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# TURNER STATION



## COMMUNITY CONSERVATION PLAN

ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL ON  
DECEMBER 15, 2003

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*Rowhouses are one of many housing options available in Turner Station.*

## **Introduction/Chronology of Planning Efforts**

The community planning process for Turner Station began in June 2001 after a concerned group of citizens toured the neighborhood with 7<sup>th</sup> District Councilman John Olszewski. As a result, on July 2, 2001, the Baltimore County Council passed a resolution sponsored by Councilman Olszewski calling for the creation of the Turner Station Community Conservation Plan. Upon adoption by the Planning Board and County Council, the plan will be adopted as a part of Master Plan 2010.

The Turner Station community is faced with many unique opportunities and challenges. Much of its charm and appeal can be attributed to the lack of change that has occurred throughout the years. Unlike many older communities, it has not lost its “small-town feel” to major franchise operations or unsightly development. While much of the housing stock and institutional architecture is in need of rehabilitation, it is very much still intact, and has not yet been compromised as a result of development pressures. On the other hand, Turner Station’s fairly remote location has hindered economic development opportunities, and its incredible waterfront has not been given the attention that it deserves. The challenge for this community in the future is to embark on a redevelopment effort that strikes a healthy balance between preserving its unique charm and history, while at the same time maximizing upon its potential as a desirable, waterfront community that is a destination for both old and new residents, businesses and institutions.



*Sollers Point Technical School is a “magnet” high school located at the entrance to the Turner Station community.*

After reviewing preliminary recommendations of this report, members of the Turner Station Community

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Conservation Plan Advisory Committee have come to the conclusion that an overarching visioning process similar to the Dundalk UDAT study is necessary for this community. The Advisory Committee recognizes that the combined impact of a dredge material disposal site at Sollers Point and realization of the “Key Quay” waterfront development proposed in the UDAT Study will have a profound effect on the existing Turner Station community beyond the recommendations highlighted in this report. The idea became more compelling when the Advisory Committee reviewed neighborhood survey results which indicated that 63% of Turner Station residents view their quality of life in the community as either fair or poor. A consensus emerged among committee members that a far more visionary and robust set of redevelopment/revitalization concepts should be developed that will capture and enhance the recommendations of this report and chart a development future for the whole community.

A request was made that Turner Station residents along with the Baltimore County Office of Planning and the Baltimore County Office of Community Conservation embark on a visioning process for Turner Station similar to the Dundalk UDAT study. Development and implementation of the study should occur as soon as the recommendations have been approved as part of the Baltimore County Master Plan 2010. Many of the recommendations contained in this report can be used as building blocks for a much more ambitious long term comprehensive plan for Turner Station. The Turner Station visioning process can engage the energy and imagination of the entire community in developing a plan that is aimed at raising residents’ quality of life and the ultimate sustainability of the Turner Station community. The Advisory Committee strongly urges that efforts to begin the comprehensive plan process begin immediately but such efforts should not derail

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*The nearby community of Dundalk was the recent subject of a UDAT planning process.*

the implementation of recommendations presented in this conservation plan.

In the fall of 2001, the Turner Station Community Conservation Plan Advisory Committee was formed. This committee dedicated the first two meetings to identifying issues and opportunities facing the community. The Advisory Committee then divided into subcommittees charged with addressing those issues of most concern. The subcommittees worked over the next year to formulate meaningful recommendations for those issues that had been identified. During this process, a community survey was also drafted and distributed (see appendix for survey results). The subcommittees studied and developed recommendations for the following:

- Community Services and Recreation
- Public Safety and Code Enforcement
- Community Appearance/Beautification
- Housing and Community Development
- Infrastructure
- Natural Environment
- Revitalization and Heritage Preservation



*Civic pride and citizen participation are strong assets for the Turner Station community.*

The Turner Station community has participated in a number of planning efforts over the last twenty years. Previous planning efforts in Turner Station include the “Turner Station Urban Waterfront Planning Program,” drafted and prepared in 1982 as part of a grant administered by the Maryland Department of Natural Resources and the Maryland Department of Planning. The primary purpose of that study was to recommend improvements to the waterfront area, the majority of which involved removal of blighting influences and improved public access to the water. More recently, the greater Dundalk community participated in a visioning process that included representation from the Turner Station community and recommended both



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long and short term actions in the areas of housing, recreation, open space, traffic calming and improved use of the waterfront. The visioning process was facilitated by an Urban Design Assistance Team (UDAT) which sought to assist residents in identifying area assets and recommending long term comprehensive redevelopment associated with those assets. General concepts that were explored during the UDAT process for Turner Station will be addressed in greater detail in this report. They include: redeveloping the Heritage Inn site, improving Turner Park with a better park circulation system, and exploring the concept of a cultural center at Fleming Park. There are also several individual revitalization efforts that are currently underway in Turner Station. They include: development of a walking path along the waterfront, shoreline enhancement, documentation of oral history, rehabilitation of older apartments for senior housing, and a streetscape project on Dundalk Avenue. This community plan will reinforce those projects already underway and recommend additional actions aimed at improving both the physical and social stability and sustainability of the Turner Station community.

## Neighborhood Profile

Originally established as a rural community in the late 1800's, Turner Station is located in the eastern section of the county at the end of a peninsula surrounded by the waters of Bear Creek. It is common for the community to be identified as the African American settlement of the larger community of Dundalk (see plan area boundary and locational context map). The plan area consists of approximately 200 acres. The predominant land use is residential. There is a mixture of single family detached dwellings, semi-detached homes, row home structures, and low rise multifamily



*The Ernest Lyons Homes was built in the 1940's and occupies the southwestern portion of the community.*



*The Carnegie Platt community is located directly west of Turner Station at the intersection of Maryland Avenue and Main Street.*

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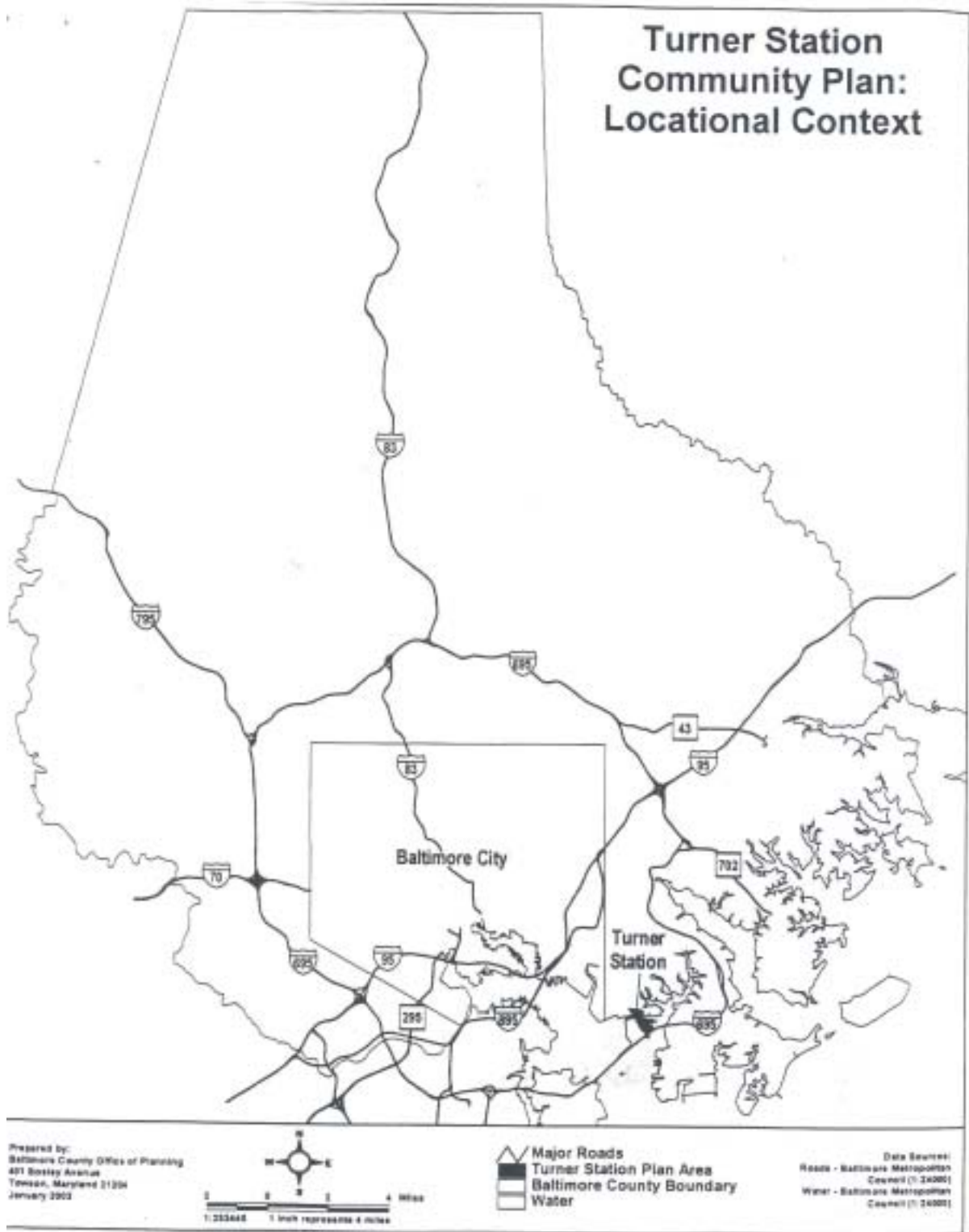
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apartments. The residential zoning districts in the area are DR 5.5, DR 10.5, and DR 16. There are small pockets of commercial zoning at some of the major intersections, including Sollers Point Road and Dundalk Avenue, William Wade Avenue and Main Street, Avondale and William Wade Avenue, and parts of Main Street (see zoning map). Institutional land use also is predominant at the end of the peninsula where the county-owned Fleming Recreational Center is located. A Baltimore Gas & Electric (BGE) Right of Way cuts through the center of the community. The land owned by BGE is utilized by community residents for a community gardening program. Directly to the west of Turner Station is the neighboring community of Carnegie Platt. These two communities have been physically divided since the construction of Broening Highway. Carnegie Platt is predominately residential with a large section of the community-owned and utilized by the Baltimore Gas and Electric for a power plant. Although they have been physically divided for a number of years, their proximity to one another, and to the waterfront area results in the two communities sharing some of the same need for improved services and infrastructure.

