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Modern City Neighborhoods Assignment
Instructor: Joseph McNeely

Graceland Park/German Hill neighborhood is located near I-95 and I-895 South. The zoning use and land use in the area is mostly residential (R2). The transportation system in the neighborhood is easily accessible since main roads border the area. Two main roads outline Graceland Park/German Hill, Dundalk Ave. and Eastern Ave. Most residents take advantage of mass transit for work and pleasure since stops are frequent and nearby.

Graceland Park and German Hill are located in Southeast Baltimore minutes away from Fells Point and ten minutes away from the harbor. I am a member of the community and one great thing I love about the location is that I am minutes away from everything. I had a very difficult time finding the information needed to write this report. The information I did find seemed to be outdated and not accurate. The last census was completed in 1990 and a lot has changed. I decided to conduct my own survey.

I decided to give out 100 pamphlets to area residents. I requested that residents please complete the questionnaire and return it to my mailbox. I was very surprised at the outcome. This survey took three weeks to get replies. I received 56 responses. I was very pleased with the outcome. Some questions on

the survey were left blank but the majority answered it completely. OK, let's talk results!

The population according to the Census of 1990 is approximately 5,000. According to my results, the majority is elderly, in their late 60's to early 70's; they are on Medicare and have a fixed income. The elderly who live here have been here since their homes were built 50 years ago. The second part is made up of young parents with approximately two children in the household. Most families have both parents and two incomes. Only one reply showed that husband and wife shared one income.

The average family has a middle class income of \$65,000, 95% own their homes (or have a mortgage) and 5% are in rental property. Vacancy isn't really an issue, usually; the only time a vacancy occurs is when someone dies. Median home values are \$90,000 to \$120,000. Several developments of townhouses have been built within the last three years resulting in an increase of population. Most other housing is older, consisting of row homes and individual houses.

The education level is fairly low. Most of the parents have only graduated high school and are blue-collar workers. Out of 56 respondents, 50 were working class. Their jobs were at Sparrow's Point, Bethlehem Steel, in landscaping, truck driving, the restaurant business, shipping, factories, construction, etc. The Census came up with the same results.

There is no specific ethnic background in the community. This community is a mix of everyone, however, we are very close to dominant ethnic areas such as Little Italy and Greektown. The community association is the Graceland Park Improvement Association, Inc. It is very weak in the neighborhood and most residents don't know it exists. Nancy Novak is the president and said that if attendance doesn't pick up the committee will close down.

Most of the neighborhoods are Catholic and very active in their churches. Thirty respondents attend Mass regularly and involve themselves in their church's activities. One of the strongest influences in the community is the Knights of Columbus. It has approximately 200 members at Our Lady of Fatima on Kane St. This community has four churches in its boundaries. That is a high number for a population of 5,000.

The past 20 years have been good for the community. Developments have been popping up and increasing the population. The new townhouses have helped raise the value of other older homes in the area. Real Estate sales have been on an increase according to a neighbor who works for O'Connor, Piper and Flynn as manager at the Eastpoint branch. Builders have developed two new communities in the last five years. The construction brought 100 new townhouses. The houses are already sold before the homes have even been built.