

**Frankford Avenue
Sinclair Lane**
Baltimore, Maryland
ULI - Technical
Assistance Panel
September 7-8, 2016



About ULI - What We Do

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)

Sinclair/Frankford - TAP

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?

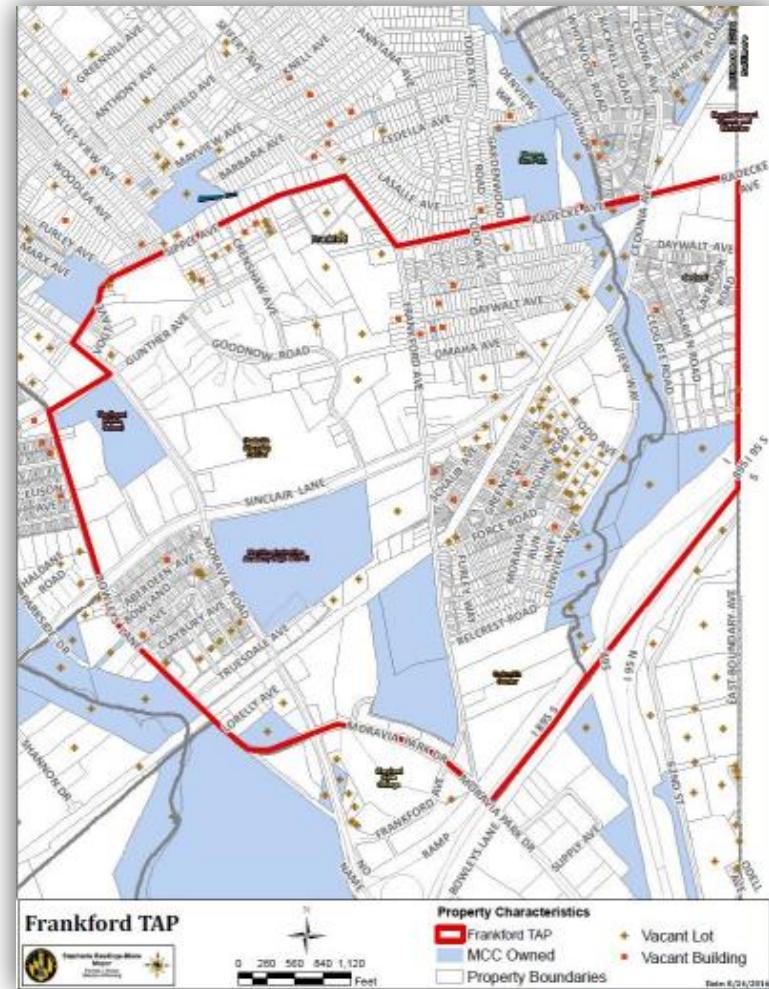
Recreation: How can we create additional recreation and cultural facilities?

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

TAP Study Area

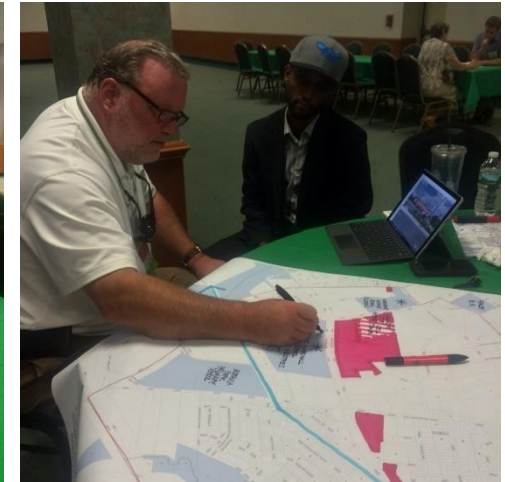
Extent of TAP Study Area:

- 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



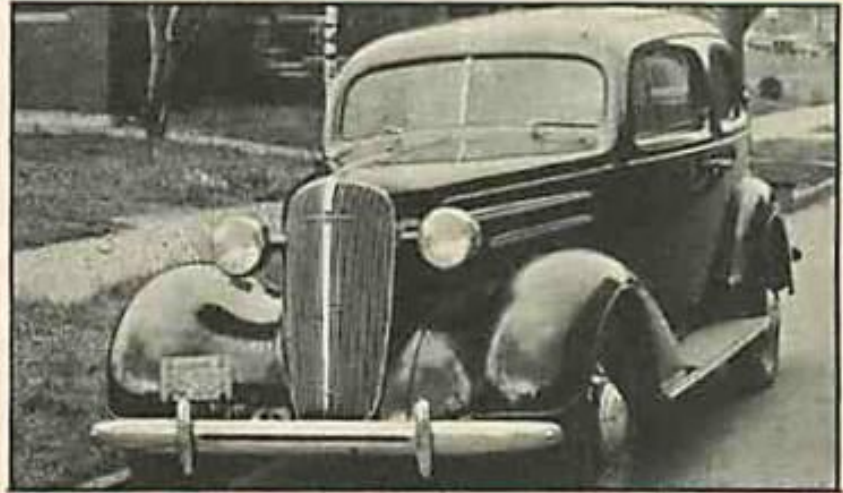
Look to History



Look to History

Top Value in a 1936 Chevrolet

Here's a real "bargain"
you can't afford to
miss... a great car
in excellent shape
to give you many
thousands of low-
cost, carefree miles.
Easy Payments.
Liberal Trade-in.
Phone us now!



