

BALTIMORE GREEN NETWORK

A Plan for a Green and Connected City



Thomas J. Stosur
Director of Planning



Catherine E. Pugh
Mayor

September 2018

Dear Baltimore City Residents:

Throughout my time in office, my administration has focused on violence reduction and public safety initiatives. The need for this intense work remains urgent. Baltimore's Green Network Plan directly fits into our broad, multipronged effort. An extensive body of evidence has found that urban green spaces can improve safety and deter crime. I applaud the Green Network Plan for developing a strategy to green vacant lots, bringing vitality to our City. I am confident that these investments will result in safer, healthier, and more flourishing streets and neighborhoods.



Enhancing public and community health is a critical step towards reducing violence in our community. The Baltimore Green Network Plan tackles these issues on multiple fronts. First, by transforming vacant lots into recreational spaces, the Green Network Plan provides our residents – from youth to seniors – with opportunities to thrive.

Second, the Green Network Plan will also generate new economic opportunities for Baltimore residents. The plan will spur investments and development in communities that have suffered from disinvestment for decades. These new developments will create opportunity: green jobs, small scale entrepreneurial opportunities, and workforce development. As a city, it is our obligation to ensure that these new resources stay local, benefiting community based organizations and bringing new jobs to our residents.

I believe that the Green Network Plan is moving Baltimore forward – towards a City that is safer, more walkable and more livable. Through the Green Network Plan, we will connect our neighborhoods to job centers, connect schools to outdoor learning opportunities, and weave together opportunities for communities to gather together and build a stronger Baltimore.

Sincerely,

A handwritten signature in black ink that reads "Catherine Pugh". The signature is written in a cursive, flowing style.

Catherine Pugh
Mayor
City of Baltimore



Dear Friends:

Baltimore's Department of Planning is proud to release a new vision plan for our City – the Green Network Plan is an ambitious effort to bring new green spaces to Baltimore neighborhoods, particularly those hit hardest by vacancy and disinvestment. We envision an interconnected system of natural and recreational spaces throughout Baltimore City – including landscaped plazas, parks, urban gardens and forests.



The Baltimore Green Network has the potential to have far reaching impact in years to come. Recognizing the proven connection between green space and improved public health outcomes, the Green Network will link Baltimore residents to open spaces designed to foster community, encourage movement, and reduce external stressors. Transforming vacant lots and buildings into green spaces will also be an economic driver for Baltimore, creating opportunities for new development in areas overlooked for far too long.

Perhaps most importantly, the Green Network Plan will address some of the persistent disparities in our City by providing broader access to green spaces in places with the greatest need. This is a departure from business as usual. Past city approaches to development have focused on building from strength. This effort will instead direct resources and capital dollars directly to areas that have long faced disinvestment. This is an important step towards building a more equitable city.

This project builds upon the groundwork laid out in Baltimore's Sustainability Plan and the Growing Green Initiative. These initiatives set the stage for developing strategies to stabilize distressed neighborhoods through greening, adoption, and creative re-use of vacant land.

We are grateful for the many community residents, particularly residents of the four Focus Areas identified in this plan, who contributed their feedback, ideas, and energy to shape this final document. Through partnership with residents and community based organizations, we were able to better understand Baltimore's environmental and social legacy, ensuring that the Green Network Plan is written with this history in mind.

The Green Network Plan will take root over the coming decade, and through it, we are excited to deepen our commitment to making Baltimore a model for sustainable and equitable development.

Sincerely,

Thomas J. Stosur

Thomas J. Stosur
Director
Baltimore City Department of Planning



TABLE OF CONTENTS

Executive Summary	1 to 10
I. Introduction	I-1 to 8
II. About the Baltimore Green Network	II-1 to 16
III. The Green Network Vision	III-1 to 26
IV. The Baltimore Green Network in Baltimore Neighborhoods	IV-1 to 40
V. Making the Vision a Reality	V-1 to 38
VI. Measuring Progress	VI-1 to 6
VII. Conclusion	VII-1 to 2
VIII. Appendices	VIII-1 to 42
Visual Glossary	VG-1 to 34



EXECUTIVE SUMMARY

OVERVIEW

- **The Baltimore Green Network** promotes urban resiliency through land use equity and connects Baltimore residents to a system of healthy, vibrant, and resilient places.
- **Rooted in the triple bottom-line approach** of Baltimore’s sustainability initiatives (people, prosperity, and environmental sustainability), this plan seeks to transform vacant properties into green community assets. It also connects these spaces to schools, homes, retail districts, and other activity centers.
- **Community benefits of the Baltimore Green Network include:** improved public safety, increased economic growth, a better neighborhood quality of life, and a cleaner and healthier environment.
- **Developed in collaboration with diverse stakeholders**—community members, environmental advocates, government agencies, design and real estate professionals, and urban greening experts—this plan details strategies for the City and community partners to direct resources to the most underinvested neighborhoods, targeted to yield the greatest impact.

INTRODUCTION: THE BENEFITS OF THE BALTIMORE GREEN NETWORK

To increase equity, livability, and resiliency, city leaders and community partners are taking a new approach to open space. Instead of traditional parks and parkways—which are often cut off from neighborhoods and centers of commerce—cities are investing in “green networks,” holistic systems that connect parks and natural resources with safe, accessible routes for both people and wildlife. Green networks enhance a city’s existing assets, while extending the benefits of green space to all residents, and maximizing those benefits to generate overlapping economic, environmental, and health gains.

The Baltimore Green Network envisions green corridors throughout the city, even in highly developed areas.



Image: ©
Downtown
Partnership

A vacant street that could be enhanced to create a cleaner and greener environment.



Baltimore's existing green space is a critical and potent community development resource. Our city boasts more than 2.6 million trees and 6,000 acres of parkland; it is also home to neighborhoods blighted by concentrations of vacant properties, compounding generations-deep economic disparities. By strategically transforming liabilities—like vacant and abandoned properties—into green community assets, and by better connecting all neighborhoods to existing and new green spaces, we can open city-wide access to nature and recreation while supporting the neighborhoods most in need of investment.

The resulting network will provide interconnected benefits:

- **Safer and Healthier Communities**, by eliminating blight, repurposing vacant lots, and connecting more people to green assets, which can improve resident health and mental wellbeing.
- **Enhanced Community Economic Development**, through stabilized land and property values, proposed mechanisms to help maintain neighborhood affordability, as well as the potential to spur job creation.
- **Cleaner and Greener Environment**, including better stormwater management and improved air quality, as well as increased ecosystem resilience and biodiversity (such as support for pollinators like bees and butterflies).

ABOUT THE PLANNING PROCESS

The Baltimore Green Network Vision was established in collaboration with diverse stakeholders. A Department of Planning team worked with external consultants to analyze existing plans and city data, as well as our city's approximately 30,000 vacant buildings and lots. During all planning phases, community input was gathered at small group neighborhood meetings and large public outreach events; hundreds of residents and stakeholders throughout the city provided input into the plan.

A well-maintained green space adds beauty and value in any neighborhood.



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OVERVIEW: THE BALTIMORE GREEN NETWORK VISION

This plan envisions a holistic, city-wide system of nodes and corridors. The Baltimore Green Network will connect our schools, our streams and forests, our parks, our university campuses, and our centers of commerce and employment with corridors that reach every community. This new circulatory system will encourage a greener, healthier, and more equitable city.

Expanding on what is already green in Baltimore, the plan focuses on those neighborhoods where residents have the most to gain from investments in health, safety, economic development, and neighborhood beautification.

TWO BASIC BUILDING BLOCKS OF THE BALTIMORE GREEN NETWORK

1) Nodes: Open, green spaces for people and nature to meet.

- **Community Nodes** occur where vacant land densities are highest and redevelopment opportunities are greatest. They center on integrating active recreation and community gathering spaces into the neighborhood fabric. Examples: playgrounds, urban farms, community event spaces.
- **Nature Nodes** are natural spaces with specific ecological functions; these nodes are vital to Baltimore's resilience. Examples: woodlands, restored floodplain forests and wetlands, restored natural shorelines.
- **Anchor Institution & Existing Open Space Nodes** are maintained by the City or private entities, and are important catalysts for economic investment and revitalization; these can be managed for ecological function as well as healthy living. Examples: parks, universities, cemeteries, and even historic sites like Fort McHenry.

2) Corridors: Linear passageways for people and wildlife to travel safely and comfortably.

- **Community Corridors** provide safe and comfortable transit options primarily for people. Greening elements, integrated stormwater management, and pedestrian and bicycle safety features connect the network. The centerpiece of the community corridor network is the proposed 35 mile Baltimore Greenway Trail Network that will connect major parks, diverse neighborhoods, and a host of outdoor resources and amenities.
- **Nature Corridors** are habitat and pathways for native wildlife; protecting and enhancing these will improve ecological function and improve our city's resilience. Preserving and enhancing Baltimore's forest patches and stream valleys provide important stepping stones for wildlife moving through the City's ultra-urban environment.

GREEN NETWORK FOCUS AREAS

To begin putting the Baltimore Green Network into practice at the neighborhood scale (in addition to city-wide), planners worked with community stakeholders to complete neighborhood-specific plans for four initial Focus Areas, each a cluster of two-to-three neighborhoods chosen for high vacancy levels and opportunities for economic development:

1) Central: Druid Heights and Upton; **2) Southwest:** Carrollton Ridge, Boyd-Booth, and Shipley Hill; **3) West:** Harlem Park and Sandtown-Winchester; and **4) East:** Broadway East and South Clifton Park.

These Focus Area Plans were developed in collaboration with local stakeholders. Each plan identifies pilot projects that can spur new investment in neighborhood stabilization and renewal; the Department of Planning has identified initial capital funding for select pilot projects and has begun to work with communities and partners to move them forward. These projects can demonstrate the impact of the Baltimore Green Network—catalyzing further investments.

In all four Focus Areas, residents broadly shared two major concerns: First, that new green improvements would be well maintained, and second, that new development opportunities would be incorporated with plans for long-term greening. The Baltimore Green Network will address these concerns by ensuring that all vacant land is maintained, and includes two short-term strategies for lot maintenance:

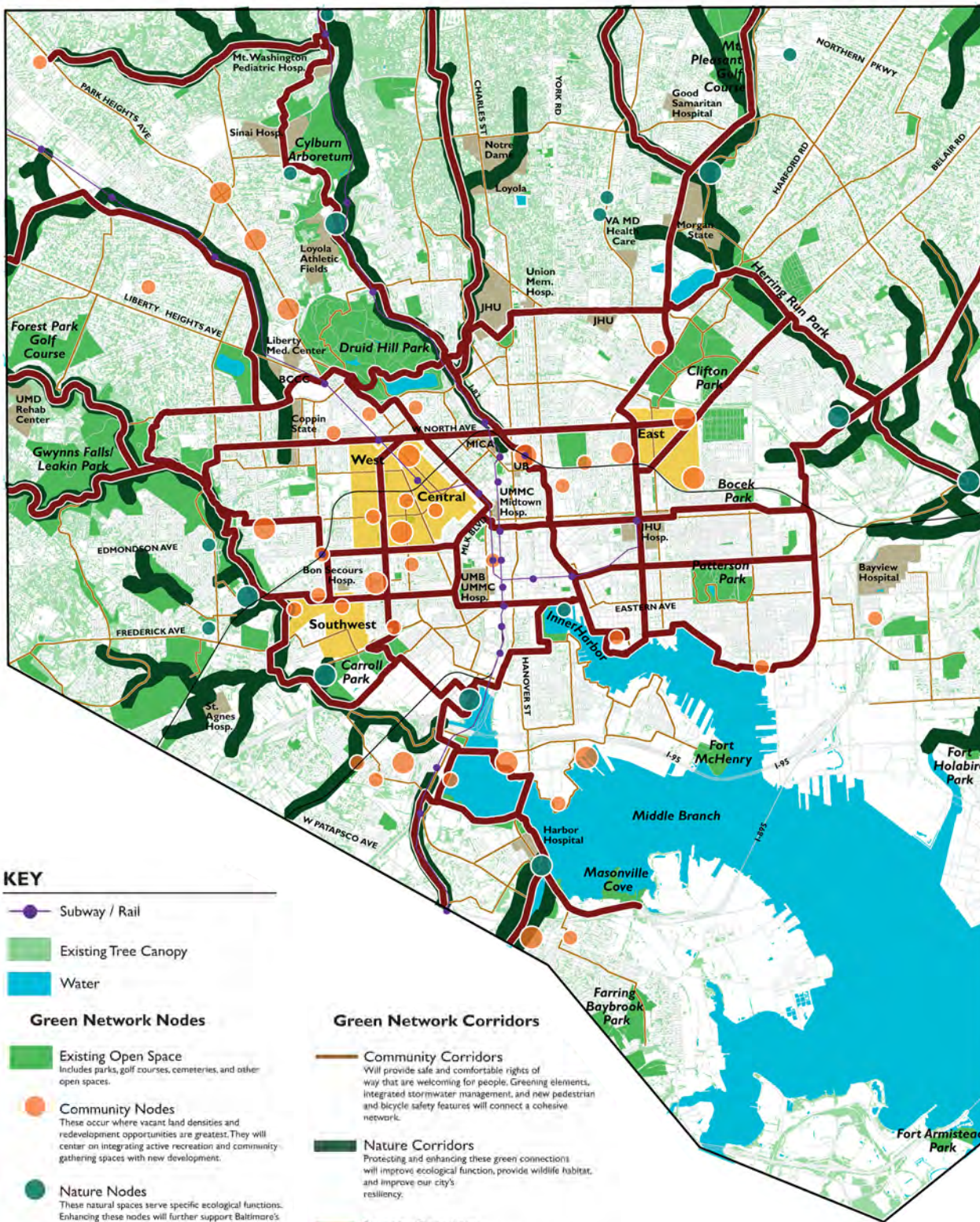
- **Clean and Green Lots:** Vacant properties in each Focus Area will be prioritized for maintenance, greening, and demolition undertaken by City agencies and other partners.
- **Care-a-Lot:** Expanding community capacity to maintain properties in Focus Area neighborhoods, through programs like BMore Beautiful, will help keep green spaces attractive.

Playgrounds can support residential development as well as parks.



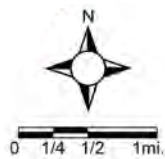
Baltimore Green Network Vision Plan

A vision of what could be.



- KEY**
- Subway / Rail
 - Existing Tree Canopy
 - Water
- Green Network Nodes**
- Existing Open Space
Includes parks, golf courses, cemeteries, and other open spaces.
 - Community Nodes
These occur where vacant land densities and redevelopment opportunities are greatest. They will center on integrating active recreation and community gathering spaces with new development.
 - Nature Nodes
These natural spaces serve specific ecological functions. Enhancing these nodes will further support Baltimore's resilience.
 - Anchor Institutions
These important catalysts for economic investment and revitalization can help support a healthier environment and more vibrant, connected communities.
 - Focus Areas
Community planning work sessions were conducted in four initial Focus Areas – East, Central, West, and Southwest. Each Focus Area is a cluster of two to three neighborhoods chosen for high levels of vacancies and opportunities for greening and economic development.

- Green Network Corridors**
- Community Corridors
Will provide safe and comfortable rights of way that are welcoming for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features will connect a cohesive network.
 - Nature Corridors
Protecting and enhancing these green connections will improve ecological function, provide wildlife habitat, and improve our city's resiliency.
 - Priority Corridors
Nature and/or community corridors with the strongest potential to create a connected network between major parks, institutions, neighborhoods, employment and transportation centers, recreational facilities, and natural assets like forests, green spaces, streams, and the harbor. Priority corridors include a combination of existing facilities, planned facilities, and prospective projects.



These lot-maintenance strategies, identified in the plan as **1) Clean and Green Sites**, seek short-term beautification while holding parcels for long-term development opportunities. Two additional types of strategies are included in each Focus Area Plan: **2) Pilot Projects**, to be developed as part of the Baltimore Green Network; and **3) Future Opportunity Sites**, with high potential for community revitalization that integrates greening elements, pending identification of a developer and financing.

Pilot Project Examples:

- **Druid Square** (Central Focus Area), a new urban square with active open space and a Kaboom! Playground, in a community-identified location that supports adjacent residential development.
- **Harlem Park Inner Block Parks** (West), distinctive green spaces in the neighborhood, to be opened up through selective demolition, and connected to the West Baltimore exercise trail.
- **The Racheal Wilson Firefighter Memorial** (Southwest), a small neighborhood park honoring a local first responder, to include a play area, a community gathering space, and flower beds.
- **Hoffman Street Green Space** (East), a proposed linear green next to Collington Square Park, to combine existing parcels and provide a green connection to the Baltimore Food Hub.

Well-designed green spaces can be attractive and functional as gathering spots and stormwater management sites.



Image:
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NEXT STEPS & RECOMMENDATIONS

In the immediate term, the Department of Planning, Office of Sustainability is leading implementation, with the support of existing City capital and operational resources. Phase-one efforts will focus on:

- Creating new green spaces, community gardens, streetscapes, parks, and or development parcels identified in the Focus Area Plans and those to be completed in the future.
- Implementing higher standards for greening and maintenance of vacant lots.
- Identifying resources to increase support for existing community-managed green spaces.
- Enhancing identified corridors—through a combination of improved walking and bicycling facilities, streetscape greening and improvements, and wayfinding.
- Extending, connecting, or improving existing trails, and improving access between neighborhoods and parks through bicycle and walking paths and enhanced street crossings.
- Enhancing or protecting existing natural resource assets (such as scattered forest patches) that are not under the jurisdiction of the Department of Recreation and Parks.
- Enhancing existing natural ecological systems such as stream valleys, wetlands, or forests.

The Department of Planning will also establish operational infrastructure for further recommendations:

Recommendations for Process & Policy:

1. **Ensure neighborhoods where new green amenities are developed remain affordable** for all income levels.
2. **Address short-term operational bottlenecks.** An inter-agency working group should speed implementation through improving permitting processes and enhancing water access for community managed open spaces.
3. **Establish a robust green space workforce development program.** This is vital; areas of the city with the highest numbers of vacant lots also tend to have the highest rates of unemployment.

Recommendations for Communication & Engagement:

1. **Ensure inclusive outreach.** Develop consistent engagement guidelines, and extend outreach beyond traditional meetings (i.e., include door-to-door canvassing and targeted advertising).
2. **Conduct a variety of engagement activities in multiple, accessible locations.** Accommodate diverse schedules, and offer creative formats (i.e., “office hours” in vacant retail spaces).

- 3. Enhance stakeholder partnerships.** Maintain strong collaboration with City and external partners for ongoing Baltimore Green Network Implementation.

Recommendations for Land, Open Space, & Natural Resource Management:

- 1. Follow best practices for resource management.** Support the Department of Recreation and Parks in the creation of a master plan for restoration and management.
- 2. Design to reflect Baltimore's unique natural character.** Collaborate with residents to design green spaces that reflect community aesthetics and promote neighborhood stewardship.

Recommendations for Funding Sources & Finance Strategies:

- 1. Elevate the Baltimore Green Network as a priority for City and other funding,** ensuring pilot projects are implemented and maintenance needs are met.
- 2. Leverage existing agency initiatives and mandates.** For example, continue to partner with the Department of Housing and Community Development on prioritizing demolition to optimize resources in support of Green Network goals and projects.
- 3. Perform a feasibility study and create a long-term funding strategy.** Explore the use of voter, administrative, or legislature-approved funding; tax increment funding (TIF); and other tools.

Cycle tracks can allow anyone to reach green spaces safely.



Image:
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INTEGRATING WITH EXISTING CITY PRIORITIES

The Baltimore Green Network is one component of the City's Sustainability Plan, which advocates for a holistic approach to improving quality of life for today's residents and for future generations. The Sustainability Plan extends beyond City-agency jurisdiction, and requires committed stakeholders and proactive public-private partnerships at multiple levels to achieve its ambitious goals.

The Baltimore Green Network also integrates extremely well into existing City priorities:

- **Aligning infrastructure investments with communities in need.** For example, as the Department of Public Works fulfills stormwater management mandates, the Baltimore Green Network can direct necessary projects to neighborhoods that lack green amenities.
- **Promoting community and workforce development.** Creating new green spaces while removing blight can give property owners and developers the confidence essential to a community development strategy. Deconstruction, green space construction, and maintenance can provide residents with jobs, skills, and pathways to a living wage and entrepreneurship.
- **Linking residents to corridors and green amenities through improved pathways.** The Community Corridors in the Baltimore Green Network Plan dovetail with those of the City's adopted Bicycle Master Plan. The network also supports the 21st Century Schools Initiative, by improving pedestrian safety and greening in proximity to INSPIRE schools.

The green network improves quality of life for the community.



Image:
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Partnership

SUMMARY AND CONCLUSION

The Green Network Vision is not an isolated plan. It is part of an ambitious web of efforts already underway—the City of Baltimore, public and private partners, and community members are working hard to develop our economy, protect our ecology, and improve our quality of life.

These existing efforts are analogous to the nodes of the Baltimore Green Network. And in the same way, the Green Network Vision is analogous to the corridors: It is a strategy to connect and strengthen what’s already working in Baltimore, and to align these efforts in focusing on the neighborhoods where the greatest change is possible.

The resulting network will be greater than the sum of its parts. Achieving this ambitious vision will require a commitment to collaboration and investment for the long term. Countering the effects of decades of disparity and disinvestment will not happen overnight.

Yet behind this large-scale, long-term perspective, there is even greater potential that will be felt at the local level. For members of our community who have seen their neighborhoods suffer from blight and illegal activity, even the first pilot projects of implementing the Baltimore Green Network will create tangible change. From sports fields and playgrounds to wildflower gardens and forest patches to shady, tree-lined sidewalks and a connected network of trails, the green spaces that replace former blighted properties will open new channels of access, beauty, and social connection, creating benefits we can’t predict. This is a long-term journey, but one in which every step makes a difference.

I. INTRODUCTION

AN INNOVATIVE APPROACH TO A SAFER, HEALTHIER, AND MORE EQUITABLE CITY

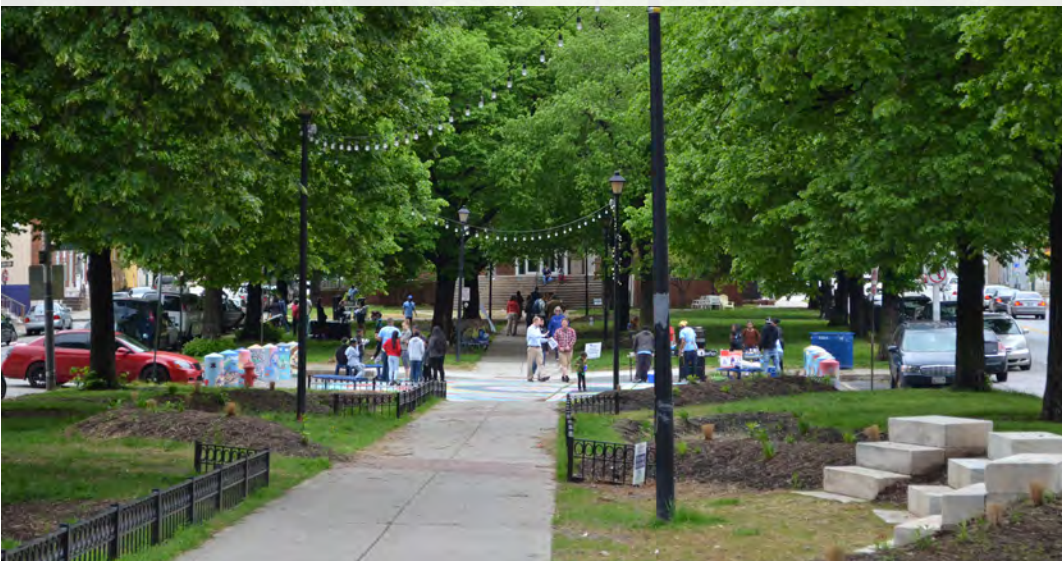
The Baltimore Green Network

The City of Baltimore is rich in green space—an under-appreciated resource with the potential to improve life for everyone who lives here. Our city boasts an extensive waterfront, 6,000 acres of parks, three major stream corridors, and more than 2.6 million trees. However, many of these green resources are disconnected from each other, and too many of our city’s residents lack safe, easy access to them.

In a city with concentrations of neighborhoods blighted by abandoned properties and vacant lots, and where serious economic disparities span generations, we have an urgent need—and an exceptional opportunity—to tap our full green space potential. This opportunity includes the vacancies themselves, which can be transformed into community assets such as recreation areas, landscaped plazas, parks, forests, and urban gardens.

By providing residents with better access to nature and recreation, we can improve public health and safety, and strengthen economic development opportunities. We can also enhance habitats for our native wildlife species and improve stormwater management. In creating connections between our green spaces—and between our neighborhoods—we can enrich our social connectivity, strengthening the bonds amongst our residents. And by improving and increasing the green space available in long-neglected neighborhoods, we can help address long-running disparities, making our city more equitable.

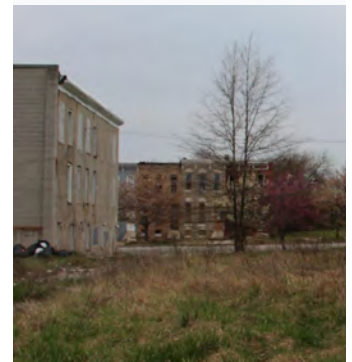
Library Square in east Baltimore provides a social space and stormwater management.



Yoga in the Park



Vacant Lots and Buildings



Images from top:
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© Blue Water Baltimore

The Jones Falls Trail



This Green Network Vision Plan provides a framework for reaching these ambitious goals. This framework seeks to link every neighborhood in Baltimore to new or improved green space, reducing social fragmentation through an enlivened “green network.” It seeks to improve the function of, and open access to, the unique natural resources that define our city, while revitalizing the neighborhoods that need it most. The goal of the Baltimore Green Network is to make the greatest variety of green amenities and recreational opportunities accessible to the greatest number of citizens.

What is a Green Network?

A green network is an interconnected system of natural and recreational spaces throughout a city. Made up of both **nodes** (activity centers such as open green spaces, parks, and community gardens) and **corridors** (multi-use transit pathways, like trails and tree-lined sidewalks), a green network is an innovative way to connect neighborhoods to both natural and economic resources.

Why a Green Network?

Many cities around the world are transforming traditional city planning by developing green networks. This new approach takes a whole-system perspective, taking into consideration the overlapping environmental, social, health, and economic benefits associated with healthy and functional urban ecological networks. For example:

- The City of San Francisco’s “Green Connections Plan” creates a network of safe, functional, and attractive streets, which connect people to parks, open space, and the waterfront.

Green spaces can provide flexible places for community gatherings and activities for all ages.



Images from top:
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 of Planning;
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 Partnership

- The City of Barcelona, Spain has developed a mobility plan that prioritizes green space and social spaces over motor-powered vehicles; the plan liberates 60% of the city's streets from cars, creating pedestrian-friendly "super blocks."

Barcelona's green infrastructure network integrates greening with increased mobility and connectivity.



- The City of Edmonton, in Alberta, Canada is adopting the Breathe Green Network strategy, moving from its former "open space per resident" goal to a more holistic approach by connecting residents to quality green spaces that meet ecological, social, and wellness needs.

These and other green networks are seen as a way to revitalize neighborhoods in close collaboration with long-term residents, while also attracting and retaining new residents. Twenty-first century families are increasingly making their housing decisions based on quality-of-life factors. Because green networks can have a profound impact on the livability of neighborhoods, connecting people to nature and each other, they can create dramatic opportunities to stabilize communities.

Bringing new resources to under-resourced communities can raise natural concerns about gentrification. The Department of Planning is powerfully aware of examples of "green gentrification" in other cities, where green improvements have led to housing cost increases that push out long-term residents and disproportionately hurt communities of color.

This plan seeks to prevent such impacts in Baltimore. Policies that support equitable and affordable housing, and related concerns, are vital in the Baltimore Green Network. To support the Green Network (as well as recommendations in the 2018 Sustainability Plan), the Department of Planning will work with the City Administration, the Department of Housing and Community Development, and

other stakeholders to create and implement policies that seek equity and promote neighborhood development that ensures housing opportunities for residents of all income levels.

Baltimore is creating a Green Network because we recognize our natural resources as critical components of our community's life-support system. The goal is for the benefits of the network to go to all members of our community, focusing on areas with significant amounts of vacancy. The approach advocated in this plan—directing resources to under-resourced neighborhoods—is a departure from past city approaches that have primarily focused on “building from strengths.” The new Baltimore Green Network approach seeks to change course from the usual practice of how capital investments have been planned and how public and private funds have been directed. Implementation of the Green Network Vision will preserve, enhance, and celebrate our unique natural resource assets and open spaces as defining characteristics of the city and its tapestry of diverse neighborhoods.

An inner block park creates a green space for recreation and respite for the surrounding community.



Image: ©
Department of
Planning

BALTIMORE’S PAST OPEN SPACE PLANNING EFFORTS

The Baltimore Green Network fits into a long, rich tradition of open space planning in Baltimore, a legacy integral to development throughout the city’s history.

The first park created in Baltimore solely for recreational purposes was Patterson Park, which started as a six-acre parcel of donated land in the 1820s. That same decade, the City organized four public squares around the Washington Monument, and new buildings were constructed facing the green space—one of Baltimore’s earliest examples of designed open space tied to residential real estate development.

At the turn of the century, the Olmsted Brothers Landscape Architecture firm created a comprehensive report on parkland, urging the city to acquire more land for open space. During the “Olmsted Era,” from 1904-1945, the City acquired 2,678 acres of park land. Many of these lands were stream valleys in undeveloped suburban areas, which were both affordable as well as picturesque. In carefully organizing active recreational use within the pastoral scenery, the Olmsted plan created the model of coordinated “passive use” with “active use” of open space in Baltimore.

As Baltimore continued to change through the 20th century, and as the automobile became the prominent factor in urban planning, the concept of green space shifted. Fewer front porches were built, and homeowners increasingly used private back yards. The expansion of privately held green space has had an impact on how we use public parks even today.

However, a new shift is now underway. Although private gardens are as popular as ever, the longing for democratic communal open space has surged, and advocacy organizations like the Parks and People Foundation, the Waterfront Partnership, and numerous “Friends of” parks groups are spurring park improvements. These organizations are drawing from Baltimore’s long history of organizing our residential and commercial activities around green space.

For citations, and a more detailed history of Baltimore’s Open Space Planning, please see Appendix G.

Madison Square Park Gate



Mount Vernon Square



Images from left:
©Enoch Pratt Free Library; ©Friends of Maryland’s Olmsted Parks and Landscapes

HOW TO USE THIS PLAN

The Baltimore Green Network is meant to serve as a foundation for future planning and development projects that strive to give every Baltimore City resident access and connection to green space. The plan builds on what is already green in Baltimore—our historic and existing streams, our parks and recreational areas, our community gardens, and so much more—and it focuses on those neighborhoods with the least green space, where residents have the most to gain from investments in health, safety, economic development, and neighborhood beautification.

The plan includes:

- **The Baltimore Green Network Vision**—The broad, long-term framework for a city-wide green network.
- **The Green Network in Baltimore Neighborhoods**—Four local plans, developed in collaboration with residents living in “Focus Areas” (neighborhoods selected for high numbers of vacant properties and high potential for immediate implementation of Green Network projects).
- **Making the Green Network a Reality**—Recommendations and implementation strategy for the Green Network, including changes to city policies and processes that may improve outcomes, as well as potential funding strategies.
- **The Visual Glossary**—A toolbox of different greening practices that can be used in the further development of the Green Network.

Baltimore residents supporting existing green spaces or planning for change in their own neighborhoods can use this plan to see how their neighborhood spaces and opportunities can connect with and contribute to the city-wide network.

On the local scale, this plan provides a vision for how the City will ensure that all our neighborhoods have access to recreational and community spaces, including a diversity of open and active green spaces that reflect the natural character of our local ecology.

On the city planning scale, this plan provides a blueprint for connecting residential areas, while promoting pedestrian-friendly access to commercial zones, employment opportunities, and educational centers. It extends the influence of our existing economic and natural resources by connecting them to new and under-resourced neighborhoods. It supports our city’s environmental goals by enhancing and strengthening our ecosystem, expanding the many benefits it provides. Beyond our city limits, the plan provides opportunities to connect residents to regional greenways and trail networks, like the East Coast Greenway, and to nearby destinations like Lake Roland and Loch Raven Reservoir.

And as an overall strategy for our city, this plan charts the path forward to creating a true green network—putting every single household in Baltimore within walking distance of a safe and comfortable green space that, in turn, connects them to the entire city through an innovative and unified network.

Regional corridors and hubs provide for new and stronger connections.

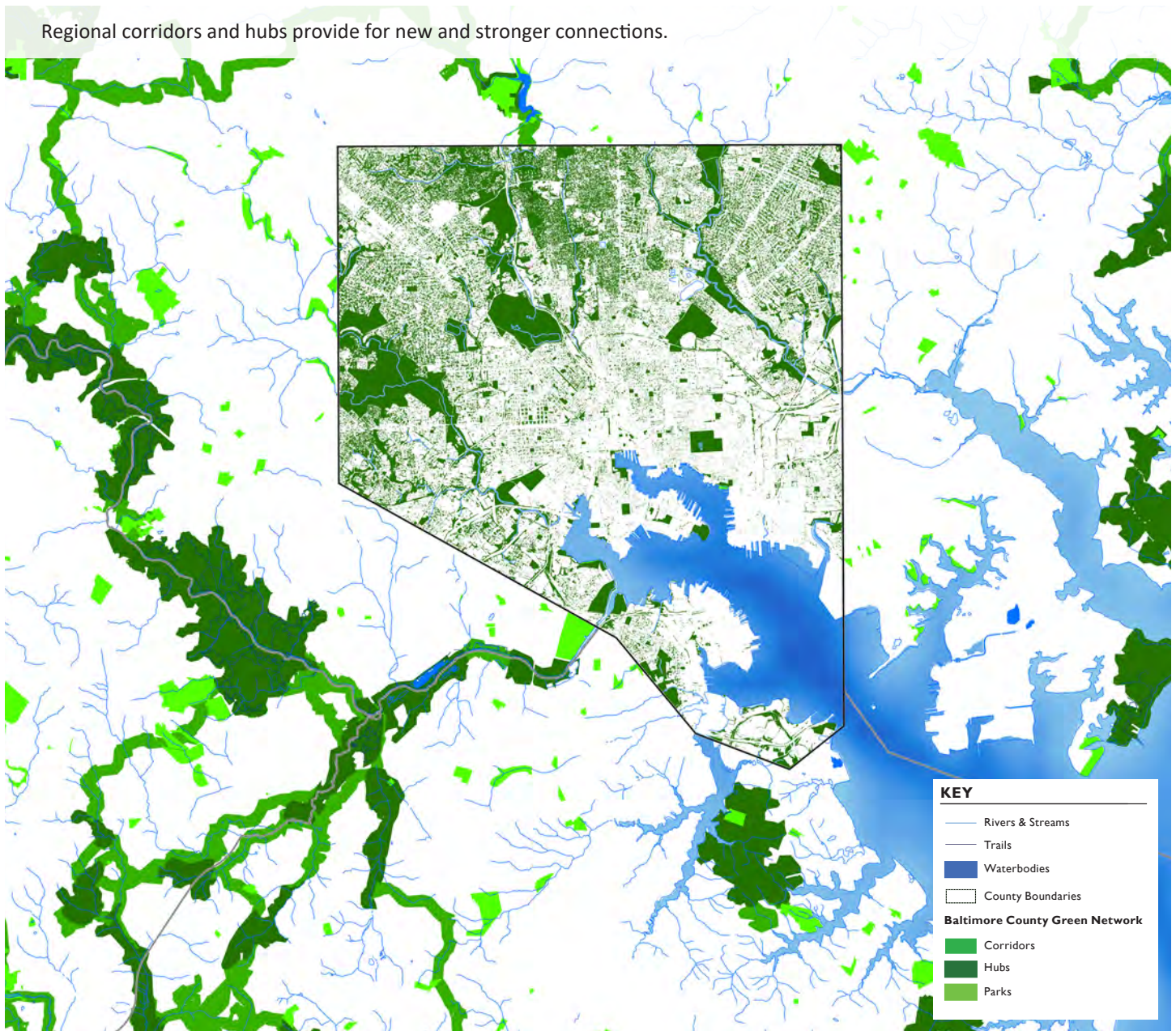


Image:
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THE BENEFITS OF A GREEN NETWORK

Quality of Life

- Greater community cohesion
- Increased public awareness of sustainable planning
- Improved health and well-being for residents (including physical, mental, aesthetic, and spiritual)
- More spaces available for community engagement and education
- A stronger “sense of place”
- Access to public amenities, including parks and recreational water sites

Community Development

- Spur economic growth and investment, with potential to diversify the local economy and promote job creation
- Increase productivity, through workforce stress reduction and amenities to attract and retain employees
- Stabilize land and property values to support the local real estate market
- Reduce flooding risks and severity
- Encourage local food production and productive landscapes

Environmental Quality

- Strengthen the ecosystem, with increased resilience
- Reduce the urban heat island effect
- Support climate change adaptation and mitigation
- Promote carbon reduction and mitigation
- Improve air quality
- Better manage stormwater and water supply, conservation of water resources
- Reduce the accumulation of sediment, debris, and pollutants in urban waterways
- Provide shading and shelter along rivers and in the urban environment
- Enhance wildlife habitats and biodiversity, including support for vital pollinators

An urban park in Philadelphia, PA.



Image: © Biohabitats Inc.

II. ABOUT THE BALTIMORE GREEN NETWORK

VISION & GUIDING PRINCIPLES

The Baltimore Green Network is built on a shared aspiration: To develop **a bold and actionable plan for an urban green network that connects and supports the residents of the City of Baltimore and produces a system of healthy, vibrant, and resilient places.**

To fulfill that aspiration, the planning process followed six Guiding Principles:

1. Empower residents through an inclusive planning process, striving for environmentally and socially just opportunities.
2. Include a wide representation of community stakeholders in the planning process, integrating the existing efforts and goals of those stakeholders in the Green Network.
3. Strengthen economic and social relationships between community groups, anchor institutions, and developers.
4. Prioritize opportunities that address community needs, creating lively and livable neighborhoods and inviting public spaces in the urban landscape.
5. Create spaces that are conducive to family- and kid-friendly activities.
6. Enhance neighborhood identity and civic pride through improved and cohesive aesthetics and place-making.

Both the vision and the guiding principles were developed by the City with community members and stakeholders, in order to align the plan with Baltimore's unique character and immediate neighborhood needs.

During planning, the City formed a Leadership Team and Advisory Team made up of leaders from communities, organizations, government agencies, and the design community; these teams provided high-level oversight and expertise. Additionally, subcommittees helped develop recommendations on specific topics: Outreach & Engagement, Funding & Financing, Implementation, and Land Use & Design.¹

An early community workshop for the Green Network.



Image:
© Department of
Planning

¹The membership of these teams and subcommittees can be found in Appendix J.

HOW THE PLAN WAS CREATED

In weaving together our Green Network, we are not starting from scratch—Baltimore has a wealth of natural and community resources to build on, expand, and improve. The Baltimore Green Network started with these resources, identifying strategic opportunities to fill gaps in the overall network, with a focus on neighborhoods that are historically and economically disadvantaged.

This plan includes strategies and recommendations for our entire city; it also includes specific plans for greening in four Focus Areas (each a cluster of two-to-three proximate neighborhoods with high levels of vacancies and potential for improved access to open space). Communities in each Focus Area suggested pilot projects for local greening; these will be some of the first steps in designing and implementing the Green Network.

The Baltimore Green Network aims to **strengthen the connections between our communities and our larger park system**, while ensuring that residents have access to open space for rest, play, and healthy living within their neighborhoods as well.

Development of the Baltimore Green Network plan involved interconnecting activities:

- 1. Suitability Analysis**
- 2. Community and Stakeholder Engagement**

For clarity, these will be described these separately, but in practice these processes influenced each other throughout planning. Community engagement (and feedback) was especially important, as the success of the Green Network hinges on its impact on the lives of Baltimore residents.

Suitability Analysis

The planning process included a robust analysis of existing plans, maps, and other city data. This approach provided materials that were shared with communities to provide information and context, and to generate ideas and discussion. The goal of this analysis was to identify opportunities to weave together the Green Network with our city's existing green assets, where new investments in open space (and new connections to existing assets) can provide the most ecological, economic, and livability benefits to residents of neighborhoods that need them most.

