

**APPLICATION FOR A**

**STRATEGIC NEIGHBORHOOD ACTION PLAN**

**FOR THE**

**YORK ROAD CLUSTER**

**SUBMITTED BY THE**

**YORK ROAD PARTNERSHIP**

**NOVEMBER 21, 2002**

**JASON CANAPP**  
**PRESIDENT, YORK ROAD PARTNERSHIP**  
**410-321-2040 EX. 410**



**LETTERS OF INTENT  
FROM  
CLUSTER NEIGHBORHOODS**

*WERE RECEIVED FROM*

*BELLONA GITTINGS COMMUNITY ASSOCIATION  
CEDARCROFT MAINTENANCE CORPORATION  
CHINQUAPIN HOLLOW WOMAN'S ASSOCIATION  
CHINQUAPIN PARK IMPROVEMENT ASSOCIATION  
EVESHAM PARK NEIGHBORHOOD ASSOCIATION  
HOMELAND ASSOCIATION  
KIMBERLEIGH ROAD NEIGHBORHOOD ASSOCIATION  
LAKE EVESHAM COMMUNITY ASSOCIATION  
LAKE WALKER COMMUNITY ASSOCIATION  
LAKE EVESHAM NEIGHBORHOOD ASSOCIATION  
MID-GOVANS COMMUNITY ASSOCIATION  
PEN LUCY ASSOCIATION  
RADNOR WINSTON IMPROVEMENT ASSOCIATION  
RICHNOR SPRINGS NEIGHBORHOOD ASSOCIATION  
WILSON PARK NORTHERN IMPROVEMENT ASSOCIATION  
WINSTON-GOVANS NEIGHBORHOOD IMPROVEMENT ASSOCIATION  
WOODBOURNE-MCCABE NEIGHBORHOOD ASSOCIATION  
GOVANS MANOR TENANT COUNCIL*

## **APPLICATION QUESTIONS**

# **STRATEGIC NEIGHBORHOOD ACTION PLAN FOR THE YORK ROAD CLUSTER SUBMITTED BY THE YORK ROAD PARTNERSHIP**

## **APPLICATION QUESTIONS**

### **1. Why are you interested in creating a plan for this area?**

Six months ago, the York Road Corridor's neighborhoods, businesses, religious and educational institutions identified specific actions that they felt were needed to improve the Corridor. These action steps, prioritized by the Community, seek to address problems in both the commercial corridor and its surrounding neighborhoods. We would welcome the opportunity to work together with the City both to implement these action steps as well as to update them.

A few of the action steps identified have been implemented and others are currently being addressed. We find, however, it difficult and time-consuming to work through the existing individual departments and agencies. It would be easier, more efficient, and produce a better outcome if we can develop a comprehensive plan whereby the efforts of the neighborhoods, businesses, non-profit organizations, individual residents and different city agencies are coordinated.

### **2. Describe the boundaries of the area**

The boundaries of the York Road Partnership are the northern City Line, North Charles Street, 39th Street, Argonne Drive, the Alameda, and Northwood Drive. These boundaries encompass all the neighborhood associations that border the York Road/northern Greenmount Corridor or the commercially zoned strip of the Corridor.

As a non-profit umbrella association of neighborhoods, businesses and organizations along the Corridor, the York Road Partnership addresses common crossover issues along York Road. The Partnership does not generally deal with issues unique to a single neighborhood, except when it becomes appropriate to provide a forum for wider discussion.

### **3. Are these boundaries consistent with existing community based planning activities?**

Yes, the boundaries established for the Strategic Neighborhood Action Plan coincide with those of the member neighborhood associations of the York Road Partnership (with the exception of the southern portion of Guilford and the county portion of Bellona-Gittings). Neighborhoods within these boundaries have been working together on community issues and have participated in activities sponsored by the Partnership.

**4. Do these boundaries include a cluster/coalition of neighborhoods?**

The neighborhood statistical areas as defined by the Baltimore City Department of Planning, incorporate the following associations that are included within the York Road Partnership area and are thus within the SNAP boundaries.