The population of Turner Station is approximately 3,301. Demographic information from the Census 2000 indicates that the racial composition is fairly homogeneous. Eighty percent (80%) of the population is African American, sixteen percent (16%) is white, and four percent (4%) is other. The median annual household income is \$28,324. The majority of residents are between the age of forty and forty-four, however there are also a substantial number of children (26%) below the age of fifteen years old. The average level of education attained is completion of high school. There are 1,460 housing units in the community. The

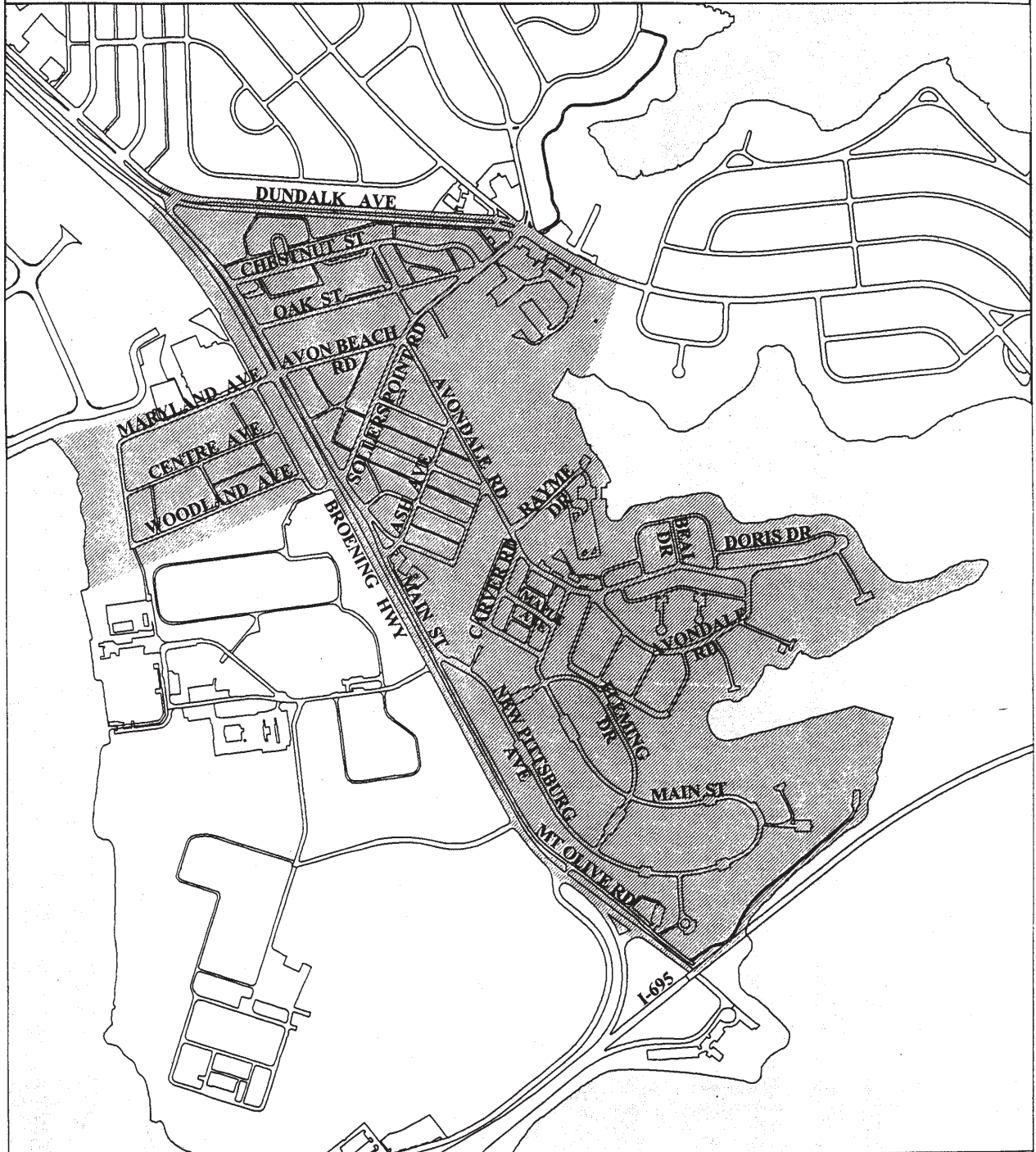


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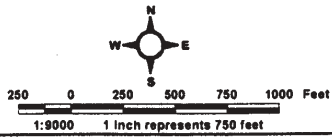


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## Turner Station Community Plan Area



Prepared by:  
Baltimore County Office of Planning  
401 Bosley Avenue  
Towson, Maryland 21204  
January 2003

