

# NORTH AVENUE NOW!

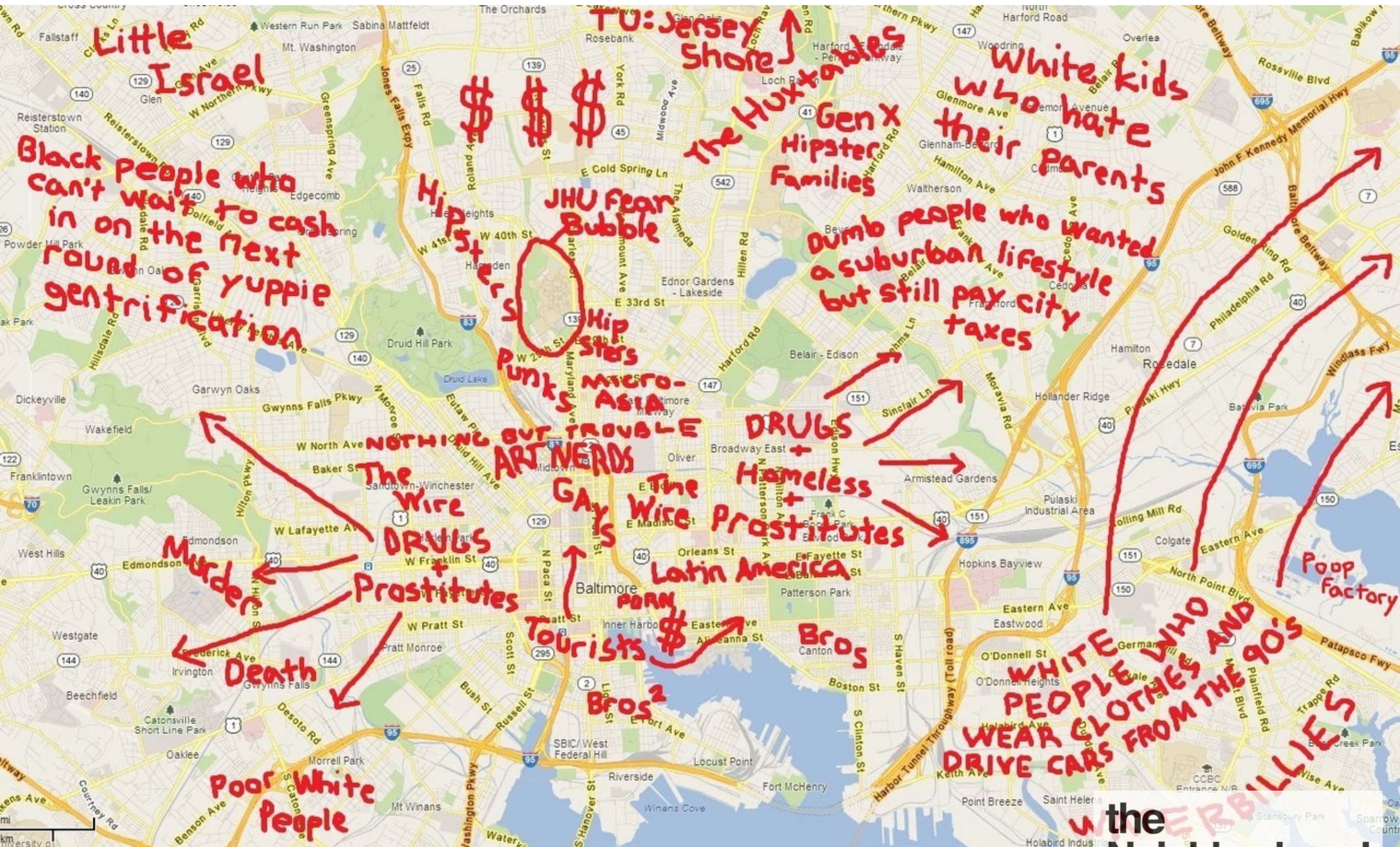
---

We need to create an experience, a buzz of human activity and nature intertwined into a healing city for all.



the  
Neighborhood  
DesignCenter





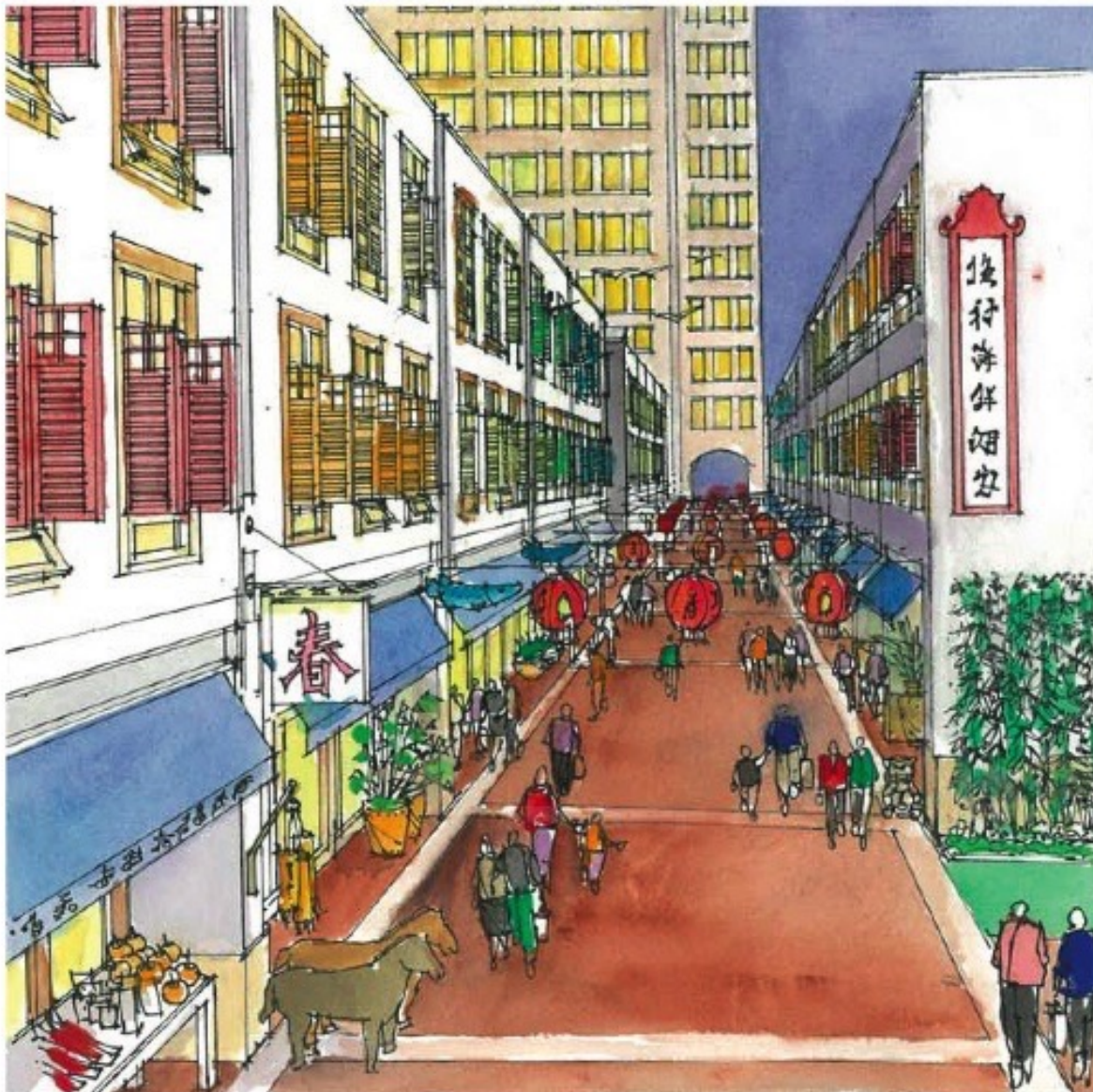
[https://www.reddit.com/r/maryland/comments/24bknb/judgemental\\_map\\_of\\_baltimore/](https://www.reddit.com/r/maryland/comments/24bknb/judgemental_map_of_baltimore/)

the  
Neighborhood  
DesignCenter



# The Four Anchors

Central Baltimore Partnership Vision Plan  
(2008)







