homes



Union Square Park



Hollins Market



McHenry Street



Pigtown Main Street / Washington Blvd.

- SCHOOLS, MUSEUMS & BIOPARK
- PARKS & GREEN SPACE
- COMMERCIAL & DEVELOPMENT AREAS







# Project Tracker Overview

Mayor's Office, DHCD, DOP

[DHCD.Baltimorecity.gov](https://www.dhcd.baltimorecity.gov)

# Project Tracker

From Theory to Practice: Introduction of DHCD's IIA Project Tracker

[Project Tracker](#) | | [bit.ly/3cfg0xo](https://bit.ly/3cfg0xo) | | [Kimberly.Rubens@baltimorecity.gov](mailto:Kimberly.Rubens@baltimorecity.gov)

## DHCD Impact Investment Area Project Tracker

West Baltimore

Park Heights

Johnston Square

East Baltimore Midway

Broadway East

Coldstream Homestead Montebello

Southwest

Neighborhood Housing Data

### Southwest

#### ▶ 1600 McHenry Redevelopment

Affordable Homeownership

[CoDeMap Link](#)



#### ▶ Franklin Square Cluster

#### ▶ Gilmor Residential Property Redevelopment

#### ▶ La Cite

#### ▶ New Southwest/Mount Clare Cluster

#### ▶ Pigtown Action Plan

#### ▶ Pigtown Cluster

#### ▶ Poe Homes Redevelopment

#### ▶ Poppleton Rec Center

#### ▶ S. Carey St. Traffic Calming

#### ▶ Southwest Housing Action Plan

#### ▶ Traffic Safety in Franklin Square

#### ▶ W. Baltimore St. Revitalization

#### ▶ Union Square Cluster/Homeownership Zone

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## DHCD Impact Investment Area Project Tracker

West Baltimore

Park Heights

Johnston Square

East Baltimore Midway

Broadway East

Coldstream Homestead Montebello

Southwest



### Southwest

▶ 1600 McHenry  
Redevelopment

▶ Franklin Square Cluster

▶ Gilmore Residential  
Property Redevelopment

Affordable Homeownership

Action Steps	Responsible Organization	Status	Status Notes (optional)	Anticipated time to complete action step
	DHCD	Complete		1 - 2 years
Sell the properties at auction	One House At A Time	In Progress	Some of the properties have interested buyers already	3 - 6 months
Redevelop the properties sold at auction for commercial use	Private Market	Not Yet Started		1 year
Sell city owned property - 1433 W Baltimore ST	DHCD	In Progress	The buyer intends to open an international shop	5 months



# 10 Minute Refreshment Break

Mayor's Office, DHCD, DOP



# Engagement Session

Mayor's Office, DHCD, DOP

[DHCD.Baltimorecity.gov](http://DHCD.Baltimorecity.gov)



## **RULES OF ENGAGEMENT**

**Overview of each of the 7 Southwest  
IIA Neighborhoods**

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**Short overview + 2 Community  
Questions (5-minute limit)**

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**Please fill out your surveys or  
contact neighborhood associations  
to add your voice.**

# SW NEIGHBORHOOD - Union Square

- Active Code Enforcement
- Receivership Actions
  - 23 properties have been successfully sold via receivership actions.
  - More properties are in the pipeline for future public auction



**SW NEIGHBORHOOD -  
Union Square**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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**IDENTIFYING NUISANCE PROPERTIES**

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**BEAUTIFICATION & GREENSPACE**