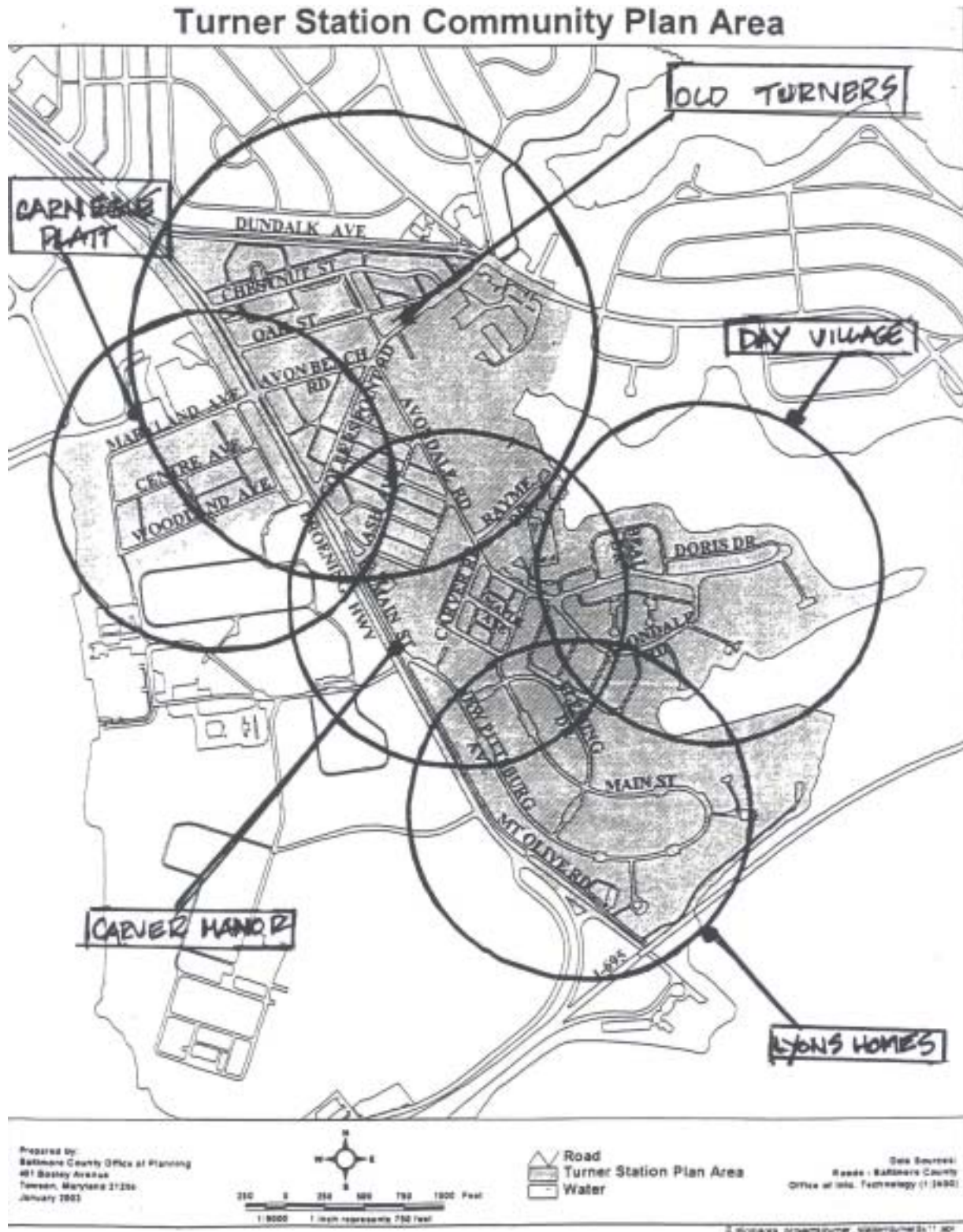


 Road  
 Turner Station Plan Area  
 Water

Date Sources:  
Roads - Baltimore County  
Office of Info. Technology (1:2400)

E:\Kristarea\_projects\turner\_station\turner8x11.apr

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*The Fleming Center recreational building was constructed in the 1990's and functions as the hub of the community.*

housing stock is varied, although most of it was built before 1960. 475 (36%) of the units are owner occupied and 836 (63%) are renter occupied. There is a substantial amount of multi-family rental housing located in two major developments—Ernest Lyons Homes and Day Village. Demographic information from Census 2000 indicates that the median house value is approximately \$40,000. There are approximately 149 vacant/abandoned units. Most of these are located in the two multifamily apartment complexes. Some of these units are located in the Day Village Apartment community and were purposely vacated in preparation for proposed rehabilitation for senior citizen apartments.

Turner Station witnessed most of its growth and prosperity during the 1940's as a result of black steelworkers moving to the area to be close to employment at the Bethlehem Steel plant (see History). Since that time, as in many older communities, population has declined, followed by a decline in services. The community continues to be involved, however, particularly as part of the renaissance of the Greater Dundalk area begins to take shape. Stakeholders continue to pursue development connected to the community's long history of education and faith, its unique waterfront location, and its unique place in history.



*Originally a segregated community, Turner Station had its own schools. Sollers Point High School graduated its first class in 1949.*

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## History of Turner Station

Turner Station has changed little since the end of its boom in the 1950's. As a result, the predominately African American community exists today much as it did twenty years ago. In some respects, the effects of time standing still are positive. The community remains closely knit. The area that grew into Turner Station was once only farmland. This tract of land was owned by J.M. Turner as early as 1877. The rural character of the area began to change in the 1880's when Pittsburgh Steel Company decided to build a steel plant on land known as Sparrows Point, which was located across Bear Creek from Turner's tract of land. The Pittsburgh Steel plant only operated at Sparrows Point for a short time before it was bought out by the Maryland Steel Company. It was also around 1888 that Mr. Turner sold a portion of his tract to the Sparrow Point Railroad Company for \$2000. The railroad company erected a station, naming it for the Turner property through which the rail passed on its way to Sparrows Point.

The Maryland Steel Company created a subsidiary called the Dundalk Company for the purpose of overseeing construction of housing for workers in nearby Dundalk. The Dundalk Company had just started constructing homes and a shopping center when World War I created an astonishing demand for ships constructed of steel. As a result of this increased demand for labor, many African Americans migrated to the area and created their own communities with barber shops, fraternal organizations, restaurants, and churches.

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*The Balnew Cab Company was a thriving community owned business in the 1940's and 50's.*



*The Turner Homes School opened in the 1930's.*

Picturesque housing for white steelworkers, being built by the Dundalk Company was already under construction in nearby Dundalk. Development also included schools, churches and one of the first planned shopping centers in the country. Meanwhile, the housing for African American Steelworkers progressed at a much slower rate. The first housing developments outside of Dundalk were Steelton Park and Carnegie Platt. In 1920, a school was built and was called Turner School. It served only the African American children in the community.

As housing sprung up around the Turner Station stop of the Sparrows Point Railroad, the Turner Station community took form. Characteristic of many other African American communities in the 1930's, the residents of Turner Station were self sufficient. Since segregation discouraged their business outside of their immediate community, they opened their community-based businesses such as Balnew Cab Company, Allmond's Confectionery, the Anthony Theatre, and Fanny Major's Community Laundry. The Adams Cocktail Lounge located on Main Street was considered the most popular black lounge in Baltimore County, hosting entertainment greats such as Chick Webb, Cab Calloway, Pearl Bailey and Billy Eckstein.

Many famous and innovative individuals such as Dr. Anthony Thomas and Henrietta Lacks were originally from Turner Station. While many extraordinary residents like these were making contributions to the community and even the world, Turner Station had reached its high point. The first residents of the community had set a foundation of homes, businesses and religious institutions, World War II created another need for steel and additional workers at the Bethlehem Steel Plant. As a result, two large housing complexes were constructed in the 1940's in Turner Station. Day Village, originally



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contained 500 two bedroom, two story rental units. Ernest Lyon Homes contained 300 one and two story units. There was also a cluster of rowhouses located at the north end of Turner Station which were built during World War II.

In addition, the community also developed its own schools-Turner Elementary School, Fleming School, and Sollers Point High School. These schools were staffed with dedicated teachers and administrators. As a result of the dedication, demands for excellence and close ties with the families of Turner Station, the educators at these schools were able to ensure that the students had a strong educational foundation.

After the 1950's very little residential or commercial development occurred. In fact, after World War II, the community began to decline. As with many older areas, limited job possibilities and housing choices forced children of long time residents to look to the suburbs. Between 1950 and 1970, the population of Turner Station declined by nearly fifty percent.

The population decline had many adverse effects on the community. Vacant apartments and rowhouses were bought by persons not living within the community and inhabited by a more transient population. Problems such as drug abuse, crime and deteriorated properties became common. Vacant and boarded properties were a common sight in the Lyons Homes and Day Village communities.

At the turn of the 21<sup>st</sup> century, things are starting to turn around in Turner Station. Within the past few years, encouraging signs of redevelopment have occurred. The opening of the Fleming Center provided the community with a center for recreational, educational, and civic activities. Investment in the redevelopment of Day Village has occurred. Most



*The Adams Cocktail Lounge was a destination for many famous performers such as Pearl Bailey.*



*Students at Sollers Point High School in 1951.*

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*“Turner Station History Day” is celebrated by neighborhood youth.*

importantly, the community itself has been infused with a new sense of hope and pride. It is through a partnership of concerned and dedicated community stakeholders that a neighborhood revitalization is beginning to take shape.



*A community gathering in the 1940's.*

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## **Heritage Preservation and Revitalization**

The Heritage Preservation and Revitalization subcommittee has developed a plan for historic preservation efforts in Turner Station that builds on the following principles:

- *Preserve the quality of community life*
- *Preserve community history*
- *Promote heritage preservation among youth*
- *Promote heritage-related economic development*

Many heritage preservation efforts are underway as a result of the creation of the Turner Station Heritage Foundation. The primary goal of the foundation is to plan, develop, fund, and build a Heritage Museum. The museum would focus on the community's history of African American steelworkers and their role at the Bethlehem Steel Company in the adjacent community of Sparrows Point. Additionally, the museum would highlight the life contributions of other notable persons having their roots in the Turner Station community such as Henrietta Lacks, Dr. Thomas and Dr. Wade, and many others. The first major step in this process is to identify a site for the museum in the community. This museum could potentially house educational programs and public art depicting the history of the area, as well as function as a visitors center from which area tours could begin.