<https://www.kickstarter.com/projects/811865398/1-w-north-avenue-new-station-north-hq>

**the  
Neighborhood  
DesignCenter**



# Streetscape Plan for Station North CBP & SNAE (2011-2017)



## Needs

Pedestrian Safety  
Bicycle Safety  
Pedestrian Scale Lighting

## Opportunities

Howard Street  
Charles Street  
Green mount Avenue  
Public Art  
Seating  
Illumination  
Green Stormwater Management



Image courtesy of Central Baltimore Partnership

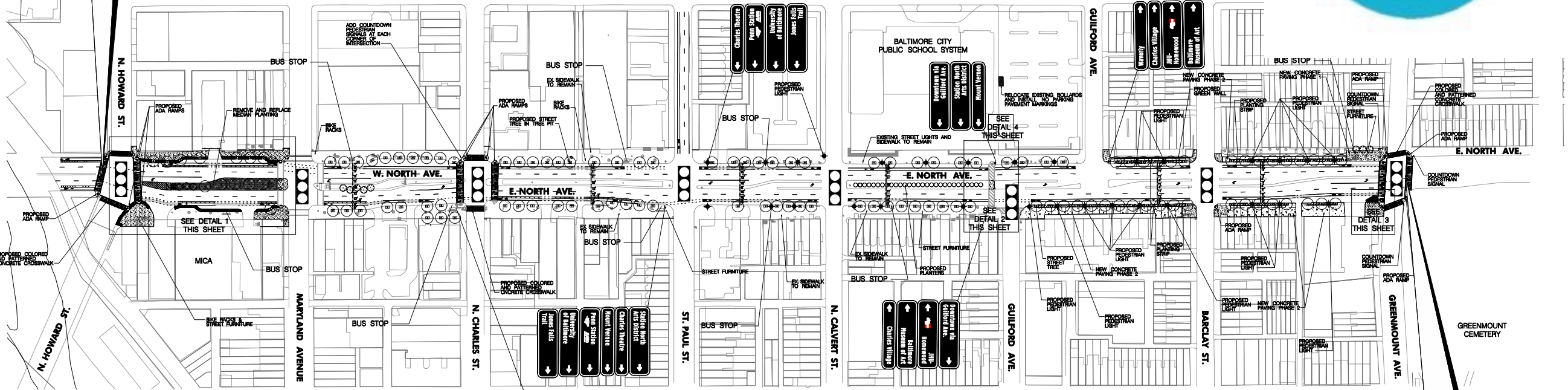
**the  
Neighborhood  
DesignCenter**



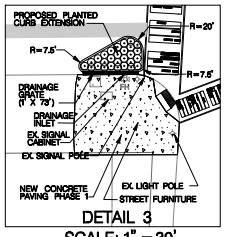
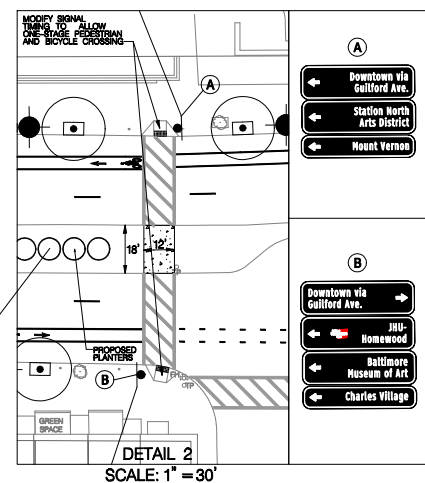
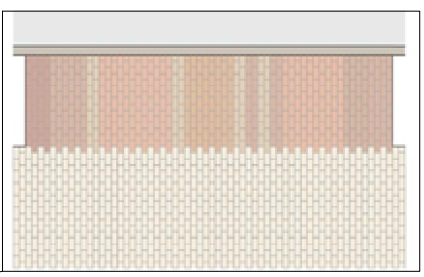
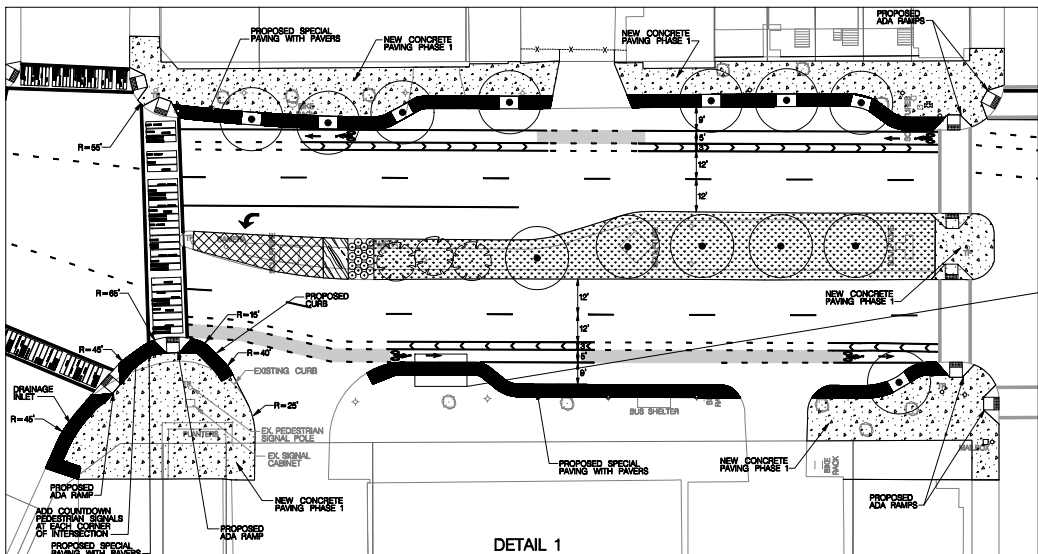
# Streetscape Plan for Station North

## CBP & SNAE & BCDOT

LIMIT OF WORK  
FROM N. HOWARD ST.  
TO GREENMOUNT AVE.



LIMIT OF WORK  
FROM N. HOWARD ST.  
TO GREENMOUNT AVE.