<b>Neighborhood Statistical Areas (Self-identified neighborhood sub-areas are indicated with *)</b>	<b>2000 Census</b>
<b>Bellona-Gittings</b> *Bellona-Gittings Community Assoc *Lakewood Community Assoc.	<b>611</b>
<b>Cameron Village</b>	<b>1,593</b>
<b>Cedarcroft</b>	<b>589</b>
<b>Chinquapin-Belvedere</b> *Belvedere Court Homeowners Assoc. *Belvedere Improvement Assoc. *Chinquapin Hollow Woman's Assoc. *Chinquapin Park Improvement Assoc. *Evesham Park (newly formed)	<b>2,111</b>
<b>Guilford</b> *Better Guilford	<b>2,098</b>
<b>Homeland</b> *Homeland Mews	<b>3,088</b>
<b>Kenilworth Park</b>	<b>1,382</b>
<b>Kernewood</b>	<b>523</b>
<b>Lake Evesham</b>	<b>483</b>
<b>Lake Walker</b>	<b>2,085</b>
<b>Mid-Govans</b>	<b>2,373</b>
<b>Pen Lucy</b>	<b>3,262</b>
<b>Radnor-Winston</b> *Rossiter Ave. Neighborhood Assoc.	<b>603</b>
<b>Richnor Springs</b>	<b>659</b>
<b>Rosebank, B'ridge, Bellona</b>	<b>441</b>
<b>Villages of Homeland</b>	<b>250</b>
<b>Wilson Park</b> *Wilson Park Improvement Assoc. *Wilson Park/Northern Improvement Assoc.	<b>1,356</b>
<b>Winston-Govans</b>	<b>1,454</b>
<b>Woodbourne -McCabe</b>	<b>1,075</b>
<b>Total Population:</b>	<b>26,036</b>

Partnership meetings are held on the first Wednesday of the month. Since the current Bylaws were established in May 2001, the thirteen subsequent Partnership meetings have had an average attendance of 28 persons. Attachment 1 shows the names and contact numbers of the presidents of the neighborhood and member organizations, the number of dues-paying members, and an estimate of the number of residents who actively participate in the association meetings.

## 5. “Neighborhood plans require effective community leadership and a commitment to collaboration among groups”

The York Road Partnership’s greatest strength has been its ability to bring various, often divergent, groups together for the purpose of improving the corridor. We have found that communities at one end of the corridor are concerned about and willing to work with communities at the other end. We have been successful at getting neighborhoods that were traditionally isolated from one another to begin taking a holistic approach to solving the Corridor’s problems.

The *Voices for York Road* town meeting held in May of 2002 is an example of the Partnership’s approach and ability to foster collaboration. The meeting was attended by more than eighty people representing sixteen of the twenty neighborhood associations in the Partnership area in addition to representatives of businesses and organizations. Participants were asked to identify actions that would make a difference on to the Corridor, both those that could be achieved both in the short and long term. From these recommendations the Partnership established three Action Task Forces that have been working to implement these actions. The *Report on the Voices for York Road Town Meeting* is included as an attachment to this application.

Some additional activities undertaken by the Partnership include:

- A series of meetings with the Save-A-Lot Corporation addressed neighborhood concerns about the operation and merchandise of this store that took over the vacant food store at the corner of York Road and Woodbourne Ave.
- A series of meetings with representatives from the Glenwood Life Center and Northern Police District to address issues of loitering in that area, in particular as to how clients behavior impacted on the residents of Govans Manor, an apartment house for senior citizens.
- The Partnership submitted a proposal for a Maryland Transit Authority Smartgrowth Project at York Road and Woodbourne Ave. to install bus shelters and make other enhancements. It was submitted in November 2001 and received notice that the proposal was funded in an amount of \$90,700 in July 2002.
- A committee was established to work with a private group that is raising funds to repair and relocate the Curran Memorial (at the corner of York & Woodbourne). As a result of their dialogues, the fundraising group has agreed to raise additional funds for a replacement memorial. In addition, the York Road Partnership has recently submitted a proposal to the Neighborhood Design Center to request their assistance in the design of a replacement monument.
- York Road Partnership representatives participated in the MD 45 Streetscape Project Task Force and successfully lobbied to have this Project continued south of the city line to Northern Parkway in order to create a ‘gateway’ to the City along the Corridor.

