

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 20

Resolution No. 87-09

Mr. Joseph Bartenfelder, Councilman

By the County Council, December 7, 2009

A RESOLUTION of the Baltimore County Council to adopt the Overlea - Fullerton 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 an Overlea - Fullerton Community Plan (Resolution 131-05); and

WHEREAS, the Overlea - Fullerton Community Plan was prepared in close cooperation with the Overlea - Fullerton Advisory Group; and

WHEREAS, the Plan was the subject of a public hearing by the Planning Board and was adopted by the Board on September 3, 2009; and

WHEREAS, the County Council held a public hearing on the recommended Overlea - Fullerton Community Plan on November 16, 2009.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Overlea - Fullerton 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 Overlea - Fullerton Community area, and subject to such further modifications as deemed advisable by the County Council.

Overlea-Fullerton Community Plan

Approaches for the Future

DRAFT



May 5, 2009

Overlea/Fullerton Community Plan

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 18

Resolution No. 131-05

Mr. Joseph Bartenfelder, Councilman

By the County Council, October 3, 2005

A RESOLUTION of the Baltimore County Council requesting the Planning Board to prepare a Community Plan for the Overlea/Fullerton area of Baltimore County.

WHEREAS, the Baltimore County Master Plan recognizes that detailed planning, coordination of facilities, and phasing of utilities and residential development are needed to ensure that the remaining areas of Baltimore County which are zoned for residential development are developed in a manner that makes these areas desirable places to live and work; and

WHEREAS, the County Council finds that the Overlea/Fullerton area is unique, and that the piecemeal approval of residential development plans for this area will impede the County's ability to achieve its objectives in a manner consistent with the Master Plan and the County's land use policies; and

WHEREAS, the County Council believes that further evaluation, review, and public input are necessary to prepare, consider, and adopt a Plan for the reasonable development of unimproved, residentially-zoned properties in the Overlea/Fullerton area of the Sixth Councilmanic District consistent with the Master Plan and in the best interest of the public; and

WHEREAS, the County Council is desirous of approving and implementing a Plan for the Overlea/Fullerton area which is modeled upon the Honeygo Plan.

Overlea/Fullerton Community Plan

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Baltimore County Planning Board be and it is hereby authorized, pursuant to Article 32, Title 3 of the Baltimore County Code, to prepare an Overlea/Fullerton Area Plan as a revision and update to the Master Plan, which will serve as a guide for the development of unimproved, residentially-zoned properties in that portion of the Overlea/Fullerton area bounded generally by Hazelwood Avenue, Radecke Avenue, the western boundary of the Overlea Middle School/High School property, Cliffwood Road, Kenwood Avenue, Lillian Holt Drive/Perry Hall Boulevard, Ridge Road, Belair Road, the northern boundary of Double Rock Park, and the Baltimore City boundary line, and to recommend implementing legislation and programs, including recommendations for land use controls such as overlay districts and design guidelines, and to report its findings and recommendations and proposed Plan to the County Council no later than August 1, 2006.

r13105.wpd

Overlea-Fullerton Community Plan

Prepared by the Overlea/Fullerton Advisory Group in cooperation with the Baltimore County Office of Planning.

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Introduction/Planning Process

The Overlea-Fullerton Community Plan was initiated by the introduction of County Council Resolution 131-05 by Councilman Joe Bartenfelder. At the time of its introduction, Overlea-Fullerton was one of the few mature, suburban communities in the northeast corridor of the county that had not yet participated in a community planning exercise (See Appendix-Completed Community Plan Map). Over the last several years, the neighborhood has begun to see uncontrolled and negative growth patterns in the form of incompatible residential infill development, as well as a change in the types of goods and services available on the Belair Road commercial corridor. In response, community leaders asked the County Council and the Planning Office to assist by creating a plan that would address residential infill standards and develop goals and objectives that would revitalize Belair Road as a viable commercial corridor.

The planning process began with a community wide kick off meeting in February of 2006 at the Overlea Community Senior Center. Approximately 50 persons attended the presentation that summarized: 1) existing zoning, 2) land use and building conditions, and 3) demographic information. In addition to hearing about existing conditions, attendees participated in small group discussions in a exercise to identify Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) (see appendix, complete S.W.O.T. results). Those items that were repeatedly identified as significant were:

Strengths

- Long term stability.
- Good access to regional and public transportation.
- Friendliness of community.



The housing stock is diverse, ranging from Victorians to Cape Cods.



Overlea/Fullerton Community Plan

- Maintenance of older homes is good. Young people are moving in and maintaining neighborhood character.
- Several excellent schools
- Strong community associations.
- Active business association.
- Strong Citizens On Patrol programs.
- Substantial number of neighborhood parks and recreations sites.

Weaknesses

- Traffic congestion.
- Crime involving gang activity.
- Lack of lighting.
- Vacant houses.
- Commercial and utility vehicles being stored in yards and on streets.
- Overcrowded schools.

Opportunities

- Opportunity to connect parks with bike trails.
- Recent revitalization of Beltway Plaza Shopping Center.
- Revitalization of the Belair Road corridor

Threats

- Crime, gangs and drugs,
- Property code violations.
- Infill housing.
- Overdevelopment
- Re-subdivision of lots

Subsequent to the kick off meeting, an advisory committee of 22 individuals was formed. Comprised of residents, business owners and county representatives, this committee met over the next year to conduct research, consider issues, and develop recommendations for short and long range goals.



Belair Road is the commercial corridor that bisects the community.



Neighborhood commercial is located on Kenwood Avenue.

Vision Statement

One of the first major tasks of the advisory committee was the development of a vision statement. The group worked collectively on a statement that would describe their preferred future. What they developed consistently echoes the vision statement contained in the Baltimore County Master Plan 2010. It also helped to define the direction for the group to proceed and was used to get the advisory group to act and think cohesively despite their various interests. After several brainstorming sessions, the group reached consensus and the statement below was endorsed:

The Overlea Fullerton community is a collection of well-established, viable neighborhoods that offer quality and choice for all who call it home. Among it's attributes are opportunities for residents to live in quality housing at a range of size and affordability, and amenities including accessible parks and green space, main street shopping, neighborhood schools, and friendly involved residents. The community is committed to maintaining it's unique sense of place by preserving both it's physical and social fabric. This is accomplished through maintaining and upgrading infrastructure, insuring that the existing housing stock and newly constructed housing are compatible, creating and preserving passive and active open space that is accessible and inviting to families of all ages, partnering with neighborhood institutions and local government to provide educational programs and support services to the community, and ensuring a safe, clean and aesthetically pleasing environment through sound planning efforts.

The next step involved breaking into subcommittees. The issues that were identified in the S.W.O.T. exercise became the basis of those to be explored in subcommittees. The following subcommittees were formed to research the issues in more detail and report their findings to the advisory group:

- Zoning, Land Use and Development
- Recreation, Parks, and Open Space
- Streetscape and Commercial Revitalization
- Residential Revitalization, Code Enforcement, and Community Character
- Capital Improvements and Infrastructure
- Marketing and Community Outreach

Special Projects

During the planning process, the advisory group was fortunate to be able to take advantage of several special initiatives. One such project was a presentation and workshop on improving neighborhood walkability and developing effective traffic calming methods. The advisory group viewed these two subjects as critical to making Overlea-Fullerton a comfortable and desirable community.

As part of the effort the community participated in a walkable workshop conducted by a nationally recognized authority on pedestrian facilities and programs – Dan Burden. Key stakeholders were gathered together to discuss the connection between walk ability, health, economic viability and quality of life. Examples from

Overlea/Fullerton Community Plan

around the country where pedestrian improvements have made a marked improvement in the quality of life were presented to the group. Additionally, specific recommendations were made regarding locations for traffic calming techniques and pedestrian enhancements which will be discussed in greater detail in the commercial revitalization and streetscape section of this plan (See p.35).

The other special initiative from which the community benefited was the US 1 (Belair Road) Community, Safety and Enhancement Project sponsored by the State Highway Administration. The conceptual planning phase of the streetscape enhancement project also involved a citizens advisory committee comprised of many of the same individuals working on the plan. The concurrent course of the two projects allowed for the efforts to be coordinated, which in turn, lead to a more thorough examination of the significance of Belair Road to the community as a whole. Listed below is a summary of the goals of the streetscape project. Specific recommendations will be discussed in the Streetscape and Commercial Revitalization Section (See p. 35).

Streetscape Goals

- Improve traffic safety while providing adequate capacity throughout the project corridor.
- Enhance pedestrian and bicycle accessibility and safety.
- Improve corridor aesthetics and identity by maintaining and building upon the neighborhood historical character.
- Protect and enhance environmental quality.
- Correct pavement and drainage deficiencies within project limits.
- Provide improvements that will be maintained by the community.



Making the community pedestrian friendly is a primary goal.



Community Profile

The Overlea/Fullerton community plan encompasses the geographic area bounded by the City County line, Lillian Holt Drive, Belair Road, and Ridge Road. It includes the residential neighborhoods of Linover, Cherry Heights, Overlea, and Elmwood and is bisected by the 6700-7400 blocks of Belair Road Corridor (See pg. 11 - Overlea Community Plan Study Area). An eclectic mix of main street and traditional suburban development, the area was originally developed as an extension of northeast Baltimore City along the number fifteen streetcar line. It took shape as a streetcar suburb on rolling hills overlooking downtown Baltimore. Developed on a traditional grid pattern, lots were plotted generally being 50 x 150 feet with double or triple garages in the rear. Part of the Chesapeake Bay watershed, Overlea-Fullerton has historically been described as having “verdant yards and gardens gracing many of the residences.” Because it straddles the Baltimore City/Baltimore County line, several of the residences actually lie partially in the county and partially in the city.

