

IDEAS FOR IMPROVING REMINGTON

DRAFT comments received from neighborhood residents on 27 June 2009

I. STRENGTHEN REMINGTON'S IDENTITY AND CHARACTER AS A FRIENDLY NEIGHBORHOOD WITH UNIQUE LOCATION, ASSETS, AND LIVABILITY

A. Consider gateways, visual transition, or signage at the major neighborhood entrance points

28th Street & Sisson, 29th St, Remington north of 31st
Status of Hopkins Gateway Plan?

B. Make street corridors more attractive as public spaces

Streetscape the high-profile areas and reduce vacants which blight these corridors (Remington Ave & 28th)
Attention to side streets also

C. Promote a well-kept and safe neighborhood

Reduce trash/dumping/rats/ drugs/ busy streets/crime/murder
Better education about code violations and better enforcement
More responsibility of absentee owners for property maintenance
Better police presence (especially on foot or bike) and response
Hopkins security
Safety for children and pets
Reduce vacant buildings, graffiti, overgrown vegetation, halfway house issues
Confusion about trash pickup zones
Sisson & 27th Street: giant vacant lot has a blighting impact on the community
Street trash receptacles
Promote recycling
Street cleaning

D. New resources, assets, or improvements to be considered

Remington as a destination
School
More Murals
Few children-centric activities, amenities
Few alternative social activities like bowling, gyms
Connect residential areas separated by non-residential uses
Additional recreational amenities
community arts center, artist co-op
Future of the stone building at 24th and Sisson

E. Involve more residents

Welcome committee for new residents
Newsletters, blogs
Outreach to diverse groups, students, and churches
More social and community-oriented events that bring residents together-- kickball, block parties, like Hauntingdon Avenue
"Eyes on the street" to combat crime

Neighborhood Design Center

1401 Hollins Street • Baltimore, MD 21223 • 410-233-9686 • 410-233-9687 (fax)
PO Box 425 • Mount Rainier, MD 20712 • 301-779-6010 • 301-779-6747 (fax)
www.ndc-md.org

II. IMPROVE SAFETY OF AND ACCESS TO ALL CIRCULATION SYSTEMS

A. streets

Identify traffic-calming measures where automobiles travel too fast (Fox, 28th, and at neighborhood entrances)

Reduce commercial truck traffic where problematic (Huntington)

Fix dangerous intersections (Remington & 27th, 28th at Sisson, 29th Street & Huntington, Huntington & 30th)

Improve street lighting where necessary (Howard, Charles and Maryland)

Address inappropriate cut-through auto traffic (Fox Street)

Identify streets that need re-surfacing or other improvements (Remington Avenue)

Assess impacts of I-83 on Remington—28th and 29th function like highway ramps instead of streets

Reduce double-loaded street parking that narrows the traffic lane

Improve timing of traffic signals; Signal “rotations” are too long

Remove of rush hour parking restrictions everywhere (e.g. Howard Street, 28th and 29th)

Improve circulation--dead ends contribute to crime

B. Pedestrians

Provide safe street crossings (Howard, 28th & 29th), lighting, and pedestrian-friendly character (28th & 29th)

Identify sidewalks that need upgrades

C. Bicycles

Need additional marked bike lanes

Better conditions for bicyclists

More bike racks

Improve bike accessibility and circulation throughout neighborhood, including Jones Falls Trail, Druid Hill Park, and to Downtown

D. Transit

Extend Hampden shuttle (re-route to go to Mondawmin as well as Woodberry)

Provide better access to light rail—station in Remington

III. PRESERVE THE VARIETY AND AFFORDABILITY OF HOUSING

A. Maintain a pleasing scale and density

House size, rowhouse building type, and parking ratio

Parking issues on 30th & Remington and Tuxedo

B. Identify new housing opportunities

In vacant structures (HABC houses on 2800 block of Remington)

Housing for artists

Mixed-income housing

Education on programs available to assist homeowners

JHU Live Near Your Work

C. Housing values and preservation

Decay of some elderly -owned properties

Determine if property assessments are too high

Neglect of properties by owners preferring to wait for prices to rise in lieu of maintenance

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D. Rental housing

Renters need housing also—some have been displaced by the market
Rentals may be too clustered (landlords owning contiguous or neighboring houses)
Encourage more responsibility of landlords and tenants for rented homes
High turnover in some units

IV. INCREASE THE GREEN AND OPEN SPACE IN REMINGTON

A. Preserve and enhance existing open spaces

Improve lighting (Fox at 25th, 30th St playground)
Reduce trash / dumping
Improve maintenance (30th St playground)
Restore ball fields in staging area
Restore use of Wyman Park—ongoing construction project
Dedicated dog areas-- create rich social sphere and act as crime deterrent

B. Improve/create new small green spaces

Potential sites --Sisson and 27th
Fox and 28th Park
Miles green spaces (at 27th and 26th streets)
Encourage alley gating opportunities
More community gardening opportunities

C. Increase the number of street trees

Too much urban heat island – 'concrete jungle'
Many vacant tree wells

V. ENCOURAGE NEW BUSINESS OPPORTUNITIES THAT WILL OFFER DESIRABLE GOODS AND SERVICES IN KEEPING WITH THE CHARACTER OF REMINGTON

A. Consider new and unique business assets that would benefit Remington

Neighborhood-friendly: Ethnic restaurants, alternative to 7-11, coffee shop, drug store, veterinarian, microbrewery, basic consumer needs, business incubator, laundromat, bakery, cafe, offices, outdoor seating

B. Address vacant commercial structures, vacant storefronts, underused properties

Interim visual enhancements of vacant storefronts
Encourage appropriate uses and business ventures
mixed use for 29th & Remington
Parking lot next to Sav-It liquors
Vacant office spaces in the old Hospital building near Hopkins and vacant secondary structures on the property

C. Evaluate problematic uses in certain areas of the neighborhood

Dirty industrial uses do not enrich neighborhood
Businesses that are eye sores, too noisy, or that adversely impact air quality are detriments
Industrial properties in South Remington

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D. Improve on and create new commercial corridors and access

Along at Remington Ave & 28th Street

Terrible access to mill valley location

Minimum off-street parking requirements are a major deterrent for new businesses

E. Identify incentives to encourage more and a better mix of businesses in the neighborhood

Resistance by neighbors to new business like restaurants, groceries

Pressure by bars and liquor stores to move in

New business employees could also serve as a market force for more commercial activity in the community

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