


NWCPF Master Plan Community Meeting
Community Feedback
November 30, 2022

View additional information about the Northwest Community Planning Forum Master Plan at: <https://www.northwestbaltimore.org/nwcpf>

CROSS COUNTRY | CHESWOLDE

Community feedback 

<h3 style="margin: 0;">Assets</h3> <ul style="list-style-type: none">• Cleanliness• Quiet• Walking trails• Places of Worship• Housing diversity• Residential uses/ no commercial areas	<h3 style="margin: 0;">Opportunities/ Challenges</h3> <ul style="list-style-type: none">• Walkability, expanded trails, maintenance• Western Run pollution• Deer• Clarks Lane bus stop needed
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- **Bus Stops:** Also need bus stops on Cross Country Boulevard at the school (Cross Country and Taney) Perhaps another in Cheswolde.
- **Halfway Houses:** Houses are being bought up and rented out as halfway houses, legally or illegally.
- **Urban Agriculture:** Opportunity for increasing urban agriculture programming for home gardens or community gardens. UM Extension for Urban Agriculture is in Glen. Park Heights Urban Farm is another resource.
- **Sidewalks on Cross Country Boulevard are unsafe and unwalkable.** No one has repaired the sidewalks in years.

FALLSTAFF

Community feedback

Opportunities

- Determining direction for Reisterstown Rd Plaza
- Additional parks/green spaces (i.e. at NW High School)

Challenges

- Safety/crime
- Walkability/Accessibility
- Decrease in homeownership/increase in rentals - transient population
- Limited parking
- Language barriers
- Code enforcement/neighborhood etiquette



- **Fallstaff and Glen want improvements at The Plaza.** They have a lot of people who are aging in the community. They can't drive far for shopping and liked to be able to shop at The Plaza. Over the last few years, a number of important stores have left The Plaza. We need to get The Plaza to bring more stores and make it more accessible to our aging population. The communities can request a meeting with Plaza Management. New businesses are coming.

GLEN

Community feedback



Assets

- Quiet
- Wide Streets
- Places of Worship
- Close to County + I695
- Public Safety Training Center
- Elem/Middle Schools
- JCC
- NW High School redevelopment

Opportunities/ Challenges

- Walkability
- Roadway/traffic safety
- Bike facilities
- Parks maintenance and safety; need lighting, dead tree/invasive removal
- Cleanliness
- Better retail/food options Park Heights
- Multiple uses for Pimlico Field

- **Lighting and walkability** are huge!!!
- **Need more ways for neighbors to meet each other** in Glen and other neighborhoods nearby. Attendees suggested the following:
 - More green spaces.
 - Farmers markets, health days. Farmer's Market is coming - Northwest Park in the Spring!
 - More Events
 - Community speakers series with time for neighbors to connect around a topic. There may also be an opportunity to have a conversation with the depth of health and mental hygiene
 - Better shopping at The Plaza
 - Loser zoning so more homes can be built
 - Improved greener walking on Reisterstown Road
 - Programmed events and impromptu gatherings encouraged through the design of open spaces and streetscapes
- **Halfway Houses/Zoning:** Proliferation of halfway houses. Is anyone monitoring the zoning process to make sure the halfway houses are legal? The community is not being consultant ahead of time.
- **Zoning Workshops:** Geoff Veale of City Housing has done zoning workshops for the community in the past. Community members need to become educated on the zoning process and who to speak to.
- Home was condemned and three weeks later residents were living there again. Need to know who to talk to about this.
- **Contact Maxine Webb at Councilman Schleifer's Office** 410-396-4819 with housing issues

MT. WASHINGTON

Community feedback

Assets

- Walkable/access/trails
- Quiet
- Architecture
- Nature/trees/green spaces/parks
- Neighbors/community/connectedness/caring/family-friendliness
- Proximity to City/services/shops/amenities
- Safety
- Low density/small town/suburban experience
- Diversity (age, ethnicity, religion, culture)
- Strong school
- Diverse/small businesses
- Places of worship
- Arboretum

Opportunities/ Challenges

- Safety/crime
- Cleanliness
- Walkability: lack of sidewalks/disrepair
- Roadway safety - traffic speeds, crosswalks, lights, potholes
- Reisterstown shopping corridor improvements
- Farmer's markets
- Better schools/infrastructure
- Bike facilities
- Higher density at transit stations
- Bus routes/schedules
- Variety of businesses in Mt Washington Village
- Improving green spaces/park programming



- **Mt Washington Priorities are traffic calming, sidewalks and strengthening Mt Washington Village business community.**
- **Speeding in several areas.** There was a speed camera installed for a few weeks and then removed. 311 closed the case. No information on why it was removed. There are several deer crossings in Mt Washington and many children. People speed down Kelly Avenue.
- **Need a comprehensive transportation and traffic calming plan** for all the communities. Speeding on Kelly Ave, Greenspring Ave, Pimlico Rd. MWIA has tried to get traffic studies. DOT says they don't have poles, striping, want to do traffic studies, need more 311 requests. Project at Greenspring and West Rogers was supposed to happen last spring. Need plan with priorities for traffic calming areas and times when it would be implemented. Traffic accidents almost daily on Northern Parkway.
- Contact Sherrell Save in Councilman Schleifer's office with traffic concerns: sherrell.savage@baltimorecity.gov
- Cold Spring Lane between Pall Mall and Greenspring has a lot of speeding and accidents
- Send 311 reference numbers to Eric James, the NW liaison with the DOT ejames@baltimorecity.gov and cc to district5@baltimorecity.gov. Mr. James is responsive.
- **Merchants Associations:** Can we prioritize supporting small businesses and merchants associations for all the business communities.
- **Sidewalks:** Almost impossible to walk on sidewalks in Mt Washington because of the quality of the sidewalks and overgrowth. The city isn't managing overgrowth, which is on public and private property. Seniors may not have the capacity to manage greenery.