Another major goal of the subcommittee is to document the site of present and former establishments that, because of their contribution to the cultural history of the community, have become informal landmarks. These include the Adams Cocktail Lounge, The Anthony Theatre, the Ice House, and the Dog House.

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*Henrietta and David Lacks*

Additionally, many residential structures in the original sections of the community have historical and cultural significance and may be eligible for the Maryland Historic Trust Inventory or National Register Landmark nomination.

Fleming Park, located at the foot of Main Street and having water frontage on both Clement Cove and Bear Creek, has historically been perceived as underutilized. Currently its use is limited to the activities organized and funded through the County recreational leagues. The subcommittee explored the idea of increasing the park's usage to include historic/recreational activities that would provide an opportunity for tourist-related activities such as concerts, docking for water taxi tours or a waterfront promenade. The Turner Station Park, located on the shores of Peach Orchard Cove also has waterfront access that could provide an opportunity for additional use. Ideas generated during the subcommittee process included: a boat landing point, a farmers market, and space for a multipurpose building that could be used for a variety of events including meetings, entertainment, and community affairs. The subcommittee generated the following issues and recommendations:

### Issues

- The Turner Station community has a rich cultural history associated with the steel working industry that should be preserved and documented.
- There is unique, period architecture in the community that may be eligible for historic status, facilitating its preservation and enabling applicants and owners to receive tax incentives for restoration and preservation.
- There may be untapped economic potential associated with tourism and the waterfront that



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has not been fully assessed from a marketing perspective.

- Activities targeted towards the youth in the community are lacking and could be enhanced by having youth participate in activities connected with the heritage of the community.

## Recommendations

1. Explore the opportunity of establishing a nonprofit 501.c.3 organization to develop the heritage foundation as a formal body that can apply for and be eligible to receive grant funds and associated loan programs, and can work to more fully develop a long term economic vision that promotes heritage preservation (see appendix).
2. Explore the idea of identifying a location for a heritage museum and begin to identify property acquisition issues and possible funding sources.
3. Survey and identify existing historic resources and location of important sites (institutional, commercial and residential) within the community. Explore the idea of designating specific properties as historic or the entire community as a local historic district.
4. Sponsor public relations events such as oral histories or public art shows as a method of raising funds for the museum as well as raising public interest in the history of the community.
5. Work with the Department of Recreation and Parks to determine how Fleming Park and Turner Station Park could be utilized for tourist related activities.
6. Organize youth educational programs/forums about the contribution of the steel industry as it relates to black history, using intergenerational learning programs that involve both the youth and the elderly of the community.



*Churches such as New Shiloh Baptist have played a significant role in the history of the community.*





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*Family unity and community pride have been long standing values in Turner Station.*





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<b>Implementation Responsibilities Heritage Preservation and Revitalization</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
#1	Turner Station Community Associations Office of Community Conservation
#2	Turner Station Community Associations Office of Community Conservation Office of Planning
#3	Turner Station Community Associations Office of Planning
#4	Turner Station Community Associations Dundalk Historical Society
#5	Office of Community Conservation Department of Recreation & Parks
#6	Turner Station Community Associations Department of Aging Board of Education

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*Single family detached cottages and bungalows are the oldest housing types in Turner Station.*



*Rowhouses and duplexes were later constructed in the 1940's.*

## Housing and Community Development

The development of a residential community and the housing stock in Turner Station occurred in four stages and can be divided into four geographical subsections—Old Turners, Carver Manor, Ernest Lyons Homes and Day

Village (see neighborhood map pg. 8). Old Turners, the original community, consists of frame cottages built in the late 1800's. Carver Manor, located in the center of the community, is a section of row homes that was built in the 1940's in response to the increased worker population at The Bethlehem Steel Company. Ernest Lyons Homes and Day Village are both multifamily apartment communities built in the 1940's. As a result of the community's concern and survey results, the housing subcommittee focused its efforts on the condition of the housing stock and identifying long term housing code violations.

The first step the committee took was to identify those properties that were deteriorated and categorize them into those requiring either "major" or "minor" repairs. Fourteen properties were identified as needing major repairs. Based on the level of repair work needed, a follow up strategy was developed. The subcommittee will continue to document the response/action by property owners, and begin to engage the division of Code Enforcement in the process when appropriate.

Other housing related issues potentially facing the community include: the design of new infill housing and its compatibility with the existing neighborhood, redevelopment of deteriorated, outdated rental housing, increasing vacancies and abandonment of structures, access to state and county sponsored housing programs by area residents, a declining home ownership rate, the need for a lead abatement

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program, and a very limited range of available housing products.

## Issues

- There are several houses/structures that have severe code violations and constitute health and safety violations, including the presence of lead paint. These houses also detract from the marketability of the area, and are particular nuisances for adjacent property owners.
- The majority of the lots in the community are undersized according to the current Baltimore County Zoning Regulations (BCZR) and will only accommodate housing types that are compatible in scale and massing with those originally constructed.
- Irregularly shaped parcels that are vacant and located at significant locations present design challenges.
- Certain sections of Ernest Lyons Homes are particularly deteriorated and/or vacant and no longer provide affordable rental housing that is an asset to the community.
- There is virtually no newly constructed housing either for sale or rent for young families, creating a void in the market for potential buyers.
- Housing values are well below that of the county average and the greater Dundalk community.
- Property owners are not well informed about ways to access county and state housing programs that may be available for assistance with purchase and/or renovation expenses.
- There may be historically significant structures that are in danger of future razing because they have not been inventoried and assigned official designation.



*A section of housing in the Day Village community.*



*An owner occupied structure in Ernest Lyons Homes.*

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*Rehabilitation of the older housing stock is needed.*



*Rental housing, originally constructed for temporary purposes, is showing signs of wear and tear.*

## **Recommendations**

1. Work with the county code enforcement office to force repairs and/or selective demolition of derelict properties.
2. Develop a series of suggested housing prototypes that are appropriate in scale, massing, materials, etc. to refer to for any proposed new construction. Require review of architectural elevations through the undersized lot process by the Baltimore County Office of Planning prior to issuance of permit.
3. Explore redevelopment scenarios for the non owner-occupied section of Ernest Lyons Homes. Consider redevelopment of the site in an effort to introduce some newly constructed additional single family housing to the community.
4. Partner with the Offices of Planning and Community Conservation, as well as Dundalk Renaissance Corporation housing committee to develop a marketing plan in an effort to attract young families to the area for homeownership.
5. Explore redevelopment opportunities at the former "Sollers Homes" site.
6. Partner with the Office of Community Conservation to host regular workshops that advertise available loan programs offered by the county and assist in the loan application process.
7. Work with the appropriate county agencies to initiate several economic development initiatives including: small business opportunities training, job training programs coordinated with a revitalization strategy, and financial incentives geared towards small business retention and attraction.
8. Implement programs/strategies aimed at increasing home ownership.
9. Discourage investment buying by implementing anti-speculation strategies.

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10. Develop a “block by block” housing plan for the entire community.
11. Continue to support the revitalization/ redevelopment efforts underway at Day Village.

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<b>Implementation Responsibilities Housing and Community Development</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
#1	Turner Station Community Associations Department of Permits & Development Management (PDM)
#2	Office of Planning Office of Community Conservation
#3	Office of Community Conservation Office of Planning
#4	Office of Community Conservation Office of Planning
#5	Office of Community Conservation Office of Planning
#6	Office of Community Conservation
#7	Turner Station Community Associations Office of Economic Development CCBC-Dundalk Campus JHU-Bayview Center Office of Employment & Training
#8	Turner Station Community Associations Office of Community Conservation
#9	Turner Station Community Associations Office of Community Conservation
#10	Turner Station Community Associations Office of Community Conservation
#11	Turner Station Community Associations Office of Community Conservation



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## Infrastructure and Traffic

The Infrastructure subcommittee considered and evaluated the condition of both basic facilities including; water/sewer service, streets, storm drainage systems and solid waste disposal, in addition to examining transportation issues such as traffic calming methods, traffic patterns, road capacity, access to public transportation, and the efficiency of existing traffic signalization.