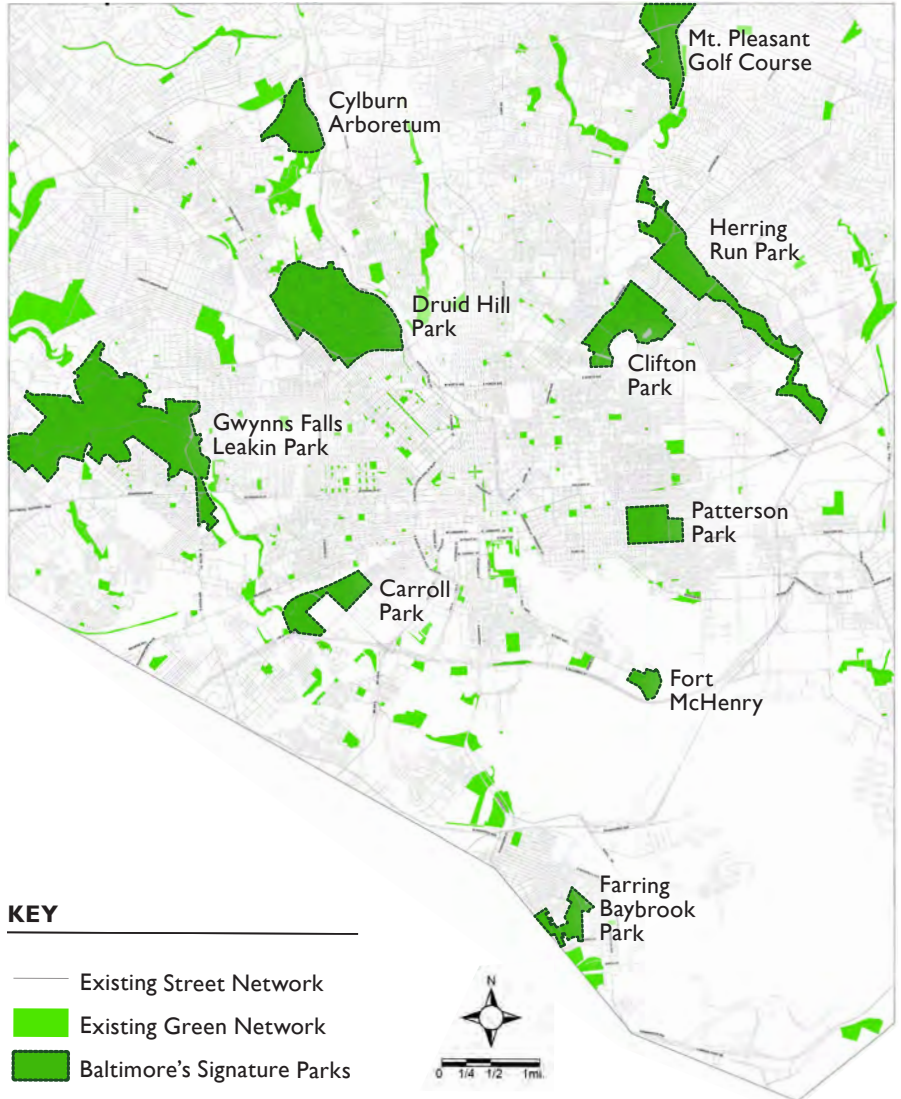
Mapping our existing green assets

Planning staff and consultants began by mapping the existing green network, including a variety of natural and human-made spaces, in order to understand how best to improve, expand, and strengthen these existing assets.

When we think of Baltimore’s existing green network, we might immediately think of the city’s signature waterways—Jones Falls, Gwynns Falls, Herring Run, and Middle Branch. We might also think of our signature parks—Druid Hill Park, Clifton Park, Patterson Park, and Leakin Park, which are home to many of our largest remaining forests. These parks are destinations for residents from all over the city, but they are not always easily accessible, especially for pedestrians. There are also many smaller parks that serve individual communities, but these are not equitably distributed.

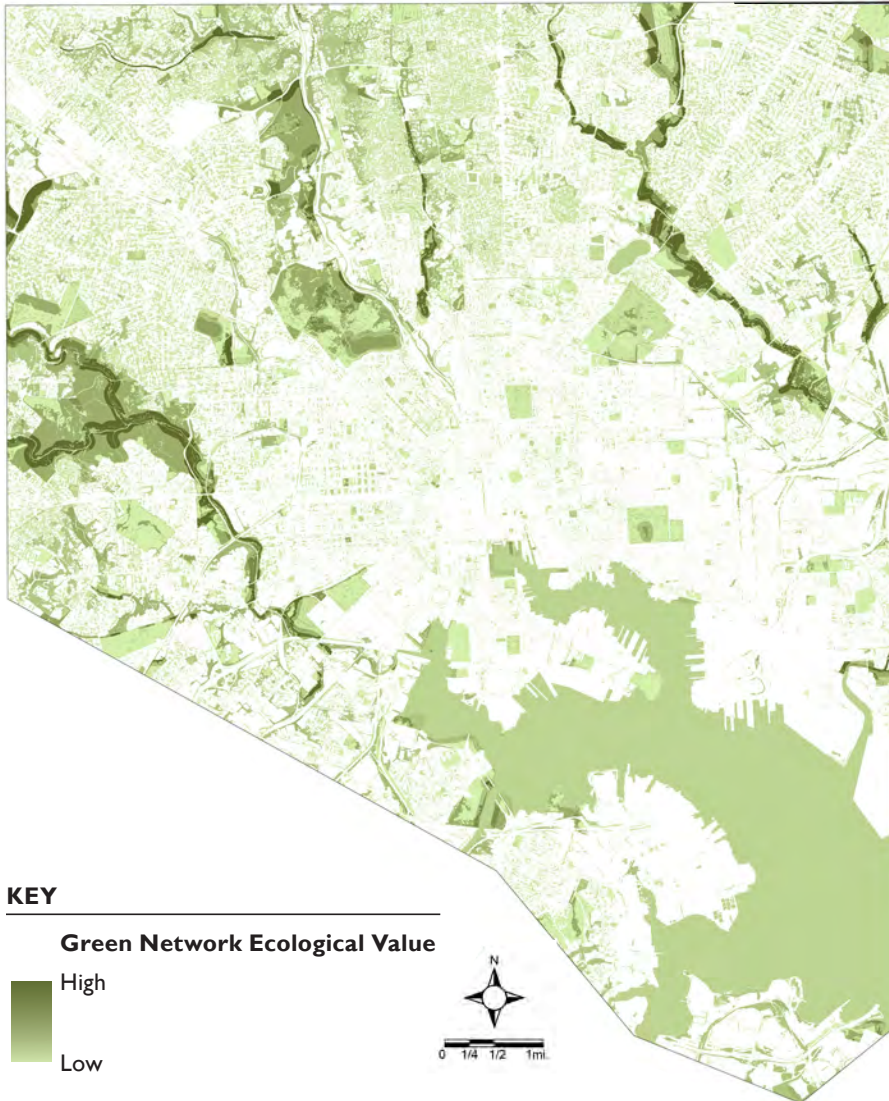
The existing green network further comprises a broader array of available assets, which the analysis also considered, including the existing tree canopy, as well as pocket parks, urban farms, Community Managed Open Spaces, schools and universities, cemeteries, golf courses, stormwater management practices, parkways, trails, and other open spaces. All of these green spaces provide the benefits to be enhanced through the Green Network: habitat, air and water quality treatment, recreational space, educational opportunities, and safe transit corridors for access.

Baltimore City Streets & Parks



Existing parks and open space across the city.

Baltimore City Existing Green Network



The Existing Green Network analysis includes existing parks, stream corridors, open water, critical habitat area, wildlife habitat, tree canopy, existing forest patches, anchor institutions, schools, golf courses and recreation centers, boulevards, trails, and the Olmsted Parks plan.

During the analysis, basic assumptions were made about the quality of the existing green network, based on landscape type. Due to the limitations of available data, as well as the limited budget for this planning project, the analysis did not extend to the quality of existing parks and green spaces in detail, or to identifying areas in need of restoration or management. These analyses are a recommended component of implementation, as described in Part VI of this document.

Some areas of the city have potentially higher ecological value, due to existing natural resources, such as stream corridors with concentrations of native tree species, or higher functional value, due to practical benefits like urban agriculture or stormwater management. As additional city-wide data is gathered and developed, the Green Network may adapt to more nuanced understanding of where restoration, management, or enhancement is needed.

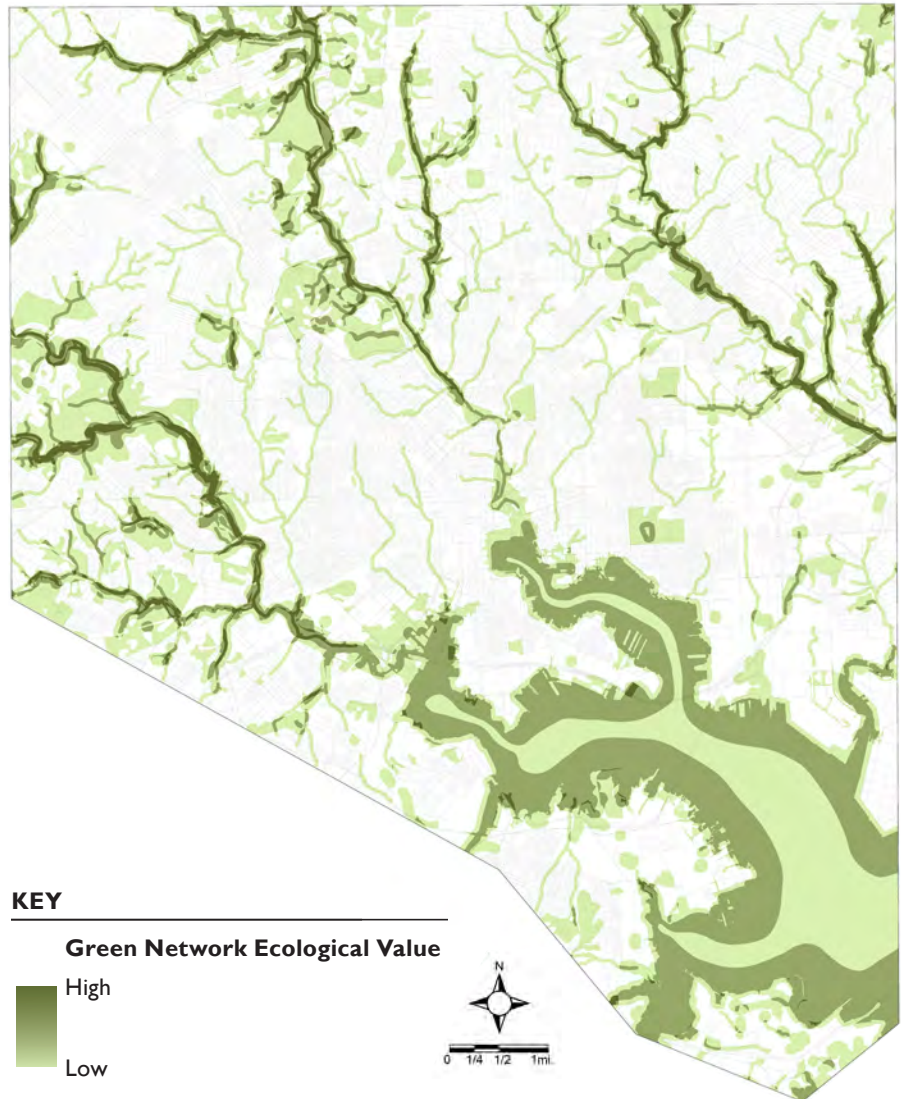
Understanding our environmental legacy

The planning team also mapped the legacy green network, using as much information as was available to identify historic natural features. In this analysis, legacy green network features included streams, shorelines, native soils, and floodplains.

These legacy systems are key to understanding the city’s potential. Baltimore is built on what was once a landscape of forests, with occasional openings of grassland and meadow. Information about the streams, stream buffers, floodplains, native soils, and topography of that historic landscape offers strategic insights to help guide the locations of new green spaces. This information can point to where the greatest ecological benefits might be gained, through enhancing natural corridors that are needed to support our native plants and wildlife for future generations.

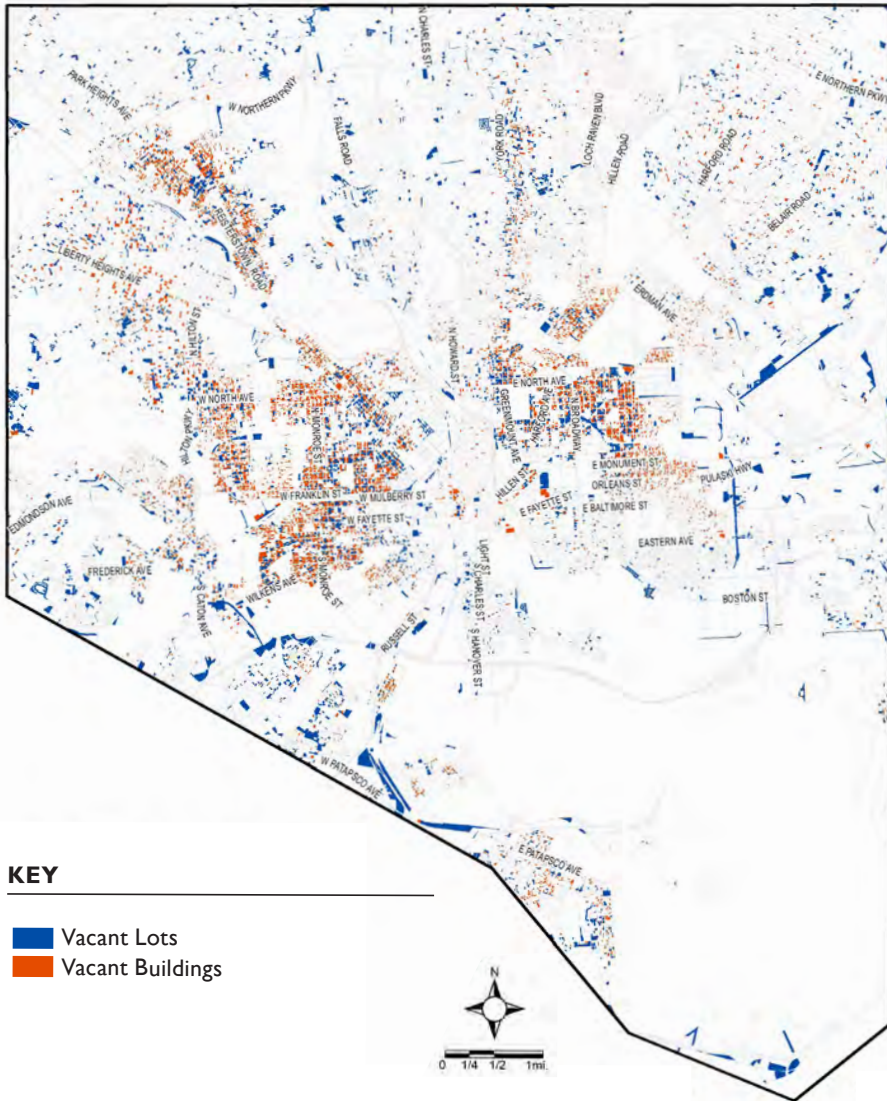
The Baltimore Green Network will weave together our existing green resources to strengthen connections and improve access for all city residents, while improving environmental quality.

Baltimore City Legacy Green Network



The Legacy Green network analysis includes topography, historic streams, native soils, and floodplains.

Baltimore City Vacant Properties



Vacant properties and vacant lots are spread throughout the city, but some areas have higher concentrations than others, providing an opportunity to reconsider revitalization and greening strategies that support the community.

Addressing our social legacy

In addition to our city’s natural history, the Green Network Vision takes careful consideration of our social history. Too many neighborhoods in Baltimore today are still negatively affected by a history of harmful policies that entrenched racial inequity, like mortgage redlining. Increasing and improving green spaces in these neighborhoods can improve health and economic well-being. This plan envisions increased access to open space, recreation, and natural areas for residents who live in communities that lack adequate green amenities; it is an important step toward a more equitable and just city.

Also essential is improving the appearance and maintenance of vacant lots, and encouraging reuse and reinvestment in vacant properties and buildings—adding vibrancy in proximity to existing and new green amenities.

Identifying opportunities in vacant properties

Vacant properties are a serious problem in Baltimore City; however, the Green Network Vision views them as an opportunity as well. For many years, residents have been creating and caring for green spaces on vacant lots in their communities.

Where vacant lots exist or are created through additional demolition, residents, community groups, city agencies, or non-profits can create new green spaces, either permanently or as a temporary holding strategy for future redevelopment opportunities. And as

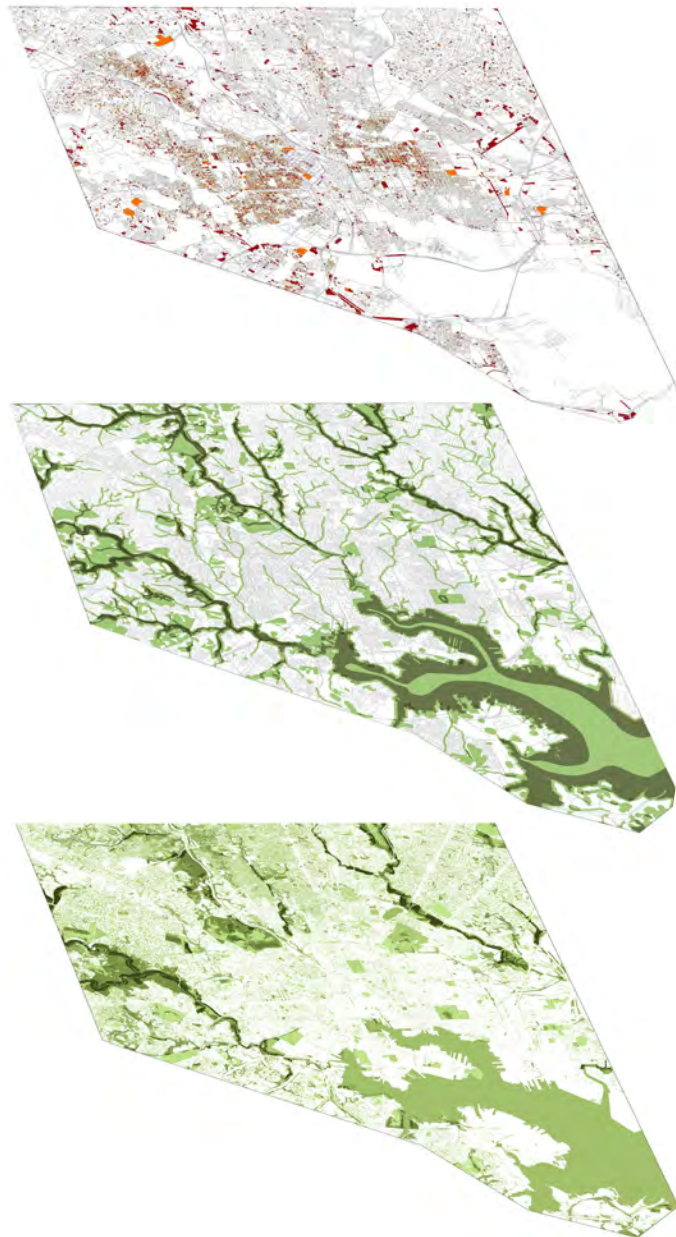
neighborhoods with high vacancy tend to have fewer quality outdoor public spaces and less access to natural areas, vacancies represent a greening opportunity targeted directly to the places most in need of those amenities.

A significant step in developing the Green Network Vision was a site suitability analysis² of Baltimore City’s approximately 16,000 vacant buildings and 14,000 vacant lots. The goal of the analysis was to identify vacant properties most suited for inclusion in an enhanced and expanded Green Network for the city. To determine “suitability,” data was analyzed according to four main categories:

1) Ecology, 2) Connectivity, 3) Livability, and 4) Access to Open Space.

The suitability analysis built on all of the previously described data—including considerations of natural resources, previous planning efforts, historic social and economic programs that adversely affected some communities, and current research on forest patches and urban tree canopy. Community feedback—described in detail in the following section—was also an important factor in the suitability analysis.³

The findings of this initial suitability analysis show opportunities clustered around the vacant lands where connections to the existing green assets are possible. The resulting hot spots map also reveals opportunities to expand the Green Network, and provide better connections for residents, in areas with high densities of suitable vacant properties.

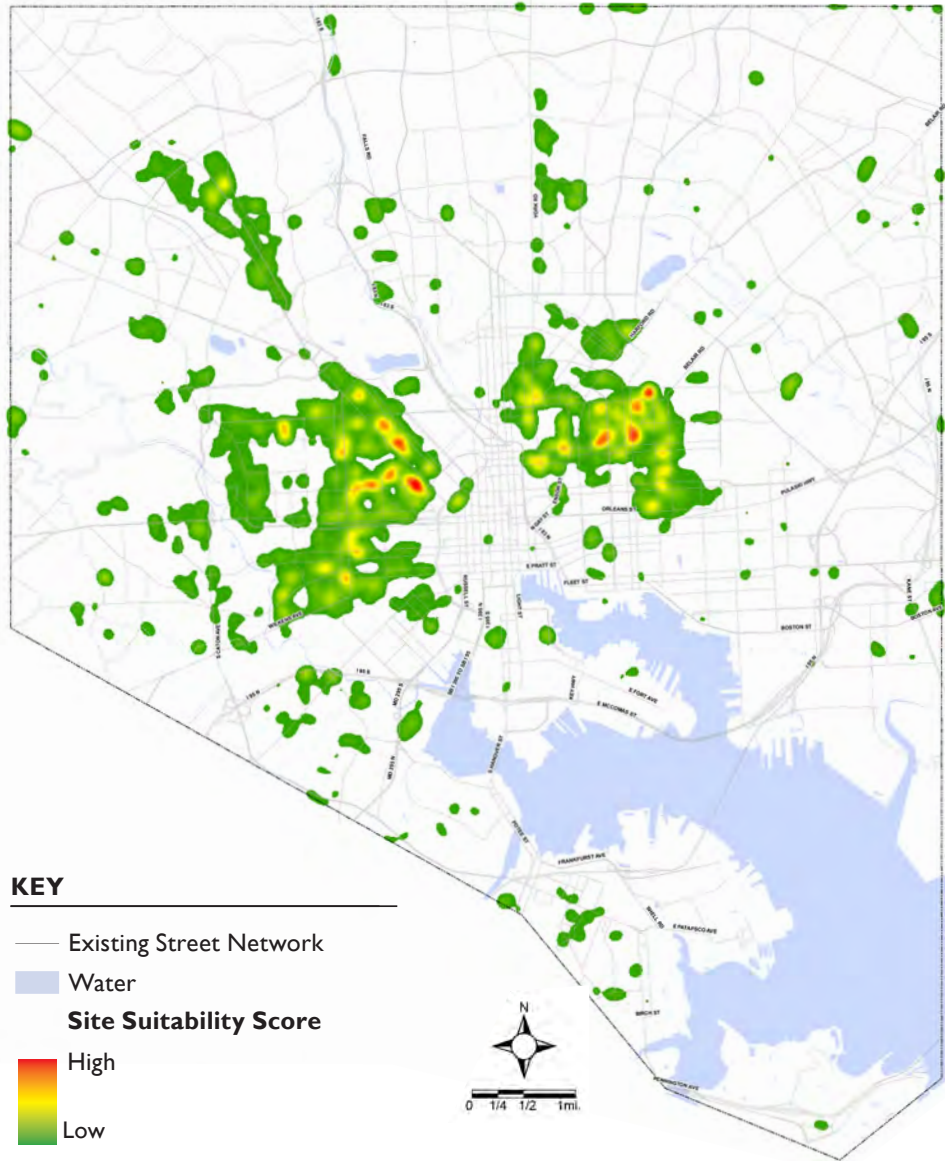


Data layers of the initial suitability analysis: Vacants, Existing Green Network, and Legacy Green Network.

²A “site suitability analysis” is a common process used by city planners and others to determine the most appropriate location for a specific use, based on established criteria.

³A comprehensive list of data layers used in the site suitability analysis is included in Appendix E.

Site Suitability Heat Map



The results of the initial suitability analysis show the hot spots where a density of vacants overlap with opportunities to enhance or strengthen the existing green assets and provide opportunities to reconnect based on the legacy ecology of the city.

⁴A list of all community meetings and events can be found in Appendix D.

Community and Stakeholder Engagement

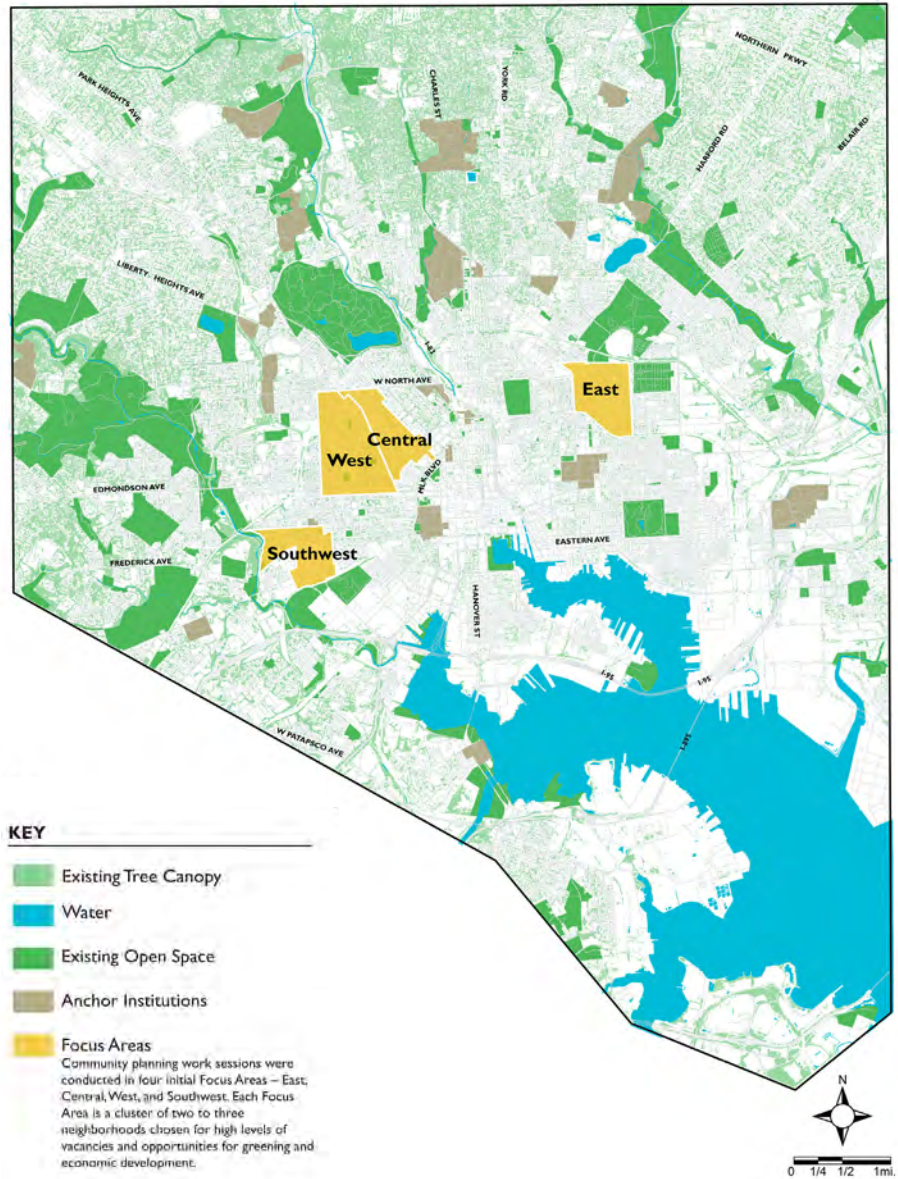
The success of the Green Network depends entirely on whether it improves life for Baltimore residents. That’s why the Department of Planning prioritized community engagement throughout the planning process, ensuring that the voices of Baltimore residents are reflected in this plan.

During all phases of the planning process, community input was gathered at a variety of small group neighborhood Focus Area meetings and through a series of larger public outreach events.⁴ Through a total of six city-wide meetings, nearly a dozen focus area meetings, and an online survey, hundreds of residents and stakeholders from neighborhoods throughout the city have provided input into the plan.

Engagement was a constant throughout the planning process.



Baltimore Green Network Focus Areas



⁵Membership of all subcommittees is listed in Appendix J.

Working with residents in Focus Areas

The Green Network Vision includes preliminary local-level plans for specific areas throughout the city—the aforementioned “Focus Areas,” each a cluster of two-to-three proximate neighborhoods:

- **West Baltimore:** Harlem Park and Sandtown-Winchester
- **Southwest Baltimore:** Boyd-Booth, Carrollton Ridge, and Shipley Hill
- **Central Baltimore:** Druid Heights and Upton
- **East Baltimore:** Broadway East and South Clifton Park

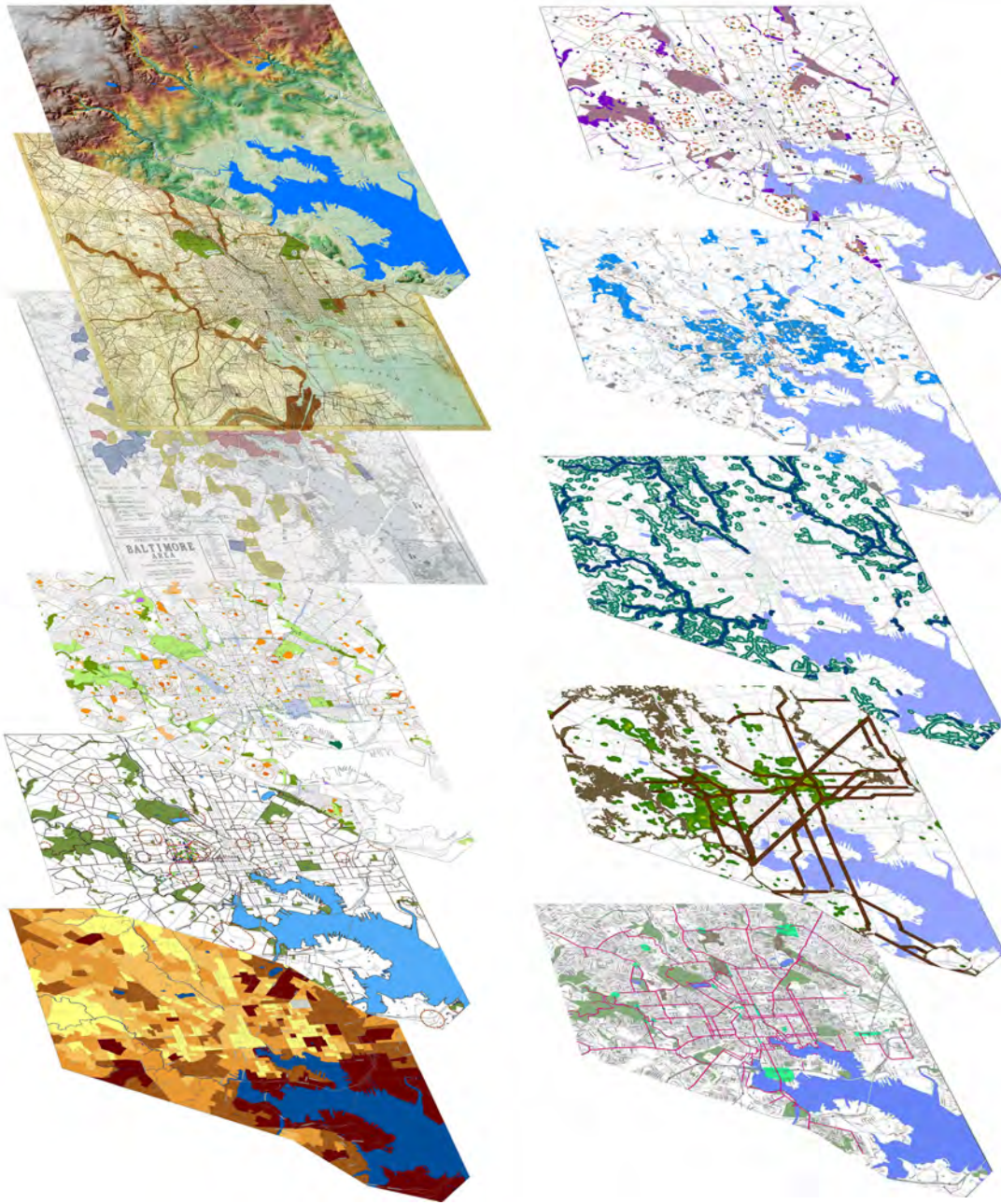
These four initial Focus Areas were selected based on the suitability analysis—they include high concentration of vacancies, as well as the greatest opportunities for creating economic, environmental, and health benefits through greening. In identifying the Focus Areas, the analysis also took into consideration previous and current neighborhood planning initiatives. Based on these factors and analysis, the selected Focus Areas present opportunities for strategic demolition, greening, and neighborhood revitalization.

The Department of Planning formed a Land Use and Design Subcommittee⁵ to create preliminary greening plans for these Focus Areas, working with neighborhood residents to develop pilot projects that will be part of the citywide Green Network. Neighborhood-focused community workshops were held in each Focus Area, during which community members expressed their neighborhood challenges and goals, and helped identify greening pilot projects for their neighborhoods.

The specific Focus Area Plans include pilot greening projects that complement the citywide Green Network Vision and can spur new investment and neighborhood stabilization and renewal in the targeted areas. Some of the pilot projects contribute to the Green Network through neighborhood-scale green improvements; other pilot projects, identified both through the Focus Area Plans and through the larger vision process, will support the citywide Green Network Vision by connecting neighborhoods to nearby green spaces or by connecting neighborhoods to each other.

Prioritization Analysis

In the final stages of creating the Green Network Vision, the opportunities identified through suitability analysis and community engagement were analyzed through a process of “prioritization,” with the goal of highlighting those opportunities with the greatest potential for beneficial impact—in the greatest areas of need. Prioritization took several factors into account: 1) environmental needs, 2) existing community assets, and 3) planned and in-progress economic development.



Layers of data used for the prioritization analysis included landscape patterns, historic plans, 21st Century Schools, gap analysis of habitat, tree canopy, a low traffic stress study, a livability analysis and others.

First, the prioritization considered the city's natural resources, which are the foundation for a functional green network. It identified gaps where ecological resources like forests and streams could be enhanced for improved vitality, considering the lack of existing habitat for key wildlife species, and stream buffer enhancement for optimal function and environmental health. For the health of our community, the analysis identified sidewalks and other corridor connections to community assets that lack tree canopy or can otherwise benefit from greening. These considerations ensure that the Green Network leads the way toward both a healthy environment and a unified, walkable system throughout the city.

Next, the prioritization considered community assets. All communities have assets of which they are proud: assets that contribute to local culture or history, enhance daily life, or meet residents' needs. The prioritization considered schools, libraries, main streets and neighborhood commercial areas, parks, community gardens and gathering spaces, and other assets that contribute to the quality of life in a neighborhood.

One important focus in this analysis was identifying gaps—areas that lack access to recreation, parks, and other community spaces, as well as areas without walkable access to grocery stores and other fresh produce vendors. The vision is to provide quality open space and recreation amenities—along with safe and convenient access routes—that are between 0.25 and 0.5 miles from residents' homes. Prioritization focused on addressing these gaps with opportunities for new urban farms, gardens, open spaces, trails, streetscapes, and recreational fields; it also seeks to transform groups of underutilized space, such as vacant buildings and industrial lots, into green assets that will address these gaps.

Finally, the potential economic impact of each greening opportunity was revisited, with a review of both existing and planned economic development activities throughout Baltimore, supporting efforts to attract new investment. This took into account the 21st Century Schools Initiative, which will modernize or replace more than two dozen school buildings over the next five years, considering ways to amplify this initiative by placing both schools and parks at the heart of our communities—and identifying places where this doesn't yet occur.

The resulting Green Network Vision weaves together our existing environmental resource assets and increases the green space in the city's most deprived neighborhoods, connecting our schools, streams and forests, parks, university campuses, and centers of employment with corridors that cross every community—a new circulatory system for a greener, healthier, and more equitable city.

Masonville Cove is an important ecological asset for both people and wildlife that could be better utilized with the creation of safe pedestrian and bicycle connections to and from the surrounding communities.



Image: © The National Aquarium

GOALS AND OBJECTIVES OF THE BALTIMORE GREEN NETWORK

Goal 1

Support economic growth and sustainable redevelopment of vacant lands across our city

- Transform vacant properties into attractive and productive assets, improving neighborhood conditions, stabilizing property values, and increasing tax revenue while promoting mixed-income communities.
- Support and sustain existing community green spaces and community-led stewardship efforts
- Identify strategic development opportunities that can be catalyzed by green infrastructure.
- Support green jobs, small-scale entrepreneurial opportunities, community revenue generation, and workforce development initiatives.
- Leverage future investments, support innovative public-private partnerships, and support the future development of financing option for the creation, maintenance, programming, and management of the Green Network.

A vision for a new public space in Sandtown-Winchester.



Image:
© Biohabitats Inc.

Goal 2 Improve and support the health and wellness of city residents

- Provide inclusive and safe access to a variety of open spaces to promote active lifestyles for all members of our community.
- Create a variety of spaces that support active recreation, healthy lifestyles, and well-being through enhanced outdoor activities (walking, skating, biking, hiking, water access, recreation, etc.) for all ages.
- Increase access to fresh and local foods and other goods and services supported by an integrated Green Network.

Goal 3 Protect and enhance the unique ecological resources of our city

- Enhance ecosystem services in the urban landscape, such as stormwater management, climate regulation, flood control, pollination, and more.
- Improve ecological connectivity and habitat quality to support diverse habitats for native and migratory species.
- Protect and improve the quality of the city's waterways, urban tree canopy, and other natural resources by integrating green infrastructure practices throughout the city.
- Expand awareness and understanding of urban green infrastructure and natural resources conservation.

Kayakers at Canton
Waterfront Park



The Stony Run stream corridor in Baltimore, MD.



Images from top:
© Office of
the Mayor of
Baltimore;
© Biohabitats Inc.

Goal 4

Provide safe access to both green spaces and economic hubs throughout the city

- Improve development patterns to be more pedestrian, bicycle, and transit-oriented as well as inclusive of people with disabilities.
- Support mobility within neighborhoods to provide safe access to quality open space, schools, and community centers, and improve the ability to walk or bike within the community.
- Support pedestrian and bike-friendly access to major transit corridors, employment and commercial centers, open space, waterfront, and recreational amenities to improve livability and connectivity throughout the city.
- Improve connections between parks and waterways, increasing public access to water.

Goal 5

Educate the public to understand the benefits and function of natural resources

- Connect schools and community centers to the Green Network to create and support outdoor learning spaces.
- Promote landscape stewardship, enhance appreciation for the environment, and increase public awareness about measures that can improve the City's resiliency.
- Increase and improve access to playgrounds, athletics fields, and recreational spaces in and around schools.

The I Wonder Garden in Canton promotes environmental literacy and student engagement.



Image: © Blue Water Baltimore

III. THE GREEN NETWORK VISION

A HOLISTIC APPROACH FOR BALTIMORE'S GREEN SPACE

The Green Network Vision is based on a comprehensive strategy for improving and connecting a wide range of different types of spaces, with the goals of improving quality of life, social equity, and connectivity. The strategy uses two broad categories of place-based elements within the city:

- **Nodes:** Open, green destinations and spaces for people and nature to meet, including both nature nodes (wildlife habitat, open space) and community nodes (activity centers and neighborhood green spaces).
- **Corridors:** Linear spaces that provide safe, comfortable movement within and between nodes and neighborhoods, for both humans and wildlife.

Using this strategy, the Green Network will not only create and improve green and open spaces throughout the city, but will weave them together as nodes in a network—community destinations that are easily reachable through safe and accessible corridors.

Through the analysis and community engagement processes previously described, the planning team identified gaps in the existing network of green spaces, and areas in need of more green space and better connections. In the following pages, the Green Network Vision addresses these gaps with proposed nodes and corridors, providing all Baltimore residents with improved access to Baltimore's open spaces, streams, and waterfront. This Vision includes an overall framework for the Green Network, including our existing network of park, trail, stream, forest, and community green space assets, and specific categories of nodes and corridors to be created and improved.

