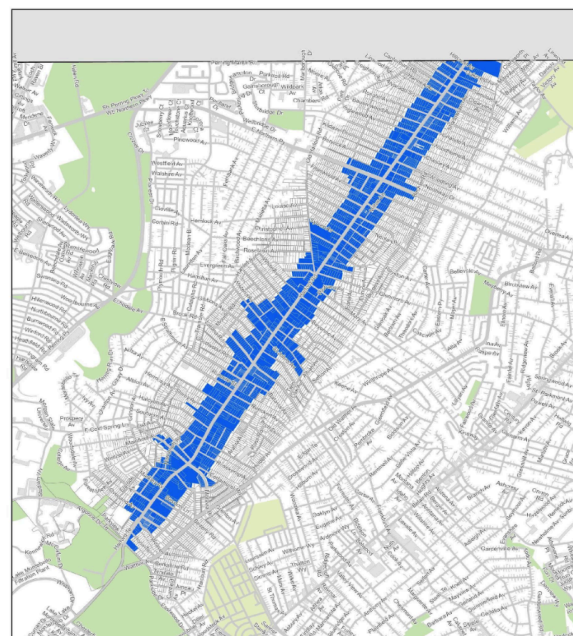


# Harford Road Overlay District

## Agenda

- Introduction
- Background
- The Overlay
- Q&A



Harford Road Overlay District

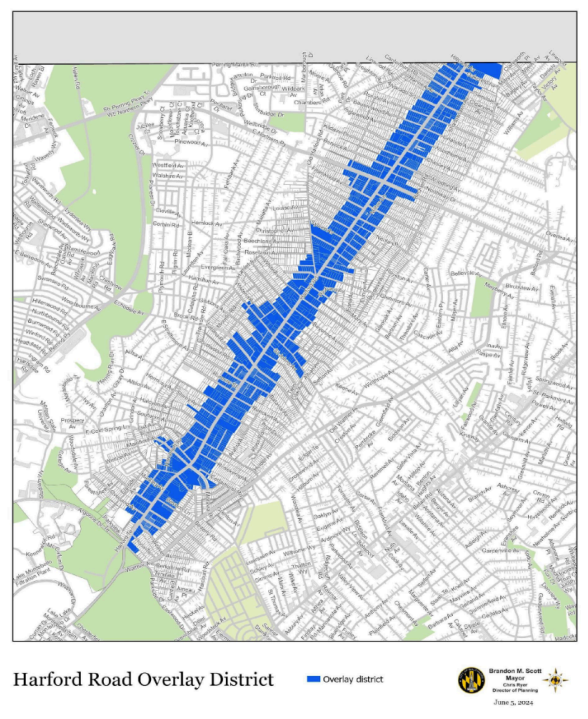
■ Overlay district



## Some Numbers

- 2.9 miles (Argonne to County)
- 25,575 linear feet of frontage
- 502 properties on Harford Rd
- ~9.8% vacancy on Harford Rd
- <1% vacancy among the 16,550 homes in the surrounding neighborhoods (BNIA 2022)
- Strong economic indicators among residents

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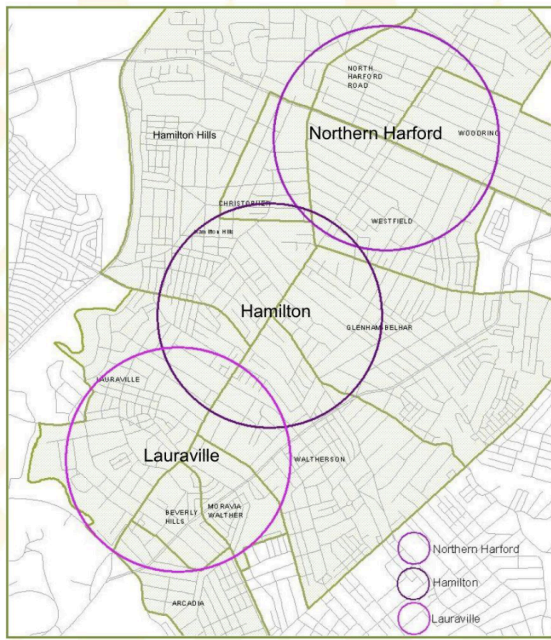


## Some Questions

- Could Harford Road be doing a lot better?
- Are we meeting our housing needs?
- Who is being left behind (businesses and residents)?
- Are URP's necessary?
- Does all of the corridor have the same potential?
- What's necessary for Harford Road to thrive (at scale)?