DESIGNED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DRAFT NOT  
FOR CONSTRUCTION

**P.E.L.A. DESIGN INC.**  
Planning • Environmental Design • Landscape Architecture

**KITTELSON & ASSOCIATES, INC.**  
TRANSPORTATION ENGINEERING/PLANNING

**SABRA, WANG & ASSOCIATES, INC.**  
7055 SAMUEL MORSE DRIVE  
SUITE 100  
COLUMBIA, MD 21046  
443-741-3500  
WWW.SABRA-WANG.COM

CITY OF BALTIMORE  
DEPARTMENT OF TRANSPORTATION  
F.A.P. NO. N/A  
S.H.A. NO. N/A  
CONTRACT NO.  
STREETScape PLAN

NORTH AVE BETWEEN  
HOWARD ST AND GREENMOUNT AVE

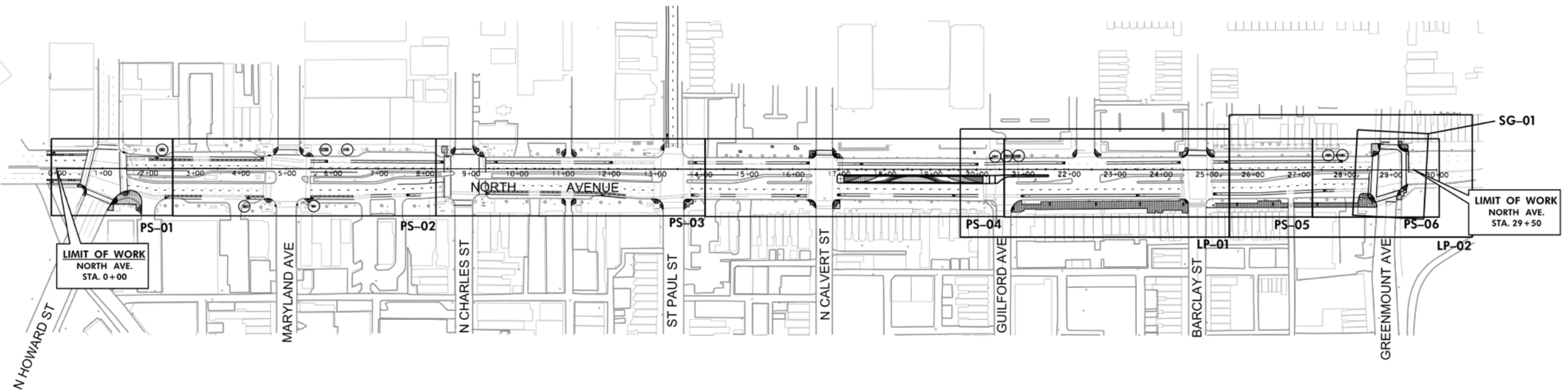
15% PRELIMINARY DESIGN  
**the Neighborhood DesignCenter**

Image courtesy of Central Baltimore Partnership



# Streetscape Plan for Station North CBP & SNAE & BCDOT

| REVISIONS |             |      |    |
|-----------|-------------|------|----|
| NO.       | DESCRIPTION | DATE | BY |
|           |             |      |    |



DESIGNED BY: MA APPROVED BY: \_\_\_\_\_  
CHECKED BY: JW DATE: 05/23/16

DRAFT NOT  
FOR CONSTRUCTION

100' 0 100' 200'  
SCALE: 1" = 100'

**WM** WALLACE  
MONTGOMERY  
ENGINEERS-PLANNERS-SURVEYORS-CONSTRUCTION MANAGERS

**iDesign**  
Engineering, Inc.

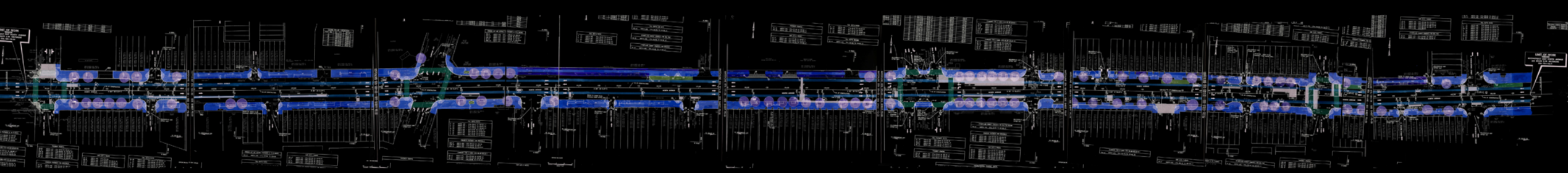
CITY OF BALTIMORE  
DEPARTMENT OF TRANSPORTATION  
F.A.P. NO. N/A  
S.H.A. NO. N/A  
CONTRACT NO.  
  
KEY PLAN  
  
NORTH AVENUE BETWEEN  
HOWARD STREET AND  
GREENMOUNT AVENUE  
15% PRELIMINARY DESIGN  
  
SCALE: 1" = 100' DATE: MAY 2016  
TRANSPORTATION ENGINEERING & CONSTRUCTION DIVISION SHEET 2 OF 13

Image courtesy of Central Baltimore Partnership

the  
Neighborhood  
DesignCenter



# Streetscape Plan for East North East North Avenue CDC & BCDOT (2007-2017)



the  
Neighborhood  
DesignCenter



# Streetscape Plan for East North

## East North Avenue CDC & BCDOT (2007-2017)



Photos: Jennifer Goold

the  
Neighborhood  
DesignCenter



# Streetscape Plan for West North East North Avenue Coalition and NDC (2013-2015)

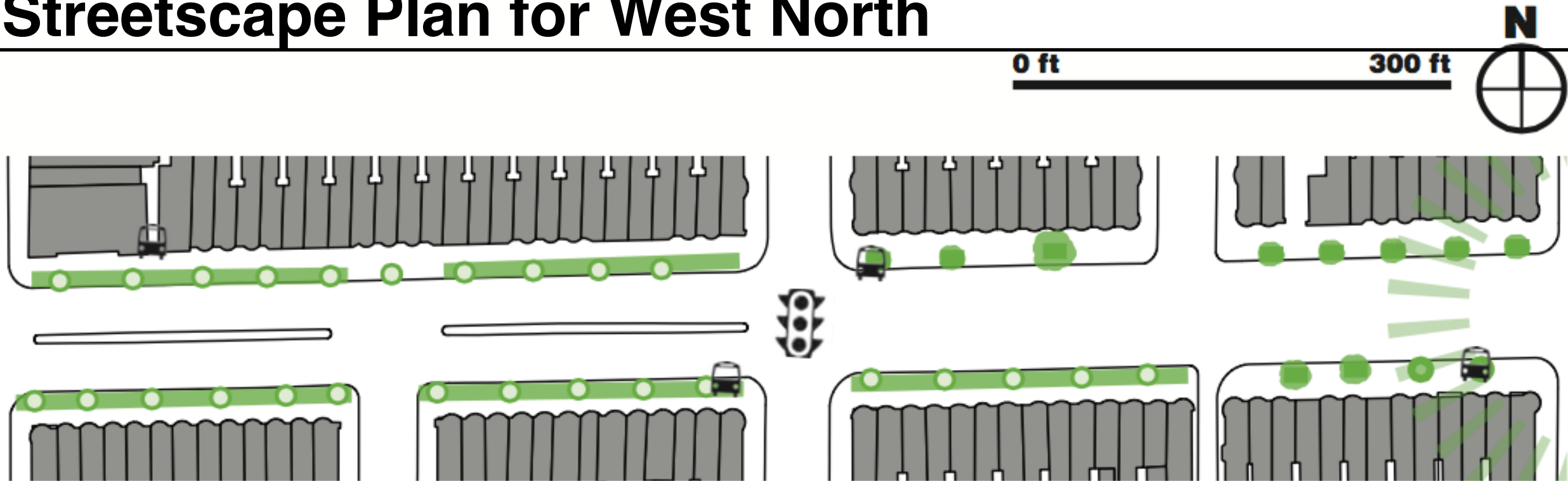


Photo: Matt Roth

**the  
Neighborhood  
DesignCenter**



# Streetscape Plan for West North



*Detail view of 1800 and 1900 blocks of West North Avenue. The 1800 block currently has several trees, which remain. The 1900 block, like many others, receives new trees and tree pits. This block, lined with residential housing, is a great candidate for continuous green strips between the sidewalk and roadway.*

