

STATE CENTER NEIGHBORHOOD ALLIANCE GOAL STATEMENTS

April 19, 2006

The following statements have been arranged in no particular order and represent all of the input that we have received so far.

Community Organization: Clear and efficient and ongoing communications between the developer, the state and surrounding communities is essential to the success of the project. Understanding the tremendous workload that this entails, we seek funding from the developer or State in the amount of \$75,000(?) to pay a part-time professional project administrator for one-and-a-half years (?) to act as the focal-point for these communications. The communities will be represented by a Alliance Steering Committee similar to the Selection Committee that was used to select the Developer. The Administrator will be employed and tasked directly by the Steering Committee and responsibilities will include, but not be limited to:

- Form a corporation (501c3, c5, LLC?) for the Alliance if required
- Secure office space and IT services.
- Coordinating bi-weekly and ad hoc Steering Committee meetings
- Coordinate bi-monthly open community meetings
- Maintain a Web Page and regular emails with current project status, relevant documents, and survey forms
- Collect community input.
- Attend developer project status meetings, and relevant city and state meetings
- Serve as the community liaison to developer, city and state entities

1. **Formalize:** Community Alliance should formalize self and establish the correct relationships between members of the group and their respective neighborhoods/ organizations. Also to form leadership of the group, in which there were two ideas (not necessarily separate for each other- A. Full-time position as leader of the group (paid by SBER) B. Selection Committee as the leadership team.

2. **Integration:** Tie Mount Vernon Neighborhood into the S.C development physically- Preston, Biddle, Chase Streets need stronger connection. Also, these streets and Howard need revitalization.

3. **Transit/ Parking:** S.C. should utilize/ strengthen Light Rail and Subway usage. Also, with Mt. Vernon's preexisting shortage of parking, the S.C. project should NOT depend on using off-site parking in our neighborhood.

Goal 1: Community Representative: Clear and efficient and ongoing communications between the developer, the state and surrounding communities is essential to the success of the project. Understanding the tremendous workload that this entails, we seek funding from the developer or State in the amount of \$75,000 to pay a part-time professional project administrator for one-and-a-half years to act as the focal-point for these communications. The communities would be represented by an Alliance Steering Committee similar to the Selection Committee that was used to select the Developer. The Administrator would be employed and tasked directly by the Alliance Steering Committee and responsibilities will include, but not be limited to:

Form a corporation (501c3, c5, LLC?) for the Alliance if required

Secure office space and IT services.

Coordinating bi-weekly and ad hoc Steering Committee meetings

Coordinate bi-monthly open community meetings

Maintain a Web Page and regular emails with current project status, relevant documents, and survey forms

Develop community communications.

Collect community input.

Attend developer project status meetings, and relevant city and state meetings

Serve as the community liaison to developer, city and state entities

Goal 2: Read Street Interface: Make Read Street the primary pedestrian connection between Mount Vernon and State Center. This would reinforce and add to the commercial tie between Antique Row and Charles Street.

Goal 3: Relocate the Maryland State Highway Administration to State Center: This will free up the current SHA property on N. Calvert Street for redevelopment and use more sympathetic to the residential community. Potential uses could include a charter school, senior and community center in the existing facility, or demolition for new residential development.

1. McCulloh Homes must remain an affordable housing community.
2. Because of its close proximity to McCulloh Homes, the redevelopment of the State Center Site must be developed in concert with the Housing Authority of

Baltimore City's improvements/enhancements of the McCulloh Homes housing stock and general improvements of the premises and management oversight.

3. The State Center Development Team must strategically integrate affordable housing on the the State Center Site, consistent with Baltimore City's proposed Comprehensive Plan.
 4. The proposed mixed use development must meet the transportation, housing, employment and shopping needs of both the residents in the immediate vicinity of the development as well as residents of the larger community.
 5. Designate the McCulloh Homes community and the natural boundaries of the community as a Historic District.
1. Affordable Housing to allow the current residents of the neighborhoods to continue to live there.
 2. Support and assistance to the neighboring schools and their programs.
 3. Provision of employment and employment opportunities for the local residents, adults and youth.
 4. Significant minority business participation in the overall project.
 5. Increased public safety measures to allow for greater pedestrian access.
 6. Retail and entertainment uses that provide for a family atmosphere as well as catering to the professionals.
 7. Increased use of the multiple modes of transportation to and from the area.

The "Eutaw District" should not be viewed as a brand "new" neighborhood. It should have a small "core" containing new and exciting amenities for the larger area, but should overlap with existing neighborhoods where possible by creating transition zones that extend the primary look and feel of those neighborhoods in towards the core. For example, residential development along the northern edge of the State Center should feel like part of Bolton Hill and form a transition into a business and entertainment "core" area. The same is true for McCulloh Homes and for the Seton Hill neighborhood. The core of the State Center should be the location where it all comes together, located along Preston St and approximately at Howard, MLK and Read Streets.