# SW NEIGHBORHOOD - Franklin Square

-300 blk N. Gilmor Street

- Homeownership Cluster
- Private development is active

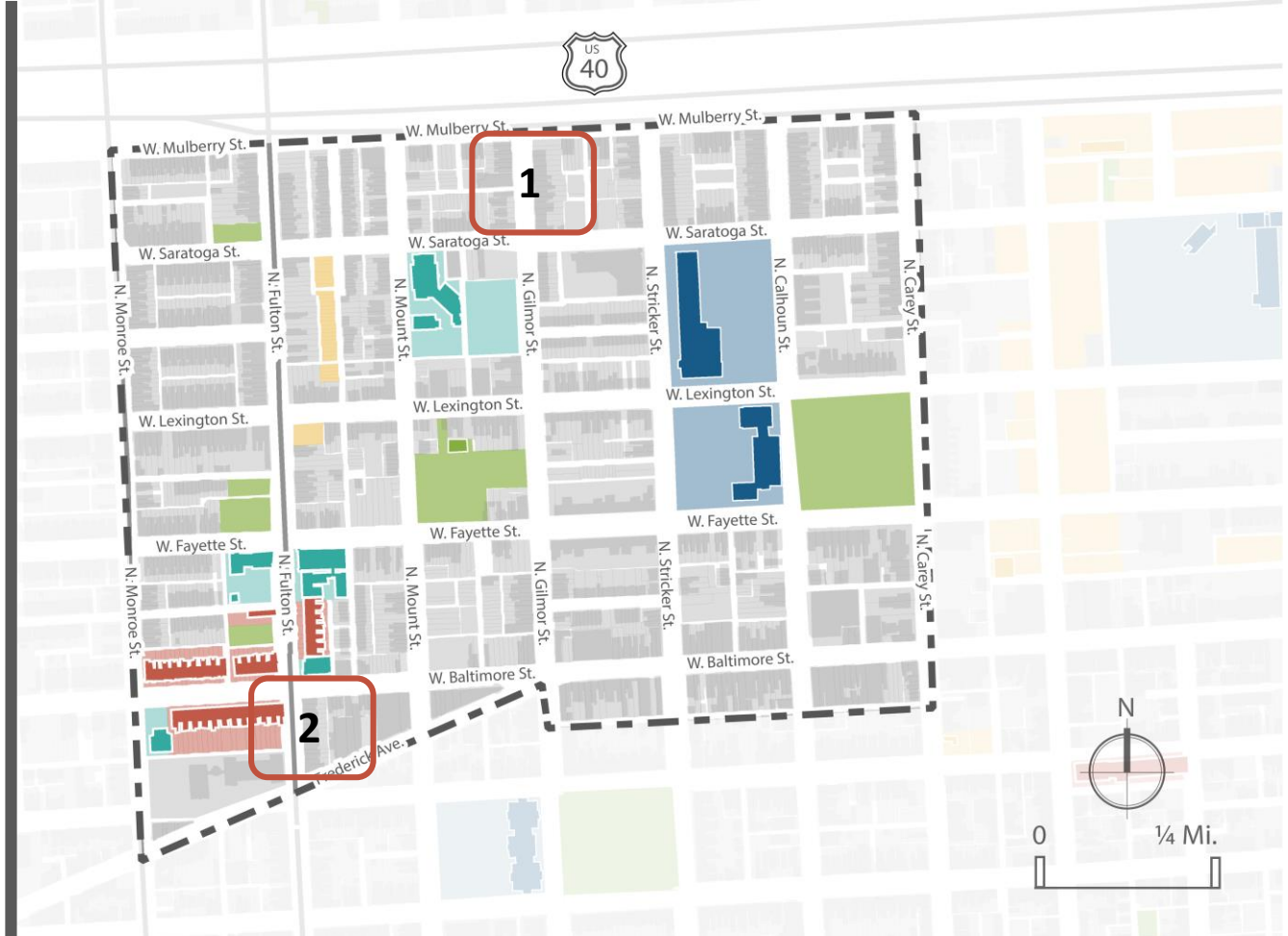
-1 - 25 S. Fulton Avenue (Unit Block)

- Development Cluster
- Private development is active

-Active Code Enforcement

-Receivership Actions

- 19 properties have been successfully sold via receivership actions.
- More properties are in the pipeline for future public auction