the  
Neighborhood  
DesignCenter

WEST NORTH AVENUE STREETScape  
CONCEPTUAL MASTER PLAN  
6/30/2015

CONCEPT PLANS | GREENING

## PUBLIC DESIGN REVIEW

Join us for a public review of the draft master plan for the West North Avenue Streetscape, including proposals for new lane markings, crosswalks, lighting, greening, and more! All three review sessions will be the same.

Volunteer designers from the Neighborhood Design Center has been working on this plan with community organizations along West North Avenue, including Reservoir Hill Improvement Council, Druid Heights CDC, and Coppin Heights CDC. This project is in partnership with the 7th City Council District and Baltimore City Department of Transportation among other City agencies.

### PUBLIC DESIGN REVIEW #1

Thursday, September 4th, 6:30-8:30pm  
John Eager Howard Recreation Center  
2100 Brookfield Avenue

### PUBLIC DESIGN REVIEW #2

Thursday, September 11th, 6:30pm-8:30pm  
Druid Heights Community Center  
2140 McCulloh Street

### PUBLIC DESIGN REVIEW #3

Tuesday, September 16th, 6:30pm-8:00pm  
John Wesley United Methodist Church  
3202 West North Avenue



the  
Neighborhood  
DesignCenter

For more information or questions please contact Laura Wheaton at the Neighborhood Design Center at 410-233-9686x104, or at lwheaton@ndc-md.org. You can also find more information through the offices of Reservoir Hill Improvement Council, Druid Heights CDC, Coppin Heights CDC, and the 7th City Council District.

WEST NORTH AVENUE STREETScape



the  
Neighborhood  
DesignCenter





the  
Neighborhood  
DesignCenter



## 2016 TIGER Program

- The nation's most competitive transportation grant program
- For construction of surface transportation projects that:
  - Improve State of Good Repair (SGR)
  - Increase the nation's Economic Competitiveness
  - Enhance regional Quality of Life
  - Enhance Environmental Sustainability
  - Improve transportation Safety
  - Demonstrate innovative approaches
  - Leverage partnerships



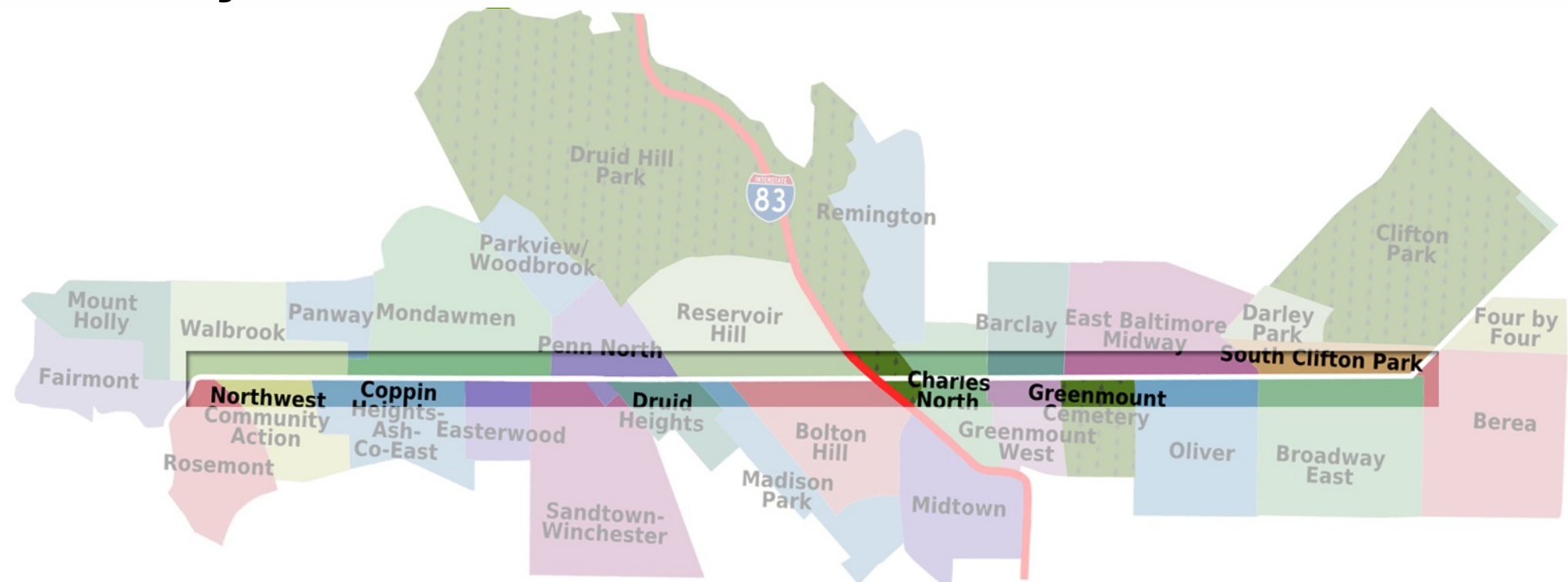
## 2016 TIGER Program

- NOFO in February 2016
- Submission Deadline in April 2016
- USDOT received 585 applications (over \$9.3 Billion) in FFY 2016
- \$500 million was available nationally
- MTA awarded \$10 million toward North Avenue Rising  
(One of 40 applications awarded in FFY 2016)

*This is the first time MTA has been the direct recipient of a TIGER grant since the program's inception in 2009*