Today, Overlea is a mature, inner ring suburb. The majority of the structures are single-family detached dwellings constructed on deep, narrow lots. There are also some semi-detached, row house, and apartment structures. The architecture is a mix of older Victorians, cottages, bungalows and newly constructed dwellings. Residential development began in the 1920's with the bulk of the single family detached building taking place in the 1940 – 50's. Later, in the 1960's, several clusters of semi-detached houses and some garden apartments were constructed throughout the community.

Centrally located, the area has good access to I-695, I-95, Loch Raven Blvd and Joppa Road and Taylor Avenue. It is a quick commute to downtown Baltimore City, east to the Essex waterfront, or north to the White Marsh Town Center area.

Belair Road, which bi-sects the community, is the original US Route 1 and historically served as the main commercial corridor extending from Harford County to downtown Baltimore. The road was originally used to transport agricultural goods to markets and businesses in downtown Baltimore. The section of Belair Road located in Overlea-Fullerton was originally developed for residential uses with large homes lining the corridor. Over the years, as traffic volumes have increased, and residential use became less attractive, the majority of the structures were gradually converted into business uses. Today, the businesses located along the corridor primarily serve the surrounding community.

The small residential portion of the plan area north of the beltway was developed after 1960. The land use pattern in this part of the community is less traditional, and more reminiscent of later suburban development that was popular in the 1970's-80's. Streets in this area are laid out in a cul de sac pattern with a single point of access onto the collector roads, and the lots are smaller and irregular in shape. This section of the plan area was also examined in the South Perry Hall-White Marsh Community Plan, which studied the community to the north, and was adopted by the County Council in 2000.

Overlea/Fullerton is lined with a series of open spaces and parks including Double Rock Park, Linover Park, the Lillian Holt Center for the Arts and the Belmont Park. Official and unofficial trails currently connect these open spaces along the White Marsh Run (See Appendix - Map of Trails).

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Overlea Elementary School and the Overlea Senior Center are literally and figuratively located in the center of the community and act as a hub and central gathering place for community functions.

Several prominent religious and academic institutions and long time service organizations are located within or on the boundaries of the community plan area including: The Maryland School for the Blind, St. Michael the Arch Angel Church and School, Overlea United Methodist Church, Kenwood Presbyterian Church, St. Johns Lutheran Church, the Gardens of Faith Cemetery, Holt Park, Lassahns Funeral Home, and Overlea Hall which has served the northeast Baltimore community as a event venue for the last 50 years.

Overlea/Fullerton's infrastructure is beginning to show signs of age. Roads, alleys and sidewalks are in need of repair. Storm water management issues persist due to the steep topography in the area, and the increase in non-impervious services has caused run off and flooding problems.

As mentioned previously, concurrent with the commencement of the community plan, the State Highway Administration initiated work on the US 1 Community, Safety and Enhancement Project. A partnership between the state and local government with the community, this project is aimed at improving traffic circulation and the aesthetic image of the corridor by using tools such as pedestrian and bicycle facilities, drainage improvements, landscaping, enhanced building design, parking, accessibility, and walkability. Coordinated facade improvements and installation of community identification were also examined in an effort to improve business, the quality of community life, and to create a sense of place.

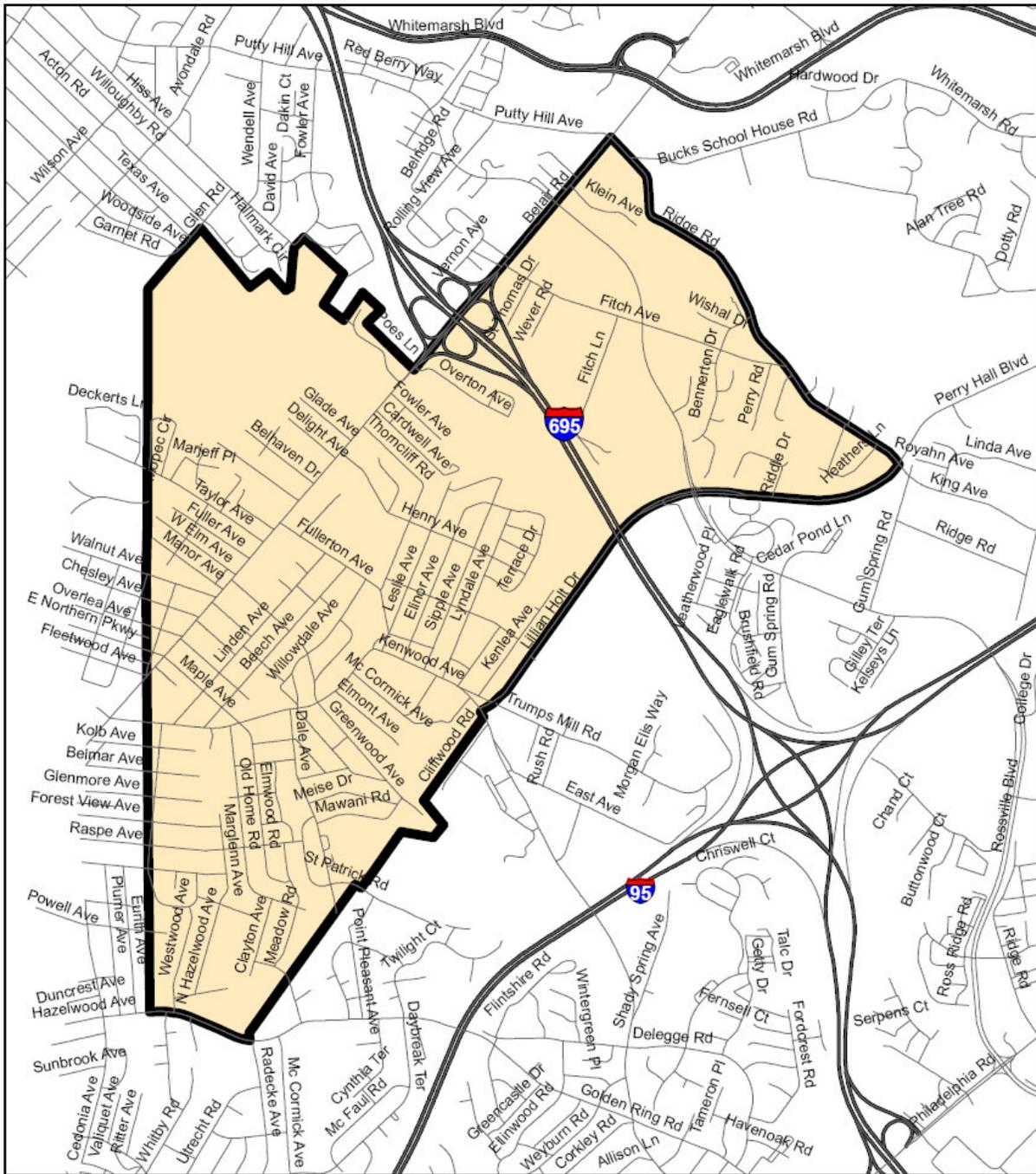


Recreation fields are strategically located in the center of the community.



Belair Road (US-1) is undergoing a streetscape enhancement project.

Overlea/Fullerton Community Plan



Overlea Community Plan
Study Area

1 inch equals 2,000 feet

0 1,000 2,000 3,000 Feet

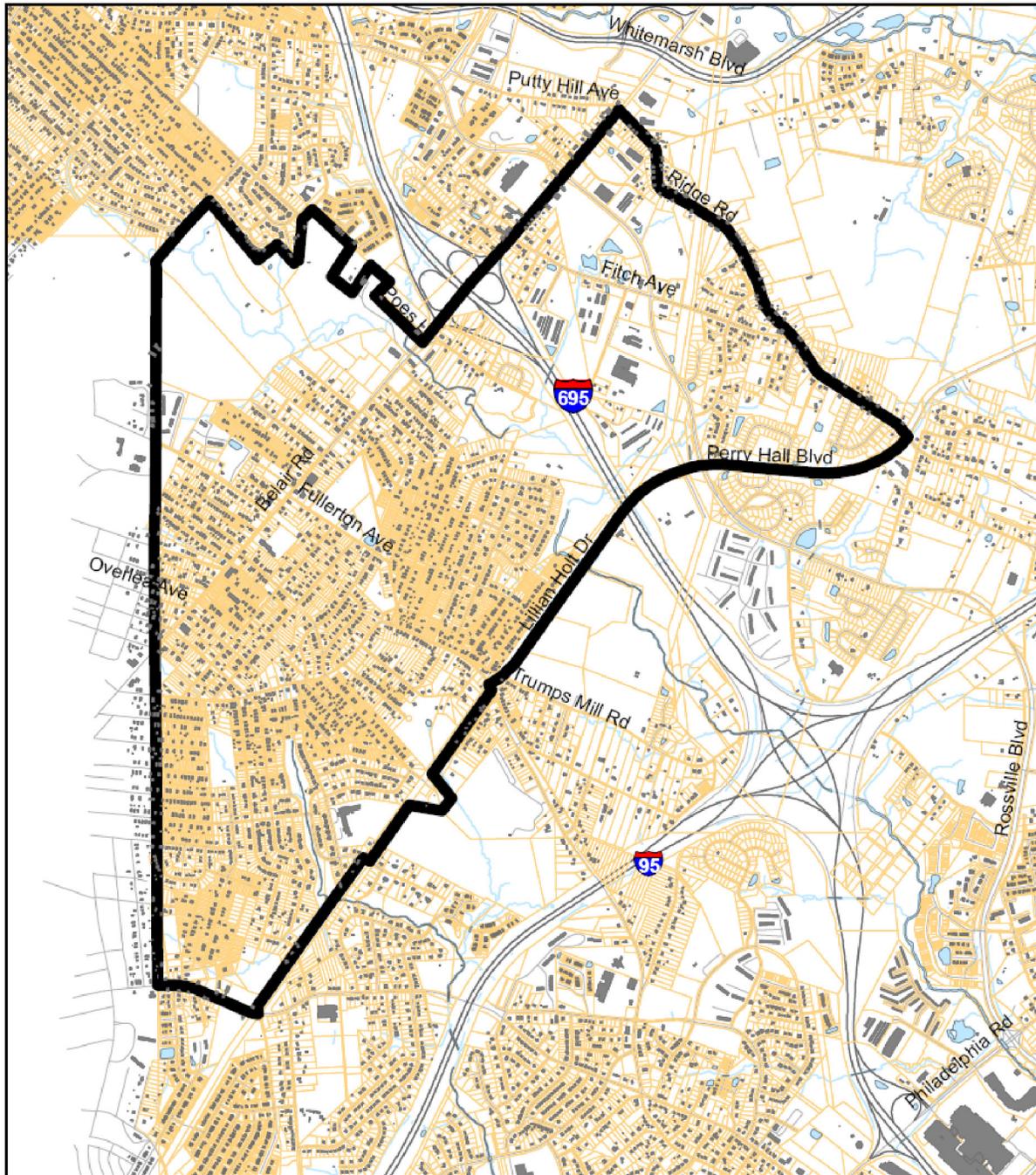
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Legend

