



Baltimore City
Department of
Planning

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Cherry Hill Community Master Plan

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Acknowledgements

Our thanks to all the people who served on committees and were involved in the planning process to ensure the future of Cherry Hill.

All Committee Chairs and Members

Baltimore City Police Department

Baltimore City Department of Health

Baltimore City Department of Housing

Baltimore City Department of Planning

Baltimore Education and Cultural Institution (BECI)

Baltimore States Attorney's Office

Cheraton, Hillview, Terra Firma Community Assoc. (CHAT)

Cherry Hill Trust, Inc.

Cherry Hill Development Corporation, Inc.

Cherry Hill Development Corporation Youth Workers

Cherry Hill Homes Tenants Council

Cherry Hill Ministerial Alliance

Cherry Hill Senior Manor Tenant Association

Cherry Hill Town Center, Inc.

Cherrydale Tenants Association

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Department of Parole and
Probation

Family Health Centers of
Baltimore

Future Leaders in Training
(FLIT)

Larue Square Assoc.

Learning Zone

Legal Aid Bureau, Inc.

Morgan State University

Nehemiah Homeowners Assoc.

Southern Community Action
Agency

Towson State University

University of Maryland School
of Law

Douglas B. McCoach, III Director,
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Mayor Sheila Dixon



DEPARTMENT OF PLANNING MISSION STATEMENT

To provide the highest level services and leadership in urban and strategic planning, historical, and architectural preservation, zoning, design, development, and capitol budgeting to promote the sustained economic, social, and community development of the City of Baltimore.

Cherry Hill Master Plan

Table of Contents

I.	Introduction	5
II.	History of Cherry Hill	10
III.	Community Assets	12
IV.	Neighborhood Profile	115
V.	Summary of Recommendations.....	19
VI.	Economic Development	22
VII.	Physical Development.....	26
VIII.	Transportation	37
IX.	Historic Preservation	40
X.	Housing	42
XI.	Health	47
XII.	Public Safety	57
XIII.	Education.....	64
XIV.	Youth	68
XV.	Civic Engagement and Advocacy: Voter Registration, Education, & Mobilization.....	73
XVI.	Appendices.....	76

Cherry Hill Master Plan

I. Introduction

In 1996, stakeholders in Cherry Hill conducted a series of forums to develop a plan for the area. They created a vision for 2000. The Baltimore City Department of Planning provided technical expertise and assisted members of a coalition of community groups and residents of Cherry Hill in formulating a plan for the community.

In 2003 and 2004, another series of meetings resulted in a list of updated recommendations that form the basis of this present plan. The coalition has active committees that brought forth specific recommendations based on ongoing community input. The recommendations are grouped by the following categories: Economic Development, Physical Development, Transportation, Historic Preservation, Housing, Health, Public Safety, Education, Youth, and Civic Engagement.

In 2006 The City of Baltimore created and adopted the first Comprehensive Master Plan in several decades. At the same time, interest in the Middle Branch area of the City has grown in recent years. A planning process was established to complete a plan for this large waterfront area of the City in 2007. This plan was adopted by the Planning Commission on September 20, 2007. Recommendations from the Cherry Hill Master Plan fit into the overall strategies of the Comprehensive Master Plan and also inform the recommendations in the Middle Branch Plan.

The Department of Planning provided demographic information and assisted the Cherry Hill community in turning the recommendations into specific implementation strategies. The Cherry Hill community has formed the Cherry Hill Community Coalition (CHCC) to monitor

the plan and ensure that Cherry Hill is represented on any committees or commissions (such as the Middle Branch Advisory Group) that affect life in Cherry Hill. The CHCC has active committees in each of the areas covered by the plan and is committed to seeking ongoing community input and working closely with the City on plan implementation. While the City of Baltimore continues to be an active partner in development and implementation of the plan, this is truly the community's plan for the future.

Relationship to Existing Plans

The Comprehensive Master Plan

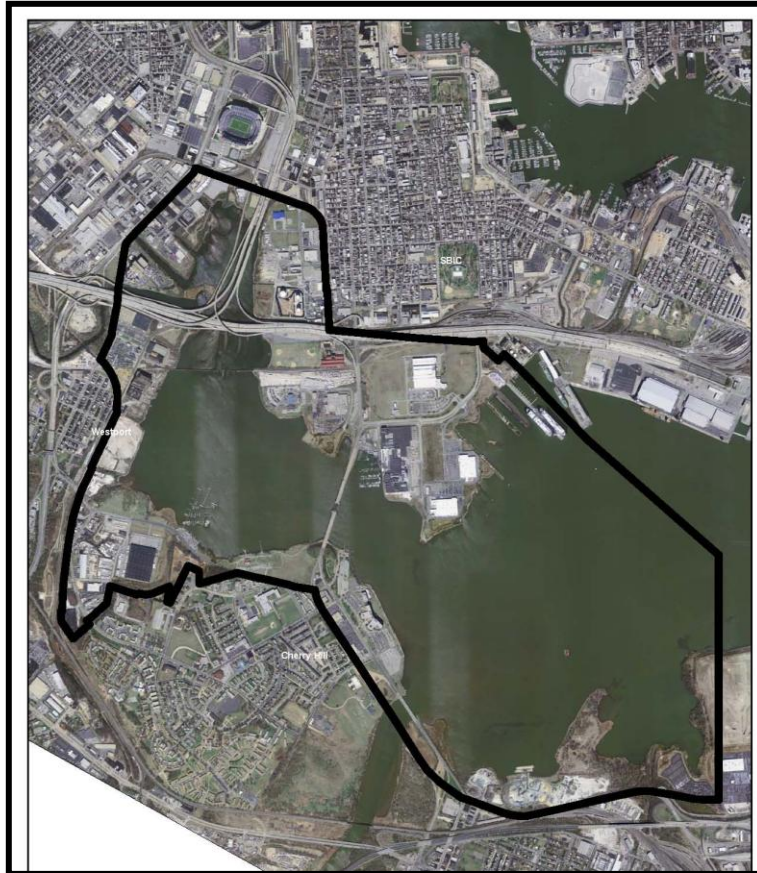
In June of 2006, Baltimore City adopted *LIVE EARN PLAY LEARN: City of Baltimore Comprehensive Master Plan*. The Comprehensive Master Plan (CMP) is not a traditional, physical development plan, but is instead a set of guidelines and strategies to target city resources towards the achievement of a range of social, economic, and land use goals. The CMP is divided in to four sections: *Live*, *Earn*, *Play*, and *Learn*. LIVE creates the plan that will guide Baltimore as it readjusts its residential land use to account for changing population, regional growth and demographic changes, the need for affordable housing, and the aging housing stock.

Cherry Hill Master Plan

EARN sets forth strategies to encourage economic development in growth sectors of the economy. The chart in Appendix A explains how the goals of the CMP align with the recommendations of the Cherry Hill Master Plan.

The Middle Branch Plan

The stated vision of the Middle Branch Plan is to “Redevelop and revitalize the Middle Branch estuary and waterfront as a mixed-use community through economic and community redevelopment, ecosystem restoration and protection, and recreation and education programs coordinated within a sustainable framework.” The Middle Branch Master Plan is an appendix to Baltimore’s Comprehensive Master Plan of 2007, and incorporates goals from each of the major chapters, *Live, Earn, Play, and Learn*. The “Sustainable Communities” chapter in the Middle Branch Plan



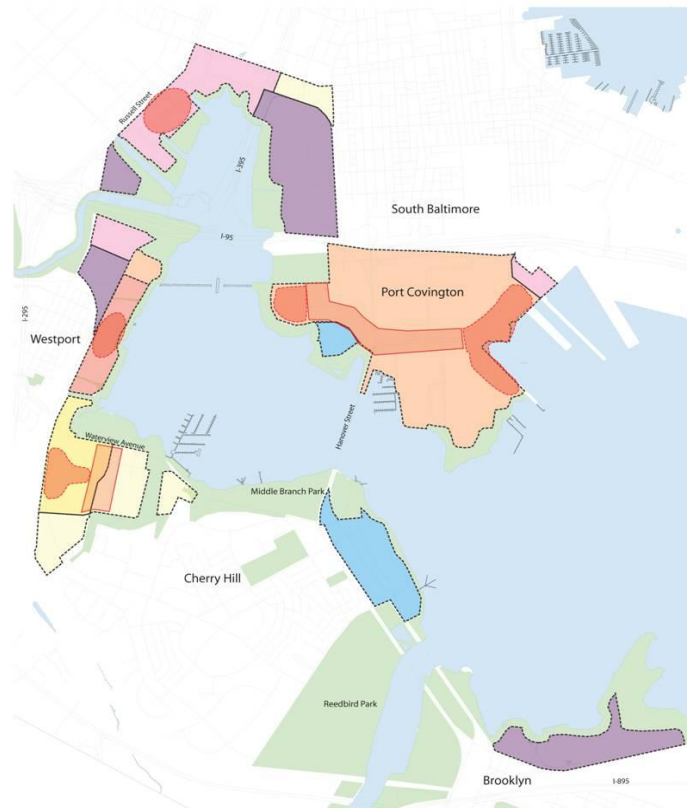
specifically incorporates goals and recommendations of the Cherry Hill plan, as well as those of the planning effort in Westport.

The guiding principles of the Sustainable Communities chapter in the Middle Branch Plan are:

1. Reduce poverty.
2. Reduce crime.
3. Prevent displacement and support affordable housing choices.
4. Increase employment.
5. Plan for human-scale development.
6. Provide for a well-balanced, well-designed transportation system.
7. Improve educational attainment.
8. Create job opportunities and job training programs for existing residents.
9. Provide for open space and recreation along the waterfront and connect existing parks to the waterfront and the surrounding communities.
10. Protect the character of existing communities and limit displacement of current residents as changes occur. Preserve community affordability, character and sense of place by initiating special programs.

The Cherry Hill Plan supports the general principles noted above. Since the time the initial recommendations were first crafted, Cherry Hill stakeholders have modified and refined these recommendations to best serve the Cherry Hill community, as listed on the following page.

Cherry Hill Master Plan



Cherry Hill Master Plan

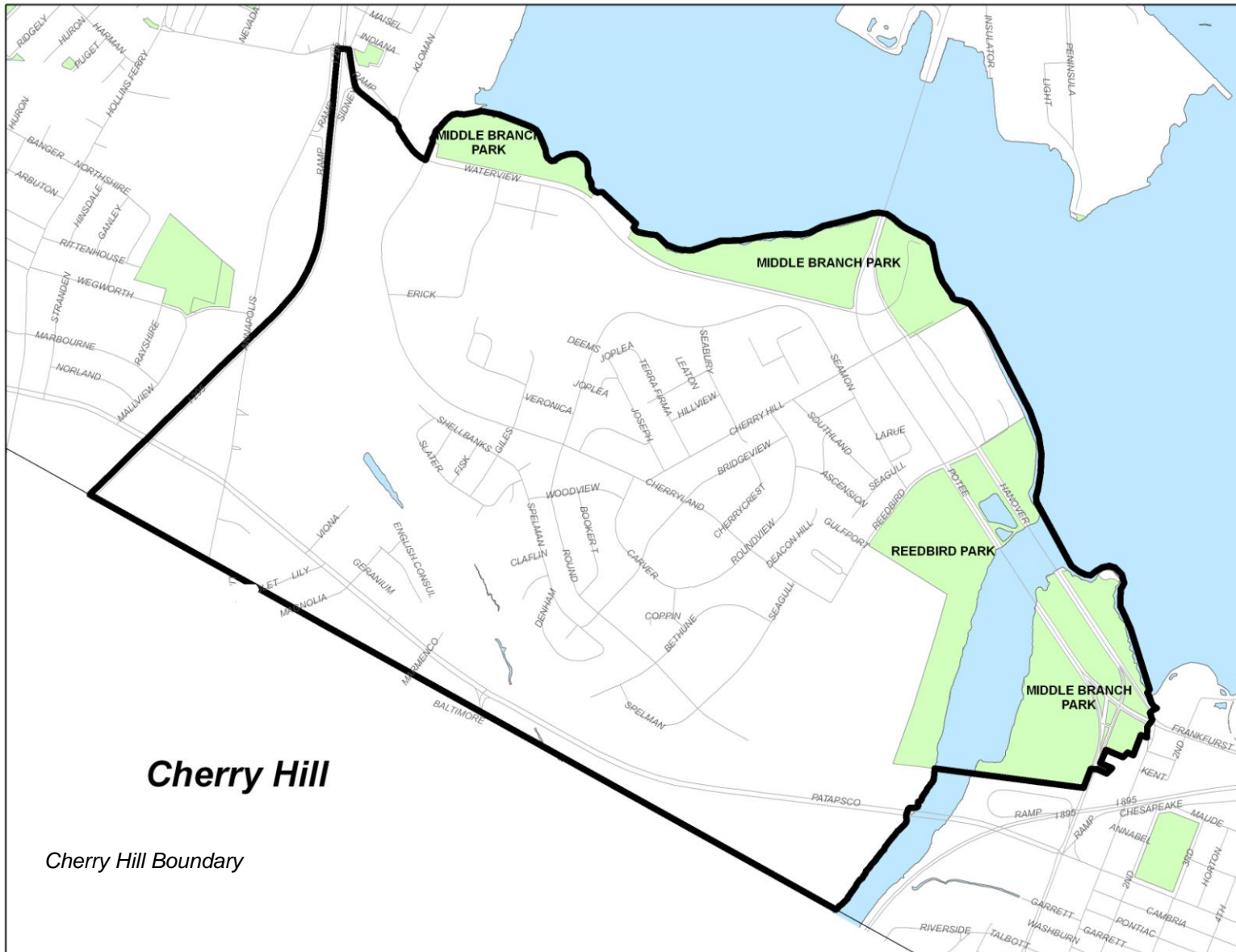
Middle Branch Plan Recommendations for Cherry Hill

- Study the desirability of reconfiguring Cherry Hill Road to connect to the new “main street” in the Westport waterfront project.
- Develop a public relations campaign to promote Cherry Hill as a place to live and work.
- Conduct a comprehensive assessment of all infrastructure—roads, storm drains, lights, etc.—and create a plan for upgrading deficient infrastructure components.
- Provide a shuttle bus system that connects the local streets in Cherry Hill, Westport, and Brooklyn to the Hamburg Street, Westport, Cherry Hill, and Patapsco light rail stations.
- Ensure that new development adjacent to the light rail stop contains significant employment opportunities for existing Cherry Hill residents.
- Promote shopping in the Town Center, partly by bringing additional traffic to the neighborhood.
- Consider developing a comprehensive youth center with longer hours.
- Keep recreation centers open and fully staffed.
- Create youth apprenticeships and job opportunities.
- Create an active list of available properties that could be purchased by existing residents.
- Educate residents regarding how to purchase homes, improve homes and reduce impacts on property tax increases through a series of housing workshops.
- Study ways that new, unique housing assistance programs can be initiated within surrounding communities to ensure residents can remain. The Baltimore City Department of Housing and Community Development, and the Housing Authority of Baltimore

City should work with surrounding communities to create specific plans with timelines for City-controlled properties.

- Enforce the new Baltimore City Inclusionary Housing regulations in new development projects with the goal to provide additional, affordable housing in new developments.
- Use the recommendations contained in community Master Plans as the foundation for establishing Urban Renewal Ordinances, Planned Unit Developments and capital improvements.
- Provide job training, including programs for ex-offenders.
- Work with the State of Maryland and the Baltimore Development Corporation to offer tax incentives to new developments for employment of district residents.
- Provide ‘first source’ employee recruitment for new developments in surrounding communities.
- Study creating a historic designation for the Community of Cherry Hill as one of Baltimore’s ‘Planned Communities for the Colored’. Conduct a historic resources survey for Cherry Hill, a nationally significant planned African American community. Pursue local historic district designation for those properties that meet CHAP standards for designation. Celebrate Historic Cherry Hill by creating interpretive programs and publications presenting Cherry Hill as one of the first suburban-style planned African American communities in the U.S.
- Create a new comprehensive recreational path system that links existing and new communities, the waterfront, Downtown, Masonville Cove, and the Gwynns Falls Trail.
- Link all new Middle Branch development sites through a waterfront green system that integrates parks, habitat areas and connections to the surrounding communities such as Cherry Hill.
- Create a Friends Group to begin programming and volunteer opportunities for Middle Branch Park and Reedbird Park.