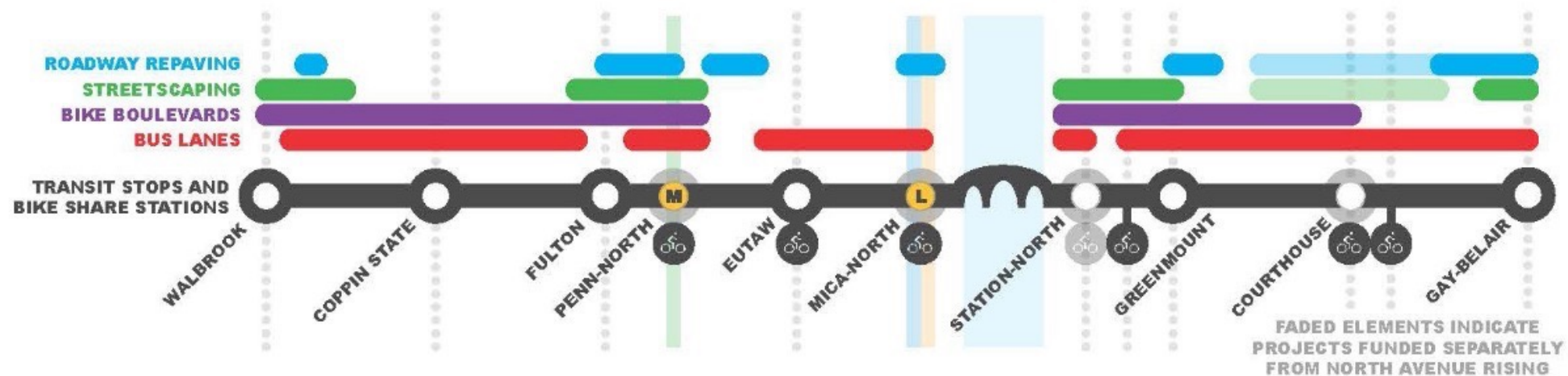
## Project Location



*From Hilton Street to Milton Avenue*



## Scope of North Avenue Rising



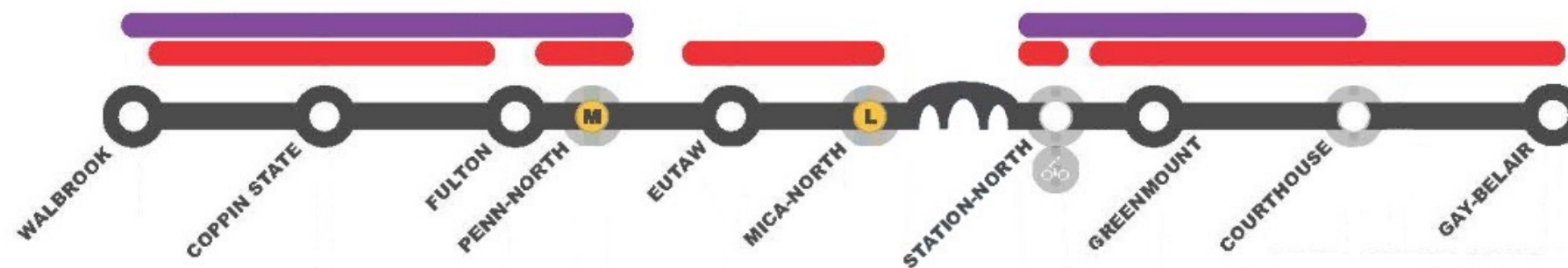
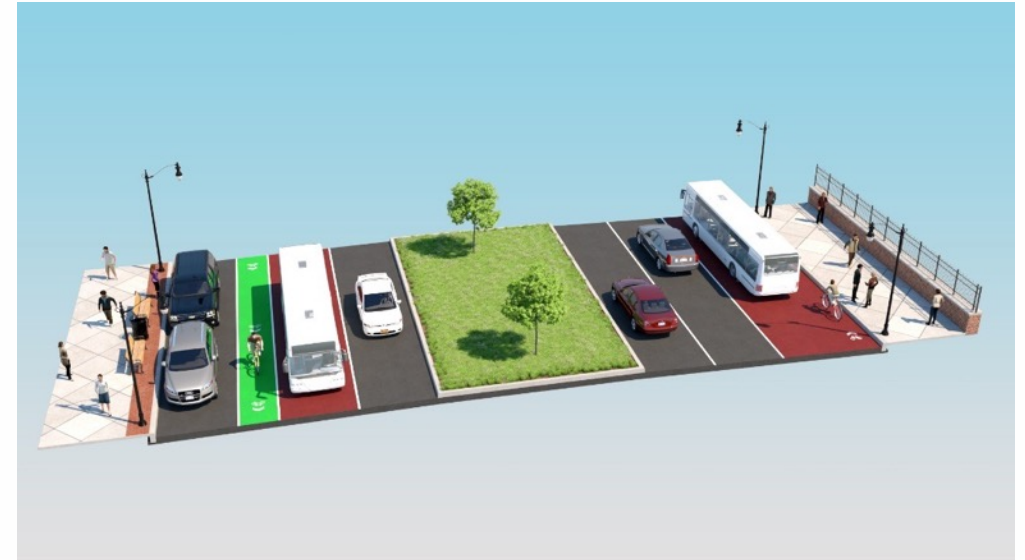
- ✓ Dedicated Lanes
- ✓ Transit Signal Priority
- ✓ Enhanced Bus Stops
- ✓ Streetscaping
- ✓ Bike Share Docks
- ✓ Bike Boulevards
- ✓ Metro Station Improvements
- ✓ Intersection Reconstruction
- ✓ Roadway Repaving





## Dedicated Lanes

- 7+ lane miles of bus/bike lanes
- Using red tinted asphalt
- Initial traffic analysis in conjunction with City DOT
- Supported by TSP
- Bike Boulevard treatments on parallel roads.





## Roadway Repaving

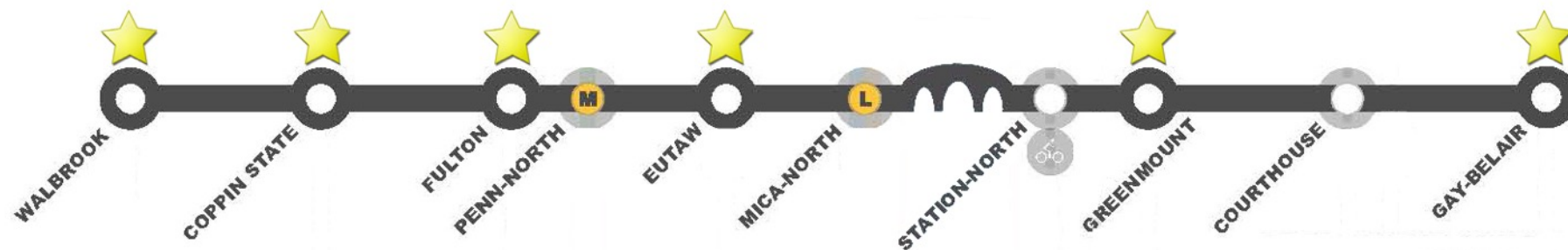
- Resurfacing  $\frac{3}{4}$  mile of roadway in “mediocre” condition
- Reconstruction of  $\frac{1}{2}$  mile of roadway in “poor” condition
- Road segments identified by City DOT ‘friction report’





## Enhanced Bus Stops

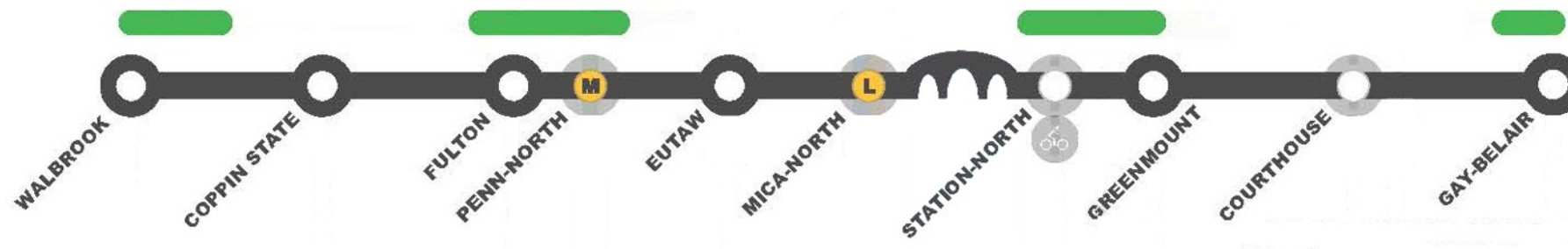
- 6 enhanced stops in addition to 4 BaltimoreLink facilities
- Shelters, signage, benches, and trash cans
- Landscaping and real-time information *where possible*
- Same ALI as Streetscaping