- Study Area Boundary
- Streets

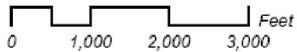
Map prepared by
 Baltimore County Office of Planning
 Arnold F. Far' Keller, III, Director
 October 2008

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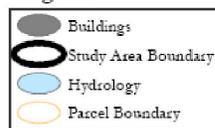


**Overlea Community Plan
Planimetric Data**

1 inch equals 2,000 feet



Legend



Map prepared by
Baltimore County Office of Planning
Arnold F. Par' Keller, III, Director
October 2005

Demographic Analysis

The Overlea/Fullerton planning area consists of four neighborhoods: Overlea, Elmwood, Linover, and Cherry Heights. The boundaries of this planning area are Ridge Road, Hazelwood Ave, Lillian Holt Drive and the Baltimore City border. Belair Road is the commercial corridor that not only services these neighborhoods, but also acts as a thoroughfare.

The census data for Overlea/Fullerton has been determined by using the census tracts data for the approximate area. Census tracts are then divided into census block groups. These boundaries changed between Census 1990 and Census 2000. It is also important to note that some of the blocks include surrounding neighborhoods that are outside the study area. As a result, the information should be taken as an approximation.

Racial Composition

Overlea/Fullerton had a total population of approximately 12,148 people in 2000. Of the total resident population about 10,659 residents are White (87.7%), 1,067 are African American (8.8%), 36 are American Indian (0.3%), 218 are Asian (1.8%). There are 4 residents that belong to the Native Hawaiian and Other Pacific Islander Race and there are 75 people that belong to some other race, making up 0.6% of the total population. The population composition is shown in Chart 1.

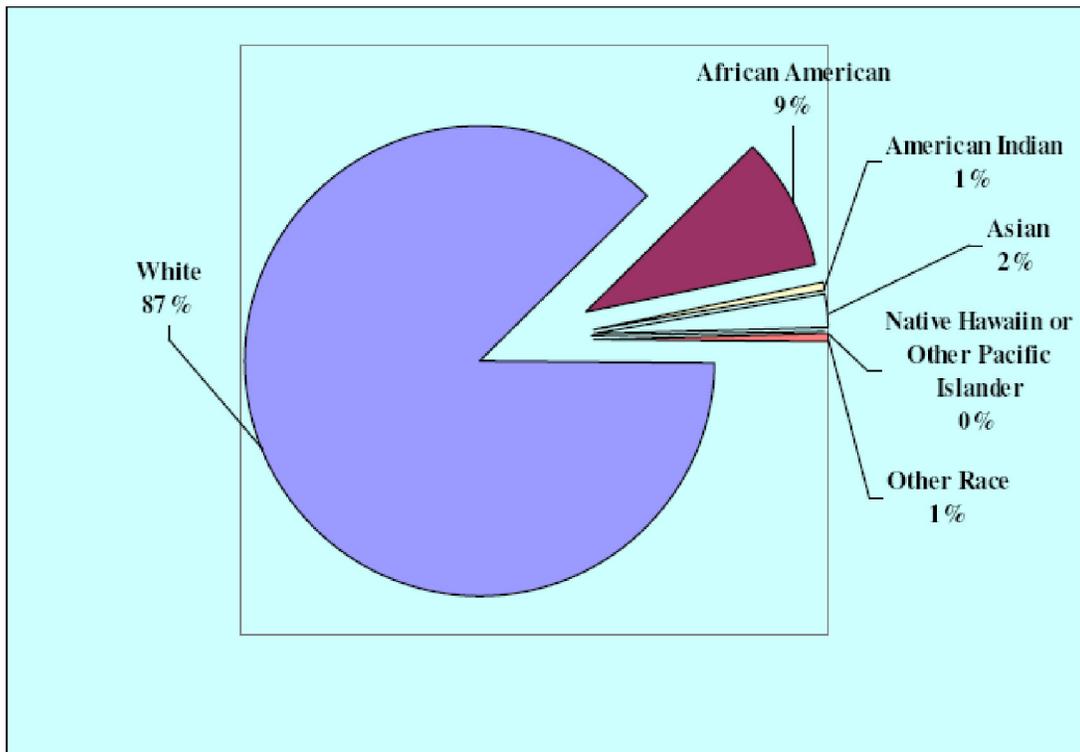


Chart 1: Racial Composition of Overlea/Fullerton Planning Area
Source: U.S. Census Bureau, 2000 Census.

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Population by Age

The Overlea/Fullerton community is populated by an aging working class population. As Census 2000 reveals, the majority of the residents are 40-64 years of age and this has been the trend since the Census 1990. The median age of the residents is 38.2 years, which has increased from 35 years old since Census 1990.

Age Group	1990		2000		Change 1990-2000
	Number	% Total	Number	% Total	
0-4 Years	819	6.13%	673	5.35%	-146
5-19 Years	2,208	16.52%	2,449	19.48%	241
20-39 Years	4,377	32.76%	3,075	24.46%	-1,043
40-64 Years	3,866	28.93%	4,201	33.41%	147
65 Years and older	2,092	15.66%	2,176	17.31%	84
Total	13,362	100%	12,574	100%	-717

Chart 2: Population Change in Overlea/Fullerton
Source: U.S. Census Bureau, 1990 and 2000 Censuses

Within the past decade, population growth has occurred mostly in age groups 5-19 years, 40-64 years and the 65 years and older. This community has a well-established population, with 33.41% belonging to the 40-64 years demographic group. In addition to natural order, the increase in seniors is partially due to the recent construction of two elderly housing developments in the plan area. The increase in the 40-64 year age group will continue to cause an increase in the elderly population as the baby boomers age.

There has been a decline in the 0-4 year and 20-39 year age groups, which may eventually have a major impact on employment and the work force. Overlea, an inner suburb is continuously losing its population to outer-suburbs. The loss in population can be attributed to the fact that much of the economic activity in the inner suburbs has declined. Manufacturing employment declined from 53,000 workers to 25,000 from 1980 to 2000. As a result of the 20-39 years demographic group containing most of the childbearing adults, with a decrease in this group, consequently there would be a decrease in the 0-4 years demographic group.

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Housing Units

As of Census 2000, there were 5,576 housing units in the Overlea/Fullerton planning area. Approximately 121 new housing units were constructed after Census 1990. The housing stock in Overlea/Fullerton is varied, ranging from single-family detached, duplexes, ranchers to original farmhouses. Single family attached and detached homes are the most prevalent type of housing units.

The homeownership rate increased over the last decade. This can be attributed to the increase in the 40-64 year old age group. This demographic group contains individuals that are more “established” in that they have their own careers and are able to purchase homes. Chart 3 shows that there was a slight increase in renter-occupied units, while the vacancy rate decreased.

Tenure	1990		2000		Change 1990-2000
	Units	% Total	Units	Total	
Occupied Units	5,240	96.05%	5,370	96.30%	130
Owner Occupied	3,318	60.82%	4,007	71.86%	689
Ownership Rate	63.32%		74.62%		11.30%
Renter Occupied Units	1,202	22.03%	1,363	24.44%	161
Vacant Units	215	3.94%	206	3.70%	-9%
Vacancy Rate	3.94%		3.70%		-0.24%
Total Housing Units	5,455		5,576		121

Chart 3: Changes in Housing Tenure
Source: U.S. Census Bureau, 1990 and 2000 Censuses.