- **Capital Improvement Process (CIP):** Residents can bring concerns/needs to City Agencies during the annual CIP process for developing the capital budget.
<https://planning.baltimorecity.gov/capital-improvement-program/get-involved>
- **Small commercial centers:** would be nice to have more small commercial centers in neighborhoods that are easily accessible where neighbors can shop and meet on a daily basis.
 - Many of the neighborhoods are too small to have a commercial center, but we should have a 15-minute pedestrian walk shed.
 - Perhaps community “centers” could take forms that are not dependent upon commercial centers. (e.g., parks, civic plazas?)
 - Neighborhoods could work together to plan small centers, but we would have to bring back corner stores. These small stores must be allowed to operate out of private homes. that would incubate these businesses until they can build small stores in front.
 - That would require changes in laws.
- **Neighborhood Walkers/Shopping Guide:** Develop neighborhood shopping guide (e.g., where to get a tea or coffee, shops, easy parking) to celebrate commercial centers and bring attention to them. Give to new homeowners.
- Invite the board members of the private schools in our neighborhoods to the next meeting?
- More parks and recreation activities
 - Public green spaces large and small are important!

REISTERSTOWN STATION + SETON BUSINESS PARK

Community feedback

Assets

- Businesses (Rita's)
- Library
- Pimlico Elem Swim Club
- Reisterstown Road Plaza property for future retail establishment

Opportunities/Challenges

- Cleanliness
- Lighting
- Bus line needed Park Heights to Reisterstown Metro
- Service-oriented businesses



COMMUNITY FEEDBACK ON PARK HEIGHTS:

Assets:

- Community/limited connectedness

Opportunities/Challenges

- Sense of community/working together
- Disengaged representatives

What are some of the top priorities across all neighborhoods expressed so far?

- Walkability
- Safety
- Lighting
- Traffic Calming
- Create spaces and places for people to gather
- Proliferation of halfway houses and homes being bought to use as rental properties

What is the target audience and purpose for the Master Plan?

- Advocacy tool to convey to City agencies that this is what the community wants and needs. This will give City agencies the evidence of community input they need to move forward. Will prevent “run-around.” We want to continue to improve our communities. Some of the items in the current master plan were accomplished.
- Form committees to get work down (e.g., committee cleanup neighborhood, cut down “We Buy Houses” signs)

Additional Comments

Open Space

- There is a plan for an indoor community space and outdoor play spaces at Cross Country Elementary Middle School after the new building opens.
- Green Space Safety
 - Green Spaces near major thoroughfares can be a public safety issue vs. having them internal to neighborhoods.
 - Public Safety issues at NW Park and Luckman Park – need for patrolling, lighting etc.
- Large size games like connect four, chess, etc. Lighting. Walking or jogging paths. Area for outdoor yoga.
- Establish a partnership with Baltimore City Rec and Park and develop a strategy for maintaining the parks, particularly if any new green spaces are added. How should locations for new green spaces be prioritized?

Housing

- The older residents are affected by new rental properties and transient neighbors. Concerned about safety, and property upkeep. Housing values may go down in areas where rentals and half-way housing are increasing. Housing values are going up in other areas where some houses are razed, and larger houses are built in their place.
- We have a housing affordability problem, especially in Mt Washington. Annapolis has accessory housing (e.g., in-law apartment, apartment above a house.) Not allowed in Baltimore City. Would help people age in place and be able to afford to stay in their homes.
- ADU's should be piloted. this can be done block by block w assistance from perhaps a new govt agency specifically to streamline regulations.
- People are knocking down houses and getting zoning variances to build larger houses
- Housing prices are rising and making it difficult for younger people to purchase homes

Economy

- Provide technical assistance and capacity building for Merchants Association
- Meet with the Plaza
- Meet with someone who specializes economic development for guidance on how Glen can reignite the Reisterstown Road Merchants Association.
- Bring in experts on equitable real estate development and provide the technical support needed

- We need more grocery stores. Gary Cha of Yes! Organic markets has put small groceries stores throughout DC and Hyattsville. Gina Schaefer has done something similar bringing Ace Hardware stores to neighborhoods where she saw that certain services were missing.
- Reisterstown Road Plaza has a lot of land which is not being used and would be a good space to bring the community together.

Mobility

- There are a lot of accidents at Glen Avenue and Key. Reisterstown Road all the way through Glen, down past the firehouse, around Greenspring and back to Northern Parkway is like a speedway. They have been asking for traffic calming.
- Clarks Lane and Gist have a lot of speeding.

Safety

- The fire station in Glen has a famous train garden.
- We have an excellent police department, but they need a better building.
- Tree overgrowth coming out of Glen on Greenspring, as well Cross Country into Mt Washington is hazardous. The city needs to maintain this.

Community

- We need more afterschool programs! We need to find a solution for the White Building (Raze or Renovate in NWP)
- Word of Life Christian Community Church has been providing a lot of community activities.
- We need a long-term solution for Mount Washington School. They have a prefab building going on the blacktop that will last 10 to 20 years, but they need to start the discussion about a long-term solution. This should be included in the Master Plan.
- The Training Academy grounds are not being properly maintained. It is the gateway to our community, and it is an eyesore.