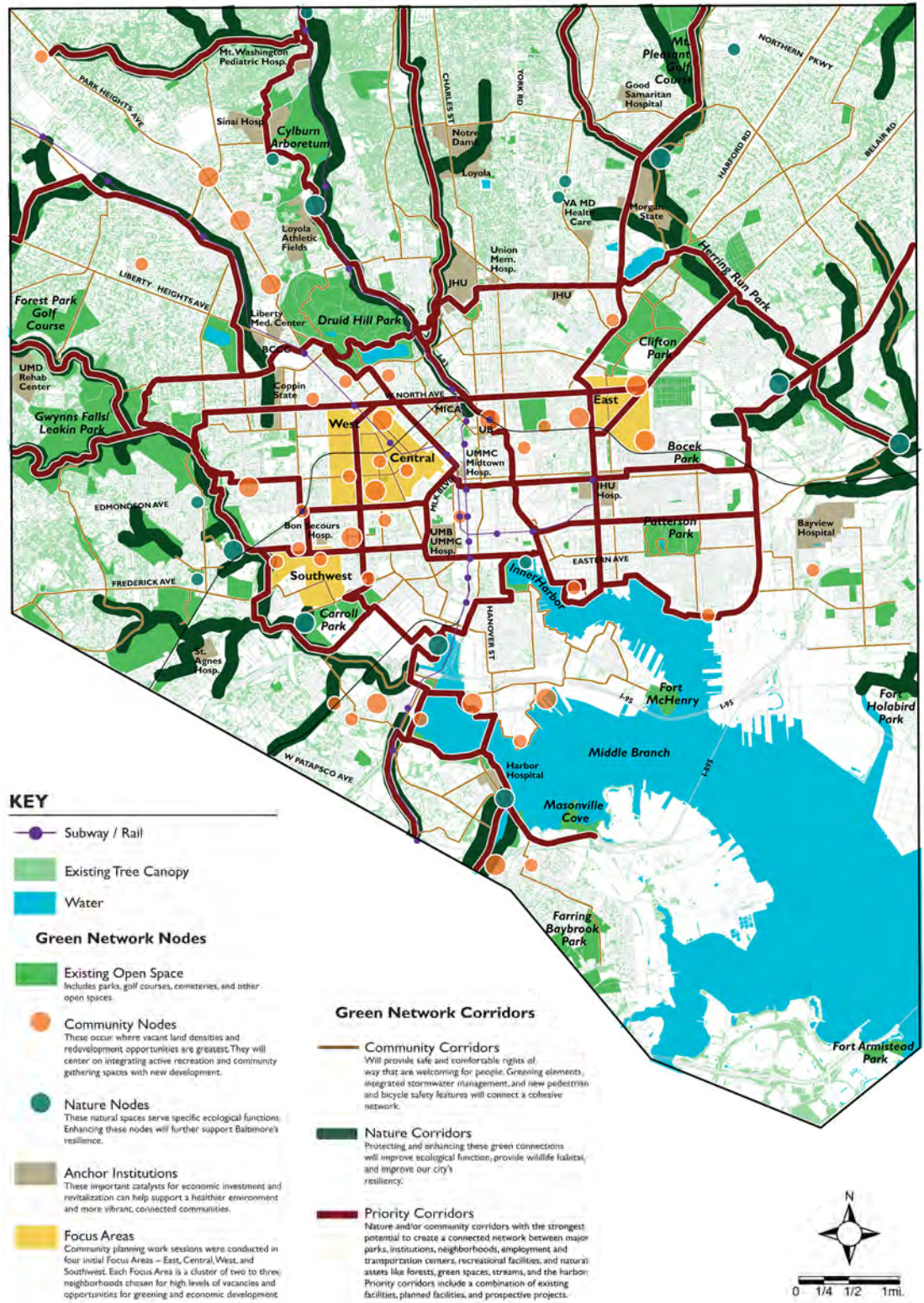
The specific design concepts for identified nodes and corridors will be developed in collaboration with the community, as part of ongoing neighborhood Focus Area planning activities (some already completed planning for Focus Areas is discussed in the following section). Throughout the planning process, many people have expressed interest in including their neighborhoods as Focus Areas. This current plan is limited to four Focus Areas due to logistic, feasibility, and opportunistic reasons; however, every Baltimore neighborhood can be part of and can benefit from the Green Network. As this plan is implemented, additional green planning will continue. For example, in places where a Community Node has been identified in the Green Network Vision, planning for additional Focus Areas or pilot project sites could be undertaken, led by the Department of Planning or other partners working with the communities. As the City moves forward on implementation, all stakeholders will continue to refine and prioritize opportunities; this plan for the Green Network will be a living document that continues to evolve.

Masonville Cove Overlook



Image: © The National Aquarium

Baltimore Green Network Vision Plan Corridors & Nodes



NODES: NATURAL SPACES FOR WILDLIFE AND GREEN DESTINATIONS FOR PEOPLE

Green Network nodes include parks, recreation areas, forest patches, meadows, open spaces for gathering or play, or green spaces within new development areas. Nodes may have a wide range of features: trees, benches, murals, flower gardens, sports fields, recreation centers, urban farms, playgrounds, stormwater treatment amenities, and/or water features.

There are three categories of nodes: **1) Community nodes**, green open spaces and amenities integrated into the established neighborhood fabric, focused in areas of greatest need; **2) Nature nodes**, natural spaces characterized by ecological function; and **3) Anchor Institution and Existing Open Space nodes**, significant existing open spaces on both private and public lands, often under institutional stewardship. The following pages will discuss each of these categories in detail.

Community Nodes

Community nodes prioritize neighborhood needs; new community nodes are proposed where vacant land densities are highest. These nodes provide amenities like spaces for active recreation and community gathering space, bringing new life to underutilized spaces or to concentrations of vacant and abandoned properties.

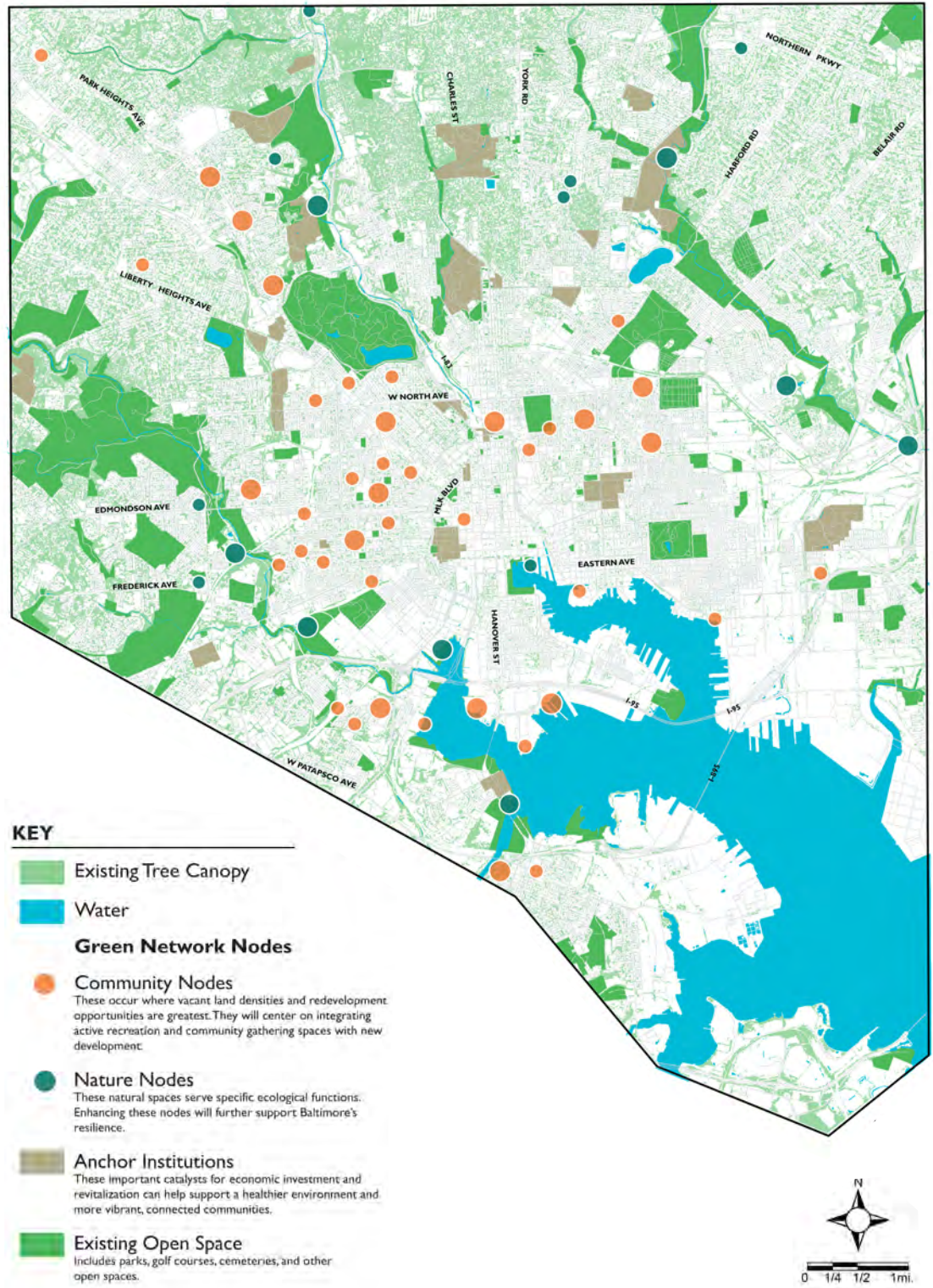
A community node might take the shape of a spacious park; a new playground; an urban farm or a garden that contributes to the local economy; a new public artwork; or a new space for community events. While community nodes are primarily spaces for people, they can (and often should) accommodate features like shade trees and forest patches, meadows, or stormwater management that can also serve as wildlife habitat.

Wellness Wednesday featuring Black Male Yoga Initiative.



Image: © The City of Baltimore's Mayors Office

Baltimore Green Network Vision Plan
Community & Nature Nodes



PROPOSED COMMUNITY NODE EXAMPLE: DRUID SQUARE



Image: © Biohabitats Inc.

A new public square currently being planned in this community-identified location will provide residents access to high-quality green space, including open active space and a Kaboom! playground. The new square will also become an asset to the upcoming renovation and development on the surrounding residential blocks. The upcoming

expansion of Bakers View Townhomes on the 500 block of Baker Street and vacant historic rowhomes expected to be renovated along Druid Hill Avenue are envisioned to front the square along the north and east sides. The project leverages Project CORE money for preparing the park site and for stabilization of the vacant historic rowhomes on the east side of Druid Hill Avenue.

Green spaces that serve neighborhoods as community nodes have been created throughout Baltimore by residents, community organizations, and city agencies and through redevelopment efforts. A few examples include community green spaces such as Brentwood Commons in Greenmount West, Whitelock Farm in Reservoir Hill, Easterwood Park & Playground in Sandtown-Winchester, and the Darley Park Gateway Park, among many others. Developers and community development corporations have also taken a role in developing community green spaces as part of redevelopment of vacant properties; these serve as neighborhood nodes.

Types of community nodes (and implementation approach):

- Neighborhood Revitalization with Integrated Open Space and Recreation:**

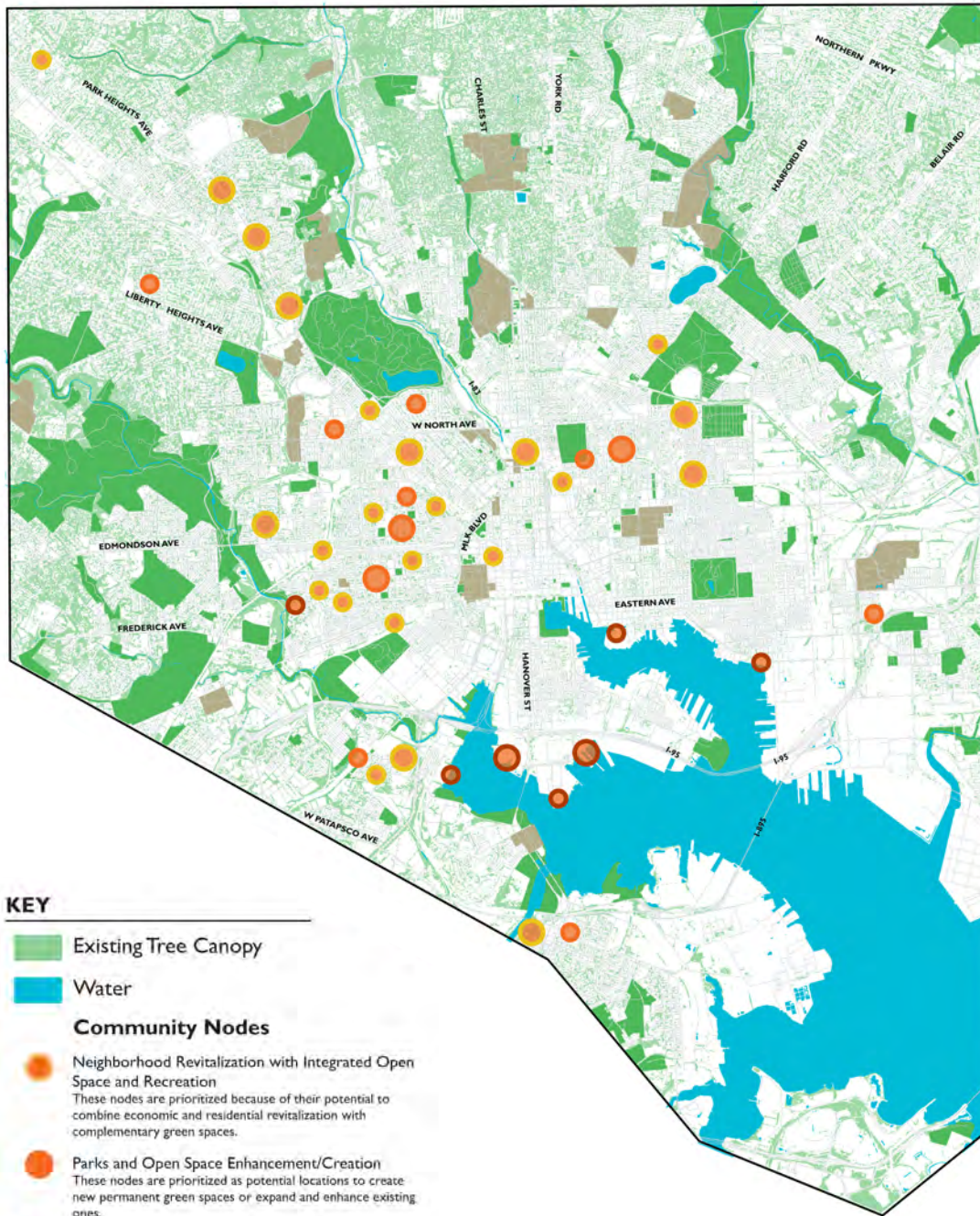
These nodes are prioritized because of their potential to combine economic and residential revitalization with complementary green spaces. They include small green spaces that can be integrated with mixed-used development or new or enhanced parks framed by new or renovated residential development. They also include vacant lots to be enhanced through temporary greening, activation, or improved maintenance either as a holding strategy in anticipation of future redevelopment or as a first step towards the creation of a new, permanent community green space.

- **Parks and Open Space Enhancement/Creation:** These nodes are prioritized as potential locations to create new permanent green spaces or expand and enhance existing ones. These permanent green spaces will serve as catalysts to encourage redevelopment in the surrounding neighborhoods. Several of these nodes are in the vicinity of schools and their design and development should complement and enhance school improvement plans. There are also opportunities to integrate training, education, and stewardship. In some cases these nodes are in areas where there have been efforts to address concentrations of abandoned buildings through demolition. The goal is to replace formerly vacant buildings with beneficial green assets.
- **Habitat-Sensitive Parks and Recreation:** These are existing spaces, which are primarily places where people access open space and recreation; however, they occur in sensitive natural areas around the city, and their landscapes are opportune locations to reflect and respond to the native ecology. Examples include trails that overlook shoreline restoration, parks that include native woodland and wildflower meadows, and open spaces that incorporate stormwater management features seamlessly into the landscape. The Green Network Vision seeks to restore ecology and enhance function of the natural systems in these social landscapes.

Druid Hill Park provides ample tree canopy as well as recreational opportunities.




Image:
© Department of
Planning




Baltimore Green Network Vision Plan Community Nodes


KEY


 Existing Tree Canopy


 Water


Community Nodes

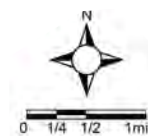
 Neighborhood Revitalization with Integrated Open Space and Recreation
These nodes are prioritized because of their potential to combine economic and residential revitalization with complementary green spaces.

 Parks and Open Space Enhancement/Creation
These nodes are prioritized as potential locations to create new permanent green spaces or expand and enhance existing ones.

 Habitat-Sensitive Parks and Recreation
These are existing spaces, which are primarily places where people access open space and recreation; however, they occur in sensitive natural areas around the city, and their landscapes are opportune locations to reflect and respond to the native ecology.

 Anchor Institutions

 Existing Open Space



Nature Nodes

Relatively scarce in the city, nature nodes are locations for enhancing and expanding habitat in forest patches, meadows, floodplain, and wetlands. They may be small areas of upland woods, restored floodplain forest and wetlands, or a restored natural shoreline. These nodes may provide habitat “stepping stones” for wildlife as they move across the city and also attract and support pollinators through wildflower gardens and woodland patches; in short, these nodes promote ecosystem health and resilience. Nature nodes also include water management practices that help to catch, slow, and clean rainwater before it reaches our waterways. While these nodes are not focused on people, they provide quiet spots for people to connect with nature and view urban wildlife like birds, butterflies, and fish. They may incorporate signage or other features to raise ecological awareness among residents.

PROPOSED NATURE NODE EXAMPLE: RIDGELY’S COVE



The Middle Branch is the lesser known of Baltimore’s two harbors, but it is the more ecologically significant. The Upper Middle Branch, north of I-95, is a Designated Habitat Protection Area, especially important for waterfowl. Several past plans, including the Middle Branch

and South Baltimore Gateway Master Plans, have identified this area as a priority for habitat restoration and passive recreation such as bird-watching, walking, and canoeing. Additionally, environmental and habitat restoration projects have been proposed at a city park site known as Ridgely’s Cove, located along the Gwynns Falls Trail, on the western shore of the Upper Middle Branch. If implemented, these improvements would transform the site into a significant nature node location for both wildlife and nature-based recreation. It would also create a northern complement to Masonville Cove (which is a significant wildlife habitat location along the southern shore of the Middle Branch).

Types of nature nodes (and implementation approach):

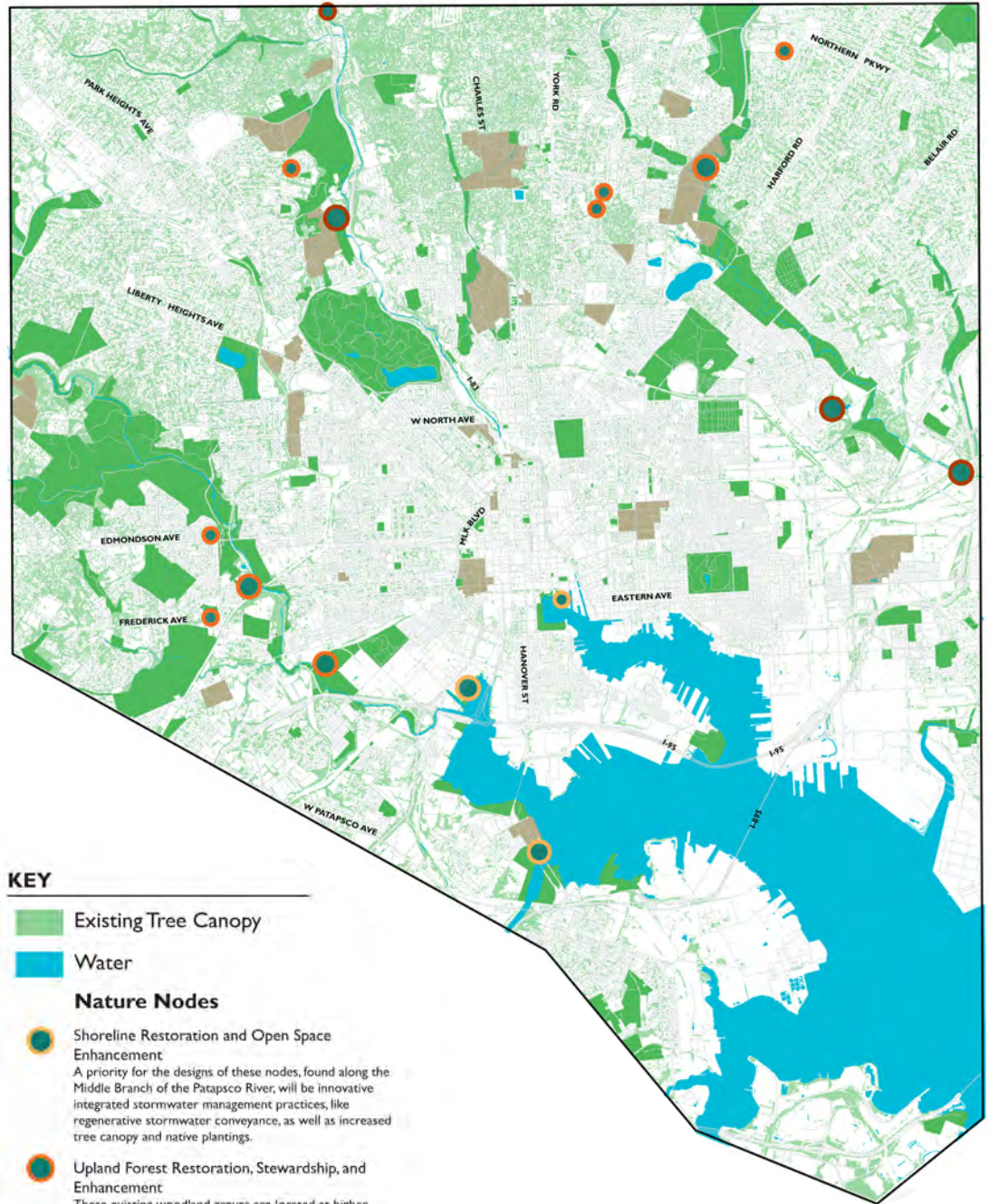
- **Shoreline Restoration and Open Space Enhancement:** A priority for the designs of these nodes, found along the Middle Branch of the Patapsco River, will be innovative integrated stormwater management practices, like regenerative stormwater conveyance, as well as increased tree canopy and native plantings. Living shoreline restoration is an important consideration, in light of climate change and sea level rise. Educational signage and trails introduce these features to visitors.
- **Upland Forest Restoration, Stewardship, and Enhancement:** These existing woodland groves are located at higher elevations in the city; the Green Network Vision seeks to protect and maintain these forests (some are maintained by residents as community forests) and to expand them where possible. In addition to the benefits of increased tree canopy to both residents and wildlife, these small woodland patches are special spaces for neighborhood residents to connect with nature. In these spaces, residents may experience moments of respite and wonder, explore woodland groves that have stood for over a century, and encounter plant and wildlife species that aren't found in other parts of the city. Stewardship of these nodes means managing invasive plant species, increasing native plantings, and removing litter. Monitoring and management of these spaces should continue in partnership with organizations like Baltimore Green Space, Baltimore Tree Trust, TreeBaltimore, Parks and People Foundation, and Blue Water Baltimore.

Mature native trees provide important habitat for birds and other wildlife.




Image: © Andy Cook

Baltimore Green Network Vision Plan
Nature Nodes




KEY


 Existing Tree Canopy

 Water


Nature Nodes

 Shoreline Restoration and Open Space Enhancement


A priority for the designs of these nodes, found along the Middle Branch of the Patapsco River, will be innovative integrated stormwater management practices, like regenerative stormwater conveyance, as well as increased tree canopy and native plantings.

 Upland Forest Restoration, Stewardship, and Enhancement

These existing woodland groves are located at higher elevations in the city; the Green Network Vision seeks to protect and maintain these forests and to expand them where possible.

 Floodplain Forest and Stream Buffer Restoration, Management, and Enhancement

These natural areas are located either within the floodplain or the existing stream valleys.

 Anchor Institutions



- Floodplain Forest and Stream Buffer Restoration, Management, and Enhancement:** These natural areas are located either within the floodplain or the existing stream valleys. Restoring and maintaining these areas will support the ecology of streams and restore wildlife habitat; additionally, many of these nodes are accessible for community members to enjoy. Chief priorities for these sites are managing invasive plant species, restoring stream channels (or associated wetland and floodplain forest systems), introducing new native plantings, and removing litter. Additionally, restoration projects could integrate water quality monitoring, managed through partnerships with Blue Water Baltimore and neighborhood organizations.

Existing Anchor Institutions and Open Space Nodes

The existing open space and anchor nodes comprise spaces that are currently maintained by either the City or private entities; they include city parks, universities, cemeteries, hospitals, the Inner Harbor promenade, and Fort McHenry. Already used for social gatherings, employment, services, tourism, play, recreation, and respite—as well as important habitat for native wildlife—these nodes are part of Baltimore’s inventory of green assets, and are important catalysts for economic investment and revitalization. Going forward, many of these nodes can be maintained in closer accordance with the Green Network principles and ecological practices. The City and private landholders can continue to manage the spaces for ecological function as well as educational stewardship and healthy living, prioritizing ecology and quality of life for all users.

ANCHOR INSTITUTION NODE EXAMPLE: MEDSTAR HARBOR HOSPITAL MASTER PLAN



Image: © Blue Water Baltimore

In 2016, Blue Water Baltimore, Neighborhood Design Center, Plisko Sustainable Solutions, and The Green Team at MedStar Harbor Hospital worked together to develop the MedStar Harbor Hospital Green Infrastructure Master Plan. The plan identifies projects that could be undertaken on the hospital campus and adjacent City-owned land to treat stormwater, reduce flooding, reduce paved surfaces, and increase wildlife habitat, while enhancing and beautifying the campus environment. The hospital was awarded \$1.3 million in funding from the Watershed Assistance Grant Program for nine of the projects identified in the plan. By implementing these improvements, the hospital is not only providing environmental benefits, it is also enhancing its role as an anchor within the Baltimore Green Network.

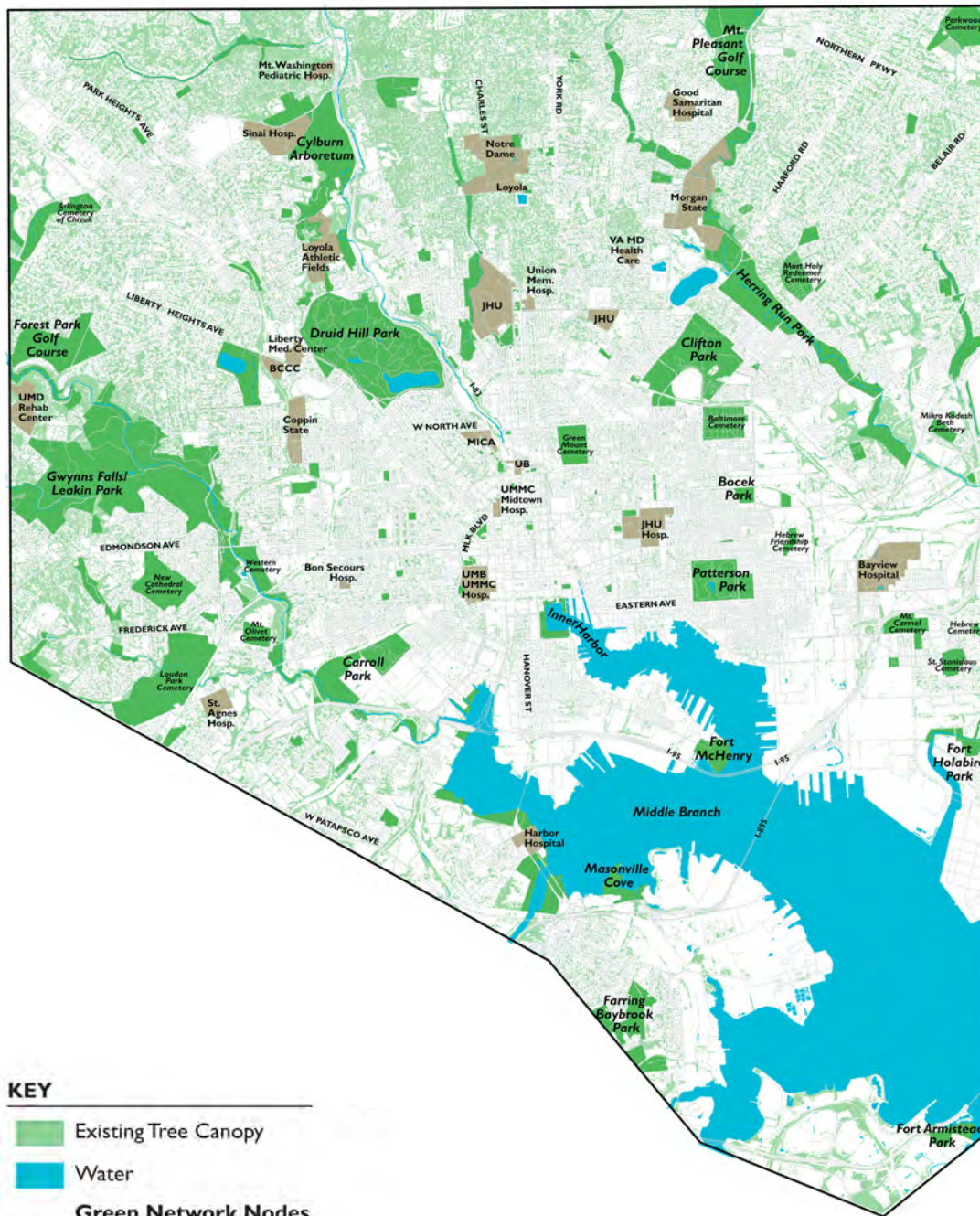
*Types of anchor institution and open space nodes
(and appropriate implementation approach):*

- **Existing City Park Land:** Working with community stakeholders, the Department of Recreation and Parks should consider developing a restoration and management master plan for all City parks, in order to prioritize needs for facility improvements, woodland management, plantings, and stream restoration.
- **Cemeteries:** These privately owned, sacred green spaces could benefit from green practices including increased tree canopy, alternative mowing regimes, native wildflower plantings, stream buffer management or restoration, and invasive plant species management. A number of cemeteries throughout the city offer tours or other programs and partnerships to engage Baltimore residents and share the history and culture represented through these spaces. Additional partnerships could support additional enhancement of and access to these green spaces.
- **Universities, Hospitals, and other Anchor Institutions:** Organizations such as Blue Water Baltimore, Interfaith Partners for the Chesapeake, the National Wildlife Federation, and the Wildlife Habitat Council have in the past partnered with Baltimore institutions, congregations, and businesses to identify ways for anchor institutions to implement campus and site improvements that show leadership in improving environmental quality. Additional partnerships can lead to the implementation (or increased use) of green infrastructure, including tree canopy, native wildflower gardens, conservation landscapes, integrated stormwater management practices, green roofs, integrated pest management, reduced mowing regimes, and minimized herbicide and pesticide use.

The Druid Hill Park reservoir is a popular destination for residents.



Image: © Flaura
Teeter Landscape
Architects



**Baltimore Green Network Vision Plan
Anchor Institutions & Existing Open Space Nodes**

CORRIDORS: GREEN ACCESS

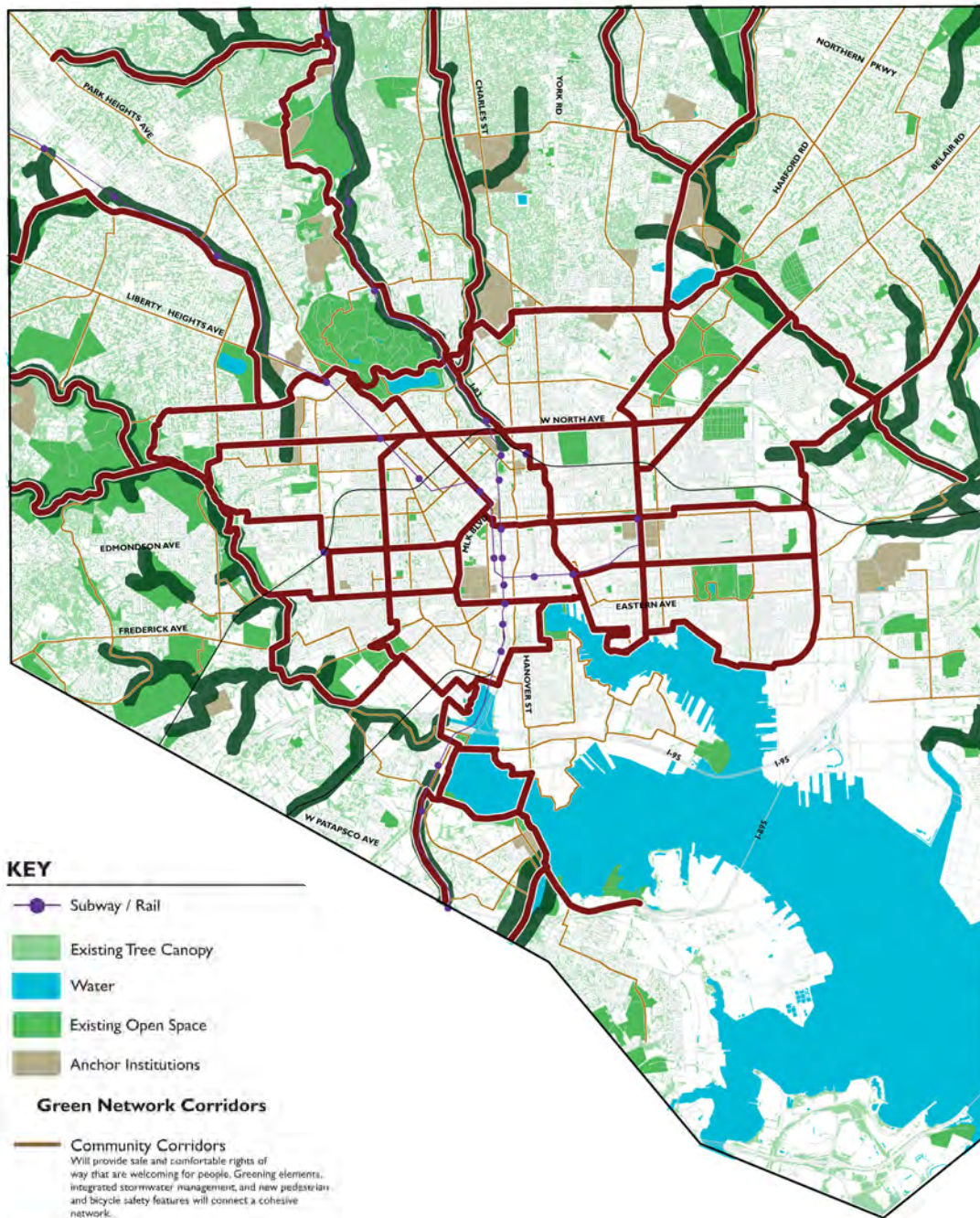
In order to weave together a Green Network, nodes are connected to each other and to communities by corridors—linear spaces for humans and wildlife to travel safely and comfortably. Corridors include tree-lined streets, stream valleys, trails, greened alleys, multi-user paths, bike lanes, and bike boulevards. They connect parks and open spaces to schools, retail districts, and other activity centers.

There are two categories of corridors: **1) Community corridors**, which provide safe and comfortable connections primarily for people, and **2) Nature corridors**, which provide vital haven for wildlife and the health of our ecosystem. Enhancing, creating, and maintaining corridors is vital to the Green Network; the following pages will discuss both types of corridor, along with a few examples, in detail. A subset of Community and Nature corridors have been identified as **Priority Corridors** as part of the Green Network Vision. These corridors were identified as the highest priority for implementation to strengthen the city’s existing network of green spaces and corridors, and are discussed later in this plan.

The Gwynns Falls Bike Trail offers access to a vital nature node on the west side of the city.



Image: © Flaura
Teeter Landscape
Architects



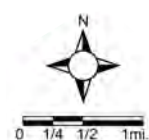
Baltimore Green Network Vision Plan Corridors

KEY

- Subway / Rail
- Existing Tree Canopy
- Water
- Existing Open Space
- Anchor Institutions

Green Network Corridors

- Community Corridors**
Will provide safe and comfortable rights of way that are welcoming for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features will connect a cohesive network.
- Nature Corridors**
Protecting and enhancing these green connections will improve ecological function, provide wildlife habitat, and improve our city's resiliency.
- Priority Corridors**
Nature and/or community corridors with the strongest potential to create a connected network between major parks, institutions, neighborhoods, employment and transportation centers, recreational facilities, and natural assets like forests, green spaces, streams, and the harbor. Priority corridors include a combination of existing facilities, planned facilities, and prospective projects.



Community Corridors

People-focused corridors make safe connections for residents to walk or bike to schools, stores, parks, recreation centers, and more. The proposed 35-mile Baltimore Greenway Trail Network Loop envisioned by Rails to Trails is an important part of this corridor network, connecting neighborhoods and Green Network corridors around the city. As corridor improvements are planned and implemented as part of the Network, corridor segments will be evaluated to account for the existing conditions and identify opportunities available to make them more green and accessible to all users. To improve and create corridors that meet the Green Network Vision, greening elements will be added—street trees, median plantings, bump-outs and traffic calming, improved sidewalks, protected bikeways or multi-user paths, and improved and new trail connections, as well as integrated stormwater management practices. The combination of improvements to be included for each Community Corridor will vary depending on conditions such as street, sidewalk, and right-of-way width; locations of existing trees, utilities, and on-street parking; street type; traffic volume; topography; and other factors.

PROPOSED COMMUNITY CORRIDOR EXAMPLE – MARTIN LUTHER KING BOULEVARD TO WEST BALTIMORE MARC

Image: © Department of Planning



A new path, including exercise equipment and lighting, has been constructed immediately south of West Franklin Street in Harlem Park. The community corridor project envisioned here would extend the existing path east to Martin Luther King Boulevard and west to the West Baltimore MARC station and BaltimoreLINK Hub. Extending about 1.5 miles, this project has recreational and transportation benefits.

Reconnecting the West Baltimore Loop provides improved access.



Image: ©
Department of
Planning

Community corridors included in this plan:

1. **Baltimore Greenway Trail Network:** This citywide 35-mile trail loop will connect major parks, diverse neighborhoods, outdoor resources, and downtown. It is an essential connective component for the Baltimore Green Network. Twenty-three miles of the loop already exists as part of the city’s existing trail system.
2. **Focus Areas to the Greenway Trail Network and Parks and Open Space:** Connecting Focus Area neighborhoods to the Baltimore Greenway Trail Network loop will tie new and improved green spaces into a citywide network.
3. **Nodes to Nodes and Nodes to the Greenway Trail Network:** Connecting the existing and proposed nodes to one another, and to the Baltimore Greenway Trail Network loop, further expanding the connection to the Loop and the prominent parks and stream corridors within the city.
4. **Low-Stress Connections to the Green Network:** Low stress streets are those with low traffic volumes and speeds, where most people are comfortable biking; these corridors will help to complete connections of the community corridors.¹

PROPOSED COMMUNITY CORRIDOR EXAMPLE – NORTH AVENUE

TYPICAL SECTION

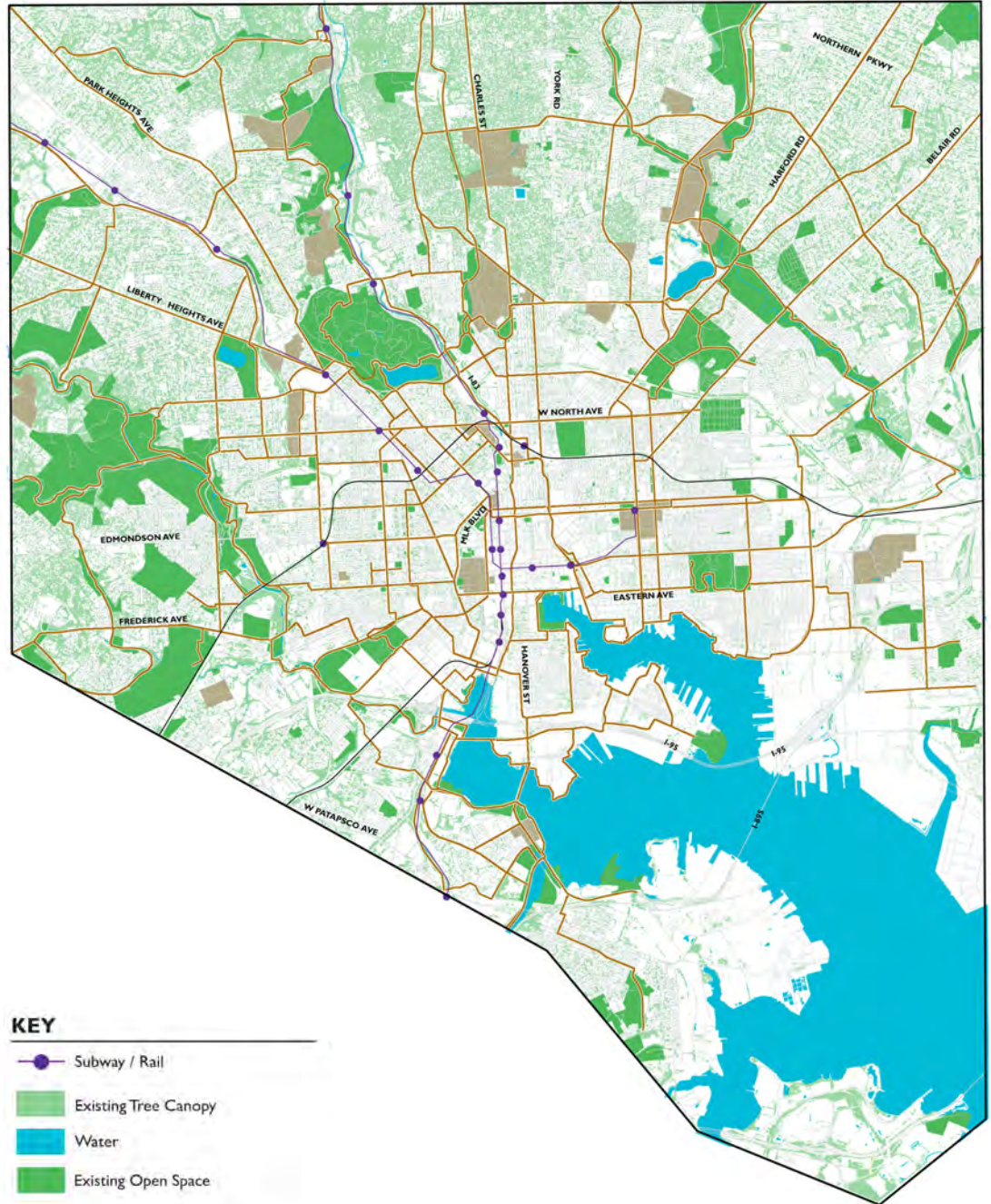


Historically one of Baltimore’s major main streets, North Avenue is currently in need of significant upgrades and reinvestment. Several plans—including the West North Avenue Streetscape Conceptual Master Plan, the Pennsylvania & West North Avenue LINC’s plan and the East North Avenue LINC’s plans —focus on these needed improvements, including suggestions for upgrades to streetscape and urban design, pedestrian safety, and multi-modal access along and parallel to the corridor. Currently, design and implementation is taking place through the \$27.3 million North Avenue Rising project that combines federal and state funding to upgrade the corridor as a “complete street” serving multiple modes—pedestrians, buses, and bicycles as well as cars. Because of these plans, and the corridor’s importance within Baltimore, the Green Network Vision identifies North Avenue as an important Community Corridor.