Overlea/Fullerton Community Plan

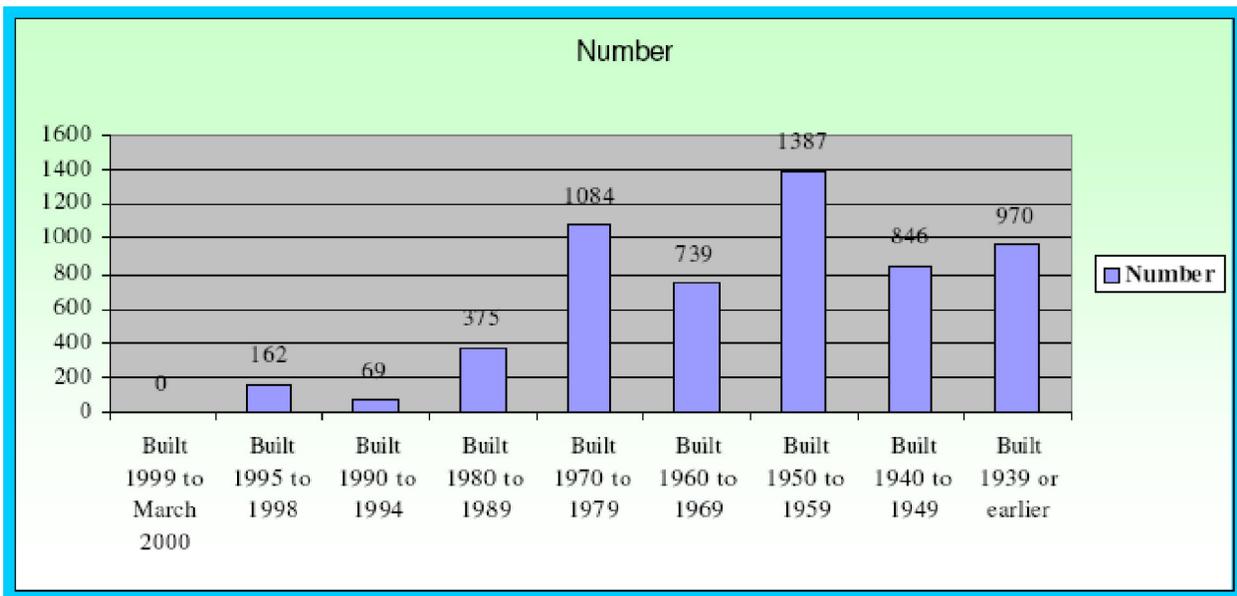


Chart 4: Age of Housing (Year Structure was Built), 2000
Source: U.S. Census Bureau Census 2000.

Housing Construction

The majority of the housing stock was constructed between 1950 and 1980 (Chart 5). The peak of the housing boom was between 1950-1959. This was post World War II, when the suburban landscape was beginning to emerge as many people were moving out of the dense urban centers. This was also during the time when the automobile was becoming more popular and people were able to live further away from their employment.

The age of the housing within a community is very important as it assesses socioeconomic decline. Older houses require more maintenance and without market demand and investment, this can lead to housing deterioration and the decline of suburban communities. In the Overlea/Fullerton planning area, most of the older houses are occupied and in moderately good condition.

The size of houses can also affect socioeconomic decline. In today's market, it may be hard to retain and attract middle class families without larger, newly constructed dwellings. Those of the inner suburbs, like Overlea have about six or fewer rooms and are approximately 1300 square feet while the average newly constructed home in the outer suburbs is approximately 1600 square feet.

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Household Types	1990		2000		Change 1990-2000
	Households	% Totals	Households	% Totals	
Family Households	3,849	93.88%	2,839	74.11%	-1010
Married-couple family	3,210	83.40%	2,082	73.34%	-1128
With children under 18	1,313	40.90%	396	19.02%	-917
No children under 18	1,897	59.10%	1,375	66.04%	-522
Other Family	639	16.60%	757	26.66%	118
Male householder (no Wife)	166	4.31%	201	26.55%	35
With children under 18	57	34.34%	99	49.25%	42
No children under 18	109	65.66%	102	50.75%	-7
Female householder (no husband)	473	12.29%	556	73.45%	83
With children under 18	228	48.20%	263	47.30%	35
No children under 18	245	51.80%	293	52.70%	48
Non-Family Households	251	6.12%	235	6.13%	-16
Total Households	4,100	-----	3,831	-----	-----

Chart 5: Household Composition in the Overlea/Fullerton Planning Area.
Source: U.S. Census Bureau: 1990 and 2000 Censuses.

Household Composition

Overlea/Fullerton consists of 3,831 households. Of the existing households, the majority are family households (Chart 6). However, there has been approximately a 20 percent decrease in family households over the last decade. This decline in family households was also noted throughout the entire Baltimore region.

The majority of the family households in Overlea (73.34%) are married couples. However, most of these households do not have children under the age of 18, (66.04%), this trend being synonymous with that of an aging population.

The Center for Urban Environmental Research and Education (C.U.E.R.E.) states that, about 25 years ago, two parent family households made up three quarters of the households and single parent families were just one quarter. Some two decades later, the region experienced a nine percent change in family structure; with only two thirds of households having two parents and a third having single parent family households. Chart 5 illustrates that in Overlea, there was also an increase in single-family households. Of those households, female heads of households account for about 73.45% and male heads of households for (26.5%).

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Income in 1989/1999 Respectively	1990		2000		Change 1990-2000
	Households	% Total	Households	% Totals	
Less than \$10,000	381	7.48	306	5.57%	-75
\$10,000 to \$14,999	356	6.99%	289	5.26%	-67
\$15,000 to \$19,999	329	6.46%	280	5.09%	-49
\$20,000 to \$24,999	326	6.40%	320	5.82%	-6
\$25,000 to \$29,999	488	9.58%	305	5.55%	-183
\$30,000 to \$34,999	565	11.09%	357	6.50%	-208
\$35,000 to \$39,999	392	7.70%	361	6.57%	-31
\$40,000 to \$44,999	400	7.85%	353	6.42%	-47
\$45,000 to \$49,999	369	7.24%	317	5.77%	-52
\$50,000 to \$59,999	521	10.23%	646	11.75%	125
\$60,000 to \$74,999	520	10.21%	789	14.36%	269

Chart 6: Household Income in the Overlea/Fullerton Planning Area.

Source: U.S. Census Bureau 1990 and 2000 Censuses.

Note: Chart 6 shows the earnings of households by income bracket. However caution must be taken with this analysis as inflation was not taken into consideration.

Household Income

The median household income for the planning area in 2000 was \$47,791 compared with 1990 when it was \$36,300. This shows an increase in median income. However, the inner suburbs of Baltimore County as a whole have had a decrease in median income from 1990 to 2000.

The poverty rate throughout Baltimore County's inner ring suburbs has increased. It has also been noted that inner suburbs are where there has been a decrease in manufacturing industry and an increase in elderly population. Overlea/Fullerton fits these criteria but does not have a significant portion of the population that meets the definition of living in poverty.

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Housing Price Range/Owner Occupied Units	1990		2000		Change 1990-2000
	Units	%Total	Units	%Total	
Less than \$15,000	5	0.13%	0	0.00%	-5
\$15,000 to \$34,999	26	0.70%	0	0.00%	-26
\$35,000 to \$59,999	184	4.94%	18	0.45%	-166
\$60,000 to \$74,999	608	16.31%	83	2.09%	-525
\$75,000 to \$99,999	1,755	47.08%	1,334	33.55%	-421
\$100,000 to \$124,999	776	20.82%	1,334	33.55%	558
\$125,000 to \$149,999	277	7.43%	889	22.36%	612
\$150,000 to \$174,999	58	1.56%	169	4.25%	111
\$175,000 or more	39	1.05%	149	3.75%	110
TOTALS	3,728	100.00%	3,976	100.00%	-----

Chart 7: Housing Value for Overlea/Fullerton Planning Area

Source: U.S. Census Bureau, 1990 and 2000 Censuses.

Housing Prices & Affordability

The real estate market within Baltimore County has changed significantly and rather quickly over the last decade. Even though research suggests that housing prices within inner suburbs have not increased as much as the outer suburbs and the inner city Chart 8 below illustrates, that over the last decade, home prices have increased.

As Baltimore City is fast becoming a biotech hub, and gentrification is taking place rapidly within the city, many of the city residents are priced out of the downtown market. As a result, they look to Baltimore County, mostly the inner suburbs for residency. The inner suburbs contain some of the region's most affordable housing. Most of the houses in Overlea range from \$75,000 to \$149,999. There are about 203 homes that are between \$150,000-\$199,999 and only 43 houses that are over \$200,000 (Chart 8). In 2000, Baltimore County, houses had a gross median value of \$125,700 compared with the median value in 1990 which was \$99,300.

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Employment Status	1990		2000		Change 1990-2000
	Number	%Total	Number	%Total	
In Labor Force	3984	57.59%	7042	66.10%	3058
In Armed Force	9	.23%	0	0.00%	-9
Civilian	3975	57.46%	6990	65.62%	3015
Employed	3776	54.58%	6833	64.14%	3057
Unemployed	199	2.88%	157	1.47%	-42
Unemployment Rate	4.99%	-----	2.23%	-----	2.76%
Not in Labor Force	2934	42.41%	3611	33.90%	677
Population 16 years and over	6918	-----	10653	-----	3735

Chart 8: The Labor Force Overlea/Fullerton Planning Area
Source: U.S. Census Bureau, 1990 and 2000 Censuses.

The work force of Overlea participates in a diverse group of occupations. The majority of residents were employed within the sales and office occupations while the second highest amount of jobs were in the managerial and professional professions. With the decrease of manufacturing industries from the inner suburbs, there has been a simultaneous increase in service industries.

Note: Census data on occupations are not comparable between the 1990 and 2000 censuses. A consequence of changes in the U.S. Standard Industrial Classification Systems (SIC) in 1997.

Labor Force and Employment	Baltimore County		Overlea	
	Number	Percent	Number	Percent
In Labor Force	396,897	66.62%	7,042	66.10%
In Armed Force	671	0.11%	0	0.00%
Civilian	396,226	66.51%	6,990	65.62%
Employed	376,705	63.23%	6,833	64.14%
Unemployed	16,521	2.77%	157	1.47%
Unemployment Rate	4.16%	-----	2.23%	-----
Not in Labor Force	198,873	33.38%	3,611	33.90%
Population 16 years and over	595,770	-----	10,653	-----

Chart 9: Comparison of Labor Force in Overlea and Baltimore County

Source: U.S. Census Bureau 2000 Census.

Chart 9 illustrates that the employment rate in Overlea/Fullerton after Census 2000 was very similar to the employment rate throughout Baltimore County.