## Streetscaping

- ADA-compliant curb ramps, sidewalk repairs, lighting upgrades, accessible pedestrian signals, landscaping.
- Segments identified via community planning efforts
- Budget estimated from current East North Avenue Streetscaping.
- Same ALI as Enhanced Bus Stops







## Bike Share Docks

- 6 bike share docks
- Electric pedal assist bike fleet
- Budget estimates from previous station installation work

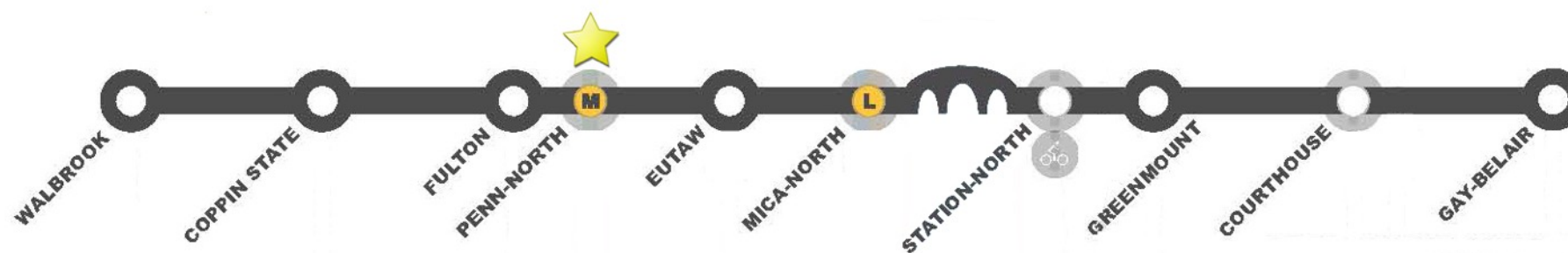






## Penn-North Station

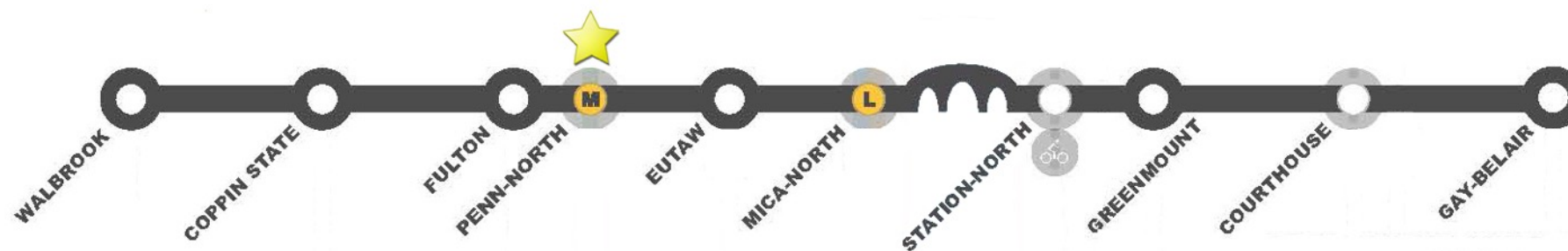
- Elevator and escalator rehab
- Station LED lighting conversion
- Demolition of metal bars around station





## Penn-North Intersection

- Enhanced sidewalks, pedestrian bump-outs, ADA-compliant curb ramps, traffic signal reconstruction, LED pedestrian lighting, signage
- Pre-existing City/FHWA project
- No design funding from TIGER project





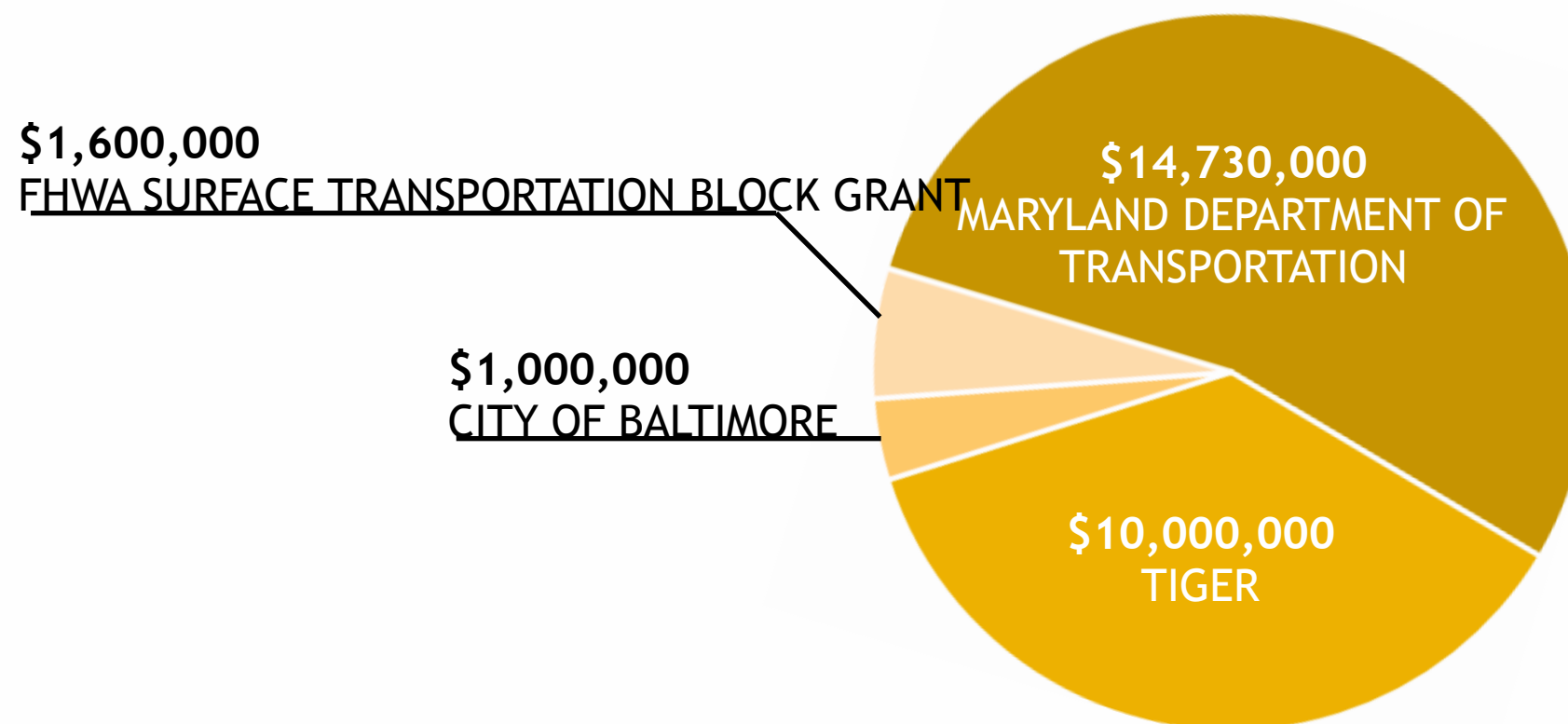
## Project Budget by Element

| Project Element                        | Cost (\$)           |
|--|---------------------|
| Streetscaping                          | \$8,473,000         |
| Penn-North Station Improvements        | \$4,915,000         |
| Dedicated Lanes                        | \$3,739,000         |
| Roadway Repaving                       | \$3,470,000         |
| Enhanced Bus Stops                     | \$2,500,000         |
| Penn-North Intersection Reconstruction | \$2,000,000         |
| Transit Signal Priority                | \$1,555,000         |
| Bikeshare Docks                        | \$252,000           |
| Bike Boulevards and Lanes              | \$426,000           |
| <b>TOTAL</b>                           | <b>\$27,330,000</b> |