PHONE HAMILTON 4096

BRADFIELD BROS. & SCHWARTZ

4800 BELAIR ROAD

BALTIMORE, MARYLAND

Look to History



Look to History



Look to History



Look to History



Look to History





Focus Acquisition and

**What do the
Next 50 Years Hold?**



Focus Acquisition and

Frankford has the Potential to Fulfill its Historic Role as an Inner Ring Suburb

Strengthening the Heart of the Community



Frankford – A Community from Run to Run



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

Frankford Village Center

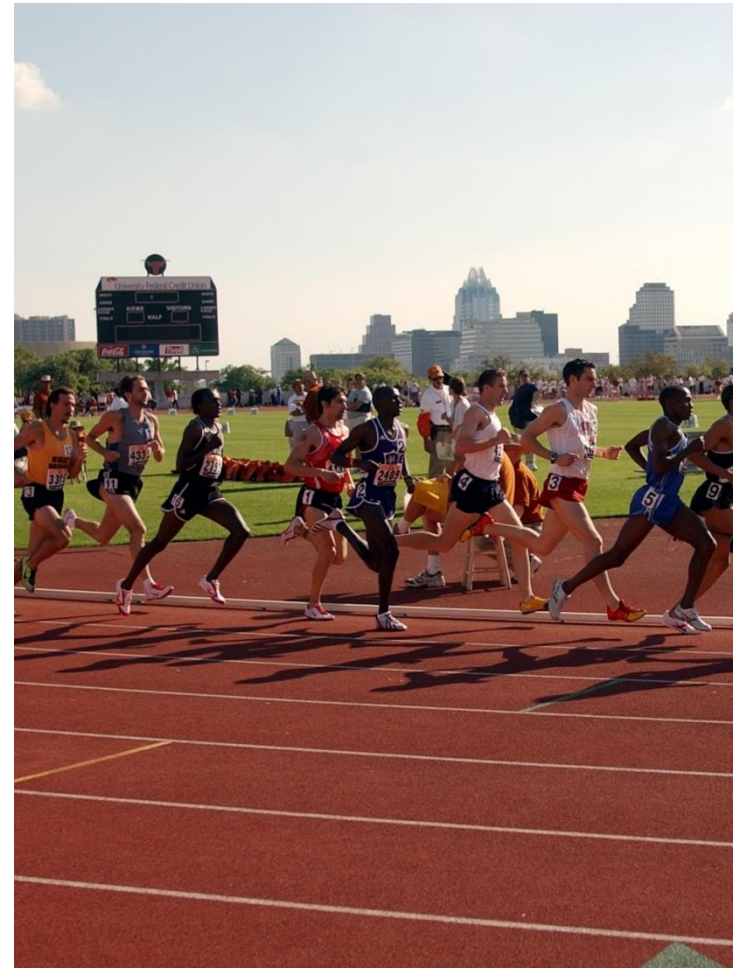


1. Commercial
2. Future Regional Recreational Facility