4

Harford Road Corridor Commercial Nodes

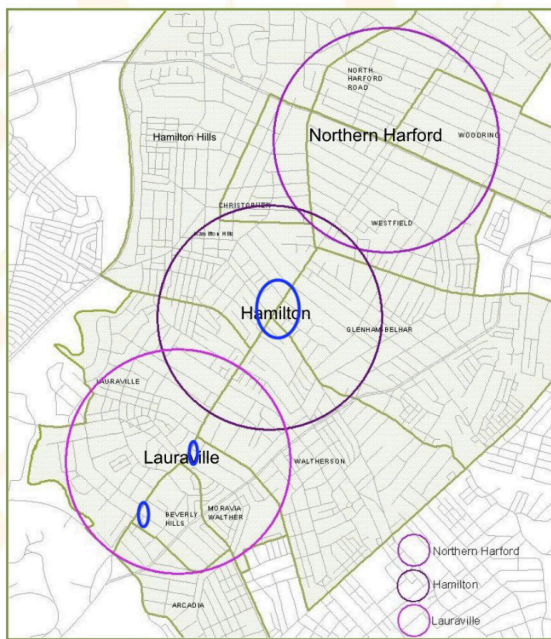


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### The 2008 approach:

- Focus on small areas, expect them to get bigger
- Don't pursue two major recommendations (transportation and housing)
- Ignore the scale of dysfunction

Harford Road Corridor Commercial Nodes

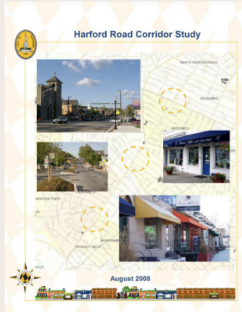


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### The 2008 Results:

- Churn businesses in limited areas
- No outgrowth from those areas
- Vast majority of corridor is unchanged
- New development outside of 2008 nodes is due to new investment interest not resulting from 2008 approach, but rather from persistent, worsening failure.
- Surrounding residential continued to thrive, main street continued to fail to meet community wants and needs

# 2008 Study



2008 Harford Rd Corridor Study

Given the lower population densities surrounding Harford Road, the corridor may not provide the concentration of customers necessary to support needed businesses along the entire length of the corridor, despite relatively high incomes when compared to the City as a whole (See commercial market data in Section 4). Higher income households are generally more mobile and may therefore be more willing and able to travel to more appealing commercial areas elsewhere.

	Population			Acres	Density	
	1990	2000	% Change		DU/ Acre	People/ Acre
Arcadia	1303	1250	-4.1%	128.59	4.1	9.7
Beverly Hills	755	800	6.0%	82.78	3.9	9.7
Christopher	1155	1200	3.9%	103.55	4.8	11.6
Glenham Belford	6192	6090	-1.6%	479.64	5.7	12.7
Hamilton Hills (HEPP)	8977	8580	-4.4%	615.05	6.5	14.0
Lauraville	4294	4375	1.9%	378.44	4.8	11.6
Moravia Walther	964	1080	12.0%	83.85	5.4	12.9
North Harford Road	2715	2770	2.0%	232.34	5.4	11.9
Westfield	3178	3210	1.0%	274.51	5.0	11.7
Waltherson	5623	5905	5.0%	418.79	6.0	14.1
Woodring	2491	2510	0.8%	177.23	6.3	14.2
<b>Total</b>	<b>37647</b>	<b>37770</b>	<b>0.3%</b>	<b>2974.77</b>	<b>5.6</b>	<b>12.7</b>
<b>Comparison</b>						
Hampden	8400	7460	-11.2%	413.72	9.2	18.0
Charles Village	8507	7925	-6.8%	205.62	27.3	38.5
Fells Point	2414	3050	26.3%	184.36	11.2	16.5

Population and Population Density Source: U.S. Census

The Harford Road Corridor Study

### Repairing the Urban Fabric

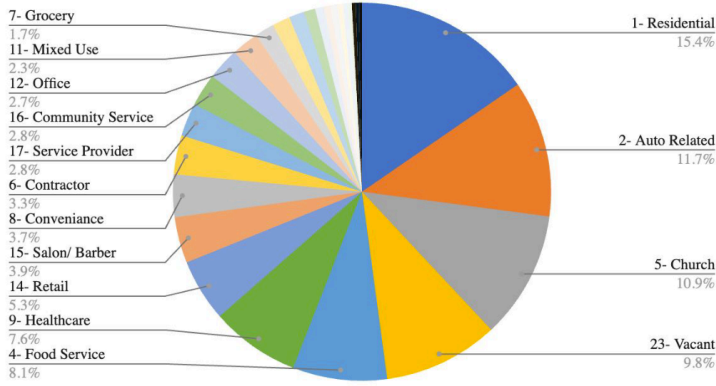
It is important to acknowledge the history of recent commercial development and the existence of some development "mistakes" and then to develop a strategy to repair and enhance the urban fabric with selective demolition, infill new construction, a shared parking and management strategy, mixed use buildings, and an increase in density.

