The Urban Land Institute (ULI) is a nonprofit research and education organization that focuses on issues of land use and real estate development.

ULI’s Mission:

To promote leadership in the responsible use of land to create and sustain thriving communities worldwide.
About ULI - Who We Are

With over 38,000 members worldwide, the heart of the ULI experience is an open exchange of ideas, networking opportunities, and the ability to work with the leaders of the land use industry. Members include:

- Developers
- Builders
- Engineers
- Attorneys
- Brokers
- Planners
- Market Analysts
- Investors,
- and Financiers
- Academicians
- Architects and Designers
- Public officials
Sinclair/Frankford - TAP

• **Your Chairperson**
  – Brad Rogers – Advanced Placemaking

• **Your Panel Members**
  – Abby Ferretti (Partners for Economic Solutions)
  – Rebecca Murphy (Business Consultant)
  – Zach Baier (Floura Teeter Landscape Architects)
  – Armstead Jones (MD Dept. Of Housing & Community Development)
  – Magda Westerhout (Marks, Thomas Architects)
  – Patrick Lundberg (Design Collective)
  – Keyia Yalcin (Yalcin Development)
  – Liz Gordon (Kittleson & Associates)

• **Your Community Liaisons**
  – Barbara Jackson (President Frankford Improvement Association)
  – Councilman Brandon Scott (2nd District Councilman)
  – Pastor Brace (Mount Pleasant Church & Ministries)
Enterprise Homes requested ULI Baltimore to address a series of questions – including:

**Pedestrian Safety:** How can Sinclair Lane become a more pedestrian friendly environment, especially at the Moravia and Frankford intersections?

**Housing:** How do we stabilize housing values, and encourage owners to maintain their homes?

**Recreation:** How can we create additional recreation and cultural facilities?

**Shopping:** How do we improve the existing commercial shopping centers to attract new investments and better merchants?
TAP Study Area

Extent of TAP Study Area:

- Sinclair Lane / Cedonia Ave from Bowleys Lane to Radecke Ave
- Surrounding neighborhoods to the North and South
Frankford/Sinclair – TAP Day One (September 7th)

- Tour the Corridor
  - Walking Tours
  - Meetings with Community

- Stakeholder Interviews
  - Met with Stakeholders all Afternoon

- Working Dinner to Plan for Presentation
Look to History

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Look to History

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Look to History
Look to History
Look to History

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September 7-8, 2016
Look to History
Look to History
What do the Next 50 Years Hold?
Frankford has the Potential to Fulfill its Historic Role as an Inner Ring Suburb
Frankford – A Community from Run to Run
1. Commercial

2. Future Regional Recreational Facility

3. Schools
Regional Recreation Center: Concept Examples
1. Commercial

2. Future Regional Recreational Facility

3. Schools
From Strip Mall to Commercial Town Center

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Village Center Context
Village Center Near-Term

- Optimize Existing & Adaptive Reuse
- Major Renovation & New Construction
- Enhance Site Connections and Landscape Improvements
Village Center Near-Term

- Optimize Existing & Adaptive Reuse
Village Center Near-Term

- Optimize Existing & Adaptive Reuse

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Village Center Near-Term

- Major Renovation & New Construction

Regional Rec Facility
Village Center Near-Term

- Major Renovation & New Construction
Village Center Near-Term – Reuse Kmart

- Enhance Site Connections and Landscape Improvements
Village Center Near-Term

- Enhance Site Connections and Landscape Improvements

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Village Center Long-Term

- Demolition & Phase I
- Phase II
- Enhance Site Connections and Landscape Improvements
Village Center Long-Term

- Demolition & Phase I

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Village Center Long-Term

- Phase II
Village Center Long-Term

- Phase II

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Village Center Long-Term

• Enhance Site Connections and Landscape Improvements
Village Center Long-Term

- Enhance Site Connections and Landscape Improvements

Regional Rec Facility
Connecting The Community Through Parks and Trails

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Run to Run Park Network: Existing Recreation Assets

- Goodnow and Herring Run Rec Centers
- Between Herring Run and Moore’s Run Parks
- Recent investments at Radecke Park
Run to Run Park Network: Recommended Trails

- Trail in existing median
- Trail in BGE utility property
- Green connection from “run to run”
Run to Run Park Network: Recommended Trails
Run to Run Park Network: Recommended Trails

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Run to Run Park Network: Gateway Opportunities

- Brand neighborhood
- Establish character
- Advertise events
Run to Run Park Network: Commercial Gateway

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Run to Run Park Network: Frankford Intersection
Run to Run Park Network: Moravia Intersection
Run to Run Park Network: Future Vision

- Includes planned Rec Center
- Connects Assets to schools and apartments
- Ties into Village Center
Run to Run Park Network: Future Vision

- Fitness Loop and connection to schools

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Stabilizing The Housing

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Community Housing Concerns

- 397 foreclosures in the zip code
- 6211 foreclosures city wide
Community Housing Concerns

- Little margin for developer to make money
- Need an Offset to Incentivizes Private Funding
- Small margins cause these homes to become rental properties

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Community Housing Concerns

77 Vacant Buildings in Frankford

Streets with most Vacants:
1. Asbury
2. Daywalt
3. Hamilton Ave
4. Valley View
Community Housing Marketing

Need to brand the Frankford Community

- Great area to relocate from suburbs
- Housing stock is more affordable than suburban areas
- City Link buses go to suburbs and could be easy travel for residents in Frankford to commute to work.
- New Regional Recreation Facility

10 Minute Drive for $200k Less

Frankford $140,000 on average

White Marsh $339,000 on average
Neighborhood Rental Market

19 Multifamily Complex
2,783 Units
3.6% Vacancy
1BR $810 per month
2BR $922 per month

The low vacancy rate of 3.6% shows a health rental market.
Implementation and Next Steps

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Activating Space

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016
Creating a Community

32nd Street Farmers Market
Baltimore

Year Round

Irvington Technical Assistance Panel
June 14-15, 2016

Frankford Technical Assistance Panel
September 7-8, 2016

Frankford & Sinclair Technical Assistance Panel
September 7-8, 2016

ZEKE'S COFFEE

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JULY 16: THE PANDA SHOW
JULY 23: GYPSY
JULY 30: DIVA KISS
AUG 6: ANNA KENDRICK
AUG 13: SEEKING IDA & THE VIOLINIST
AUG 20: IMPERIAL PAPER COMPANY
AUG 27: THE WIZARD OF OZ

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