Cherry Hill Master Plan



Cherry Hill

Cherry Hill Boundary

II. History of Cherry Hill

In the 17th century, the land now known as Cherry Hill belonged to several Maryland pioneer families such as the Yates, Kinsey, Roper, and Cromwell families. These families never pursued development; they only manipulated their land on paper. In the 18th century, there were two failed attempts to develop the area. John Moale, who emigrated from England to this area in 1719, thwarted the first effort to develop the Middle Branch shoreline. He owned the land which is now South Baltimore and "Moale's Point", the current site of the southern end of the Hanover Street Bridge. Asked to subdivide part of his landholdings for a new town, Moale refused. He preferred to mine the land for iron and harvest the forest for fuel to stoke the iron furnaces. In Colonial Maryland, African Americans, both slave and free, made up a large percentage of iron-workers. These African Americans, despite the nefarious institution of slavery, became highly skilled workers that demanded and many times received their freedom. Their effort and skill contributed to Baltimore's African American community. The second effort to develop the Cherry Hill area occurred right after the American Revolution but the development never materialized. By 1785 Baltimore Town built a hospital to quarantine smallpox patients and laid out a potters' field to bury its poor.

The area remained isolated from Baltimore throughout most of the 19th century. In 1852, the Long Bridge connected South Baltimore to Brooklyn, located on the east shore of the Patapsco. The southern shoreline of the Middle Branch and the area of Cherry Hill still remained isolated from Baltimore. By the mid-1800s, however, the rural characteristics of Cherry Hill and its close proximity to Baltimore attracted many amusement parks with names such as Kirby Park, Klein's Park, Meeter Park and Starr's Park. Lincoln Park and Fish

House exclusively served African Americans. All the parks offered music, eating, drinking, swimming, and fishing. By the 1890s an electric railway ran from Westport to the amusement parks on Waterview Avenue. In addition, the shoreline provided African American Baptist churches a place for total immersion baptisms

Inland from the shoreline, several truck farms thrived, and several industries located along the Curtis Bay Branch line of the B&O Railroad. By 1915 a small subdivision was laid out for the building of suburban cottages.

In 1918, Baltimore City annexed this area, and the Middle Branch shoreline gave way to industry. Other events occurred: the Maryland Yacht Club was built in 1920 on the current site of Harbor Hospital, the Hanover Street Bridge was erected in c.1920, and the City zoned the area for industrial activity in 1923. During the 1930s, the area became quiet as the depression lingered from 1929 to around 1939 when Baltimore began to build up for WW-II.

With the industrial build-up to World War II, Baltimore increasingly struggled with a housing shortage problem. Thousands of southerners, African Americans and Whites, migrated to Baltimore, attracted by its high-paying industrial jobs. Cherry Hill's close proximity to industry first attracted private development in the early 1940s. These developers, the Myerberg Company, Jerome Kahn, and the Welsh construction company, built mostly rowhouse development for African Americans. In October of 1943, the Housing Authority of Baltimore City (HABC), along with the United States War Housing Administration, announced they would build 600 housing units for African American War workers. In 1945, these units were opened. Shortly after the war, the Cherry Hill Homes were converted to low-income housing. HABC added another 632 units in 1952 and 360 units in 1956. In 1980 another 121 units were added to Cherry Hill, making it one of the largest housing projects east of Chicago.

Cherry Hill Master Plan

Cherry Hill became the first African American housing project designed as a suburban community. Since the mid-1940s, Cherry Hill has been one of Baltimore's significant African American neighborhoods, contributing its share of political leaders,

professionals, doctors, lawyers, ministers, judges, educators, writers, musicians and others in prominent positions.

Middle Branch, Baltimore 1936



Cherry Hill Master Plan

III. Community Assets

The Cherry Hill neighborhood has access to a variety of community assets. Some examples of these services and facilities include:

Baltimore City Department of Recreation and Parks

Cherry Hill Aquatic Center

2600 Giles Road

Cherry Hill Splash Park

201 W. Reedbird Avenue

Baltimore Rowing Club

Waterview Avenue

Carter G. Woodson Recreation Center

2400 Seabury Avenue

Middle Branch Park

Waterview Avenue

Patapsco Recreation Center

844 Round Road

Reedbird Park

201 W. Reedbird Avenue

Baltimore City Police Department (Southern District Headquarters)

10 Cherry Hill Road

Baltimore City Public School System (BCPSS)

Cherry Hill Elementary/ Middle (PK-8) - (#159)

801 Bridgeview Road

Dr. Carter G. Woodson Elementary/ Middle (PK-8) - (#160)

2501 Seabury Road

Patapsco Elementary/Middle (PK-8) - (#163)

844 Roundview Road

Arundel Elementary/Middle (PK-8) - (#164)

2400 Round Road

Southside Academy (9-12) - (#181)

2700 Seamon Avenue

New Era Academy (9-12) - (#180)

2700 Seamon Avenue

Chemical People Task Force of Cherry Hill, Inc

Children and Adolescent Health Advocacy Project (CAHAP)

Chearton, Hillview & Terra Firma Community Association

Cherrydale Tenants' Association

Cherrydale Apartments

Cherry Hill Childrens' Club

2627 Carver Road

Cherry Hill Day Care Center

Cherry Hill Development Corporation

631 Cherry Hill Road

Cherry Hill Homes Tenant Council

2700 Spelman Road

Future Leaders in Training (FLIT)

Cherry Hill Master Plan

Cherry Hill Senior Life Center	606 Cherry Hill Road
Cherry Hill Senior Manor	901 Cherry Hill Road
Cherry Hill Town Center	Cherry Hill Road
Cherry Hill Trust	804A Cherry Hill Road
Cherry Hill Youth Development Center (HABC)	2700 Spelman Road
Choice Program	971 Seagull Avenue
Faith Based Organizations and Services	
Cherry Hill 7th Day Adventist Church	2800 Joplea Avenue
Cherry Hill Community Baptist Church	827 Cherry Hill Road
Cherry Hill Community Presbyterian Church	819 Cherry Hill Road
Cherry Hill United Methodist Church	3225 Round Road
Cherry Hill Ministerial Alliance	
Created For So Much More Worship Center	701 Cherry Hill Road
First Baptist Church of Cherry Hill	823 Cherry Hill Road
Hemingway Temple AME Church	2701 Woodview Road
Kingdom Hall of Jehovah's Witnesses	2400 Giles Road
Mt. Sinai Holiness Church	2901 Joseph Avenue
New Beginning Bible Church	710 Cherry Hill Road
New Creations Community Development Corp.	806 Cherry Hill Road
St. Veronica Catholic Church	806 Cherry Hill Road
St. Veronica Headstart	
St. Vincent de Paul Outreach	
Enoch Pratt Free Library (Cherry Hill Branch)	Town Center
Family Health Centers of Baltimore	631 Cherry Hill Road
Hanover Street Bridge Shopping Center	Hanover Street
Harbor Hospital Center	3001 S. Hanover Street
Life Resources Center	2990 S. Hanover Street
Harbor Church Adult Day Care	111 Cherry Hill Road
LaRue Square, Ascension and Roundview Improvement Association	

Cherry Hill Master Plan

Legal Aid Bureau Inc.

Nehemiah Homeowners Improvement Association

Nurturing After School Programs (Mini HUD #6)

Our House Family Support Center

Riverfront Town Homes (Neighborhood Association)

South Baltimore Child Development Center

Southern Community Action Center (Baltimore City)

Southern District Police Community Relations Council

Reedbird Family Investment Center (Dept. of Social Services)

606 Cherry Hill Road

Spelman Road

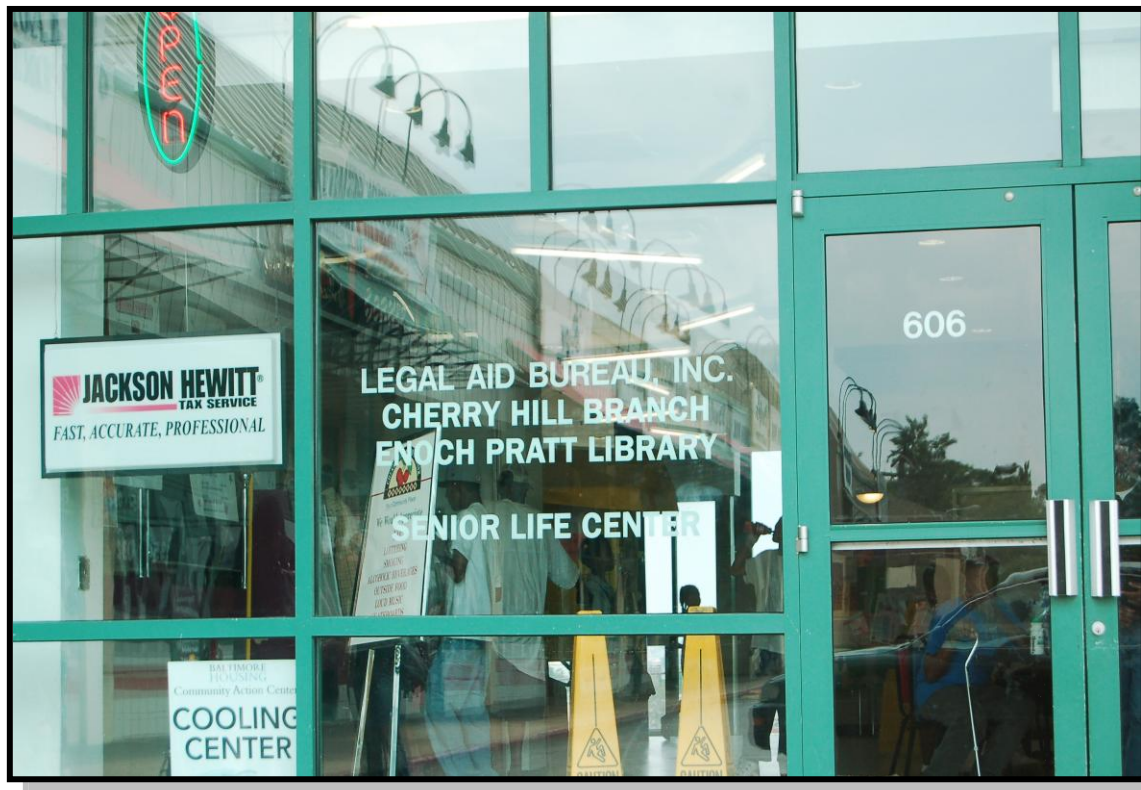
2700 Seamon Avenue (Mini HUD # 6)

2707 Sethlow Road

2707 Sethlow Road

606 Cherry Hill Road

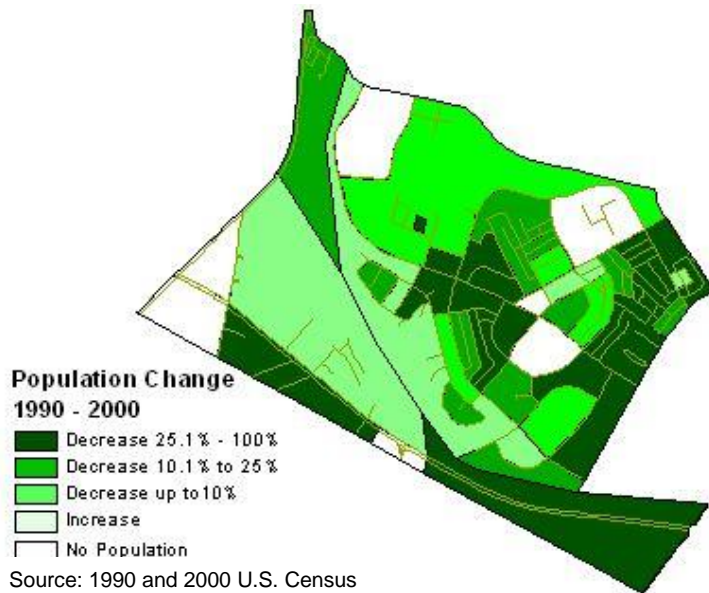
18 Reedbird Avenue



IV. Neighborhood Profile

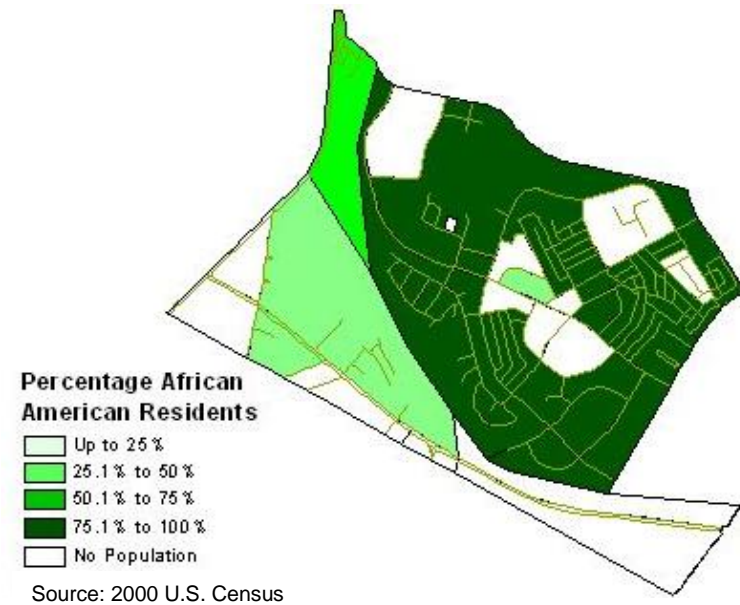
Population, 1990 to 2000

Between 1990 and 2000, Cherry Hill's population fell by nearly 30% from 11,081 to 7,772. Population loss was concentrated in specific census blocks, as shown below, with the rest of the neighborhood experiencing a moderate decline in population. The demolition of hundreds of public housing units has been a major contributing factor to the large population loss since the 1990 Census.



Racial Composition

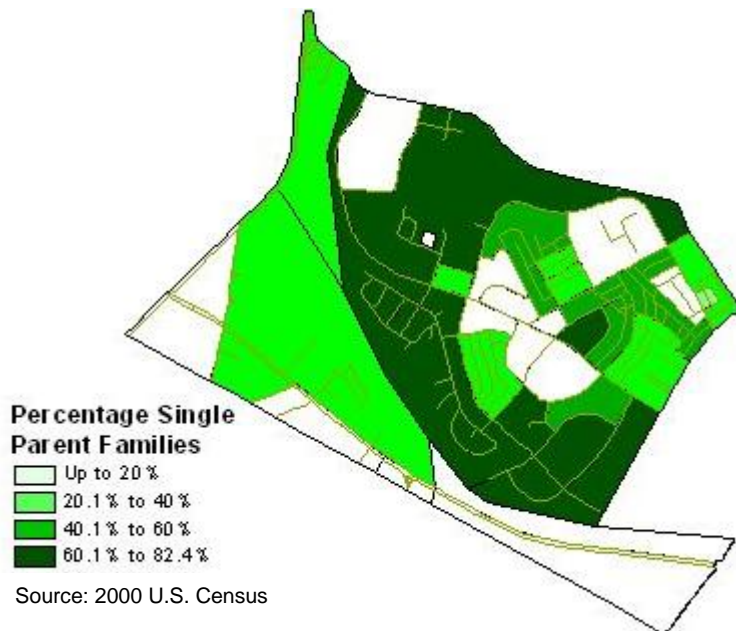
In 2000, 96.0% of Cherry Hill residents were African-Americans, as the map below indicates. Approximately 2.7% were white and 1.3% were from other races, making the neighborhood more homogenous than Baltimore as a whole, which had 64.3% percent African-American residents in 2000.



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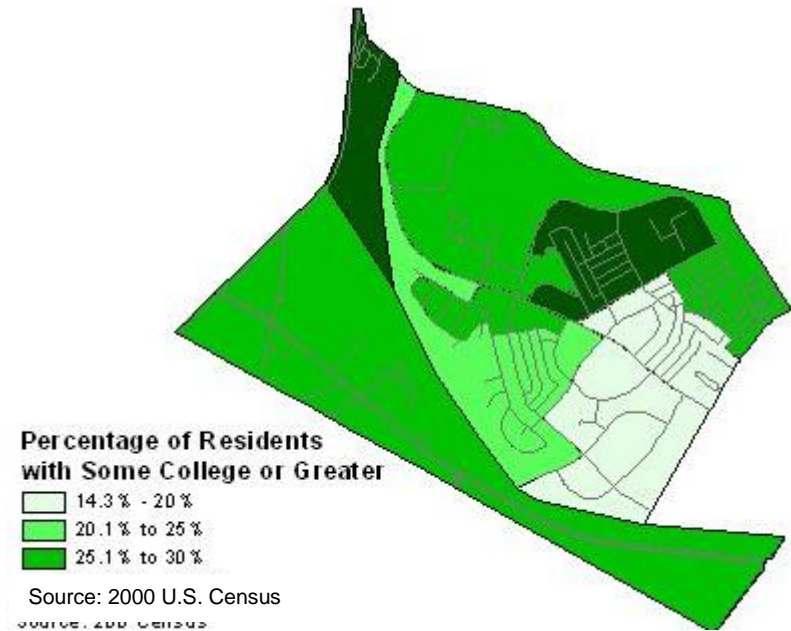
Family Composition

In 2000, approximately 70% of Cherry Hill households were families, compared to 57% citywide. However, single parents headed 58% of Cherry Hill families including children, which is a higher proportion than the 23.3% of single-parent families citywide. Specifically, female-headed families with children account for 54% of neighborhood families.



