


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0352 / CITY PROPERTY – RENAMING – ALHAMBRA PARK		

TO

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

DATE: March 17, 2023

At its regular meeting of March 16, 2023, the Planning Commission considered City Council Bill #23-0352, for the purpose of changing the name of the playground and pavilion at Alhambra Park, located at 5200 Alhambra Ave, to the Phyllis Gilmore Playground and Pavilion.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #23-0352 and adopted the following resolutions, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #23-0352 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Ms. Nina Themelis, Mayor's Office  
 Mr. Ethan Cohen, Mayor's Office  
 The Honorable Eric Costello, Council Rep. to Planning Commission  
 Mr. Colin Tarbert, BDC  
 Ms. Rebecca Witt, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Stephanie Murdock, DHCD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Liam Davis, DOT  
 Ms. Natawna Austin, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

March 16, 2023

**REQUEST:** City Council Bill #23-0352 City Property - Renaming Playground and Pavilion at Alhambra Park After Phyllis Gilmore:

For the purpose of changing the name of the playground and pavilion at Alhambra Park, located at 5200 Alhambra Ave, to the Phyllis Gilmore Playground and Pavilion.

**RECOMMENDATION:** Approval

**STAFF:** Marie McSweeney-Anderson

**INTRODUCED BY:** Councilmember Mark Conway

**OWNER:** The Mayor & City Council of Baltimore

#### **SITE/GENERAL AREA**

Site Conditions: 5200 Alhambra Avenue is located on the west side of the street, between the intersections with McCabe and Glenwood Avenues. The parcel contains 0.334± acres of land, is presently zoned R-6, and is currently improved with a playground and pavilion.

General Area: This park is located in the Woodbourne-McCabe neighborhood, which is predominantly residential in character. Over the past decade the neighborhood has undergone dramatic transition. Over the past several years, Habitat for Humanity has rehabbed over 20 homes on McCabe Avenue, transforming the look and feel of the neighborhood. Previously with over half of the homes vacant, the neighborhood is experiencing a resurgence and home prices are now comparable with area market values and improvements by investors and homeowners are in progress. The area was once the epicenter of warring drug gangs, but is transitioning into an intergenerational, family and youth focused neighborhood.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

This neighborhood is included in the York Road Strategic Neighborhood Action Plan from 2006 and is adjacent to the east of the York Road corridor, which is the focus of the York Road Commercial Vision and Action Plan from 2015.

## **ANALYSIS**

### Background:

Phyllis Gilmore is a dedicated community leader in North Baltimore who serves as president of the Woodbourne-McCabe Neighborhood Association, vice president of the York Road Partnership, and vice chair of the Mayor's Public Safety Advisory Commission. Phyllis has lived in Woodbourne McCabe for 18 years and has been active in the Woodbourne McCabe Neighborhood Association since 2017. Taking on the mantle of leadership from Monica Gaines, previous Woodbourne McCabe Association President, Phyllis has carried on an ongoing partnership with Habitat for Humanity in welcoming countless volunteers, visitors, and new neighbors to the community.

Ms. Phyllis, as she is known locally, became involved in neighborhood efforts after her grandson was hit by a truck on McCabe Avenue. Since then, she has joined neighborhood efforts to slow traffic, improve recreational activities and public spaces, and improve cleanliness and safety. Known by almost every city department and agency, but especially DPW and DOT, Phyllis is a tireless advocate for neighborhood improvements and area youth.

Since Phyllis' involvement, Alhambra Park has undergone a series of improvements, including permanently closing the through street between the playground and field for youth safety, dozens of new trees have been planted, annual maintenance and ongoing cleanliness occurs, and ongoing graffiti removal. Every year, Ms. Gilmore and the Woodbourne-McCabe Neighborhood Association host and co-host neighborhood meetings and events (such as turkey giveaways for Thanksgiving and Woodbourne-McCabe's National Night Out party) in Alhambra Park. The park, its playground for neighborhood children to enjoy, and the pavilion for neighbors to come together at is in many ways the heart of the neighborhood Ms. Gilmore has dedicated countless hours to.

Her efforts on behalf of Woodbourne-McCabe, in partnership with the City and private stakeholders, have been invaluable in improving and revitalizing the neighborhood. In 2022, Ms. Gilmore was honored by Habitat for Humanity as a Bert Hash Community Partner of the Year for her work with their organization.

### Equity:

- **Impact:** The name change of the park will honor the work of a resident leader who largely receives no financial reward or gain for the countless volunteer hours that go into neighborhood beautification and organizing.
- **Engagement:** Local communities have offered letters of support in acknowledgement and appreciation of the work Phyllis has offered to the community.

Notification: Leaders of the 20+ surrounding neighborhoods, including those directly adjacent to Woodbourne McCabe: Winston Govans, Mid-Govans, Wilson Park, Belvedere Improvement Association, Kenilworth Park, and others along the York Road and Charles Street corridors.



**Chris Ryer**  
**Director**