**SW NEIGHBORHOOD -  
Hollins Roundhouse**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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**IDENTIFYING NUISANCE PROPERTIES**

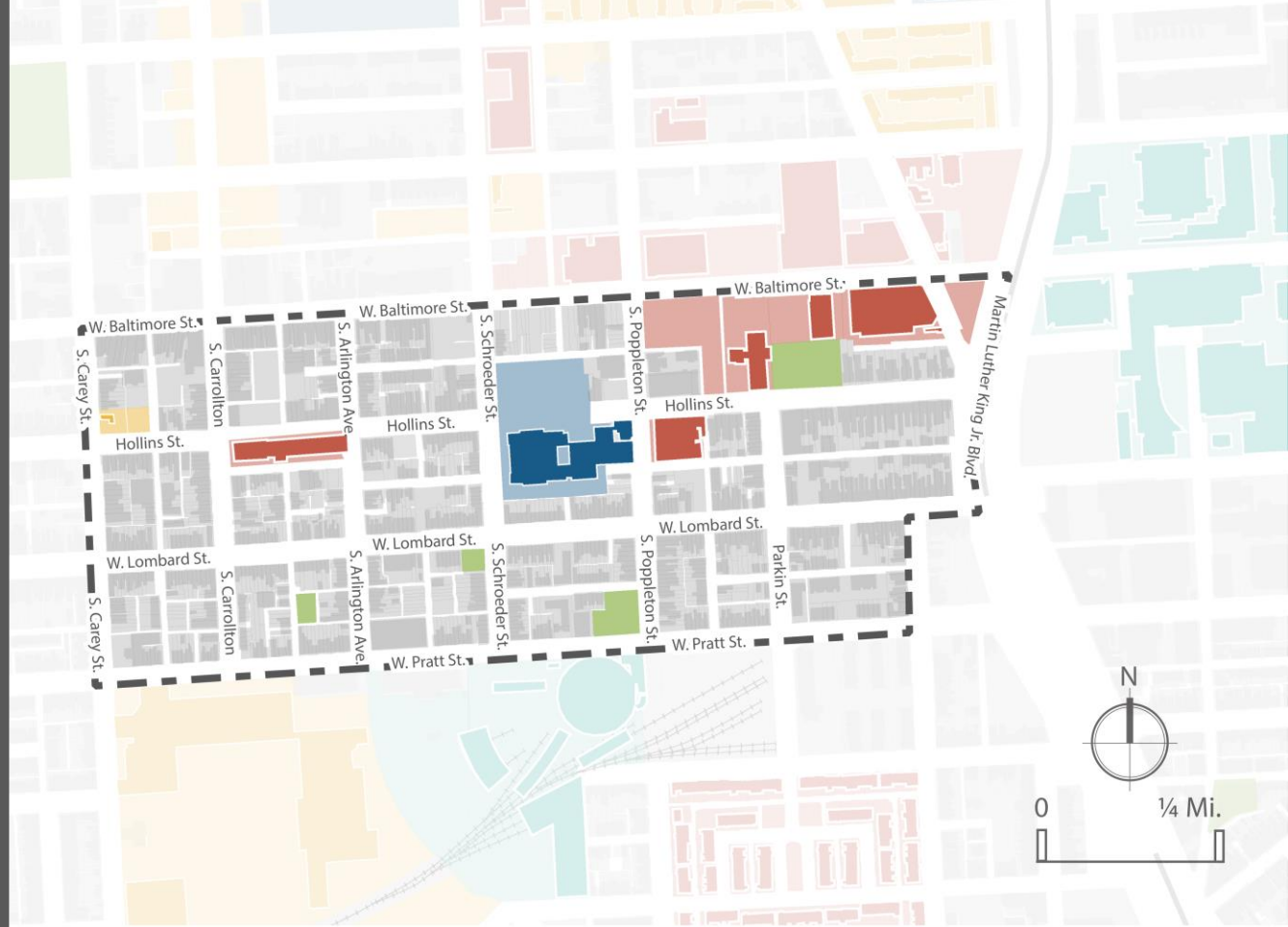
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**BEAUTIFICATION & GREENSPACE**



