COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 8

Resolution No. 23-10

Mr. Vincent J. Gardina, Councilman

By the County Council, April 19, 2010

A RESOLUTION of the Baltimore County Council to adopt the Greater Hillendale Community Plan as part of the Baltimore County Master Plan 2010.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000; and

WHEREAS, the County Council asked the Planning board to prepare a Greater Hillendale Community Plan (Resolution 22-07); and

WHEREAS, the Greater Hillendale Community Plan was prepared in close cooperation with an advisory committee representing various components of the community in the plan area; and

WHEREAS, the Plan was the subject of a public hearing by the Planning Board and was adopted by the Board on January 21, 2010; and

WHEREAS, the County Council held a public hearing on the recommended Greater Hillendale Community Plan on March 15, 2010;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Greater Hillendale Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2010 to be a guide for the development of the Greater Hillendale Community area, subject to such further modifications as deemed advisable by the County Council.

r02310.wpd

DRAFT

THE GREATER HILLENDALE COMMUNITY PLAN

The Baltimore County Office of Community Conservation &
The Baltimore County Office of Planning

September, 2009

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2007, Legislative Day No. 6

Resolution No. 22-07

Mr. Vincent J. Gardina, Councilman

By the County Council, March 19, 2007

A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to prepare a community plan for the Hillendale area of Baltimore County.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 2010 on February 22, 2000; and

WHEREAS, the Master Plan places great importance upon the development of community plans for established areas of the County; and

WHEREAS, the Hillendale area of the County, bounded by Taylor Avenue, Loch Raven Boulevard, the Baltimore City boundary line, and Perring Parkway, is a vital part of the County's Fifth Councilmanic District; and

WHEREAS, an effective community plan for the Hillendale area will serve to promote the stabilization and improvement of the community; and

WHEREAS, the Hillendale area has a dense population with recreational, social, and community support requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board is requested to conduct an assessment of community needs and issues in the Hillendale area, with full opportunity for participation by the area's citizens, businesses, organizations and institutions, and to prepare a community plan for the area, suitable for adoption by the Planning Board and the County Council as part of and an amendment to the Master Plan.

READ AND PASSED this ***19TH*** day of ***MARCH***, 2007.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

ITEM: ***RESOLUTION 22-07***

Table of Contents

I. INTRODUCTION 1
- Purpose of the Plan 1
- Background Information 1
- Mission Statement 3
- Planning Process 3

II. DEMOGRAPHIC PROFIL 3

III. ECONOMIC DEVELOPMENT 7

IV. SANITATION & CLEANLINESS 9

V. CRIME & SAFETY 11

VI. YOUTH DEVELOPMENT 13

VII. APPENDIX 13

I. INTRODUCTION

Purpose of the Plan

On March 19, 2007 5th District Councilman Vincent Gardina passed a Baltimore County Council Resolution requesting that the Baltimore County Planning Board prepare a community plan for the Hillendale area. The resolution stated that this community plan would serve to promote the stabilization and improvement of a community that has a dense population with recreational, social, and community support requirements.

Since this resolution has passed the community has attended multiple meetings and proposed recommendations to make Hillendale a more vibrant place to live, work, and shop. The objectives and goals of this plan are based in part on the Urban County recommendations of the Baltimore County 2010 Master Plan. Encouraging community involvement in public education, providing work force development, and promoting walkability are essential components of this plan.

Background Information

The Hillendale community is located on the southwest edge of the 21234 zip codes. It covers the southern most portion of Baltimore County and continues into the northeast corner of Baltimore City, as well as stretching northward all the way to the Gunpowder Falls. From the west the zip code begins at Loch Raven Boulevard and ends just west of the White Marsh Community in the south and just west of Bel Air Road to the north.

With its close proximity to the Baltimore City line, Hillendale has always been one of the most urban communities not only in the 21234 zip code but also in Baltimore County. Hillendale has the great advantage of being a very walkable community with great access to public transit that easily connects the community to nearby Towson and to Baltimore City.

The major intersection of Loch Raven Boulevard and Taylor Avenue is located in the northwestern portion of Hillendale. This intersection dates back to the 1700's, when the

A community gateway sign at the intersection of Hillsway Avenue and Linkside Drive.

Hillendale is mostly known for its brick townhouses and apartment complexes. The first set of townhouses actually began as apartment townhouses that were used for workforce housing for the Bendix Corporation on Taylor Avenue. Soon after, single family owned townhouses were built adjacent to the workforce housing creating the grid pattern that Hillendale has today.