The primary method used to investigate these conditions was on-site tours conducted by members of the subcommittee. Additionally, the committee distributed a community survey, conducted interviews with community members, conducted online research, and obtained advice from Baltimore County staff.

The recommendations contained in this section are aimed at improving the livability of the Turner Station community. It is the conclusion of the committee that the current condition of the sidewalks, curbs, gutters, alleys and streets not only affect the health and physical safety of the community but also detract from the visual appearance and desirability of the community.



*Much of the community's infrastructure is in need of repair.*

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*Sidewalks in many locations are deteriorated or non-existent.*

## Streets, Alleys and Sidewalks

### Issues

- Alleys throughout the community are deteriorated and/or non-existent and in need of resurfacing.
- Sidewalks in many locations are broken, deteriorated, misarranged, or non-existent.
- Street surfaces, primarily in Old Turners and Lyons Homes, are in poor condition, making driving conditions difficult and promoting a poor visual appearance.
- Curbing and gutters are either in poor condition, or non-existent, resulting in drainage problems.
- The area lacks consistent street identification signage (particularly Main Street at which there are three different sections and Fleming Drive).

### Recommendations

Work with the county Department of Public Works to complete the following:

1. Assess, prioritize and reconstruct deteriorated and unpaved alleys.
2. Construct new and/or repair existing sidewalks at identified locations (see appendix).
3. Reconstruct and/or repave streets throughout the community at identified locations (see appendix).
4. Conduct an inventory of where curb and gutters are lacking and program their installation through the county's Capital Improvement Program (CIP).
5. Install new, updated street identification signs, with block numbers on designated neighborhood streets.



*Alleys throughout the community are unpaved.*

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6. Assure that all construction of new sidewalks complies with the American with Disabilities Act (ADA) requirements.

## Storm Drainage

### Issues

- Public and developer installed pipes are inadequately sized.
- Storm drains are seldom, if ever, cleaned, causing drainage problems.
- Ponding occurs after most storms due to deteriorate pavement and storm drains, resulting in icing problems in the winter and breeding areas for mosquitoes in the summer.
- Water flows from streets at elevated locations such as Broening Highway, Mt. Olive Drive, Main Street, and New Pittsburgh Avenue toward storm drains that flow to Bear Creek from Peach Orchard Cove.

### Recommendations

Request a complete analysis and correction by the Department of Public Works that achieves the following:

1. Correct the storm drainage system existing in several areas (see appendix for locations)
2. Initiate a regular maintenance system for storm drain cleaning to prevent clogging.



*Storm drains in neighboring Carnegie Platt are in need of repair.*



*A deteriorated storm drain located on South Lane.*

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*Bus shelters, while needed, are inadequately lit and exacerbate the problem of drug activity.*

## Lighting

### Issues

- Existing outdoor lighting in the area is oriented to automobiles rather than pedestrians.
- BGE lights are infrequently spaced.
- Several locations within the community are poorly lit and have become havens for crime and drug activity in the evening.
- Lighting at bus shelters is inadequate and exacerbates the existing problem of drug activity.

### Recommendations

1. Develop a design and installation plan for a standard pedestrian scale lighting fixture to be placed throughout the community that provides adequate pedestrian lighting, and complements the historic character of the community.
2. Working with the county Department of Public Works and the Police Department, develop a lighting plan for strategic locations which adopts defensible space concepts, aimed at decreasing crime.

## Traffic and Pedestrian Safety



*Some streets are conducive to speeding, causing a safety hazard.*

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## Issues

- Traffic volumes at the intersection at Sollers Point Road and Avon Beach Road may warrant a traffic signal.
- There are public spaces, particularly around the Fleming Center, where children gather and play, yet traffic moves too quickly.
  
- Several areas lack marked pedestrian crossings that are required for safe access.
- Several streets and intersections experience excessive speeding – particularly Avondale Road and William Wade Avenue, Dundalk Avenue and Main Street, Dundalk Avenue and Sollers Point Road, Main Street in front of the Fleming Community Center.
- Speed limits are sporadically enforced.
- The far right lane of Dundalk Avenue, as you approach Turner Station, forces you to merge without any advance signage.
- The abutment at Main Street and Dundalk Avenue that currently requires vehicles to turn onto Main Street is problematic.

## Recommendations

1. Formally request a traffic survey to be conducted by the Department of Public Works to determine if the intersection of Sollers Point and Avon Beach Road area warrants a traffic signal.
2. Coordinate with Traffic Engineering and the Police Department to step up speed enforcement methods.
3. Work with Department of Public Works to study the feasibility of revising the Dundalk

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Avenue and Main Street entrance to the community in an effort to improve traffic safety and neighborhood identification.

4. Identify and install “children at play signs” in those public areas that are frequented by neighborhood children including several alleys and in front of the Fleming Community Center.
5. Survey and evaluate those areas where residents frequently cross the street and install crosswalks to accommodate regular pedestrian activity.



**TURNER STATION COMMUNITY CONSERVATION PLAN**

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<b>Implementation Responsibilities Infrastructure</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
Streets, Alleys and Sidewalks	
#1	Department of Public Works
#2	Department of Public Works
#3	Department of Public Works
#4	Department of Public Works Office of Planning
#5	Department of Public Works
#6	Office of Community Conservation Department of Public Works Commission on Disabilities
Storm Drainage #1 #2	Department of Public Works Department of Public Works
Lighting #1	Department of Public Works Office of Planning Office of Community Conservation

<b>Implementation Responsibilities Infrastructure</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
Traffic and Pedestrian Safety	
#1	Department of Public Works
#2	Department of Public Works Police Department
#3	Department of Public Works
#4	Turner Station Community Association Department of Public Works
#5	Turner Station Community Association Department of Public Works

# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Community Services

The community services subcommittee considered the current inventory of services available and identified the gaps and/or barriers that exist. In doing so, the committee benefited from the community survey that was completed as a part of this plan, and also from issues and concerns that were voiced by residents early on in this process.

It is particularly important that the residents of the Turner Station have access to affordable community services/educational programs. This means that services should be located within walking distance, be offered at convenient times for working individuals, and that information regarding the availability of programs be made readily available. The subcommittee recommends the formation of an umbrella group so that the various community groups, churches and other special interest groups can continue to work together to make the recommendations in this plan a reality, to advocate for the community and to plan for the future. There are a number of segments of the population that could benefit from adequate services. It is the feeling of many subcommittee members that the Fleming Center could be better utilized as a resource for a number of these programs. In that regard, many of the issues and recommendations included in this section relate to the improved use and management of the Fleming Center facility.



*The Fleming Community Center offers several community services programs.*

# TURNER STATION COMMUNITY CONSERVATION PLAN

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*This site is proposed for new construction to house a store as well as community programs for youth.*

## Issues

- Residents residing in the area could benefit from general life skills counseling/educational services regarding child care, health care, employment, etc.
- There is a substantial senior population in the community that is currently under served in terms of daytime activities/meals/assistance.
- There is a substantial population of children under the age of 5 requiring accessible/affordable day care services.
- Drug and alcohol problems among area youth contribute to the perception of crime in the community.
- Test scores at Logan Elementary remain among the lowest in the county indicating the need for tutoring and literacy programs for elementary age children in the community.

## Recommendations

1. Create a community newspaper and identify a location for a lighted community bulletin board to improve the dissemination of information on services within the community.
2. Establish an umbrella group so that the various neighborhood groups, churches and civic associations can respond to issues that come before the community, and work on implementing the actions recommended in this plan.
3. Sponsor community leadership-building classes that involve existing leaders in the community to serve as mentors.
4. Improve relations and communications with county government by exploring resident representation on various boards/commissions involved in planning, policy, program implementation and service delivery.
5. Create a task force to evaluate the use, management and function of the Fleming Center

## TURNER STATION COMMUNITY CONSERVATION PLAN

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in an effort to better utilize the center. The evaluation should specifically address the following issues: increased activities for seniors, the hiring of a full-time center director, structural and design improvements specifically improved acoustics and the feasibility of adding bleachers to the gymnasium that would make it more adaptable for community meeting uses.

6. Create a system of support and assistance to area schools in an effort to improve the relationship between the community and school, aimed ultimately at improving school performance.
7. Create a family resource center within the community that would supply such resources as a senior day care service, expanded child day care services, parenting programs for young mothers, substance abuse counseling, and dietary training programs.