Image: © MD DOT and City of Baltimore

¹ In 2017, the Department of Transportation developed the Separated Bike Lane Network Addendum to the Bike Master Plan. The addendum identifies key locations for new protected bike facilities that connect to low-stress streets, to maximize how much of the city can be reached comfortably by bicycle.

Baltimore Green Network Vision Plan
Community Corridors



KEY

- Subway / Rail
- Existing Tree Canopy
- Water
- Existing Open Space
- Anchor Institutions

Green Network Corridors

- Community Corridors
Will provide safe and comfortable rights of way that are welcoming for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features will connect a cohesive network.



Nature Corridors

Nature corridors provide habitat for native wildlife including birds, pollinators, small mammals, fish, amphibians, reptiles, and invertebrates. The Green Network will preserve and expand these corridors by increasing the native tree canopy and understory plantings, managing invasive species, and restoring stream channels.

The top priority nature corridors are the stream valleys—the Jones Falls, Herring Run, and Gwynns Falls—that define Baltimore’s landscape. These important natural corridors need to be preserved and enhanced in order to support the health of our streams, the Inner Harbor, the lower Patapsco River, and the Chesapeake Bay. These are among the last semi-intact natural areas in the city.

Additionally, major utility corridors and linear forest patches or tree buffers along rail lines have potential to serve as nature corridors. Vegetation in utility corridors can be managed in a way that provides meadow habitat for pollinators and other wildlife. Trees growing along rail lines serve as buffers that filter and cool the air while providing better separation between the rail lines and nearby neighborhoods.

PROPOSED NATURE CORRIDOR EXAMPLE: STREAM RESTORATION



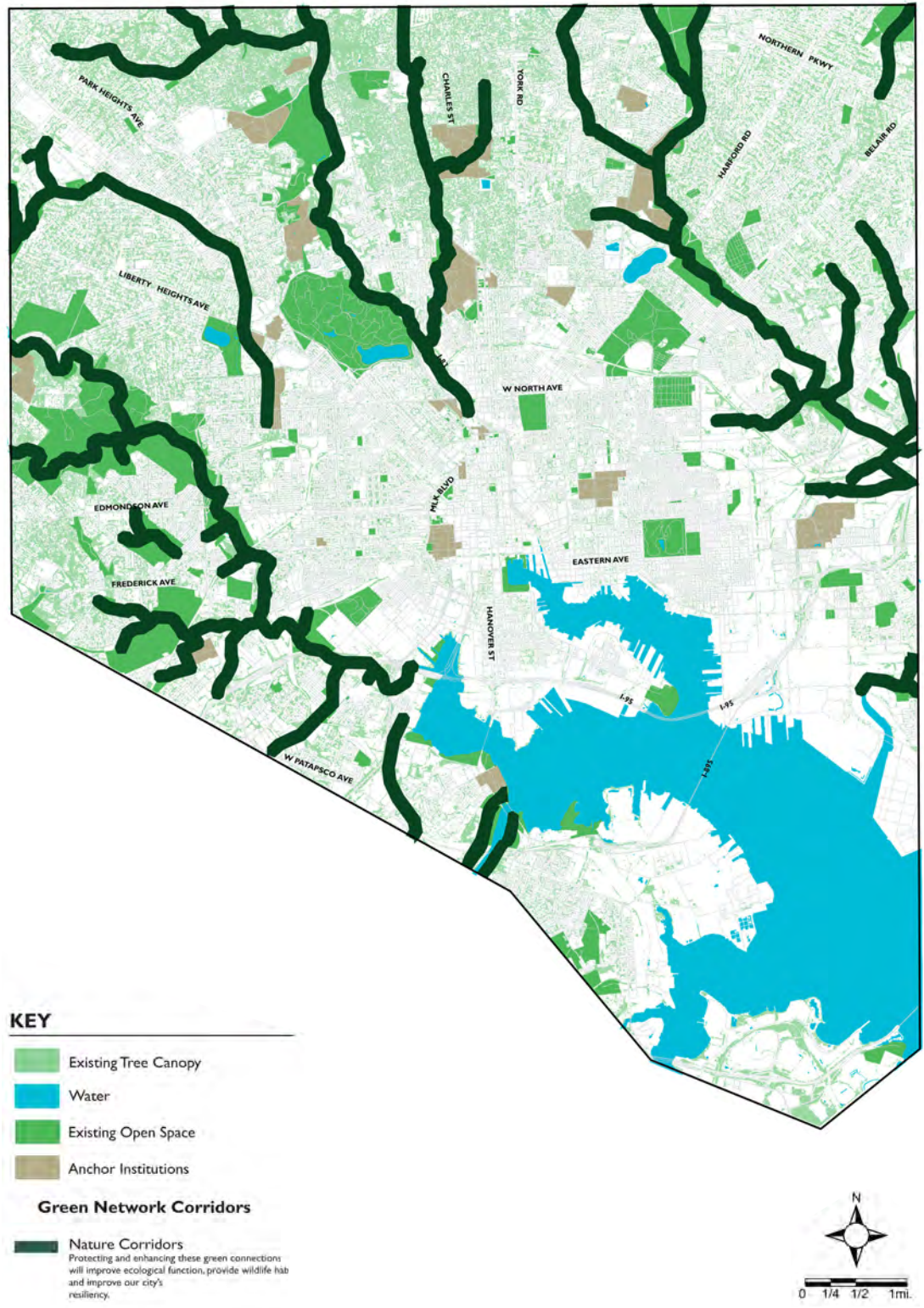
Image: © Biohabitats Inc.

Over time, human-made changes to our natural streams have altered stream flow and structure, contributing to habitat loss, erosion, or downstream flooding. The Department of Public Works has been implementing stream restoration projects over the past several years to improve and restore streams, which contribute to cleaner water and improved habitat for wildlife. To meet the requirements of the City’s Municipal Separate Storm Sewer System permit (known as MS4), the Department of Public Works will soon begin more stream restoration projects throughout the city, many of which are Nature Corridors in the Green Network Vision, including Moore’s Run (shown), Chinquapin Run, and Dead Run.

Nature corridors included in this plan:

1. **Major Streams (Herring Run, Jones Falls, Gwynns Falls):** These are high-priority streams where continued restoration, native plantings, and invasive plant species management will be beneficial.
2. **Minor Streams:** In cases where nodes or corridors in the vicinity are being improved, these smaller tributaries may also be included in projects.
3. **Rail or Power Rights-of-Way:** These nodes can be improved by working in concert with landowners; stewardship includes native tree canopy and understory plantings, invasive species management, and stormwater management practices. In some cases, these corridors may be accessible to community members, but in others (where access is not appropriate or feasible) they may be enhanced purely for natural resource value.

Baltimore Green Network Vision Plan Nature Corridors



Priority Corridors

Priority corridors represent corridors with the greatest opportunity to create a connected network between major parks, institutions, neighborhoods, employment and transportation centers, recreational facilities, and natural assets like forests, green spaces, streams, and the harbor. In addition to the ability to connect important pieces of the Green Network, the priority corridors have beneficial physical characteristics, for example: a street wide enough to fit a walking/bicycling path; a stream valley with a continuous connection; or a utility corridor that offers an opportunity to create a long, extended path. Some of these priority corridors have already been funded for capital improvements.

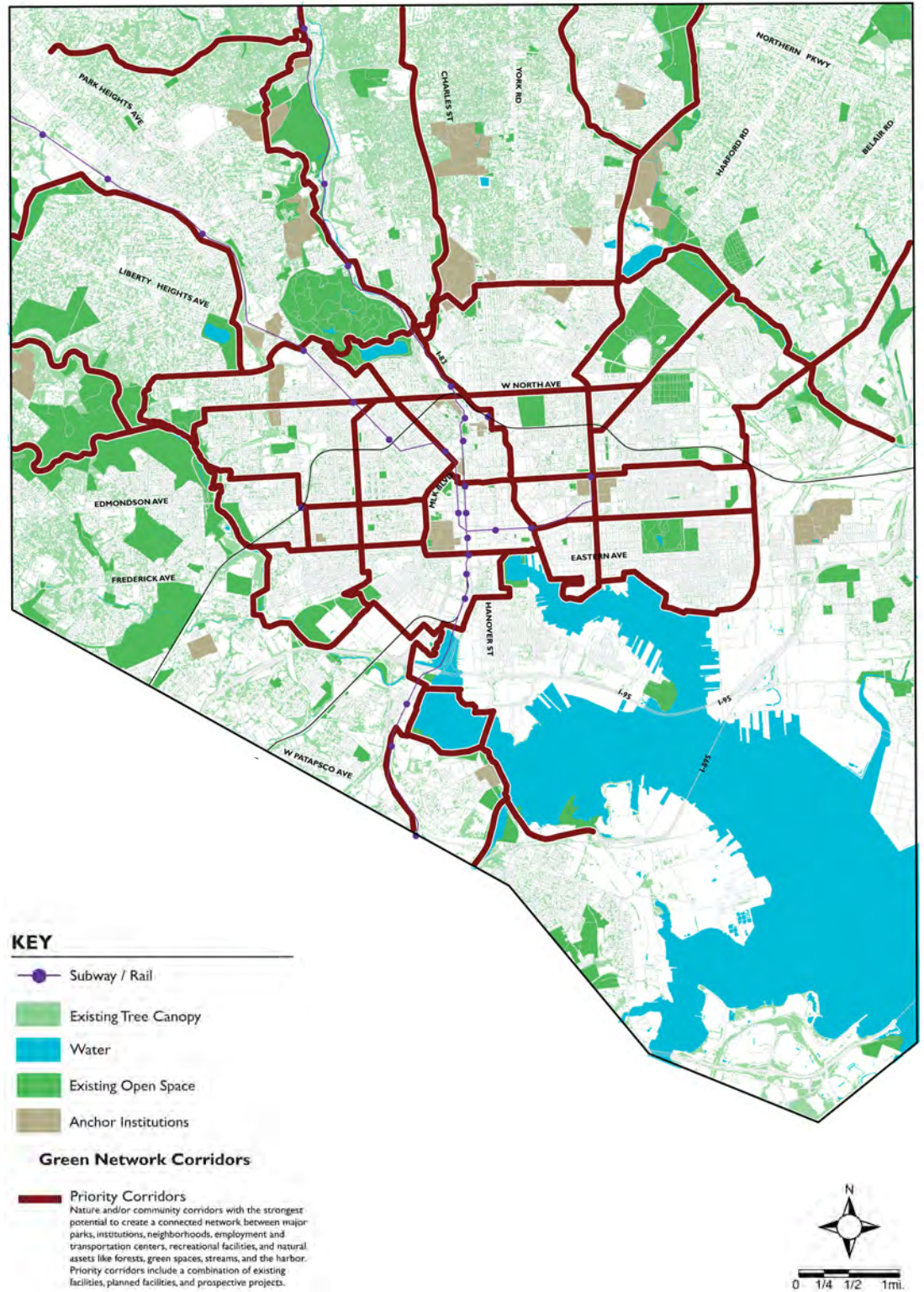
The opportunity to better connect people with nature and provide low-stress and low-traffic connections to parks and recreational resources throughout the city makes stream valley corridors priorities for implementation. Several corridors are identified to better connect Baltimore with trails and parks beyond our borders and across our region, such as connections to the south to connect with the proposed Patapsco River Valley Trail. Utility corridors have proven to be excellent choices for public paths across the country because they offer a continuous right-of-way, because they can create a public asset for adjacent neighborhoods, and because they can create beneficial meadow habitat for pollinators. Baltimore City and the Baltimore Region have multiple utility corridors that offer priority corridor opportunities. Lastly, some of our streets feed right into, or run along the border of, our most significant parks. Some of these streets have more-than-ample width, and could provide separated or safer connections for people who want to safely visit parks by foot or with strollers, skateboards, scooters, or bicycles.

Whether the priority corridor is in a street, stream valley, or utility corridor, the priority corridors are planned as a radial system of paths connecting back to a central grid. The radial corridors connect into and out of the 35-mile loop, within which a series of north-south and east-west connections are prioritized.

Projects for priority corridors will relate to their roles as community or nature corridors and can include improvements such as multi-use paths, tree planting, stormwater projects, art, public access connections, or community projects. Many of these priority connections are being targeted for design and implementation funding by partners including the Department of Transportation, the Department of Recreation and Parks, the Department of Public Works, the Baltimore Development Corporation, the Rails to Trails Conservancy, and the Baltimore Metropolitan Council.

The Baltimore Green Network Plan presents one scenario for the implementation of priority corridors. Other scenarios are also possible. As other master planning efforts evolve—such as the Citywide Comprehensive Transportation Plan just getting underway—future evaluation of priority corridors will take place to determine which routes are implemented.

Baltimore Green Network Priority Corridors



CORRIDORS AND NODES AS THE GREEN NETWORK

Together, these nodes and corridors form a system that is greater than the sum of its parts. While each piece serves a particular purpose and provides specific types of benefits, these opportunities and connections also serve to enhance and complement our city's existing green assets and the continued expansion and enhancement of the city's Green Network.

These opportunities also work with and reinforce many other initiatives currently underway by the City and its partners. This is a key strength of the Green Network Vision.

For example, strategic acquisition and demolition of vacant properties is a central tactic of implementing this plan. Staff at the Department of Planning have worked closely with the Department of Housing and Community Development to ensure that pilot projects identified in this plan (especially for the Focus Area Plans in the following section) are prioritized, and can be completed with both local funding as well as the State of Maryland's Project C.O.R.E. program for strategic demolition and revitalization.² Similarly, the Departments of Planning and of Housing and Community Development are working closely to coordinate strategic rehabilitation, demolition, and greening in our INSPIRE planning areas surrounding 21st Century School sites.³

There are many more examples of integration between this Green Network Vision and the City's current efforts. The Green Network falls under the umbrella of the Baltimore Sustainability Plan, and will support implementation of many of the strategies and actions identified in the plan. Greening efforts will also help fulfill the requirements of the Municipal Separate Storm Sewer System Permit (known as MS4); this permit requires the City to treat impervious surfaces and stormwater runoff to reduce pollutants that harm our streams, the Inner Harbor, and the Chesapeake Bay. Green Network tree plantings will support the City's tree canopy goals, in concert with the TreeBaltimore program. For the City's strong network of non-profit groups with environmental missions, the Green Network Vision is a tool for fundraising, and to help prioritize their work. Green Network corridors will complement the implementation of Baltimore's Bicycle Master Plan and Bikeshare program, as well the LINC program, which aims to revitalize the City's "Main Street" retail districts.⁴

² Project C.O.R.E. stands for "Creating Opportunities for Renewal and Enterprise."

³ INSPIRE, a Department of Planning program, stands for "Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence."

⁴ LINC, an interagency City partnership, stands for "Leveraging Investment in Neighborhood Corridors."

Other efforts sharing synergies with the Baltimore Green Network:

- Implementation of Healthcare Institutions' Community Health Assessments
- 21st Century Parks Master Plan
- Disaster Preparedness Project and Plan (DP3)
- Homegrown Baltimore Urban Agriculture Plan
- Anchor Institution Strategy
- Neighborhood Master Plans
- Citywide Comprehensive Transportation Plan

In synergy with other City initiatives, the nodes and corridors of the Green Network link communities across the city with each other and with schools, parks, shopping areas, and jobs. They also provide opportunities for community revitalization and new open spaces for recreation and enjoying nature. By connecting nature and community, a new vision for a greener, healthier, and more sustainable city takes shape.

The Breakthrough mural at German Park in Reservoir Hill, a partnership between INSPIRE and the Art at Work program.



Image:
© Department of
Planning

VISUAL GLOSSARY

The Visual Glossary, found in Section VG, provides specific examples of how the nodes and corridors of the Green Network Vision can transform the city.

The Visual Glossary can serve as a guide to how different node and corridor types could translate into projects, and how those projects could potentially look in our neighborhoods, based on existing examples from Baltimore and other cities. This can be a tool used by planners and communities as part of the design process as they transition from “idea” to “concept” to “project.” The examples correspond with two categories of corridors: Community Corridors and Nature Corridors, and four categories of nodes: Community Nodes, Nature Nodes, Existing Open Space Nodes, and Anchor Institution Nodes.

The Visual Glossary also serves as a guide for understanding how different types of improvements, projects, or practices can provide or support benefits such as economic development, beautification, quality of life, and enhanced environmental quality. Each page includes symbols describing how the design or practice benefits the community and the environment.

Page from the Visual Glossary



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IV. THE BALTIMORE GREEN NETWORK IN BALTIMORE NEIGHBORHOODS

To begin weaving the Green Network into the fabric of the city, this plan includes neighborhood-specific plans for four Focus Areas—in Central, West, Southwest, and East Baltimore—each of which present opportunities for strategic greening and neighborhood revitalization. The goal of these plans is to apply the larger Green Network Vision to specific neighborhoods, identifying pilot projects for nodes and corridors that can spur new investment in neighborhood stabilization and renewal in the targeted areas.

The Department of Planning has identified initial capital funding to implement select pilot projects within each Focus Area; the Department has begun to work with communities and partners on several of these pilot projects. These projects will demonstrate the impact of the Green Network in specific areas—catalyzing further improvements.

PLANNING THE GREEN NETWORK IN “FOCUS AREAS”

The Focus Areas were identified through the suitability analysis process described previously. To create these Focus Area Plans, the Department of Planning spearheaded a “charrette” design process, hosting several community design sessions in each Focus Area between fall of 2016 and spring of 2017.¹ Additionally, the larger citywide public outreach events for the Green Network Vision were used to share draft Focus Area Plans with the broader community.

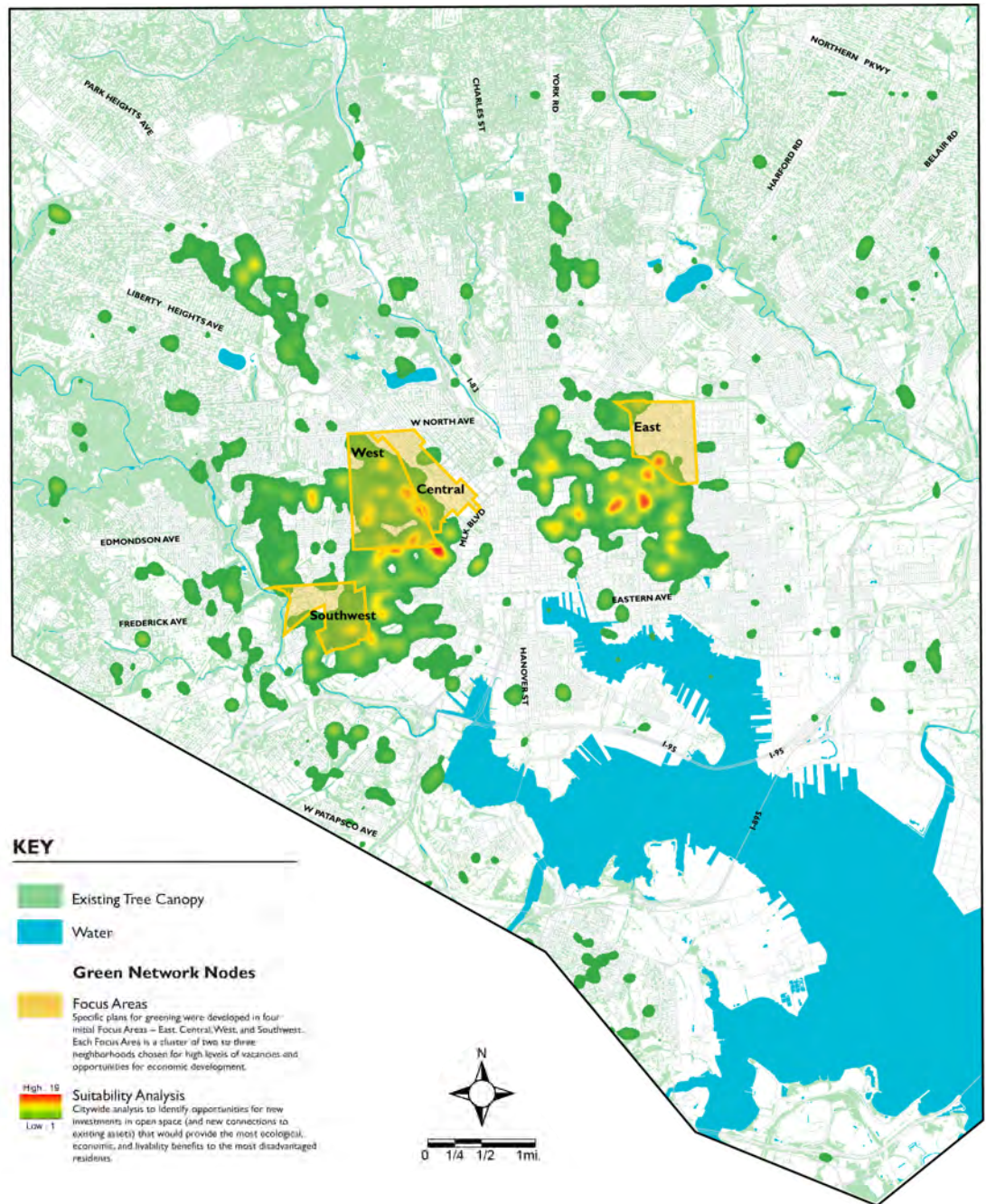
The purpose of the Focus Area charrette process was to dig deeper into the type of green spaces, development, and connections between green spaces that community members want to see in their neighborhoods. Residents and stakeholders identified local assets and opportunities for Green Network improvement, including: vacant buildings that should be demolished; ideal sites for long-term and permanent green space; ideal sites for short-term green space (held for long-term redevelopment); and potential connections between green spaces and other community assets.

Through the charrette process, Department of Planning staff drafted plans and identified pilot projects for each Focus Area. The completed plans were presented to the communities in the final charrette meetings in April 2017 and in citywide Green Network Vision community meetings in May 2017.

The Central and East Focus Areas were both involved in separate planning initiatives at the time, so the Department of Planning participated in those planning processes. We have incorporated the greening recommendations that were generated from those plans.

¹ A “charrette,” a common tool used in design and planning, is an intensive workshop bringing together residents, professional designers, and other stakeholders to jointly create a vision for community change.

Baltimore Green Network Vision Plan
Focus Areas & Suitability Analysis



COMMUNITY CONCERNS: MAJOR THEMES

During the community input meetings, two major themes emerged. First, while community members welcomed opportunities for new green spaces, they wanted assurances that these improvements would be well maintained and not become new sources of blight. Second, they emphasized the importance of integrating new development opportunities into the plan, rather than focusing solely on long-term greening. These concerns are reflected in the current plans but addressing them will also require financing strategies and updated City processes; these are covered in Section VI, “Making the Vision a Reality.”

CHARACTERISTICS OF THE FOCUS AREA PLANS

Each of the Focus Area Plans includes three strategies for greening: 1) Clean and Green sites, which are beautified for the short-term and held for long-term development opportunities; 2) Pilot Projects, to be developed as part of the Baltimore Green Network; and 3) Future Opportunity Sites, with high potential for community revitalization that integrates greening elements, pending opportunities for financing and other logistics.

The following is a brief overview of each strategy; these will be explored in detail within each Focus Area Plan.

Focus area meetings provide opportunity for community input.



Image:
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Planning

Clean and Green

Clean and Green is a temporary land-holding strategy for vacant lots. At a minimum, Clean and Green land is maintained with regular trash removal and mowing. Additional improvements, such as new soil, soil amendments, grass and tree plantings, and fence installation, can further beautify these sites.

The goal is for these lots to be maintained as an open lawn area, which discourages trash dumping, reduces soil erosion and stormwater runoff, and provides flexible space for passive recreation. Improved maintenance beautifies lots and increases the sense of pride and neighborhood identity. Keeping vacant lots Clean and Green is an investment by the City; it shows residents that the neighborhood matters.

Clean and Green spaces are the first step in stabilizing vacant lots for adoption, future redevelopment, or a permanent open space like a neighborhood park. While these lots offer opportunities for future redevelopment, it is vital that a commitment to ongoing maintenance is established when the lot is created. While most vacant lot maintenance falls under the scope of the Department of Public Works, partnerships for enhanced Clean and Green Lot maintenance may be developed to include other City programs or agencies, community development corporations, non-profit organizations, job training programs, or community stewards.

A Clean and Green Site: Bon Secours lot at Fulton and Fayette Streets.



Image: © Jen Leonard

SHORT-TERM PLANS IN ALL FOCUS AREAS

Clean and Green: In implementing the Green Network, vacant lots in each Focus Area will be prioritized. The plan recommends these lots receive proactive maintenance, including trash removal and regular mowing by the Department of Public Works, by community/non-profit partners, or as part of a green jobs training program which could prioritize hiring from Focus Area communities. The Department of Planning will continue to work with the community and the Department of Housing and Community Development on greening and demolition.

BMore Beautiful and Care-a-Lot: As part of the Green Network, the Department of Planning will continue to support Care-a-Lot maintained properties in Focus Areas; it is recommended that the BMore Beautiful program also become active in the Focus Area communities as part of a coordinated strategy. During the 2018 season, which ran from May through October of 2018, at least one community organization from each Focus Area participated in the Care-a-Lot program. Additional community capacity building efforts and resources may be required to implement this strategy on a wider basis within the Focus Areas.

Pilot Projects

Identified through the planning process and with community input, pilot projects are intended to serve as longer-term green spaces—including improving or expanding existing parks, creating new parks, creating new Community-Managed Open Spaces and improving connections with new or extended corridors. In the Focus Areas, vacant land is an especially urgent opportunity to provide new amenities for residents; these can be maintained as Clean and Green spaces while the properties are being assembled and plans developed for permanent park space.

Each Focus Area Plan includes one pilot project that was developed into a concept plan by community members and design consultants; the City will continue to work with the community to refine these preliminary concept plans during the implementation phase and to develop concepts and designs for other pilot projects identified during community meetings. Implementation, property ownership, and long-term maintenance roles for each pilot project site have been determined as part of the concept planning and design processes for these sites. Longer-term project sites will need to have these roles determined as part of ongoing discussions with stakeholders as planning and implementation continues.

The Focus Area pilot project tables in this section and the pilot project summaries in Appendix G list proposed pilot projects, and identify a timeframe for accomplishing each, and identify key entities responsible for implementing them.

Implementation timeframes fall into these categories:

- Short Term: 1-2 Years
- Mid Term: 3-5 Years
- Long Term: 5+ Years

Future Opportunity Sites

A number of the larger sites identified (especially in areas with high concentration of vacant lots and buildings) could be ideal for combining new developments with greening projects in the future. These require extensive demolition, acquisition, and site assembly, and will require much more planning to determine the best greening approach. In the short-term, these sites should be cleared and held as temporary green space for the community until an enhanced greening proposal is created, or a compatible development project is identified for the site.

Lillian Jones Apartments provide affordable housing where there used to be vacant row homes. The entrance to the site near the corner of Greenmount Avenue and Hoffman Street includes green space with colorful sculptures.



Image:
© Department of
Planning

CENTRAL FOCUS AREA: DRUID HEIGHTS AND UPTON

About the Central Focus Area

The neighborhoods in the Central Focus Area are representative of many of the broader city challenges the Green Network seeks to address: high levels of building vacancy and a lack of recreational and open spaces. The Central Focus Area neighborhoods also have a track record of local organizing and community-guided development. The community associations representing Druid Heights and Upton have been collaborating more closely in recent years. This coalition is working on a number of development projects, described further below, that have been started or are planned in the area; high-quality green space is needed to complement the positive momentum in these neighborhoods.

In **Druid Heights**, a majority of the vacant buildings are scattered throughout the neighborhood. However, there are some entire blocks along Etting Street that are either entirely vacant or have homes that are scheduled to be demolished. Demolition efforts in recent years have significantly decreased the number of vacant buildings from the 1800-2300 blocks of this street, leaving vacant lots. The key is to maintain these lots as other sites are being prepared for future demolition.

By contrast, in **Upton** the vacant buildings are much more clustered. Many of the blocks in Upton are very strong and stable, and several have no vacancies at all. Other blocks face concentrations of vacancies, especially in the southern portion of the neighborhood; the 800 block of Harlem Avenue, the 800 block of Edmondson Avenue, and the 1300 block of Myrtle Avenue are almost entirely vacant. This large scale vacancy has drawn interest by developers for new housing construction.

In both neighborhoods, blocks with the highest levels of vacancy experience additional challenges with illegal dumping, squatting, and other illicit activities.

Pennsylvania Avenue is an historically-significant corridor in the Central Focus Area, and is one of Baltimore's officially designated Main Streets.



Image:
© Department of
Planning

The Department of Planning held three meetings and work sessions in Upton and Druid Heights between fall 2016 and spring 2017.

Community Engagement

During the Central Focus Area community input meetings, one common theme was the lack of recreational opportunities and well-maintained open space. Most residents in attendance agreed that areas of blight and abandonment should be converted into a combination of temporary green space for future development as well as permanent open space for recreational use; residents identified several potential locations, which were narrowed down to the areas of greatest impact. Residents also discussed the need to relocate a neighborhood farm in Druid Heights that is currently operating on City-owned property, as its location conflicts with an impending housing development.

Community Assets

Upton and Druid Heights include some strong community assets: several parks, including Robert C. Marshall Park, Wilson & Etting Park, and Saint Katherine Park; local schools, including Furman L. Templeton Preparatory Academy and Renaissance Academy High School; and community centers, including the Pennsylvania Avenue Branch Library, the Upton Boxing Center, and the Shake and Bake Family Fun Center. Pennsylvania Avenue, one of Baltimore's officially designated Main Streets, a historically-significant corridor, and a center of commercial activity, runs through the Focus Area, and includes both the Avenue Market and the Upton Metro Station—creating opportunities for transit-oriented development.

Homes in the Marble Hill Historic District reflect a distinct intact architectural fabric.



Image:
© Department of
Planning

The Marble Hill Historic District in Upton is important as one of Baltimore’s earliest African-American middle class neighborhoods, as well as for its intact architectural fabric. Properties within this historic district—several of which are vacant or unoccupied—are eligible for historic tax credits to incentivize revitalization. The Focus Area is also located within the Baltimore National Heritage Area, which is a potential resource for funding and other assistance.

Druid Heights and Upton are currently experiencing significant investments: The Druid Heights Community Development Corporation (Druid Heights CDC) completed the first phase of the Bakers View Townhomes with 17 units built in 2011; a second phase to include an additional 21 townhomes has broken ground.² Another residential development, proposed by The Community Builders, Inc., is Marshall Gardens—90 new and renovated affordable residential units in Upton and Druid Heights.

“North Avenue Rising” is a project that has been awarded a \$27.3 million grant—through the Transportation Investments Generating Economic Recovery (TIGER) program—to support improvements to the North Avenue corridor. The Maryland Transit Administration and Baltimore City submitted the successful joint application to the US Department of Transportation for the project, which is intended to improve local and regional mobility and to revitalize the surrounding area through

A groundbreaking at Baker’s View Townhomes includes community members and leaders.



²The Druid Heights CDC has been very active in this area for more than twenty years, not only developing and rehabilitating homes but also maintaining numerous community green spaces.

transportation improvements and complementary developments. North Avenue Rising includes dedicated bus lanes, new bike facilities, enhanced MTA Metro and Light Rail stations, targeted improvements at major bus stops, improved sidewalks, streetscaping, and needed roadway re-pavement along the corridor. As this grant is implemented, these improvements can promote numerous infill opportunities supporting both greening and redevelopment along West North Avenue.

Amidst this activity, both neighborhoods benefit from the hard work of established community organizations, which provide leadership and services to residents and stakeholders, and which are currently helping guide the future of their communities:

- **The Druid Heights Community Development Corporation recently completed the Druid Heights Green Community Master Action Plan**, with the assistance of the Department of Plant Science and Landscape Architecture at the University of Maryland, and with a grant from the Chesapeake Bay Trust. The plan identifies sites that can create a connected series of green spaces in the Druid Heights community.

Peace Park is an example of a new community asset in Druid Heights, supported by the Growing Green Initiative.



Image:
© Department of
Planning

- **The Upton Planning Committee has completed the Upton Neighborhood Plan** through a Neighborhood Planning Grant from the Wells Fargo Regional Foundation. The plan is based on discussions with Upton residents, businesses, and stakeholders, with specific proposed goals and strategies for community economic development. The neighborhood plan will serve as a guide for future development and greening in Upton.

Residents and organizations in both neighborhoods have shown leadership in creating community managed open spaces (CMOS) or stewarding vacant lots through the City’s Adopt-a-Lot program. In Upton, these stewards include community farmer Paulette Hardy, the Upton Planning Committee, and Intersection of Change. In Druid Heights, local green space stewards include Garden Harvest and the Druid Heights CDC.

To complement this positive momentum, the plan for this Focus Area seeks to expand green space through strategic demolition, to create and maintain new park space, and to leverage the newly created green assets to attract private investment to the neighborhoods. The action steps and proposed pilot project below support the Focus Area Plan recommendation of creating a public square in Druid Heights and improving existing green spaces and connections.

Central Focus Area Projects³

DRUID HEIGHTS AND UPTON		
Short Term		
Vacant Lot Maintenance Short-term strategies for maintenance include Clean and Green, Care-a-Lot, and BMore Beautiful (as described above).		
<p>1 Druid Heights Neighborhood Farm Relocation Due to impending development, this community farm needs to be relocated in order to keep serving the community.</p> <p><i>Next steps:</i> <i>HCD and DOP are developing a plan and budget to move the existing raised beds and replace fencing.</i></p>		
Location: 1800 block of Etting Street	City Agencies: HCD, DOP, BCRP	Partners: Community Builders, Area Farmers

³See Appendix C for a glossary of acronyms used in this plan.

Medium Term		
Druid Square		
<p>2 A public square in this community-identified location could provide residents access to high-quality green space, including open active space and a Kaboom! playground; it could also become the asset needed to attract renovation and development to the surrounding residential blocks. This new park would support the Bakers View Townhomes (500 block of Baker Street), and would increase absorbent surfaces, especially by removing the Etting Street asphalt; this will help water quality (image below). The project leverages Project CORE money for preparing the park site and for stabilization of adjacent vacant historic rowhomes that are envisioned to be rehabilitated and front the park.</p> <p><i>Next steps:</i></p> <ul style="list-style-type: none"> • <i>The identified location includes 72 total properties: 41 vacant lots, 22 vacant buildings, and 9 occupied structures; non-City owned properties will need to be acquired, and properties on Druid Hill Avenue will need to be demolished.</i> • <i>Identification of funding for acquisition, demolition, and green renovation is underway.</i> • <i>A design charrette with existing neighborhood residents will be conducted to plan the green space.</i> 		
Location: 2.7 acres bordered by Baker Street, Druid Hill Avenue, Gold Street, and Division Street	City Agencies: DOP; HCD; BCRP	Partners: Druid Heights CDC

3 West North Avenue Corridor Greening

The conceptual Master Plan for this corridor includes several greening elements, such as street-side tree plantings, intersection plantings (in pots or pits), and gateway plantings. In addition, vacant adoptable lots have been identified as opportunities for new community gathering spaces.

Next steps:

- *The TIGER Grant Agreement was executed in April 2017, and design of the streetscape and greening elements is underway. The project should be completed by 2020.*
- *Work with TreeBaltimore to inventory existing street trees and plan new tree pits for the West North Avenue Corridor. Currently Blue Water Baltimore is working with the Ash-Co-East Community Association to plant trees along a portion of West North Avenue.*
- *Inventory vacant lots along West North Avenue and work with existing and new Adopt-a-Lot licensees to develop vacant lot greening projects.*

Location: 1300-1700 blocks of West North Avenue

City Agencies: DOP, BCRP, DPW, and DOT

Partners: MTA, Community groups along the West North Avenue corridor

Long Term

4 Etting Street Greening

As Etting Street has suffered disinvestment and has a concentration of vacancies, this street should be monitored for ongoing greening and development opportunities. It has the potential to be an attractive green connection between new development in Upton and the new Druid Square in Druid Heights. The key is to create a partnership to maintain the lots as an asset for the community’s residents.

Future Opportunity Sites:

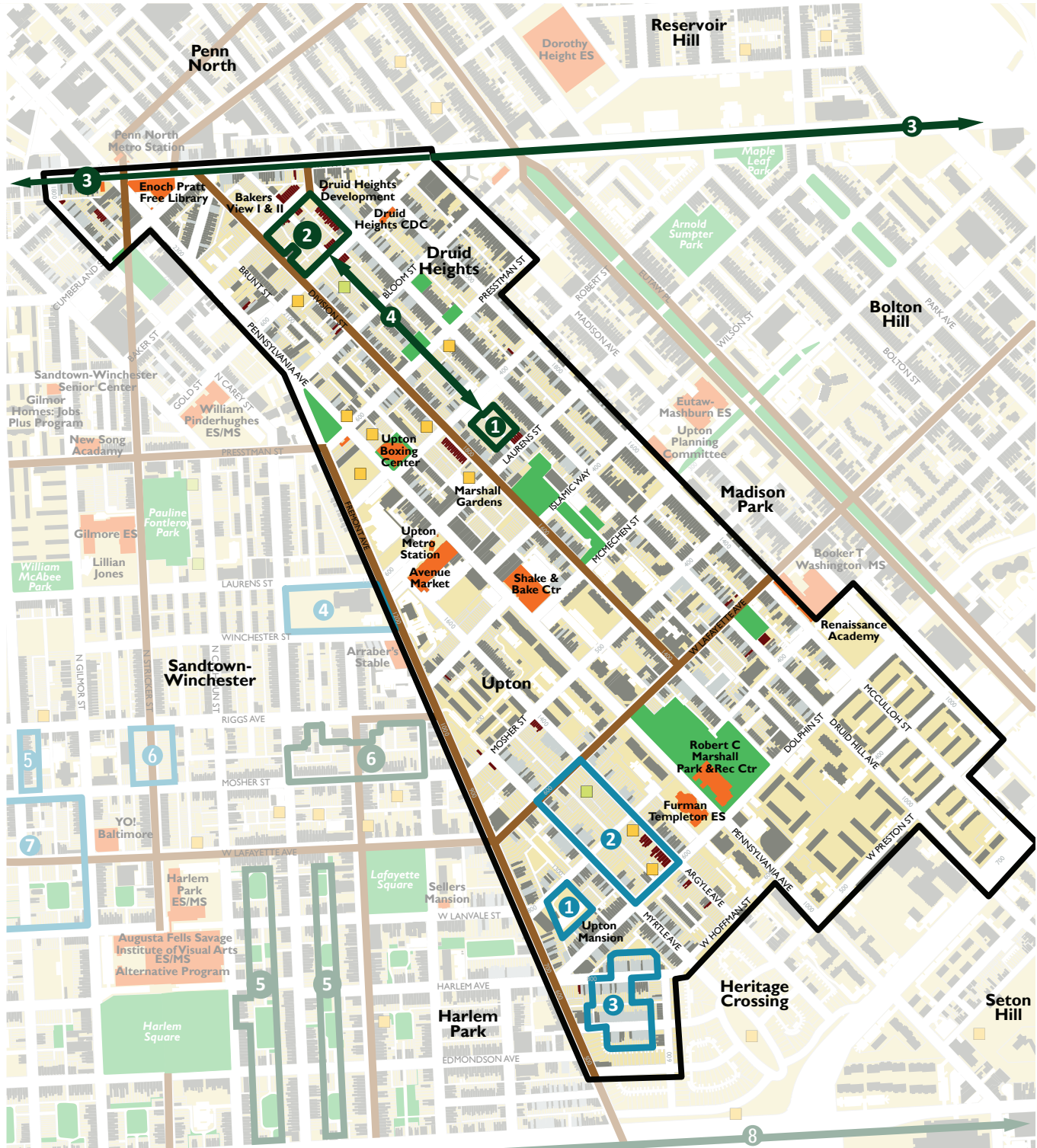
- 1 **Upton Mansion:** This vacant historic landmark (811 West Lanvale Street) sits on a one-acre parcel and is currently owned by the City of Baltimore; it is in need of a new occupant and significant renovation. As a Baltimore historic landmark, it is eligible for historic tax credits for redevelopment.
- 2 **1200-1300 blocks of Myrtle and Argyle:** This concentrated area of vacant lots and buildings slated for demolition requires further planning; a beneficial plan for these properties could include a combination of greening and redevelopment.
- 3 **800 blocks of Harlem and Edmonson:** These two blocks include a number of existing vacant rowhomes. Renovation of these vacant buildings for homeownership is envisioned. The city-owned vacant buildings on the block have recently been offered for by HCD for rehabilitation as part of a recent Request for Proposals (RFP) process.