Educational Attainment

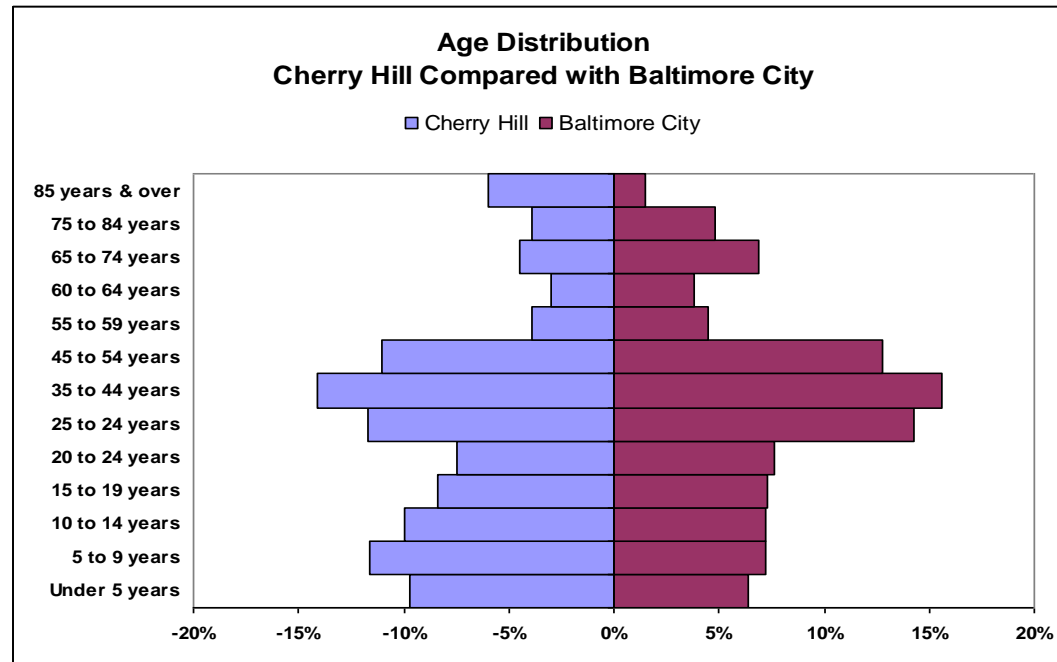
In 2000, about 24% of Cherry Hill residents had some college education, while approximately 35% of residents ages 25 to 64 did not have a high school education. The following map reflects the distribution of residents with some college education within the neighborhood.



Cherry Hill Master Plan

Age Distribution

The Cherry Hill neighborhood has a higher percentage of residents under the age of 20 than Baltimore as a whole, as the following comparison indicates. Conversely, the neighborhood has a smaller proportion of middle aged and older residents than the rest of the City, with the exception of residents at least 85 years old who make up a much greater proportion of the neighborhood population than does that age group citywide.



Source: 2000 U.S. Census

Income and Poverty

The median household income for the Cherry Hill neighborhood in 2000 (\$17,464) was well below the median for the City (\$30,078) and among the lowest neighborhood median income levels in Baltimore. More than 90% of families in the neighborhood, excluding married-couple families, earn below the Maryland Self Sufficiency wage standard.

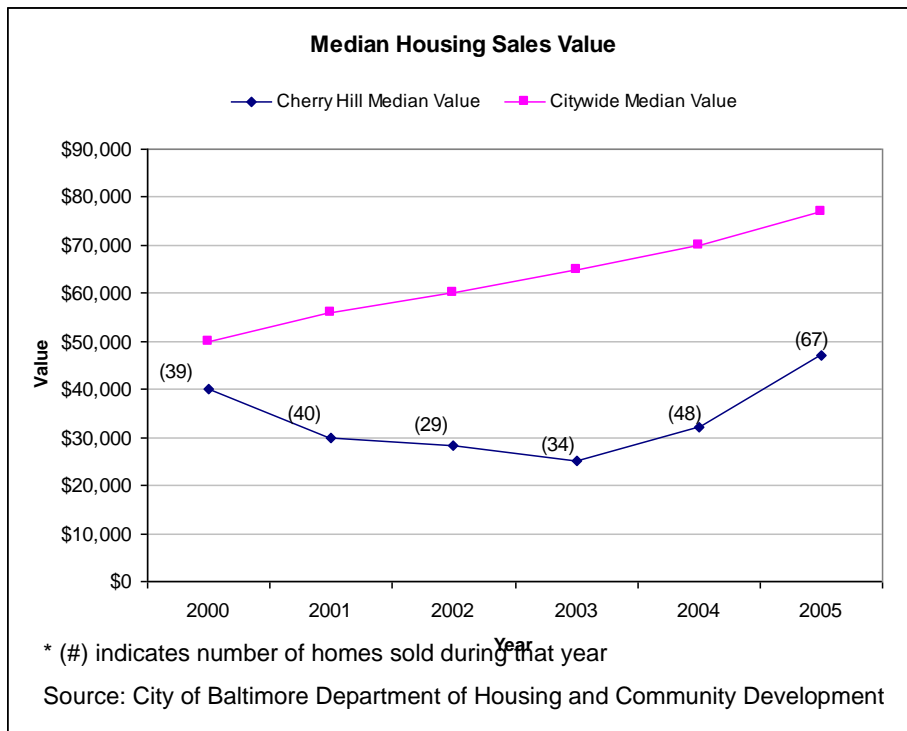
Cherry Hill Master Plan

Housing Violations

Vacant house notices are clustered in particular blocks in the northeastern portion of the neighborhood, whereas vacant parcels are scattered throughout the neighborhood.

Housing Sales

The median value of homes sold in the Cherry Hill neighborhood decreased moderately between 2000 and 2003 and increased more sharply through 2005, following the citywide trend of rapid appreciation of home values. However, Cherry Hill sales prices were consistently lower than the citywide median value and increased at a slower rate; a median of \$47,150 in 2005 compared to the \$77,000 citywide median price. The following chart indicates these trends.



V. Summary of Recommendations

Each section of the Master Plan contains a detailed implementation strategy chart. This section gives a summary of the recommendations in the plan.

Economic Development

Keep dollars in the community.

Eliminate loitering in the Town Center.

Study the economic feasibility of offering healthier foods in local stores.

Increase access to jobs for Cherry Hill residents.

Physical Development

Analyze zoning of all areas that are currently used for anything other than housing.

Inventory and develop a plan for upgrading community infrastructure.

Upgrade, enhance, maintain, and promote parks, recreation, and public open space

Create an ongoing sanitation, beautification, and maintenance program for all of Cherry Hill.

Create mechanisms to protect the interests of the Cherry Hill community related to future development. One such tool could be a community benefits agreement created by the community and a developer and recognized by the Planning Commission.

Transportation

Improve transportation in and through Cherry Hill.

Improve safety and security at all transportation facilities.

Historic Preservation

Recognize and celebrate the rich history of Cherry Hill.

Housing

Create affordable homeownership and rental opportunities.

Upgrade existing housing units.

Promote the value of living in Cherry Hill.

Cherry Hill Master Plan

Health

Coordinate, integrate and enhance health resources to take advantage of economies of scale.

Promote the use of the community health center – Family Health Centers of Baltimore.

Obtain comprehensive community hospital services.

Create better marketing of services/educational opportunities available through various sources.

Develop programs that will help to prevent chronic conditions (e.g., diabetes, obesity, hypertension), prevent cardiovascular diseases and dental problems, and encourage good health practices.

Promote health and fitness for area residents.

Encourage parents to have their children prepared for school by having immunizations and physicals.

Treat youth violence as a public health issue.

Public Safety

Provide better overall organization of crime prevention activities.

Increase Block Watchers/Citizens on Patrol.

Provide better lighting in the community.

Decrease speeding in certain areas.

Continue to address the increasing number of automobiles in the community without tags or with for-sale information printed on the windshields.

Continue to eliminate auto repairs on the street.

Establish a Community Justice Center in Cherry Hill.

Develop an emergency response and evacuation plan.

Education

Involve parents more actively in the educational process.

Ensure that students have a solid high school education so they can make the appropriate educational decisions or career decisions if continuing education is not a viable goal.

Ensure that representatives from the educational system actively participate in the community where they work.

Cherry Hill Master Plan

Youth

Advocate for children and youth in Cherry Hill.

Create apprenticeships and job opportunities for youth.

Keep Recreation Centers open.

Investigate developing a comprehensive youth center with longer hours.

Civic Engagement

Attain 100% voter participation.

Get younger voters to the polls.

VI. Economic Development

Background

Cherry Hill is a vibrant community that has produced bishops, chiefs of police, doctors, educators, lawyers, engineers, judges and hard-working citizens in blue collar jobs. Currently, however, there is a clear need for employment assistance for Cherry Hill residents. According to the Census Bureau, the unemployment rate in the neighborhood was 18.15% in 2000, which was among the highest rates in Baltimore City and higher than the city average of 10.86%. As land is redeveloped in Cherry Hill, employment opportunities should be made available to local residents.

Educational attainment in Cherry Hill is low and there are also a large number of prisoners returning to the neighborhood--between 50 and 100 individuals in 2001--who face challenges in finding employment and would benefit from targeted job-readiness initiatives. According to the Mayor's Office of Employment Development, the typical Baltimore returnee lacks requisite job skills and resources, and faces employment discrimination.

One sector of the economy that seems ripe for job training is the field of "green development." "Green collar" jobs are an expanding sector that might be appropriate for Cherry Hill residents seeking careers.

The redeveloped Cherry Hill Town Center is the hub of retail activity in the neighborhood, as well as the core of cultural and community life, offering community resources such as a branch of the Enoch Pratt Free Library and the Cherry Hill Senior Center. However, there have been consistently 14 commercial properties in the neighborhood between 2001 and 2004, with little rehabilitation investment made. The limited presence of retail in the neighborhood as a whole suggests the need for initiatives that attract additional businesses in order to capture a greater proportion of residents' disposable income.

Source: Vital Signs IV, Baltimore Neighborhood Indicators Alliance, University of Baltimore, and the Jacob France Institute



Commercial activity in Town Center, Cherry Hill

Cherry Hill Master Plan

Economic Development Work Plan

Goal #1: Keep dollars in the community

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Create an educational campaign about the benefits of keeping our dollars in the community.	← Ongoing →			Econ. Dev. Committee		SBA, Town Center Management
2 Promote shopping in the Town Center in partnership with the business association.	← Ongoing →			Town Center		Baltimore Development Corp. (BDC)
3 Move more community activities to the Town Center common areas (e.g., health fairs, back-to-school festival, voter registration, etc).	← Ongoing →			Town Center	Job fair; Event Survey	
4 Develop and conduct a survey to determine spending patterns and buying power of local residents.	X			Econ. Dev. Committee	"Drill Down" Consulting Company; might need funding	BDC

BDC—Baltimore Development Corporation

Cherry Hill Master Plan

Goal #2: Eliminate loitering in the Town Center

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Write criminal citations (BCPD) for loitering. Assist individuals who are wrongly cited with the expungement process.	X			Public Safety Committee	Education of merchants	Merchants, Town Center, Police
2 Assign foot patrol and establish a substation/community relations station within the Town Center.	<i>Action Done!</i>			Public Safety Committee		Southern District Police
3 Investigate grant funds to support off duty police officer walking foot patrol in the Town Center.		X		Public Safety Committee		Town Center

BCPD—Baltimore City Police Department

Goal #3: Study the economic feasibility of offering healthier foods in local stores.

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Work with the Health Department on developing a healthy foods program.		X		Economic Development Committee		Health Department
2 Meet with the food store owners to discuss the economics of a healthy foods program.		X		Economic Development Committee		Local merchants

Cherry Hill Master Plan

Goal #4: Increase access to jobs for Cherry Hill residents

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Disseminate information on resources already available to the community.	← Ongoing →			Econ. Dev. Comm.	Website; job information for ex-offenders	OED; Southern Community Action Committee
2 Advertise available resources through church bulletins, newsletters, e-mail, etc.	← Ongoing →			Econ. Dev. Comm.		CHHTC; CHAT; Ministerial Alliance; Town Center
3 Meet with all new businesses and development projects to facilitate increasing job opportunities for Cherry Hill residents.	← Ongoing →			Cherry Hill Community Coalition (CHCC)		Cherry Hill Development Corp.; BDC & City agencies
4 Develop a “First Source Hiring” strategy that facilitates priority hiring in local job opportunities for residents.	← Ongoing →			Economic Development Committee		BDC
5 Work with human services agencies to provide services for ex-offenders and disabled job seekers, including regular job readiness workshops and job fairs.	← Ongoing →			Public Safety Committee, Econ. Dev. Comm., (CHCC)		Town Center; MOED; Southern Community Action Center
6 Meet with Harbor Hospital to increase employment opportunities.	← Ongoing →			Cherry Hill Community Coalition (CHCC)		Southern Community Action Center
7 Develop one or more business enterprises offering training and employment for chronically unemployed and disabled, including ex-offenders returning to the community.			X	Cherry Hill Community Coalition (CHCC)	State Employment Office	MOED
8 Consider training programs for “green collar” jobs in this emerging sector of the economy.		X		Economic Development Committee	State Employment Office	MOED

MOED—Mayor’s Office of Employment Development
CHHTC—Cherry Hill Homes Tenant Council

CHAT--Cheraton-Hillview-Terra Firma Community Association

VII. Physical Development

Land use and zoning are important tools for determining the physical layout and uses that will exist in the future. As the eastside of the city waterfront has filled up with development, people are looking to the Middle Branch waterfront as the next frontier for new houses, businesses, jobs, and recreational opportunities. Providing adequate infrastructure and transportation to and from the community are important steps to help with the redevelopment of the neighborhood. Cherry Hill has an opportunity to help shape how this new development will both strengthen and change the character of the neighborhood.

Because of the importance of community involvement in any physical development that comes to Cherry Hill, the community has formed the Cherry Hill Community Coalition (CHCC) to monitor this plan, negotiate with developers and agencies with one voice, and ensure that Cherry Hill is well represented on any City committees or commissions whose work directly affects Cherry Hill.

Land Use

Cherry Hill is a mostly residential area with apartment complexes, detached houses, rowhouses, and public housing projects. Some of the public housing has been demolished leaving large tracts of land in the middle of the community that could be redeveloped in the future. In the midst of Cherry Hill is a shopping center and on the fringes are industry and the Middle Branch Park. Buses serve the neighborhood as does a Light Rail stop. Cherry Hill Road leads to Waterview Avenue and could eventually connect with the new development proposed for Westport. Access to Interstate highways and downtown Baltimore is facilitated by the Light Rail system and Hanover Street.

Reedbird Park is a large recreational amenity for the residents, as is the Middle Branch Park. As Middle Branch is developed it should provide convenient access to Cherry Hill and the desires of Cherry Hill residents should be incorporated into any plans for the Middle Branch area.

The neighborhood is also served by four schools, fourteen churches, the Family Health Center, and numerous social services programs. Access to the Middle Branch and to the Light Rail stop is important for those who live and work in Cherry Hill. The Middle Branch Plan lays out a framework and guidelines for any development along the Middle Branch, which includes Cherry Hill. These principles are shared with those in the Cherry Hill Master Plan.

Zoning

Currently, most of Cherry Hill is zoned residential. The Cherry Hill Shopping Center has a mixed-use zoning that allows for businesses and residences. Along Potee and Hanover Streets, across from Harbor Hospital, the zoning remains industrial, as it does along Cherry Hill Road near the Light Rail stop. Because industry is not as viable as it once was in this part of the City, consideration should be given to rezoning some or all of these properties to better serve the community. A property should only be supported for rezoning once a plan for its redevelopment has been supported by the community.

Cherry Hill Master Plan

The Middle Branch and Waterview Urban Renewal Ordinances, legal documents that can change or modify existing zoning and land use, will call for some zoning changes on the periphery of Cherry Hill, particularly along Hanover Street and Cherry Hill Road near the intersection of Waterview Avenue. The Cherry Hill Master Plan recommendations lay the groundwork for any changes to these two plans.

The Waterview Urban Renewal Ordinance was designed years ago to encourage industrial development and jobs in Cherry Hill. Changes to this plan should address the changing character of Cherry Hill and should be guided by the recommendations in the Cherry Hill Master Plan.

The maps following this introduction show the existing land uses and zoning, as well as the boundaries of the Middle Branch plan.

Community Benefits Agreements

The Cherry Hill Community Coalition may pursue the use of agreements between a developer and the community referred to in other jurisdictions as “Community Benefits Agreements” (CBAs) whereby a developer agrees to improvements beneficial to the neighborhood. While such private agreements are beyond the scope of the Planning Commission’s formal approval process, the Commission recognizes that CBAs can be an important tool for implementing the recommendations of the Cherry Hill Master Plan, subject to all City development policies, laws, and regulations. Further information about CBAs is found in Appendix B.