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## TURNER STATION COMMUNITY CONSERVATION PLAN

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<b>Implementation Responsibilities Community Services</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
#1	Turner Station Community Associations Office of Community Conservation
#2	Turner Station Community Associations Office of Community Conservation
#3	Office of Community Conservation CCBC -Dundalk Campus
#4	Turner Station Community Associations 7th District Council Office
#5	Turner Station Community Associations Department of Recreation & Parks
#6	Turner Station Community Associations Board of Education
#7	Turner Station Community Associations Department of Social Services Health Department Office of Community Conservation

# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Natural Environment

One of the primary geographic assets of the Turner Station community is its extensive shoreline. The waterfront provides an amenity not available to most communities within the metropolitan area. Its careful and responsible enhancement will provide a major benefit to the planned efforts for community conservation.

The Maryland Department of the Environment is constructing a shoreline enhancement project along the County-owned property adjacent to the Fleming Center. This project includes the removal of phragmites and rubble and the reestablishment of the shoreline along with grass plantings. The project commenced in the summer of 2002.

The Chesapeake Bay Critical Area Act, enacted in 1984, impacts a significant portion of the Turner Station Community, including all of its shoreline. The law generally identifies the “Critical Area” as all land within 1,000 feet of the mean high water line of tidal waters or the landward edge of tidal wetlands of the Chesapeake Bay or its tributaries. Development within the Critical Area is strictly regulated to minimize or reduce the sediment, nutrients, and toxic substances found in runoff and associated with development. Within the Critical Areas extending from the wetland areas and shoreline is a 100 foot buffer. The buffer is intended to minimize the adverse impact of human activities and to act as a water quality filter. New development within the buffer generally is limited to water dependent facilities. Mitigation of existing conditions that may adversely impact the shoreline or the wetland also is sought. Currently there are efforts underway to plant appropriate trees and



*Turner Station is located on the shores of Bear Creek.*

## TURNER STATION COMMUNITY CONSERVATION PLAN

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*Waterfront reclamation projects are currently underway.*

vegetation in the buffer area in order to preserve and protect the shoreline around the southern tip of Turner Station. As trees mature, the trees will allow views of the water and will combat the invasive growth of the phragmites species. Over the past several hundred years, plants have been imported or cultivated to suit particular cultural, aesthetic and environmental needs. A number of species have escaped from cultivated gardens or were planted intentionally into natural areas for wildlife benefit, only to cause havoc on the located ecosystem. While some of these plants do provide benefits to wildlife, the long range results have been very harmful.

Another major issue affecting the natural environment in Turner Station emerged in the fall of 2002. The Maryland Port Authority identified the shoreline of Sollers Point as a potential disposal site for material dredged from the inner harbor. If chosen, dredge material would be placed along the shoreline of the community. A total of 26 sites have been identified and ranked as to the suitability for disposal. A citizen advisory committee has been formed to provide the Port Authority with input regarding community issues as they analyze the feasibility of the various sites. Although Sollers Point may rank high in priority from an environmental/locational perspective, there are a number of community issues to take into consideration regarding impact on quality of life, economic development initiatives, land ownership, exposure to toxins, and impact on cultural heritage initiatives already in the pipeline. The dredging effort will affect many other aspects of this plan, and if implemented, have a long range impact on the future of the Turner Station community. It will continue to be a major issue for the community.

### **Issues**

# TURNER STATION COMMUNITY CONSERVATION PLAN

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- Phragmites growth has invaded the shoreline and is killing the native plant material
- There is no barrier to protect children from the shoreline except the current dense stand of phragmites, creating a potential safety hazard.
- The waterfront is suffering from erosion and pier instability.
- Fleming Waterfront Park is in need of improvements, most notably the addition of comfort stations.
- The identification of Sollers Point as a harbor dredge disposal site presents many long term issues/opportunities for Turner station residents over the next 20-40 years.



*The Day Village Pond provides a picturesque environment.*

## **Recommendations**

1. Continue to work with the involved governmental entities to control phragmites and develop a long term maintenance plan for future control.
2. Continue to work with the county Department of Environmental Management and Protection and the Maryland Department of the Environment (MDE) to develop a shoreline erosion maintenance program for the shoreline areas.
3. Work with the county Department of Recreation and Parks to identify an appropriate location for the addition of a comfort station to Fleming Park.
4. Ensure representation on the Citizens Advisory Committee to respond to and supply information to the Maryland Port Authority as they develop their dredge waterfront plan. This representative would be charged with speaking for the community as well as communicating information to the state legislature as the site selection process proceeds.

## TURNER STATION COMMUNITY CONSERVATION PLAN

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<b>Implementation Responsibilities Natural Environment</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
#1	Department of Recreation & Parks Department of Environmental Protection & Resource Management (DEPRM)
#2	Department of Environmental Protection & Resource Management (DEPRM)
#3	Department of Recreation & Parks
#4	Turner Station Community Associations Office of Community Conservation Department of Environmental Protection & Resource Management (DEPRM)



# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Public Safety and Code Enforcement

As with many communities, public safety is a major concern to the residents, businesses and institutions within Turner Station. It impacts the daily quality of life in the community. The survey conducted as part of the community conservation plan process revealed that public safety is of paramount concern to the residents. Recommendations made by the public safety committee call for greater cooperation between the police department and the community, cultural sensitivity training, increased structured activities for youth to combat juvenile crime and loitering, the establishment of a Citizens on Patrol (COP) program, and a greater police presence in the community.

### Issues

- Some community residents are not as involved with the programs/services offered by the Police Department as they could be.
- Cultural sensitivity and understanding the issues, limitations, and obligations of both the community and the police officers needs improvement.
- Youth are at risk for involvement in crime, particularly after school and during the summer because of a lack of sufficient structured youth activities during these times.
- The Citizens on Patrol (COP) program, which has been successful in the past, is not currently functioning.
- There is a lack of police presence in the community during certain hours and in particular locations.
- Code violations including unauthorized dumping, unlicensed abandoned autos, and substandard

# TURNER STATION COMMUNITY CONSERVATION PLAN

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houses can breed abandonment, and contribute to the crime problem in the area.

## **Recommendations:**

1. Police officers working in the community should be required to attend cultural sensitivity and diversity in-service training classes and cross training annually. The leaders of the community should take advantage of the opportunity to attend the Police Citizens Academy for the purpose of getting updated on public safety issues to take back to the community.
2. Work with the Police Department to have an increased presence in the community by attending various community association meetings. Continue to have the police utilize the offices in the Day Village community for phone and reporting purposes as a way of expanding police presence in the community. Expand this type of use into the Ernest Lyons Homes
3. Ensure representation on the Police Community Relations council and attendance by a resident of Turner Station on a regular basis.
4. Develop more community based programs for youth, particularly those that include substance abuse prevention and education. Work with the police department to build more community awareness of the Explorer and Cadet programs to promote youth education.
5. Establish an active Citizens on Patrol (COP) committee
6. Coordinate with the Beautification Committee and Housing Committee and with appropriate county agencies to develop a plan and regular maintenance schedule for repeat code violations on both public and private property. Reoccurring violations include open dumping, high grass and weeds, vacant and abandoned houses, and

## **TURNER STATION COMMUNITY CONSERVATION PLAN**

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unlicensed vehicles. This should include a minimum of two community wide clean ups/dumpster days per year.

7. Employ Crime Prevention through Environmental Design (CPTED) principles in targeted geographic areas where drug activity has been noted.
8. Develop and adopt an Emergency Evacuation plan.
9. Enforce permanent display of house/building addresses.

## TURNER STATION COMMUNITY CONSERVATION PLAN

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<b>Implementation Responsibilities Public Safety and Code Enforcement</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
#1	Turner Station Community Associations Police Department
#2	Day Village Apartment Management Police Department
#3	Turner Station Community Associations Police Department
#4	Police Department Health Department
#5	Turner Station Community Associations Police Department
#6	Turner Station Community Associations Office of Community Conservation Department of Permits & Development Management (PDM)
#7	Police Department Office of Planning Office of Community Conservation
#8	Police Department Fire Department
#9	Police Department Department of Permits & Development Management (PDM)

# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Recreation

The Turner Station community currently benefits from numerous recreational options including but not limited to ballfields, playgrounds, tot lots, a fishing pier and passive open space at Fleming Center Park, a boat launch and other recreational amenities at Turner Station Park, tennis courts and track facilities at Sollers Point Technical High School and a Drop In Center and Learning Resource Center at the Fleming Community Center. As with all things, the changing needs and growth of the community will require consistent re-evaluation for improvement and growth potential.