The West Side Strategic Plan (Design Collective) should be the basis of planning for the transition zone to Mt Vernon and Seton Hill. This plan called for improved

linkage of these areas to the downtown area through a consistent streetscape design, design guidelines for new construction, traffic measures, vacant site use, etc. The suggestions below build in part on that vision and will allow a consistent planning vision of the wider area in the future. The description and definition of the Seton Hill neighborhood in that plan should be used as a template for the State Center / Seton Hill transition zone as well.

In the overall, large area planning Seton Hill should also be seen as a future cultural and heritage site, with several historic buildings and exhibits. It will also contain the currently largest park space in the downtown / West Side area, which will be upgraded with a formal, public garden area adjacent to a formal garden and visitors center to the Mother Seton House and former St Mary's Seminary sites.

Specific Goals:

1. Extension of landscaped median on Eutaw Place down to the corner of MLK, N Eutaw Street and the new Maryland General "gateway". The goal is to create a major north/south residential oriented corridor, and to draw pedestrians south along N Eutaw Street, into the quiet Seton Hill neighborhood and beyond to the vibrant West Side. Placement of high density apartment buildings / condos along Eutaw Place (mix of market rate and low income) and this new landscaped median should be a priority. The goal is to extend the residential areas from Bolton Hill as far south towards Seton Hill as possible. Commercial uses should be limited on this potentially "grand" residential boulevard.
2. Commercial development (shopping, dining, entertainment, etc.) should be oriented along Preston Street and the MLK / Howard St corner. The long-term goal should be to extend mixed use development along Preston St to Pennsylvania Ave and thus allow the re-development efforts of Penn Ave to extend south of the 1300 block and eventually extend to Franklin Street in Seton Hill (600 block of Penn Ave and the site of a rich Afro-American history in Baltimore).
3. Developments along MLK and Howard St should be facing the street, i.e. major entrances should be located on MLK and Howard St, not the side streets. For example, currently MLK acts as a barrier between West Baltimore and the West Side. By locating the front facades of buildings facing MLK, it will have the look and feel of a major, downtown street and lead to higher density pedestrian activity. This will also allow for a more residential look and feel for the north / south streets (Madison, McCulloh, and Eutaw Place). Special emphasis by the developers needs to be placed on planning and design along MLK. This street currently acts as a major barrier to the free flow of pedestrians between the adjacent neighborhoods. This barrier needs to be bridged at Penn Ave, Druid Hill,

and Eutaw Street. A possible mixed commercial/office (lower level floors) and residential (upper level floors) development could be considered along this street. State Office space could be located along Howard Street, or the upper levels of buildings along Preston Street.

4. Development needs to avoid using Seton Hill's streets as "thru streets" between downtown and the State Center. Bus line realignment as currently proposed should be maintained and implemented (includes elimination of certain routes running thru Seton Hill).
5. Future development plans should allow Druid Hill Ave and Madison Ave to function as major residential connectors between West Baltimore and downtown. New development, or re-development of McCulloh Homes, should be oriented towards the street. The current McCulloh homes layout is not conducive to pedestrian activity and safety, and is not visually attractive because the homes / building entrances are built facing courtyards instead of the street. This reduces street level activity and interrupts the natural flow of activity along these major, residential streets. This design is more suited for a sub-urban life-style, rather than an urban one.
6. Help the integration of Seton Hill Station residents (both in Seton Hill proper and the SW Baltimore site) into the workforce through education and job training assistance during construction, and job placement afterwards. Residents have completed drug rehab and are in a transitional setting to ease them back into the general population and the workforce.
7. Internships and mentoring opportunities for youth in Seton Hill.
8. Support for building upgrades and operations for Arena Players theater group in Seton Hill.
9. Provide support for the construction / expansion of the Children's Hospice "Dr Bob's Place" on N Eutaw Street / Md Gen Hospital (see link: <http://www.josephricheyhospice.org/JRHnavpages/DRBOB.HTM>)

We are looking for a coordination of entertainment at State Center & Historic Pennsylvania Avenue, which is an entertainment district.

It is our desire to have a State facility and presence on Pennsylvania Avenue to help support business development.

Economic opportunities for entrepreneurs and our youth are critical. Support community organization and the work they do to provide services to its Citizens.

- establish safe, pleasant pedestrian connections between Bolton Hill, Mt. Vernon, and Seton Hill. When the project is finished, anyone should be able to walk from any one of those neighborhoods to any other without feeling in any way strange.
- attract neighborhood-serving retail and do not disrupt neighborhoods with new heavy flows of traffic or surface transit.