Educational Attainment and Work Status

The population of the study area is well educated, with 35.75% of the population having at least a high school diploma or its equivalent. Only 4.99% of the population has less than a 9th grade education. From 1990 to 2000, there has been an increase in the number of people attending college, even though they may not have obtained a professional degree. There was also an increase in those attaining a Bachelors degree, increasing from 9.61% in 1990 to 11.44% in 2000.

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Education Level**	1990		2000		Change
	Number	%Total	Number	%Total	
Less than 9th Grade	734	7.77%	451	4.99%	-283
9th to 12th Grade, no diploma	1,515	16.03%	1,098	12.14%	-417
High School Graduate (or equivalent)	3,469	36.71%	3,234	35.75%	-235
Some College, No Degree	1,849	19.56%	2,036	22.50%	187
Associates Degree	580	6.14%	630	6.96%	50
Bachelors Degree	908	9.61%	1,035	11.44%	127
Graduate or Professional Degree	396	4.19%	563	6.22%	167
Totals (Male & Female)	9,451	100.00%	9,047	100.00%	-----

** Population 25 years and older.

Chart 10: The Educational Level of the Overlea/Fullerton Community.
Source: U.S. Census Bureau, 1990 & 2000 Censuses

Land Use, Zoning, and Development

Land Use

The Overlea Fullerton Plan area is comprised of 1,530.28 acres of land. The majority of the land is residential in nature, and is bisected by the Belair Road corridor, which is commercial in nature. Other land uses include several county owned recreational and park facilities, some long-term institutional uses, and some office and light industrial use. Land use in the plan area is distributed as follows:

Land Use	Acreage	Percentage of Plan Area
Residential	718.95 acres	47%
Commercial/Industrial	181.54 acres	11%
Institutional	67.36 acres	.04%
Parks/Recreation	207.81 acres	.14%
Rural	31.35 acres	.02%
Transportation/Utility	207.11 acres	13%
Vacant	104.39 acres	.07%
Miscellaneous	17.53 acres	.02%
Total	1,536.04 acres	

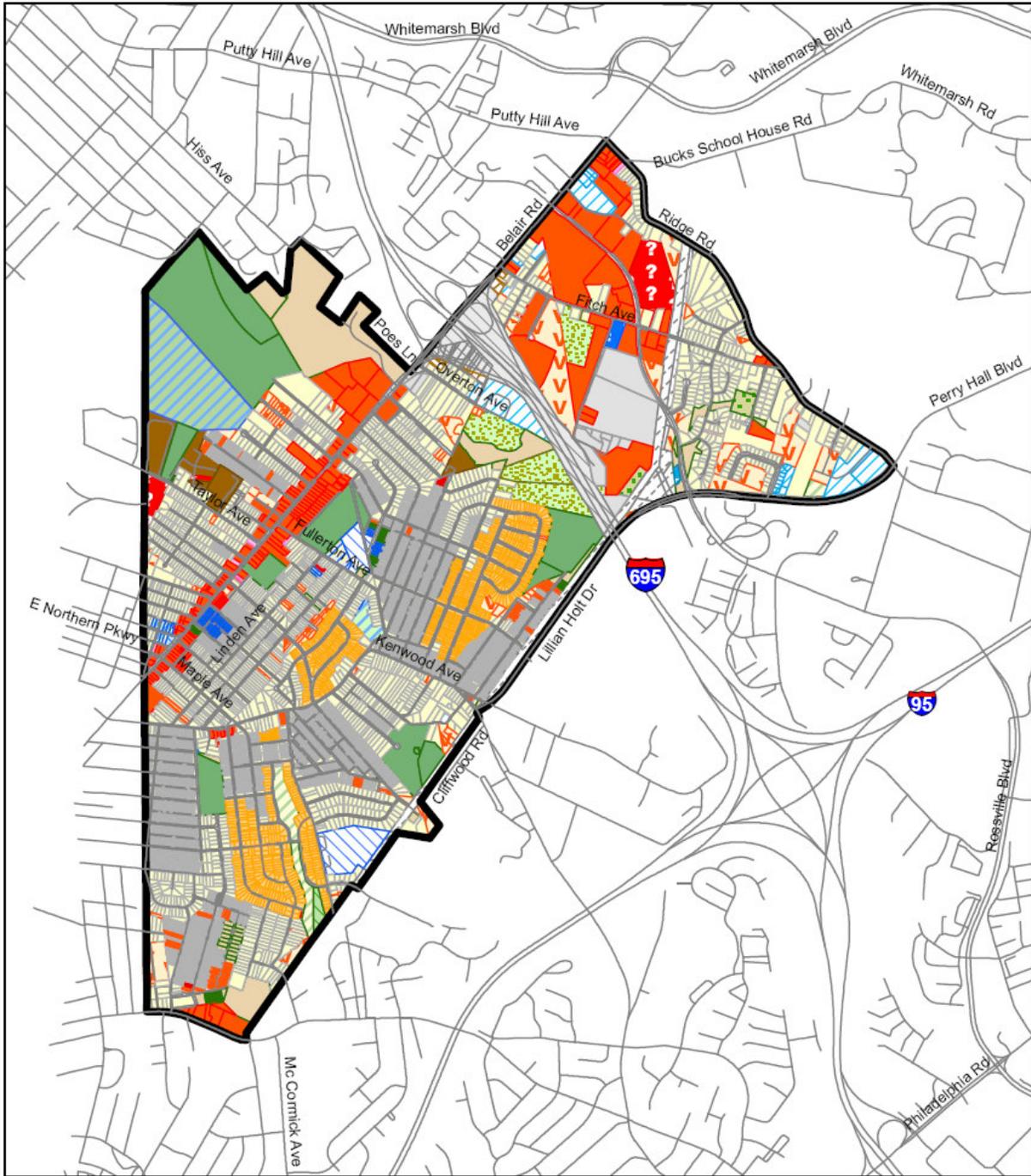
The residential land use within the plan area totals 47 percent of the area, and is comprised of low density single family detached structures, semi detached and townhouse structures, and low rise garden apartments. The individual residential communities consist of Elmwood, Overlea, Linover, and the historic African American Community of Cherry Heights (See page 24 - Land Use Map).

Zoning

Zoning is the county’s primary planning tool used to regulate the use and intensity, development and preservation of land. Approximately 80 percent of the land in the Overlea Fullerton plan area is zoned DR–density residential. In addition to residential communities, this takes into consideration all parks and open space. The majority of land in Overlea Fullerton is zoned DR 5.5 – a mid level residential zone that permits single-family development and in certain cases, townhouses that are considered to be compatible. The western edge of the plan area has some DR 16 zoning on Taylor Avenue at the city/county line, allowing garden apartments.

The second largest zoning category found within the plan area is commercial. The majority of the commercial zoning is located on the Belair Road corridor, but also in pockets located on Kenwood Avenue, Trumps Mill Road and Taylor Avenue.

Overlea/Fullerton Community Plan



Overlea Community Plan Existing Landuse

1 inch equals 2,000 feet
0 1,000 2,000 3,000 Feet



Legend

Roads	Places of Worship	Other Public Park
Study Area Boundary	Private School	Other Gov't Open Space
	Cemetery without Place of Worship	Agriculture
Landuse Code	Fire	Roads
SFD	Senior Living Facility	Electric and Gas Utilities
SFSD	Misc. Government - Public	Storm Drainage
Multifamily	Reservoir Buffer	Vacant
Retail	County Local Open Space	Pipeline
Office	HOA/COA	Further Review
Industrial	County Park	

Map prepared by
Baltimore County
Office of Planning
Arnold F. 'Pat' Keller, III,
Director
October 2008

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Belair Road is zoned commercial, with a full range of business intensities including Business Local (neighborhood business) Business Major (mid range intensity) and Business Roadside (the most intensive business category). Many of the properties zoned BL and BR also have an Automotive Service (AS) overlay district classification (See Page 26-Zoning Map).

Zoning Classifications in the area are distributed as follows:

Zoning Category	Acreage	Percentage
DR 3.5	312 acres	.20%
DR 5.5	890 acres	58%
DR 16	33.98 acres	17%
BL	24.47 acres	.015%
BL-AS	44.27 acres	.028%
BM	0.00 acres	.00%
BM-AS	77 acres	.05%
BR	65.18 acres	.04%
BR-AS	3.98 acres	.002%



Large, deep lots lend themselves to possible panhandle subdivision.

Development

The majority of the plan area is fully “built out” with only a few large parcels having remaining development capacity. The streets were laid out in a traditional grid pattern during the 1940’s through the 1960’s. Most of the lots are long and narrow, measuring in area about 50 feet wide by 150 feet deep. The resulting development pattern in most of the community is traditional with connecting streets that surround neighborhood schools and or recreational areas. These institutional uses are physically located in the center of the community and function as a focal point and gathering place

There are a few remaining tracts of land which have not yet been developed, and which, under current zoning, could accommodate additional residential units. They are located in the northeast section of the plan area bordering I-695. These parcels are still privately owned and unimproved.

Most additional potential development capacity exists in the form of “infill” building throughout most of the community. Long deep lots provide the opportunity for some property owners to subdivide the rear or front portion of their lot for an additional unit. Recently, several property owners have inquired about the ability to develop the rear of their lot with one or two additional units.