The subcommittee has also embraced several new proposals to enhance recreational options within the community. Several of them were conceived during the Dundalk UDAT process. One proposal is a collaboration between Turner Station residents, Johns Hopkins and the Office of Community Conservation. Together, these groups have formed a committee called PATH, which stands for “Promoting Activity for Turners Health.” It is the goal of the PATH committee to improve the health of Turner Station families by establishing an outdoor walking path that will cater to walkers, hikers, cyclists and skaters. With these assets in mind, the following issues and recommendations were developed:

## Issues



*Turner Station Recreation Council Parade*

# TURNER STATION COMMUNITY CONSERVATION PLAN

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- Several segments of the population of Turner Station are currently under served, including young children (2-5) and seniors.
- Members of the community are unaware and misinformed about the current recreational opportunities that exist. Improved communication is necessary.
- Family and community involvement regarding recreational programs and activities needs to be reviewed.

## **Recommendations**

1. Encourage recreation council involvement from all age groups.
2. Develop and strategically place additional tot lots in the community.
3. Improve dissemination of informational resources and services within the community.
4. Encourage use of community parks to facilitate more family activities.
5. Develop recreational and community programs which foster unity between the senior and youth age groups.
6. Create expanded community gardens in additional locations in the community as recreational opportunities.
7. Develop viable recreational programs for adults of all ages.
8. Recommend annual maintenance to the current pavillion areas, replace old tables and grills, and install additional picnic pavillions at Fleming Park.
9. Install bleachers in the gym at Sollers Point High School.



*Turner Station Baseball Team-1950's*



## TURNER STATION COMMUNITY CONSERVATION PLAN

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<b>Implementation Responsibilities Recreation</b>	
<b>Recommendation</b>	<b>Implementing Agencies</b>
#1	Department of Recreation & Parks (Rec Council) Turner Station Community Associations
#2	Department of Recreation & Parks
#3	Turner Station Community Associations
#4	Department of Recreation & Parks
#5	Turner Station Community Associations
#6	Department of Recreation & Parks Department of Aging
#7	Department of Recreation & Parks Turner Station Community Associations
#8	Department of Recreation & Parks
#9	Department of Recreation & Parks Board of Education

## **Community Appearance/Beautification**

The primary objective of the community appearance/beautification subcommittee was to preserve the intimate scale and community feeling of Turner Station and reflect this in the appearance of the community through a number of initiatives.

### **Issues**

- There are vacant parcels of land that could benefit from beautification efforts throughout the community to improve it's curb appeal.
- Circulation and direction finding throughout the community is somewhat difficult and could be improved.
- There are a number of publicly owned areas that are not well maintained.
- Neighborhood block clubs that previously focused on clean block projects, are not as active as they previously were in past years.
- The intersection of Main Street and Dundalk Avenue, which acts as "the front door" to the community is not well maintained or well marked.

### **Recommendations**

1. Develop a logo to be used on community signage and banners.
2. Install banners throughout the community at strategic locations.
3. Install signs noting the locations of institutions and attractions.
4. Reinitiate the neighborhood clean block campaign.
5. Plant small flower gardens throughout the community.

## TURNER STATION COMMUNITY CONSERVATION PLAN

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6. Design and plant the area around the park behind Friendship Baptist Church.
7. Initiate a cleanup effort in and around the BGE right of way.
8. Initiate and develop a planting plan on the vacant parcel (former site of the Heritage Inn), as a temporary beautification measure until the lot is redeveloped.
9. Work with state and county to develop a regular maintenance program (grass cutting, etc.) on publicly owned property.

## TURNER STATION COMMUNITY CONSERVATION PLAN

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<b>Implementation Responsibilities Community Appearance/Beautification</b>	
<b>Recommendations</b>	<b>Implementing Agencies</b>
#1	Office of Planning Turner Station Community Associations
#2	Turner Station Community Associations
#3	Office of Community Conservation Turner Station Community Associations
#4	Turner Station Community Associations
#5	Turner Station Community Associations
#6	Turner Station Community Associations
#7	Turner Station Community Associations
#8	Office of Planning Turner Station Community Associations
#9	Baltimore County Dept. of Public Works Turner Station Community Associations

**Maps and Tables**

# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Demographic Profile Turner Station Census Tract 4213.00

	1990 Census	2000 Census
<b>Total Population</b>	<b>3,694</b>	<b>3,301</b>
<b>Gender</b>		
Male	1,743	1,510
Female	1,951	1,791
<b>Racial Composition</b>		
White	619	561
Black	3,012	2,670
American Indian	23	0
Asian or Pacific Island	40	0
Other Race	0	15
Hispanic Origin	10	63
<b>Median Household Income</b>	<b>23,731</b>	<b>28,324</b>

<b>Median Family Income</b>	26,198	27,986
<b>Poverty Status By Age</b>		
under 5	13	129
5 years	18	34
6-11 years	47	131
12-17 years	37	87
18-64 years	216	1,428
65-74 years	60	250
75 years or over	49	200
<b>No. of Housing Units</b>	1,536	1,460
<b>Occupancy Status</b>		
Occupied	1,444	1,371
Vacant	92	149
<b>Source: US Census Bureau 1990c, 2000c</b>		
<b>* Note: Age Structure measurement units differ from 1990-2000 census</b>		



# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Demographic Profile Turner Station Census Tract 4213.00

Age Structure	1999	2000
Under 5 years	258	256
5-9 years	278	330
10-14 years	234	275
15-17 years	133	157
18-19 years	80	78
20 years	43	30
21 years	37	39
22-24 years	151	106
25-29 years	298	161
30-34 years	311	188
35-39 years	312	239
40-44 years	284	243
45-49 years	168	214
50-54 years	151	196
55-59 years	173	138
60-61 years	81	55
62-64 years	145	68
65-69 years	212	136
70-74 years	174	157
75-79 years	112	129
80-84 years	48	66
85 years and over	41	40
	3,694	3,301
<b>Source: US Census Bureau 1990c 2000c</b>		
<b>* Note: Age Structure measurement units differ from 1990-2000 census</b>		

# TURNER STATION COMMUNITY CONSERVATION PLAN

## Turner Station: Existing Zoning (January 2003)

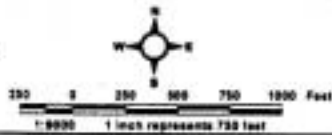


# TURNER STATION COMMUNITY CONSERVATION PLAN

## Turner Station: Land Use (January 2003)



Prepared by:  
Baltimore County Office of Planning  
401 Bosley Avenue  
Towson, Maryland 21284  
January 2003



**Roads**  
Water

**Land Use:**  
Single-family Built Out  
Multi-family Built Out  
Commercial  
Industrial

**Land Use (cont.):**  
Institutional  
Park  
Resource Conservation  
Roads  
ROW  
Vacant

**Data Sources:**  
Planometric - Baltimore County  
Office of Info. Technology (1:2400)  
Land Use - Baltimore County  
Office of Planning (1:2400)

S:\planning\_projects\turner\_station\turner0311.apr

**Appendices**



# TURNER STATION COMMUNITY CONSERVATION PLAN

## Community Survey Results, Part II

### Introduction

A community survey, for the purpose of aiding in the community planning process, was re-distributed in the Turner Station Community Conservation Plan Study Area at the end of February 2002. A significant number of the Advisory Committee members felt that the originally mailed survey had not reached everyone in the study area. The deadline for returning the survey, either by mail or to drop-boxes placed around the community, was March 18, 2002. The surveys were hand-delivered to properties in the study area.

### Survey Response Rate

Number of Surveys Distributed—1000

Number of Surveys Returned—19

Number of Residents in the

Turner Station Community Conservation Plan Study Area—approximately 851.

In total 19 surveys were returned out of 1000 surveys that were distributed, for an overall return rate of 1.9%.

## RESPONSE TO INDIVIDUAL QUESTIONS

36. Please rate the Quality of Life within our community. (circle one)

Excellent      Good      Fair      Poor

### RESPONSE RATE FOR THIS QUESTION

Surveys Distributed	Surveys Returned	Responded to this question
1000	19	19

### PURPOSE OF QUESTION

To determine how residents of Turner Station perceive their quality of life.

### RESULTS

Quality of Life	Number of times this rating was selected
Excellent	1
Good	6
Fair	11
Poor	1

Additional comments (comments of similar nature were listed once with number of similar responses in parentheses):

There is room for improvement.