Infrastructure

Reedbird Park was constructed on a former landfill and is subject to flooding. Some of the lower-lying areas of the community have experienced sinking of the roadways and impacts on storm drains. A complete analysis of the conditions of the current infrastructure should be undertaken with a plan for upgrading roads, storm drains, lights, and other infrastructure components. This will benefit the existing residents and also provide a solid foundation for any new development.

Parks and Open Space

Reedbird Park is a major facility that serves Cherry Hill, as are the grounds of the local schools and the Gwynns Falls Trail. Reedbird Park has not lived up to its potential. Though the Aquatic Center is an important amenity in the park, the ballfields and other areas need to be upgraded to better serve Cherry Hill and the surrounding area. While some new facilities would be desirable, enhancing existing facilities and programs is the first priority.

The Rowing Club is a major facility on the waterfront. It could better serve the residents of Cherry Hill. Any expansion of the Rowing Club must not infringe on community use and access to the Middle Branch and must enhance recreational activities and access to the water.

Cherry Hill Master Plan

Environmental Quality, Beautification and Sanitation

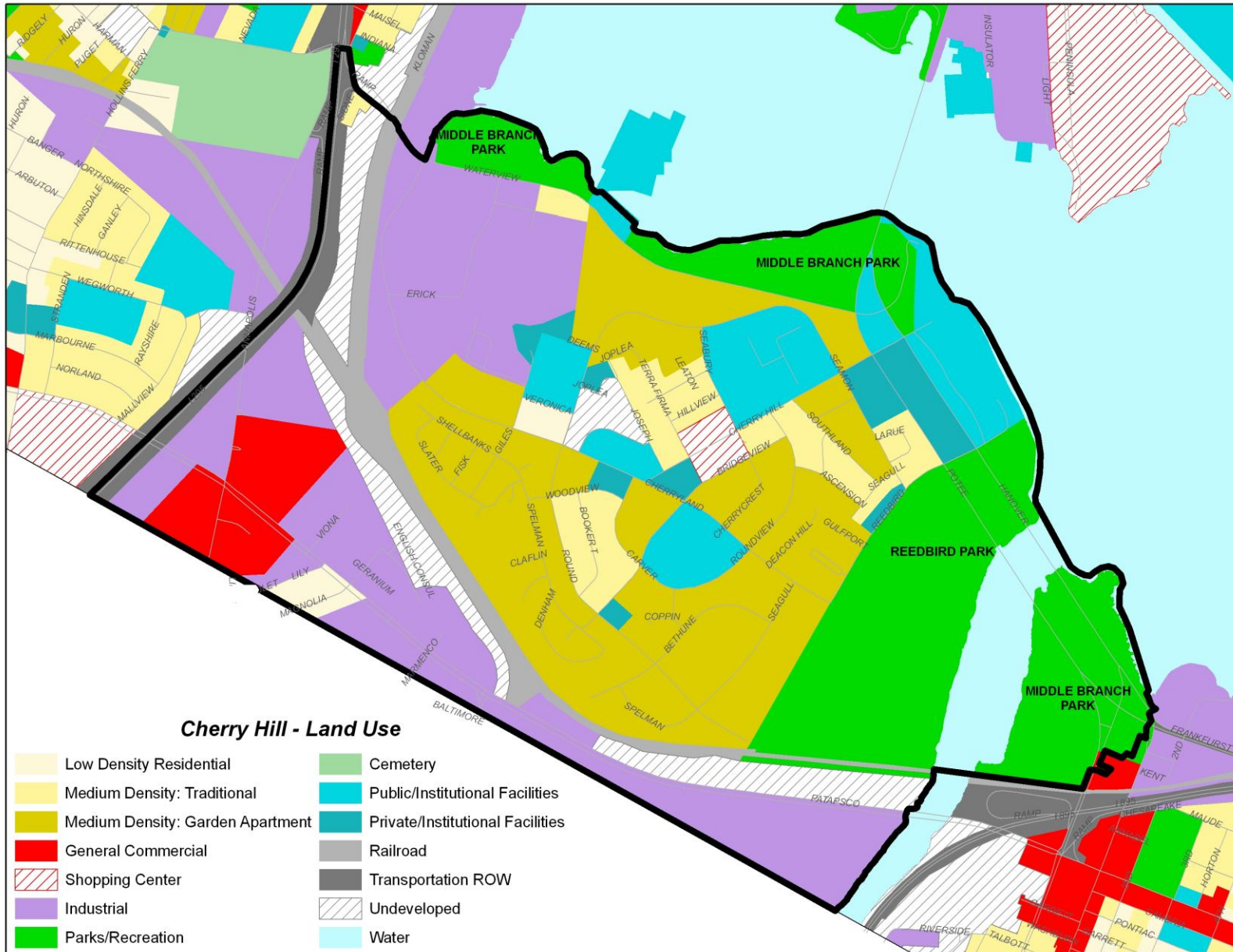
Preserving and improving the environmental quality of the water and the green spaces, as well as ensuring that development projects include significant amounts of landscaping, are important for a good quality of life. Strategies for sanitation and beautification, including supporting the “Tree Baltimore” program, are important components of the physical environment in Cherry Hill.



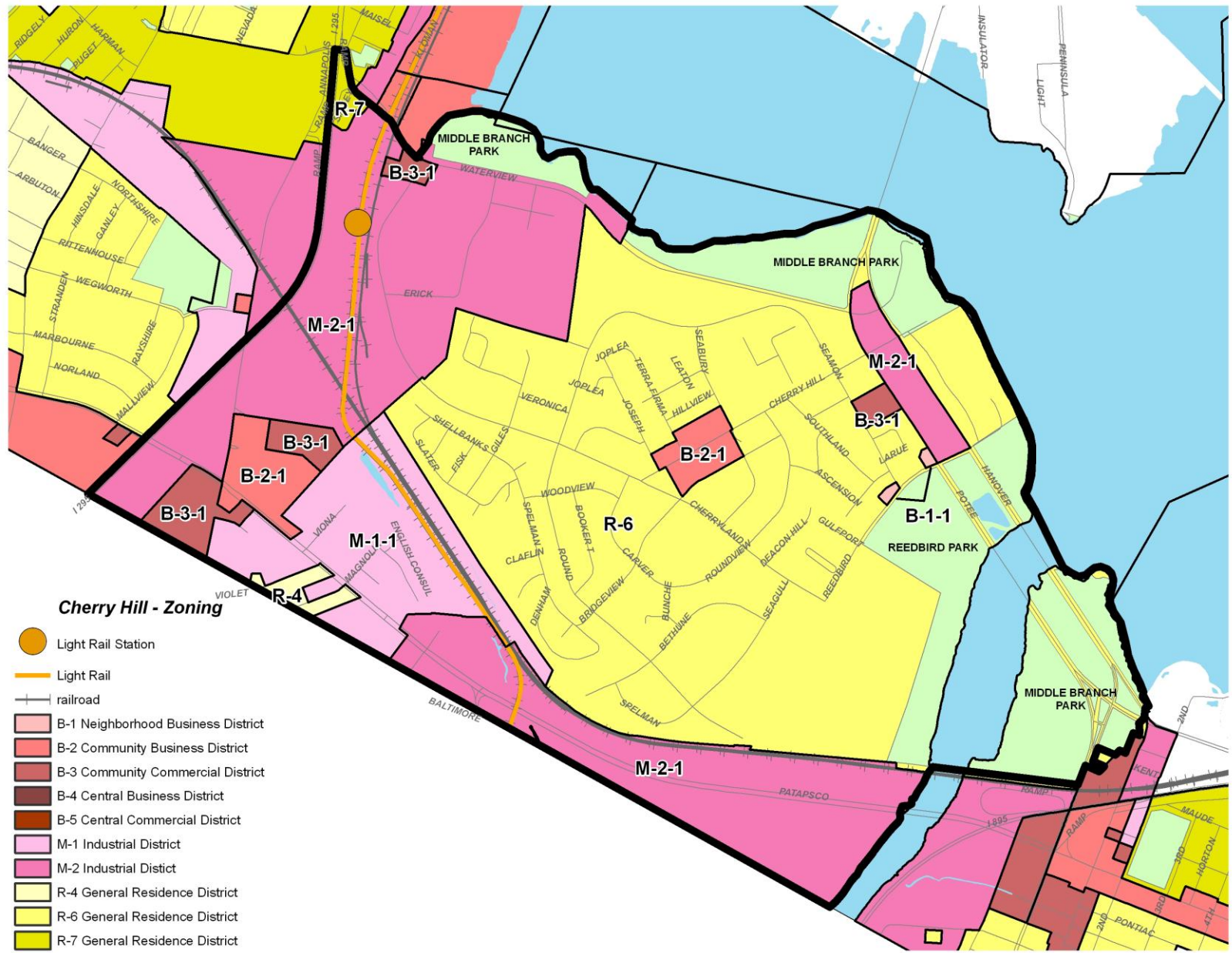
*Baltimore Rowing Club and
Cherry Hill Splash Park*



Cherry Hill Master Plan



Cherry Hill Master Plan



Cherry Hill Master Plan

Physical Development Work Plan

#1 Goal: Analyze zoning of all areas that are currently used for anything other than housing

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Create a Physical Development Committee (PDC) of the Cherry Hill Community Coalition (CHCC).	X			Cherry Hill Community Coalition		
2 Develop a Transit-Oriented Development (TOD) plan for the industrially zoned land adjacent to the Light Rail stop. Recommend rezoning for mixed uses (business, housing, office) that are compatible with the existing community. Appropriate height limits should be put in place. Ensure significant employment opportunities for current Cherry Hill residents.	X			Physical Development Committee		Planning; HCD; BDC; Cherry Hill Development Corporation; Cherry Hill Trust
3 Study current zoning and consider rezoning the industrially zoned area along Hanover Street for uses that will serve the Cherry Hill community.		X		Physical Development Committee		Cherry Hill Community Coalition (CHCC); Planning
4 Conduct workshops on zoning and land use.	X			Physical Development Committee		Planning
5 Advocate for establishing a retail window at the Post Office facility on Cherry Hill Road.		X		Cherry Hill Community Coalition		Cherry Hill Trust; PDC

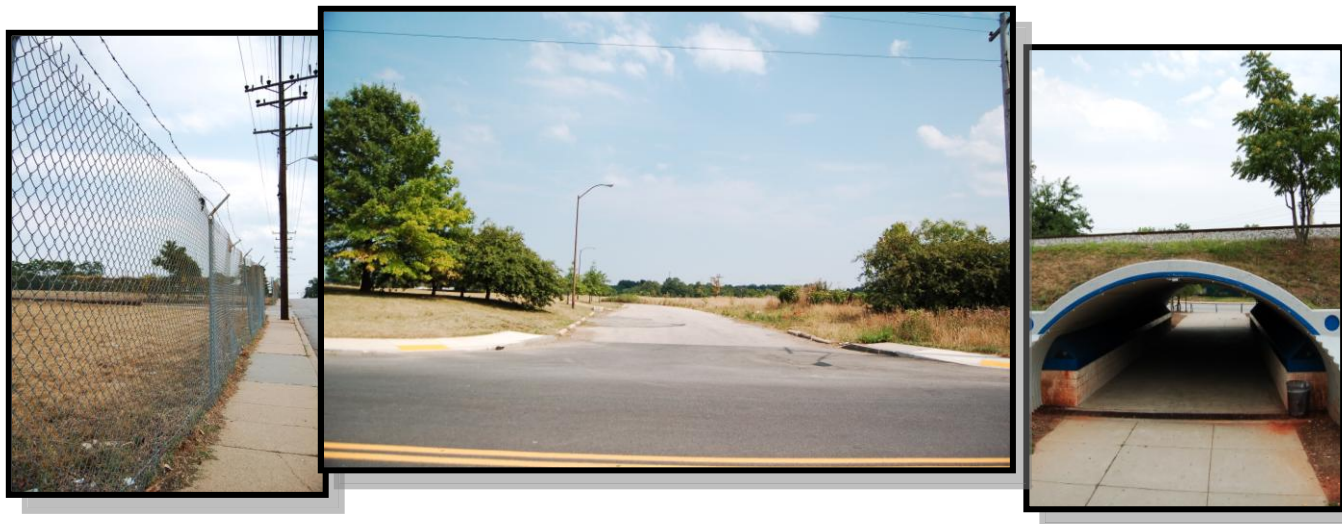
BDC—Baltimore Development Corporation HCD—Housing & Community Development

Cherry Hill Master Plan

Goal #2: Inventory and develop a plan for upgrading community infrastructure

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Conduct a comprehensive analysis of the existing infrastructure—roads, storm drains, lighting, etc.	X			Physical Development Committee	DPW; DOT; Rec. & Parks	Cherry Hill Community Coalition
2 Budget funding for infrastructure improvements based on the infrastructure study.		X	X	Physical Development Committee	DPW; DOT; Rec. & Parks; Planning	Cherry Hill Community Coalition; Planning
3 Meet with Harbor Hospital to talk about road conditions and the upkeep of the strip of the Gwynns Falls Trail that is adjoining their property. Meet with Rec. and Parks about trail upkeep.	X			Physical Development Committee		DOT; Planning; Rec. & Parks

DPW—Dept. of Public Works DOT—Dept. of Transportation



Cherry Hill Master Plan

Goal #3: Upgrade, enhance, maintain, and promote parks, recreation, and public open space.

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Do an immediate assessment of possible toxins in Reedbird Park and other local parks.	X			Health Committee		Dept. of Health ; Rec & Parks; MD. Dept. of the Environment
2 Clean up the former landfill and relocate DPW trucks out of the area.		X		Physical Development Committee (PDC)		DPW
3 Renovate Reedbird Park to correct drainage problems, reduce flooding. Renovate playing fields for soccer, baseball, football. Improve signage and add or maintain drinking fountains during the first 1-2 years.	X		X	PDC	Rec. & Parks	Physical Development Committee; Parks and People
4 Install adequate and attractive signage to identify park areas.	X			PDC		Rec. and Parks
5 Inventory all of the recreation facilities at the local schools.	X			PDC		Youth Committee; Local sports programs; Balto. City Public School System
6 Upgrade the athletic facilities at Southside Academy (School 180) to include adding an oval running track. Consider adding bleachers for sporting events.		X	X	PDC		BCPSS; Youth Committee; Local sports programs; Planning
7 Improve handicap accessibility to the swimming pools.	X			PDC		Rec. & Parks
8 Educate community members about functions, programs, and requirements for membership in the Rowing Club.	←Ongoing→			PDC		Rec. & Parks; Rowing Club

Cherry Hill Master Plan

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
9 Promote the use of the Rowing Club & provide special programs for youth.	X			PDC		Rowing Club; Rec. & Parks; Youth Comm.
10 Ensure that any expansion of the Rowing Club must not infringe on community use and access to Middle Branch and must enhance recreational activities and access to the water (Note: Representation on the Middle Branch Advisory Comm. should address this.)	X			PDC		Rowing Club; Rec. & Parks
11 Study potential uses for vacant open spaces in the Cherry Hill community.		X		PDC		Rec. & Parks; Planning
12 Evaluate recreation facilities in Cherry Hill Park and explore potential for consolidation into a single recreation complex.		X		PDC		Rec. & Parks, Planning, HABC, Police
13 Encourage small greening projects along main streets and provide maintenance from the sponsoring organization.	← Ongoing →			PDC		Private greening projects, not park expansion
14 Maintain existing and new facilities, including tennis courts.	← Ongoing →			PDC		Rec. & Parks
15 Improve access to and information about existing programs.	← Ongoing →			PDC	Funding and volunteers	Rec. & Parks; Recreation Council
16 Establish a “Friends of Cherry Hill Parks” group or participate in the “Friends of the Middle Branch” to ensure adequate park upkeep.	X			Baltimore Education and Cultural Institution		Rec. & Parks

Cherry Hill Master Plan

Goal #4: Create an ongoing sanitation, beautification, and maintenance program for all of Cherry Hill

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Create a plan for the public and private sectors to cooperate in community and property maintenance.	X			Physical Development Committee		
2 Create a publicity campaign to keep the community clean.		X		PDC	Marketing assistance	MTA; BGE: Harbor Hospital; Catholic Charities; large property owners; businesses; schools; DPW
3 Provide additional bus shelters, trash receptacles, and cleaning equipment and vehicles.		X		PDC		DPW; MTA
4 Investigate the progress for grant awarded for improvement of the Light Rail area lighting and landscaping (Gateway project in 2400 block of Terra Firma).	X			PDC	Grant dollars	Funders; Planning; Cheraton, Hillview, Terra Firma Association

Goal #5: Create mechanisms to protect the interests of the Cherry Hill community related to future development. One such tool could be a community benefits agreement created by the community and a developer and recognized by the Planning Commission.