# SW NEIGHBORHOOD - Hollins Roundhouse

- Active Code Enforcement
- Receivership Actions
  - Properties have been successfully sold via receivership actions.
  - More properties are in the pipeline for future public auction



**SW NEIGHBORHOOD -  
Franklin Square**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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**IDENTIFYING NUISANCE PROPERTIES**

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**BEAUTIFICATION & GREENSPACE**

# SW NEIGHBORHOOD - New Southwest / Mount Clare

- 1600 blk McHenry Street
  - Private development is active
- 300 blk S. Gilmor
  - Ramsay / Gilmor Cluster
  - Private development is active
- Greenspace in the Community
  - Active licenses for community greenspace are throughout the neighborhood
  - New greenspace – Black Yield Institute Community Farm is now located at 409 S. Calhoun Street
- Active Code Enforcement
- Receivership Actions
  - 6 properties have been successfully sold via receivership actions.



**SW NEIGHBORHOOD -  
New Southwest  
/Mount Clare**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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**IDENTIFYING NUISANCE PROPERTIES**

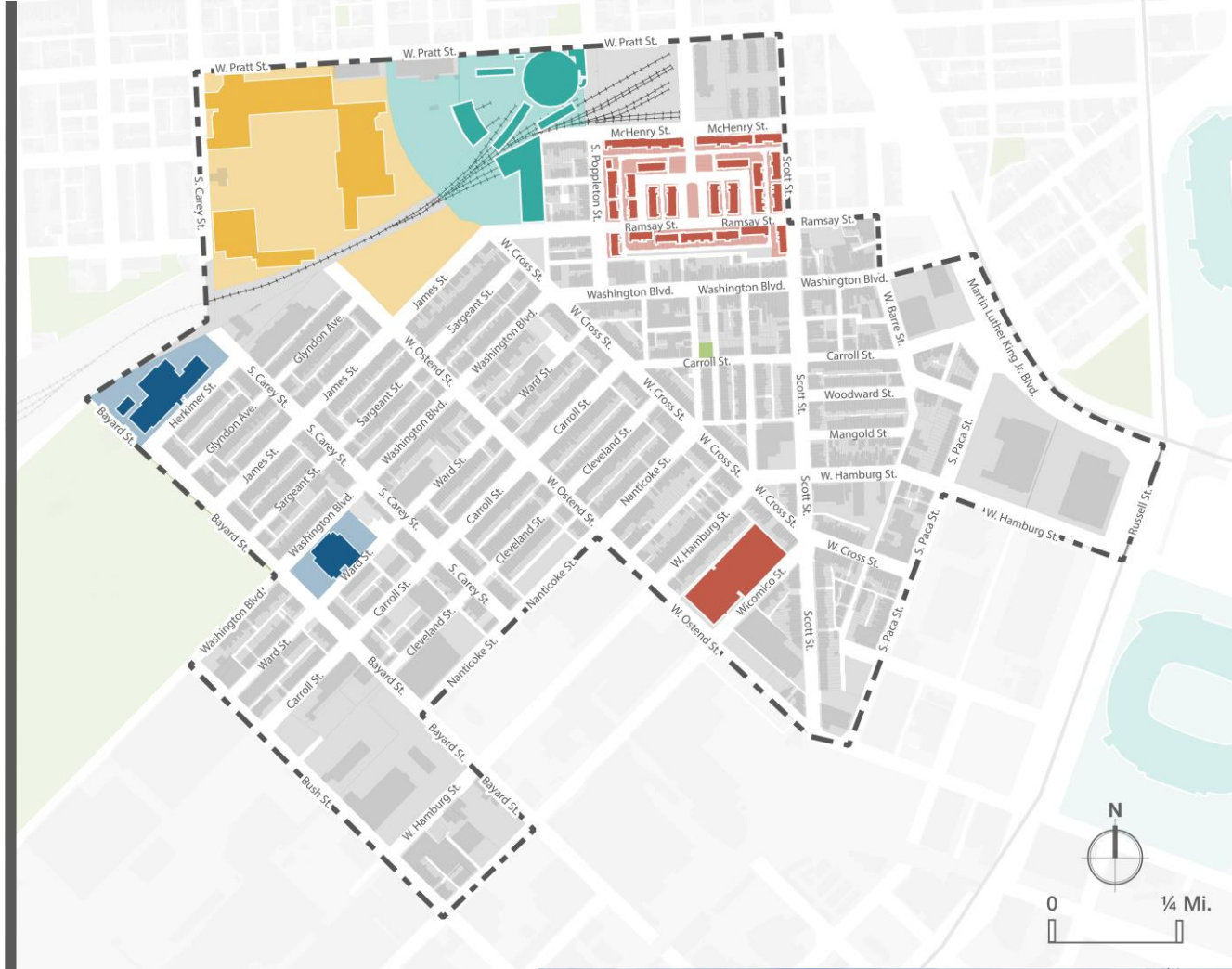
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**BEAUTIFICATION & GREENSPACE**