The Land Use, Zoning, and Development subcommittee studied a number of issues for future action. The two most significant issues identified were the incompatible residential infill that was being contemplated for some of the vacant lots, and the deterioration of commercial development on Belair Road, which had once served as the hub of the commercial community. It was acknowledged that the most effective solutions would require long term actions. Based on this, the community decided to approach the issues from two directions. The advisory committee examined and endorsed the development of a different type of zoning tool called Form Based Codes (FBC) as a long term solution to their incompatible landfill. This endorsement was based on the notion that an FBC provides a greater degree of specificity in the physical form and composition of building, but does not necessarily dictate style. This can lead to a higher degree of compatibility between buildings than is often found in conventional zoning without detracting from the character of the community. It is the hope of the community to hold a charrette in the next year that would lead to the formation of a form based code. To address the commercial issue from a short term perspective, the timing of the 2008 CZMP cycle presented the opportunity to take immediate steps towards improving Belair Road. As a small, but significant first step, the Linover Improvement Association filed a community CZMP issue to remove the AS Overlay district from all properties on Belair Road that were not operating as a fuel service station. Issue No 6-042 requested that the AS designation be removed in an attempt to eliminate some of the auto oriented uses that were no longer viable on Belair Road, and take a step toward returning it to a neighborhood shopping district (See Appendix - Issue Map 6-042). The subcommittee then turned itself towards some of the long range land use and zoning issues and identified the following:

Overlea/Fullerton Community Plan

Issues

- Existing DR 5.5 zoning of the residential community allows for additional development on some of the long, deep existing lots in the form of panhandles that are not compatible with the surrounding community.
- Intense commercial zoning on Belair road abuts single-family detached residential structures with no transition, often causing conflicts between commercial establishments and residences.
- Commercial zoning of structures originally built as residences has led to inappropriate conversions, particularly that of the front facades, that detract from the character of the commercial area.
- Intense commercial zoning and auto related uses on Belair Road are not conducive to pedestrian activity or commercial revitalization of existing uses that serve the immediate community.



Zoning on Belair Road ranges from Business Local (BL) to Business Roadside (BR).



Recommendations

- Explore the use of Formed Based Codes (FBC) through a community charrette as a way to achieve better quality residential infill development in the plan area. Developing an FBC would require the appearance and layout of the street to be carefully controlled to reflect neighborhood scale.
- Consider rezoning certain areas that are currently zoned DR 5.5 to DR 3.5 to decrease the potential for panhandle development to occur. Suggested sites include: Beech Avenue, McCormick Avenue, Alberta Avenue and several streets located in the Cherry Heights section of the community
- Explore the use of the ROA or RO zoning districts for those residential structures immediately adjacent to Belair Road to minimize the adverse effects of the heavy commercial land use and intense zoning of Belair Road and the neighboring streets. Create a transition buffer zone to the residential community.
- Continue to explore rezoning options through community-initiated issues in the upcoming CZMP process. This is one method of changing the character of Belair Road from a cut through commercial corridor to a more pedestrian friendly street with goods and services that make it a destination.
- Prohibit the use of panhandle lots. The term panhandle lot shall mean a lot so shaped and situated that the main part that the main part of the lots, on which the principal building is or would b constructed, is separated from streets or roads by other lots(s) or parcel(s) and the lot's only street frontage is provided by way of a strip of land that is narrower than the main part of the lot.

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Implementation Zoning, Land Use and Development

Recommendations	Agency Responsible
1. Conduct Charette to develop Form Based Codes	Office of Planning Overlea-Fullerton Community Associations
2. Down zone DR 5.5 acreage to DR 3.5 in future CZMP process	Office of Planning Overlea-Fullerton Community Associations Baltimore County Council
3. Analyze feasibility of creating Belair Road buffer zone	Office of Planning
4. Initiate zoning changes on Belair Road to complement SHA streetscape plan	Northeast Belair Road Community Council
5. Amend Zoning Regulations by revising Section 261 to prohibit panhandles.	Office of Planning Baltimore County Council

Overlea/Fullerton Community Plan

Recreation and Parks/Open Space

Current Conditions

The neighborhood associations in the Overlea/Fullerton plan area are active stewards of the recreational assets located in their community and value them intensely. The subcommittee charged with studying this topic noted improved connectivity and accessibility to open spaces as their number one priority. They also identified issues and recommendations regarding green space expansion, improved park management, and creating community partnerships focused around open space assets.

As noted earlier, park and recreational land use comprises approximately 15% of the total plan area in Overlea/Fullerton. There are five major parks and recreational areas located within the plan area. They are: Double Rock Park (which shares a boundary with the Parkville community), Fullerton Park/Recreation Center/ Senior Center, Linover Park, the Lillian Holt Center for the Arts, and Belmar Park. These 5 parks account for a total parkland acreage of 231 acres. Additionally, St. Patrick's field is a small neighborhood park located in the Elmwood section of the community that is leased from the state.

Besides the major county owned parks, there are also 131 acres of open space acquired through the Local Open Space (LOS) program and HOA programs. These areas are scattered throughout the plan area.

The Department of Recreation and Parks has been considering several additional sites for acquisition. These sites are: 1) the Haase property located in the northwest corner of the plan area and approximately five acres in size. Recently, this property was officially purchased by the county. Planning is underway to consider the best use of this newly acquired space. It is directly adjacent to Double Rock Park and could be used to enhance that passive open space.



Belmar Park and the Lillian Holt Center for the Arts offer unique recreational opportunities.



The Recreation and Parks subcommittee identified the following issues and recommendations:

Issues

- Some of the parks need improved accessibility – particularly Double Rock Park and Lillian Holt Center for the Arts. Double Rock has formal entrances only on the Parkville side of the community. Lillian Holt and the Community Center are both difficult to find, due to lack of signage.
- Although there is a natural logical connection between parks and recreation sites within the community, no formal trail system is in place. A system of green space is being overlooked because of the lack of connection.
- Vacant lots in the Cherry Heights community, which currently provide passive green space, are at risk of being developed with incompatible housing.

Recommendations

- Create opportunities for additional open space for both passive open space and playgrounds – specifically look at the following sites: 1) Brook Avenue on the city side, 2) Haas property, 4) land adjacent to Double Rock Park, 5) MDOT staging area, 6) land adjacent to Garden of Faith cemetery, Overlea Middle School rear site, and the site at Linden and Elm Streets.
- Provide improved access to existing parks, especially Double Rock, by providing access at Belhaven Avenue.
- Explore cultivating a relationship with the Maryland School for the Blind for possible use of its grounds as passive recreation space.
- Explore opportunities for passive open space within the Cherry Heights Historic community on a parcel-by-parcel basis.
- Create a nature trail at the Overlea Middle School site in partnership with the science programs at neighborhood schools.
- Clean and cut back growth at old skating pond (Linover Park) for increased usage.
- Provide greening of existing parks, school recreation site and church grounds.
- Provide greenway through the community beginning with Belmar Park with destinations at Holt Park, Linover Park, then onto private property across Belair Road to Double Rock Park (See Appendix - Proposed Greenway).
- Work with Natural History Society of Maryland to use the local community to discover science through living forms i.e.: tree identification, wildlife and ornithology studies, and other living forms that live along Herring Run Park and Linover Park. Have the museum partner with the local schools.
- Partner with Overlea High School to develop a naturalist program for the Overlea Middle School vacant school site.

Overlea/Fullerton Community Plan

Implementation
Recreation and Parks/Open Space

Recommendations	Agency Responsible
1. Explore Site Acquisition	Department of Recreation and Parks
2. Improve access to Double Rock Park	Department of Public Works Department of Recreation and Parks
3. Establish relationship with MD School for the Blind campus	Overlea-Fullerton Community Associations Northeast Belair Road Community Council
4. Identification of Open Space opportunities - Cherry Heights	Cherry Heights Community Association Neighborspace Board of Directors
5. Nature trail at Overlea Middle School	Overlea-Fullerton Community Associations MD Natural History Society
6. Linover Park Cleanup	Overlea-Fullerton Community Associations Department of Recreation and Parks
7. Establish Community Greenway	Office of Planning Department of Recreation and Parks Herring Run Watershed Association
8. Development of School Partnerships	MD Natural History Society Overlea-Fullerton Community Associations Board of Education

Streetscape and Commercial Revitalization

The major commercial corridor located within the plan boundary is the 6300 – 7600 blocks of Belair Road. In addition to Belair Road, there are small pockets of commercial land located along Kenwood Avenue, and on Trumps Mill Road. The section of the corridor that bisects the community plan boundaries is an extension of US Highway 1, which extends south to downtown Baltimore City and connects northward to southern Harford County. Over 171,900 households are located within five miles of the intersection of Belair Road and the Baltimore Beltway with an average household income of approximately \$56,000 in this five mile area. The area is a mix of main street and traditional suburban development. Many of the structures were originally built for residences, and have over the course of time, been rezoned, converted and subdivided for commercial use. Additionally, flanking the northern entrance to the plan area and the community at the beltway entrance is the Beltway Plaza Center, a large retail center that has recently undergone a complete revitalization.

Planning for a revitalized commercial corridor presents an opportunity to bring together residents and businesses whose daily lives depend on one another. As noted in the introduction, during the planning process, the community has been partnering with the State Highway Administration to develop a revitalized streetscape for Belair Road from the city/county line to the Beltway. Many of the ideas discussed during that process “connect” back to the community plan objectives and vision statement presented in the introduction.

The Commercial Revitalization and Streetscape committee identified the following issues as significant:

- Belair Road has no sense of place. Haphazard development on the corridor does not give anyone the sense that they are entering a neighborhood.
- Wide traffic lanes cause excessive speeds, which have a negative effect on local businesses. People cannot find parking, nor do they find the storefronts welcoming.
- The Automotive Service (AS) overlay district does not encourage the type of development that is conducive to a main street character with pedestrian activity.
- Storefronts with closed up facades, inappropriate signage, and other code violations are not welcoming.
- Sidewalks are in disrepair, and not accessible, making walking difficult for area residents who would otherwise find it convenient to shop in the area.
- Street addresses are not easily identifiable or prominently displayed in recognizable places on the buildings.
- Specific sites located at strategic locations are in particularly poor condition and are in need of exterior revitalization and code enforcement: (Bingo Hall, Bromwell Inn, Hubcap City, Nicki’s Liquors).
- Temporary signage is pervasive and clutters the landscape.
- There is a lack of green, both in the form of street trees and parking lot screening
- Lighting is inadequate.