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Maximize public participation with regard to the review of development proposals that come before the Planning Commission by encouraging developers to meet with and discuss their plans with the community prior to Commission review.	← Ongoing →			Cherry Hill Community Coalition		

Cherry Hill Master Plan

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
2 Maximize the benefits to the surrounding neighborhood of a development proposal and minimize any adverse impacts by encouraging developers to consider community requests/input with regard to their projects prior to Commission review.	← Ongoing →			Cherry Hill Community Coalition		
3 Maximize the benefits to the surrounding neighborhood of a development proposal and minimize any adverse impacts by encouraging developers to assess the environmental and economic impact of their projects on the community and delineate solutions to mitigate any potentially negative effects.	← Ongoing →			Cherry Hill Community Coalition		
4 Conduct a community preference survey to determine the desires of the residents of the community.	X			Cherry Hill Community Coalition	Baltimore Regional Env. Justice Project (BREJP)	Economic Development Committee
5 Build an effective coalition representative of all community organizations, churches, businesses and agencies in Cherry Hill that will negotiate all future agreements with developers for the community of Cherry Hill.	X			Cherry Hill Community Coalition	Baltimore Regional Env. Justice Project (BREJP)	All organizations in Cherry Hill
6 Research all regulatory agency requirements for Baltimore City as they would apply to all future development in Cherry Hill.	X			Cherry Hill Community Coalition	(BREJP); Univ. of MD School of Law—Community Justice Clinic	Planning
7 Elect representatives to serve on all committees and advisory boards created to implement and manage the Middle Branch plan.	← Ongoing →			Cherry Hill Community Coalition		

VIII. Transportation

The major streets running through the community are Cherry Hill and Round Roads. Vehicular access is from Hanover Street and Waterview Avenue. Cherry Hill is served by buses and a Light Rail stop, as well as the Gwynns Falls Trail, which runs along the periphery adjacent to Harbor Hospital. Residents would like to see better connections and service for the train, the buses, and bicycles.



Because of its geographic shape, Cherry Hill is somewhat isolated physically from other parts of the City. Cherry Hill and Round Roads are the main access roads that traverse the neighborhood. Residents would like to be better connected to adjacent areas and to downtown. Any improvements to the two main corridors through the community will be welcome.

Problems with transit scheduling and the bus routes through Cherry Hill must be addressed. One structural issue is poor coordination between the Light Rail, bus, and shuttle services. One example is that buses begin running at 5:00 a.m. but the Light Rail system does not start operating until 6:00 a.m. Handicap access to buses is limited and should be evaluated to provide consistent, reliable and workable accessible service for those who have special needs.

A thorough review of transit service to Cherry Hill is an important priority for community residents, especially those who depend on transit to get to and from their jobs. A large percentage of Cherry Hill residents depend on public transportation to facilitate their livelihood and a more reliable 24-hour public transportation system is critical.

One of the major priorities for residents of Cherry Hill is safety and security at the Light Rail stop and at bus stops.

Cherry Hill Master Plan

Goal #1: Improve transportation in and through Cherry Hill

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Consider establishing a separate Transportation Subcommittee, which includes Cherry Hill and Westport residents.	X			Cherry Hill Community Coalition (CHCC)		Westport Community Leaders
2 Evaluate the routes, accessibility, frequency, and reliability of MTA buses. Provide 24-hour bus service.		X		Cherry Hill Community Coalition (CHCC)		MTA; organizations in Cherry Hill
3 Consider instituting a shuttle bus service that links the Hamburg Street, Westport, Cherry Hill, and Patapsco Light Rail stops.	X			Cherry Hill Community Coalition (CHCC)		MTA; DOT; Planning
4 Study the feasibility of relocating or adding another Light Rail stop closer to the heart of Cherry Hill.		X		Cherry Hill Community Coalition (CHCC)		MTA; DOT; Planning
4 Study the feasibility of adding another MARC train station near Cherry Hill or Westport.			X	Cherry Hill Community Coalition (CHCC)		MTA; DOT; Planning
6 Study the desirability of rerouting Cherry Hill Road to connect with a new "main street" through the waterfront project in Westport.	X			Cherry Hill Community Coalition (CHCC)		Planning; DOT

Cherry Hill Master Plan

Goal #2: Improve safety and security at all public transportation facilities

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Identify all sites where additional services are needed, such as: <ul style="list-style-type: none"> • Lighting • Enclosed shelters • Cameras • Emergency call buttons • Benches [See PD, Goal 2 (2.6)].	X			Cherry Hill Community Coalition (CHCC)		DOT
2 Initiate a plan to redesign the Light Rail stop to Improve accessibility and safety.		X		Cherry Hill Community Coalition (CHCC)		MTA
3 Improve lighting and maintenance of equipment on the buses and at the Light Rail stop.		X		Cherry Hill Community Coalition (CHCC)		MTA



*Light Rail Stop,
Cherry Hill*

IX. Historic Preservation

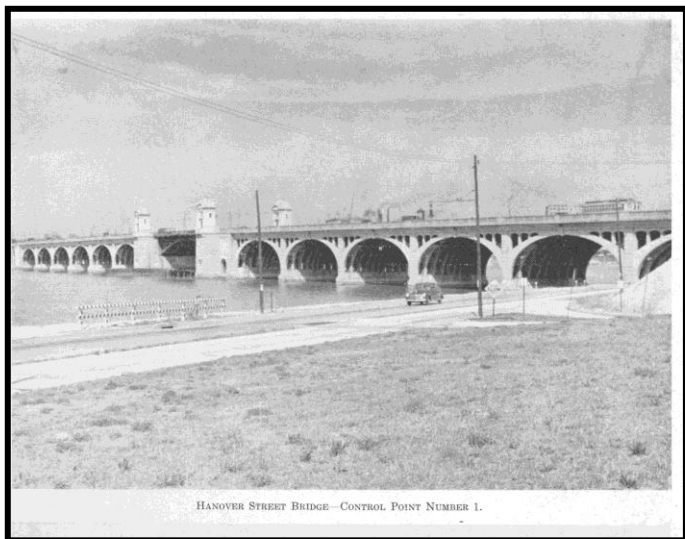
Potential Historic Designation:

Cherry Hill has rich history. A thorough study should be done to determine if Cherry Hill as a whole meets the criteria for historic district designation. The criteria for Baltimore City local historic district designation are listed in Appendix C of this plan.

In addition to consideration as an historic district, certain buildings could be considered for Landmark Designation. These include churches and residences. CHAP staff will recommend some eligible sites and discuss these and other suggestions with the community as part of the study of historic designation.

Other Historic Preservation Recommendations:

Cherry Hill's history has had an important role in Baltimore's development. There have been several efforts to chronicle the history of Cherry Hill, including an extensive oral history project and history conducted by Loyola College professor John R. Breihan. The Master Plan recommends that the community celebrate their history with interpretive signage, displays, and brochures. Exhibits can be displayed in churches, community centers, schools, and the Cherry Hill shopping center.



The Murphy Family Home

Cherry Hill Master Plan

Goal #1: Recognize and celebrate the rich history of Cherry Hill

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Initiate the process of designating Cherry Hill as an historic district and studying the possibilities for additional landmark sites.	X			Cherry Hill Development Corp.		CHAP; All organizations in CH
2 Conduct information sessions on historic designation—definitions, rules and regulations.	X			Cherry Hill Development Corp.		CHAP; All organizations in CH
3 Local residents should make suggestions about sites that might have significant history. CHAP staff will then evaluate them to see if they meet local landmark criteria.	X			Cherry Hill Development Corp.		CHAP; All organizations in CH
4 The community should celebrate its history with interpretive signage, displays, and brochures. Exhibits could be displayed in churches, community centers, schools, and the Cherry Hill Shopping Center.		X		Cherry Hill Trust/CH Development Corp.		CHAP; Town Center; CH Homes Tenant Council

CHAP—Commission for Historical and Architectural Preservation

IX. Housing

Background

The number of housing units in Cherry Hill has been dramatically reduced by the demolition of hundreds of public housing units in recent years. Large sites remain vacant as hundreds of residents were relocated.

The percentage of non-public vacant housing units increased from .89% in 2001 to 2.71% in 2004. This was below the City average of 7.08% and accounted for approximately 27 vacant or abandoned properties out of a total of 996 non-public-housing units in the neighborhood.

Housing investment in Cherry Hill has been low in recent years. While the percentage of rehabilitated residential properties (over \$5,000 in investment) in Baltimore has steadily increased (2.56% in 2005 compared to 1.25% in 2001), investment activity in Cherry Hill decreased from .6% in 2001 to .2% in 2004.

Home ownership rates have steadily decreased across Baltimore, including in Cherry Hill, in recent years. While Cherry Hill has had a higher rate of ownership than the City average of 61.72%, the area declined from a 74.49% rate in 2000 to 66.55% in 2005, representing a 7.94% decrease in five years. Clearly there are opportunities for increased home ownership in the neighborhood.

Home prices in the neighborhood have remained consistently low in recent years (\$62,000 in 2005) in the midst of significant appreciation of the City's housing stock. In spite of relatively low housing prices, affordability remains a problem in the neighborhood. In 2004,

46.24% of owner-occupied households spent more than 30% of their income for mortgage costs. Similarly, 42.24% of renters spent 30% or more of household income in housing costs. At the same time, rental evictions have been on the rise in Cherry Hill (21.92 per 1,000 people in 2004) compared to a fairly steady city average rate of 12.73 per 1,000 people.

Low household incomes and the resulting decrease in affordable housing in the neighborhood reveal issues that must be addressed to achieve neighborhood stabilization. (See Appendix D for a discussion of Cherry Hill's place in the City's Housing Typology.) In order to provide benefits to existing residents as development interest in the Middle Branch increases, Cherry Hill needs to seize opportunities to create added stability within the neighborhood's housing market with targeted housing programs that encourage ownership, investment, and increased affordability. Low levels of both rehabilitation investment and housing affordability, accompanied by a consistent presence of vacant housing units, require both community and City housing initiatives that anticipate the changing market in the Middle Branch area.

Source: Vital Signs IV, Baltimore Neighborhood Indicators Alliance, University of Baltimore, and the Jacob France Institute.

Cherry Hill Master Plan

Housing Work Plan

Goal # 1: Create affordable homeownership and rental opportunities

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Study the feasibility of redevelopment of Fisher's Cove, including the possibility of mixed-income housing. Ensure that new development has a significant percentage of affordable housing for low-income residents.	X			Cherry Hill Homes Tenant Council	Housing Consultant; funding; technical support; design contractor; HABC	CHDC; Cherry Hill Housing Committee
2 Study the feasibility of redevelopment of C. K. Anderson and other former public housing property. Get community buy-in for redevelopment plan. Ensure that new development has a significant percentage of affordable housing for low-income residents.	X			Cherry Hill Homes Tenant Council	Housing Consultant; funding; technical support; design contractor; HABC	CHDC; Housing Committee
3 Continue dialogue with MD Management and the State of Maryland about future of the properties MD Management owns to ensure they remain affordable to very low-income residents, including those who were displaced by HABC's demolition and modernization activities.	X			Housing Committee	Housing Consultant; funding; technical support; HCD; MD State DHCD	CHDC; Cherry Hill Trust
4 Explore other ways to create affordable homeownership and rental opportunities via HABC, HCD, CHDC, CHTC, other CDC's, etc.	X			Housing Committee	Housing Consultant; funding; technical support; design contractor; HABC	CHDC; CHCC
5 Replace public housing units lost as a result of demolition activity by HABC to the maximum extent feasible.			X	Housing Committee	Housing Consultant; funding; technical support;	HABC

Cherry Hill Master Plan

Action	1 -2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
6 Develop relationships with other developers and CDC's to get the best deal for community residents who want to become homeowners.			X	CHDC	Housing Consultant; funding; technical support; HABC	CHCC
7 Investigate land banking/land trust.			X	Housing Committee	HCD	First time homebuyers; CHCC
8 Develop homeownership counseling programs and credit repair clinics.			X	Housing Committee	HCD	First time homebuyers; Cherry Hill Trust
9 Investigate two sites for construction of additional senior housing.	X			Housing Committee		
10 Include internet wiring in new housing financed by the public.	← Ongoing →			Housing Committee		

CHDC—Cherry Hill Development Corporation CHCC—Cherry Hill Community Coalition



Housing, Cherry Hill

Cherry Hill Master Plan

Goal# 2: Upgrade existing housing units

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Inventory and locate owners of all vacant properties for the purpose of addressing code enforcement issues. Update the list annually.	←Ongoing→			Housing Committee	Acquisition rights; contractors; weatherization grants	CHDC; Public Safety Comm; UM Law School; CHHTC; Habitat for Humanity; Loading Dock; City of Baltimore; Echo; St. Ambrose
2 Develop a strategy and implementation plan for nuisance abatement/general upkeep.	←Ongoing→			Housing Committee	Acquisition rights; contractor; weatherization grants;	CHDC; UM Law School; CH Homes; Habitat for Humanity; Loading Dock; City of Baltimore; Echo; St. Ambrose
3 Study the feasibility of installing playgrounds in existing and new rental housing.	←Ongoing→			Housing Committee		Rec. & Parks; Housing developers; HABC
4 If permitted by funding sources, HABC should open up programs for non-Housing Authority residents.	←Ongoing→			Housing Committee	Funding	HABC; Social Services providers

CHHTC—Cherry Hill Homes Tenant Council



Housing, Cherry Hill

Cherry Hill Master Plan

Goal #3: Promote the value of living in Cherry Hill

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Develop a public relations campaign to promote Cherry Hill.		X		Cherry Hill Community Coalition	PR plan; community newsletter; website; marketing plan	Cherry Hill Trust; CH Homes Tenants Council; CHDC; CH Town Center; SDCAC; Cherrydale Tenants Assoc.
2 Create an active list of private home re-sales.	X			Housing Committee	Community Newsletter; website; bulletin board	HCD
3 Install and maintain a bulletin board in Town Center.	X			Housing Committee		Town Center Management
4 Create, maintain, and publicize a community website.	X			Cherry Hill Trust; Public Relations Committee	Funds; domain	All groups in Cherry Hill
5 Create, maintain, and publicize a community newsletter.		X		Public Relations Committee	Funds; printing capability	Local HS; local businesses

IX. Health

Background

Cherry Hill is a federally designated medically underserved area (MUA), based upon the ratio of primary health care providers per 1,000 residents, the high infant mortality rate, the percentage of people living under the federal poverty level, and the percentage of people over the age of 65 years. Cherry Hill is also a federally designated health professional shortage area (HPSA), based on excessive use of the emergency room as a source of routine care, the high percentage of people living below the federal poverty level, and the ratio of primary care doctors to population.

In 2004, 66.5% of children were born to neighborhood mothers who received early prenatal care in contrast to the City average of 74.3%. Similarly, the percentage of babies delivered at term (82.7%) to Cherry Hill mothers in 2000 was among the lowest of Baltimore neighborhoods (BNIA consolidated statistical areas) and below the City average of 85.7%. Cherry Hill's Infant Mortality Rate (23.4 per 1,000 live births from 2000-04) was almost twice as high as the City's (12), and almost three times as high as the State's (8). (Data source: Vital Statistics Administration).

Health information available at the zip code level (21225) reflects the need for greater use of health prevention and health education resources. Health disparities in the areas of infant mortality, HIV/AIDS, obesity, asthma, diabetes, teen age pregnancy, dental caries, violence, tobacco, and substance abuse persist. The number of people diagnosed with vaccine-preventable diseases (including the flu) increased substantially over the past five years to 15.12 per 10,000 people in 2004 from 12.97 in 2000. Similarly, the number of children 17 years old or younger hospitalized with asthma increased substantially during that time period to 75 incidents in 2004, up from 41 in 2000. Statistics on mortality rates from 2000-04 show that 65% of deaths among those within the 15-24 age group were from homicide. In the 25-44 year group, the leading cause of death was HIV/AIDS; this was the third leading cause of death in the 45-64 age group. The percentage of non-emergency-related visits to the emergency room increased to 15.12 per 10,000 people in 2004 from 12.97 in 2000. Substance abuse is also a major community problem. Two treatment programs currently operate in Cherry Hill. Flu shots, nutrition, dental care, oral hygiene, family planning, regular check ups, and exercise are among the preventive measures that will improve health indices in Cherry Hill.

At a time when health care costs are escalating, 91.8% of Cherry Hill families have earnings below the Maryland Self Sufficiency Wage Standard and the unemployment rate in 2000 was 18.15%, among the highest in Baltimore City. Although a statistical projection of the number of uninsured people living in Cherry Hill and surrounding communities is unavailable, there is a direct correlation between income and the uninsured. There is also an inverse correlation between access to health care and high poverty, highlighting the need for uninsured adults to have access to deep discounts that make health care services affordable.