3. Schools

Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

Regional Recreation Center: Concept Examples



Frankford Village Center – Detail



1. Commercial
2. Future Regional Recreational Facility
3. Schools

From Strip Mall to Commercial Town Center



Village Center Context

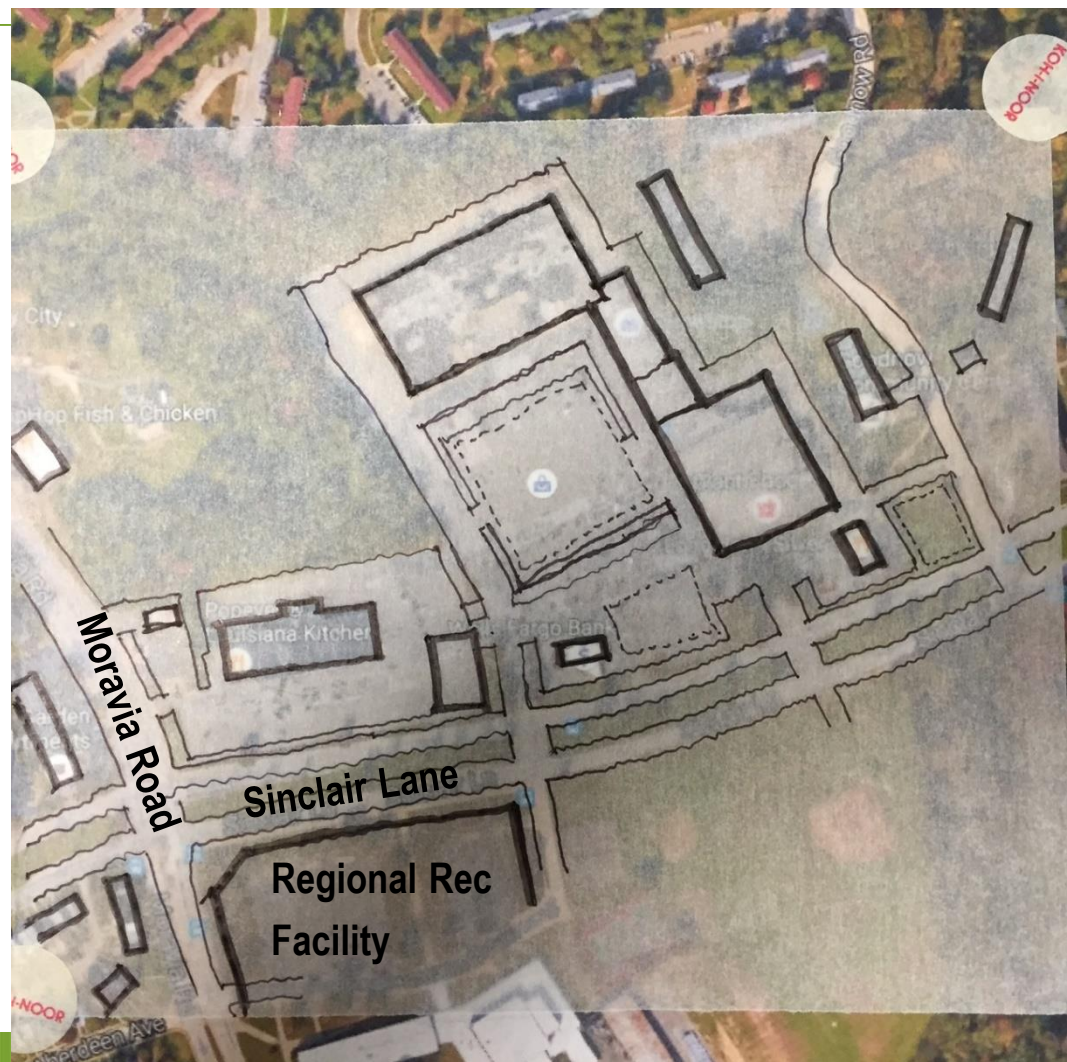


Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

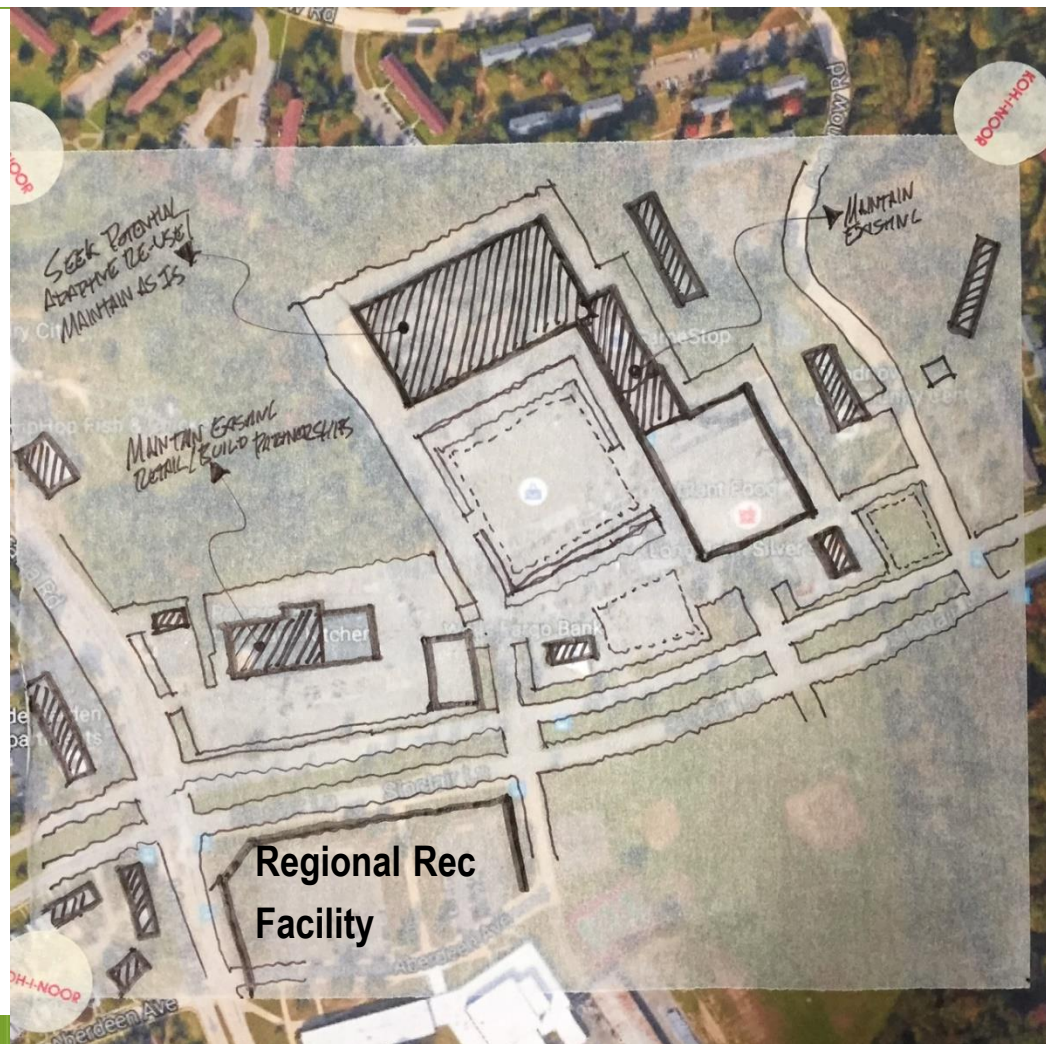
Village Center Near-Term

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



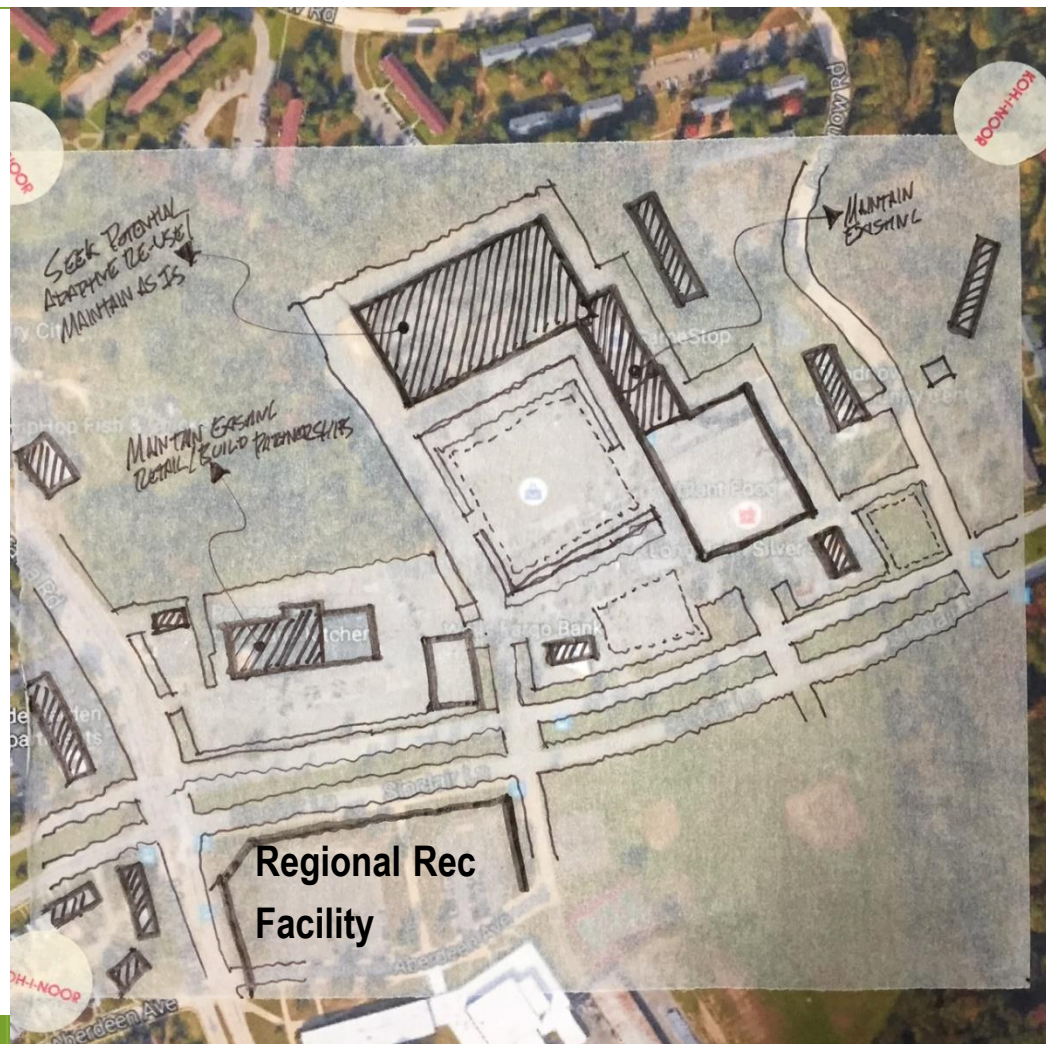
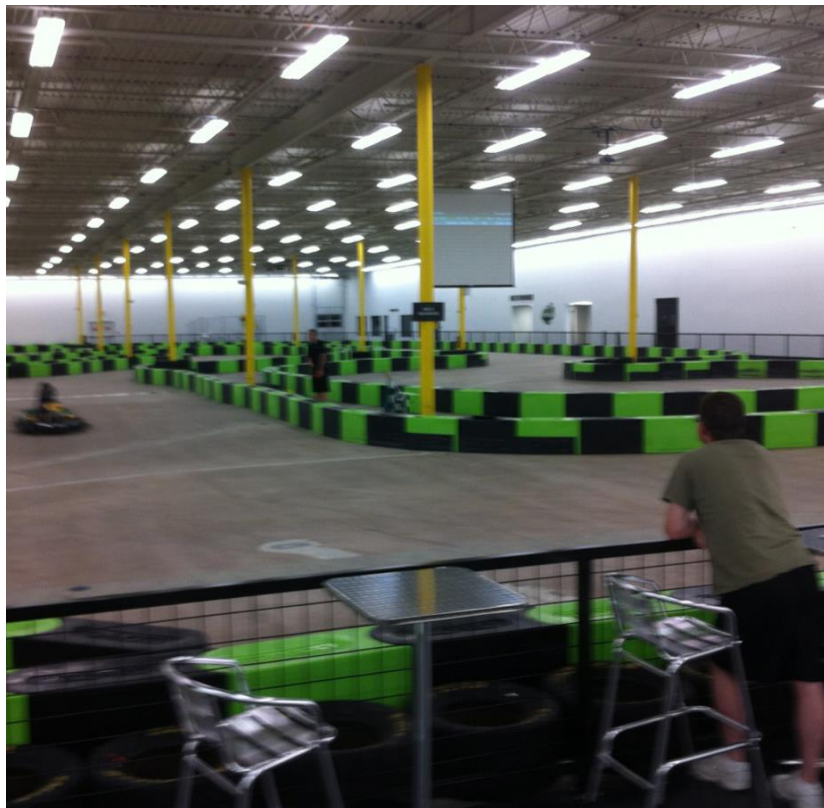
Village Center Near-Term