The Hillendale Community Plan explores ways to promote stabilization and improve the residential and commercial communities.

In the late 1960's and 1970'sthe apartment complexes of Northbooke Township, Hillendale Gate, Tall Oaks, and Towson Crossing were constructed which now make up 40% of the neighborhood's housing stock. This community was one of Baltimore County's first true inner-ring suburbs (as opposed to older ones which happen to be closer to the city line). It has enjoyed a reputation of being an active community with home ownership and long-term residents.

Within the last fifteen years, many of the long-term residents who were the original in habitants of their homes have moved on and sold their houses to younger families. This has shifted and increased the population slightly, which has significantly changed the demographics of the neighborhood.

Hillendale Community Plan Study Area

Mission Statement

One of the first steps that the participants of the community plan had to make was a mission statement. The community wanted to embrace the fact that there are many positives features in their community, but there are parts of the community that could be strengthened or revitalized. Through a process of elimination the participants came up with a list of the community's greatest strengths and a list of items that could use improvement. This criterion was used to create a mission statement in which all plan recommendations would be based on.

The Greater Hillendale Area is a well-established, diverse, walkable community that offers an array of housing and amenities to the residents that call it home. Community amenities include, moderately mixed housing, convenience to shopping, access to transportation, neighborhood based schools, churches and good neighbors. Residents are committed to making sure there is quality shopping in their commercial corridors, providing more youth activities and ensuring their neighborhoods are safe.

The goal of the community plan is to strengthen the social fabric of the community, upgrade the existing infrastructure, strengthen local parks and recreation and improve the quality of the existing commercial corridors. The goal of the plan will be accomplished by partnering with neighborhood institutions and local government to create a list of actions that will ensure Hillendale will remain a vibrant, desirable and unified neighborhood for years to come.

Planning Process

The first official meeting of the Hillendale community plan was on May 28, 2008. There have been seven general plan meetings and eight subcommittee meetings. In total, the general plan brought out over 130 residents

A picture of a general plan meeting in October 2008.

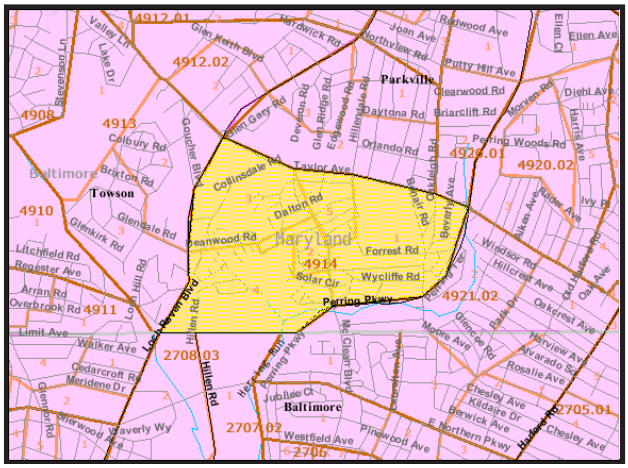
II. DEMOGRAPHIC PROFILE

The following data below was collected from the U.S. Census, zip code housing sales, and business trend data sources. For the census data in 1990, the Hillendale community was comprised of one census tract. It was split into two census tracts in 2000. (1990 Census Tract-4914, 2000 Census Tracts – 4914.01. 4914.02).

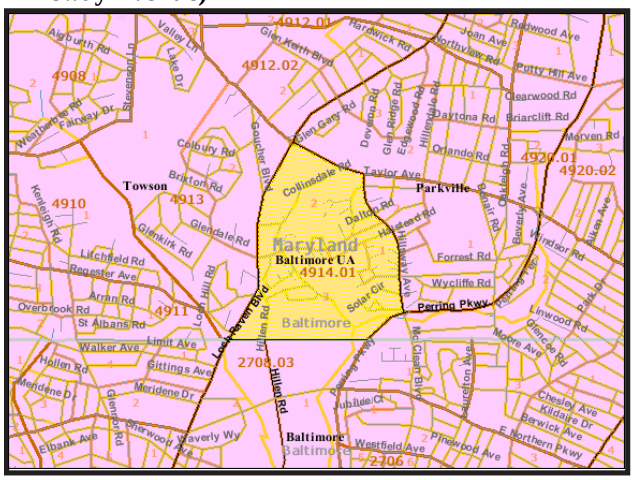
<u>Population and Household Change</u>

As stated in the history section of this report Hillendale is a growing community. From 1990 to 2000 the community grew slightly in total population and gained an additional 34 households. The biggest increases in the population came from those under 18.