# SW NEIGHBORHOOD - Washington Village / Pigtown

- Pigtown / Washington Village Action Plan
  - Focusing on Housing, Commercial Development and Greenspace
- Greenspace in the Community
  - Active licenses for community greenspace are throughout the neighborhood, including the Food For Thought Carroll Street Garden located at 1331 Carroll Street
- Active Code Enforcement
- Receivership Actions
  - Coming Soon – Spring 2023





**SW NEIGHBORHOOD -  
Washington Village /  
Pigtown**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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**IDENTIFYING NUISANCE PROPERTIES**

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**BEAUTIFICATION & GREENSPACE**

# SW NEIGHBORHOOD - Barre Circle

- Homeownership Cluster
- Private development is active
- Installation of Decorative Fence
  - 751 McHenry Street



**SW NEIGHBORHOOD -  
Barre Circle**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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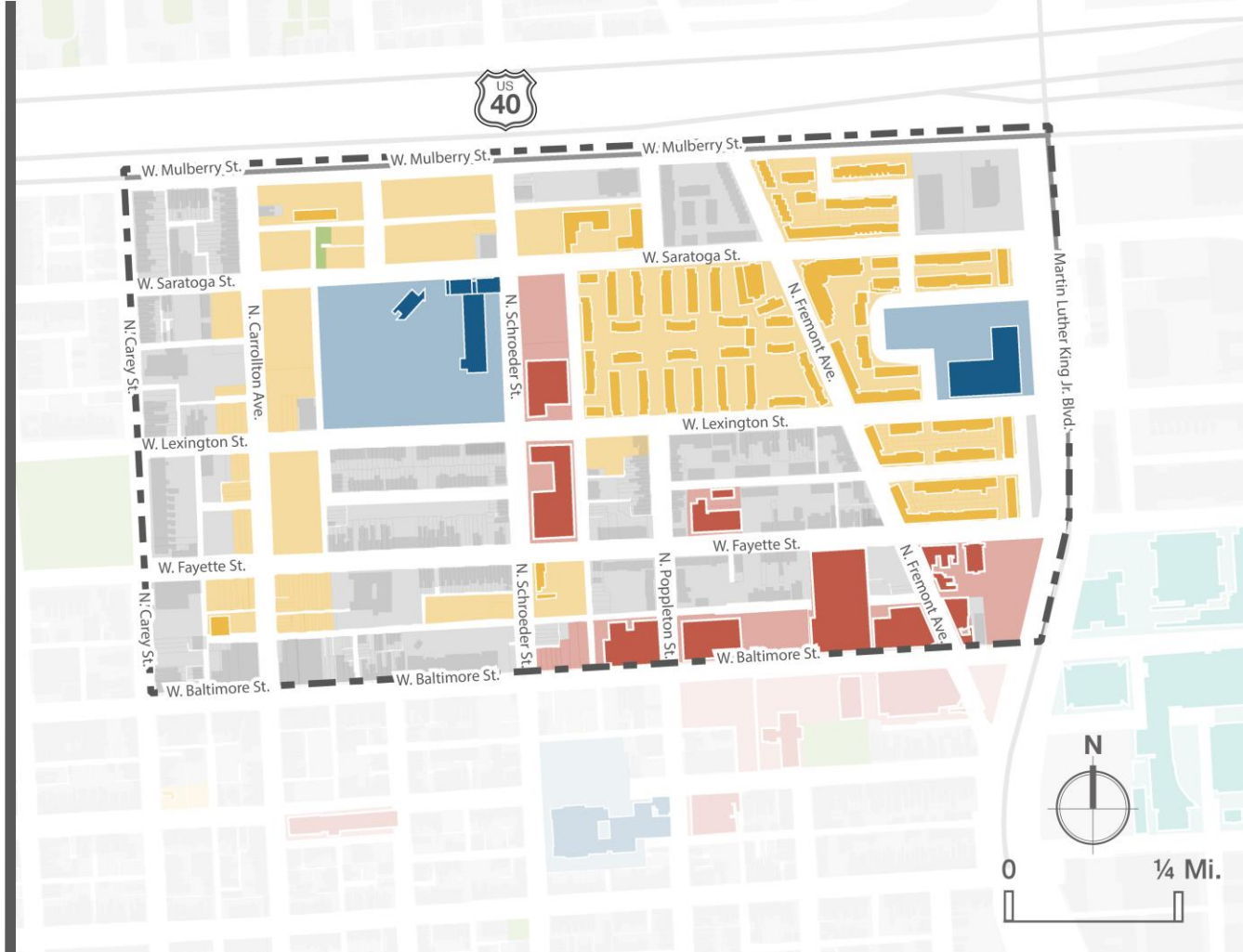
**IDENTIFYING NUISANCE PROPERTIES**

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**BEAUTIFICATION & GREENSPACE**

# SW NEIGHBORHOOD - Poptleton

- 1100 blk Sarah Ann Street
  - Private development is active
- 1110 W. Baltimore Street
  - Lord Baltimore Theater – Arts/Culture Destination
  - Private development is active
- October 13, 2022
  - Poptleton Community Conversation
  - High-level snapshot tonight
  - Poptleton follow up meeting to be scheduled