- **Optimize Existing & Adaptive Reuse**



Village Center Near-Term

- Optimize Existing & Adaptive Reuse



Village Center Near-Term

- Major Renovation & New Construction



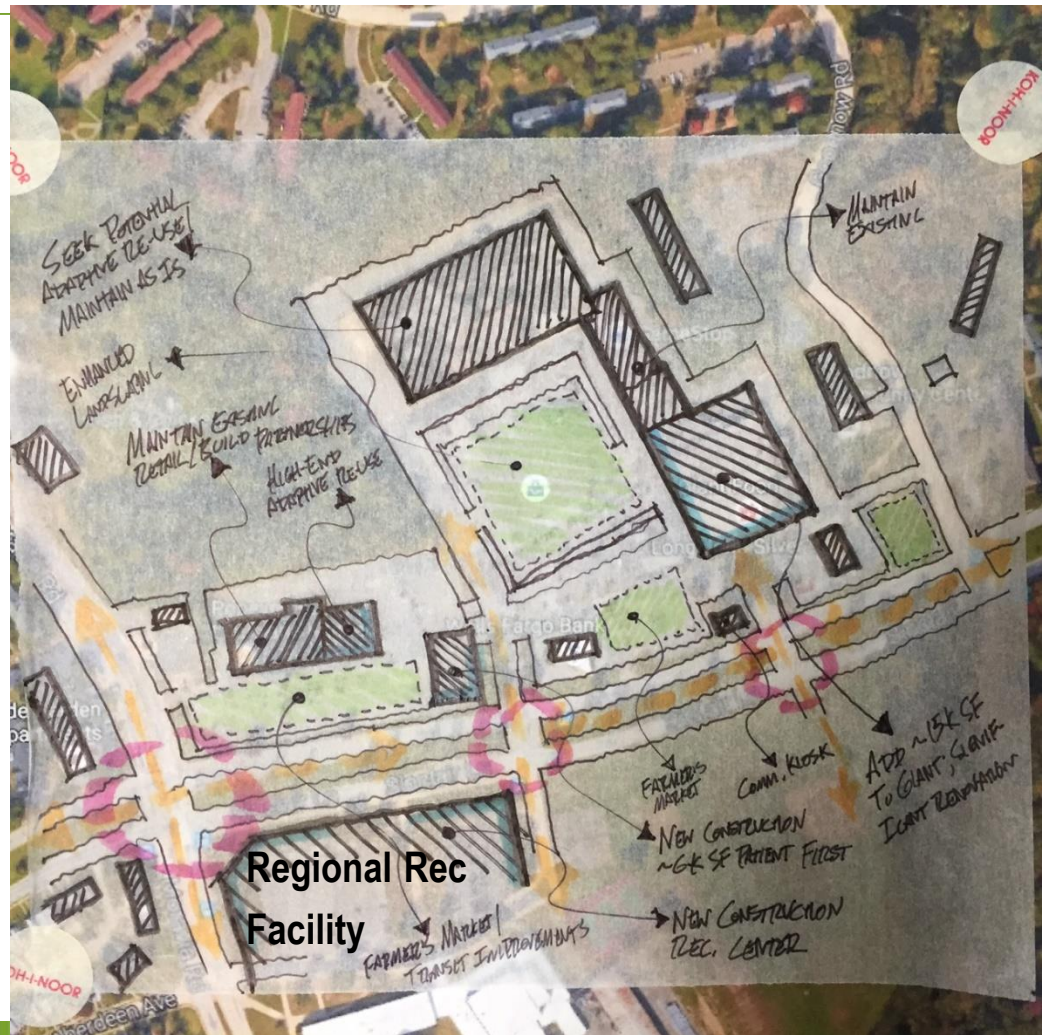
Village Center Near-Term

- Major Renovation & New Construction



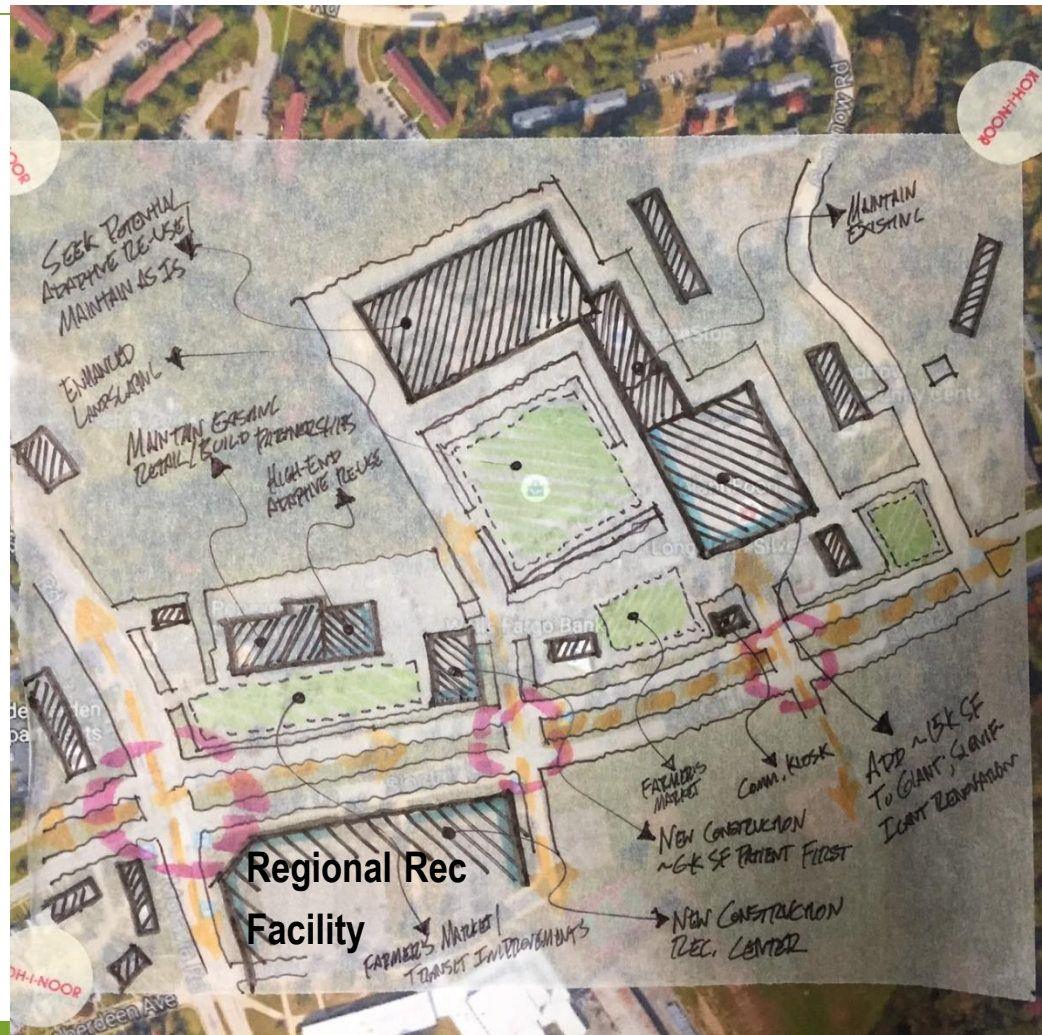
Village Center Near-Term – Reuse Kmart