1990 Census Tract Map of Hillendale



2000 Census Tract Map of Hillendale (East of Hillsway Avenue)



2000 Census Tract Map of Hillendale (West of Hillsway Avenue)

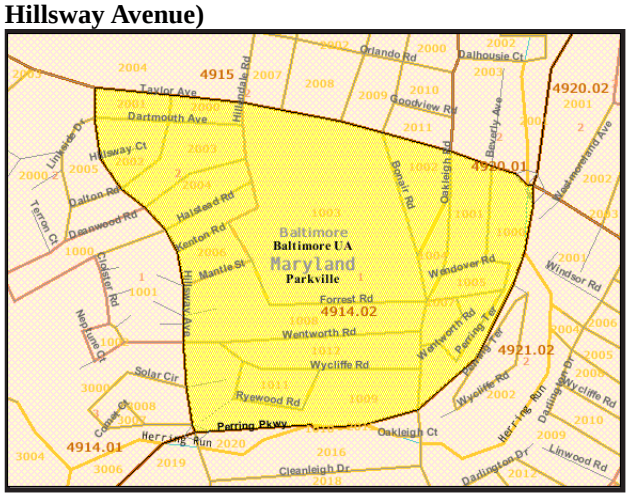


Chart 1 –Total Population in Hillendale

Total Population		
	1990 Tract 4914	2000 Census Tracts 4914.01, 4914.02
Total	8,179	8,232

Chart 2 – Total Households in Hillendale

Households		
	1990 Tract 4914	2000 Census Tracts 4914.01, 4914.02
Total	3,368	3,402

While the number of children under 5 actually decreased from 1990 to 2000, all other categories of children sharply increased and had the biggest gains overall in Hillendale from 1990 to 2000. Almost every age bracket in Hillendale saw increases except those in the 40-50-age cohort whose population shrank or remained stable (see charts 3 and 4) and the elderly. The percentage of adults in their 40's shrank significantly as the overall population in Hillendale became younger. The elderly and populations over 55 saw dramatic decreases in Hillendale. This will be outlined later in the race and ethnicity section of this report.

Chart 3 – 1990 Population Pyramid for Hillendale

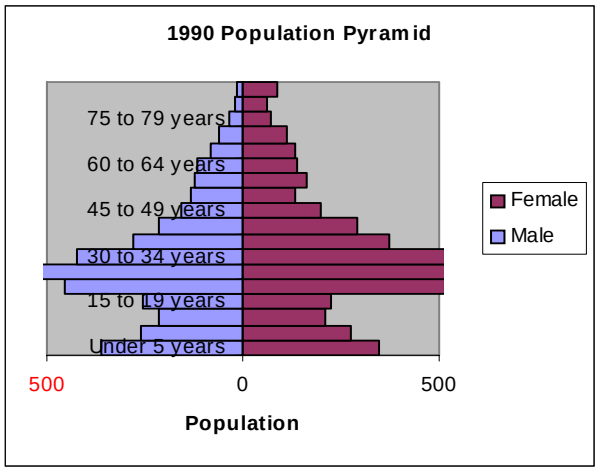


Chart 4 – 2000 Population Pyramid for Hillendale

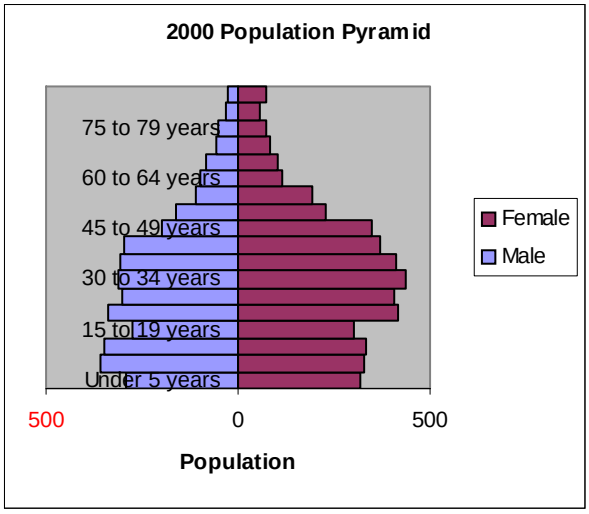
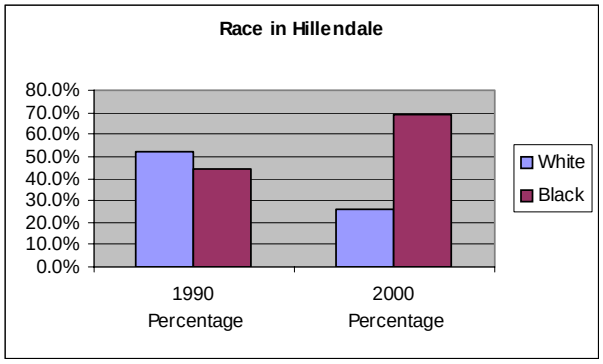