37. What additions do you think would enhance the quality of life in our community? (circle all that apply)

Parks    New businesses    Better housing    New/Better Public Programs or Services    New/Better Health Services

### RESPONSE RATE FOR THIS QUESTION

Surveys Distributed	Surveys Returned	Responded to this question
1000	19	19

### PURPOSE OF QUESTION

To determine what is needed in the community to enhance the quality of life for residents.

# TURNER STATION COMMUNITY CONSERVATION PLAN

## Community Survey Results, Part I

### *Introduction*

A community survey, for the purpose of aiding in the community planning process, was created and distributed in the Turner Station Community Conservation Plan Study Area during the month of November 2001. The deadline for returning the survey, either by mail or to drop-boxes placed around the community, was December 18, 2001. The surveys were mailed to resident addresses based on a Baltimore County property address database within the GIS system. In addition, surveys were handed out by members of the Advisory Committee residents in the community who reported not receiving the survey in the mail.

### *Survey Response Rate*

Number of Surveys Distributed—1200

Number of Surveys Returned—111

Number of Residents in the

Turner Station Community Conservation Plan Study Area—approximately 851.

In total 111 surveys were returned out of 1200 surveys that were distributed, for an overall return rate of 9.25%.

<b>RESPONSE TO INDIVIDUAL QUESTIONS</b>
---

1. Please rate the Quality of Life within our community. (circle one)  
 Excellent      Good      Fair      Poor

#### RESPONSE RATE FOR THIS QUESTION

Surveys Distributed	Surveys Returned	Responded to this question
1200	111	107

#### PURPOSE OF QUESTION

To determine how residents of Turner Station perceive their quality of life.

#### RESULTS

Quality of Life	Number of times this rating was selected
Excellent	1
Good	39
Fair	53
Poor	15

\* some responses showed more than one rating circled.

#### Additional comments (comments of similar nature were listed once with number of similar responses in parentheses):

- We have to go outside of our community for all our shopping needs
- It (the community) has been much better
- I love living in Turner Station, but I feel that we need better housing code enforcement
- Air quality, especially at night from factories emitting chemicals; influx of drug users due to lack of screening tenants
- Would be a lot better if the landlord would screen for drug trafficking and listen to the homeowners that's trying to better the streets
- We need better housing
- Children knock out and paint the light covers
- Improvement is needed everywhere (2)
- Drugs going on, on the corner of Pine, Oak, and Chestnut Streets



# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Sites for Infrastructure Improvements

### Alley Resurfacing

Carver Manor behind Maple Lane  
400 block of Main Street

### Alley Re-paving

St. Matthews United Methodist Church  
Henry Street behind Avon Beach Road  
Alley behind Ash Avenue, Sollers Point Road, East Avenue, and Walnut Street  
Alleys bordered by Ash Avenue, Sollers Point Road, Walnut Street, and Balnew Avenue  
Alleys bordered by Ash Avenue, Cedar Avenue, Walnut Street, and Balnew Avenue

### Traffic Signal

Intersection of Sollers Point Road and Avon Beach/Avondale Road

### Signage

“Watch for Children” signs in front of Fleming Community Center and in paved alleys\

### Street Lighting

550 Main Street  
538 Main Street  
526 Main Street  
Alley behind 400 block Main Street  
414 Maple Alley  
Intersection of Cedar Lane and Center Street  
209 Balnew Avenue  
154 Chestnut Street  
Track at Sollers Point Technical High School  
Alley at Maple Lane near Carver Road  
Intersection of Maple Lane near Carver Road  
Intersection of Maple Lane and William Wade Avenue  
Circle at Juniper Lane in Day Village  
300 block Chestnut Court  
Polianski Street  
Alley-Rayme Road behind Friendship Baptist Church and Day Village Rental Office

# TURNER STATION COMMUNITY CONSERVATION PLAN

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## **Sites for Infrastructure Improvements (continued)**

### **Sidewalks**

Construct new sidewalks in the following locations:  
Dundalk Avenue from Main Street to Sollers Point Road  
Main Street from Balnew Avenue to New Pittsburgh Avenue  
Avondale Road from Sollers Point Road to Carver Road

### **Curbs and Gutters**

Install new at following locations:  
Carver Manor  
Lyons Homes  
Old Turners

### **Roads and Streets**

### **Pedestrian Crossings**

Avondale Road and Ash Avenue  
Sollers Point Road and Avon Beach Road  
Sollers Point Road and Avondale Road  
Avondale Road and William Wade Avenue  
Dundalk Avenue and Main Street  
Dundalk Avenue and Sollers Point Road  
Main Street in front of the Fleming Community Center

Conduct an inventory of Carnegie Platt

# TURNER STATION COMMUNITY CONSERVATION PLAN

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## Trouble Drain Inventory

300 block Sollers Point Road at Basketball Court  
Chestnut Street and Pine Street  
Cedar Avenue and Center Street  
100 block Fleming Drive (at 133 Fleming Drive)  
New Pittsburgh Avenue to Lyons Homes Management Office and VFW parking lot, downhill to Main Street and Carver Road  
Peach Orchard Lane

### Main Outlets to Bear Creek

Fleming Center  
West of Pump House behind 100 block of Fleming Drive  
Day Village behind Pump House at Peach Orchard Lane  
Sollers Point High School south of Turner Avenue and school track  
West-side 700 block New Pittsburgh Avenue  
Turner Station Park at Rayme Road

### Street Storm Drain Survey

Dundalk Avenue-Main Street to Sollers Point Road  
Three drains north side (sidewalk)  
Four drains south side  
**Note:** no obstruction to drains, water flows curb line to drain

Main Street to Polianski Avenue to Chestnut Street  
One drain on the east side of Main Street  
No drain on the west side of Main Street  
**Note:** water flows from Broening Highway to Main Street into one common drain.

Chestnut Street-Main to Sollers Point Road  
Two drains on the south side near Pine Street  
Two drains on the north side near Pine Street  
**Note:** water flows to three drains close together at Pine Street.

Oak Street-Main to Pine Street  
One drain on the north side at Pine Street  
No drain on the south side

Oak Street to Sollers Point Road  
No drain on the north side  
Two drains on the south side  
**Note:** water flows downhill from Main Street

300 block Sollers Point Road to Pine Street  
One drain on the north side  
One drain on the south side

Avon Beach Road  
No drains  
**Note:** all water flows from Main Street downhill to Sollers Point Road and down Avondale Road.

100 and 200 blocks Sollers Point Road  
No drains

Balnew Avenue-100 and 200 blocks  
No drains  
**Note:** water flows from Broening Highway to New Pittsburgh Avenue.

Cedar Avenue  
No drains  
**Note:** Water stands in place at Center Street and Cedar Avenue

Center Street to Ash Avenue  
One drain on the west side  
One drain on the east side

Ash Avenue to Center Street  
One drain on the north side  
One drain on the south side

## TURNER STATION COMMUNITY CONSERVATION PLAN

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Ash Avenue to East Avenue  
One drain on the north side  
One drain on the south side

East Avenue to Ash Avenue  
One drain on the west side  
One drain on the east side  
**Note:** drains are congested in one area, six drains are located on Ash Avenue and four drains at the intersection of Ash and East Avenue.

Avondale Road to Carver Road  
Three drains on the east side  
Two drains on the west side at Rayme Road  
One drain on the west side between Sollers Point Road and Ash Avenue

Walnut Avenue to Ash Avenue  
One drain on the west side  
One drain on the east side

Walnut to Cedar Avenue  
One drain on the west side  
One drain on the east side

Maple Lane  
One drain in the alley

Carver Road  
One drain at the corner of Avondale Road

400 block of Main Street  
No drains

Day Village  
One drain in front of store  
**Note:** Day Village has gravity flow concrete drains located above ground in various places running from the street to Bear Creek.

New Pittsburgh Avenue (Main Street) and Sollers Point Road at Union Baptist Church  
One drain on the west side  
One drain on the east side

500 block of New Pittsburgh Avenue at 200 block Fleming Drive  
One drain on the west side  
One drain on the east side

New Pittsburgh Avenue and Main Street at Fleming complex  
One drain south side of housing along sidewalk

South Lane  
No drains

Intersection of 200 block of Fleming Drive and Main Street  
One drain in middle of street

100 block Fleming Drive near 138 Fleming Drive  
One drain on the north side  
One drain on the south side



**Baltimore County**  
**Office of Planning**  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

*<http://www.baltimorecountyonline.info>*