## Project Budget by Funding Source







## Project Schedule\*



| North Avenue Rising Project Element  | CY2017 | CY2018 | CY2019 | CY2020 | CY2021 |
|--------------------------------------|--------|--------|--------|--------|--------|
| Dedicated Bus Lanes                  |        |        |        |        |        |
| Repaving                             |        |        |        |        |        |
| Penn North Intersection Improvements |        |        |        |        |        |
| Bike Boulevards/Lanes                |        |        |        |        |        |
| Streetscaping                        |        |        |        |        |        |
| Penn North Station Improvements      |        |        |        |        |        |
| Enhanced Bus Stops                   |        |        |        |        |        |
| Transit Signal Priority              |        |        |        |        |        |
| Bikeshare Equipment                  |        |        |        |        |        |

Final Design  
Complete

\* Subject to change per timing of Federal review and approval

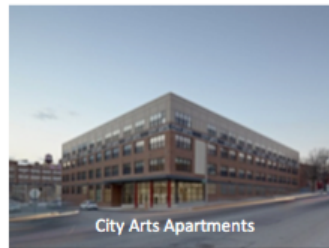


# Baltimore LINCS (2015-Present)

## City of Baltimore



### Existing Conditions:



### Strengths

- 1 – Greenmount's proximity to Penn Station, MICA, University of Baltimore, and the artist community at Station North make it ripe for redevelopment
- 2 – A few bright spots highlight the struggling corridor district such as City Arts and the Lillian Jones apartments
- 3 – Building types on Greenmount Avenue offer diverse options and smaller floor plates that small businesses/entrepreneurs need

### Weaknesses

- 1 – The commercial district properties have a high degree of vacancy and abandonment
- 2 – Historic Greenmount Cemetery on the east represents a large area with no potential active uses
- 3 – Retail businesses on Greenmount are not well-maintained and have low quality facades and design

3

### Existing Conditions:



### Strengths

- 1 – One of the most historic African-American districts in the country with a rich heritage of arts and entertainment
- 2 – True transit-oriented development (TOD) potential around the Penn North and Upton-Avenue Market Metro stations
- 3 – West North Avenue's proximity to both MICA and Coppin State University

### Weaknesses

- 1 – The commercial district properties have a high degree of vacancy and abandonment
- 2 – High amount of drug activity and crime, especially around transit stops and public spaces
- 3 – West North Avenue is difficult and dangerous to cross as a pedestrian

3

## Greenmount Avenue LINCS 2015-2016 Penn North LINCS 2015-2016

Leveraging Investments in Neighborhood Corridors (LINCS) is an interagency partnership to revitalize key corridors that connect neighborhoods and communities throughout the City. The goal of this initiative is to enhance the aesthetics and economic vitality of these gateways, while seeking to improve quality of life and increase community capacity.

**the  
Neighborhood  
DesignCenter**



# City of Baltimore





# East Baltimore Dev. Plan (2016-Present)

## Community Coalition

### Design Concept



Focus investment and new development on the Gay Street/Chester Street corridors where there is the most infill opportunity with the least amount of displacement



Courtesy of Ayers Saint Gross

the  
Neighborhood  
DesignCenter



# East Baltimore Dev. Plan (2016-Present)

## Community Coalition

### Opportunities

#### Family Life Center

- An extension of the Southern Baptist Church to provide educational and social resources for children, youth and adults

#### Bugle Laundry Factory

- Construction of a health and wellness center
- Partner with Seawall Development and Johns Hopkins

#### Kash and Karry

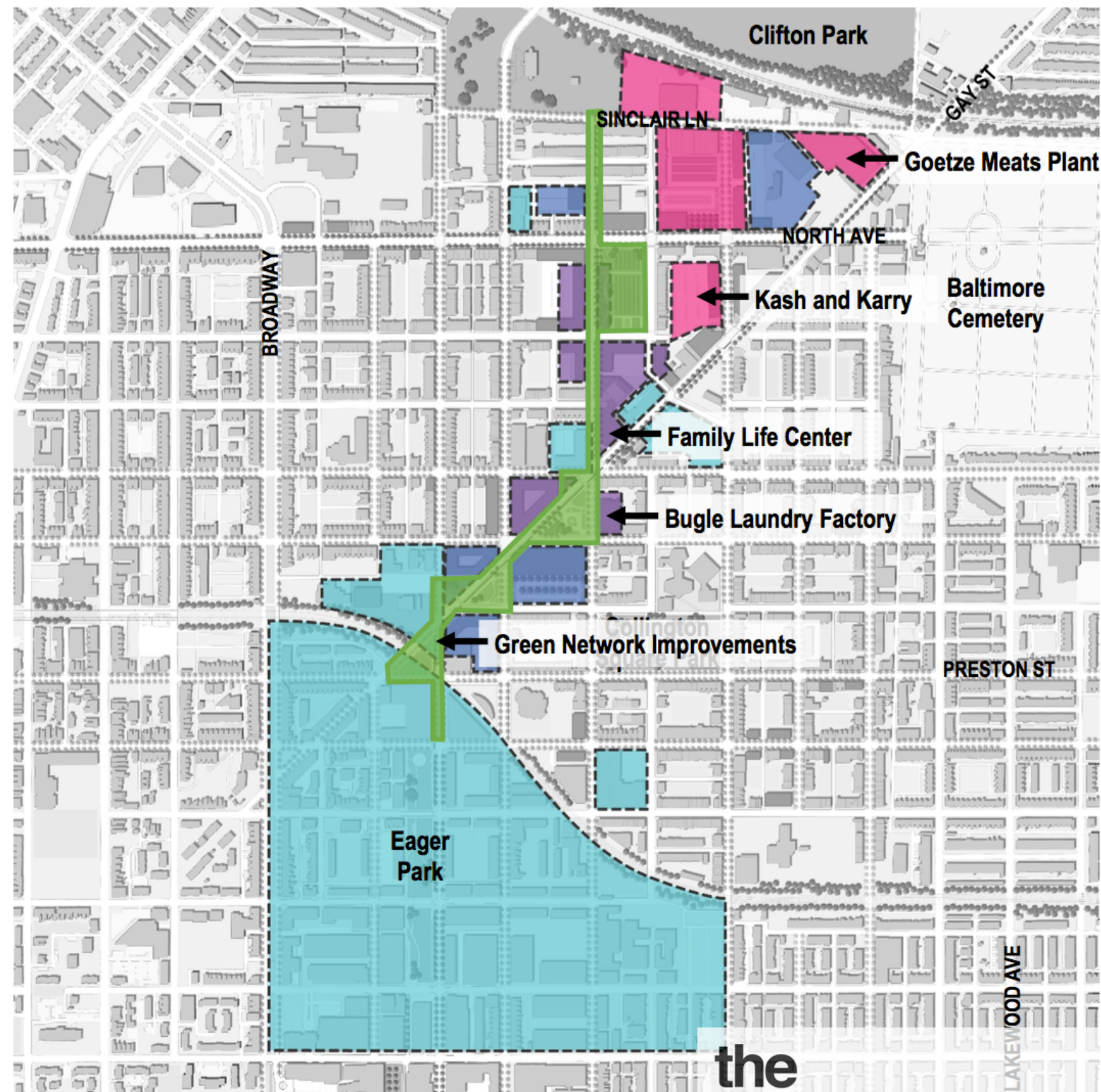
- Construction of mixed-income, workforce housing
- Partner with Osprey Property Co.