Chart 5 – Black and White Populations in Hillendale



Race and Ethnicity

Along with having a slight increase in population the most dramatic change in Hillendale was race. The neighborhood went from a solid majority white neighborhood from 1990 and prior to a predominately black neighborhood in 2000 (chart 5). For a ten-year period this was a dramatic change in the neighborhood. The cause for this dramatic shift can be explained by the fact that many of the original inhabitants of the neighborhood were all moving out during the same time period. Many of the Hillendale residents who were white had bought their houses in the 1950's and 1960's. As those residents aged they were selling their houses in mass quantities as many of them had reached an age were they could no longer maintain their properties. Many middle class African American families who were looking for better schools were making the transition into Hillendale as the older white residents moved out.

While the African American population saw significant increases in population, conversely the white population shrank in half (chart 6). Much of this was due to the fact that the older white residents were moving out as was previously mentioned.

Chart 6 – Racial Breakdown of Hillendale in 1990 and 2000

Race				
Race	**1990**	**1990 %**	**2000**	**2000 %**
White	4284	52.4%	2176	26.4%
Black	3643	44.5%	5659	68.7%
Hispanic Origin	154	1.9%	158	1.9%
American Indian, Eskimo	10	0.1%	10	0.1%
Asian or Pacific Islander	214	2.6%	143	1.7%
Other race	28	0.3%	54	0.7%
Total Population	8179		8232	

Labor Force Characteristics

There are several interesting trends from the labor participation rates for the Hillendale community. While the over all population increased from 1990 to 2000, the number of people in the labor force and the labor participation rate has decreased. The actual number of people employed decreased. The unemployment rate for Hillendale went up by 2 percentage points to an almost staggering 9% for males in 2000 (charts 7 and 8).

Chart 7 – Labor Characteristics 1990

Labor Force Status 1990	Total Population	Males 16 years and over	Females 16 years and over
Population 16 years and over	6,418	2,793	3,625
In labor force	4.954	2,343	2,611
Civilian labor force	4,941	2,330	2,611
Employed	4,702	2,233	2,469
Unemployed	239	97	142
Armed Forces	13	13	0
Not in labor force	1,464	450	1,014
Participation Rate	95.2%	95.8%	94.6%
Unemployment Rate	4.8%	4.2%	5.4%

Chart 8 – Labor Characteristics 2000

Labor Force Status 2000	Total Population	Males 16 years and over	Females 16 years and over
Population 16 years and over	6,129	2,575	3,554
In labor force	4,234	1,859	2,376
Civilian labor force	4,235	1,859	2,376
Employed	3,935	1,693	2,242
Unemployed	300	166	134
Armed Forces	0	0	0
Not in labor force	1,894	716	1,178
Participation Rate	92.9%	91.1%	94.4%
Unemployment Rate	7.1%	8.9%	5.6%

With the shift in population there has also been a change in occupations for Hillendale. Charts 9 and 10 show that there has been a change in occupation from residents with jobs in service to jobs in sales, in fact the number of residents in the service industry has dropped by over half and sales occupations have nearly tripled. This could be a product of a changing economy, which is more sales oriented, or a reflection of the decline in service-oriented jobs. One large local employer, Bendix, which was responsible for creating some of Hillendale's housing relocated out of the county in the early 1990's. These relocations may have had an effect on the types of jobs available to Hillendale residents as well as the demographics of the neighborhood.

Chart 9–Types of Occupation for Hillendale in 1990

Occupation 1990	Total	Percentage
Employed persons 16 years and over	4,702	
Management, Professional and related occupations	1,265	26.9%
Service occupations	2,026	43.1%
Sales and office occupations	534	11.4%
Construction, extraction, and maintenance occupations	632	13.4%
Productions, transportation, and material moving occupations	245	5.2%

Chart 10–Types of Occupation for Hillendale in 2000

Occupation 2000	Total	Percentage
Employed civilian population 16 years and over	3,935	
Management, Professional and related occupations	1,168-%	29.7%
Service occupations	716%	18.2%
Sales and office occupations	1,244-%	31.6%
Construction, extraction and maintenance occupations	435%	11.1%
Production, transportation and material moving occupations	372	9.5%

III. ECONOMIC DEVELOPMENT

The steering committee took the list of numerous areas to improve given to them by the general plan meeting participants and established a list of formal recommendations. One of the greatest needs the steering committee saw is the need for better organization and communication among the business community and residents. Improving communication will be a running theme throughout this plan. Also, the need for organization is critical for there are over 50 small businesses in Hillendale; as well as for the residential community, which has a higher unemployment rate than the county average. The steering committee pulled statements from the mission statement to greater enforce the policy recommendations.