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Recommendations

- Target the following blocks for revitalization, including code enforcement, improved sidewalks and street trees, and signage improvements.
 - 6700 block – both sides
 - 6900 Block – both sides
 - 7500 block – both sides
- Utilize and make specific recommendations for usage of the county's Architect on Call for commercial building revitalization.
- Explore the possibility of a redevelopment corporation to hasten redevelopment, and enable the community to assemble problem properties for redevelopment.
- Continue to support a resident/business coalition that would promote and manage community issues of mutual interest, taking into consideration the unique relationship between land use and quality of life. (Northeast Belair Road Community Council)
- Implement traffic calming remedies at strategic locations as suggested in the walkability survey conducted by Dan Burden. Locations to include: installation of cross walk and signal at Belair Road and Chesley, narrowing of driving lanes on Belair Road, staggering of on street parking on residential streets, and reduce speed limit on Belair Road to 30 mph.
- Implement neighborhood identification initiatives to improve the sense of place for Overlea such as commercial area banners, development of a community logo placed at strategic locations, and community signs at strategic locations.
- Provide treatment to the historic Overlea bus station loop (COP offices) to increase its prominence as a historic land mark and focal point of the community including decorative street lights, stone veneer on retaining wall, plaza area with decorative pavers, new plantings, benches, historic bus station sign, ADA compatible grates (See Appendix - SHA Streetscape Elevation).



The Architect on Call Program can assist with facade revitalization for structures located in the Overlea Fullerton Commercial Revitalization Area.



The bus turnaround is a historic structure and currently serves as the office for the Overlea Citizens on Patrol.

- Endorse SHA plans for main street improvements to the intersection of Belair Road and Chesley Avenue where two anchor institutions are located – St Michael the Archangel School and the new Maryland Natural History Museum including: decorative paving along sidewalks, ADA compliant pedestrian crossings at all signalized intersections, cross streets and driveways, maintenance for existing street trees and new street trees, new coordinated streetscape furnishings, benches, planters, trash receptacles and newspaper boxes, decorative street lights with banners.
- Endorse SHA plan for the joint community sign at the intersection of Fullerton Avenue and Belair Road.
- Ensure that any development at Belair Road and Fullerton Avenue creates a street/building edge and move parking to the rear with adequate screening.
- “Green” the Fullerton Bingo Site. This large space with parking desperately needs landscaping. Trees should be planted in the parking area to break it up - street trees, planting, and decorative fencing to enhance parking lot.

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Implementation Streetscape and Commercial Revitalization

Recommendations	Agency Responsible
1. Target key blocks for revitalization	Office of Planning Overlea-Fullerton Business Association
2. Identify project(s) for Architect on Call Program	Office of Economic Development Northeast Belair Road Community Council
3. Establish Redevelopment Corporation	Overlea-Fullerton Community Associations Office of Community Conservation
4. Establish resident/business coalition	Overlea-Fullerton Community Associations Overlea-Fullerton Business Association
5. Design and install traffic calming measures	Office of Planning Department of Public Works State Highway Administration MTA
6. Neighborhood Identification Planning and Installation	Office of Planning Department of Public Works Overlea-Fullerton Community Associations
7. Overlea Station Improvements	Office of Planning Department of Public Works State Highway Administration MTA
8. Main Street Improvements	Department of Public Works State Highway Administration Northeast Belair Road Community Council MTA
9. Revitalize sign - Belair and Fullerton intersection	State Highway Administration Office of Community Conservation Overlea-Fullerton Community Associations
10. Create street edge - Belair and Fullerton	Office of Planning Property Owners
11. Provide greening of Fullerton Bingo Hall	Office of Planning Northeast Belair Road Community Council Department of Public Works

Residential Revitalization, Code Enforcement, and Community Character

Members of the advisory group recognized the need for community conservation measures, particularly in the residential section of the community, due to the age of the housing stock and its proximity to newer housing in the White Marsh area. Identifying code violations and speculative activity that may detract from the value and desirability of the community was the charge of the subcommittee looking at these issues. They also examined those assets that need to be maintained and built upon for Overlea/Fullerton to continue to attract new residents.

Residents conducted a block-by-block walking survey, noting those issues and addresses where potential violations existed, and identified the following as most significant:

Issues

- Some large residential structures that are costly to maintain have been converted by investors to rental units, and have fallen into disrepair.
- Residents express interest in retaining the original architectural features and materials as houses are updated. However, structures that are semi-detached, and owned by different owners are often renovated or updated with additions that are not coordinated.
- Some large residential structures have been converted into group homes without proper permits.
- Residences that are poorly maintained seem to breed other poorly maintained residences, often causing a ripple effect in a particular block.
- Parking of commercial vehicles on the street and storage of accessory vehicles and recreational equipment in front and side yards creates visual clutter and detracts from the appearance of the neighborhood.



Tree lined streets add to the charm of the community.



Front porches are an integral architectural element of many residences.

Overlea/Fullerton Community Plan

Recommendations

- Support and enforce the countywide Rental Registration Program to increase accountability and management of rental properties.
- Initiate a liaison with local realtors to highlight community assets.
- Develop and maintain an inventory of reliable and affordable local contractors who have done quality work in the area, as a source of referrals for neighbors, as well as an inventory of available financing programs to assist with repairs.
- Work with code enforcement section of the Office of Permits and Development Management to develop an education package detailing property owner's responsibilities and to develop a form letter designed for inspectional purposes.
- Disapprove variance requests for storage of commercial and recreational equipment in residential zoned areas.



Institutions such as St. Michael the Archangel Church and School, serve as neighborhood anchors.



Above ground pools occupy many of the backyards.

Implementation
Residential Revitalization, Code Enforcement and Community Character

Recommendations	Agency Responsible
1. Rental Registration	Baltimore County Council Permits and Development Management Overlea-Fullerton Community Associations
2. Initiate a Real Estate Liaison	Overlea-Fullerton Community Associations
3. Develop inventory of local contractors	Overlea-Fullerton Community Associations
4. Code Enforcement Education	Permits and Development Management Overlea-Fullerton Community Associations
5. Disapprove variance request for commercial & recreational vehicle storage.	Overlea-Fullerton Community Associations Office of Planning

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Marketing, Community Outreach, and Partnerships

The charge of this subcommittee was two fold: 1) identify those characteristics of the community that were assets and develop recommendations to build upon, and 2) identify those characteristics that were considered negative and may be detracting from the quality of life. Subcommittee members brainstormed about what would make families choose Overlea/Fullerton as a place to live, invest in, or visit for a recreational outing, and what aspects of community life would keep people active and engaged in their community. Several of the issues and recommendations have been previously identified and discussed from a technical aspect in other sections of the plan. Although these issues may seem somewhat unrelated to each other, this section of the plan considers them in the context of promoting Overlea/Fullerton as a neighborhood of choice:

- There is a strong relationship between school quality and neighborhood health. The quality of the Fullerton Elementary School as well as some of the independent/parochial schools located throughout the community is a potential draw for new young families with school aged children.
- There is a substantial amount of green space and a variety of recreational options available in the community.
- The architectural variety and charm of the housing stock is appealing.
- The establishment of a city-county coalition of neighborhoods who share the Belair Road corridor and whose health and vitality are dependent upon each other can improve neighborhood quality.
- There is a unique opportunity presented by the development of the MD Natural History Museum at the former Overlea hall site. The programs that it will offer throughout the immediate community and to the region could have a beneficial spillover effect on the Overlea/Fullerton community.

With these aspects in mind, the following issues were identified:

Issues

- Schools are often the most important marketing tool of a community, particularly when the housing stock is older and smaller than some of the surrounding areas. Academic performance has been improving at Fullerton Elementary over the past 5 years. That trend needs to continue to attract new families to the area. Other private school alternatives in the community also need to be maintained.
- Neighborhood issues often transcend the jurisdiction lines, particularly in an older suburban community. Issues such as safety, transportation, corridor aesthetics and the natural environment that affect both Baltimore County and Baltimore City communities can be more effectively addressed by a unified organization speaking with a unified voice.
- Some parks in the Overlea/Fullerton community are underutilized. There is an opportunity to improve accessibility, programming, and management so that neighbors take better advantage of the resources in their backyard.
- The variety of architecture and affordability of the housing in the Overlea/Fullerton community when compared with the region is unsurpassed. However, some of the houses are large and require substantial rehabilitation to function well for today's families. Residents express interest in retaining the original architectural features and materials as homes are updated, however this can be costly and difficult.

- The strategic location of the new natural history center at 6908 Belair Road has the potential to be an attraction for the Baltimore region that could bring many more people to the Overlea community. The center will promote ecological literacy through the following methods – 1) supporting a natural science collections center, 2) offering a social crossroad and program center for people interested in learning more about nature, and 3) delivering intergenerational nature programs in neighborhoods and communities in cooperation with other place based organizations. Unlike traditional museums, this one will extend beyond the building into the region.

Recommendations

- Support development of more school partnerships to ensure that school leaders and neighborhood leaders are working toward the same goals. A new homeowners packet with useful information about schools, (public as well as parochial and private) recreation activities and other neighborhood resources could be an initial project of the partnership.
- Support the continued existence of the North East Belair Road Council, originally formed in 2007, to address issues in the areas of zoning, development, safety, corridor enhancement along the Belair Road corridor and the City and County neighborhoods that border the corridor. Explore the Maryland Main Street designation for both the city and county portions of Belair Road as a method to better coordinate development and revitalization activities.
- Work with the Department of Recreation and Parks, and other area non-profits such as Neighborspace, the Herring Run Watershed Society and the Maryland Naturalist Society to explore the untapped potential of the area's open space.