Cherry Hill Master Plan

Due to its designations as both an MUA and a HPSA, Cherry Hill is home to a federally qualified health center (Family Health Centers of Baltimore). Cherry Hill also has within its geographic boundaries a community hospital that is within walking distance of residential areas; Harbor Hospital is a full-service community hospital affiliated with MedStar. While the Health Department does not have permanent facilities in Cherry Hill, major BCHD programs operate city-wide and various mobile services are employed in response to need. For examples, the Needle Exchange Program operates from a mobile facility in Cherry Hill; the Sexually Transmitted Disease program comes into any area where an STD outbreak occurs; the Maternal and Infant Nursing program is, in its essence, a home-visiting program; the juvenile violence diversion program, Operation Safe Kids, operates city-wide in response to referrals by the Department of Juvenile Services (DJS). The program director notes that referrals from DJS counselors for Cherry Hill youths are rare, owing to DJS resource limitations and Cherry Hill's relative remoteness in the city. The Lead Poisoning Prevention and Lead Abatement Programs serve Cherry Hill. Services for the elderly include a Personal Care program and Adult Evaluation and Review Services (AERS helps determine independent-living needs of elderly persons). Other health-related neighborhood-based programs include a methadone treatment center, the South Baltimore Pharmacy, and programs implemented through local religious organizations. For people who do use the hospital and federally qualified health center resources, health outcomes are good. For example, high risk women who get their prenatal care from the Family Health Centers experience excellent birth outcomes, despite the high infant mortality rate that is pervasive in Cherry Hill.

Although the community has a hospital, a federally qualified health center, and other direct health services, residents are not aware of the multiplicity of services that are available. This is one reason that so many people inappropriately seek care at the hospital emergency room. Just as health promotion in past decades educated the public about high blood pressure being a silent killer, 21st century health-promotion messages are needed within Cherry Hill. The pitfalls of excessive use of the emergency room as a source of routine health care, the direct association between broken and missed appointments with the financial demise of community based health services, and the dangers of failure to comply with doctor's instructions or proper administration of pharmaceuticals are 21st century messages that need to be targeted specifically at medically needy people in Cherry Hill. Because Federally Qualified Health Center (FQHC) reimbursement rates disallow marketing as an expense, there are very limited resources to promote community services or the efficacy of available services. All of these trends underscore the need for increased funding to offer and promote health care services, offer free and discounted services based on family size and income, increase resident use of available health care resources, and provide additional medical services in Cherry Hill. Land use planning should consider expanding the number of neighborhood health facilities to provide direct health care services, including physicians, dentists, and mental health resources.

Under-utilization of existing community-based services is a problem that can be approached through service coordination between the Baltimore City Health Department and Cherry Hill's health resources. A community health needs assessment should be conducted to analyze the gaps in services and to identify how those service gaps can best be filled as well as sustained. Emphasis should be placed on assuring the full continuum

Cherry Hill Master Plan

of health care delivery within Cherry Hill and its contiguous neighborhoods. Special attention should be devoted to sustain the financial stability and maximize use of health services that are currently available. Unfortunately, residents are not taking optimal advantage of all that is available. Thus, Cherry Hill will not have a real system of care until existing services are better coordinated and better promoted.

Source: Vital Signs IV, Baltimore Neighborhood Indicators Alliance, University of Baltimore, and the Jacob France Institute



Cherry Hill Master Plan

Health Work Plan

Goal #1: Coordinate, integrate and enhance health resources to take advantage of economies of scale.

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Strengthen and expand health services and collaboration between the Health Department, Harbor Hospital, and the Family Health Centers.	← Ongoing →			Health Committee	Health promotion, financial, and marketing resources	Family Health Center; Health Dept.; Harbor Hospital
2 Conduct a needs assessment of Cherry Hill and contiguous communities.	X			Health Committee	Funding and research expertise	City Health Dept.; Family Health Center; Harbor Hospital

Goal #2: Promote the use of the community health center – Family Health Centers of Baltimore (FHCB)

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Understand and promote all services offered at the Family Health Centers of Baltimore.	← Ongoing →			Family Health Centers (FHCB)	Health promotion resources	BCPSS; Head Start; all community organizations
2 Connect the ex-offender population with affordable healthcare.	← Ongoing →			FHCB		C-SAFE agents
4 Identify and obtain transportation resources.	X	X		FHCB	Private and public funding	Harbor Hospital; City Health Dept.
5 Provide incentives (e.g., giveaways and sliding fees) to promote the use of preventative health services.	← Ongoing →			Family Health Center		Harbor Hospital; BCHD; foundations; Community-based organizations

Cherry Hill Master Plan

Goal #3: Obtain comprehensive community hospital services

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Work with Harbor Hospital and FHCB to identify services that are optimally used by the Cherry Hill community. Identify service gaps and develop action steps to close the gaps.	X			Health Committee	Needs assessment	FHCB; Harbor Hospital; BCHD; foundations; community-based organizations
2 Maintain on-going dialogue with Harbor Hospital regarding health trends and preventive maintenance.	← Ongoing →			Health Committee	Coordinating council of community-based resources (e.g., Dept. of Health & Mental Hygiene, BCHD, Cherry Hill Trust)	FHCB; Harbor Hospital; BCHD; foundations; community-based organizations
3 The FHCB and HHC should work together to coordinate a wide range of preventative services (e.g., dental, mental health, weight management, smoking cessation, and prenatal care services).	← Ongoing →			Health Committee	Coordinating council of community-based resources (e.g., Dept. of Health & Mental Hygiene, BCHD, Cherry Hill Trust)	FHCB; Harbor Hospital; BCHD; foundations; community-based organizations

FHCB—Family Health Centers of Baltimore

BCHD—Baltimore City Health Department

Cherry Hill Master Plan

Goal #4: Create better marketing of services/educational opportunities available through various sources

Action	1-2	2-5	5+	Lead	Resources needed	Partners
	yrs	yrs	yrs			
1 Share information about health education/screenings/fairs at every meeting.	←Ongoing→			Health Committee	Needs assessment	Harbor Hospital; South Baltimore Pharmacy; Family Health Centers; Senior Center
2 Educate residents about the consequences of missing medical appointments.	←Ongoing→			Health Committee	Program prevention services; health promotion campaign	
3 Forge a relationship with the Cherry Hill Ministerial Alliance to get health information out through community churches.	←Ongoing→			Cherry Hill Ministerial Alliance	Needs assessment	CHCC; FHCB; BCHD; Harbor Hospital; foundations; community organizations; Ministerial Alliance
4 Meet with Town Center management to explore the possibility of using the marquee to publicize health events.	X			Town Center Management	Program prevention services; health promotion campaign	CHCC; FHCB; BCHD; Harbor Hospital; foundations; community organizations; Ministerial Alliance
5 Investigate funding sources for the development of a community health newsletter.			X	Family Health Centers of Baltimore	Money to print the newsletter	Health Committee; CHCC



Ethel Ellison Behavioral Health Center, Cherry Hill

Cherry Hill Master Plan

Goal #5: Develop programs that will help to prevent chronic conditions (e.g., diabetes, obesity, hypertension), prevent cardiovascular diseases and dental problems, and encourage good health practices

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Develop a partnership with the Baltimore City Health Department to address health disparities in Cherry Hill.	← Ongoing →			Health Committee	Health indices; special health grants.	Baltimore City Health Dept (BCHD); HANDLS
2 Develop partnerships with health care professionals that will provide discounted services and free screenings routinely.	X			Health Committee	FHCB; BCHD; Harbor Hospital; foundations; community organizations; Ministerial Alliance	Parish Nurses; Harbor Hospital; Ministerial Alliance; UMB Medical School; Red Cross; American Diabetes Association; Heart Association; BCHD
3 Expand school-based clinics to make sure preventive health services are also available to young people who frequent the clinics.	← Ongoing →			Children's Adolescent Health Advocacy Project (CAHAP)	School principals	CHCC; BCPSS; BCHD; community schools.
4 Institute preventative programs for smoking cessation, weight management, substance abuse, HIV/AIDS.		X		Health Committee		Harbor Hospital; Ministerial Alliance; UMB Medical School; Red Cross; American Diabetes Association; Heart Association; BCHD

BCHD—Baltimore City Health Department

BCPSS—Baltimore City Public School System

Cherry Hill Master Plan

Goal #6: Promote health and fitness for area residents

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Promote walking clubs and use of the Gwynns Falls Trail.	← Ongoing →			Health Committee		FHCB; BCHD; Harbor Hospital; foundations; community organizations; Ministerial Alliance
2 Promote elderly exercise.	← Ongoing →			Health Committee	Cherry Hill Senior Center	FHCB; BCHD; Harbor Hospital; foundations; community organizations; Ministerial Alliance



*Gwynns Falls Trail
near Harbor Hospital,*

Cherry Hill Master Plan

Goal #7: Encourage parents to have their children prepared for school by having immunizations and physicals

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Work with PTAs/PTOs to set up mentoring/health advocacy relationships over the summer to ensure they are prepared for the beginning of school.	X	← Ongoing →		Health Committee	Ministerial Alliance	Head Start & Daycare providers; BCPS; Town Center Manager; PTAs & PTOs; Cherry Hill Learning Zone; BCHD
2 Publicize all free clinics for immunizations and physicals through PTAs/PTOs.	← Ongoing →			Health Committee	FHCB; BCHD; Harbor Hospital; foundations; community organizations; Ministerial Alliance	Head Start & Daycare providers; BCPSS; Town Center Manager; PTAs & PTOs; Cherry Hill Learning Zone; BCHD
3 If feasible, use bulletin boards at Town Center to publicize the children who are in compliance.	← Ongoing →			Health Committee		Head Start & Daycare providers; BCPS; Town Center Manager; PTAs & PTOs; Cherry Hill Learning Zone; BCHD

Cherry Hill Master Plan

Goal #8: Treat youth violence as a public health issue

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Treat violence among youth as a health issue as well as a public safety issue. Work with the Public Safety Committee to develop strategies to reduce violence among youth ages 14-24.	<i>← Ongoing →</i>			Health Committee		Police; Public Safety Comm.
2 Conduct a needs assessment for Cherry Hill Youth.	X			Health Committee		Public Safety Comm.; Youth Comm.
3 Involve the churches in youth violence prevention.	X			Cherry Hill Ministerial Alliance		CHCC; Public Safety Comm.; Health Comm.; Youth Comm.
4 Institute programs that promote mentoring (e.g., Boy Scouts, Girl Scouts, grandparents, business leaders, young parent skills training). (See Youth, Goal 2.1.)		X		Health Committee		Police; Public Safety Comm.; Ministerial Alliance; Youth Comm.; community schools; business owners
5 Provide and promote mental health services for young people.	<i>← Ongoing →</i>			Health Committee		Baltimore Mental Health Systems, Inc.

X. Public Safety

Background

Cherry Hill is a vibrant and diverse community and maintaining a safe environment is crucial to preserving and improving the neighborhood’s character. Youth are the future of the neighborhood; however, crime continues to threaten their safety and sense of well being. Consistent with citywide trends, crime rates in the neighborhood peaked in 2001 and steadily decreased through 2004, as the following table indicates. While overall crime rates in the area have consistently been below the city average and in the middle range for all neighborhood groups, Cherry Hill’s violent crime rate is relatively high compared to the rest of Baltimore: 27.4 offenses per 1,000 people in 2004 compared to 18.82 citywide, which is also reflected in the following table. A holistic approach to crime prevention, including efforts to eliminate an environment conducive to crime, must address juvenile crime in the neighborhood. The percentage of juvenile arrests where the juvenile has at least one prior offense increased from 61.41% to 67.2% between 2000 and 2004, which was higher than the city average of 65.6%.

Cherry Hill Crime Rates 2000 – 2004										
	Crime Rate Part I Criminal Offenses per 1,000 People					Violent Crime Rate Part I Criminal Offenses Classified as Violent per 1,000 People				
Year	2000	2001	2002	2003	2004	2000	2001	2002	2003	2004
Cherry Hill	81.16	94.99	80.90	79.33	67.46	28.31	33.66	29.49	28.58	27.4
Baltimore Average	105.97	100.07	88.12	79.42	74.79	26.19	23.74	22.06	19.83	18.82

Source: Vital Signs IV, Baltimore Neighborhood Indicators Alliance, University of Baltimore, and the Jacob France Institute

Cherry Hill Master Plan

Public Safety Work Plan

Goal #1: Provide better overall organization of crime prevention activities

Action	1-2 yrs	2-5 yrs	5+yrs	Lead	Resources Needed	Partners
1 Expand the Public Safety Committee to include all who are involved in crime prevention activities.	<i>← Ongoing →</i>			Public Safety Committee	Grant Money for activities	Cherry Hill Trust; Entertainment Industry; BCPD; Community Leaders; Ministerial Alliance; Health Dept.; Recreation & Parks; Guardian Angels
2 Coordinate activities with Southern District Community Relations Council (SDCRC).	<i>← Ongoing →</i>			Chair of SDCRC	Communication with SDCRC	Cherry Hill Trust; Entertainment Industry; BCPD; Community Leaders; Ministerial Alliance; Health Dept.; Recreation & Parks; Guardian Angels
3 Make and distribute fliers for community safety initiatives.	<i>← Ongoing →</i>			Public Safety Committee	Computer, printer, copier, office supplies	CHCC

SDCRD—Southern District Community Relations Council

BCPD—Baltimore City Police Department

CHCC—CH Community Coalition

Goal #2: Increase number of Block Watchers/Citizens on Patrol

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Coordinate the recruitment of block watchers.	<i>← Ongoing →</i>			Public Safety Comm.; BCPD	Leads from community and others	BCPD; SDCR; CHCC
2 Have current COP leaders do presentations at community meetings to give COP a human touch and to recruit other interested parties for training.	<i>← Ongoing →</i>			Public Safety Comm.; SDCRC	Invitations from community associations	BCPD; CHCC
3 Prepare a calendar of quarterly trainings for COP.	<i>← Ongoing →</i>			Public Safety Comm.; SDCRC; BCPD	Volunteers	BCPD; SDCRC; CHCC

Cherry Hill Master Plan

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
4 Investigate funding for support equipment – radios, flashlights, whistles, uniforms, etc.	← Ongoing →			Public Safety Committee	Money for equipment	SDCRC; BCPD; Landlords; Ministerial Alliance; CHCC
5 Increase the number of people and a crime-prevention presence on COP walks.	← Ongoing →			Public Safety Committee		BCPD; SDCR; CHCC

SDCRD—Southern District Community Relations Council

BCPD—Baltimore City Police Department

Goal #3: Provide better lighting in the community

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Investigate funding to purchase halogen lighting for common space areas.		X		Cherry Hill Trust	Capital Improvement Program (CIP)	Planning; DPW; Mayor's Office of Neighborhoods; CHCC
2 Increase lighting in darker areas of the community, as a result of the inventory of infrastructure (see Physical Development Goal #2.1).	X			Public Safety Committee/ Mayor's Office of Neighborhoods		DPW; BCPD; CHCC
3 Meet with landlords to make sure all rental property is properly lit.	← Ongoing →			Cherry Hill Trust		Landlords; Planning; BCPD; Mayor's Office of Neighborhoods; CHCC
4 Meet with Town Center and Family Health Center management to make sure properties are sufficiently lit.	← Ongoing →			Cherry Hill Trust	Sufficient lighting	Catholic Charities; Family Health Centers of Baltimore; CHCC

Cherry Hill Master Plan

Goal #4: Decrease speeding in certain areas

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Coordinate high traffic complaint areas with the traffic control unit at Southern District.	← Ongoing →			CHCC; BCPD		Public Safety Committee
2 Do community survey on Round Road and Spelman Road to get full community support for the possible traffic calming measures.		X		Nehemiah Homeowners	Funding	Dept. of Transportation; BCPD; CHCC

Goal #5: Continue to address the increasing number of automobiles in the community without tags or with for-sale information printed on the windshields

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources needed	Partners
1 Coordinate block watchers and traffic enforcement at Southern District to collect information about cars with no tags.	← Ongoing →			BCPD		Public Safety Comm.; CHCC
2 Meet with Commander or designees with proposed list of vehicles for removal.	← Ongoing →			Public Safety Comm.		BCPD; CHCC
3 Send letters to the owners of record about the community not wanting untagged vehicles to remain on community streets.	← Ongoing →			Public Safety Comm.	Information on vehicles	BCPD; CHCC

Cherry Hill Master Plan

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
4 Pursue legal remedies for keeping vehicles off the streets.		X		Public Safety Comm.	Legal advice	U of M Law Clinic; BCPD; CHCC