Mission Statement:

The Greater Hillendale Area is a well-established, diverse, walkable community that offers an array of housing and amenities to the residents that call it home. Community amenities include, moderately mixed housing, convenience to shopping, access to transportation, neighborhood based schools, churches and good neighbors. Residents are committed to making sure there is quality shopping in their commercial corridors, providing more youth activities, and ensuring their neighborhoods are safe.

The goal of the community plan is to strengthen the social fabric of the community, upgrade the existing infrastructure, strengthen local parks and recreation and improve the quality of the existing commercial corridors. The goal of the plan will be accomplished by partnering with neighborhood institutions and local government

Businesses along Taylor Avenue.

to create a list of actions that will ensure Hillendale will remain a vibrant, desirable and unified neighborhood for years to come.

Recommendation # 1 – Need for Community Resource Center & Development Cooperation

Policy to Support the Vision Statement:

To strengthen the social fabric of the community by providing an organized resource center to focus on the community's needs.

Action: The task of the Development Cooperation and Resource Center will be to develop and promote programs that will create stable, long-term home ownership in the greater Hillendale area. A CDC will also have the capacity to institute training programs to help underemployed Hillendale residents gain new knowledge and marketable skills in the areas of green jobs, green home building, retrofitting, and other trades in employment sectors that are expected to strengthen and grow in Baltimore County over the next 30 years.

Recommendation # 2 – Re-investment for the Perring Shopping Center

Policy to Support the Vision Statement:

Hillendale residents are committed to making sure there is quality shopping in their commercial corridors and ensuring their neighborhoods are safe.

Action: The community wants to see a healthier store brought into the Hillendale Shopping center such as an Aldies or a "Whole Foods" type market. The community wants to see improved lighting in the parking lot, improved security, and other specialty stores. Marketing and promotional efforts should be organized within Hillendale and the surrounding areas to attract more "good use" specialty stores in the community, e.g.: Bakery, Flower Store, Book store, Hobby shop, Boutique, Yoga studio, Baby store, Exercise Gym, and other stable, family-oriented businesses (similar to the main street business districts in Hamilton, Hamden, Catonsville, etc.)

Recommendation # 3 – Create or revive existing business associations

Policy to Support the Vision Statement:

Create a partnership with the local government and Hillendale area businesses to ensure that it remains a viable commercial corridor.

Action: Provide small business development loans and rehab assistance to improve their façade's and business infrastructure. The business association should develop a "shop locally" campaign, to encourage Hillendale residents to support and sustain quality, local businesses in their community.

Recommendation # 4 – New Streetscape for Taylor Avenue between Loch Raven Boulevard & Perring Parkway

Policy to Support the Vision Statement:

Improving the quality of the commercial corridor.

Action: There needs to be a Streetscape along both sides of Taylor Avenue. This would include improved sidewalks, lighting, shade trees, angle-in parking, appropriate trash enclosures, etc. Another purpose is to create a standard, uniform style of streetscaping along Taylor Avenue from Hillsway Avenue to Oakleigh Road.

Taylor Avenue business corridor.

Recommendation # 5 – A façade renovation of the Hillendale Shopping Center & Hillendale Park Office Complex

Policy to Support the Vision Statement:

Improving the quality of commercial corridor.

Action: Renovations of the Hillendale Shopping Center and Office Park shall include:

- A New façade will create, uniformity of appearance and increase walkability
- Improve the signage at the Hillendale Shopping Center; more visibility, to attract more customers
- Improve parking lot surface, lighting, and add "island" green spaces to the Hillendale Shopping Center parking lot.

Institute a redevelopment plan similar to The Avenue (White Marsh or Hunt Valley) for underutilized space and underutilized parking at Hillendale Shopping Center.

The Shops at the Hillendale Shopping Center.