## 6. Building off assets is a priority of the O'Malley Administration.

Organizations on the Corridor that are assets by virtue of their active participation and involvement on the Corridor and its issues are:

- Govanstowne Business Association (GBA)
- Govans Ecumenical Development Corporation (GEDCO)  
Epiphany House, Gallagher Mansion, Micah House, Ascension Homes & CARES)
- Govans Economic Management Senate (GEMS)
- Loyola College at 5000 and 5106 York Road:  
Police substation, Center for Values and Service coordinates student volunteers in Gedco programs and at the PAL Center

Assets and organizations devoted to improving the quality of life for local residents are:

- Urban Renaissance Institute of Huber Memorial Church
- Senior Network of North Baltimore
- Achievers Youth Program
- Pen Lucy Action Network
- NAMI
- AFSC
- Churches of the Corridor:  
Blessed Sacrament, Church of the Nativity, Church of the Redeemed of the Lord, Faith Christian Fellowship, Foundations for the Christian Faith, Govans Boundary UMC, Govans Presbyterian, Holy Comforter, Kingsway Baptist, Huber Memorial, Pleasant Hope Baptist, Refuge Way of the Cross, St. James Free Will Baptist, St. Mary of the Assumption, Victory Center, Wilson Park Christian Community.
- PAL Center at Dewees Park
- The Senator Theater
- Govans Library Branch of the EPFL

Other assets that contribute which are not located directly on the Corridor are:

- Colleges and Universities:  
College of Notre Dame of Maryland, Johns Hopkins University, Loyola College, Morgan State University
- Greater Homewood Community Corporation
- Chesapeake Habitat for Humanity
- St. Ambrose Housing
- St. Joseph Hospital (community health outreach programs)

'Passive' assets include

- #8 Transit line (a major asset that may need to be enhanced to prevent it from becoming a liability).
- Belvedere Square
- Dewees Park and Evesham Park Neighborhood Parks
- Public Schools:  
Govans Elementary, Guilford Middle & Elementary, Chinquapin Middle, Walter P. Carter Elementary
- Private Schools: Baltimore Christian, Church of the Nativity Pre-school, Govans Presbyterian Pre-school, Hope Academy, St. Mary of the Assumption Elementary

## 7. What are the top three issues you hope to address as you engage in planning for this area?

Issues identified by the communities fall into three categories; those that were previously identified at the *Voices for York Road* Town Meeting were either specific to the Corridor or overlapped with both Corridor and neighborhood issues, and those that were made in response to the SNAP discussions that are specific to the neighborhoods.

- Commercial Corridor-specific issues that have been identified include:
  - Two of the three general issues outlined in the *Voices for York Road* Report: are **Commercial Revitalization** and **Streetscape & Appearance**. Pages 18 and 19 of the attached *Report for the Voices for York Road Meeting* detail specific action steps related to these categories. Since that meeting took place the Partnership has established Task Forces to address some of these issues. The opportunity to incorporate into one strategic plan those that require City resources or coordination between several agencies would be most welcomed.
- An overlapping concern is the issue of **Public Safety**:
  - The safety of residents and businesses is a key to the success of any revitalization strategy. By working with the police department and other divisions of law enforcement agencies, we need to address the issues associated with the drug trade, loitering, theft, etc. Programs such as the Neighborhood Watch Program can expand on our previous success of the National Night Out. We realize the importance of working together with the Police, Parole and Probation and Juvenile Justice to make sure communication is occurring between the groups involved.
- Neighborhood-specific issues involve **Housing and Neighborhood Stabilization**:
  - The condition of housing poses one of the biggest concerns to area residents. Neighborhood associations, umbrella organizations and businesses must develop strategies to reverse the trends of urban flight that lead to vacant houses in our communities. We must develop a strategy in partnership with the city and other local non-profit organizations to rehabilitate vacant houses, utilize abandoned properties, explore how resident can obtain resources necessary to maintain and improve their homes, and correct sanitation problems.

There is in general a lack of community-based infrastructure for youth and for community activities. Youth must be involved in a strategic planning process.

Many of the issues affecting the Corridor are documented in the *Report of the Voices for York Road*. These need to be revisiting and reevaluated relative to both new priorities and those short-term actions steps that have been taken.

While a broad outline of the neighborhood-specific issues is given above, in order to develop an effective Strategic Neighborhood Action Plan there must be an initial dialogue that comprehensively identifies the neighborhood specific issues. Since these issues are common to many if not all neighborhoods, further prioritization can then occur. A special effort should be made to engage the neighborhood youths in the dialog and get their perspective on the priority of issues.