- **Enhance Site Connections and Landscape Improvements**



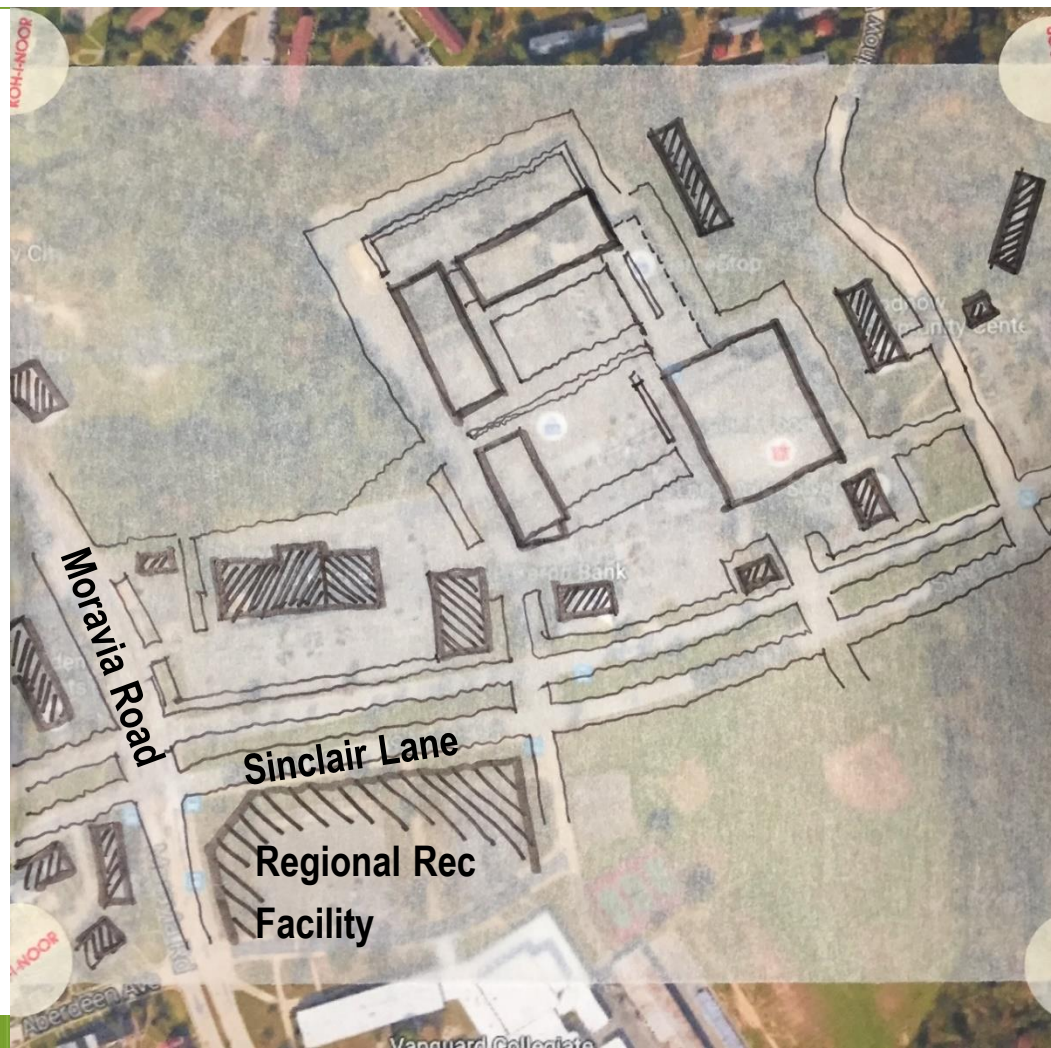
Village Center Near-Term

- **Enhance Site Connections and Landscape Improvements**



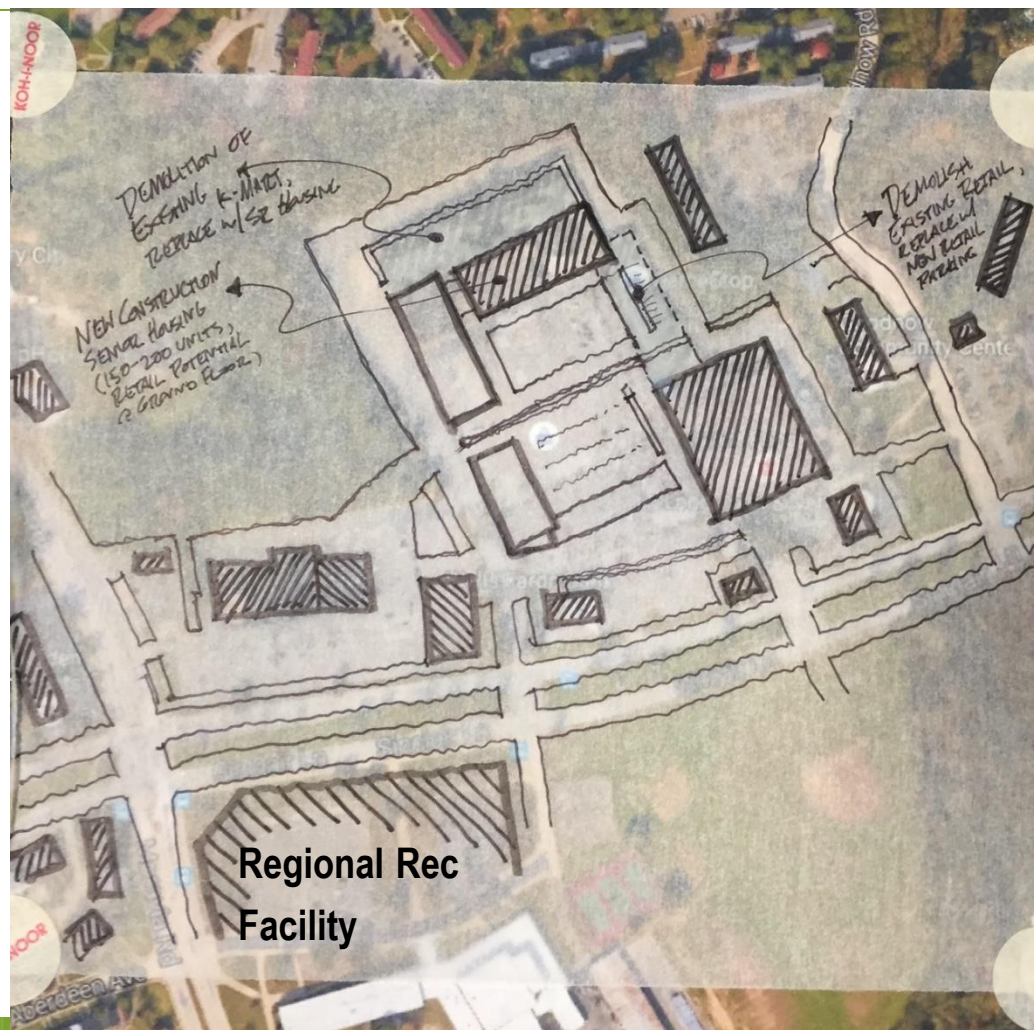
Village Center Long-Term

- Demolition & Phase I
- Phase II
- Enhance Site
Connections and
Landscape Improvements