#### Goetze Meats Factory

- Renovation into manufacturing/light industrial/technology hub
- Partner with Cross Street Partners and future anchor tenants

#### Green network improvements

- Partner with Baltimore City Planning, the Office of Sustainability, and Project CORE



Courtesy of Ayers Saint Gross

the  
Neighborhood  
DesignCenter



# East Baltimore Dev. Plan (2016-Present)

## Community Coalition

### Development Efforts

Adjacent development is spurring interest in East Baltimore



Mary Harvin Transformation Center



Baltimore Food Hub

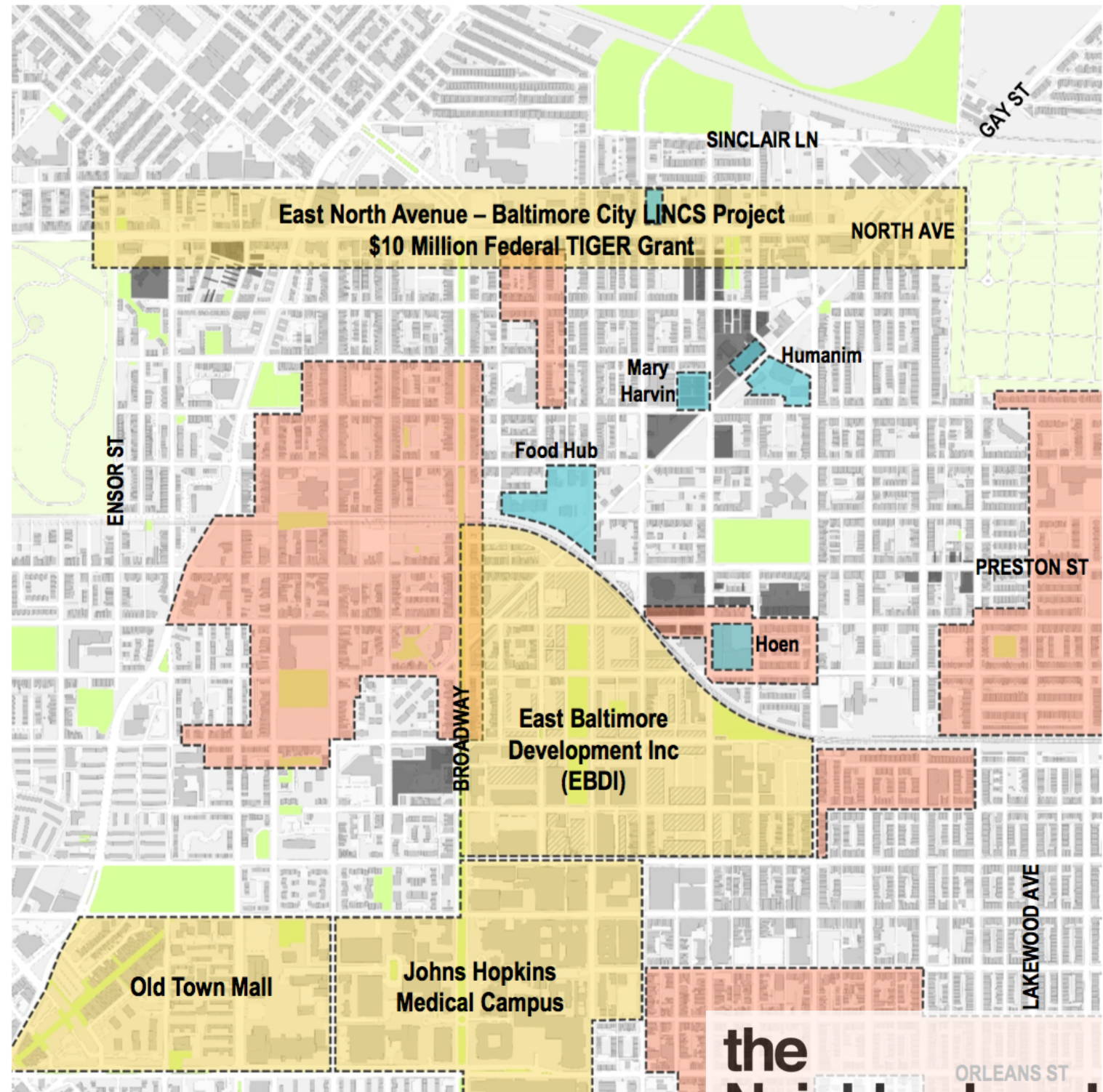


Hoen Lithograph



Humanim

- Properties Owned by the 5 Churches
- Recent Planning Efforts
- Community Development Clusters
- Major New Construction



Courtesy of Ayers Saint Gross

the  
Neighborhood  
DesignCenter



# North Barclay Green Phase 3

## Telesis Corporation



East Elevation (Greenmount Avenue)



Bldg 1 North Elevation (20th Street)



Bldg 2 South Elevation (20th Street)

North Barclay Green Phase 3  
Buildings 1 and 2 Elevations

the  
Neighborhood  
DesignCenter



# Madison Park North

## MCB Real Estate







# Arch Social Club

<https://baltimoreheritage.org/wp-content/uploads/2014/06/1000000000000082A0000058704D59FEE.jpg>

the  
Neighborhood  
DesignCenter





**the  
Neighborhood  
DesignCenter**  
Community Design Works

Jimmy Leonard, DCI  
Annette Ritchie, NDC  
Briony Hynson, NDC



For conceptual purposes only.  
Not for regulatory approval,  
permitting, or construction.  
NDC and its volunteers assume  
no responsibility or liability for  
its technical accuracy nor for  
any unauthorized use.

**Darley Park  
Long Term Illustrative Plan**

Darley Park Community Association  
2329 Harford Road, Baltimore, MD  
#3094 | 08.12.2016

# Darley Park

[http://www.designcollective.com/files/news/screen-shot-2017-04-18-at-1\\_43\\_23-pm.png](http://www.designcollective.com/files/news/screen-shot-2017-04-18-at-1_43_23-pm.png)

**the  
Neighborhood  
DesignCenter**





YNOT Lot

the  
Neighborhood  
DesignCenter



# NORTH AVENUE NOW!

---

We need to create an experience, a buzz of human activity and nature intertwined into a healing city for all.