

Old Goucher, a historic Central Baltimore neighborhood, is seeking to strengthen and attract local businesses and new residents through a period of reinvestment. The Old Goucher Community and Business Associations asked NDC to help them develop a vision plan to deal with pressing concerns of the community, particularly physical improvements to open space, buildings and transportation.

NDC set a context-based framework for the planning process, taking into account demographic trends, housing characteristics, and transportation access. Historic buildings dating to Goucher College provide a neighborhood anchor; however, the demolition of numerous buildings in the postwar era have contributed to a loss of physical cohesion and place identity.

Collaborating with OGCA, OGBA and local residents, NDC identified a set of shared community values to support master planning goals.

From the Vision Plan:

The key to enhancing the quality of life and vibrancy of Old Goucher is driving a pattern of investment and development to support the unique qualities of the area, while diminishing the various impediments to its ongoing improvement, vibrancy, and growth.

Implementation tables with detailed action items, responsibilities and timelines will help ensure that the plan is implemented from the state government through the city, agency and local levels.

BENEFITS

- Historic preservation study documented building assets and neighborhood evolution
- Increased neighborhood cohesion through inclusive community visioning process
- Vision Plan provides a guide to planning for transportation infrastructure investment, infill locations for redevelopment and cultural branding

SERVICES RENDERED

- Community Visioning
- Historic Preservation
- Redevelopment Market Analysis
- Neighborhood Planning
- Urban Design
- Master Planning

ABOUT

Community Partners

Old Goucher Business Association & Old Goucher Community Association

Location

Baltimore, MD



Perception map of Old Goucher