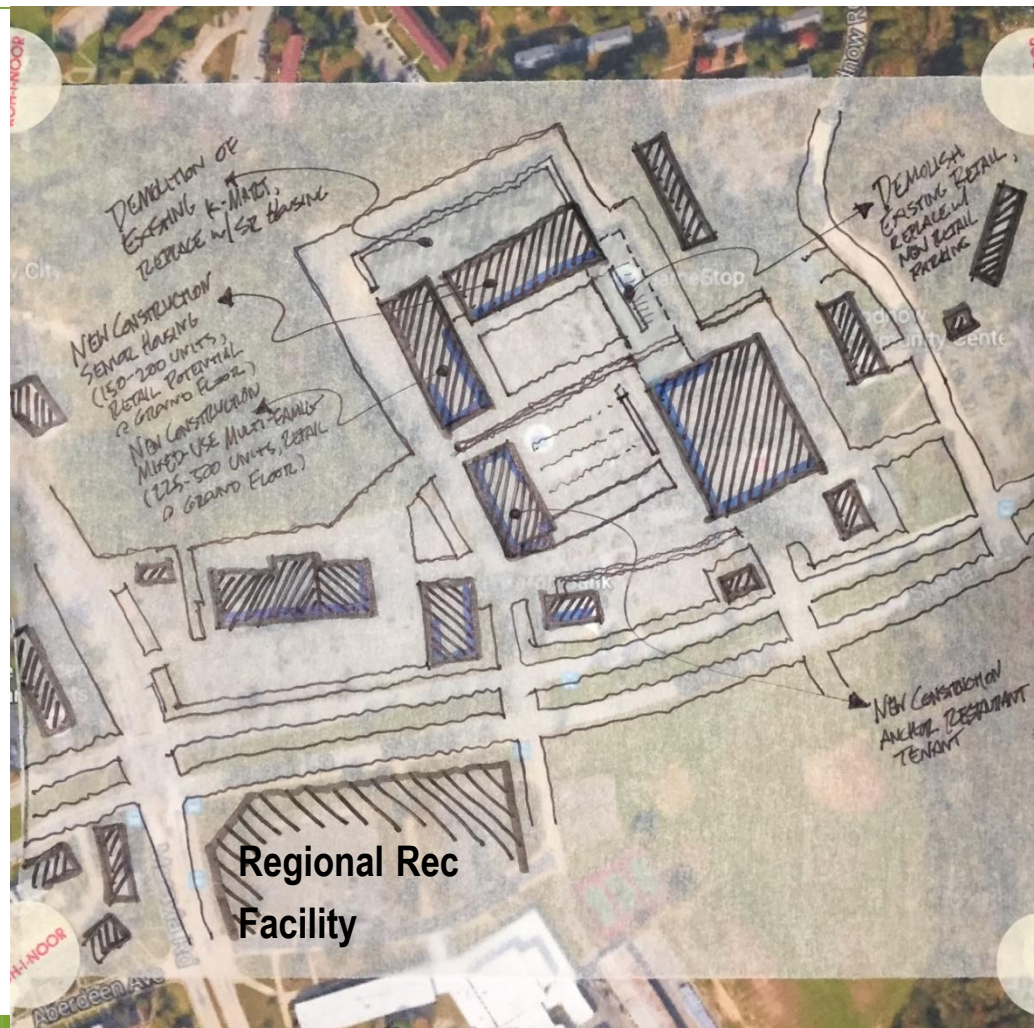
Village Center Long-Term

- Demolition & Phase I



Village Center Long-Term

- Phase II



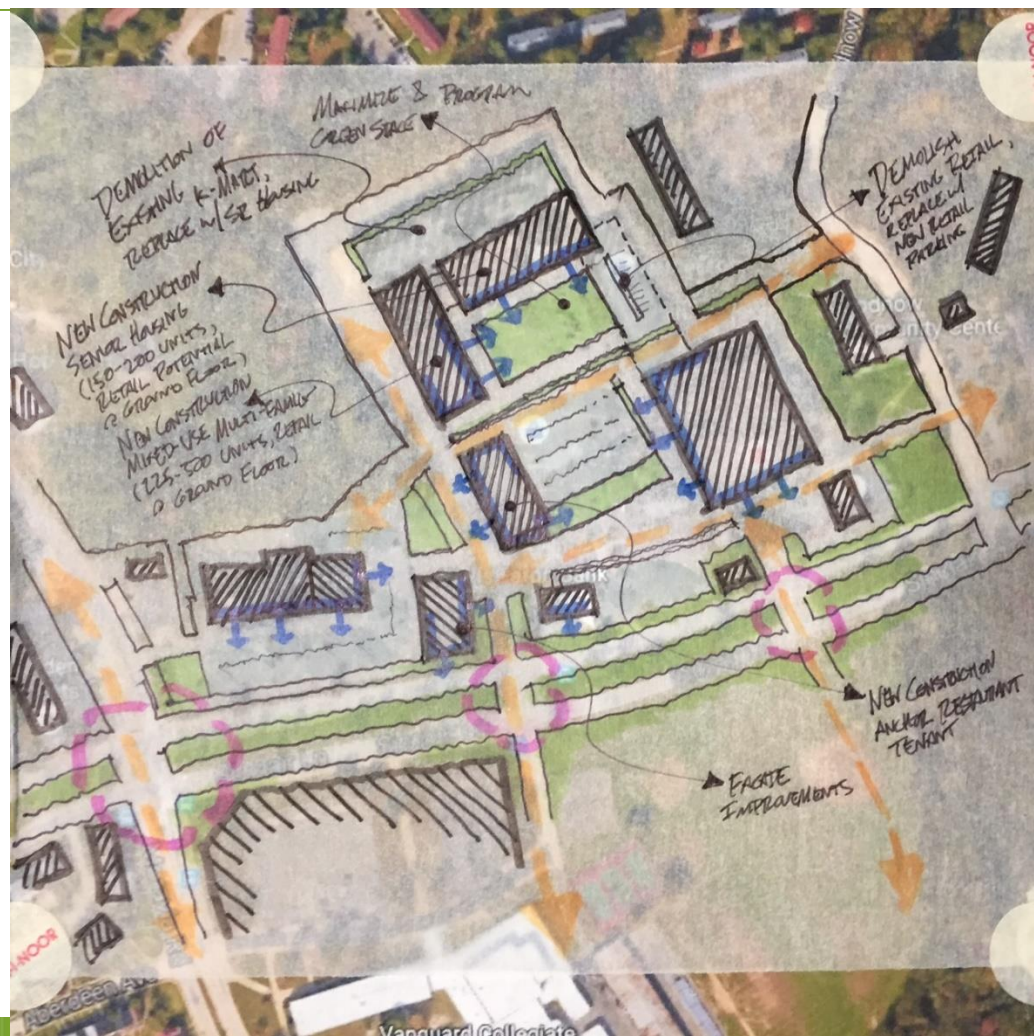
Village Center Long-Term

- Phase II



Village Center Long-Term

- Enhance Site Connections and Landscape Improvements



Village Center Long-Term

- Enhance Site Connections and Landscape Improvements



Connecting The Community Through Parks and Trails



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**

Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

Run to Run Park Network: Recommended Trails



- Trail in existing median
- Trail in BGE utility property
- Green connection from “run to run”

Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

Run to Run Park Network: Recommended Trails



Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

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**

Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

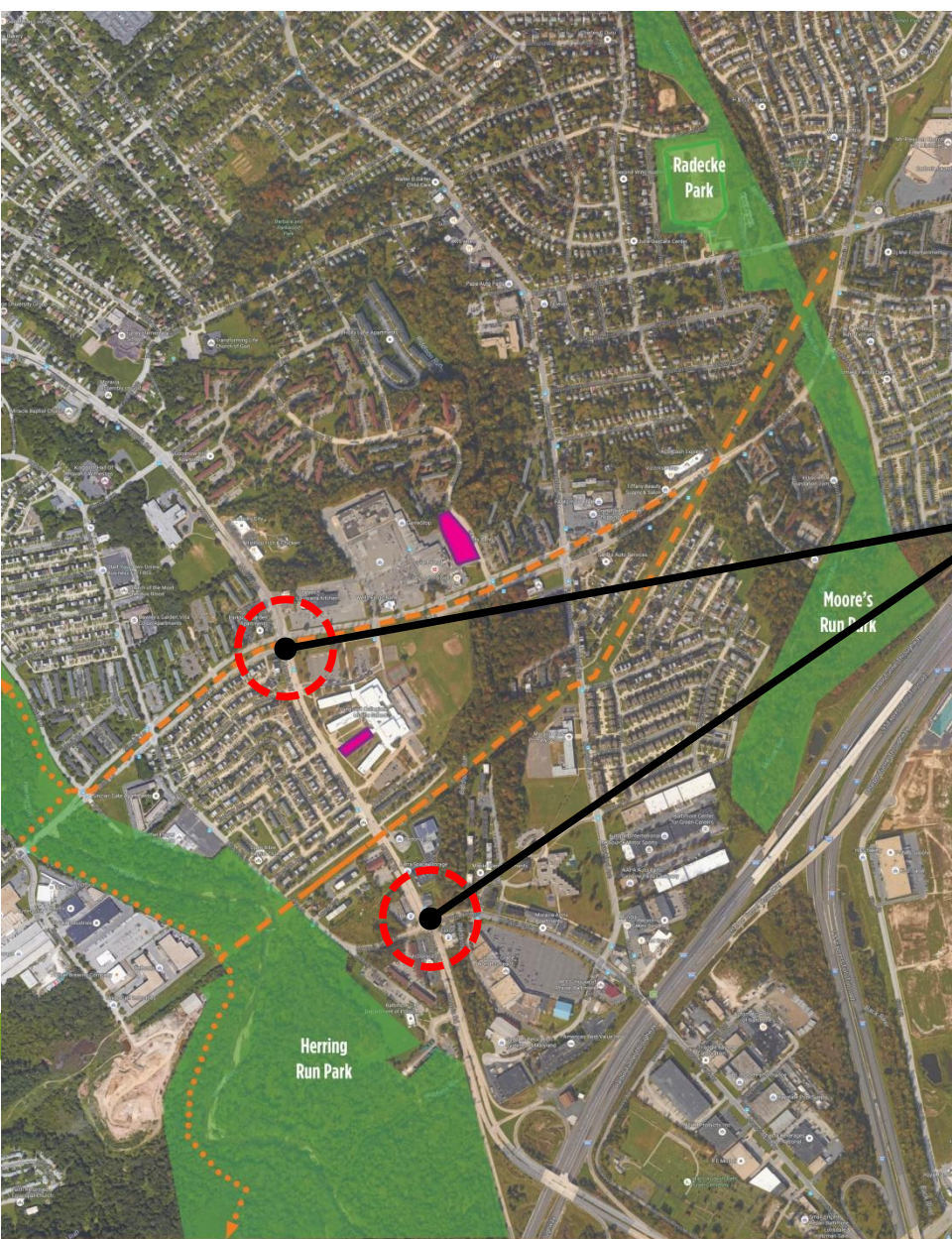
Run to Run Park Network: Park Network Gateway



Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

Run to Run Park Network: Commercial Gateway



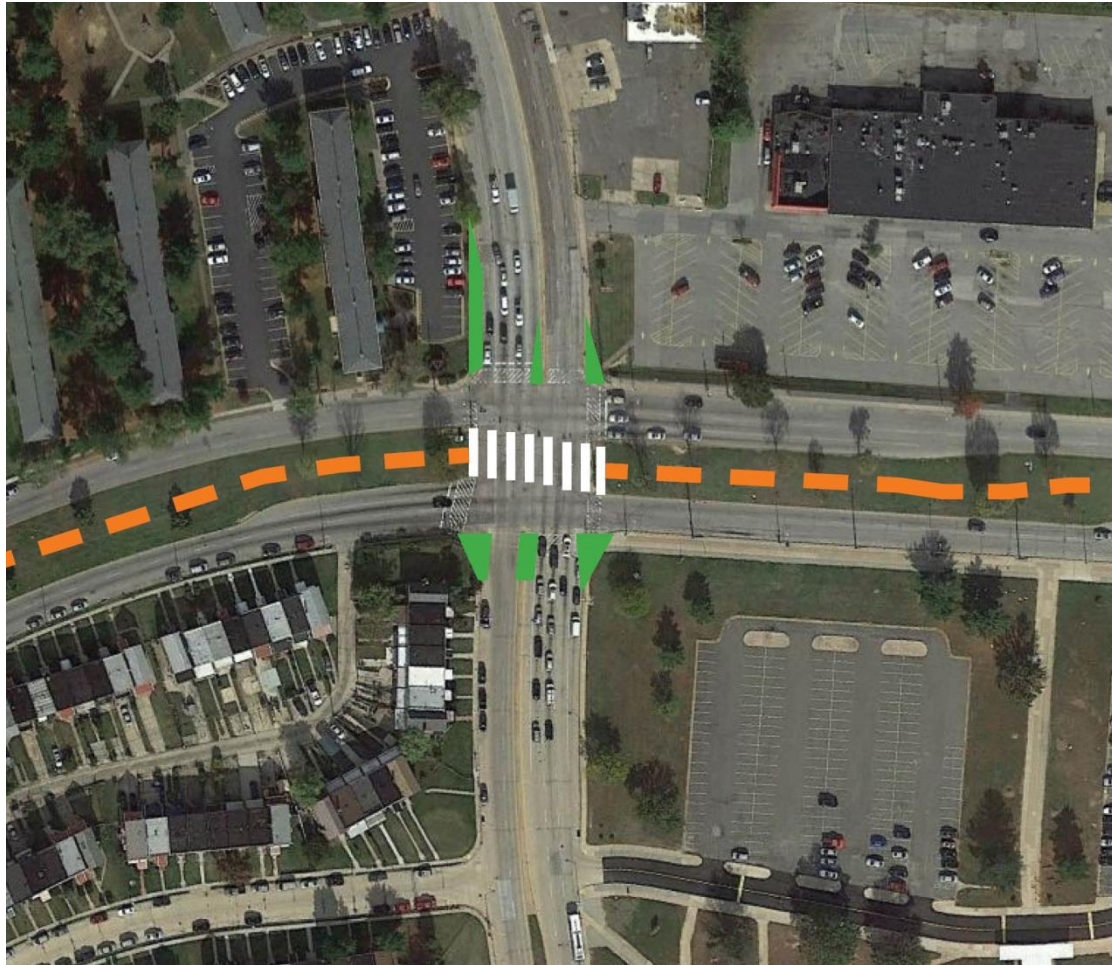
Frankford & Sinclair Technical Assistance Panel