Goal #6: Continue to eliminate auto repairs on the streets

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Survey area to determine types of auto repairs being done on streets.	← Ongoing →			Public Safety Comm.; CHAT	Logs	BCPD
2 Conduct information campaign publicize that street repair of vehicles for profit is unacceptable.		X		Public Safety Comm.	Stationary, postage, other media materials	BCPD; CHCC

Cherry Hill Master Plan

Goal #7: Establish a Community Justice Center in Cherry Hill

Action	1-2 yrs	2-5 yrs	5+ yrs.	Lead	Resources needed	Partners
1 Collect and analyze data on Community Justice practices in Baltimore	X			Public Safety Committee		U of M Law School Clinic; State's Attorney's Office;; BCPD; CHCC
2 Conduct educational sessions on Community Justice for Cherry Hill residents.	<i>←Ongoing→</i>			Public Safety Committee; CHCC	Training materials	Univ. of MD Law Clinic;; States Attorneys Office; BCPD; Courts
3 Research community justice models in other jurisdictions.		X		Public Safety Committee		Univ. of MD Law Clinic;; States Attorneys Office; BCPD; Courts
4 Identify and implement a Community Justice model that is appropriate for the needs of the Cherry Hill Community.			X	Public Safety Committee; CHCC	Building for the center, grant money for staffing; MOU with court system	Univ. of MD Law Clinic, States Attorneys Office; BCPD; Courts

SAO—State's Attorney's Office

Cherry Hill Master Plan

Goal #8: Develop an emergency response and evacuation plan

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Identify a safe location for residents displaced by a natural disaster or other emergency.	X			Public Safety Comm.; CHCC	Facility for evacuation	Baltimore City Police Dept; HCD; Schools
2 Work with BCPD and other government/health organizations to develop a system for safe evacuation by priority.	X			Public Safety Comm.; CHCC		Health Dept; BCPD; HCD; Schools
3 Develop a plan to educate residents about the emergency evacuation plan and to alert residents in the event of an emergency.	← Ongoing →			Public Safety Comm.; CHCC	Funding for signs and evacuation plan cards/manuals	BCPD; HCD; Schools; Health Dept.
4 Develop training for community residents who could then act as peer counselors to restore order.	← Ongoing →			Public Safety Comm.; CHCC.	Training materials and funding for trainers	Nat'l Org. for Victim Assistance (NOVA)
5 Provide on-going training for interested community leaders to help them assess a situation for potential danger.	← Ongoing →			Public Safety Comm.; CHCC	Training materials	BCPD; NOVA
6 Provide refresher training for community leaders to ensure that technology and skills of community volunteers are as current as possible.	← Ongoing →			Public Safety Comm.; CHCC	Training materials; classroom space	Health Dept; Schools; Cherry Hill Learning Zone

XI. Education

Background

The profile of public schools serving the Cherry Hill neighborhood is found in Appendix D. The profile identifies issues such as relatively high rates of mobility and absenteeism that could be addressed by new and expanded youth interventions. Test scores at most grade levels within two of the neighborhood public schools, Cherry Hill Elementary/Middle School and Arundel Elementary/Middle School, vary significantly from year to year, but have been consistently low. Also, more than 80% of all elementary and middle school students enrolled in Cherry Hill public schools are eligible for a free or reduced-cost lunch.

To address many of the issues facing the public schools in Cherry Hill, the community has been partnering with Towson University as the CAO-PS program. The program's mission is:

Working closely with the Cherry Hill community, the CAO Partnership Schools (CAO-PS) will create a network of high-performing neighborhood schools, supported by an experienced group of urban school reform partners, that consistently provide students and adults the programs and services they need to improve and sustain student achievement across all grade levels.



All five of the PK-8 schools are in close proximity: the four PK-8 schools that currently make up the Cherry Hill Learning Zone – Cherry Hill Elementary/Middle #159, Dr. Carter G. Woodson Elementary/Middle #160, Patapsco Elementary/Middle #163, and Arundel Elementary/Middle #164 – as well as Morrell Park Elementary/Middle #220. Their geographic proximity presents an opportunity to turn the entire CAO-PS into a larger professional learning community; to bring the school staffs together for joint professional development sessions; to introduce intra-school visitations for teachers to view model classrooms within the CAO-PS; and to implement themed schools and a choice program, while still maintaining students' ability to walk to school. Many of the CAO-PS partners are already working in the five PK-8 schools, providing professional development, introducing the concept of a professional learning community, and building the foundation for autonomy.

Strong emphasis must be placed on the education of youngsters in pre-K through third grades as these years are their fundamental learning years. The Towson University Learning Zone project focuses on grades 3 – 5, as these grades are key testing benchmarks. A key concern is that the students should be given access to tutoring support to excel in all academic areas and not simply tutored to pass these tests. Additionally, science and technology must be emphasized with strong math, science, and technology curricula.

Cherry Hill Master Plan

The residents consider their local schools to be the backbone of the community and believe that all community members must work together to have the schools upgraded, decrease absenteeism and tardiness, and eliminate the climate of low expectations. Further attention must be paid to improving educational attainment and resources in Cherry Hill as delineated in the following goals.

Goal #1: Involve parents more actively in the educational process

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Investigate requiring parents to volunteer for a set number of hours each month.	X			Education Comm.		School Principals
2 Create opportunities for parents to network with each other to encourage sharing of problems and solutions.	<i>←Ongoing→</i>			Cherry Hill Ministerial Alliance		School Principals
3 Investigate a “healing room” where parents can vent about the problems they face.	X			Education Comm.		School Principals
4 Provide counseling for parents who feel as if they need assistance in controlling their children.	<i>←Ongoing→</i>			Education Comm.		School Principals; School counselors
5 Educate parents about the process and the importance of education.	<i>←Ongoing→</i>			Education Comm.		School Principals; PTAs
6 Incorporate conflict resolution training for both staff and parents.	X			Education Comm.		School Principals; School counselors
7 Increase the role of PTA organizations and encourage parents to join them.	<i>←Ongoing→</i>			Education Comm.		School Principals; PTAs

Cherry Hill Master Plan

Goal #2: Ensure that students have a solid high school education so they can make the appropriate educational decisions or career decisions if continuing education is not a viable goal

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Continue to increase standardized testing scores, achieve a smaller ratio of students to teachers, and bring back art in the schools.	<i>←Ongoing→</i>			Education Committee		Cherry Hill Community Coalition (CHCC); Towson University; BCPSS
2 Develop economic development education in cooperation with Towson University.	X			Education Committee		Cherry Hill Community Coalition (CHCC); Towson University; MD Bankers Association; Baltimore City Government; neighborhood and business organizations; BCPSS
3 Tie in education programs with viable career paths, such as health careers, biotechnology, and the BRAC base realignment strategy.	<i>←Ongoing→</i>			Education Committee		Cherry Hill Community Coalition (CHCC); Towson University; MD Bankers Association; Baltimore City Government; neighborhood and business organizations; BCPSS
4 Focus on having students graduate from 9 th grade competitive for the best high schools.	<i>←Ongoing→</i>			Education Committee		Cherry Hill Community Coalition (CHCC); Towson University; BCPSS
5 Develop mentoring programs with local businesses for students who have an interest in economic development.		X		Education Committee	List of local businesses; mentoring program objectives	Cherry Hill Community Coalition (CHCC); Towson University; MD Bankers Association; Baltimore City Government; neighborhood and business organizations; BCPSS

Cherry Hill Master Plan

Goal #3: Ensure that representatives from the educational system actively participate in the community where they work

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Invite principals to become more active with the community, in order to share information and improve relationships with the community.	←Ongoing→			Education Committee		Cherry Hill Community Coalition (CHCC); Towson University; BCPSS; Principals; School Improvement Teams
2 Have quarterly meetings that are accessible to parents and to community leaders.	←Ongoing→			Education Committee		Cherry Hill Community Coalition (CHCC); Towson University; BCPSS; Principals; School Improvement Teams
3 Encourage a more active role for the Cherry Hill Ministerial Alliance in public education in the Cherry Hill school system.	←Ongoing→			Education Committee		Cherry Hill Community Coalition (CHCC); Cherry Hill Ministerial Alliance; Towson University; BCPSS



XII. Youth

Background

Young people are a source of strength and hope and an important community asset in the Cherry Hill neighborhood. One priority of ongoing community efforts is to create promising opportunities for their future. Cherry Hill youth are confronted with challenges presented by low academic achievement, poverty, and crime in the community. Youth programs aimed at improving school performance and eliminating juvenile crime are considered high-priority needs to address these social dilemmas.

Many youth-related initiatives have been established in the area by community groups, religious organizations, and City government. Expanding the services available to Cherry Hill youth, such as exciting and enriching after-school activities and mentoring and tutoring resources, is essential for increasing their potential for future successes

Teenagers make up a larger proportion of the Cherry Hill population than does this age group citywide. Existing community-based services aimed at this age group are inadequate to meet the demand.

Currently municipal recreational services for youth include four City-owned facilities that include basketball courts and a few other amenities like table games and exercise equipment, an indoor aquatic center, an outdoor splash park, a ball field, and a few open park areas. Upgrading these municipal recreational services is a key component of a successful youth development plan.

A limited number of private sector service providers of youth development programs operate in Cherry Hill. These programs are often limited by a lack of sustained funding and qualified staff and/or volunteers to coordinate delivery of the needed youth services and programs.

Overall this plan calls for upgrading and enhancing both private and municipal services provided to young people to include:

- Create a state-of-the-art comprehensive youth center that includes
 - state-of-the-art exercise equipment
 - a staff of highly qualified youth service coordinators, including both paid and volunteer staff
- Identify and establish reliable revenue sources to sustain public and private youth services and programs
- Identify and establish supportive partnerships with organizations, foundations, and agencies who are committed to providing positive youth development programs
- Identify, create and implement academic and vocational scholarship opportunities for our youth
- Promote and implement positive youth and adult partnerships that facilitate tutoring and mentoring opportunities for our youth
- Identify, create and implement employment opportunities for our youth that include sustaining an annual summer youth employment program
- Promote and publicize available positive youth development opportunities within the community.

Cherry Hill Master Plan

Youth Work Plan

Goal #1: Advocate for children and youth in Cherry Hill

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Put the safety of the community's children first.	← Ongoing →			Youth Comm.	Services available from Public Safety Committee and BCPD	Public Safety Committee; Health Committee; Cherry Hill Community Coalition (CHCC)
2 Develop a working committee that includes young people with an equal vote.	← Ongoing →			Youth Comm.		CHCC
3 Mentor young people to become leaders of community organizations.	← Ongoing →			Youth Comm.	Mentorship Program objectives	Future Leaders in Training (FLIT)
4 Encourage the development of plans that are designed by young people for young people.			X	Youth Comm.	Develop project planning curriculum; dance	CHCC
5 Develop and promote leadership training for all interested young people.	X			Youth Comm.	Community website; community newsletter	Regional leadership programs
6 Develop and promote basic job training to prepare youth for summer jobs.	X			Youth Comm.	Community website; community newsletter	Economic Development Comm.
7 Establish a parenting/child-rearing course for young parents.	X			Youth Comm.		BCPSS; Cherry Hill Learning Zone

Cherry Hill Master Plan

Goal #2: Create apprenticeships and job opportunities for youth

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Develop partnerships with local businesses to support apprenticeships and a mentoring program (See Health, Goal 8.4).	←Ongoing→			Youth Committee	Include faith-based organizations	Town Center Management; CHCC
2 Support the work of local training programs like YouthWorks and Step Up.	←Ongoing→			Youth Committee	Youth Works description; Step Up description	YouthWorks; Step Up; CHCC
3 Host a yearly youth work fair.	←Ongoing→			Youth Committee	List of existing job fair hosts in Baltimore	MOED; CHCC

MOED—Mayor’s Office of Employment Development



Cherry Hill youth with the Commander of the Baltimore Guardian Angels, Marcus “Strider” Dent.

Cherry Hill Master Plan

Goal #3: Keep recreation centers open

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Strengthen the Cherry Hill Recreation Council to support recreation center programs. Develop dialog with Rec & Parks regarding current center operations in Cherry Hill.	X			Youth Committee	Community needs assessment	Cherry Hill Recreation Council; Dept. Rec. & Parks; CHCC
2 Develop a roster of qualified volunteer support staff.	X			Youth Committee		Cherry Hill Recreation Council; CHCC
3 Get representative group of young people involved in the dialog.	X			Youth Committee	Youth nomination from Cherry Hill Community Coalition (primary & alternate)	CHCC; Cherry Hill Recreation Council
4 Get professional players and teams to help.	X			Youth Committee		Cherry Hill Recreation Council; CHCC
5 Get more volunteers with broad skill sets to help.	X			Youth Committee		Cherry Hill Recreation Council; CHCC
6 Bring more technology into the recreation centers such as internet access.		X		Youth Committee		Cherry Hill Recreation Council; CHCC

Cherry Hill Master Plan

Goal #4: Investigate developing a comprehensive youth center with longer hours

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Work with other committees to develop a comprehensive youth center with enriching recreational, educational, and vocational services and programs within Cherry Hill.		X		Youth Committee	Evaluate the purposes and functioning of existing facilities and/or available land use options	Rec. & Parks; Planning Department; CHCC
2 Publicize and support all programs and services that provide positive youth development opportunities for youth in Cherry Hill.	←Ongoing→			Youth Committee	Community web site; community newsletter; list of organizations and program descriptions; funding	CHCC
3 Identify resources and funding to implement and sustain positive youth development services and programs within Cherry Hill.	←Ongoing→			Youth Committee	Sustained funding	Giving organizations, foundations, and agencies; CHCC



XIII. Civic Engagement

Background

The percentage of the Cherry Hill population 18 years old and over who are registered to vote increased by 11.23% between 2000 and 2004 and was consistently above the city average. The percentage of registered voters who voted in a general election was also above the city average and increased by over 11% during that time, all of which is indicated in the following table. However, only 45.23% of registered voters in the neighborhood voted in the 2004 general election, which reflects the need for new voting initiatives to increase voter turnout.

	Voter Participation					
	% Population (18 & over) Registered to Vote			% Population (18 & over) Voted in General Election		
	2000	2002	2004	2000	2002	2004
Cherry Hill	64.20	66.97	75.43	34.20	31.65	45.23
Baltimore Average	58.10	58.98	63.60	35.70	32.60	43.67

Cherry Hill Master Plan

Civic Engagement Work Plan

A civic engagement and a voter mobilization campaign will be initiated in the neighborhood to meet the following goals.

Goal #1: Attain 100% voter participation

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Go to the Board of Elections and get the most up-to-date numbers on registered voters for the community.	←Ongoing→			CHCC		
2 Get education resources from the NAACP and League of Women Voters to increase the numbers of registered voters. Use an established plan rather than creating a new one.	X			CHCC		
3 Include voter registration at all public events no matter the size or the sponsors.	←Ongoing→			CHCC		
4 Meet with all service providers to develop a partnership that will allow them to give out information about voter registration to all of their clients.	←Ongoing→			CHCC		
5 Contact B.U.I.L.D., The Greater Baltimore Urban League, the NAACP, and the League of Women Voters to seek manpower support for voter registration drives in the community.	X			CHCC		

Cherry Hill Master Plan

Goal #2: Attract younger voters to the polls

Action	1-2 yrs	2-5 yrs	5+ yrs	Lead	Resources Needed	Partners
1 Meet with the staff at Southside Academy and other area high schools that serve Cherry Hill to advocate for the education of high school seniors about the voting process.	X			CHCC		School principals
2 Hold mock elections in the schools to get the younger voters accustomed to the process and excited about the privilege that will be afforded them when they reach 18 years of age.	X			CHCC		School principals
3 Develop literature to promote voter responsibility as it directly relates to the Cherry Hill community.	X			CHCC		NAACP; League of Woman Voters

XVI. Appendices

Appendix A: Comprehensive Master Plan Goals and Actions

	LIVE			EARN		
	Build human and social capital by strengthening neighborhoods	Elevate the design and quality of the city's built environment	Improve transportation access and choice for city residents	Strengthen identified growth sectors	Improve labor force participation rate among city residents	Improve access to jobs and transportation
Keep dollars in Cherry Hill	X			X	X	
Eliminate loitering in the Town Center						
Study the economic feasibility of offering healthier foods in local stores	X					
Increase access to jobs for Cherry Hill residents						X
Analyze zoning of all areas currently used for anything other than housing		X				
Inventory and develop plan for upgrading community infrastructure		X				
Upgrade, enhance, maintain, and promote parks, recreation and public open space		X				
Create ongoing sanitation, beautification, and maintenance program for all of Cherry Hill		X				