The new Druid Square green space will include a Kaboom! playground and other improvements determined as part of a design process with the community. The new green space will be fronted by the new Bakers View Townhomes on Baker Street and renovated homes on Druid Hill Avenue.



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Baltimore Green Network: Central Focus Area



Key

Green Network Projects

- Occupied Building
- Vacant Building
- Planned Demolition
- Existing Open Space
- Community Managed Open Space

- Pilot Project**
Project Sites were identified to serve as permanent green spaces- these include improving or expanding existing parks, creating new Community-Managed Open Spaces and improving connections with new or extended corridors. In the short-term these will help as clean and green spaces while the city works with the community to develop concepts and designs for the sites.
- Clean and Green

- Future Opportunity Site**
These are larger sites that could be ideal for combining new developments with greening projects in the future. These require extensive demolition, acquisition, and site assembly, and will require much more planning to determine the best greening approach.

- Community Corridors**
Provide safe and comfortable transit options primarily for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features connect a cohesive network.



WEST FOCUS AREA: HARLEM PARK AND SANDTOWN-WINCHESTER

About the West Focus Area

Amidst the high levels of vacancy in the West Focus Area, there are large numbers of existing green spaces which have established a unique character in the neighborhoods—as well as transit hubs, community spaces, and recent developments. While these neighborhoods both have a number of strong blocks with few or no vacancies, as a whole the area has lost historic homes and community spaces due to disinvestment and abandonment. On the south end, this Focus Area also borders the infamous six-lane “Highway to Nowhere,” Route 40. The West Focus Area Plan seeks to expand upon this area’s green strengths to help address the decades-long challenges it faces.

In **Sandtown-Winchester**, the highest level of vacant buildings is to the south-east, with the majority of vacant buildings concentrated in a 12-square block area bounded by Riggs Avenue, North Arlington Avenue, West Lafayette Avenue, and North Mount Street. The neighborhood also contains a number of parks, including Pauline Fauntleroy Park, William McAbee Park, Cumberland & Cary Park, and the recently completed Easterwood-Sandtown Park & Playground on the 1500 block of McKean Avenue. The community has also created a series of beautiful gardens on vacant lots within the neighborhood, as part of Our Community Garden.

A new community garden and mural in Sandtown-Winchester.



Image:
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Harlem Park’s green spaces include Harlem Square Park, the school playfields, and Lafayette Square Park. The numerous inner block parks throughout the neighborhood are one of its distinctive features; however, these inner block parks have suffered from poor maintenance, as well as dumping and illegal activity. Harlem Park also faces high concentrations of building vacancy. Several blocks have been disproportionately affected—the 700 block of North Fulton Avenue; the 800 block of North Gilmore Street; the 500-600 blocks of North Carey Street; and the 500-600 blocks of North Calhoun Street. Developers have approached the community about a number of possible development projects due to the neighborhood’s access to the Maryland Area Regional Commuter train service (MARC), the University of Maryland-Baltimore campus, and other key assets.

Both neighborhoods have a proud tradition of beautiful, historic properties; unfortunately, residents have witnessed hundreds of these homes slowly destroyed due to neglect, with many deteriorated to a point where they are no longer habitable. The decline and loss of so many homes has forever changed the historic fabric of the neighborhoods. The West Focus Area Plan seeks to begin rebuilding, by strategically demolishing vacancies, supporting and connecting the existing wealth of green spaces, and working to attract new resources and investment to these areas.

A new community-managed open space at 1500 McKean Avenue, provides seating and paths.



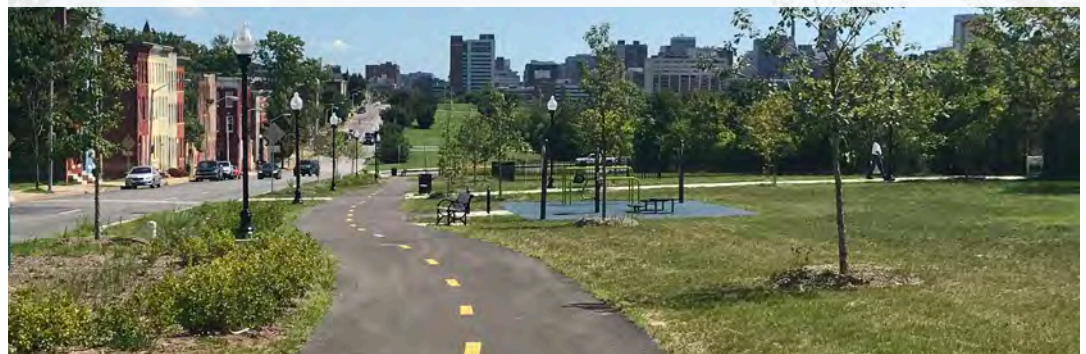
The Department of Planning held visioning charrettes with these communities in 2016, 2017, and 2018.

Community Engagement

Residents are generally supportive of infill development, rehabilitation, and new construction. During community planning and design sessions, residents expressed the desire to demolish two square blocks of abandoned homes in lower Sandtown-Winchester and to convert this area into a passive park for public art and open green space. Another main theme of the meetings was the desire to improve the existing inner block parks in Harlem Park.

Residents also identified opportunities to link to the “Reconnecting West Baltimore” loop, a Department of Transportation project which has established a pedestrian/bicycle path bordering the “Highway to Nowhere.” The Baltimore Green Network has identified a pilot project that would extend this loop in both directions east and west to connect to downtown and the West Baltimore MARC station. Residents would like to use strategic demolition to connect some of Harlem Park’s inner block parks to this loop.

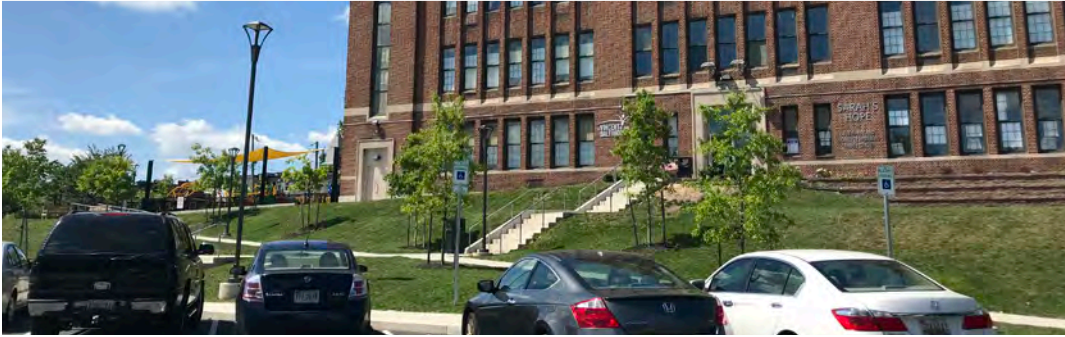
The “Reconnecting West Baltimore” loop includes integrated amenities like stormwater management, planting, and seating.



Community Assets

While vacancy and abandonment continue to be major challenges for this section of West Baltimore there are also many assets to build from. Community assets within the neighborhoods include several schools and community centers: Gilmore Elementary, William Pinderhughes Elementary and Middle School, New Song Academy, Harlem Park Elementary and Middle School, Augusta Fells Savage Institute of Visual Arts, Roots and Branches Charter School, the Lillian Jones Recreation Center, New Song Community Learning Center, and the Westside Youth Opportunity Center. A majority of the commercial activity in Sandtown-Winchester and Harlem Park is located on North Avenue and Pennsylvania Avenue as well as some small patches of business clusters on Edmondson Avenue, North Fremont Avenue, North Monroe Street, Baker Street, North Fulton Avenue, Laurens Street, and North Mount Street. Portions of the Focus Area are also located within the Baltimore National Heritage Area, which is a potential resource for funding and other assistance.

Sarah's Hope, a family homeless shelter, located in Sandtown-Winchester neighborhood.



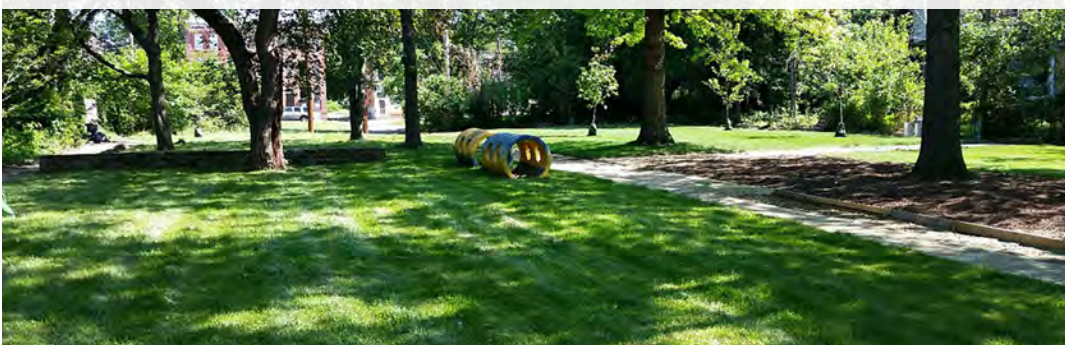
These communities have recently seen several major public investments. One example is Sarah's Hope, a family homeless shelter. This \$8 million renovation to the North Mount Street facilities created family-style living units, expanded space for improved services, added a new early childhood center for homeless children, installed a new playground, and added new exterior stormwater features and landscaping.

Another recent renovation was completed at the Western District Police Station. This \$4.5 million investment in the Sandtown-Winchester neighborhood created a modernized police station as well as new community assets—a public reflection garden with free Wi-Fi access, and a new community collaboration room available for residents and community groups.

Smaller but significant investments have begun to address the issues of inner block parks. In recent years Parks and People has made improvements to several of the inner blocks; in one of the parks, the Department of Public Works has recently created a stormwater management facility, which includes a terraced green space open to community residents.

Residents and organizations in both neighborhoods have shown leadership in creating urban farms and community managed open spaces (CMOS) or stewarding

An inner block park in Harlem Park.



Images from top:
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Cameron

vacant lots through the City's Adopt-a-Lot program. In Sandtown-Winchester, these stewards include Strength to Love 2, Men of Valuable Action (MOVA), The Matthew Henson Community Development Corporation, and numerous individual residents. In Harlem Park, local green space stewards include United Urban Roots and numerous individual residents.

There is potential for further investment along local major transit hubs: Sandtown-Winchester is within walking distance to both the Penn North and the Upton Metro Stations, and the southeastern section of Harlem Park is less than 0.5 miles from the West Baltimore MARC Station, connecting these neighborhoods to city-wide and regional transportation systems.

HARLEM PARK AND SANDTOWN-WINCHESTER

Short Term

Vacant Lot Maintenance

Short-term strategies for maintenance include Clean and Green, Care-a-Lot, and BMore Beautiful (as described above).

Medium Term

5 Inner Block Parks

Utilize the standard set by Parks and People in its renovation of several inner block parks mostly on the west side of Harlem Park to revitalize all of these public spaces. The treatments include clean-up, removal of old pavement, new lawn and pervious pavers, tree pruning and park furniture. In addition, demolishing carefully selected vacant and blighted buildings bordering these spaces can open up the inner block parks, better connecting them to the neighborhood and creating a more contiguous Green Network in Harlem Park; this will also improve and expand the inner block parks by making them more accessible and less hidden. This inner block based portion of the Green Network should also be connected to the West Baltimore green exercise trail along Route 40 and ultimately, the MLK-to-MARC corridor path.

Next steps:

- *Identify demolition, acquisition, and relocation needs for the extension of each of the inner blocks; non City-owned properties will need to be acquired through tax sale or other means (2-4 year process).*
- *Funding for blocks 101 and 112 has been secured. Identification of funding for demolition, relocation, acquisition, and green renovation for additional blocks is underway.*

⁴See Appendix C for a glossary of acronyms used in this plan.

6 Smithson Park

There is significant planned demolition at this site, which should be developed into a new, large neighborhood park, per the Focus Area community charrette process (image below). In the interim, bollards have been installed to reduce vehicular access to the lots to discourage illegal dumping. Additional efforts are needed to ensure that the site is secured and is maintained as Clean and Green until full implementation of the green space can begin. The City intends to work with community stakeholders and project partners to identify opportunities for short term activation of portions of the site in the interim.

Next steps:

- *Non City-owned properties will need to be acquired through tax sale or other means (2-4 year process).*
- *Identification of funding for demolition, relocation, acquisition, and green renovation is underway.*
- *Identify, design, and implement short-term activation strategies.*

Location: Bounded by Riggs Avenue, North Carey Street, North Arlington Street, and Mosher Street.

City Agencies: DOP, HCD, BCRP

Partners: Sandtown South Neighborhood Alliance, Western District Community Relations Council

7 West North Avenue Corridor Greening

The conceptual Master Plan for this corridor includes several greening elements, including street-side tree plantings, intersection plantings (in pots or pits), and gateway plantings. In addition, vacant adoptable lots have been identified as opportunities for new community gathering spaces.

Next steps:

- *The TIGER Grant Agreement was executed in April 2017, and design of the streetscape and greening elements is underway. The project should be completed by 2020.*
- *Work with TreeBaltimore to inventory existing street trees and to plan new tree pits for the West North Avenue Corridor. Currently Blue Water Baltimore is working with the Ash-Co-East Community Association to plant trees along a portion of West North Avenue.*
- *Inventory vacant lots along West North Avenue and work with existing and new Adopt-a-Lot licensees to develop vacant lot greening projects.*

<p>Location: West North Avenue</p>	<p>City Agencies: DOP, BCRP, DPW, and DOT</p>	<p>Partners: MTA, Community groups along the West North Avenue corridor</p>
<p>8 Martin Luther King Boulevard to West Baltimore MARC Community Corridor</p> <p>A path has been started immediately south of West Franklin Street that includes lighting and exercise equipment. The project envisioned here would extend the path east to Martin Luther King Boulevard and west to the West Baltimore MARC Station and BaltimoreLink Hub. Extending about 1.5 miles, this project has recreational and transportation benefits. DOT has applied for a MDOT Bikeways design grant to pay for construction drawings and specifications. There is the opportunity to also provide better crosswalks and traffic calming between this facility and the neighborhoods and the Inner Block Parks.</p> <p><i>Next steps:</i></p> <ul style="list-style-type: none"> • <i>Anticipate that DOT will be successful in the grant application and assist the engineering firm in designing a high-quality facility that benefits the community and is a desirable transportation facility.</i> 		
<p>Location: The West Franklin Street corridor between Martin Luther King Boulevard and the West Baltimore MARC Station.</p>	<p>City Agencies: DOT, MTA, DOP</p>	<p>Partners: Harlem Park Neighborhood Council, Harlem Park West Community Association, Heritage Crossing Residents Association, Midtown-Edmondson Avenue Improvement Association, Midtown-Edmondson Homeowner’s Association</p>
<p>Long Term</p>		
<p>Ongoing greening opportunities Continue to look at larger green space possibilities in high-vacancy areas.</p>		

Future Opportunity Sites

- 4 Former Pinderhughes School Site:** 1200 North Fremont Avenue. The former school building currently serves as temporary housing for individuals who are homeless. The community identified the grounds of this site for exploration, in consideration of potential greening opportunities in conjunction with future transit development around the Upton metro station.
- 5 Western District Police Station Area:** 1000 block of North Mount. There are numerous City-owned vacant properties along the east side of this block which have been proposed for renovation to complement the investment at the Western District police station.
- 6 1000 Block of Stricker Street:** Vacant buildings along this block were demolished in 2016 through Project CORE. The lots on both sides of Stricker Street, about half of which are City-owned, have been identified as a potential opportunity site for new residential development. Such a proposal would first require acquisition of privately owned properties.
- 7 Northwest Harlem Park:** Residents identified the blocks from Fulton Avenue to Gilmore Street and Mosher Street to Harlem Avenue (excluding the funeral home block) as a space that could be redeveloped with a mixture of renovations, green spaces, and multi-family buildings that would face both toward the street and inward toward the inner block parks (creating green space courtyards).

A new vision for Smithson Park at Smithson Street and North Carrollton Avenue.



Image:
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Baltimore Green Network: West Focus Area



Key

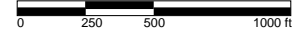
- Occupied Building
- Vacant Building
- Planned Demolition
- Existing Open Space
- Community Managed Open Space

Green Network Projects

- Pilot Project**
Project Sites were identified to serve as permanent green spaces- these include improving or expanding existing parks, creating new Community-Managed Open Spaces and improving connections with new or extended corridors. In the short-term these will be help as clean and green spaces while the city works with the community to develop concepts and designs for the sites.
- Clean and Green**

- Future Opportunity Site**
These are larger sites that could be ideal for combining new developments with greening projects in the future. These require extensive demolition, acquisition, and site assembly, and will require much more planning to determine the best greening approach.

- Community Corridors**
Provide safe and comfortable transit options primarily for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features connect a cohesive network.



SOUTHWEST FOCUS AREA: CARROLLTON RIDGE, BOYD-BOOTH, AND SHIPLEY HILL

About the Southwest Focus Area

The Southwest Focus Area presents a unique opportunity to enhance the City's Green Network. Each of the three communities in this Focus Area is close to a significant green natural or recreational area, and yet is largely cut off from these amenities by roads, industrial properties, and blight. Fulfilling the opportunities to connect these communities to their close-yet-inaccessible green spaces will greatly enhance the Baltimore Green Network.

The **ShIPLEY Hill** community is very close to Gwynns Falls Park and Trail, which run along its western border; there are entrances at Baltimore Street and at Frederick Avenue, but the park is rarely seen or used by residents for recreational purposes. In addition to a high number of vacant properties, Shipley Hill has two industrial pockets with a number of businesses that have become incompatible with residential uses, and/or are now vacant and blighted industrial properties, complicating the community's overall challenges.

Similarly, the **Carrollton Ridge** neighborhood abuts Carroll Park, with one entrance on South Monroe Street—a key opportunity for a better connection. The vacant buildings in Carrollton Ridge are scattered throughout the neighborhood, making it difficult to identify concentrated areas for demolition to create new green spaces.

An entrance to Gwynns Falls Trail in the Shipley Hill community.



Image:
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Planning

Situated between the two neighborhoods is **Boyd-Booth**, a relatively small neighborhood with few green spaces; its only access to both Carroll Park and Gwynns Falls Park and Trail is through **Shipley Hill** and **Carrollton Ridge**.

Community Engagement

During community input meetings, local residents identified a number of strategies to enhance the Green Network in this Focus Area. Residents stressed the importance of having a plan for maintenance for any newly greened lots; many voiced concerns about current lots in the area, which have been allowed to become overgrown and strewn with trash.

There was discussion about the need for additional neighborhood green space in Boyd-Booth and Carrollton Ridge; about the need to better connect Shipley Hill to the Gwynns Falls Trail; and about the need to better connect Carrollton Ridge to Carroll Park.

Residents also discussed the community's vision of developing a memorial park dedicated to Racheal Wilson, who died in a vacant row-house on the 100 block of South Calverton Road while training to become a firefighter; residents identified this site as a pilot project for enhanced greening.

The Department of Planning gathered community concerns and priorities during two visioning charrettes with Boyd-Booth, Shipley Hill, and Carrollton Ridge residents in October of 2016; Department of Planning staff returned in May of 2017 to present the draft Focus Area plan.

Community Assets

A major asset in Shipley Hill is the new Frederick Elementary School, which underwent an extensive renovation and expansion as part of the 21st Century Schools project and opened for the 2017 school year. To complement the large public

Frederick Elementary School is a new asset in the Shipley Hill community.



investment in the school, the Department of Planning developed the Frederick INSPIRE⁵ plan for the nearby community (including parts of the Focus Area); some of the recommendations from the INSPIRE plan have been incorporated here.

Another asset to this community is the strong faith community support with the Kadesh House of Prayer Christian Church, the Christian Community Church of God, and the Mason Memorial Church.

For Carrollton Ridge, the Westside Shopping Center (located just west of the neighborhood) is a large retail asset for the overall community, as is Catherine Street (aka ABC) Park, a soon-to-be-renovated playground and family fun park at Ashton and Catherine Street. The former Samuel F.B. Morse Elementary School building is reused for several community-focused projects, including I'm Still Standing (a veterans assistance, workforce development, and job training center); U Empower of Maryland's The Food Project (a culinary food preparation and training center); and a mentorship program for young men.

Boyd Booth benefits from strong community anchors, including the Central Baptist Church and Bon Secours Hospital.

Portions of the Focus Area are also located within the Baltimore National Heritage Area, which is a potential resource for funding and other assistance.

Residents and organizations in these three neighborhoods have shown leadership in creating community managed open spaces (CMOS) or stewarding vacant lots through the City's Adopt-a-Lot program. These stewards include the Carrollton Ridge Community Association and Women Affairs of Almutahinah Home.

Southwest Focus Area Projects⁶

Kadesh House of Prayer Christian Church on west Lombard Street is another asset to the community.



⁵ INSPIRE, a Department of Planning program, stands for "Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence."

CARROLLTON RIDGE, BOYD-BOOTH, AND SHIPLEY HILL		
Short Term		
<p>Vacant Lot Maintenance Short-term strategies for maintenance include Clean and Green, Care-a-Lot, and BMore Beautiful (as described above).</p>		
Medium term		
<p>9 Shipley Hill Park Enhancements Shipley Hill Park is an existing park along Booth Street in Shipley Hill. The park is dominated by paved surfaces, some of which are used by residents for parking. BCRP and DPW are working with the community to identify opportunities to add more green space to the park by removing some paved surfaces and defining parking areas more clearly.</p> <p><i>Next steps:</i></p> <ul style="list-style-type: none"> • Continue design process led by BCRP and DPW. • Finalize funding for impervious surface removal and other improvements. 		
Location: 2500 Booth Street	City Agencies: DOP; DPW; BCRP	Partners: Shipley Hill Community Association
<p>10 Racheal Wilson Firefighter Memorial A commemorative garden is under design to honor Racheal Wilson, a firefighter/EMT recruit who passed away in the line of duty. Envisioned as a community managed open space (CMOS), the garden would include a fenced area with flower beds, a children's play space, and a gathering area (image below). Funding for demolition, relocation, acquisition, and initial greening has been secured.</p> <p><i>Next steps:</i></p> <ul style="list-style-type: none"> • Existing area to be fenced, and community engagement to continue through the implementation process. • Prioritize 2115-2119 Boyd Street for demolition to complete the green space and acquire remaining non-City-owned properties. • Complete construction drawings based upon the concept plan developed as part of the community design process led by NDC. 		
Location: 100 block of South Calverton Road	City Agencies: DOP; HCD; BCRP	Partners: Racheal Wilson Family; Boyd Booth Community Association; NDC; African American Firefighters Association; Bon Secours Community Engagement

⁶See Appendix C for a glossary of acronyms used in this plan.

Long term		
<p>11 Southwest Community Corridor Explore the possibility for construction of a path that runs roughly parallel to the museum train from Arlington Avenue to Traci Atkins Park, Carroll Park, and the Mt. Clare Mansion, in collaboration with the B&O Museum. This connection would help connect neighborhoods north and south of Carroll Park with the park, as well as provide a recreational and transportation path (walking, jogging, or bicycling) that leads to downtown. The Southwest Partnership has identified this path and the desire for a formal crossing to allow people to reach parks, schools, and other destinations on either side of the tracks.</p> <p><i>Next steps:</i></p> <ul style="list-style-type: none"> • <i>Establish an agreement with the B&O Museum to construct path and a rail crossing and identify funding.</i> 		
<p>Location: Between Arlington Street and Mt. Clare in the B&O rail corridor</p>	<p>City Agencies: DOT, BCRP, DOP</p>	<p>Partners: Carrollton Ridge Community Association, Southwest Partnership, B&O Museum, South Baltimore Gateway Partnership</p>
<p>12 Gwynns Falls Vista Park The Gwynns Falls Greenway is physically and visually disconnected from the neighboring Shipley Hill community by a line of industrial buildings—several of which are vacant. Converting one of these vacancies into an overlook park would better connect the neighborhood with the trail, stream, and existing park.</p> <p><i>Next Steps:</i></p> <ul style="list-style-type: none"> • <i>Assess potential acquisition of vacant properties, share options with community. (The Office of the Comptroller controls one potential property, but a privately owned vacant property may be better suited).</i> • <i>Identify funding for demolition, acquisition, and green renovation.</i> • <i>Conduct a design charrette with BCRP and neighborhood residents to plan the green space.</i> 		
<p>Location: To be identified.</p>	<p>City Agencies: DOP, HCD, BCRP</p>	<p>Partners: Shipley Hill Community Association</p>

<p>13 Carroll Park Pedestrian Access Pathway The Carrollton Ridge community envisions better access to Carroll Park. A proposed new pathway into the park would cross Monroe Street, from the 1900 block of Ohio Avenue, and create a newly accessible entrance along the south-east border of the neighborhood.</p> <p><i>Next steps:</i></p> <ul style="list-style-type: none"> • Review potential demolition of the vacant property at 661 South Monroe Street. 		
<p>Location: Monroe Street at Ohio Avenue.</p>	<p>City Agencies: BCRP; DOT; DOP</p>	<p>Partners: Carrollton Ridge Community Association; Mount Clare Community Association</p>

Future Opportunity Sites

- 8 Frederick Elementary School area:** There are multiple opportunities to leverage the new, modernized school. The following locations should be examined for short-term greening and development opportunities; additional planning will be necessary to determine what type of project will be appropriate for each site:

 - 17-25 South Franklinton Road
 - 2500, 2504, 2508, 2512, 2514, and 2516 Hollins Street
 - 2601 Frederick Avenue (vacant historic house/potential landmark)
 - 2200 block of Christian Street
 - 300-400 blocks of Smallwood Street
 - 31 South Payson Street

- 9 Potential Housing Development Sites:** There are opportunities to support local institutions (like Bon Secours Hospital and St. Benedict Church) as well as other developers and non-profit organizations (like St. Ambrose) to create new housing in strategic locations. Sites for evaluation for potential new development opportunities include:

 - 10 block of Willard Street
 - 2600 block of St. Benedict Street

- 10 Eigenbrot Brewery:** The historic brewery (101-113 Willard Street) anchors a cluster of vacant industrial properties in this Focus Area; there is an opportunity to reimagine these vacant properties for uses compatible with the residential neighborhoods.

Vacant warehouse provides an opportunity for redevelopment compatible with the residential neighborhoods.



Image:
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Planning

11 Calverton Road and Hollins Street Site: There is an opportunity for new green space on a piece of land that sits between McPhail Street, Calverton Road, and Hollins Street. There are already several vacant and overgrown properties at this site and additional demolitions are planned that will open up the site even more and make it ideal for some sort of new green use. Continued discussion with the community stakeholders is necessary to determine an appropriate new use.

A new vision for the Racheal Wilson Firefighter Memorial Garden in Boyd-Booth.

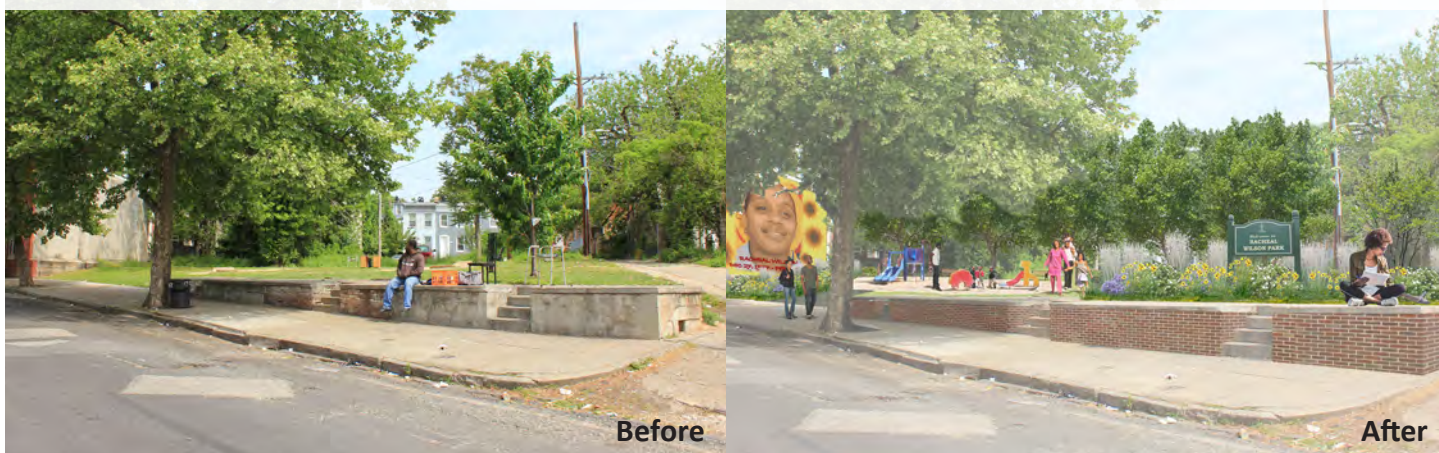


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Baltimore Green Network: Southwest Focus Area

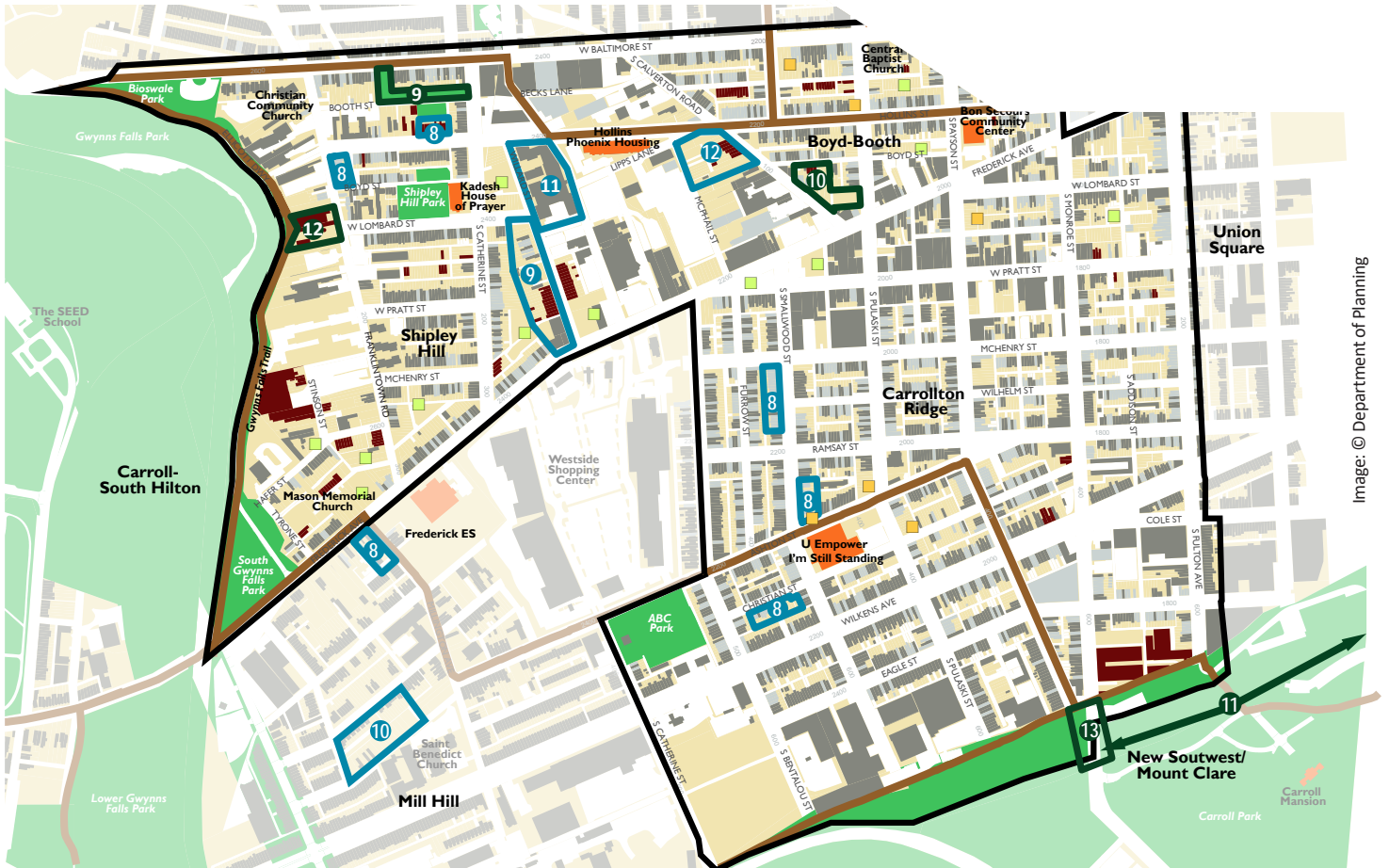
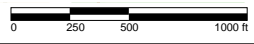


Image: © Department of Planning

Key

Green Network Projects



- Occupied Building
- Vacant Building
- Planned Demolition
- Existing Open Space
- Community Managed Open Space
- Clean and Green
- Pilot Project
Project Sites were identified to serve as permanent green spaces- these include improving or expanding existing parks, creating new Community-Managed Open Spaces and improving connections with new or extended corridors. In the short-term these will be help as clean and green spaces while the city works with the community to develop concepts and designs for the sites.
- Future Opportunity Site
These are larger sites that could be ideal for combining new developments with greening projects in the future. These require extensive demolition, acquisition, and site assembly, and will require much more planning to determine the best greening approach.
- Community Corridors
Provide safe and comfortable transit options primarily for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features connect a cohesive network.



EAST FOCUS AREA: BROADWAY EAST AND SOUTH CLIFTON PARK

About the East Focus Area

The **Broadway East** and **South Clifton Park** neighborhoods are on either side of North Avenue, a major transit corridor. The community also has a long history of activism, which is currently focused on youth programs, crime reduction programs, efforts to improve city services, and housing and vacant lot revitalization. These strengths will provide a strong foundation for local implementation of the Green Network, which in turn seeks to support the ongoing planning and investment in the area.

Broadway East is adjacent to a major, long-term mixed-use revitalization effort in East Baltimore—the East Baltimore Development Initiative, which focuses on an 88-acre area now known as “Eager Park.” Johns Hopkins University is a central supporter of this non-profit partnership among city, state and federal agencies; philanthropic institutions; private sector partners; and community leaders. To date, partners have invested a combined total of \$1.6 billion, supporting 1,700 affordable and market-rate housing units, a new school and early childhood center, a five-acre park, and large amounts of commercial and retail space.

Eager Park’s development, occurring next to Broadway East, will provide strong market support for the redevelopment plans in this neighborhood. In addition to the construction of new affordable housing, it will be important to implement further measures to ensure continued affordability and minimize displacement. These issues are major concerns of long-term residents, who want to see opportunities for residents to purchase their own homes.

Community Engagement

In recent years, the Broadway East community has embraced the concept of greening vacant lots and has targeted Gay Street (which includes several vacant parcels) and adjacent blocks for implementation of Green Network projects. Gay

The East Focus Area is a locus of significant development activity.

Duncan Street Miracle Garden has for decades provided an oasis in East Baltimore.



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Street is a natural starting point for implementation of the Green Network, as it includes green parcels that have been developed previously and former demolition sites that present the opportunity for new gardens and open spaces.

Ayers Saint Gross, a planning and design firm, and Southern Baptist Church led the process of creating a Master Plan, called the East Baltimore Revitalization Plan, with the Broadway East neighborhood. The Department of Planning, through the Green Network, served as a partner in the process, which included small meetings with community leaders and stakeholder groups as well as a series of three large public meetings to identify needs and get feedback on the Master Plan.

Community Assets

The local community in these areas benefit from parks and community spaces including Collington Square Elementary/Middle School, Collington Square Recreation Center, and Collington Square Park (for which the Department of Recreation and Parks recently received a state grant to install a new playground and fitness equipment).

Residents and organizations in both neighborhoods have shown leadership in creating urban farms and community managed open spaces (CMOS) or stewarding vacant lots through the City's Adopt-a-Lot program. These stewards include numerous individual residents, local churches, and groups including the Duncan Street Miracle Garden, Civic Works, the Baltimore Food Hub, Edible Garden Solutions, The Hope Movement, and the 1800 Block of North Montford Avenue Neighborhood Association.

There is also the historic landmark American Brewery Building, which houses the offices of the non-profit workforce training and development organization Humanim; this is only one of a number of economic development enterprises in the area, which also includes CUPs Coffeehouse (which works with Project I CAN to provide on-the-job workforce training for youth). Portions of the Focus Area are also located within the Baltimore National Heritage Area, which is a potential resource for funding and other assistance.

The Mary Harvin Senior Center is part of a revitalization strategy in Broadway East.



CUPS Coffeehouse provides workforce training to local youth.



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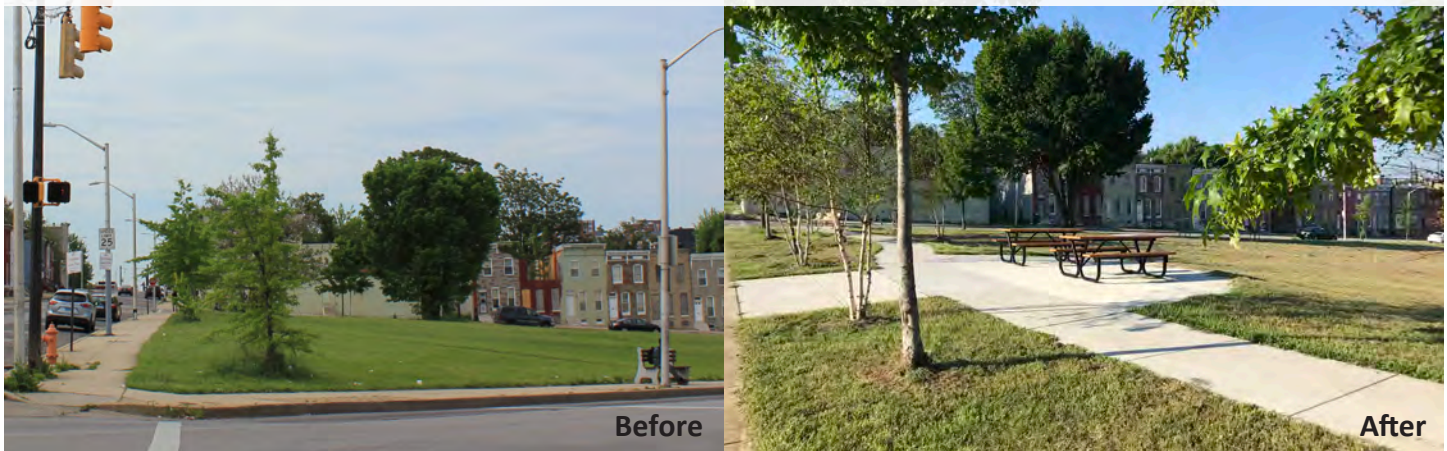
Additional development investments are also valuable assets.

For example, Baltimore Housing has designated a community development cluster in the western portion of Broadway East. New development is planned or has been recently completed along the North Gay Street corridor, a major north-south diagonal arterial. Current projects include the Baltimore Food Hub, an incubator for food business entrepreneurs, which is under construction (1801 East Oliver Street). Another project is the renovation of the former Hoen Lithograph Building (2101 East Biddle Street), an 80,000 square foot renovation project that will ultimately create office space for Strong City Baltimore, a non-profit community development organization, a workforce training center, creative writer’s workshop, a coffee shop, and a bookstore.

Broadway East also benefits from the East Baltimore Revitalization Strategy. Southern Baptist Church has partnered with four other community churches to develop this major revitalization strategy for Broadway East by engaging the community, Baltimore City, and institutional partners including the Johns Hopkins Medical Institutions. The East Baltimore Revitalization Strategy builds upon Southern Baptist Church’s community development corporation redevelopment work, including the recently-completed Mary Harvin Senior Center (2015). In 2018, a long-time vacant building, the former Bugle Laundry Building at 1501 North Chester Street, was demolished. The CDC plans to create a community wellness center—Southern Streams Health & Wellness—on that site, which faces the Broadway East Park across the street.

Finally, the development and revitalization occurring in Eager Park can benefit the implementation of the Green Network in this area. The 5.5 acre central green space (which is also known as “Eager Park”) will provide a spine for future Green Network sites along the Gay Street corridor to connect to the newly revitalized areas. This green connection will provide pedestrian and bicycle connections to the Johns Hopkins Medical Campus, as well as additional passive and active green space for Broadway East and other communities located north of Eager Park.

Before and after the completion of the first phase of improvements for a new park at Chester and Gay Streets.



East Focus Area Projects⁷

BROADWAY EAST AND SOUTH CLIFTON PARK		
Short Term		
<p>Vacant Lot Maintenance Short-term strategies for maintenance include Clean and Green, Care-a-Lot, and BMore Beautiful (as described above).</p>		
<p>14 Broadway East Park The planning and design of this park began in 2014 (prior to the designation as a Green Network Focus Area). Several design charrettes were conducted with the Growing Green Initiative (Office of Sustainability), Department of Planning, the Department of Recreation and Parks, and the New Broadway East Community Association envisioning a passive recreation area for neighborhood gatherings. The Department of Recreation and Parks managed the design and construction of the initial improvements for this new park, which have been completed. As part of the East Baltimore Revitalization Plan, further improvements for the space are envisioned.</p>		
<p>Location: 1500 block of North Gay Street</p>	<p>City Agencies: DOP, BCRP</p>	<p>Partners: New Broadway East Community Association</p>

Image:
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⁷See Appendix C for a glossary of acronyms used in this plan.