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

Frankford & Sinclair Technical Assistance Panel

September 7-8, 2016

Run to Run Park Network: Future Vision



- **Fitness Loop and connection to schools**



Frankford & Sinclair Technical Assistance Panel

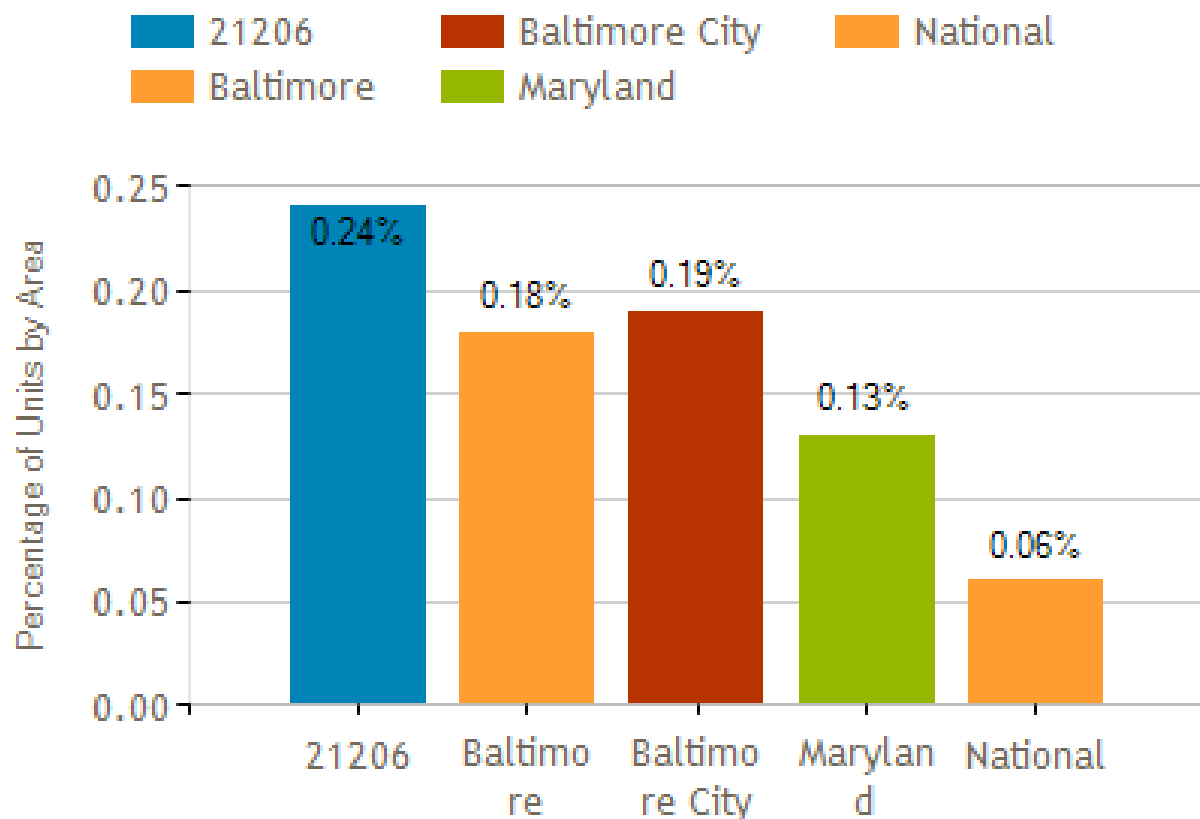
September 7-8, 2016

Stabilizing The Housing



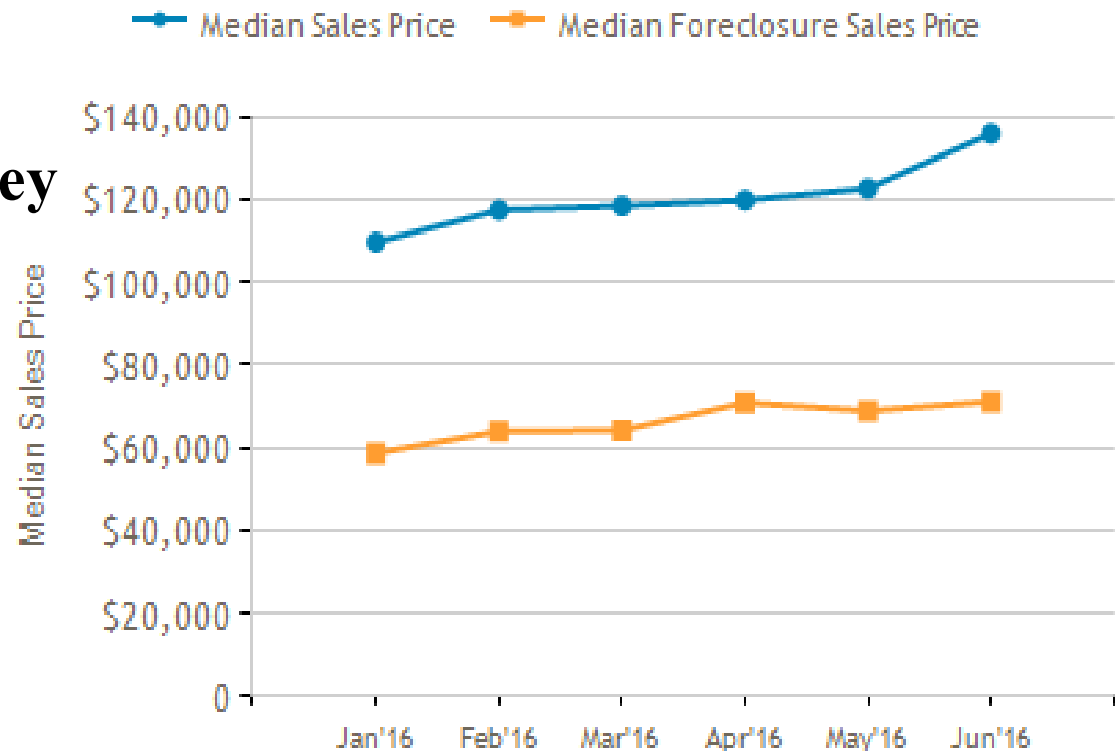
Community Housing Concerns

- **397 foreclosures in the zip code**
- **6211 foreclosures city wide**

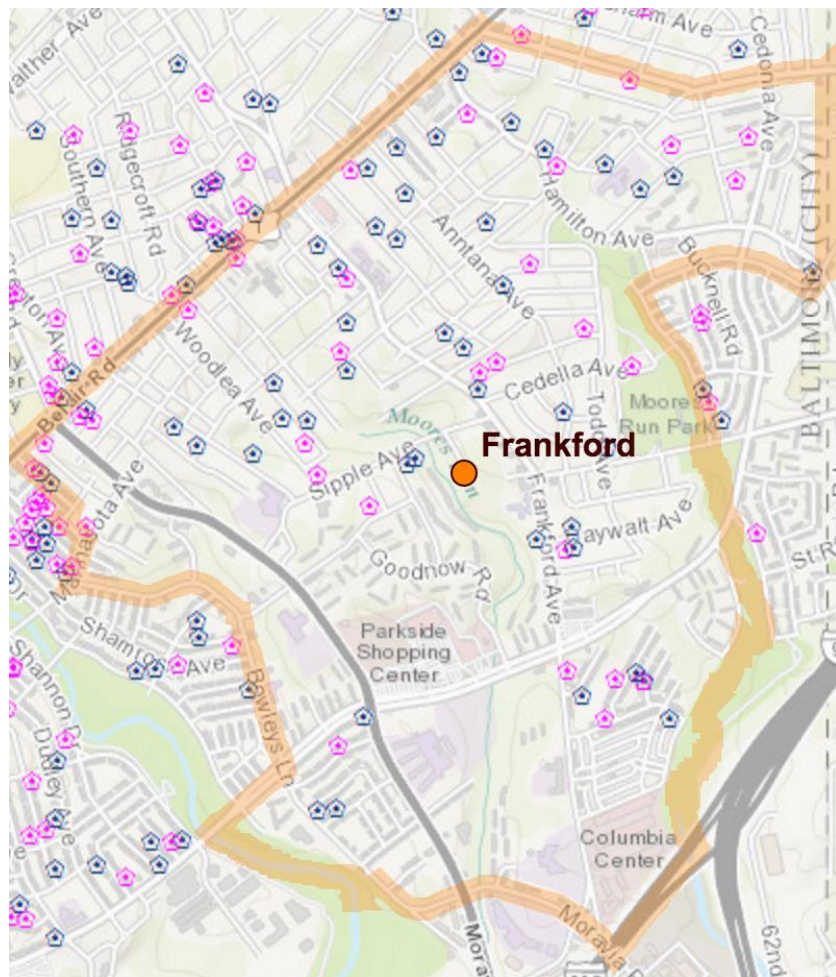


Community Housing Concerns

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



Community Housing Concerns



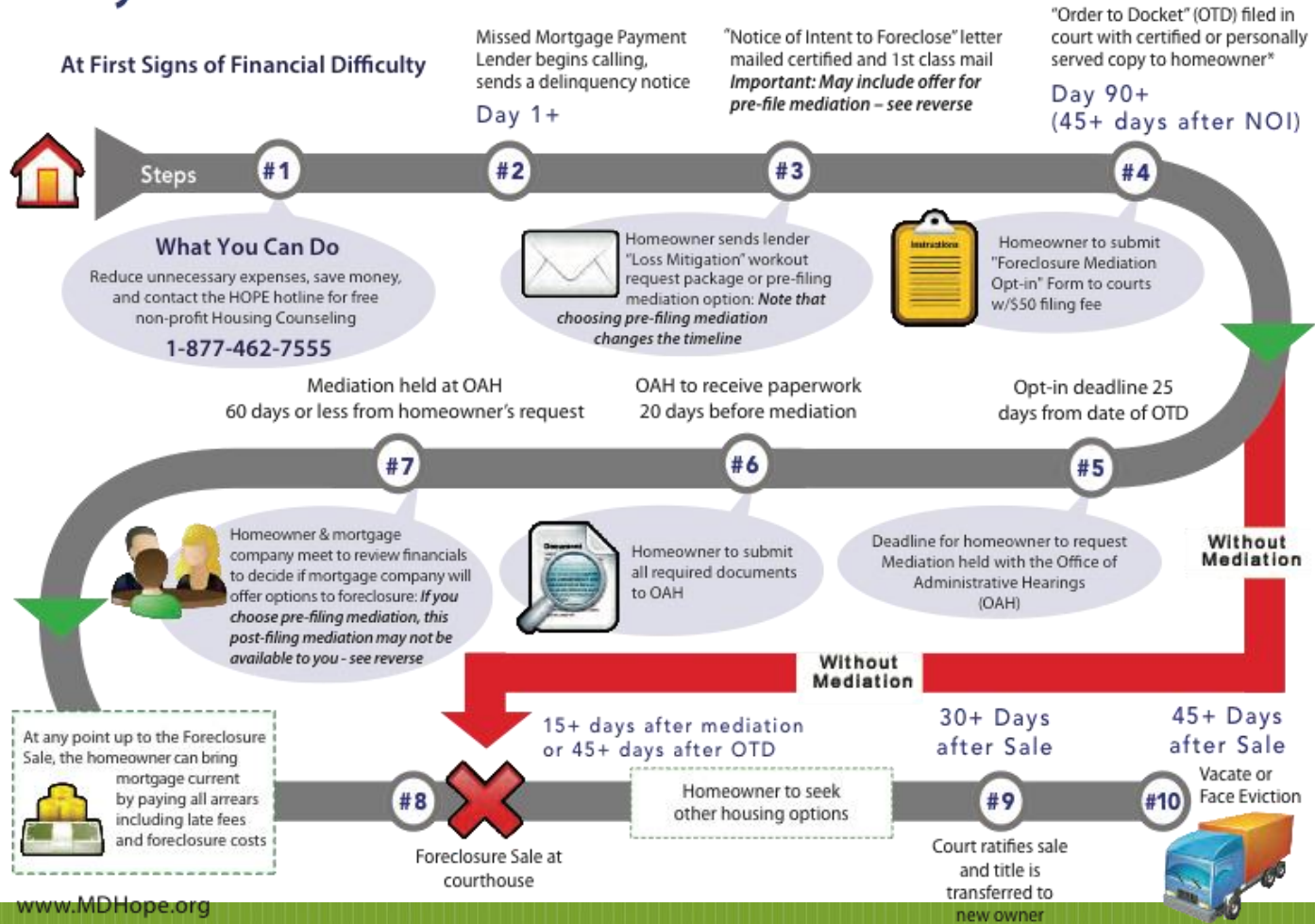
77 Vacant Buildings in Frankford

Streets with most Vacants:

1. Asbury
2. Daywalt
3. Hamilton Ave
4. Valley View

Community Housing Concerns

Maryland Homeowner Foreclosure Timeline*



***NOTE:** This document represents a simplified version of the foreclosure process in Maryland without a Preliminary Loss Mitigation Affidavit and some steps may vary. Information is not presented as legal advice.

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



Frankford \$140,000
on average

**10 Minute Drive for
\$200k Less**



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



Activating Space



Creating a Community