IV. SANITATION & NEIGHBORHOOD CLEANLINESS

The first set of recommendations the Steering Committee focused on is how to keep Hillendale clean and visually attractive. The steering committee worked hard and spoke with various county officials on how they could take efforts to reduce dumping and address a growing rodent problem. Through their hard work the committee was able to get their own Code Enforcement officer and to enact multiple code enforcement sweeps. The committee hopes the following recommendations will help continue the efforts by the county and local community associations to keep Hillendale an attractive community for future and present residents.

Recommendation # 1 – Reduce illegal dumping

Policy to Support the Vision Statement:

To maintain Hillendale as a vibrant community a policy should be in place to stop illegal dumping.

Action: Illegal dumping, which is most visibly seen close to the intersection of Hillsway Avenue and Taylor Avenues near the day care center, is a community wide problem that affects the quality of life. Contact the Day Care Center to remove, trash bags and trashcans on their site as was done with the trashcans along Hills way Avenue. Since the removal of the trashcans dumping has been significantly reduced. Clean communities show strength and spur reinvestment in the neighborhood.

Recommendation # 2 – Streetscaping/ beautification for Loch Raven Boulevard and Taylor Avenue

Policy to Support the Vision Statement:

Hillendale residents are committed to making sure there is quality shopping in their commercial corridors and ensuring that their neighborhoods are safe.

Action: Continuing the streetscaping along Loch Raven Boulevard and Taylor Avenue to the city line and Perring Parkway will be vital to improving the quality of the stores and existing businesses along Taylor Avenue. A lighting capacity study along with the continued streetscape should be conducted to improve the lighting along the above-mentioned roads and will also help to reduce petty crimes in the community.

Recommendation # 3 – Bi-Annual Bulk Trash and Junk Removal Day

Policy to Support the Vision Statement:

Creating a partnership with the local government and Hillendale will ensure that it remains a vibrant neighborhood.

Action: The community and the Hillendale Improvement Association (HIA) should seek grant funding for bi-annual Bulk Trash and Junk Removal days or Dump Days. This will give both entities the ability to advertise in advance and the community ample notice as well as the opportunity to dump unwanted goods. Hillendale is a dense community that needs more than one dumping day. This creates a convenient dumping facility that will be easily accessible to the residents who cannot transport their items to the nearest County Landfill.

Recommendation # 4 – Provide trash cans and maintenance information

Policy to Support the Vision Statement:

Partnering with neighborhood institutions will ensure that Hillendale remains a desirable place to live for years to come.

Action: Contact local community businesses and organizations to see if they could donate trashcans with lids to community residents. When receiving trashcans, residents could also be given information on proper trash disposal and code enforcement regulations.

Recommendation # 5 – Create a Sanitation Handbook and frequently asked questions (FAQs)

Policy to Support the Vision Statement:

In order to strengthen the sense of place for the residents of the Hillendale community it is essential that current and new residents have access to all necessary information about sanitation.

Action: The local community association(s) would provide a handbook for residents that would contain contact information for non-emergency issues, as well as maintenance tips, community service information such as lawn care, and frequently asked questions. The community could give this booklet to current residents, as well as to real estate agents, and new homebuyers.

Recommendation # 6 – Create a Neighborhood Sweep-Up

Policy to Support the Vision Statement:
In order for Hillendale to continue to be a unified neighborhood there needs be programs for the citizens, which join them together and allow them to work towards a common goal.

Action: Have the local community association (s) create and organize a Neighborhood Sweep-up to gather liter and debris through out the neighborhood, which will assist in keeping Hillendale clean. The community hopes that the Sweep-up will promote unity and neighborhood cleanliness and can be a combined effort including the residents, local businesses, schools, and churches.

Recommendation # 7 - Create a community garden and community signs

Policy to Support the Vision Statement:

Creating and maintaining a community garden will assist in strengthening the social fabric of the community.

Action: Having a community garden will help beautify parts of the neighborhood that are too small for a park or tot lot and are often overgrown with vegetation and collect debris. Uniform planting throughout the will also help give the neighborhood a greater sense of place. Local community signs will also help to remind everyone to keep Hillendale clean.

Recommendation # 8 – Improve local Tot lots

Policy to Support the Vision Statement:

Improving local parks and recreation.
Action: Some of the local tot lots are showing signs of distress and age and some of the equipments needs to be repaired or replaced.

Local Tot lot located between Terron & Morrislea Courts.

IV. CRIME & SAFETY

The steering committee seeks to take a pro-active approach when formulating the crime & safety recommendations. Many of the recommendations listed below deal with prevention, awareness, and personal activism. The committee is seeking to reduce petty and nuisance crimes to ensure a better quality of life for residents and neighborhood businesses alike.