## 8. What is your vision for this area?

The York Road SNAP Cluster includes neighborhoods that, in general, are good. When studying the neighborhood indices such as assessed value or number of vacant properties, such as those used in establishing the Baltimore Neighborhood Typology, it is evident that York Road often marks a distinct difference in neighborhood type and thus requirements. The response to this question from neighborhood associations east of York Road reflect the concerns of many that in the next 5 years they can be improved if they receive some infrastructure support, but without it may decline rapidly. These concerns are substantiated by the fact that among the 10 neighborhood on the east side of York Roads, the typology of 6 is designated as 'stabilization' and 4 as 'reinvestment', whereas of the 11 on the west side, the typology of 9 is 'preservation' and of 2 is 'stabilization. So while all the neighborhoods share common concerns and visions about Corridor-related issues, any SNAP must address the specific needs and visions of the stabilization and reinvestment neighborhoods.

Since the Partnership has already explored some Corridor related issues, it would appear the first step to develop a strategic action plan will be to comprehensively identify the issues common to several neighborhoods, to develop related measurable indicators so we have a mutually-agreed upon way to measure progress, and to identify the responsibility of each partner –neighborhood, Partnership, City, and potential private partners. Many issues have been raised by neighborhood association presidents in their response to this question; space constraints allow only a sampling of the responses to be given below:

### Existing conditions:

“The great diversity of neighborhoods provides opportunities for people of various socio-economic statuses to live and work together to address the problems of our city. We anticipate the business corridor along York Road to once again become a vital commercial district within the city. We expect to see vacant buildings being rehabilitated and occupied buildings being improved. We expect our entire area to be a place where people want to work, shop and raise their families. “

“The existing condition of the York Road Corridor from 39<sup>th</sup> Street to the city line ranges from 'thriving' to struggling. The northern end is comprised of well-maintained residences that are holding and increasing their value. The southern end does not reflect the same. The business district towards the north end is re-building and has received an abundance of assistance from the city; the southern end has not. Do we assume that what is happening towards the city line will run southward or do we worry that what is happening in the south will flow northward?”

“Abandoned houses, sanitation issues, criminal activities, lack of infra-structure for youth and community activities.”

“Chinquapin Park has not been maintained; stream is eroded. .water is polluted . .raw sewage can be seen in some areas.”

### Vision for the future, what changes, stays the same and what triggers these changes:

“Our vision for the entire community is thriving neighborhoods and business districts. We need to bring back a commercial district that SERVES the communities. Home ownership must be encouraged. We need to feel safe, feel pride in our communities, have resources available to nurture our children. Public space, parks and recreation centers must be maintained and/or created. Positive public gatherings unify a community. This must be encouraged through activities and community events. We want to work, shop, worship and be educated in our community.”

“Revitalization of houses, influx of middle class homeowners with the same vision.”

“Vision should be inclusive of the neighborhoods that border the commercial Corridor as well as the Corridor itself.”

“I want to underscore the importance of a working plan for the Corridor, such as HARP had, which provided a guide and meaningful basis of good neighborhood negotiation and support.”

“In terms of vision, I would hope that YRP would provide mechanisms whereby neighborhoods collaborate re: crime and grime, developing grassroots coalition strength to collaborate with city agencies.”

“Additional streetscape investment, security, and private development assistance would facilitate improvements. Neighboring communities can use similar help with security, code enforcement and beautification.”

“Improve appearance of businesses and streetscape beautification; construct medians of trees and plantings.”

“These changes are triggered by community involvement including businesses faith-based partnerships, local, state and federal commitment to the empowerment of the community.”

“Change will occur when maintenance and enforcement take place.”

**9. Describe three projects that you have successfully completed, either as a cluster of neighborhoods or as individual neighborhoods.**

In addition to the Voices for York Road town meeting, held last May, there are several on-going initiatives.

**National Night Out**

Participation in this neighborhood-based event is advertised, encouraged and supported by the Partnership. In the last two years it has coordinated two 'Going Away Parties for Crime, Grime and Drugs' after the neighborhood walks are finished. Walkers from Mid-Govans Homeland and to some extent Woodbourne McCabe join the party held at the PAL Center. The walkers from Radnor-Winston, Woodbourne-McCabe, Winston-McCabe, Richnor Springs and Wilson Park join the party held at the Loyola College facility at 5106 York Road. The role of the Partnership is that it solicits donations from businesses on the Corridor, as well as GBA and Gedco to fund these parties and to provide decorations, drinks and noise makers for the neighborhood walkers.