6908 Belair Road is the new home of the Natural History Society of Maryland. The site will be completely transformed as a regional attraction.



Fullerton Elementary School is centrally located and functions as a hub for community activities.

Overlea/Fullerton Community Plan

- Develop and maintain an inventory of reliable and affordable local contractors who have performed quality work in the area as a source of referral for neighbors. Explore the idea of a cooperative buying program to help fund needed home repairs and maintenance.
- Support the continued work of the Natural History Museum to restore it's new home at 6908 Belair Road through architectural and site planning assistance. Provide programmatic assistance to hire an executive director to direct the organization's long range plan and act as a liaison with the community.



The Fourth Annual Stemmers Run Cleanup is one of the many activities in which Overlea citizens participate.



A form based code could help coordinate/ regulate improvements to duplex units.

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Implementation Residential Revitalization, Code Enforcement and Community Character

Recommendations	Agency Responsible
1. School Partnerships	Northeast Belair Road Community Council Board of Education
2. Funding Exploration-Northeast Belair Road Community Coalition	Office of Community Conservation
3. Explore Main Street Designation	Northeast Belair Road Community Council
4. Open Space Enhancement	Recreation and Parks MD Naturalist Society Herring Run Watershed Association
5. Cooperative Buying Program	Overlea-Fullerton Community Associations Area Non-Profits
6. Contractor Inventory	Overlea-Fullerton Community Associations
7. Programmatic and Site Plan Assistance to Baltimore County Council and MD Natural History Museum	Office of Planning Northeast Belair Road Community Council Neighborhood Design Center

Capital Improvement and Infrastructure

The Baltimore County Capital Improvements Program is a six year plan that decides what capital projects will be undertaken, when projects will occur, and how projects will be funded. Capital Improvement programming provides the benefit of long range facility planning. It established priorities and allows for coordination of projects with other jurisdictions and levels of government.

The process begins with a citizen input meeting which allows citizens to present their infrastructure needs to the planning board. Projects can range from construction of schools, police and fire stations, to road resurfacing to installation of traffic calming measures.

After citizens have an opportunity to make requests, each agency develops a request list that is reviewed by the Director of Budget and County Executive. Public hearings before the planning board and the County Council are held before the final capital budget is adopted.

Because Overlea/Fullerton's infrastructure is aging, and many capital improvements are needed, all members of the plan advisory committee were very interested in becoming educated on the capital improvement process, and in taking an active role in making requests for the future. Several sections of the plan actually make recommendations that will be funded and implemented through the capital improvements process. In addition to the issues identified in other sections of the plan, the following were put forth by members of the advisory committee:

Issues

- Traffic on Kenwood Avenue has become too intense for the existing roadway. Several accidents occur on the section from



Resurfacing of Kenwood Avenue, including new sidewalks, is in the final stages of completion.



McCormick Avenue to Councilman Avenue. Repeated accidents at the corner of Leslie Avenue and Kenwood Avenue have been occurring for decades.

- Neighborhood streets are known for high rates of speed and the running of posted stop signs. They are used for cutting through the community, as opposed to neighborhood traffic.
- Several residential streets lack adequate lighting.
- Motorists consistently run the red light at Belair Road and Fleetwood Avenue.
- There is a need for designated bike lanes throughout the community.

Recommendations

- Install low profile lighting on neighborhood streets.
- Install bump out curbs at intersections, speed humps and raised pavement at strategic locations to calm traffic.
- Work with the Department of Public Works transportation division to explore the purchase the property at the triangle of Fullerton, Leslie and Kenwood Avenues and install a circle to help ease traffic back ups and slow down the traffic.
- Evaluate the effectiveness of the one-way street patterns throughout the community.
- Conduct a thorough inventory of infrastructure improvements for future C.I.P. budget.



Speed humps on Henry Avenue help to calm traffic in the residential community.



The one way east bound direction of Overlea Avenue does not take optimal advantage of the natural viewshed.

Overlea/Fullerton Community Plan

Implementation Capital Improvements and Infrastructure

Recommendations	Agency Responsible
1. Lighting Installation	Department of Public Works
2. Traffic Calming	Department of Public Works
3. Evaluate traffic pattern alternatives	Department of Public Works
4. Property acquisition for traffic circle	Department of Public Works Land Acquisition Office of Planning
5. CIP Inventory	Department of Public Works Overlea-Fullerton Community Associations

S.W.O.T. Exercise Results Overlea-Fullerton Community Plan

Strengths

- **Long term stability**
- **Good access to regional and public transportation**
- Availability of emergency facilities and health services
- **Friendliness of community**
- **Excellent schools**
- Relatively low crime
- Good senior center with interesting events, commitment to community
- Youth activities/Recreational council
- People are concerned about problems
- **Strong community and business associations**
- Nice parks and open space
- **Great for families and children – second generation families**
- Community celebrations, 4th of July, Christmas, Easter, etc.
- Shopping convenience and good small businesses
- Library – lots of good activities
- Diverse housing stock
- People have diverse occupations
- Well-established community that is relatively built out.
- **Active community and business associations**
- Residents are proactive
- Diversity of ages in residents
- **Convenient to parks, schools**
- **Number of parks**
- **Strong Citizens on Patrol program**
- Good police and fire protection
- Strong, visible political leaders
- Cultural connection – easy to enjoy arts and amenities of the city but still reside in a place that is green
- Defined boundaries make it feel like a distinct, unique place
- Best 4th of July celebration
- Organized active recreation
- Good road network – both state and local
- Shopping centers
- Restaurants
- Councilman Bartenfelder lives on Ridge Road
- Good public and private schools – St. Michaels, St. Peters, etc

Overlea/Fullerton Community Plan

Weaknesses

- **Parks are not accessible, not user friendly**
- **Traffic congestion**
- Housing – large homes on small lots, too close together, out of proportion
- **Crime, gangs, drugs moving out from city**
- **Not enough police because it is a low crime area. People don't call 911**
- Lack of transportation for seniors
- **Lack of lighting**
- Children waiting in street for school bus - no sidewalk
- Loitering at Northern Parkway and Belair Road
- **Boarded up houses/people don't care for property**
- Kenwood Ave – dirty sidewalks, water problems
- Belair Road lacks a sense of identity
- **Commercial vehicles and utility vehicles parked on the street/in yards**
- Animals unleashed and messing on yards
- Too many animals
- Households have too many cars to store
- Cars are parked on lawns
- Street lights blinking is annoying
- Aggressive driving in the residential area
- Increase in crime - particularly in Linover and Hazelwood areas
- **Schools are overcrowded**
- Streets and sidewalks need repair
- Difficult turning lane from Belair Road into the community, particularly on Henry St. and Fullerton Avenue - the signal is ineffective
- Rodent issue
- Aggressive traffic on Kenwood from Lillian Holt Drive
- Flooding problems of Brookwood Avenue and Lyndale Avenue
- Lack of code enforcement in residential area.
- Previous capital improvements not completed – i.e. Kenwood Avenue
- Henry Street (major artery into community) is a bottleneck
- Cut through traffic on Kenwood and Linden Ave
- Poor storm water drainage on Kenwood Avenue and other areas (Redhouse Run)
- Undesirable and vacant businesses – no upkeep and non-uniform frontages
- Increase in the number of rental properties
- Lack of adult oriented recreational space – i.e. tennis
- Infill development
- Trash at bus stops and roads
- Lack of sidewalks, curbs, gutters
- Lack of open space, recreation, aesthetics,
- Lack of pedestrian amenities
- Belair Rd is non-compliant with ADA because of telephone poles

- Drainage problems in Belmar Park
- Elmwood Elementary School has a good percentage of students attending that are not community residents

Opportunities

- Community dues could enable projects, results if paid
- Opportunities for social interaction exist, but need more
- **Connect parks with bike trail,**
- Lillian Holt Park and Double Rock Park underused,
- More work with children
- Historical documentation of area
- Grocery store elderly could walk to
- County resources are available
- Development tracts
- Development of a community logo
- Lighting plan and design could be implemented
- Preservation of existing open space
- Lillian Holt property
- Renovations to Holt property and McCormick property
- **Revitalization of David Brown shopping center (use as model for others)**
- Possible revitalization of Cheslea Place
- Streetscape program on Belair Road, - city line to Beltway
- Undeveloped open space behind Overlea High School
- Streams could be used as visual focal points
- **Stemmers Run could be developed as a walkway and connector to the Double Rock Park path**
- Aesthetic features – not just on Belair road, but to make the rest of the area more inviting.
- More trees on school grounds
- Expand bus routes to include all areas of community
- Shuttle buses
- Increased housing values
- Traffic calming measures
- Marketing/Communicating community standards to new residents
- Developing a liaison between area schools and community associations/business community

Overlea/Fullerton Community Plan

Threats

- Bingo Hall
- Cracked sidewalks
- **Crime, drugs, and gangs**
- Social engineering
- Traffic, bingo, more businesses
- Rising taxes,
- Lack of funding – may cause plans not to come to fruition
- Increase property taxes
- Changing demographics
- People moving in of different community norms, standards
- Kids congregating on streets
- **Property code violations**
- Lack of police coverage – police not following through
- Laudenklos (Weaver) property – threat of development in spite of covenant
- Development behind Double Rock Park (8 acres)
- **Infill housing**
- School overcrowding
- Crime
- **Overdevelopment**
- Maintenance of roads
- School buses on Dale Avenue
- Infill/new construction of new houses makes it difficult to sell older homes
- **Re-sub of lots**
- Planners need to look at bigger picture and consider if schools infrastructure, housing is needed
- Traffic – safety
- Schools are over capacity
- Vacant businesses
- Development without a plan
- Higher taxes/increased assessments
- People not maintaining neighborhood character



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