Recommendation #1 – Create a Citizens On Patrol (C.O.P.) for all of Hillendale

Policy to Support the Vision Statement:

Creating a unified Citizens On Patrol (C.O.P) for all the neighborhoods in Hillendale will strengthen the community fabric and ensure that neighborhoods are safe.

Action: Join in with the larger Towson area C.O.P. who could assist in the early formation of the Hillendale area C.O.P by giving information and organizational advice.

Towson area Delegate Steve Lafferty with a Towson area C.O.P. member.

Recommendation #2 – Provide Job development programs for teenagers

Policy to Support the Vision Statement:

Providing Job development programs will encourage local businesses, neighborhood institutions, and government to partner or join forces together and provide better opportunities for teenagers and young adults.

Action: Consult with local area businesses and institutions to create and host a career/ education fair similar to a college fair where students can interact with local employers. The fair could be hosted by either a community association or by a county agency or both.

Recommendation # 3 – Encourage dog owners to keep pets on a leash and behind fences at all times

Policy to Support the Vision Statement:

Ensuring safe neighborhoods.

Action: Alerting residents though literature and signage that pets must be securely fenced and or leashed at all times.

Recommendation # 4 – Crime Prevention Campaign

Policy to Support the Vision Statement:

Having a crime prevention campaign will help Hillendale remain a vibrant and desirable neighborhood.

Action: Community associations and neighborhood institutions will help distribute flyers with tips and information on how to keep themselves safe and their property protected.

Recommendation #5 – Participate in Police Resource Community meetings

Policy to Support the Vision Statement:

Establishing a better connection with the community and the police department can help the police be more responsive to the community's needs.

Action: The Hillendale area Police Resource community meetings should be posted in the 5th District Community E-newsletter. All community associations and institutions should also encourage their members to attend the meeting.

Recommendation #6 – Develop a Lighting Plan

Policy to Support the Vision Statement:

Ensuring safe neighborhoods.

Action: Create a Lighting Plan similar to what was done in the Towson Core to establish proper distances of streetlights and gauge whether the candle watt power of the neighborhood light posts needs to be increased.

Recommendation #7 – Improve the basketball courts at the PAL Recreation Center

Policy to Support the Vision Statement

Strengthen local parks and recreation.

Action: The plan recommends that either the school system or a county agency return the basketball hoops to regulation size. This will encourage more children and teenagers to use the basketball court. Improving the basketball courts at the PAL should help reduce the amount of kids and teenagers playing basketball in the alleys.

IV. YOUTH DEVELOPMENT

The Youth Development recommendations not only seek to increase activities for Hillendale's youth but also increase safety measures as well.

Recommendation # 1 – Create a Resource Coordinator Position at the PAL Recreation Center

Policy to Support the Vision Statement:

Having a resource coordinator will allow and provide more youth activities in the community and will also foster a better relationship with the residents and neighborhood institutions.

Action: Seek funding for a Resource Coordinator who could organize youth activities and be a liaison for the community. Some of the duties of the coordinator will be to provide better activities for Pre-K and younger elementary school students; as well as organize activities for older students such as recycling programs. The coordinator is also expected to arrange community events for families such as neighborhood fairs.

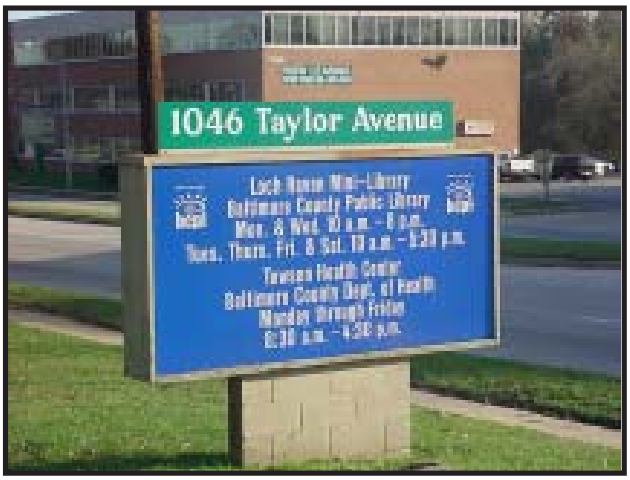
The Hillendale PAL Recreation Center.

Recommendation # 2 – Increase Staffing & Resources at the Loch Raven Mini-Library, provide full-time property management

Policy to Support the Vision Statement:

Increasing the part-time staff and resources at the Mini-Library will provide more youth activities in Hillendale. Full time property management will also make the library more attractive and improve the Taylor Avenue commercial corridor.