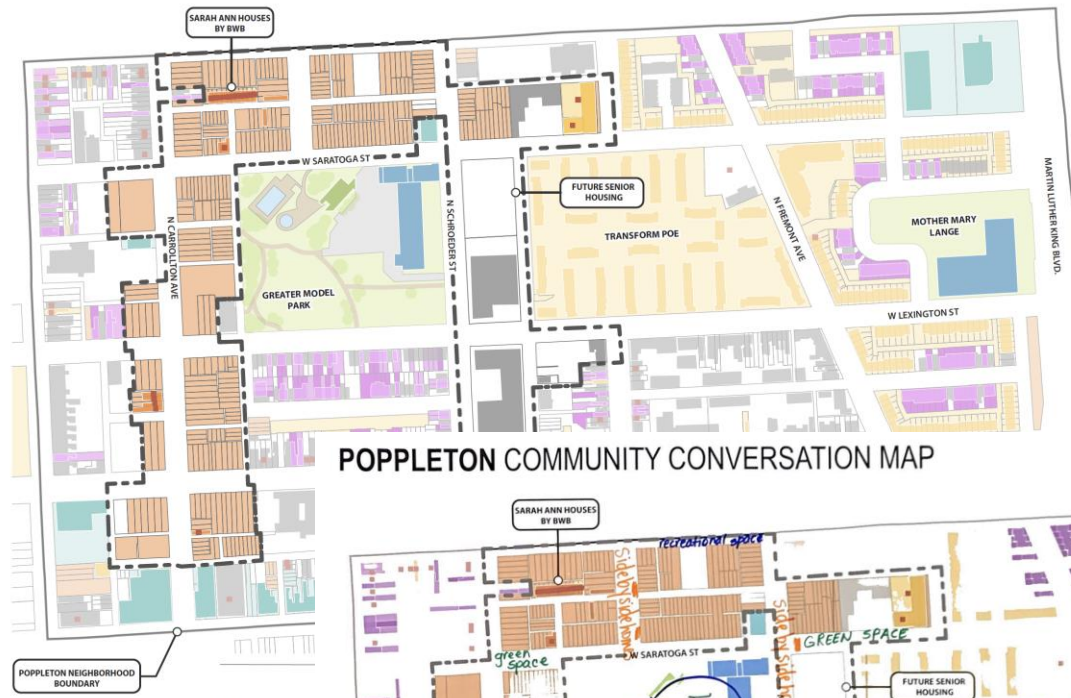




# SW NEIGHBORHOOD - Poppleton

## OCTOBER MAPPING EXERCISE

POPPLETON COMMUNITY CONVERSATION MAP



POPPLETON COMMUNITY CONVERSATION MAP



MAP KEY

POPPLETON NEIGHBORHOOD BOUNDARY

MAP KEY

POPPLETON NEIGHBORHOOD BOUNDARY	HABC-OWNED HOUSING	PRE-K TO GRADE 12 SCHOOLS
BUILDINGS	PARK OR SCHOOL GROUNDS	UM BIOPARK CAMPUS
VACANT BUILDING NOTICE	PARK BUILDING	HOMEOWNER - MORE THAN 25 YEARS
TO BE DEVELOPED	COMMERCIAL	HOMEOWNER - LESS THAN 25 YEARS

Poppleton Place Residents

0 125 250 FT

SEATTLE, WA  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

# Poppleton Meeting – October 2022

## WHAT WE HEARD:

### *Within the LDDA footprint -*

- Mix of lower density is preferred
- Concern for views if the parcels are developed to 6-story buildings
- Mix of rowhouses and some semi-detached is appropriate along Saratoga and other streets
- Opportunity to weave green spaces into the neighborhood
- Senior housing is not needed, but community members understand project is already under way
- Housing for homeless youth would be a good additional use for consideration
- Provide adequate parking
- Preserve the viewshed to downtown
- Provide space for Morning Start Baptist Church
- Include kids in the planning phase – they are the future