This strategy, although it worked on Elmwood, may meet with some resistance in the communities along the Harford Road corridor given the often adamant opposition to any increases in density. It is, however, an important discussion that needs to be had if Harford Road is to become more vibrant and survive as a thriving commercial area. Density through the use of nodes, as recommended in the citywide Comprehensive Master Plan may be an acceptable compromise, but will require an extensive community education and participatory planning process to arrive at some consensus.

# Recent Survey

- Councilman Ryan Dorsey and Sumner Weiss surveyed every property from Argonne to County
- Sorted into categories of use to show proportions of use
- Used plat records to count front lot line footage of each parcel, rather than square footage
- Subdivided corridor into four segments for comparison

### Front Lot Footage by Business Type



### Highest Desires:

1. Restaurants and Cafes
2. Coffee Shops
3. Natural Food/ Organic Grocery

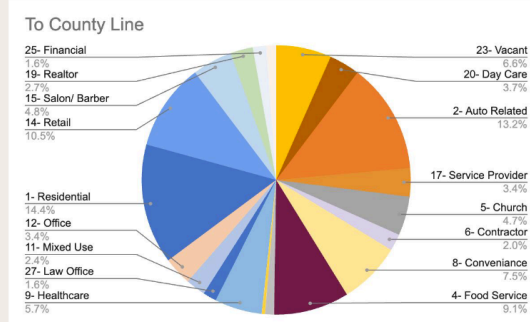
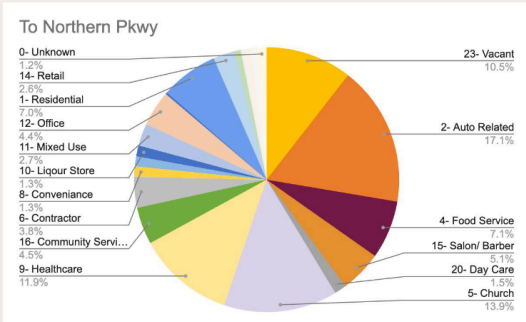
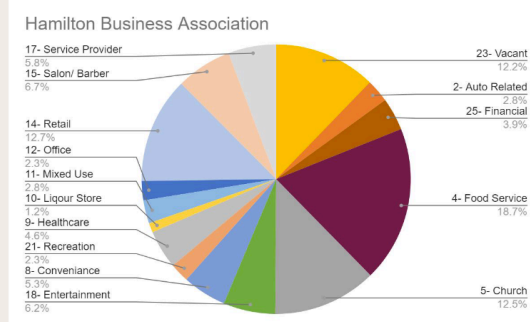
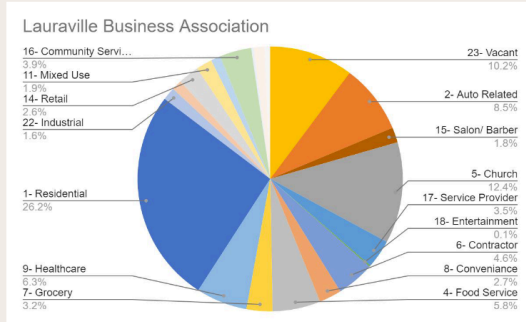
2008 Harford Rd Corridor Study

### Highest Actual Uses:

1. Residential
2. Auto-Related
3. Churches

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## By Segment



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## Main Points

- Allow multi-family in all residential zones within the overlay district, and permit it to be developed to the R-9, R-10, or C-1 bulk and yard standards, allowing the developer to choose which as they see fit.
- Limit commercial uses to a list that is similar to what is allowed by the existing Hamilton and Lauraville URP's.
- Prohibit certain design elements, such as new curb cuts that are not in use or not conforming with the current zoning standards.
- Exempt all uses from off-street parking requirements.

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# Thank you

Council Bill 24-0544