Medium Term

15 Gay Street Corridor Greening

A series of existing green spaces runs along the Gay Street Corridor from Wolfe Street to North Chester Street; these include the aforementioned Broadway East Park, community managed green spaces, and a corner pocket park stewarded by Humanim. This corridor can be further improved, providing a green streetscape that will strengthen development efforts and connect to both Eager Park and Clifton Park. Streetscape features include bike paths, expanded sidewalks with landscaped area, expanded tree pits, and bioretention cells.

Next Steps:

- *A DOT traffic study is needed to determine if Gay Street could be reduced to 2 lanes to accommodate streetscape features. Following this traffic study, conceptual level streetscape plans would be developed for the entire area identified, with implementation phases and costs broken out.*
- *Funding for streetscape improvements needs to be identified.*
- *Work with TreeBaltimore to inventory existing street trees and plan new tree pits for the Gay Street Corridor.*
- *Prioritize the 2-way separated bike lane proposed on Wolfe Street and the connector across Federal Street.*
- *Mixed-use infill: The northwest side of Gay Street (1400-1800 blocks) is identified as a site for infill redevelopment where possible.*

Location: Gay Street Corridor (1400 block), Broadway East Park (1500 block), and Humanim Park (1700 block).

City Agencies: DOP, BCRP, DPW, and DOT

Partners: New Broadway East Community Association, Southern Baptist CDC, Greater Baltimore Committee, Civic Works, Baltimore Food Hub, Humanim

A new park space at the restored Amerian Brewery Building.



Image:
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16 East North Avenue Corridor Greening

The conceptual Master Plan for this corridor includes several greening elements, including street-side tree plantings, intersection plantings (in pots or pits), and gateway plantings. Some streetscape improvements are currently in progress.

Next steps:

- *The TIGER Grant Agreement was executed in April 2017, and design of the streetscape and greening elements is underway. The project should be completed by 2020.*

Location: East North Avenue

City Agencies: DOP, BCRP, DPW, and DOT

Partners: MTA, Community groups along the East North Avenue corridor

Long Term**17 Hoffman Street Green Space**

This proposed linear green space is adjacent to the existing Collington Square Park, providing a green connection to the Baltimore Food Hub. The middle parcel of the linear space was the site of Tha Flower Factory, an urban farm growing cut flowers and herbs, which the farmer is transitioning into a space for community gathering in partnership with Civic Works. Because of the connection to the Food Hub, there may be an opportunity for additional urban agriculture features as part of the space.

Next steps:

- *Determine if the site could be used as an urban agriculture hub, hosting additional farms and a BCRP City Farms site; this could support the Food Hub as well as neighborhood community gardeners.*
- *Additional demolition is needed along the 2000 block of Hoffman Street; non City-owned properties will need to be acquired through tax sale (2-4 year process).*
- *Funding for acquisition and green renovation needs to be identified.*

Location: An area bounded by Wolfe Street to Chester Street and Oliver Street to Hoffman Street

City Agencies: HCD, DOP, BCRP, DOT

Partners: New Broadway East Community Association, Southern Baptist CDC, Baltimore Food Hub

Future Opportunity Sites

These locations for future redevelopment relate to green spaces:

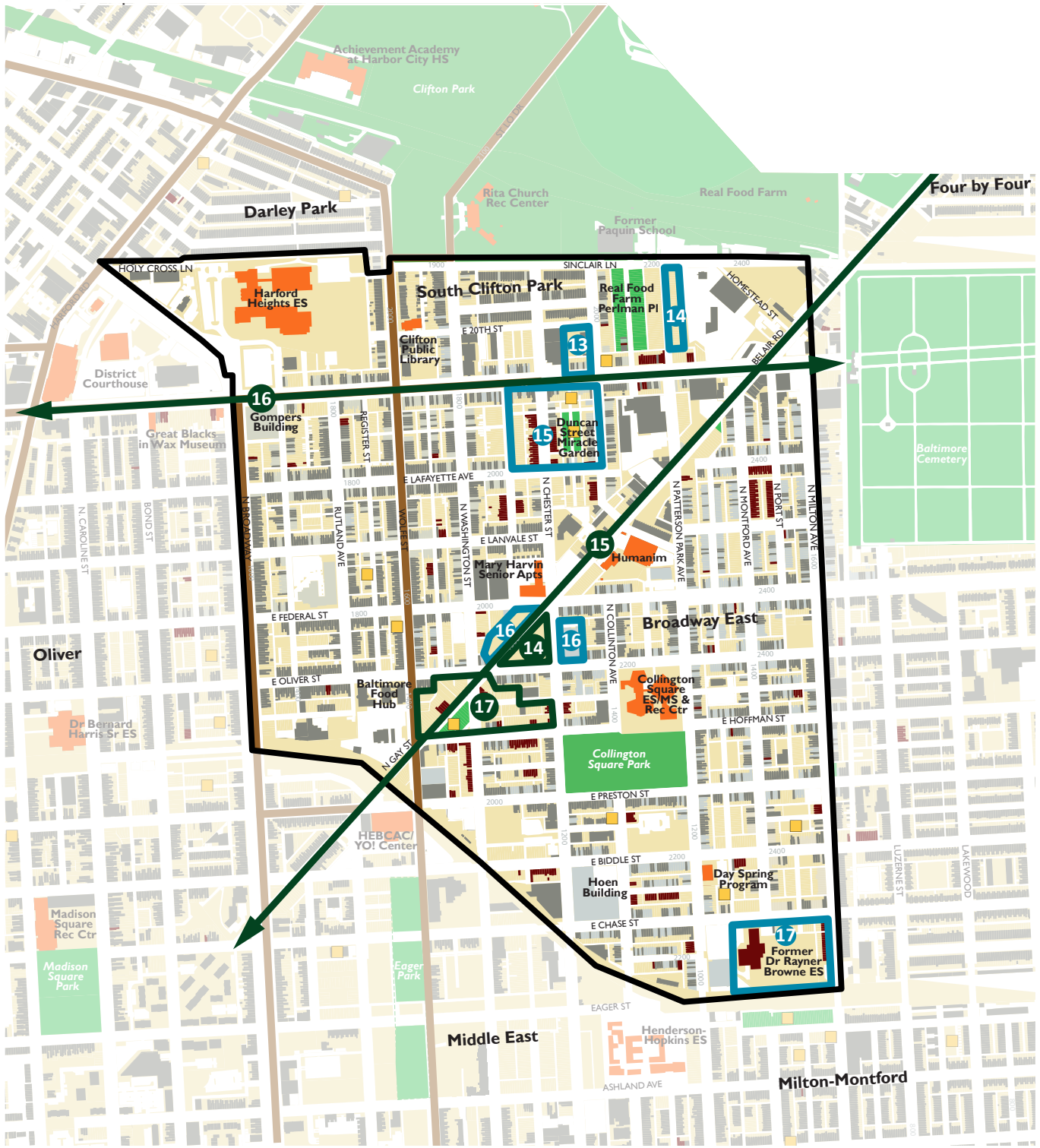
- 12 North Avenue large-footprint retail site:** The east side of the 1900 block of North Collington Avenue (from North Avenue to East 20th Street) is a possible location for a grocery store or other larger footprint retail, fronting on North Avenue.
- 13 Urban agriculture and mixed-use development:** The east side of the 1900 block of North Patterson Park Avenue is a possible location for retail and housing redevelopment facing an expanded permanent urban agriculture site.
- 14 Duncan Street Miracle Garden area:** There is potential for mixed-use redevelopment in an area including the 2000 block of East North Avenue, the 1800 block of North Castle Street, and the 1700–1800 blocks of North Chester Street. As envisioned, this mixed-use opportunity area would face a permanent green space that would be created next to the Duncan Street Miracle Garden (which exists as a permanently protected community garden space and would remain).
- 15 New community spaces across from new park:** Vacant properties facing the new park at 1501 North Gay Street are proposed to be redeveloped for new community uses, including a multi-purpose community center and health center.
- 16 Former Dr. Rayner Browne school site:** The former Dr. Rayner Browne school site sits at 1000 North Montford Avenue. The school site has been turned over to the City for repurposing as it is no longer needed by Baltimore City Public Schools. It is adjacent to a vacant grocery store parcel. Together, these two properties present a large site which could be redeveloped. Since this site sits along the existing elevated rail line, there may be an opportunity for redevelopment to incorporate a green buffer along the rail line.

A future wellness center planned for Bugle Laundry Building site.



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Baltimore Green Network: East Focus Area



Key

- Occupied Building
- Vacant Building
- Planned Demolition
- Existing Open Space
- Community Managed Open Space

Green Network Projects

- Pilot Project**
Project Sites were identified to serve as permanent green spaces- these include improving or expanding existing parks, creating new Community-Managed Open Spaces and improving connections with new or extended corridors. In the short-term these will be help as clean and green spaces while the city works with the community to develop concepts and designs for the sites.
- Clean and Green

- Future Opportunity Site**
These are larger sites that could be ideal for combining new developments with greening projects in the future. These require extensive demolition, acquisition, and site assembly, and will require much more planning to determine the best greening approach.



- Community Corridors**
Provide safe and comfortable transit options primarily for people. Greening elements, integrated stormwater management, and new pedestrian and bicycle safety features connect a cohesive network.



V. MAKING THE VISION A REALITY

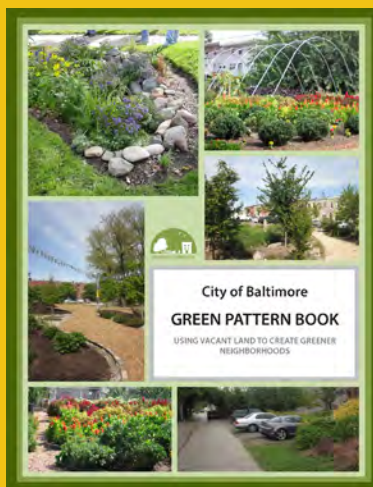
Achieving the Green Network Vision will require more than demolition and greening—it will require coordinating City processes, communicating and engaging with residents and stakeholders, ensuring ongoing maintenance, and securing the funding streams needed to finance this ambitious plan. First, this section discusses the immediate next steps for bringing the Green Network Vision to life.

NEXT STEPS FOR THE BALTIMORE GREEN NETWORK

The Green Network is a City of Baltimore vision plan; project implementation will be partnership-driven, with different agencies, organizations, corporations, institutions, and communities fulfilling key roles.

In the immediate term, the Department of Planning “Green Network Implementation Team,” (GNIT) consisting of two full-time project managers, will serve as the lead for coordinating the implementation of Green Network recommendations.

The GNIT will launch with the support of existing City capital and operational resources. The team will take a phased approach to developing the necessary operational infrastructure for full Green Network implementation—while also delivering initial pilot projects on the ground.



PREVIOUS ACCOMPLISHMENTS

In leading the implementation of the Green Network, the Department of Planning and its Office of Sustainability bring experience in a variety of green projects and initiatives, including supporting urban agriculture projects and community-led greening initiatives. Examples include:

- The development of a process and criteria to transfer land in community use to qualified land trusts.
- Implementing the Growing Green Initiative, which has partnered with community groups and nonprofits for enhanced greening projects that may include public art, community gardens, and stormwater management features.
- Developing the Green Pattern Book, a resource guide for use by residents and non-profit partners on how to green lots.
- Implementing Care-a-Lot, which provides payment to city residents and community associations to maintain vacant lots in targeted areas.

Urban Farm Hoop House



Recommended Next Steps for the Green Network Implementation Team (GNIT)

- Pilot projects:** Begin implementation of select pilot projects. Finalize which pilots are most feasible, working closely with community representatives, and develop the funding strategy for sites in years one and two. These will be initially funded through available City capital, but other sources should be sought, including Project CORE and other grant funding.¹ Rapid, successful delivery on pilots will help to generate support for broader implementation.
- Initial lot intake, greening, and maintenance:** In cooperation with other agencies, the GNIT will conduct a detailed analysis of vacant property inventory within Focus Areas and select the initial lots to receive the Clean and Green treatment. Lots will be prioritized for initial treatment and appropriate ongoing maintenance. Pending availability of resources, the GNIT will add properties to the ongoing inventory. The GNIT should harness available operating, capital, and program resources, in coordination with the Department of Public Works, Baltimore City Recreation and Parks Department, and community/nonprofit organizations, to manage lots in a proactive, high-quality fashion. While the number of lots may be initially modest, beginning the process will be important proof-of-concept for the Green Network.
- Land security:** In cooperation with other City agencies, land trusts, and other partners, the GNIT will identify pathways to protection for permanent green spaces and longer-term land tenure options for green spaces where appropriate. The mechanisms identified may differ among uses and property situations and could include transfer to a City agency, zoning as open space, sale to a land trust or other permanent owner, or the creation of longer-term lease agreement options for sites such as urban farms.

A Clean and Green city lot is maintained as a welcoming open space.



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¹Project CORE, a partnership between Baltimore City and the State of Maryland, stands for “Creating Opportunities for Renewal and Enterprise.”

- **Funding and Finance:** The GNIT will take the next steps to operationalize the recommendations for funding. It will be particularly critical to secure resources for ongoing, high-quality maintenance of all greened lots in the Green Network inventory; achieving this will require coordination with Department of Finance and the Department of Public Works, as well as seeking phase-in support from a local or national philanthropy. The GNIT will also work with State agencies, other City agencies, and private funders to leverage their support for capital projects for both green spaces and corridor treatments, allowing dedicated City Green Network capital to stretch further. Finally, the recommendation to study the ongoing dedication of increased fund sources and sustainable revenue streams should be launched.
- **Implementation:** Concurrent with pilot projects, the GNIT will seek funding to hire an external consultant to study and advise on permit process improvements for non-profit partner greening projects.
- **Convening:** The Department of Planning will continue to play a convening role among green project stakeholders, gearing up as resources allow to achieve the goal of the plan becoming the City’s “platform for green coordination.” In the immediate period, the effort will focus on successful launch of the pilot projects and implementation of higher maintenance standards in targeted Focus Areas. The Department of Planning will also coordinate with other partners implementing projects within the city that contribute to the Green Network Vision Plan.

Focus of Green Network Projects

Green Network projects will primarily focus on:

- Creating new green spaces, community gardens, streetscapes, parks and/or development parcels identified in the initial Focus Area Plans, and those to be completed in the future.
- Creating procedures and higher standards for greening and maintenance of vacant lots, both privately and city-owned.
- Enhancing identified corridors—through a combination of improved walking and bicycling facilities, streetscape greening and improvements, and wayfinding.
- Extending, connecting, or improving existing trails.
- Enhancing or protecting existing natural resource assets in partnership with private landowners and community stewards, or on City properties that are not under the jurisdiction of the Department of Recreation and Parks.
- Improving access between neighborhoods and existing parks through bicycle and walking paths and enhanced street crossings.
- Enhancing existing natural ecological systems such as stream valleys, wetlands, meadows, or forests.

The GNIT will prioritize new parks or road streetscape improvements that are identified as nodes or corridors in this plan. As previously discussed, the plan is not static and is expected to be amended to include new nodes or corridors as opportunities evolve.

IMPLEMENTATION AND RECOMMENDATIONS

This section offers details for essential plan components, vital to the Green Network’s success, including recommendations for 1) Process and Policies; 2) Communications and Engagement; 3) Land, Open Space, and Natural Resource Management; and 4) Funding Sources and Finance Strategies.

This section concludes with a discussion of how the Baltimore Green Network should be managed by City government in the future, as well as considerations for selecting an implementer or implementers for the long-term plan.

1) RECOMMENDATIONS FOR PROCESS AND POLICIES

The City of Baltimore and its partners have made great strides over the years in creating and maintaining green spaces. However, translating the large-scale, city-wide vision of the Green Network into reality will require changes to how things are done.

The following recommendations—developed as part of the community engagement and planning process described above—will facilitate implementation of the Baltimore Green Network; these apply to stakeholders both inside and outside of City government. The Summary Implementation Matrix in Appendix H lists the proposed recommendations, identifies a timeframe for accomplishing each, and identifies key entities responsible for implementing them. This will serve as a guide for the City, its partners and the community in implementing the BGN for years to come.

Barclay affordable housing building provides residential options to community members.



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1a. Ensure that neighborhoods where new green amenities are developed remain affordable for all income levels.

Work with the City's elected officials to put the necessary legal mechanisms and funding sources in place to preserve affordable housing throughout the city.

The Green Network will not be successful in providing more equitable access to open space if neighborhoods benefiting from new green amenities become unaffordable for current residents. The City currently has policies and programs in place to encourage the creation of affordable housing and help existing residents to remain in their homes. However, more needs to be done to support these priorities, including strengthening policies and ensuring that dedicated funding is available and put to use not only to create more affordable housing options but also to prevent displacement of existing residents.

In 2016, city residents voted to establish an Affordable Housing Trust Fund, which would be used to develop and maintain affordable housing for low-income residents. A one-time allocation of \$2 million has been dedicated to the fund for the 2018 fiscal year. More recently, the Mayor has committed to increase annual allocations to the trust fund to provide \$7 million annually by FY2023. Baltimore's City Council will be considering legislation this fall to increase the city's real estate transfer and recordation taxes on property transactions, which is expected to raise the annual total for the Trust Fund to \$20 million. The agreement associated with this new funding calls for funds to be used to rehabilitate vacant properties, prevent evictions, and support community land trusts in purchasing, renovating, and maintaining housing.

The benefits of the Trust Fund and funding for Baltimore Green Network improvements have the potential for synergy. In addition to using these funds to add affordable units as part of new development projects, renovation of existing vacant buildings as new affordable housing could be prioritized in locations where existing City-owned vacant buildings are near sites identified for Baltimore Green Network Pilot Projects. This would help to reduce the number of vacant buildings in neighborhoods with concentrations of vacant properties, ensure a supply of affordable housing units, and increase the number of residents who would benefit from investments in new green amenities.

The update to the Baltimore Sustainability Plan also includes a number of strategies and actions aimed at improving housing affordability and equity and creating healthy, safe, and attractive neighborhoods. This plan supports some of those recommendations by working to reduce the City's vacant property inventory, and by using vacant land to provide new open space and increase access to fresh food. A number of the strategies and actions included in the Sustainability Plan would further strengthen and sustain neighborhood housing markets while ensuring that homeowners can remain in their homes.

Plaza at Barclay



Barclay Affordable Housing



These include:

- Provide additional and flexible funds to support current homeowners to maintain their properties and seniors to age in place, reducing the possibility that their homes become vacant.
- Expand Healthy Neighborhoods, Live Near Your Work, and homebuyer incentives that are not income-restricted to attract new homeowners.
- Continue and expand efforts to reduce property tax burdens particularly in neighborhoods undergoing revitalization where increasing property values result in displacement and gentrification.

1b. Address short-term operational bottlenecks for green space projects.

Create an inter-agency working group, with support from the Mayor's Office and other agency heads, to immediately develop and pilot minor improvements to permitting and other land use processes.

For the Green Network to be successful in the long term, the Focus Area pilot projects must be successful in the short term; such success will generate momentum and support for the entire plan. There are short-term process and operational bottlenecks currently inhibiting community and city-led green projects, many of which can likely be addressed relatively quickly. Community members and non-profits that support community greening have been struggling with these bottlenecks for years. Streamlining these processes will increase the pilot projects' chances for success (and will benefit other near-term projects).

An inter-agency working group should develop and implement changes to policies, practices and processes that inhibit speedy implementation of Green Network pilot and similar projects. Change to City processes can often be slow, but the need is immediate. Therefore, Green Network leaders should seek agreements from the Mayor's Office and agency heads to immediately pilot minor improvements through this working group, with the understanding that ongoing tweaks and revisions may be necessary. Recurrent issues that this group should address include:

- *Access to Water* – Currently, community stewards can access City water from adjacent, unused meter pits, thanks to a partnership between the Department of Housing & Community Development and the Department of Public Works. However, applicants face a somewhat cumbersome process in getting hose connections from City water mains onto the property of the farm and garden. Additionally, meter pits are not always available. While the Department of Planning has tried various methods for getting new water lines and meter pits installed for green spaces, timelines so far have been long (and costs have been high). A new approach is needed to open consistent, user-friendly, fast, and cost-efficient access to this crucial resource; addressing this issue also presents an opportunity to connect to a new or existing workforce development program.

Water line installation in the Berea neighborhood, expands access to water.



- **Permitting** – New green spaces often require many different City approvals—environmental, use, building, and other permits. Permitting timelines and fees can be high, and some permits require expensive engineered drawings. While these regulations are important for maintaining appropriate land use in the City, they were created for more traditional development activity, and are disproportionately burdensome for most greening projects. Short-term fixes could include a permit guide tailored specifically to greening projects and availability of an online permitting process for simple greening projects. The city could also establish special rules for certain types of greening projects, including expedited review, reduced or waived fees, and standardized templates for common site elements (saving on design and review time and costs).
- **Land Agreements** – Currently, most community stewards who use and maintain green spaces on City-owned land have Adopt-a-Lot licenses, allowing legal access to the site. This process has been improved and strengthened in recent years. But still, licenses technically can be revoked with very short notice, and licensees carry the burden of all liability—both of which cause uncertainty for stewards. Urban farms have the option of a special, more secure, five-year license, but stewards must demonstrate a high level of capacity and go through a sometimes-lengthy and contentious approval process. Creating a middle option for land stewardship, which provides more security and benefits to site users with lower barriers to entry, could encourage more city residents to take an active role in green space management.

Whitelock Farm Chalkboard



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 Leonard

In addition to addressing these and other short-term issues on a policy level, City staff must have the capacity to respond swiftly and accurately to requests for permits and support. Training should be provided to relevant staff across multiple City agencies, covering the broad goals of the Green Network, specific needs of certain types of projects, and updated processes. In some cases where staff time resources are a barrier, Baltimore Green Network leaders should seek funding for increased staffing.

1c. Study a potential overhaul of core approval processes for green space projects.

Work with a specialist consultant to research best practices from other jurisdictions and make recommendations for streamlining City processes, enabling green spaces to quickly flourish.

The City needs to make larger changes to the development environment for green space. Our current processes were not designed with green spaces in mind; the City should create a new design and approval pathway from the ground up, specifically tailored for green space projects. It should also consider revising other practices and processes that impact green spaces. The City's creation of the process and criteria for transfer of land in community use to qualified land trusts is an example of how new pathways for City processes have previously been created, documented, and implemented with success.

A curbside bioretention at Lafayette and Fulton Streets provides stormwater management integrated into the streetscape.

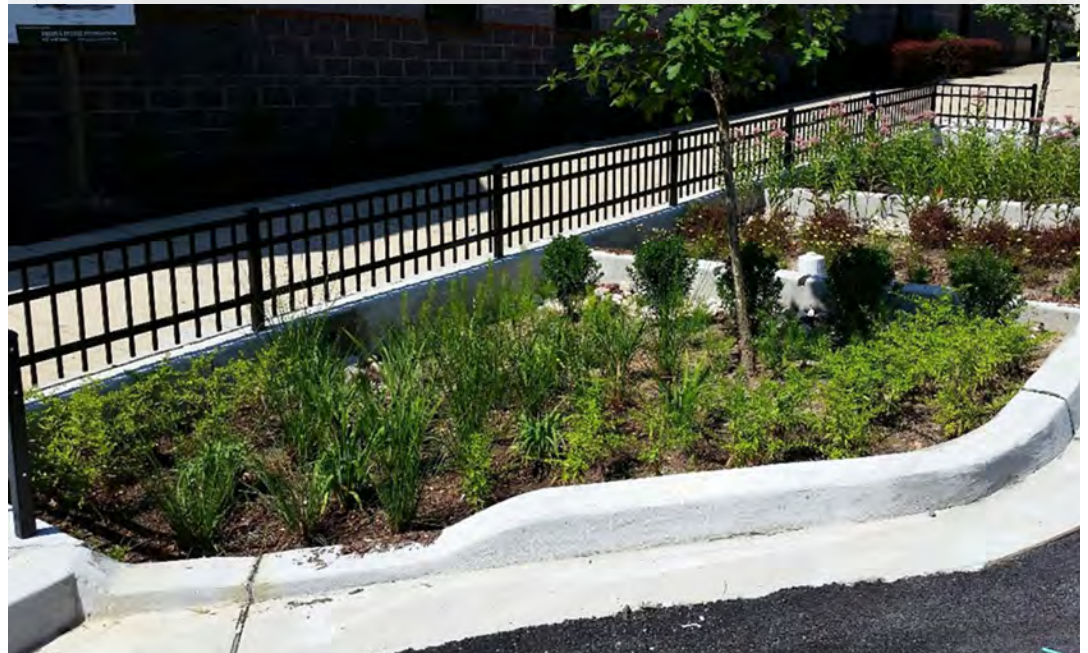


Image: © Mark Cameron

As a first step, the City should procure a specialist consultant to research best practices from around the region and nationwide. Assigning this task to a specialist will not only free City staff time for other needs, but it will prevent pre-existing biases and ways of thinking from constraining the recommendations. Critical outcomes of this study will include best practices for:

- Creating and improving standardized documents, agreements, and applications.
- Shortening timelines and streamlining processes for permitting approval whenever possible.
- Creating design templates to allow easy replication of project elements without the need for specialized expertise.
- Offering a “one-stop shop” for green projects, so residents can avoid navigating multiple city agencies to accomplish simple projects.
- Ensuring that less-common projects, such as stormwater management facilities in the right-of-way, have a clear pathway and consistent vocabulary for approval.
- Including user security concerns (ex. public surveillance, lighting) as a required component of site design.
- Including marginalized and youth populations in design and approval processes, and ensuring authentic engagement.
- Ensuring future physical infrastructure projects (such as water and gas pipelines) are not routed through green spaces if other options are available.
- Improving coordination between agencies to prevent wasted resources (such as accidentally mowing a lot that has recently been seeded with wildflowers, or scheduling sidewalk repairs after curb bump-outs have been installed).

1d. Use existing city resources to fill resource gaps.

Support recycling and reutilization efforts to provide healthy soil, compost, mulch, and other physical resources to community green spaces.

The City government-focused steps listed above, if undertaken well, will do a great deal to improve the ability of community groups and private entities to undertake the creation and maintenance of new green spaces by removing procedural barriers. However, community and private partners also need physical resources to be as effective as possible, including soil and building materials—often available through city agencies, or other sources.

For example, the Department of Recreation and Parks has access to a large volume of wood waste from downed trees and branches that must be removed from city streets and parks. It is currently in the process of developing a composting and wood reuse program for mulch; this reutilization effort should be fully supported. The products of this effort—including compost, mulch, screened wood chips, and planks of wood suitable for building raised beds or fences—should be provided at low or no cost to groups seeking to create or enhance green spaces in the city.

Camp Small Wood Waste Processing



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Department of
Planning

“Pop-up” GROW Center hosted by Baltimore City Department of Public Works, Spring 2018.



Additionally, the City should identify affordable sources for large volumes of healthy soil, compost, and mulch, which will be necessary for many new green spaces; while compost and mulch can be used to enhance existing soils, there are sites where existing soils are too contaminated or compacted to be usable. Physical resources like this could be provided to communities at “Resource Hubs” located in each quadrant of the city; this idea is currently being explored by the Department of Public Works, the Department of Planning, and private partners. Perhaps such Resource Hubs could also be a location for community stewards to dispose of organic waste and trash accumulated through greening projects and community-clean-ups. Alternatively, a priority pickup system could be established through 311 for pick-ups from community-managed open spaces. In ways like this, the City and its partners should find ways to fill resource gaps to care for existing green spaces, and to ensure that no great idea for a new green space goes unrealized.

1e. Increase support for community-driven and privately-sponsored green space projects.

Create a standardized, clear, and accessible process for coordinating site issues between agencies, partners, and communities, in part to provide a “backstop” for continuity of maintenance. Further coordination can open new, vital resources, such as training for community partners.

Physical resources are only part of the puzzle—community and private partners also have intangible, yet vital, needs. One of the most basic of these is the need for clarity on ownership and responsibility of green spaces, especially for community-managed open spaces and urban agriculture sites. In order to be as supportive as possible, the City should standardize a clear and accessible process for coordinating site issues among agencies, partners, and communities. For example, when two community-based groups, or a community group and a city agency, disagree about how a site should best be used, or who is responsible for site maintenance, how is the issue mediated? It is also important to ensure there are clear processes for assessing the

success of a site and whether more support is needed, as well as for determining whether sites are better candidates for long-term protection or for redevelopment.

Finally, if community or private groups lose the ability to manage green spaces in which they were previously involved, there should be a “backstop” to ensure continuity of maintenance. Sufficient City resources and capacity should be available to take over care for any site until a new partner is in place.

In addition to avoiding predictable issues and quickly resolving disputes, this coordination for intangible needs can open new resources that will help private and community partners be as effective as possible. Some important elements of support that could be better developed include:

- Pooled insurance for community-managed sites (which struggle to purchase insurance individually).
- A consistent, clear, and central source of information on best practices, resources, and opportunities to get involved.
- Increased opportunities for training with hands-on skills as well as volunteer recruitment, community organizing, and mentoring other community members on greening projects. A visual database of green space projects that have already been completed, to help with community visioning. Fully developed, this resource could provide a valuable digital training resource. For example, it could allow users to hover a cursor over different site elements and find out relevant information, such as installation costs of a particular kind of rain garden and the permits required. It could also allow users to drag-and-drop site elements onto an image of their particular site, and create a budget and needs list.

Green Space Cleanup

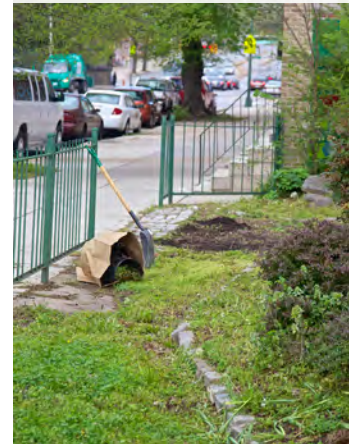


Image: © Mark Dennis/Mayor's Office

HIGHLIGHT: FRIENDS OF THE PARKS

There are dozens of volunteer groups in Baltimore City that help steward and program our parks. Some are solely focused on one space, like the Friends of Patterson Park. Others are neighborhood associations that have taken on parks as a part of their mission and may steward multiple spaces. The Department of Recreation and Parks schedules annual winter work plan meetings with registered Friends groups, in order for group leaders to meet with their area Maintenance District superintendent and discuss which projects the Friends will take on and which the Department will cover. The process allows the Department of Recreation and Parks to understand Friends groups’ needs, and to provide needed materials and technical assistance. The Department has also partnered with the Parks and People Foundation in the past to host capacity-building workshops geared towards Friends groups, covering topics like how to set up and manage a mailing list, how to get grants, and how to throw successful events.



Image: © Baltimore City Parks & Recreation

HIGHLIGHT: FOREST STEWARDSHIP NETWORK

Baltimore Green Space, a local land trust for Community-Managed Open Spaces, has pioneered the Forest Stewardship Network to bring volunteers together and enhance their effectiveness. Twenty percent of Baltimore's tree canopy is in forest patches, wooded areas that are at least 10,000 square feet and fall outside of parks; most of these have no one actively caring for them. In some places though, neighbors have banded together to steward the forest



Image: © Baltimore GreenSpace

patch in their community, including by removing trash, pulling out invasive vines, and creating mulch walking pathways. The Forest Stewardship Network helps these stewards connect to one another and provides a central hub for resources and information. Ten forests, with fifteen primary stewards who organize many more volunteers, comprise the network. The FSN meets quarterly, with smaller focus group meetings held as necessary, to discuss partnerships, best practices, and proposals for changes to city policies. BGS organizes seasonal workshops for the network, at least one per month, to enhance member skills, and also hosts special events like bird watching hikes. BGS acts as an advocate for the stewards, meeting with governmental and institutional partners and generating reports to help us better understand and protect forest patches.

1f. Establish a robust green space workforce development program.

Create a new job training program to more tightly knit the Green Network into economic development goals, while addressing unmet needs for maintenance.

Creating and maintaining green spaces is a lot of work. Volunteers are a tremendous resource, but they can't do it all. Existing City staff are already overburdened trying to keep up with basic maintenance of vacant lots. Private contractors can be prohibitively expensive. Workforce development is thus a necessary component of the Baltimore Green Network—especially considering that the areas of the city with the highest numbers of vacant lots also tend to have the highest rates of unemployment.

A new jobs training program could increase the financial stability of Baltimore's most underserved communities by providing marketable skills and paid training and experience to residents, as well as significantly increase community support for the Baltimore Green Network. Such a program could also open new funding resources not usually available for green space projects. For best results, the program should be as centralized as possible, limiting confusion and simplifying metrics tracking. A number of successful programs at both the local and national level can inform program development.

Work also needs to be done to create a smooth transition from the green jobs workforce training programs to permanent positions within local and regional employers. Those who have been trained by local organizations sometimes find it difficult to land a position.

Green Network leaders should work with the Mayor’s Office of Employment Development, the non-profit community, and other stakeholders to develop a workforce development program to support implementation and maintenance of Green Network initiatives. Groundwork DC, as well as several local organizations, could serve as a model for such a program.

HIGHLIGHT: CARE-A-LOT PROGRAM

The City’s Care-a-Lot program supports community groups and organizations in the cleaning, maintaining, and beautifying of vacant small parcels in their neighborhoods. The program provides faith-based organizations, neighborhood associations, and other community groups and non-governmental organizations with a stipend to maintain up to 25 vacant lots per season. This program offers a strong base on which the Green Network can expand and improve support of the community-managed component of enhanced maintenance practices in Focus Areas and other areas of the City. Over 150 properties have received enhanced care through this Program. Care-A-Lot has recently been expanded to include more groups and beautify more lots through the Mayor’s BMORE Beautiful Program.



Image: © United Urban Roots

**HIGHLIGHT: BALTIMORE CENTER FOR GREEN CAREERS
STORMWATER MANAGEMENT TECHNICIAN TRAINING**

Civic Works has offered workforce development training through its Baltimore Center for Green Careers since 2003. Programs offered by the center include training in energy retrofits, solar installation, brownfields remediation, and stormwater management installation and maintenance. Participants in the Stormwater Management Technician Training Program complete the program with six state and federal certifications in stormwater knowledge and construction-related skills, positioning them for green careers with employers that pay a living wage and offer opportunities for advancement. Recognizing the need for workers with these skills as the City increases the number of stormwater management projects, the Department of Public Works and the Mayor’s Office of Employment Development both contribute to the training program. This program may serve as a potential model or partner in developing a workforce development component to support Green Network project implementation and maintenance.



Image: © Baltimore City’s Mayor’s Office

1g. Ensure predictability, transparency, and fairness for green space projects.

Create processes and establish funds for long-term care and maintenance for both new Green Network projects as well as existing green spaces in neighborhoods.

While the Baltimore Green Network is primarily concerned with new green spaces, the health and sustainability of the network depends on the maintenance of all green space. Nobody wants to see a new garden or park created while an old one sits run-down, underused, or blighted by illegal dumping nearby. This is especially important as a direct reflection of concerns community members raised about long-term maintenance of green spaces.

The City should include existing green spaces—including enhancements to amenities, maintenance, and security—in funding the Baltimore Green Network.

Additionally, all permanent green spaces in the city need a plan for long-term site control. Currently, many green spaces exist in a sort of limbo; forest patches, community gardens and community-managed open spaces, urban agriculture sites, and other spaces in both public and private ownership often lack assurance of long-term protection. This makes it difficult to support community stewardship, and threatens the coherence of the overall Green Network.

Currently, ambiguity about the control and ownership of sites can be resolved by either 1) transferring them to the jurisdiction of the Department of Recreation & Parks, along with additional funding dedicated to maintain these additional green spaces; 2) selling them to community land trusts; 3) zoning them as Open Space; and/or 4) placing them into long-term protective easements.

The City should develop a set of guidelines for assessing the best of these solutions for all green spaces in the network. It is also important that the City provide resources and assistance—in the form of links to non-profit partners, capacity-building support, technical assistance, in-kind services, equipment, or even financial support—to ensure that the controlling entity or group has the capacity, as well as a plan, for long-term maintenance.

In creating standard, long-term plans for administering the Green Network, the City should provide a realistic, transparent, and adequately funded process for equitably prioritizing where projects take place. Broadly, when selecting and funding greening projects, the City should adopt a sustainability design quotient—a cost/benefit analysis that balances social, economic, and ecological impacts.

2) RECOMMENDATIONS FOR COMMUNICATION & ENGAGEMENT

Transparent and inclusive implementation is crucial to supporting a sustainable Green Network. While City agencies need to conduct substantive project review, and will be involved in coordinating critical funding and property jurisdictional issues, there must be robust opportunities for community members (and other stakeholders) to participate.

Residents will have many questions as this plan is rolled out—how decisions about particular sites are made, what it means for new green spaces to be part of the Baltimore Green Network, how they fit in with the city’s existing network of green spaces, who is managing the process in the short-term, who is responsible for maintaining sites in the long-term, and more. These questions will need to be answered in a way that is responsive to the needs and constraints of all City agency partners; additionally, answering these questions in a way that is sensitive to community and stakeholders needs and preferences—and that is consistent over time—will be crucial to earning residents’ trust, and to the program’s success.

For any new green spaces being contemplated for City investment and inclusion in the Green Network, community engagement should be prioritized, done early and often, and held to consistent and equitable standards. This includes the following recommendations:

Baltimore City youth is engaged at a city block party.



Image: ©
Department of
Planning

2a. Establish processes to ensure all outreach is inclusive.

Develop both a clear, consistent communications plan as well as guidelines for how staff engage with communities; reflect community desires and needs in communications.

Implementation of the Green Network should follow clearly established guidelines for how staff engage with communities. In this work, there needs to be a focus on old-fashioned, person-to-person contact (instead of relying solely on modern technology to reach residents). Establishing a physical presence of the Department of Planning in neighborhoods where planning efforts are underway may be a crucial step towards achieving this goal.

Outreach should extend beyond meetings specific to the Green Network; the City should consider door-to-door canvasses, targeted advertising and promotions, and presentations and informal talks at local businesses and with local faith communities.

Crucially, the purpose of communications is two-way conversation: In addition to communicating the values and vision of the Green Network, engagement should seek to investigate more deeply what communities most desire and need. Residents themselves should play a role in committees and working groups, developing their leadership.

The Green Network will need a comprehensive communications plan to achieve these objectives.

2b. Host public meetings at multiple, accessible locations.

Meetings for community engagement should accommodate diverse schedules, and take advantage of creative formats to draw in more residents.

To ensure as many residents as possible have the chance to engage with the planning process—especially considering work, child care, and other obligations—the implementation team needs to open as many different kinds of engagement opportunities as possible.

To start, the City should expand the use of pop-up and mobile events—at farmers markets, neighborhood events, recreation centers, libraries, and schools—to collect information and engage community members. It may also be possible to host “office hours” in a vacant retail space, or in space in a public building, to allow communities to engage with the process on their schedule.

Creative locations may also help inspire a project. For example, having a “pop-up” meeting at the site of a proposed project may give all participants a better understanding of the site conditions and opportunities and allow for more creative design and problem solving as options are discussed.

Similarly, organizing one early planning meeting around a “community walk” can help the group identify opportunities and concerns in-person, establishing a common understanding around the issues.

2c. Explore partnerships, art projects, and other creative outlets to deepen engagement.

Consider a wide variety of community resources to inspire and attract interest in local greening efforts, and to realize the full holistic benefits of the Green Network.

The Green Network will weave together a system that is more than the sum of its parts; bringing additional resources and programs into the plan can unlock greater benefits, including better engagement. For example, partnering with other city agencies doing similar outreach and education in neighborhoods would be an effective way to avoid duplication, and potentially realize greater benefits by joining forces. Community non-profits can also bring interactive activities to public meetings.

Above and beyond meetings, engagement can take creative forms; materials for Green Network projects should be shared as a longer-term exhibit on view within a community, to provide more people the opportunity to get information and provide feedback. Design a self-guided exhibit with a questionnaire, so residents can visit at any time, and at their own pace.

The Green Network may also benefit from implementing a mini-grant program, awarding small grants to neighborhood groups to support public outreach processes and/or maintenance of community lots. This will allow engagement to be more community-led. Artist grants may be a facet of this outreach, as there is a rich community of artists in Baltimore offering creative methods of outreach; with small grants, artists can design engagement projects that work with the community in new and interesting ways.

Residents collaborate on a Magic Portal mural.