## WHAT WE HEARD:

### *For the Neighborhood -*

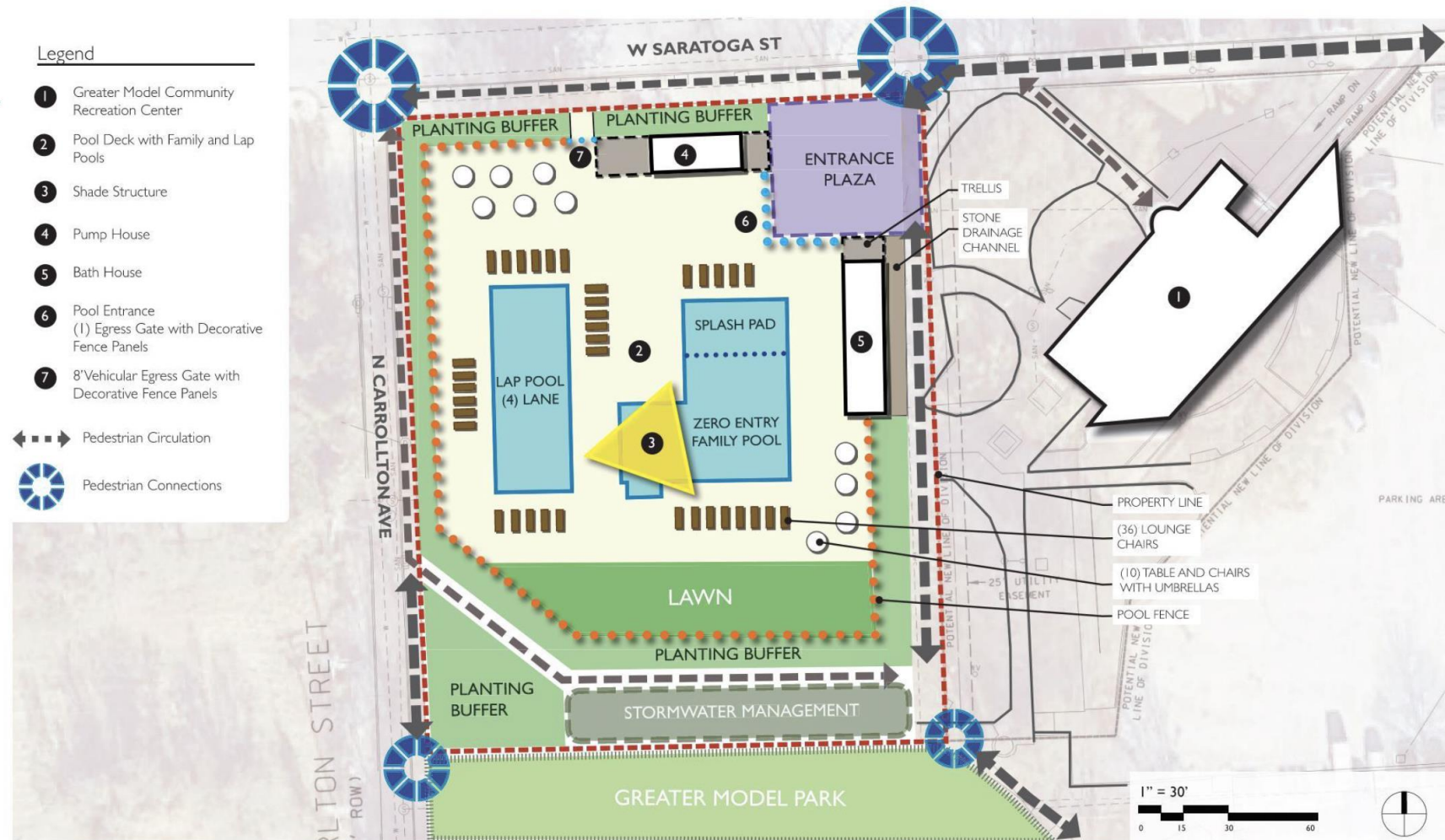
- Preserve the corridor and viewshed to downtown
- Restore the existing commercial strip
- Fix existing senior housing that is already located in Poppleton
- Extend the map boundaries down to include the commercial streets
- W. Baltimore Street is an important main street – restore buildings and create opportunities for retail or other desirable neighborhood amenities

# Poppleton Meeting – October 2022

## WHAT WE HEARD:

### Greater Model Park -

- Fix the sinkhole
- Provide better lighting
- Extend the park to the west
- Include the 200 block of North Carlton Street in the park footprint
- Activate the park with programming



**SW NEIGHBORHOOD -  
Poppleton**

**COMMUNITY  
FEEDBACK &  
DISCUSSION**

**COMMUNITY ASSETS**

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**IDENTIFYING NUISANCE PROPERTIES**

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**BEAUTIFICATION & GREENSPACE**





# Next Steps and Closing



# Thank You!

Mayor's Office, DHCD, DOP

[DHCD.Baltimorecity.gov](http://DHCD.Baltimorecity.gov)