Cherry Hill Master Plan

	LIVE			EARN		
	Build human and social capital by strengthening neighborhoods	Elevate the design and quality of the city's built environment	Improve transportation access and choice for city residents	Strengthen identified growth sectors	Improve labor force participation rate among city residents	Improve access to jobs and transportation
Create mechanisms to protect the interests of the Cherry Hill community related to future development. One such tool could be a community benefits agreement created by the community and a developer and recognized by the Planning Commission.	X	X		X		
Improve transportation in and through Cherry Hill		X	X			X
Improve safety and security at all transportation facilities		X	X			X
Recognize and celebrate the rich history of Cherry Hill	X	X				
Create affordable homeownership and rental opportunities	X					
Upgrade existing housing units	X	X				
Promote the value of living in Cherry Hill	X	X		X		
Coordinate, integrate and enhance health resources to take advantage of economies of scale	X					
Promote the use of the community health center	X				X	
Obtain comprehensive community hospital services	X			X		

Cherry Hill Master Plan

	LIVE			EARN		
	Build human and social capital by strengthening neighborhoods	Elevate the design and quality of the city's built environment	Improve transportation access and choice for city residents	Strengthen identified growth sectors	Improve labor force participation rate among city residents	Improve access to jobs and transportation
Create better marketing of services/educational opportunities available through various sources	X				X	
Develop programs that will help to prevent chronic conditions, cardiovascular diseases, and dental problems, and encourage good health practices	X				X	
Promote health and fitness for area residents	X					
Encourage parents to have children prepared for school by having immunizations and physicals	X					
Treat youth violence as a public health issue	X					
Provide better overall organization of crime prevention activities	X					
Increase the number of Block Watch/Citizens on Patrol	X					
Provide better lighting in the community		X				
Decrease speeding in certain areas			X			
Continue to address the increasing number of automobiles in community without tags or with for-sale information printed on the windshields		X				
Continue to eliminate auto repairs on the street		X				
Establish a Community Justice Center in Cherry Hill	X					

Cherry Hill Master Plan

	LIVE			EARN		
	Build human and social capital by strengthening neighborhoods	Elevate the design and quality of the city's built environment	Improve transportation access and choice for city residents	Strengthen identified growth sectors	Improve labor force participation rate among city residents	Improve access to jobs and transportation
Develop an emergency response and evacuation plan	X					
Involve parents more actively in the educational process	X					
Ensure that students have a solid high school education so they can make the appropriate educational decisions or career decisions if continuing education is not a viable goal.	X			X	X	
Ensure that representatives from the educational system actively participate in the community where they work	X					
Advocate for children and youth in Cherry Hill	X					
Create apprenticeships and youth job opportunities	X				X	
Keep recreation centers open	X					
Investigate developing a comprehensive youth center with longer hours	X					
Encourage 100% voter participation	X					
Get younger voters to the polls	X					

Cherry Hill Master Plan

	PLAY			LEARN			
	Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources	Improve night life, entertainment, and recreation experiences for residents and visitors	Increase the attractiveness of Baltimore's natural resources and open spaces for recreation	Improve public schools and libraries	Capitalize on untapped potential of higher education institutions	Encourage a culture of learning by enhancing educational and vocational opportunities for all Baltimoreans	Ensure safe and convenient transportation to and from educational facilities
Keep dollars in Cherry Hill		X		X			
Eliminate loitering in the Town Center	X		X				
Study the economic feasibility of offering healthier foods in local stores							
Increase access to jobs for Cherry Hill residents						X	
Analyze zoning of all areas currently used for anything other than housing			X				
Inventory and develop plan for upgrading community infrastructure	X		X	X			
Upgrade, enhance, maintain, and promote parks, recreation and public open space			X				

Cherry Hill Master Plan

	PLAY			LEARN			
	Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources	Improve night life, entertainment, and recreation experiences for residents and visitors	Increase the attractiveness of Baltimore's natural resources and open spaces for recreation	Improve public schools and libraries	Capitalize on untapped potential of higher education institutions	Encourage a culture of learning by enhancing educational and vocational opportunities for all Baltimoreans	Ensure safe and convenient transportation to and from educational facilities
Create ongoing sanitation, beautification, and maintenance program for all of Cherry Hill			X				
Create mechanisms to protect the interests of the Cherry Hill community related to future development. One such tool could be a community benefits agreement created by the community and a developer and recognized by the Planning Commission.	X		X	X		X	X
Improve transportation in and through Cherry Hill							X
Improve safety and security at all transportation facilities							X

Cherry Hill Master Plan

	PLAY			LEARN			
	Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources	Improve night life, entertainment, and recreation experiences for residents and visitors	Increase the attractiveness of Baltimore's natural resources and open spaces for recreation	Improve public schools and libraries	Capitalize on untapped potential of higher education institutions	Encourage a culture of learning by enhancing educational and vocational opportunities for all Baltimoreans	Ensure safe and convenient transportation to and from educational facilities
Recognize and celebrate the rich history of Cherry Hill	X						
Create affordable homeownership and rental opportunities							
Upgrade existing housing units							
Promote the value of living in Cherry Hill	X		X				X
Coordinate, integrate and enhance health resources to take advantage of economies of scale						X	
Promote the use of the community health center							
Obtain comprehensive community hospital services							
Create better marketing of services/educational opportunities available through various sources						X	

Cherry Hill Master Plan

	PLAY			LEARN			
	Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources	Improve night life, entertainment, and recreation experiences for residents and visitors	Increase the attractiveness of Baltimore's natural resources and open spaces for recreation	Improve public schools and libraries	Capitalize on untapped potential of higher education institutions	Encourage a culture of learning by enhancing educational and vocational opportunities for all Baltimoreans	Ensure safe and convenient transportation to and from educational facilities
Develop programs that will help to prevent chronic conditions, cardiovascular diseases, and dental problems, and encourage good health practices		X					
Promote health and fitness for area residents		X					
Encourage parents to have children prepared for school by having immunizations and physicals		X					
Treat youth violence as a public health issue						X	X
Provide better overall organization of crime prevention activities	X		X				X
Increase the number of Block Watch/Citizens on Patrol	X		X				X

Cherry Hill Master Plan

	PLAY			LEARN			
	Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources	Improve night life, entertainment, and recreation experiences for residents and visitors	Increase the attractiveness of Baltimore's natural resources and open spaces for recreation	Improve public schools and libraries	Capitalize on untapped potential of higher education institutions	Encourage a culture of learning by enhancing educational and vocational opportunities for all Baltimoreans	Ensure safe and convenient transportation to and from educational facilities
Provide better lighting in the community	X	X	X	X		X	X
Decrease speeding in certain areas							X
Continue to address the increasing number of automobiles in community without tags or with for-sale information printed on the windshields	X	X	X				
Continue to eliminate auto repairs on the street	X		X				
Establish a Community Justice Center in Cherry Hill		X		X			
Develop an emergency response and evacuation plan		X					X
Involve parents more actively in the educational process				X	X	X	
Advocate for Cherry Hill children and youth		X		X	X	X	

Cherry Hill Master Plan

	PLAY			LEARN			
	Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources	Improve night life, entertainment, and recreation experiences for residents and visitors	Increase the attractiveness of Baltimore's natural resources and open spaces for recreation	Improve public schools and libraries	Capitalize on untapped potential of higher education institutions	Encourage a culture of learning by enhancing educational and vocational opportunities for all Baltimoreans	Ensure safe and convenient transportation to and from educational facilities
Create apprenticeships and youth job opportunities		X		X	X	X	
Keep recreation centers open		X			X	X	
Investigate developing a comprehensive youth center with longer hours		X			X	X	
Encourage 100% voter participation						X	
Get young voters to the polls					X	X	

Appendix B: Community Benefits Agreements

Definition

A Community Benefits Agreement, or a CBA, is a legally enforceable contract, signed by community groups and by a developer, setting forth a range of community benefits that the developer agrees to provide as part of a development project. In exchange, community groups agree to support the developer when the project goes to the City for approvals and subsidies. The CBA is both a process to work towards these mutually beneficial objectives, and a mechanism to enforce promises made by both the developer and the community representatives.

CBAs ensure that projects receiving public benefits - including public land, subsidies, zoning changes, tax relief and deferrals, easements, even priority approval processing - create tangible benefits for local communities and give residents the power to shape projects to their needs. These benefits may include living-wage jobs, affordable housing, first-source hiring programs for local residents, funding for parks, space for community services, and monies for local investment.

Sample CBA Language

INTRODUCTION FROM COMMUNITY BENEFITS AGREEMENT - (LAX Master Plan Program—Expansion of Los Angeles Airport)

“This Community Benefits Agreement sets forth (1) a range of community benefits and impact mitigations that will be provided by the Los Angeles World Airports as part of the LAX Master Plan Program, and (2) an ongoing role for the LAX Coalition in implementation and oversight of these benefits and mitigations. This Community Benefits Agreement is agreed to by the LAX Coalition and LAWA”

CHILD CARE PROGRAM AND FACILITY (NoHo Commons CBA)

“Developer agrees to plan an on-site location for a child care center and to enter into a lease arrangement with a child care provider . . . [that] shall offer affordable, accessible and quality child care for both on-site employees and the surrounding community. Developer...shall require that a minimum of 50 spaces shall be made available to very low, low and moderate-income families. . . .The Valley Jobs Coalition will assist the provider in fundraising and other efforts to maintain the quality and affordability of the child care center.”

JOB TRAINING - (LAX)

“Job Training Program. Beginning in fiscal year 2005-06, LAWA shall provide \$3 million per year for five years, not to exceed \$15 million over five years, to fund job training for Airport Jobs and Aviation-related jobs, and for Pre-apprenticeship Programs. Any funds unspent in a particular year shall”

Cherry Hill Master Plan

MINORITY BUSINESS ENTERPRISE, WOMEN BUSINESS ENTERPRISE AND SMALL BUSINESS UTILIZATION AND RETENTION PROGRAM - (LAX)

"LAWA shall coordinate with the Mayor's Office, CDD, and other relevant business advocacy and assistance organizations to initiate a program to increase participation in the planning, construction, operation and maintenance of LAX by Project Impact Area small businesses and minority-owned business enterprises and women-owned"

ONE DC EQUITABLE DEVELOPMENT INITIATIVE

Summary Representation of Community Benefits Agreement:

- 10% of the condos on Parcel 33 will be affordable; 50% of the rental units on Parcel 42 will be affordable.
- The developers for Parcel 33 will hire a community-based agency to screen and recruit local residents for construction and permanent job opportunities on the site.
- 3000 square feet of retail space at Parcel 33 will be set aside at reduced rent for locally owned businesses.
- Over \$750,000 of development proceeds will be donated to a community fund controlled by EDI members.

Additional Resources

Brooklyn Atlantic Yards www.Atlanticyardsreport.blogspot

Denver: The Gates Cherokee Redevelopment Project www.MakingConnectionsDenver.org

Front Range Economic Strategy Center www.fresc.org

Good Jobs First www.goodjobsfirst.org

Los Angeles Alliance for a New Economy (LAANE) www.laane.org

Milwaukee Park East Redevelopment Compact www.wisconsinsfuture.org/workingfamilies

Partnership for Working Families www.communitybenefits.org

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Prepared by Samuel Jordan, Ward 7 Development Advisory Committee, Washington, D.C.
March 2008

Appendix C: Criteria for Historic Designation in Baltimore City

The Commission for Historical and Architectural Preservation has the responsibility of recommending to the Mayor and City Council of Baltimore the adoption of ordinances designating districts and landmarks within the limits of the City of Baltimore, having special historical, architectural, educational, cultural, social or community significance, interest, or value as Baltimore City Historic Districts or Landmarks, thereby necessitating their preservation and protection. In making its recommendation, the Commission shall give appropriate consideration to the following standards. In reaching its decision, the Commission shall clearly state which standards have been applied.

- A. An historic district should include historic sites, buildings, structures, or landmarks in their original setting which:
 - 1. contribute to the heritage of the community;
 - 2. represent one or more periods or styles of architecture, landscape architecture, building, or construction which has significant character, interest, or value as part of the development, heritage, or culture of the City of Baltimore;
 - 3. contain a sufficient number of structures or related or similar characteristics to make a recognizable entity within logical geographical boundaries, including but not limited to parks or squares;
 - 4. provide certain historic or scenic value significant to the area.

- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
 - 1. dates from a particular period having a significant character, interest, or value, as part of the development, heritage, or culture of the City of Baltimore; or
 - 2. is associated with the life of an outstanding historical person or persons; or
 - 3. is the site of an historic event with a significant effect upon the cultural, political, economic, social, or historic heritage of the City of Baltimore; or
 - 4. is significant of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction, or engineering, or is the notable work of a master builder, designer, engineer, artist, or architect whose individual genius influenced his age; or
 - 5. contributes information of historical, cultural, or social importance relating to the heritage of the community; or
 - 6. has yielded, or may be likely to yield, archeological information important in history or prehistory.

Cherry Hill Master Plan

Some sites to consider for possible landmark designation: **Cherry Hill Homes, 1001-1003 Cherry Hill Road (among other addresses).** Built ca. 1944 by the Housing Authority of Baltimore City, in coordination with United States War Housing Association, and designed by local architect Lucius White, these structures represent the earliest public housing development in Cherry Hill and the first suburban-type garden apartment public housing for African Americans in Baltimore. Today, there are significant changes to the structure that may impact the historic integrity of the buildings. This issue must be studied more closely.

1000 block of Cherry Hill Road. These are some of the oldest privately developed houses in Cherry Hill. Further research to see who lived in them will help determine their significance to Cherry Hill and Baltimore.

Landmark the family home of the Murphy family.

Landmark DeWayne Wickham's childhood home. Wickham is a celebrated journalist and author of many books including Woodholme: A Black Man's Story of Growing Up Alone.

Community Baptist Church, 827 Cherry Hill Road.

Hemingway Temple AME Church, 2701 Woodview Road.

St. Veronica's Catholic Church, 806 Cherry Hill Road.

Appendix C: Housing Typology

Baltimore's Housing Market Typology

Purpose and Methodology:

The typology was developed to assist the City in developing neighborhood strategies that better match available public resources to neighborhood housing market conditions. In addition, the typology can inform neighborhood planning efforts by helping neighborhood residents understand the housing market forces impacting their communities. The financial and resource tools the City uses to intervene in the housing market are to be applied appropriately to the conditions in the neighborhoods. Some tools, such as demolition, may be unnecessary in competitive markets and applied selectively in stable markets. In distressed markets, demolition could be applied to bring about change in whole blocks.

Process

The typology is a classification scheme based on quantitative data using a statistical process called "Cluster Analysis." Cluster analysis is a class of statistical techniques that can be applied to data that exhibits "natural" groupings. Cluster analysis sorts through the raw data and groups them into clusters. A cluster is a group of relatively homogeneous cases or observations. Objects in a cluster are similar to each other. They are also dissimilar to objects outside the cluster, particularly objects in other clusters. The eight data about the city's housing market (listed below) was aggregated to the census block group level, allowing for a detailed analysis within the traditional City neighborhoods.

Variables

Variables were selected to best represent housing market conditions at the individual property level:

Median sale price (square root) Percent foreclosure
Percent owner occupied Percent code violations
Percent of rental housing with subsidy Percent commercial properties
Percent vacant structures Percent vacant lots

Cluster Descriptions:

Competitive

Neighborhoods in this category, like Federal Hill, Hunting Ridge and Mt. Washington, have robust housing markets with high owner-occupancy rates and high property values. The housing stock is well maintained and vacancy and abandonment rates are very low. While densities do vary single family

detached homes predominate and these areas typically don't have a mix of housing types. This cluster has the highest percent of households headed by seniors and only about 1/3 of school age children attend public schools.

Emerging

Neighborhoods in the "Emerging" category, such as Hunting Ridge, Locust Point and Original Northwood, have homeownership rates slightly above the citywide average. Median sales price is above \$150,000. The foreclosure rate is half the City rate of 8% and there are very few vacant houses. Close to 70% of school age children attend public schools. There is more variety in housing types and more commercial areas than in the competitive cluster.

Stable

This cluster includes neighborhoods such as Howard Park, Lauraville and Violetville and is mostly located in the outer edge of the city. Median sale price is around \$100,000 and the rate of foreclosure is just above the city average of 8%. Households are 60% family households and 80% of children in this category attend public schools. Homeownership is still significant at 65%. The housing stock is relatively newer with 35% being built prior to 1939.

Transitional

Neighborhoods in the "reinvestment" category, such as Allendale, Belair Edison and Kenilworth Park, are found typically at the inner edge of the stable neighborhoods. These neighborhoods have moderate real estate values with median sale prices around \$60,000. Homeownership rates are over 60% but there are very high foreclosure rates. Code violations are significant here averaging 7%. Vacant houses are not always addressed by the market.

Distressed

These neighborhoods, which include Middle East, Penn North and Westport, have very high levels of vacant homes, high rates of code violations and lower homeownership rates. Sale prices typically range from \$25,000 - \$35,000. This cluster also has the highest rate of rental subsidy. The typical households here are the largest in the city while few are headed by seniors. This category has the lowest participation in the labor force at 50%. The housing type here is predominately rowhouse.

Cherry Hill Master Plan