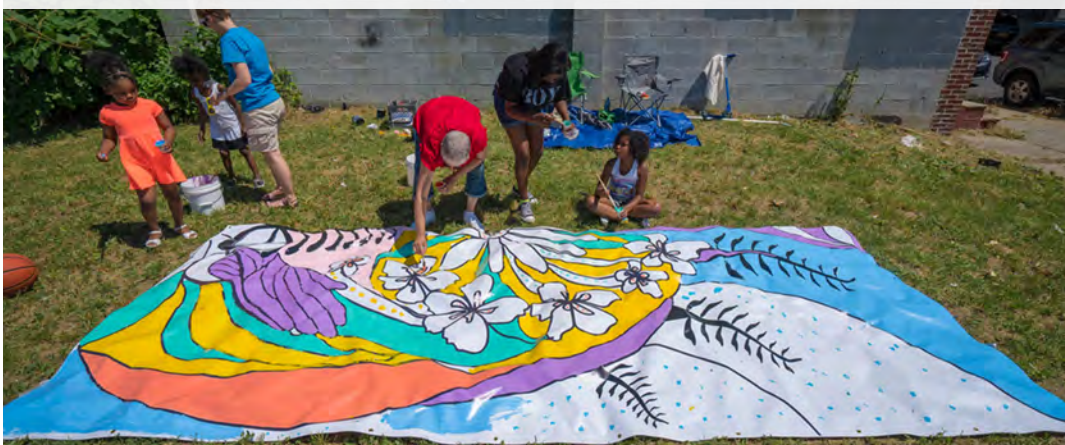


Image: ©
Department of
Planning

3) RECOMMENDATIONS FOR LAND, OPEN SPACE, AND NATURAL RESOURCE MANAGEMENT

Through the process for identifying where and how to improve our network of green spaces, many ideas were shared for how to ensure that the network helps to enhance the city's ecology—providing increased benefits and better connecting people with nature. These include ideas for how to design spaces within the network, as well as recommendations for sustainable resource management based on the unique needs and opportunities in Baltimore. These recommendations and best practices for ecological and environmental stewardship are vital to the success of the Green Network.

3a. Follow best practices for resource management.

Create a restoration and management master plan for all Recreation and Parks properties, and encourage best practices for all our natural resources.

To enhance and strengthen the Green Network, all of Baltimore's natural resources should be preserved according to established best practices—these include our water assets, wildlife, and managed open spaces (like cemeteries and golf courses). Adopting improved practices can better preserve, maintain, and enhance existing Green Network assets including: certified wildlife habitat, forest patches, stormwater practices, urban farms, community managed open spaces (CMOS), and pocket parks.

A mature tree in Baltimore's urban forest provides many benefits.

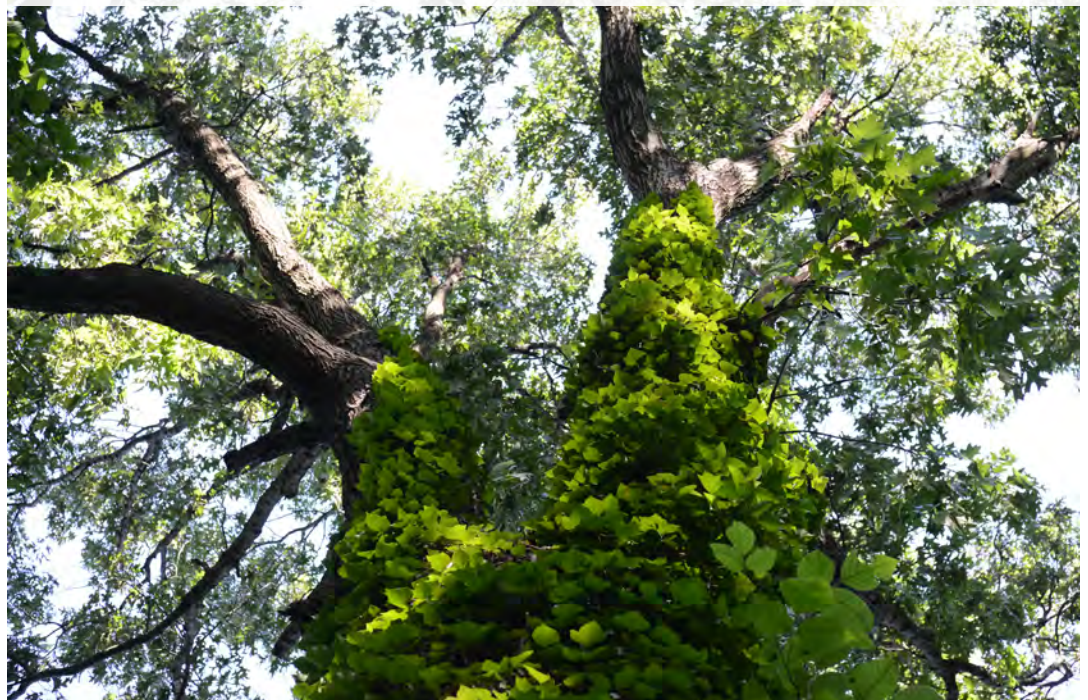


Image: © Andy Cook

Creating a master plan to guide the restoration and management for all properties within the jurisdiction of the Department of Recreation and Parks will be an important step. Expanding from the Forest Management Plans currently being developed for the city's largest forested parks, an associated Adaptive Forest Management Plan can be prepared for City-owned forest patches within parks and other City-owned properties. One outcome of such a plan should be identifying properties that may be candidates for transfer to the Department of Recreation and Parks, for rezoning as Open Space, or for other action to ensure that high-quality city-owned forest are preserved.

To better protect and manage forest patches on private properties, the City can improve policies, incentives, and partnerships around tree protection and forest conservation. These efforts can benefit from the work that Baltimore Green Space has done in researching and developing recommendations around the improvement and protection of forest patches outside of parks. Recommendations made in "Emerald Assets for Ecosystem Services," a 2013 report by Baltimore Green Space, included continued improvement of forest patch data, coordinated work with City departments (evaluate all paper streets, preserve City-owned forested lands, increase forest cover in parks and along streets), updated regulations, and engaging residents. Baltimore Green Space is currently developing a forest patch prioritization, which will identify patches that are priority candidates for preservation, maintenance, or additional research.

Cemetery owners should maintain their properties with green practices; this includes minimizing mowing by planting patches of warm season grassland or wildflower meadows in strategic locations. The City should also recommend that all golf courses be maintained with integrated pest management, and should follow Audubon guidelines for sustainable and wildlife-friendly landscapes.

Continued stormwater management in Green Network areas and beyond is vital; the City should steward and enhance the Critical Area within Baltimore City by integrating stormwater management practices, increasing native vegetation buffer plantings, removing impervious surfaces, restoring living shorelines, and enhancing space along our tidal waterways and wetlands. These efforts will reduce the amount of potentially harmful substances that wash into our waterways with stormwater. They will also prevent or reduce erosion by stabilizing slopes and the shoreline, and maintain shoreline and stream habitats for wildlife.

It is also important to increase or develop the habitat for our city's wildlife. As an example, different bird species live in different habitat types—estuarine waterways, shoreline, parks and woodlots, open spaces and meadows, lakes and reservoirs, forested parks, and built structures. See Appendix B for a table of habitat types and potential locations within the city and groups of associated bird species, or "assemblages," that live in each.

Sustainable and wildlife-friendly landscapes.



C.C. Jackson Playground



3b. Strategically acquire new, high-priority open spaces.

Coordinate with the Department of Recreation and Parks to acquire space for park expansion and to protect floodplains and forests.

The Green Network Vision calls for the acquisition of new, open spaces that are strategic for ecological protection or recreational enhancement.

Coordinating with the Department of Recreation and Parks, the City should identify opportunities for property acquisition to expand existing parks or improve access to parks and trails. For example, the recent expansion of the C.C. Jackson Recreation Complex in Park Heights was made possible by new land acquisition; the upcoming expansion of Ambrose Kennedy Park in East Baltimore is another example. An important consideration during all new project planning and budget development will be to include funding for long-term maintenance for each new node along with existing Green Network elements.

The City should prioritize acquisition of floodplain or flood-prone properties as they become available. These can be incorporated into the Green Network as locations for habitat patches, for active open space, or for stormwater management features that increase resiliency when the inevitable floods happen. These acquisitions will also require additional funds for maintenance for the agency that will have responsibility for the property.

Because the tree canopy is a vital element of Baltimore's environmental health and livability, the City should consider acquisition of forested properties adjacent to existing City parks as they become available; if these forests are acquired, the City should protect them, just as it should protect existing forest patches on City-owned land. In the long term, it would be useful to promote and incentivize the creation of forest conservation easements or forest "banks" to protect high-quality forest patches on private land; studying potential ways to create these incen-

Baltimore residents help clear out invasive vines at Wilson Park.



Images from top:
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Space

tives is an important next step. Development of a City tree ordinance, that regulates the preservation of significant trees on private land, is another potential tool being studied.

3c. Design to reflect Baltimore’s unique natural character and Green Network.

Collaborate with residents to design local green spaces that reflect community aesthetics, respond to natural patterns, are low-maintenance, and are visually tied to the citywide Green Network.

The landscape and urban design of Green Network nodes and corridors will play a major role in their long-term success and sustainability. The goal should be to provide low-maintenance but high-impact site solutions.

These design solutions should reflect the historic patterns of natural resources, like streams and forests, in form and function; for example, a forest patch should be preserved and enhanced, rather than cut down to accommodate a new ballfield. Stream systems should be celebrated and restored both to enhance water quality and provide community members with more connection to natural systems that support our wellbeing. Examples of innovative natural urban designs include the “Agrihood” in Detroit, MI; daylighting streams and restoring living systems and coastal habitats like those done in Baltimore, Philadelphia, PA, New York, NY, and Seattle, WA; the urban habitat corridors of San Francisco, CA; the pollinator pathways in Seattle, WA; and the “super blocks” in Barcelona, Spain.

Three Story Stories, a book lending cabinet modeled after Baltimore row houses, creates a new community centerpiece.



Image: ©
Department of
Planning

These solutions should also reflect the character of individual neighborhoods and communities; to achieve this, residents should be closely involved in the visioning and design process for new and enhanced green spaces and corridors.

At the same time, certain design elements (especially wayfinding) may be developed consistently across the city, reflecting the character of the overall Baltimore Green Network instead of that of individual neighborhoods. These cohesive design elements can bolster community awareness; for example, installing signage about the Baltimore Green Network and potential future projects on vacant lots can inspire interest in the developments; similarly, establishing consistent wayfinding signs as well as fences and other infrastructure can also signal and reinforce the idea that the Green Network is a connected system. The design of these elements, and the decision framework for identifying locations for them, will be determined in the future as the Green Network Implementation Team (GNIT) convenes sub-committees of agencies, organizations, and partners to advance implementation of the projects and recommendations.

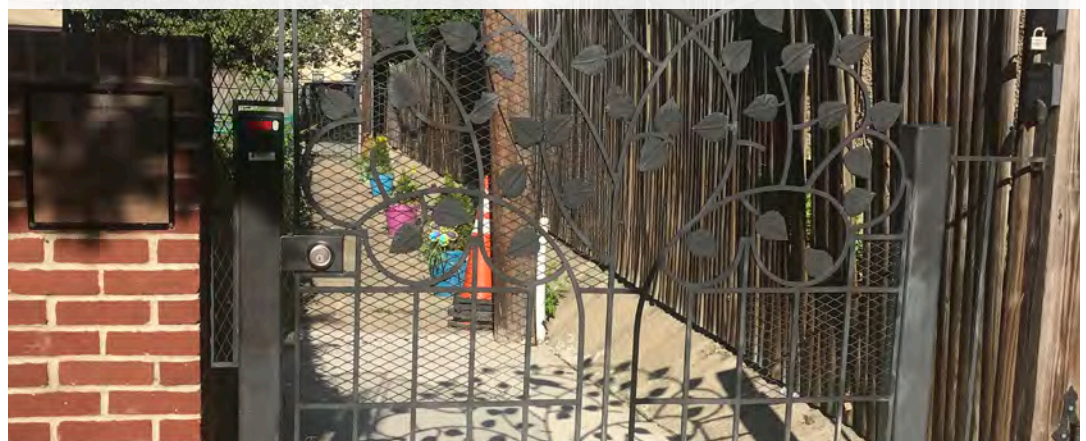
Through designs that draw balanced inspiration and guidance from neighborhoods, from the city, and from our natural history, the Green Network can foster civic pride in our urban landscape.

3d. Pursue partnerships for engagement and education.

Collaborate with local institutions, organizations, and community members to broaden the benefits and impacts of the Baltimore Green Network.

The Green Network Vision can be an important tool for the facilitation of inter-departmental collaboration among city agencies including Housing, Recreation and Parks, Transportation, Planning, and the Department of Public Works. This could include, for instance, opportunities to cultivate Green Alley partnerships

Alley gating creates new opportunities for social spaces enlivened by plants.



Tree planting events highlight the opportunity to enhance urban tree canopy.



between neighbors wanting to connect into the Green Network. There are also opportunities for collaborations with the Departments of Public Works and Transportation or the Maryland Port Authority on impervious surface removal or other stormwater BMP implementation projects that tie into the Green Network. Implementation of the City's Complete Streets policy under the Department of Transportation can support the Green Network by making streets safer and more comfortable for those not travelling by car.

By working with neighboring municipalities, regional colleges, universities and communities of faith, there may be unique opportunities to coordinate on tree plantings in the city that can be tied to carbon offset programs at these institutions. This serves the needs of those institutions and benefits the local community through tree plantings within Baltimore City, rather than in less strategic or more remote locations. The tree plantings would meet urban canopy and ecological restoration goals set forth in this plan while fulfilling carbon offset requirements. Coordinated planting and management through partnerships with local watershed organizations or community groups would ensure both the survival of the trees and provide green jobs within the community. Potential partners for this program might include institutions like University of Maryland and municipalities like Baltimore County.

Continued community engagement will benefit from an interactive online map and/or database that serves as a tool for community members and local schools to contribute data and information about the Green Network as it continues to evolve. Such information might include: dumping, trash- cleanup, tree plantings, beautification or other programming improvements, invasive plant control, events held, stewardship or friends-of organization, wildlife cam. This database might also link to resources like the e-bird hot spots webpage and to the Trust for Public Land's park information database.

4) RECOMMENDATIONS FOR FUNDING SOURCES AND FINANCING STRATEGIES

Historically, urban parks and green spaces have been funded through taxes, municipal bonds, and other public mechanisms. But in response to chronic and growing funding gaps, new financing tools are becoming core components of a multifaceted funding strategy for green spaces—including public-private partnerships, philanthropic funds, and legislative measures.

This plan envisions a large-scale investment in green spaces and corridors, concentrating on parts of Baltimore that have been the hardest hit by vacancy and abandonment. It requires capital funds for acquisition and development of green space as well as operational funding for long-term maintenance and programming. Meeting this broad, ambitious vision requires a broad, ambitious funding plan, with both traditional and innovative strategies.

By pursuing creative new financing strategies while also reprioritizing existing City funding streams, we can focus investment on some of the most pressing issues facing Baltimore City neighborhoods today. The following recommendations, identified by the Funding & Finance Committee, will lay the groundwork for meeting this exciting opportunity.²

4a. Elevate the Green Network as a priority for City capital distribution and other funding.

Maintain capital budget funding for the Green Network, and require agencies to submit a description of compliance with the Green Network as part of annual capital project requests. Study City greening-related expenditures that may support the Green Network.

Funding for new parks, major park renovations, and corridor improvements flows through the City's capital budget, which is recommended by the Planning Commission. In recent years, the Planning Commission has recommended a line item for the Baltimore Green Network. This line item in the capital budget should be maintained; although not nearly enough to fund the plan, this base amount can help leverage other sources.

The Department of Planning can go further by adjusting its evaluation process for the Capital Improvement Program (CIP) to prioritize projects that are consistent with the Green Network Vision. This is especially true for capital projects from the Department of Public Works, the Department of Housing and Community Development, Department of Transportation, and the Department of Recreation and Parks. For any project not consistent with the Green Network Vision, agencies should submit an explanation of why the project is a higher priority.

²Membership of this and all subcommittees can be found in Appendix J.

There may be other City dollars related to greening that can be used to support the Green Network, including demolition funds and Critical Area fees. The City should study whether any of these funds can go toward the Green Network; in particular, fees from the Forest Conservation Act program should be considered, as these are meant to expand and maintain forest patches (consistent with the Green Network). While these fees currently represent only a nominal amount, they could begin to close the gap (currently, no City funding is available for forest patches). The City could also consider increasing the fee-in-lieu for development in forest conservation areas.

4b. Seek dedicated funding for maintenance of Green Network properties.

Increase maintenance funding for vacant properties, and ensure that all new Green Network projects include a long-term maintenance funding plan. With Department of Finance, create a work plan for a study of existing funding streams that could be used for vacant lot maintenance.

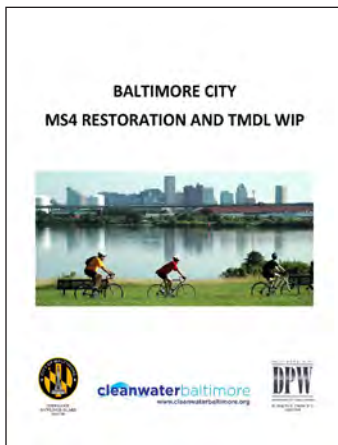
Responding to community concerns about the maintenance of parks and vacant lots, the Funding and Financing subcommittee surveyed various City agency budgets and found significant line items devoted to maintenance and operation of parks, trails, and stormwater facilities. However, funding for maintenance of abandoned lots and buildings was a notable gap.

Abandoned building maintenance is funded out of the Department of Public Works' Bureau of Solid Waste. It does not have its own line item, but rather is combined with other cleanliness activities, such as street sweeping and rat abatement.

Many stakeholders have commented that the current maintenance of vacant lots is lacking, and the City should dedicate more funding to these activities. To respond and address this gap, the City should ensure that any new revenue source (including a potential new tax or fee) would be dedicated in part to maintaining existing Green Network assets, including vacant lots.

Additionally, all new Green Network projects must include a long-term maintenance funding strategy; for example, a portion of funding can be carved out and placed in an account for maintenance.

More broadly, the City should evaluate existing maintenance funding across various agencies to identify opportunities for greater efficiency (e.g. by combining contracts). Such a study should look comprehensively at maintenance funding to determine how it is targeted, its workforce development potential, how it aligns with the Green Network, and what opportunities for improvement exist. A possibility is to work with and pay local community development corporations, anchor institutions, nonprofits, and other organizations to handle maintenance tasks for



vacant lots in their neighborhood. This would provide a revenue stream for these local organizations as well as increase their capacity for workforce development. As an added benefit, this analysis would create the opportunity to work with the Department of Finance (budget office) to dedicate a proportional share of City maintenance funds to the citywide Green Network lot upkeep. While not sufficient to support the enhanced level of maintenance envisioned in the Plan, it would represent an important City commitment—one that recognizes and supports the value of the Green Network.

4c. Participate in planning efforts for stormwater and other water quality investments, to optimize these plans to support the Baltimore Green Network.

Participate in plans for water quality investments to identify how the Green Network can contribute to these investments, and vice versa. This should begin with plans for the Municipal Separate Storm Sewer System Permit (MS4).

Best practices for managing water quality—such as stormwater retention ponds, rain gardens, and pervious pavement—are consistent with the Green Network; implementation will create opportunities to install new green infrastructure to improve water quality in the City and Chesapeake Bay. The Green Network program managers thus should participate in both assessment and planning processes that concern water quality and management goals, in order to identify opportunities for mutual benefit.

For example, in 2017 the City began planning for a new stormwater utility permit. This stormwater utility is intended to improve water quality; it means that all property owners pay a stormwater fee with their monthly utility bills, funds which the city uses to reduce pollution from runoff into our waterways. Under the current rules for this utility, the Department of Public Works is required to implement the projects listed in the latest Municipal Separate Storm Sewer System Permit (known as the MS4), which expires at the end of 2018. The process of planning for the subsequent permit begins with watershed assessments, and will establish specific projects to be implemented. Utilizing the Green Network in this process can optimize these plans to tap into the benefits of the Green Network while also supporting its implementation. This will also mean coordinating with other entities that have water quality investment requirements, such as the Baltimore City Department of Transportation and the Port of Baltimore; the City should ensure that the new stormwater utility permit incorporates Green Network goals to the extent feasible.

Green Network representatives should participate in other watershed assessments and planning efforts, so that these investments can support the vision—as well as benefit from Green Network activities that contribute to water quality and management goals.

4d. Secure state and federal funding for Green Network implementation.

To maximize federal and state funding to support the Green Network, ensure that the plan is understood and highly valued by a wide range of public funding partners. Begin by creating a pipeline of targeted funding sources for current Green Network pilot projects.

A number of federal and state-level programs could support Green Network projects, including those of the Environmental Protection Agency, the US Department of Transportation, the National Park Service, the National Fish and Wildlife Service, and other federal agencies, as well as the Maryland Department of Natural Resources, Department of the Environment, Maryland Department of Transportation, Baltimore National Heritage Area, and other state programs. These agencies represent important sources of support for activities consistent with the Green Network (with the caveat that these sources may face cuts, as budget priorities shift with time).

The Green Network Implementation Team (GNIT) will continue to cultivate relationships with state and federal agencies through participation in groups such as the Urban Waters Federal Partnership and the Baltimore Wilderness Coalition. The team will also work with local stakeholders, including other Baltimore City agencies and non-profit partners, to submit applications for projects to state and federal programs; they will also be responsible for tracking timelines, requirements, and preparing documentation to support applications for funds for projects initiated directly through the Green Network Vision. In order to maximize potential funding available, the Green Network Vision itself should be understood, highly valued, and prioritized by public funding partners.

4e. Secure private and philanthropic funds for Green Network implementation.

In the short term, discuss financial support with those members of the Green Network Leadership and Advisory teams who represent philanthropic organizations. In the long term, the Green Network will require a dedicated fundraising and development team to write and execute successful funding proposals.

A growing number of cities have restored green spaces, built connecting paths and trails, and created iconic parks using private donations. Private philanthropy is crucial to filling the financial gap and achieving transformational, citywide impact on vacant lots. In particular, private foundations can provide start-up grants to support initial project activity, catalyzing further investment; private foundations can also help support an operational infrastructure for the Green Network. Local and regional Baltimore-area philanthropies have been very supportive of greening projects and the Green Network, and several have participated in planning committees. As a potential proof-of-concept for turning vacant properties into green

A Green Streets, Green Jobs, Green Towns Grant event with Mayor Pugh.



assets, Baltimore City can also serve as a pioneer in a nationwide movement to reclaim vacant urban spaces; the Green Network may thus be well-positioned to attract support from national foundations and philanthropies.

In many cities, conservancies and park foundations play a key role in harnessing private sector dollars. Often, these groups focus primarily on funding a signature park (such as the High Line in New York City or Millennium Park in Chicago). The Green Network is unique, envisioning a number of small green spaces with green corridors of connective tissue instead of a single flagship; it will require a different fundraising model. But some lessons and inspiration can be drawn from other city's efforts. Fundraising strategies include collecting donations from the broad community on a monthly basis (a membership model); seeking out corporate sponsorships; and developing fee-based revenue streams (through public events, space rentals and other strategies).

City staff must develop a broad and creative fundraising campaign strategy, and must seek out national foundation and corporate support in order to bring the Green Network Vision to scale. It is important that funding plans avoid privatizing parks and green spaces in such a way that all people do not feel welcome; philanthropic funding must ensure equitable access to green improvements, and community engagement must continue through implementation.

Chicago's Millennium Park



Images from top: © Mayor's Office; © Dreamstime

4f. Conduct a feasibility study of a new, dedicated public revenue source.

Pursue a study analyzing the feasibility of establishing a new revenue source through voter, administrative, or legislative approval. This funding should primarily go toward underfunded elements of the Green Network (such as maintenance of greened lots).

Increasingly, city and park agencies are seeking voter approval to fund large capital improvements as well as operations and maintenance. In 2000, voters in the St. Louis region created a network of greenways throughout the region, supported through a sales tax. In Newark in 2015, voters authorized an increased levy to support an Open Space and Recreation Trust Fund. In Cleveland, a voter-approved measure realized an estimated \$75 million over 20 years for safe parks, clean water, and open space.

These jurisdictions are similar to Baltimore—urbanized areas, representing communities with high levels of poverty and many budgetary demands—and the public chose to support parks and green spaces. The question of whether such a measure would be palatable in Baltimore merits close examination. Revenue for greening could come from a variety of financing mechanisms, including parcel, property and sales taxes; bond issuances; hospitality taxes; or targeted levies (such as a “sugary drink” tax). Without a new, dedicated source of funding, the full Green Network will be challenging to implement.

HIGHLIGHT: NEWARK, NJ OPEN SPACE BALLOT MEASURE

In 2013, Newark, N.J., voters gave 84 percent approval to create the Newark Open Space & Recreation Trust Fund, which will receive about \$1.1 million a year to maintain city parks and provide new parks. The 2012 City of Newark Master Plan had identified the need to make parks more secure, attractive, and enjoyable for the public; to improve maintenance and programming at existing parks; and to expand access to quality open space and recreation in neighborhoods under-served by parks. Passage of the Newark Open Space Trust Fund makes resources available to meet these goals and to leverage state, county, and private funds. The money will come from a tax of one penny per \$100 of real property value; average homeowners could see an increase of just \$1.70 per month.

The City should pursue a study analyzing the feasibility of a legislative or ballot measure in Baltimore to fund the Green Network. This study should analyze mechanisms that are 1) economically prudent; 2) highly likely to receive public approval; 3) not regressive; and 4) inexpensive, incurring a minimal annual cost to the average household. The issue can be studied jointly with the Department of Recreation and Parks, and potentially with other counties in the Chesapeake Bay watershed. For this study, the City should secure a technical advisor to research and evaluate conservation and recreation finance options and campaigns, as part of a long-term strategy developed by an external consultant.

4g. Explore mechanisms to capture anticipated future revenues.

Develop case studies of TIF or other financing tools used successfully in examples above. Identify experts/consultants in this area for initial conversation and potential further study. This evaluation would be part of the long-term strategy developed by an external consultant.

Studies have validated the common wisdom that green investments raise property values in adjacent communities.

Many communities have created mechanisms to capture the anticipated increase in revenue to support the initial capital investments needed. Tax Increment Financing (known as “TIF”) is a common means of capturing future tax revenue to fund public improvements—improvements which are necessary for the revenue to be realized. This strategy can be applied to promote investment in greening in cases with predictable return. For the Green Network, the economic challenge of Tax Increment Financing will be the long-term nature of the asset-building approach, and the fact that only a portion of the long-term development will be for tax-generating purposes.

A TIF strategy does assume an increase in property value assessments. Increase in land values raises legitimate concerns about housing affordability for existing low income residents. TIF proceeds can be utilized not only for improvements to green spaces and corridors, but also for ensuring an inventory of affordable housing in target neighborhoods.

This model of financing also faces challenges in that it requires a high level of support from local residents and political leaders; they are subject to regulatory delays, and carry high transactional costs. Nonetheless, it is worth examining opportunities for this powerful instrument to support specific projects.

HIGHLIGHT: ATLANTA BELTLINE TAX INCREMENT FINANCING (OR “TIF”)

The Atlanta BeltLine is a network of trails, parks, and transit, currently in development, which encircles downtown Atlanta using 22 miles of historic rail corridors. The Atlanta BeltLine is supported by a Tax Allocation District, created in 2005, for Tax Increment Financing for a period of 25 years; it has generated \$124 million during its first 10 years. The funding mechanism captures new tax dollars generated as underutilized properties within the district are redeveloped and as property values increase. The Atlanta BeltLine project also includes an Affordable Housing Trust Fund, promoting the creation and preservation of affordable housing in neighborhoods along the BeltLine. Further study is needed to assess the feasibility of these and other financing mechanisms, especially as the Green Network targets investments in distressed areas, where property values often rise only modestly, if at all.



Image: © istock photo

4h. Create a task force to analyze alternative, creative funding opportunities for Green Network Projects.

Work with external experts to identify and assess emerging trends in finance; evaluation of the feasibility of creative mechanisms should be part of the long-term strategy developed by an external consultant.

In addition to the funding strategies outlined above, there are emerging alternative and innovative finance strategies that may be applicable in Baltimore, pending further study. These are unlikely to yield immediate benefits, as they are complex and highly dependent on the local economic and regulatory context. However, they are worth exploring for long-term funding.

For example, “Mitigation Banking” supports stormwater management investments. With Mitigation Banking, public or private landowners develop more stormwater management facilities than are required by regulation, and then “deposit” the resulting reductions in volume, sediment, or nutrient loads to a “bank.” Other stakeholders that need to meet stormwater requirements for development activities, but are unable to provide them, can pay to “withdraw” credits from the bank, meeting their regulatory needs. The City and State have taken some steps to create this marketplace, but it is not currently operational; it will be dependent on the pace of local development and availability of efficient permanent sites.

Another example is social and environmental impact bonds. For these novel instruments, private parties provide capital (at-risk) for public investments or activities. Investors are reimbursed with interest by a public payer, contingent upon meeting performance standards. “Pay for Performance” models ensure the public only pays for pre-defined outcomes; however, not all public goods can be delivered in this fashion. This mechanism may be useful for Green Network investments that achieve measurable and attributable cost-saving social benefits, or that reduce the need to invest in future infrastructure.

HIGHLIGHT: WASHINGTON, DC ENVIRONMENTAL IMPACT BOND

Last year, DC Water issued a \$25 million environmental impact bond to finance green infrastructure construction to manage stormwater runoff and improve water quality. The city’s bond is similar to a tax-exempt municipal bond, but includes an additional payment based upon the infrastructure’s performance at the five-year mark. If the project underperforms, the investors—Goldman Sachs and the Calvert Foundation—will make a “risk share payment” back to DC Water. This allows DC Water to manage some of the risk associated with costly green infrastructure projects. The bond has provided up-front capital for the inaugural piece of the DC Clean Rivers Project, a \$2.6 billion long-term program. DC Water also aims to have 51 percent of the new green jobs that result filled by certified District residents.

Finally, public-private partnership models may be suitable in Baltimore. These vary in implementation, but in general they involve a close relationship between a public entity and private implementer (much closer than in traditional procurement and contracting arrangements). Through these partnerships, a private party provides one or more project segments, such as identification, financing, design, construction, maintenance, and even ownership; combining these segments can also shorten procurement time and transactional cost. Public-private partnerships often include performance-based risk-sharing between public and private entities. Many states, including Maryland, have passed legislation encouraging public-private partnerships; they are increasingly used for public construction projects (such as courthouses), roadways, and transit as well as environmental infrastructure.

Fall cleanup in Sandtown-Winchester at 1500 block of McKeen Avenue.



Image: © Clean Corps Baltimore

INTEGRATING THE BALTIMORE GREEN NETWORK INTO BALTIMORE'S COMMUNITY DEVELOPMENT STRATEGY

It is always a challenge to identify proper oversight for a multi-faceted initiative involving several public agencies and numerous outside partners. With an ambitious plan like the Baltimore Green Network, to be implemented incrementally over a number of years, effective oversight needs to be embedded in the very structure of City government. Since the initial drafts of the plan were released, much progress has been made by the Pugh Administration to restructure the functioning of housing and community development programs, to identify new implementation resources for these purposes, and to create a new collaboration and accountability structure in the form of a Neighborhood Subcabinet. The purpose of the Neighborhood Subcabinet is to bring together, under the authority of the City's Chief Operations Officer, all of the City agencies involved in neighborhood development issues on a monthly basis. The Subcabinet spends each meeting focused on specified neighborhoods or initiatives, with agencies providing updates on their relevant projects and discussing how best to coordinate resources and programs for optimal outcomes. The Baltimore Green Network is poised to become one of the key City initiatives to benefit from Neighborhood Subcabinet oversight. Under this structure, the Department of Planning's Green Network Implementation Team (GNIT) will continue to move forward with project implementation, coordinating with City agencies and other stakeholders with important support from City Hall.

Essential Characteristics and Roles for Green Network Implementation Success

The planning process has highlighted several characteristics which need to be in place for successful implementation, as well as key roles that will need to be fulfilled. As the Baltimore Green Network becomes more integrated in the Neighborhood Subcabinet structure, agencies and partners will need to collaborate in a spirit of openness, innovation, and mutual support. Employing a set of interagency agreements that spell out agency roles, commitments, and responsibilities would be an effective way to encourage greater accountability. Work groups composed of agency representatives and essential outside partners could use the interagency agreements to set the framework for addressing specific topics and challenges, and report back periodically to the Neighborhood Subcabinet.

The Planning Department will need ongoing support from City Hall to build the capacity and skill set of the GNIT, empowering it with:

- The ability to focus time and resources directly to the Green Network mission amid changing fiscal and political environments; the Green Network Vision is a long-term strategy and will only succeed through patient, durable investments.
- Broad capabilities and expertise, to coordinate and oversee complex planning, site implementation, and maintenance of projects.

- The ability to act innovatively and entrepreneurially, particularly in seeking private, state, and federal funding and in supporting or facilitating development deals.
- The skills to establish and maintain effective relationships with a variety of external private partners, as significant portions of activities will be conducted by private partners or other stakeholders (both through City contracts and in cases where the City acts only in a supportive or coordination role).

Several key roles must be filled by the GNIT in order to carry out the Green Network Vision:

- Provide a platform for ongoing coordination of greening initiatives, citywide
- Establish new vacant lot treatment standards
- Design and oversee initial intake, greening, and maintenance of vacant lots
- Steward all vacant lots (including those outside of the Green Network)
- Support Green Network projects
- Support stakeholder projects aligned with the Green Network

Each of these roles is discussed briefly:

Provide a platform for ongoing coordination of greening initiatives, citywide

Maintaining a transparent and cross-sectoral governance and advisory structure is crucial to achieving ongoing buy-in from key stakeholders, and to the plan's goals. At its best, the Green Network will function as a multi-stakeholder platform for coordination.

One means of doing this is by convening “Advisory Groups,” similar to those that have been participating throughout the planning process. To respect stakeholders’ time, advisory group engagement must be productive and collaborative, and must add value, for participants. The value of this ongoing coordination is that it will ensure Green Network updates and decisions represent consensus, and it will align stakeholder activities with the Green Network as much as possible.

Establish new vacant lot treatment standards

One important goal of the Green Network is to implement and maintain a new, higher standard, Clean-and-Green treatment for vacant lot properties in Focus Areas. The first steps toward this is proposed to be piloted in targeted areas, through a strong partnership among the Departments of Housing, Public Works, Planning, Recreation and Parks, and Transportation, as well as related stakeholder efforts (such as BMORE Beautiful).

Demolition is currently increasing in the city due to Project CORE—a multi-year partnership between the City and State of Maryland to demolish thousands of vacant buildings.³ As the pace of demolition accelerates, it will be essential to evolve the pilot into a new standard for treatment and maintenance.

³Project CORE stands for “Creating Opportunities for Renewal and Enterprise.”

Mayor's Spring Cleanup at Adams Park.



Image: © Baltimore City's Office of the Mayor

Design and oversee initial intake, greening, and maintenance

Final design of initial greening treatment is yet to be determined, but there is an intent to create a recognizable design for these lots, communicating that they are part of a larger network. Initial greening will be a simple treatment—lots will be cleared, provided with grass or other suitable ground cover, and bordered by a fence or other element. Lots will be prioritized for treatment in a model similar to Philadelphia LandCare.

HIGHLIGHT: PHILADELPHIA LANDCARE PROGRAM

The Philadelphia LandCare program, managed by the Philadelphia Horticultural Society and funded by the City of Philadelphia Office of Housing and Community Development, maintains and makes simple greening improvements to vacant lots in target areas. There are three components of the program: 1) The Clean and Green component uses city-based contractors to make basic improvements to lots—including seeding and post-and-rail fencing, that helps give the lots a neat and uniform appearance that discourages illegal dumping; the contractors also clean and mow the lots each season. 2) The Community LandCare component funds community organizations to hire local residents to maintain lots in their neighborhoods. 3) The Reentry Initiative component trains and hires ex-offenders to undertake vacant lot maintenance work. This program can potentially serve as a model for temporary greening and ongoing maintenance of vacant lots in Baltimore.



Image: © Mark Cameron

Youth learn about native plants and local waterways through rain garden planting events.



Steward all vacant lots (including those outside of the Green Network)

The Green Network Vision calls for appropriate holding and maintenance of all vacant lots, including those which are not slated for permanent Green Projects or feasible for near-term economic redevelopment. It will be necessary to allocate resources for vacant lot maintenance—potentially for long periods of time. The current use, condition, and maintenance of lots should be evaluated in order to identify and prioritize appropriate partnerships and steps towards achieving desired standards for maintenance of vacant lots throughout the city. Maintenance and stewardship could happen through contracts with private landscape firms, partnerships with non-profit or community-based entities, and deployment of City crews. These mechanisms can also include workforce training and employment programs for local residents. Resource constraints will necessitate a pilot approach to implementation of these new maintenance standards.

Support Green Network projects

The GNIT will sponsor Green Network pilot projects in Focus Areas, either by implementing them directly, or by playing a supporting role to other partners leading the projects. No matter the implementing entity, GNIT will strive to provide resources, community engagement and operational support, and other assistance to ensure project success. These projects will include permanent, capital investments for green improvements, including parks, trails, forest patches, urban agriculture, and storm-water management practices. They will also include designed green spaces, known as “Enhanced Green Spaces,” that may include benches, art installations, or other features; these may be medium- or long-term projects that are not necessarily permanent. The initial pilot projects will primarily occur in the four Focus Areas.

Additionally, the implementer GNIT will plan for and support other sustainable projects and improvements along corridors and within nodes identified in the Green Network Vision. In the initial stages, these improvements will be identified and pursued opportunistically, as the overall Green Network implementation effort is launched and achieves sustainable funding.

Support stakeholder projects aligned with the Baltimore Green Network

Other public agencies, private not-for-profit or for profit organizations will identify and initiate projects to be pursued which further the goals of the Green Network Vision. As much as possible, the GNIT will assist these efforts, seek to lower barriers to their implementation, and work to align the investments with the goals of the Green Network.

Supporting the Green Network Implementation Team (GNIT)

The GNIT within the Department of Planning will function as the lead implementer for the Green Network. This team has a track record of success through the Growing Green Initiative, Care-a-Lot, and other programs. With sufficient resources, the team is well-suited to coordinate among a variety of agencies and players to deliver on the promise of the Green Network. This decentralized structure requires close coordination among stakeholders, dedicated resources from various City agencies, and strong support from the Mayor's Office. Combined with the development of Baltimore Green Network interagency agreements, the Neighborhood Subcabinet structure offers an ideal forum to facilitate agency collaboration, encourage cross-agency problem solving and maintain ongoing accountability.

Community members participate in the creation of public art in a vacant lot.



Image: ©
Department of
Planning

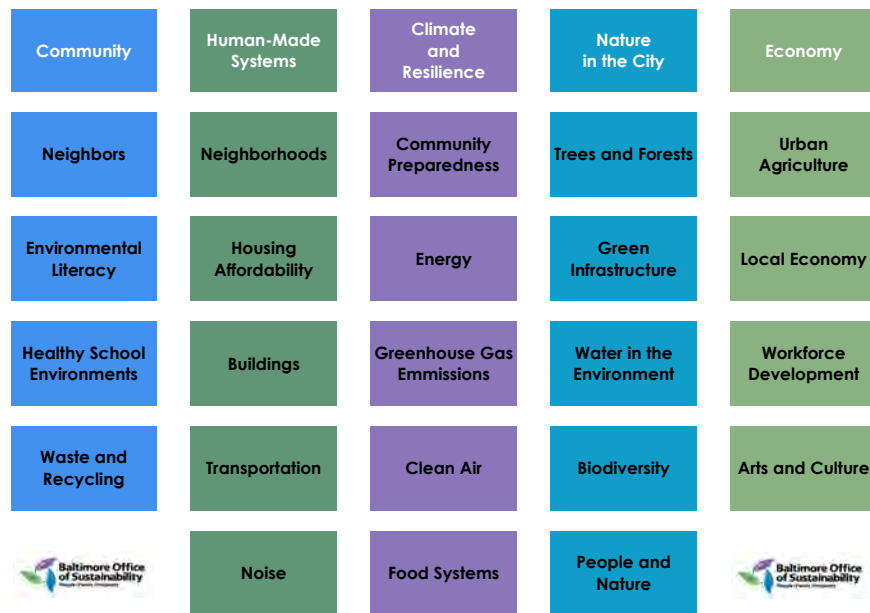
THE GREEN NETWORK AND THE BALTIMORE SUSTAINABILITY PLAN

The Green Network falls under the umbrella of the Baltimore Sustainability Plan.⁴ The Sustainability Plan sets the City’s big-picture goals on waste, energy efficiency, water quality, food systems, green schools, and other sustainability issues. The implementation of the Green Network will contribute to achieving some of the strategies and actions identified in the Sustainability Plan, especially in the “Nature in the City” category: Green Infrastructure, Trees and Forests, Water in the Environment, Birds and the Bees (Biodiversity), and Natural Systems.

There are of course other efforts within the Sustainability Plan that fall outside of the Green Network mission—waste reduction, improving local public transportation systems, and improving the local economy, to name a few. Yet while they are not directly related to Green Network implementation, these efforts will support and strengthen our communities, economy, and environment—and, by extension, they will support the Green Network.

Much like the individual nodes and corridors of the Baltimore Green Network—which, together, are greater than the sum of their parts—the Green Network will achieve more resonant impact by virtue of being part of a larger system of public and private plans and initiatives working in Baltimore City to reach environmental, social, and economic goals.

Sustainability Plan Framework



⁴ The Sustainability Plan is currently being updated, and will be newly adopted in early 2019. The Green Network is one of several existing plans that fall under the umbrella of The Sustainability Plan, including the Climate Action Plan, the Disaster Preparedness Plan, and the Homegrown Baltimore Plan.