Action: Seek funding to have either part time or full time librarians in addition to volunteers at the library. Additional staffing will allow the current staff to perform more tasks and youth activities at the library. The community should create a "Friends of the Loch Raven Library" organization to provide donations and support for volunteers.



The Loch Raven Mini-Library Sign.

Recommendation # 3 – Expand the Halstead Academy playground

Policy to Support the Vision Statement:

Expanding the Halstead Academy playground will strengthen the need for local parks and recreation.

Action: Seek funding to create a larger community playground that would be greater in size than normal. The playground should be located near the PAL center and should be gated after dark as to prevent any other use or destruction of the facility.

Recommendation # 4 – Improve the pedestrian access to Loch Raven Elementary Field

Policy to Support the Vision Statement:

An improved pedestrian connection will ensure that the neighborhood and especially the younger children are safe.

Action: Contact the County Traffic Engineering planners to coordinate better timing of traffic lights for pedestrians and to install traffic calming devices at the intersection of Taylor and Hillsway Avenues.

Recommendation # 5 – Provide a second entrance and exit for Halstead Academy

Policy to Support the Vision Statement:
Providing an additional curb cut for Halstead Academy will improve the existing infrastructure and make the morning drop-off and afternoon pick-up safer for children and parents.

Action: Contact the school administration to add the additional curb cut into the fiscal budget. The additional curb cut should be added to Cloister Road allowing parents and school buses the ability to exit elsewhere, alleviating the need to temporarily block traffic on Halstead Road for safety concerns.

Recommendation # 6 – Provide a lighted identification sign for Halstead Academy

Policy to Support the Vision Statement:
An illuminated identification sign for the school will allow the school to advertise events being held there.

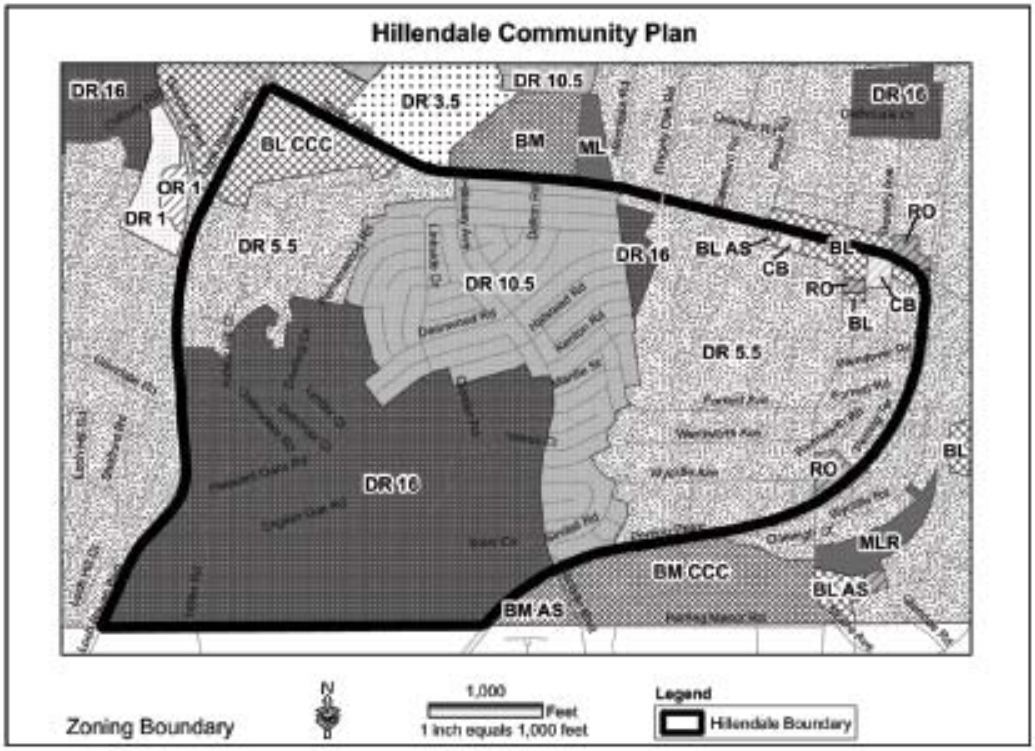
Action: Contact the school administration or seek an alternative funding source for the sign, which could also act as a billboard informing the community of events occurring at the school or around the neighborhood.

VII. APPENDIX

APPENDIX #1 – AERIAL MAP

APPENDIX #2 – PLANIMETRIC

APPENDIX #3 – ZONING



APPENDIX #4 – LAND USE