**Partners Across York Road**

For several years, neighborhood residents have met on a Saturday morning (generally on Earth Day) to clean up various areas along the Corridor and to plant annuals. This event, which is sponsored by the Govans Business Association, is followed by a party hosted by the Senator Theater, together with a show or concert, and refreshments.

**Good Neighbor Day**

In cooperation with the Center for Values & Services and the Student Government Commuter Student Association, Loyola College has participated in Good Neighbor Day. The College has planted trees, and donated plantings. Students have cleaned, mulched, and planted at the three or four key locations along the Corridor that the Partnership routinely maintains.

One key to success in each case is a shared concern and vision along and across the Corridor. Another key is the communication network that is being established by the Partnership.

[YRPartnership@yahogroups.com](mailto:YRPartnership@yahogroups.com) allows electronic communication among those members who have email. It is used to send announcements of community events, forward announcements from the city, send agendas and minutes of the Partnership meetings, and serves as a chat room for issues. For non-electronic communications, the cost and preparations of Partnership mailings are supported by Loyola College.

**10. Describe resources of the organization, such as staffing, funding, and office space.**

The York Road Partnership is a volunteer-based organization. It does not have non-profit tax designation and does not collect membership dues. When the Partnership has applied for grants, (notably Parks and People, for streetscape projects, MTA Smartgrowth and the Abel Foundation) either GEDCO or GBA has agreed to act as the conduit agency for the funds. Contributions in kind for mailings and other support have been provided by partner organizations, Loyola College Office of Government and Community Relations, GBA, and GEDCO.

The current officers of the partnership are:

President: Jason Canapp

Resident and President of the Lake Walker Community Association, policy advisor in the Governor's Office of Crime Control & Prevention, and member of the Governor's Community Legacy Advisory Board.

Vice President: Garrard Johnson

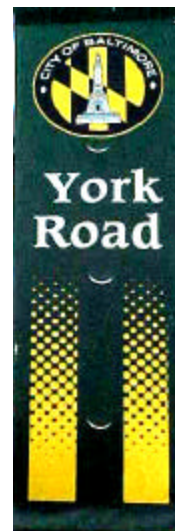
Executive Director of the Govans Economic Management Corporation

Corresponding Secretary: Natalie Rizzi

Executive assistant to the Special Assistant to the President for Neighborhood Affairs at Loyola College.

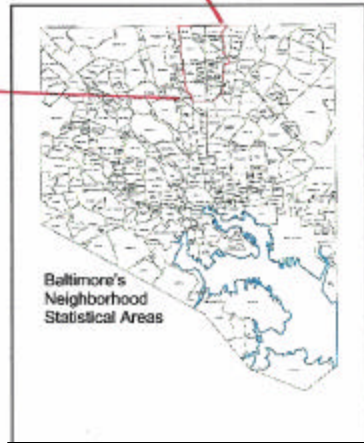
Recording Secretary/Treasurer: Helene F. Perry

Resident of Bellona-Gittings Neighborhood Association and member of the Bellona Gittings Board



**STREET MAP  
OF THE  
YORK ROAD CLUSTER AREA**

**Map of the York Road Partnership  
Statistical Area**



**LETTERS OF SUPPORT  
FROM  
ANCHOR INSTITUTIONS**

*WERE RECEIVED FROM :*

*GLENWOOD LIFE CENTER  
GOVANSTOWNE BUSINESS ASSOCIATION  
GOVANS ECONOMIC MANAGEMENT CORPORATION  
GOVANS ECUMENICAL DEVELOPMENT CORPORATION  
GOVANS PRESBYTERIAN CHURCH  
GREATER HOMEWOOD COMMUNITY CORPORATION  
HOLY COMFORTER LUTHERAN CHURCH  
LOYOLA COLLEGE  
PEN LUCY ACTION NETWORK  
PLEASANT HOPE BAPTIST CHURCH  
ST. MARY OF THE ASSUMPTION CHURCH*

# **ATTACHMENT 1**

## **INFORMATION ABOUT CLUSTER AND ANCHOR ORGANIZATIONS**

**SUPPLEMENTARY MATERIALS**

**REPORT ON THE  
*VOICES FOR YORK ROAD* TOWN MEETING  
HELD IN MAY 2002**