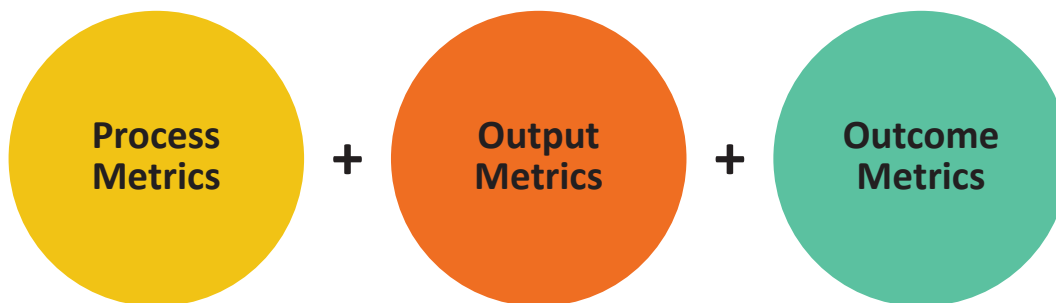
VI. MEASURING PROGRESS

METRICS FOR ONGOING IMPROVEMENT

Measuring how the Green Network is implemented—and what it achieves—will be done according to a set of specific metrics, which stem directly from the Principles and Goals adopted at the outset of the planning process. There are three distinct sets of measures, each serving different purposes: 1) Process Metrics, 2) Output Metrics, and 3) Outcome Metrics. The objective is to quantitatively measure progress toward the plan’s aspirational goals, as well as to measure how people are included in the process.

The Green Network will be implemented incrementally, so measurements are likely to reflect the location of investments. Unless noted as relating specifically to pilot projects or Focus Areas, the metrics identified are intended to measure the progress made on achieving the city-wide Green Network vision.

Given that the Baltimore Green Network falls under the umbrella of the Baltimore Sustainability Plan, annual reporting on BGN metrics will be included in the annual sustainability reports produced by the Office of Sustainability.



Process Metrics

The City of Baltimore strives to implement planning and project delivery for Green Network in an equitable manner, including the crucial aspects of public engagement and outreach. Community meetings, social media, and media strategy should all be grounded in a commitment to connecting with diverse stakeholders and involving representatives of the affected communities. In short, how the plan is implemented is important to the success of the Green Network—this is what these Process Metrics are measuring. The metrics are organized according to the overall principles:

Overall Principles	
Overall Reach	<ul style="list-style-type: none"> • Number of meetings hosted • Number of individuals participating in Department of Planning-hosted meetings (per sign-in) • Number of partner organizations working with the City to support Green Network goals
Diversity	<ul style="list-style-type: none"> • Department of Planning-hosted meeting participant demographics (race, gender, age)
Recommendation Implementation	<ul style="list-style-type: none"> • Number of plan recommendations (process improvements, policy changes, etc.) initiated and/or implemented
Education	<ul style="list-style-type: none"> • Number of public educational events per year concerning community greening by partners
Web and Media	<ul style="list-style-type: none"> • Number of press releases and media mentions for Green Network projects, meetings, or events (TV/radio broadcasts, articles, editorials, other media) • Number of social media posts from the Department of Planning and Office of Sustainability related to the Baltimore Green Network

Output Metrics

Output Metrics measure the actual work done by (or related to) the Green Network. Through the Office of Sustainability, this work will deliver (or will assist private or public partners to deliver) a variety of green projects, including new or improved parks, trails, forest patches, water quality investments, urban agricultural opportunities, and passive open spaces. While all parties are limited by available resources and competing priorities, the Green Network and partners do have control over delivery of projects and related Output Metrics; these measures are thus useful for performance management purposes—“Are we getting done what we can, given our resources?”

Partner organizations routinely measure project outputs of these types; there is no need to “reinvent the wheel” by creating duplicative metrics (nor take credit for partner accomplishments). Thus, these metrics can capture overall outputs and offer a platform for coordination.

Environmental/Ecological Outputs	
Greening and Treatments	<ul style="list-style-type: none"> • Square footage/acreage of new parks and greened vacant lots • Square footage of impervious surface treated for Green Network-related projects • Number of street trees planted (along corridors) • Number of meadows, and/or butterfly, bird, and bee habitat areas created or maintained
Stewardship	<ul style="list-style-type: none"> • Number of new, renewed, and preserved community-managed sites (gardens, pocket parks, forest patches, etc.) by Baltimore Green Space/Adopt a Lot • Number of Baltimore Green Network projects by agency, non-profit, and community partners • Sites receiving proactive/scheduled maintenance or stewardship (including Adopt-a-lot, Forest Patches, Care-a-Lot, Bmore Beautiful, Baltimore Green Space, and others)
Economic Opportunity Outputs	
Investment	<ul style="list-style-type: none"> • Total direct Green Network investment for Department of Planning-led or partner-led projects, including dollar amounts for both Focus Areas and city-wide • Number of urban farms, farm stands, orchards, nurseries, and other urban agriculture uses
Jobs	<ul style="list-style-type: none"> • Number of places hosting job training or classes for greening-oriented careers or jobs; number of participants in the trainings

Output Metrics continued

Quality of Life and Connectivity Outputs	
Blight Removal	<ul style="list-style-type: none"> • Square footage and number of post-demolition vacant lots converted into new maintained green or open spaces open to the public, as well as those converted into new parks
New Connections and Corridors	<ul style="list-style-type: none"> • Number and total miles of new, off-street trails, paths, and other connecting infrastructure for walking and bicycling in community corridors • Miles of new, on-street protected and enhanced bicycling lanes in community corridors • Number of new, direct connections between parks/open spaces and neighborhoods, such as enhanced crosswalks or traffic calming on park adjacent streets • Block-lengths or miles of streetscape improvements and greening on community corridors
Recreation, Arts, Placemaking, and Amenities	<ul style="list-style-type: none"> • Number of recreational facilities added (playgrounds, ballfields, courts, exercise equipment) in Focus Areas • Number of recreational facilities refurbished (playgrounds, ballfields, courts, exercise equipment) in Focus Areas • Number of art installations (including murals, sculptures, painted crosswalks, etc.) in nodes and corridors annually

Outcome Metrics

This final set of metrics reflects the broadest, most aspirational, highest-order goals of the Green Network—the reasons why the City and partners are undertaking this project: To improve and enhance environment and ecology, economic opportunity, and the quality of life and connectivity of Baltimore communities and green spaces.

On its own, the Green Network has little control over large-scale issues like the overall quality of the water in Baltimore Harbor, or public safety in Focus Area communities. Yet tracking how projects and other Green Network activities do positively impact environmental, economic, and social outcomes is important to value and prioritize this ongoing work.

Environmental/Ecological Outcomes	
Land Improvements	<ul style="list-style-type: none"> • Number of sites environmentally improved or permanently preserved in nature nodes and nature corridors
Economic Opportunity Outcomes	
Focus Area Markets	<ul style="list-style-type: none"> • Change in assessed property value and median sales in Focus Areas (within 0.25 miles from Green Network projects) • Number of new construction permits for work over \$10,000 within 0.25 mile range around Green Network projects in Focus Areas
Quality of Life and Connectivity Outcomes	
Blight Removal	<ul style="list-style-type: none"> • Percent reduction in number of vacant buildings in Focus Areas
New Connections	<ul style="list-style-type: none"> • Number of census tracts with Green Network projects that have Green Network Capital Improvement Program money or Green Network staff time • Population of census tracts with Green Network projects that have Green Network Capital Improvement Program money or Green Network staff time • Green Network investment by Housing Market Typology
Crime Reduction	Change in Part 1 crime (violent crime and property crime) within 0.25 miles from Green Network projects within Focus Areas

A Note on Tracking and Reporting Metrics

As the Green Network moves forward, implementers may not be in a position to develop baselines, targets, and data collection means for all measures in this metrics framework (which is fairly elaborate). As such, it is recommended that the Office of Sustainability and partners select highest priority measures from a representative cross-section of all metrics. In addition, given the nature of the outcome metrics, the Green Network metrics should integrate closely with the City of Baltimore Sustainability Plan—the update of which is currently under development. Some of the broader ecological, social, and economic measures are more suitable to be undertaken as part of the city-wide sustainability vision, as reflected across many sectors and issues in the Sustainability Plan.

As the Green Network is implemented, there may also be opportunities to partner with the Baltimore Ecosystem Study, local universities, and other experts to research the benefits and impacts of the Green Network on factors including health, resiliency, environmental quality, community cohesiveness, local economy, and others that may not be easily tracked and measured as defined metrics.

VII. CONCLUSION

The Green Network Vision is not an isolated plan. It is part of a broad and ambitious web of efforts currently at work in our city. The City of Baltimore, public and private partners, and community members are already working to develop our economy, protect our ecology, and improve our quality of life.

These existing efforts are analogous to the nodes of the Green Network. And in the same way, the Green Network Vision is analogous to the corridors: It is a strategy to connect and strengthen what's already working in Baltimore, and to align these efforts in focusing on the neighborhoods where the greatest change is possible.

Seen from a bird's eye view, the potential of the Green Network is astonishing. This plan seeks to unify and strengthen a kaleidoscope of Baltimore green spaces for the benefit of its residents, while supporting efforts to reverse our citywide challenges of public safety, health, and equity.

The resulting network will be greater than the sum of its parts. Achieving this ambitious vision will require a commitment to collaboration and investment for the long term. Countering the effects of decades of disparity and disinvestment will not happen overnight.

Yet behind this large-scale, long-term perspective, there is even greater potential that will be felt at the local level. For members of our community who have seen their neighborhoods suffer from blight and illegal activity, even the first pilot projects of implementing the Green Network will create tangible change. From sports fields and playgrounds to wildflower gardens and forest patches to shady, tree-lined sidewalks and a connected network of trails, the green spaces that replace former blighted properties will open new channels of access, beauty, and social connection, creating benefits we can't predict. This is a long-term journey, but one in which every step makes a difference.

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VIII. APPENDICES

A. GLOSSARY OF TERMS

bike lane: A public right-of-way containing a striped bike lane, without separation.

bike path, or bike trail: An off-road bicycle route.

bike share: A system that supports short, point-to-point trips by allowing users to pick up a bicycle at a self-service station and return it to any other station. Users pay per-use, or for a monthly subscription.

bioretention: A low area with plantings for the purpose of collecting stormwater runoff, filtering out contaminants, and slowly releasing the water into the soil or the storm drain system.

bioswales: A stormwater management strategy, these are landscape elements that reduce or remove silt and pollution from water.

boulevard: A wide urban street lined with trees, often with a median.

bus rapid transit (BRT): A separated right-of-way used only for bus traffic.

bump-out: Also called a curb extension, a bump-out narrows a street, often by extending the curb into the parking lane of a road. Bump-outs can be used to slow traffic, make crossing distances shorter for pedestrians by extending the sidewalk, or accommodate planting areas or bioretention areas for beautification and stormwater management.

complete street: A public right-of-way that is planned, designed, operated, and maintained to ensure safe, convenient, and comfortable travel and access for users of all ages and abilities, regardless of their mode of transportation. In practice, this means including safe and attractive bike and pedestrian access, along with public transportation (if available), and drive lanes. A complete street should also include tree canopy, bioswales and other linear stormwater management practices.

corridor: A linear space that provides safe, comfortable movement within and between neighborhoods for both humans and wildlife. A corridor could be a street, trail, stream, boulevard, or other linear space that creates connections and opportunity for movement. Corridors are one of two critical elements of the Baltimore Green Network (see also “nodes”).

cycle track, or protected bike lane: A public right-of-way containing a separated bike route.

critical area: A ribbon of land within 1,000 feet of the tidal influence of the Chesapeake Bay determined to be crucial to protect from negative impacts of intense development, because of the direct and immediate effects on the health of the Bay.

daylighting: Restoring a buried stream to the surface through a pipe, which creates a water feature.

dedicated bus lane: A fully-painted lane in the right-of-way used only for public transportation and bicycles (or, occasionally, turning vehicles).

forest patch: An area of at least 10,000 square feet that is filled with large trees, understory plants, and a “floor” of vegetation and decomposing leaves.

exercise trail, or exercise loop: A linear or looping trail, often within a park, containing exercise equipment.

green infrastructure: An approach to slow and filter stormwater runoff using soils, vegetation, and other elements to mimic natural processes. Bioretention areas and rain gardens are two types of green infrastructure.

greenway: A long narrow piece of land serving as a trail corridor and, in some cases, also as a wildlife corridor.

hiking path or trail: A walking path, of varying degrees of difficulty, which traverses a natural area or takes the user off existing roads.

linear park: An elongated public park that may extend along a stream corridor or along several blocks within the city.

median trail: A bike trail or sidewalk set within the median of a boulevard, creating a greenway connection within the median.

native: Describes plants, animals, soils, or other natural elements that are normally found or have historically been present in a particular geographic area or region.

node: A destination for people and nature to meet. Nodes might be parks, recreation areas, forest patches, open spaces for gathering or play, or green spaces within new development areas. Nodes are one of the two critical elements of the Baltimore Green Network (see also “corridors”).

non-native: Plants, animals, soils, or other natural elements that have been introduced to a geographic area or region from another region or country.

park: Public land made available for active or passive recreation through infrastructure and programming.

parkway: A wide roadway, commonly with a median of lawn or trees running along the middle, sometimes also having wide strips of lawn or trees between the curb and sidewalk.

pocket park: A small neighborhood park, on an individual land parcel, tucked into an already-developed block that is genuinely functional for local community uses and has an effective maintenance regime. This is distinguished from a “Clean and Green” temporary greening approach.

protected bike lane: See “cycle track.”

redlining: The practice of denying services to residents in certain parts of a city based on racial or ethnic composition.

riparian buffer: A forested edge along waterways (rivers and streams), typically 50 to 150 feet wide, that provides shade and ideal habitat conditions for wildlife that use the stream. The buffer also serves to protect the waterway by providing filtration of surface runoff and stabilization of the banks through vegetation (roots).

sharrow: A shared-lane marking placed in the travel lane to indicate where people should preferably cycle, and to remind drivers to “share the road.”

square: A public park, fronted on all sides by streets lined with houses and businesses, which serves as a focal point for a neighborhood.

traffic calming: Street design elements (such as speed humps and bump-outs) and other measures (signage) that can encourage drivers to travel more slowly and carefully, making streets safer for drivers, pedestrians, and bicyclists.

transit-oriented development: A type of development that includes a mixture of housing, retail, offices, and other uses and amenities into a pedestrian-oriented neighborhood environment located near train stations or transit stops.

B. HABITAT-RELATED BIRD ASSEMBLAGES

Increasing or developing habitat for the following bird assemblages as part of the creation or improvement of Green Network nodes or corridors can help to increase biodiversity in Baltimore.

Habitat-Related Bird Assemblages			
	Resident/Breeding	Migrating/ Wintering	Locations in the City
Estuarine Waterways	Great blue heron (<i>Ardea Herodias</i>), Osprey (<i>Pandion haliaetus</i>), Mallard (<i>Anas platyrhynchos</i>)	American blackduck (<i>Anas rubripes</i>), American coot (<i>Fulica americana</i>), Lesser scaup (<i>Aythya affinis</i>)	Ft McHenry, Southwest Park, Baltimore Harbor, Masonville Cove
Shoreline/Riparian Zones	Yellow warbler (<i>Setophaga petechia</i>), Eastern kingbird (<i>Tyrannus tyrannus</i>)	Cooper's hawk (<i>Accipiter cooperii</i>), Yellow-rumped warbler (<i>Setophaga coronate</i>)	Ft McHenry, Masonville Cove, SW Area
Parks/Woodlots	Eastern woodpecker, Baltimore oriole (<i>Icterus galbula</i>), Blue-grey gnat catcher (<i>Polioptila caerulea</i>)	White-breasted nuthatch (<i>Sitta carolinensis</i>), Yellow-rumped warbler (<i>Setophaga coronate</i>), Eastern phoebe (<i>Sayornis phoebe</i>)	Cylburn, Druid Hill, Herring Run, Patterson Park, Wyman Park
Open Space/Fields/Gardens/Meadows	American goldfinch (<i>Spinus tristis</i>), Eastern bluebird (<i>Sialia sialis</i>), Killdeer (<i>Charadrius vociferous</i>), Ruby-throated hummingbird (<i>Archilochus colubris</i>)	Dark-eyed junco (<i>Junco hyemalis</i>), White-throated sparrow (<i>Zonotrichia albicollis</i>)	Various locations
Lakes/Reservoirs	Red-billed grebe, Yellow-crowned night heron (<i>Nyctanassa violacea</i>), Red-winged blackbird (<i>Agelaius phoeniceus</i>)	Common loon (<i>Gavia immer</i>), Ruddyduck (<i>Oxyura jamaicensis</i>), Red-breasted merganser (<i>Mergus serrator</i>)	Druid Hill, Lake Montebello, Lake Roland, Patterson Park, Cylburn

Habitat-Related Bird Assemblages			
	Resident/Breeding	Migrating/ Wintering	Locations in the City
Forested Parks/ Interior Forest	Red-shouldered hawk (<i>Buteo lineatus</i>), Red-eyed vireo (<i>Vireo olivaceus</i>), Acadian flycatcher (<i>Empidonax virescens</i>)	White-breasted nuthatch (<i>Sitta carolinensis</i>), Ruby-crowned kinglet (<i>Regulus calendula</i>), Yellow-rumped warbler (<i>Setophaga coronate</i>)	Druid Hill, Gwynns Falls, Leakin Park, Cylburn
Scrub/Shrub Thickets	Common yellow-throat (<i>Geothlypis trichas</i>), Yellow warbler (<i>Setophaga petechia</i>)	Yellow-rumped warbler (<i>Setophaga coronate</i>), White-crowned sparrow (<i>Zonotrichia leucophrys</i>)	Various parks, edges and rights of way
Built Structures	Barn swallow (<i>Hirundo rustica</i>), Peregrine falcon (<i>Falco peregrinus</i>), Chimney swift (<i>Chaetura pelagica</i>)	N/A	Urban development

C. GLOSSARY OF ACRONYMS

BCDF – Baltimore City Department of Finance

BCRP – Baltimore City Department of Recreation and Parks

BDC – Baltimore Development Corporation

BOPA – Baltimore Office of Promotion and the Arts

CIP – Capital Improvement Program

DNR – Maryland Department of Natural Resources

DOP – Baltimore City Department of Planning

DOT – Baltimore City Department of Transportation

DPW – Baltimore City Department of Public Works

ECB – Baltimore City Environmental Control Board

GGI – Growing Green Initiative

HABC – Housing Authority of Baltimore City

HCD – Baltimore City Department of Housing and Community Development

INSPIRE – Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence

LINCS – Leveraging Investments in Neighborhood Corridors

MCC – Mayor and City Council

MDHCD – Maryland Department of Housing and Community Development

MOED – Mayor’s Office of Employment Development

MPA – Maryland Port Administration

MS4 – Municipal Separate Storm Sewer System

MTA – Maryland Transit Administration

TIF - Tax Increment Financing

TIGER - Transportation Investments Generating Economic Recovery grants

Project CORE - Creating Opportunities for Renewal and Enterprise

D. DATES AND LOCATIONS OF PUBLIC INPUT MEETINGS

Citywide Meetings

June 15, 2016	Mother Seton Academy
November 16, 2016	Humanim/The American Brewery Building
November 30, 2016	Lillian Jones Recreation Center
May 22, 2017	Humanim/The American Brewery Building
May 25, 2017	Saint Benedict Church
March 15, 2018	Mother Seton Academy

Focus Area Meetings

Southwest:

October 13, 2016	Kadesh House of Prayer
October 20, 2016	Kadesh House of Prayer
April 20, 2017	Kadesh House of Prayer

West:

November 1, 2016	Roots and Branches School
November 15, 2016	Roots and Branches School
February 15, 2017	Roots and Branches School
April 27, 2017	Roots and Branches School

Central:

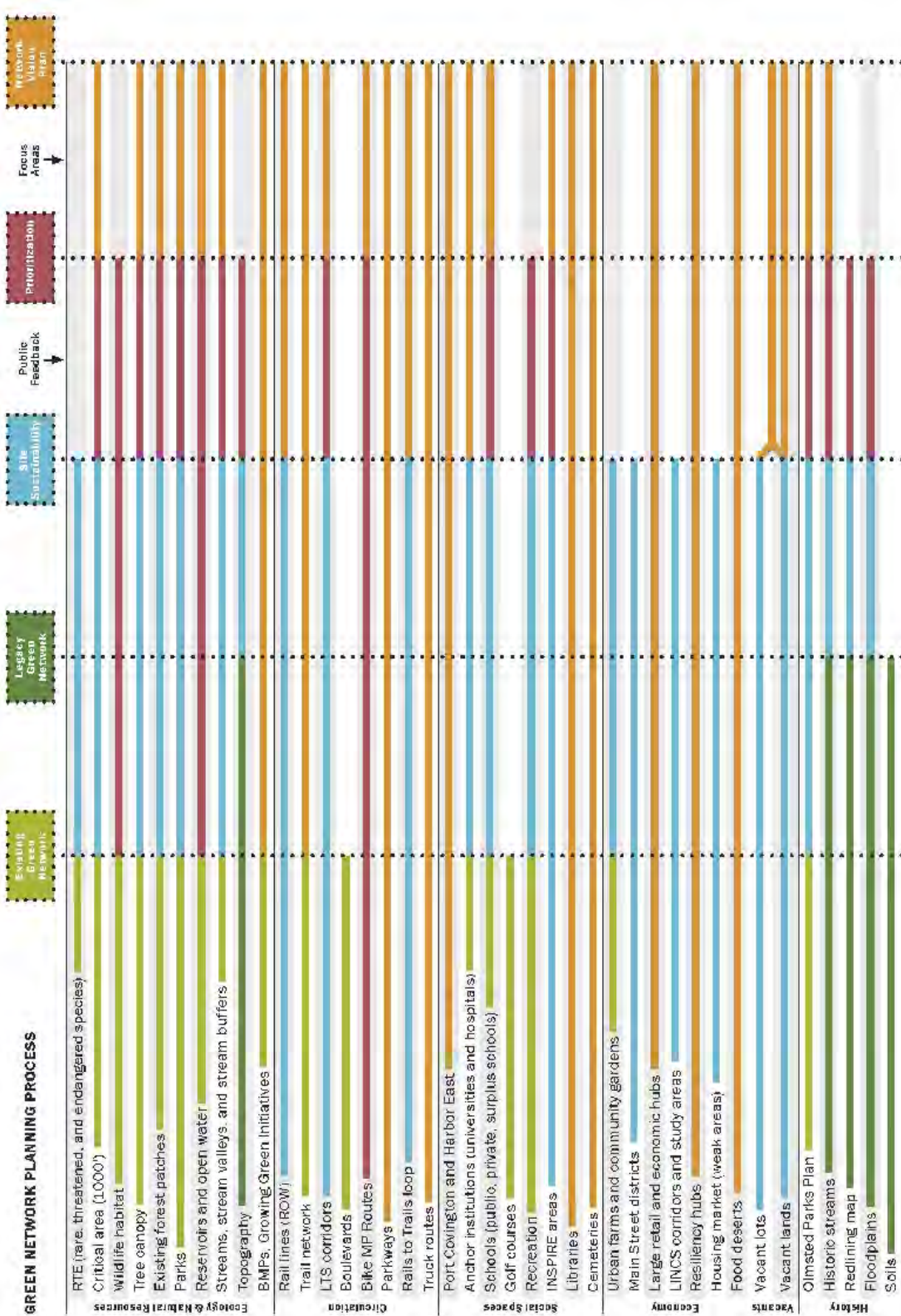
November 9, 2016	Druid Heights CDC
January 18, 2017	Druid Heights CDC
April 24, 2017	Druid Heights CDC

East:

(Meetings held as part of the East Baltimore Revitalization Project)

April 2016	Morgan State University
September 2016	Southern Baptist Church
February 2017	Southern Baptist Church

E. DATA LAYERS REFERENCED IN ANALYSIS



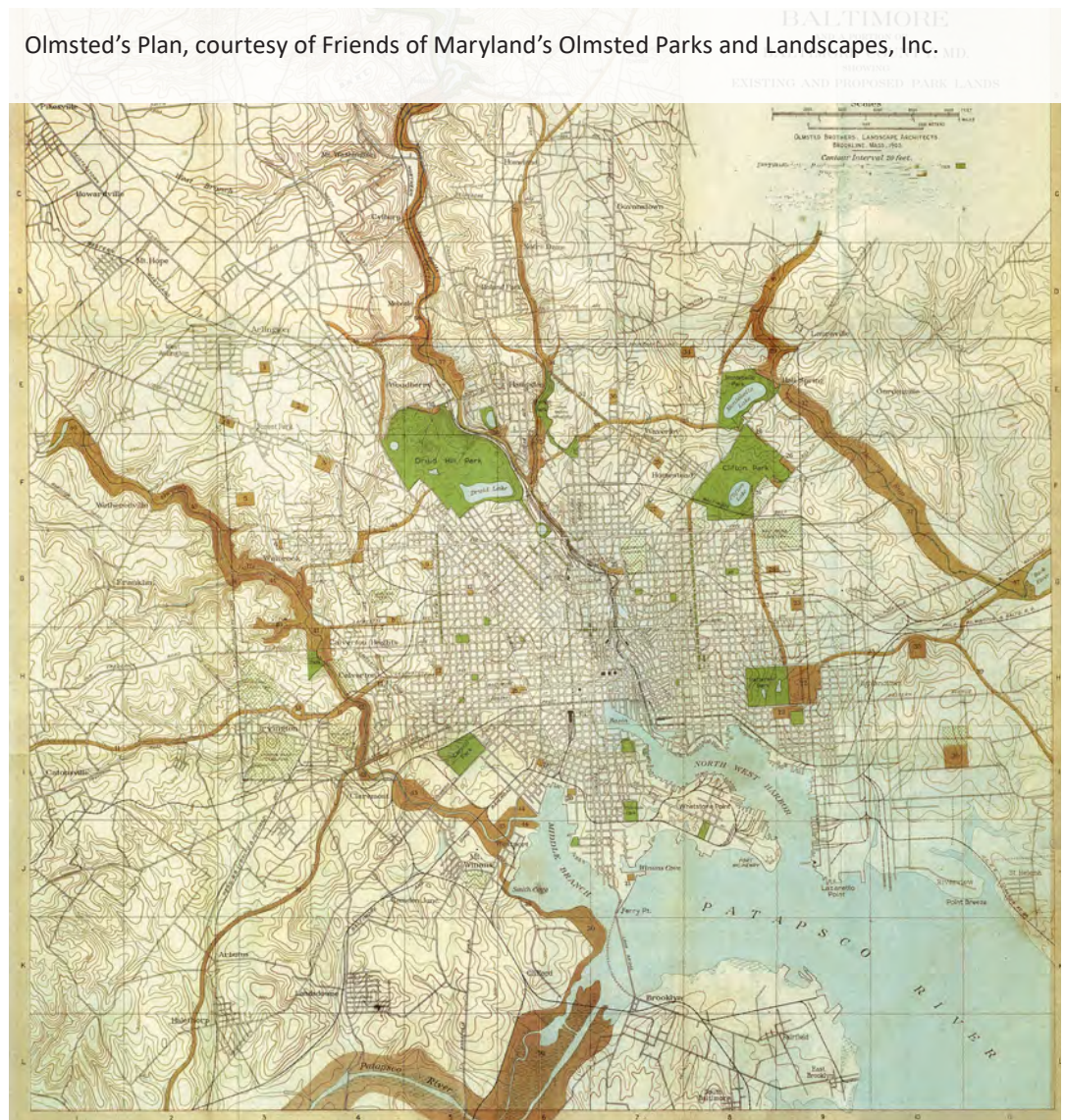
F. BALTIMORE'S PAST OPEN SPACE PLANNING EFFORTS

by Eric Holcomb,

Director of the Commission for Historic and Architectural Preservation (CHAP)

Throughout Baltimore's history, open space has been an integral part of Baltimore's development, and the topic of much planning and debate. The current Green Network Vision fits into a long, rich tradition of open space planning in Baltimore. The following historical narrative chronicles how Baltimoreans used and designed open space, placing the current effort into a historical perspective.

Olmsted's Plan, courtesy of Friends of Maryland's Olmsted Parks and Landscapes, Inc.



The Early Days

In 18th-century Baltimore, creating open space was not a priority; in fact, town commissioners worked hard to get rid of it. In 1729, the original town commissioners laid out 60 lots, and sold them in one-acre parcels to individuals with the caveat “that such Taker-up or Purchaser build and finish, within eighteen months after such his Entry made, such House.” If the owner failed to build, the lot would be confiscated and sold to someone else. By the 1790s, Baltimore comprised approximately 3,000 houses. Between 1790 and 1820 the population grew from 13,500 to 62,700, and the city spread out accordingly.

During the explosive growth of the city in the late 18th and early 19th centuries, open space in the form of roadways and access to the Inner harbor became crucial planning activities. This growth prompted the city to incorporate in 1797, which gave Baltimore limited power to legislate. The newly formed Mayor and City Council set up a commission to open streets and a port warden to regulate the access of deep water in the Inner Harbor. In 1816, a commission was appointed to create a street plan that covered the area within the city’s recently expanded boundaries. This plan influenced the growth of the city throughout the 19th century.

During this time, open space was planned and legislated mostly for pragmatic purposes—roads and port access. For recreation, Baltimoreans were informally using the open space readily available to them. This use was not the result of official government action, but rather of “kids being kids.” The most popular informal open space was Howards Woods, located just north of the city—where the Mount Vernon neighborhood is today.

Early 19th Century

By the 1810s, Baltimoreans began planning for more kinds of open space. The Mayor and City Council began to value the open space surrounding the springs in order to try and protect the city’s water source, appointing a commission which also took control of the Eastern and Western fountains, embellishing the springs. Consequently, these Springs became the center of outdoor social life. In addition, the city acquired open space for monuments, including 0.2 acres of land acquired in 1815 for the Battle Monument, as well as land donated for the Washington Monument.

By the 1820s the population of the City grew to more than 62,000. The first park solely created for recreational purposes was the donation of a six-acre parcel by William Patterson, which eventually grew into Patterson Park. A year later, the city laid out four squares with the Washington Monument as its center. At the same time, building lots were laid out fronting on the four squares—one of Baltimore’s earliest examples of designed open space being tied to residential real estate.

In 1838, the Romantic Cemetery movement came to Baltimore. Greenmount Cemetery was designed with picturesque principles and a landscape that contrasted with the street grid. Cemeteries were used like parks and helped to introduce the idea of “country in the city.” Park pundits at the time argued that picturesque designed open-space in urban areas positively affected residents’ health and morally uplifted their spirits.

For the first half of 19th-century Baltimore, permanent open space became a topic of serious debate because of the stress urban development placed on the city—the smell, open sewers, cleaning out of outhouses, and storm water run-off. Finally in the 1850s, when the City was financially capable, it selectively acquired and set aside permanent park land.

Between the late 1830s through the 1850s, real estate developers donated land (or sold it inexpensively) for London-style squares and boulevards: Mt. Vernon Squares (1815), Franklin Square (1839), Jackson Square (1844, now the Betty Hyatt Community Park), Union Square (1847), Eutaw Place Squares (1851), and Lafayette Square (1859). The City bought Broadway Square, Federal Hill, and Ashland Square.

In 1859, the City tied the creation of Druid Hill and expansion of Patterson Park to a dedicated funding stream provided by streetcar companies. At this time, streetcar companies were looking for franchises from the City to lay track on public streets. The City made sure that 20 percent of gross proceeds from the streetcar companies would go to funding the acquisition and development of park land. Out of this deal, Baltimore acquired land and funded the design for Druid Hill Park.

Between 1860 and 1904, Baltimore added more than 1,300 acres of park land, divided into 32 parcels. Almost half of this acreage comprised Druid Hill Park (573 acres) and the expansion of Patterson Park (106 acres). The rest of varied from large parks such as Carroll Park, Clifton Park, and the expansion of Patterson Park, to small squares and parks such as Harlem Park, Johnston Square, Riverside Park and Latrobe Park. Smaller parcels were acquired to ornament street intersections, such as Frick Triangle, Liberty Triangle, Perkins Square, as well as medians for road beds such as on Park Avenue, Fulton Avenue, and Wilkens Avenue).

Expanding Parks in the 20th Century

In 1891, The City expanded the authority to use the dedicated streetcar funding for the acquisition, development and maintenance of all public parks. This allowed for the 20th century funding of a large-scale, strategic expansion of Baltimore’s park system.

With funding in place, this expansion was guided by comprehensive, well-considered plans on park expansion. In 1902, the Baltimore Municipal Arts Society retained the Olmsted Brothers Landscape Architects firm to create a comprehensive

report on creating parkland in the outer areas of Baltimore (which became part of the city in 1918). The report urged the city to acquire parkland for open space, and was continually updated throughout the first half of the 20th century.

During Baltimore's Olmsted era (1904-1945), guided by comprehensive park plans, the City acquired 2,678 acres of park land. This included many of our larger parks today—Gwynns Falls, Herring Run, Chinguapin Run, Stony Run, Jones Falls, Moore's Run, Western Run, Powder Mill, and the Dead Run Parks. During this time, smaller parks were created as well as parkways—33rd Street, Gwynn Falls Parkway, and the Uplands Parkway.

The 1904 Olmsted plan pragmatically implemented a bold vision. The Olmsted firm sought to acquire parkland in areas where it was most affordable—which often meant stream valleys located in undeveloped suburban areas. These waterways were also some of Baltimore's most picturesque landscapes, capturing the terrain of the fault line between the Piedmont Plateau and the Coastal Plain. The plans carefully organized active recreational use within the pastoral, picturesque scenery of the stream valleys. Coordinating “passive use” with “active use” of open space became a model in Baltimore.

In 1932, efforts to reduce the dedicated funding for park acquisition and maintenance led to an ordinance and a special committee that ultimately reduced the budget of the Department of Recreation and Parks. During this time, the United Railways and Electric Company began competing in earnest against automobile use; the dedicated funding from streetcar franchises withered away as the last streetcars closed in the early 1960s.

From the 1960s through Today

The shape and use of open space in Baltimore changed in the second half of the 20th century. Some changes were for the better: As early as the 1960s, Baltimore began planning for the revitalization of the Inner Harbor. The most important aspect of the plan was the promenade, planned in the mid-1970s, which first tied the National Aquarium to Rash field; eventually, it extended to connect more than seven miles of waterfront together (a successful forbearer of the Green Network Vision for connection and walkability). The promenade connected the waterfront both physically and visually to the fabric of the city, including historic and contemporary neighborhoods and diverse uses.

Despite the pedestrian progress with the Inner Harbor promenade, another trend was reversing green space in the 1950s and 60s, as pedestrian linkages receded in the wake of highway development. The changing use of roadways first and foremost changed the scale of open space needed for road construction. It also reduced road use, which formerly included diverse transportation methods, down to a single purpose—automobile speed. For the transportation planner of the 1950s

and 1960s, open space primarily meant one thing: space for future highways. Leakin Park, Federal Hill and even Fort McHenry were planned to become road-bed. This philosophy clashed with recreational and other uses in Baltimore; whole neighborhoods were condemned and many more recommended for demolition.

In part because of the automobile, a trend in privatization of open space since World War II has also changed Baltimore's open space. In the 1910s and 1920s, during Baltimore's first large wave of suburbanization, virtually every detached house, duplex, and rowhouse sported a front porch and overlooked the street; together, all of the front yards in a neighborhood created a single green swathe, making the houses look like they sat in a park. Later, front porches were no longer being built and back yards started to be used more and more for recreation. The increase of privately held green space has had an impact on how we use public parks.

Although private gardens are as popular as ever, the longing for democratic communal open space has surged, and advocacy organizations are spurring park improvements. Friends groups, environmental groups, and advocacy groups have become numerous and have put more attention on park improvements. Even recreation groups such as the Baltimore Urban Baseball Association and the Baltimore Gaelic Athletic Association participate in the stewardship of the parks. As residents of Baltimore, our relationship with open space will continually change to accommodate our needs and desires.

G. FOCUS AREA PLAN PILOT PROJECT SUMMARIES



CATHERINE E. PUGH
MAYOR

BALTIMORE GREEN NETWORK PILOT PROJECT

35 Mile Loop



35 Mile Loop

Construction of 13 additional miles of trail for active users to fill gaps in order to create a continuous 35 mile loop or two roughly 15 miles loops joined by the Jones Falls Trail.

Next steps:

- Purchase the abandoned Norfolk Southern Corridor in SE Baltimore. Determine who will manage construction. (Likely DOT)
- Create an agreement with BGE to design and construct a trail in the Orangeville Corridor
- For DOT to fund (TAP) and construct the 33rd Street, Gwynns Falls Parkway, and Middle Branch Corridors
- To determine which agency will manage construction of the Orangeville Corridor
- To ensure DoP, DoT, BCRP are prioritizing outreach, design and construction of these segments

Location: The loop connects North, South, East, and West Baltimore. As well as dozens of neighborhoods, institutions, and employment centers.

City Agencies: DOT, BCRP, DOP

Partners: Rails to Trails, BGE, Norfolk Southern

35 Mile Loop					
Segment	Miles	Next Steps	Potential Partners	Cost	Estimated Total Cost
Norfolk Southern SE Connector	2.7	ROW acquisition	Mayor's Office, DOP	\$ 500,000.00	\$ 4,550,000
		Constructions docs	DOT	\$ 450,000.00	
		Construction	DOT	\$ 3,600,000.00	
		Path Management	DOT		
Orangeville BGE Corridor	1.5	MOA with BGE	BCRP, BGE, DOT		\$ 3,030,000
		Construction Docs	BCRP, DOT	\$ 330,000.00	
		Construction	BCRP, DOT	\$ 2,700,000.00	
		Path Management	BCRP, DOT		
33rd Street Corridor	3.7	Path design concepts	DOT, R2T, DOP		\$ 4,050,000
		Construction documents	DOT	\$ 450,000.00	
		Construction	DOT	\$ 3,600,000.00	
		Path management	DOT		
Gwynns Falls Corridor	2.5	Path design concepts	DOT, R2T, DOP	R2T	\$ 4,745,000
		Construction documents	DOT	\$ 515,000.00	
		Construction	DOT	\$ 4,230,000.00	
		Path management	DOT		
South Baltimore connection	2	Path design concepts	DOT, R2T		\$ 4,050,000
		Construction documents	DOT	\$ 450,000.00	
		Construction	DOT	\$ 3,600,000.00	
		Path management	DOT		
Total	12.4				\$ 20,425,000

July 19, 2018





CATHERINE E. PUGH
MAYOR

BALTIMORE GREEN NETWORK PILOT PROJECT

DRUID SQUARE



Druid Square (2.7 acres)

Druid Heights Neighborhood

A public square in this community-identified location could provide residents access to high-quality green space, including active space and a Kaboom playground; it could also become the asset needed to attract renovation and development to the surrounding residential blocks. This new park would support the Bakers View Townhomes (500 block of Baker Street), and would increase absorbent surfaces, by removing the Etting Street and vacant buildings; thus improving water quality.

Next steps:

- The identified location includes 88 total properties: 60 vacant lots, 19 vacant buildings, and 9 occupied structures; non-City owned properties will need to be acquired, and properties on Druid Hill Avenue will need to be demolished.
- Identification of funding for acquisition, demolition, and green renovation is underway.
- A design process with existing neighborhood residents will be conducted to plan the new park.

Estimated Completion:

Fall, 2021 (Gap funding will determine timeline)

Location: Square bordered by Baker Street, Druid Hill Avenue, Gold Street, and Division Street

City Agencies: DOP; HCD; BCRP

Partners: Druid Heights CDC



Druid Square (2.6 acres)		
Total Properties: 86	Vacant Properties: 82 (95%)	City-Owned: 47 (55%)
Action	Cost	Timeline (Subject to funding)
Demolition	\$ 625,000	April 2018-June 2019
Acquisition*	\$ 470,000	April 2018-July 2020
Relocation	\$ 265,000	April 2018-June 2019
Design Drawings	\$ 80,000	September 2018-April 2019
Construction	\$ 675,000	August 2020-August 2021
Contingency	\$ 67,500	
Total	\$ 2,182,500	Completion: Fall 2021
Source of Funds	Amount	Fiscal Year Allocated
Project CORE	\$ 1,050,000	FY 2018
Allocated City Capital Funding	\$380,000	FY 2018 and FY 2019
Additional Funding Needed	\$ 752,500	
Maintenance Plan	BCRP/Non-Profit Partners	On-going

* Includes Ground Rent

Sept. 24, 2018





BALTIMORE GREEN NETWORK PILOT PROJECT

HARLEM PARK INNER BLOCKS



Harlem Park Inner Blocks

Utilize the standard set by Parks and People in its renovation of several inner block parks. The treatments include clean-up, removal of old pavement, new lawn and pervious pavers, tree pruning and park furniture. In addition, demolishing carefully selected vacant and blighted buildings bordering these spaces can open up the inner block parks, better connecting them to the neighborhood and creating a more contiguous Green Network in Harlem Park. This will make them more accessible and less hidden. This inner-block based portion of the Green Network should also be connected to a proposed path south of West Franklin Street.

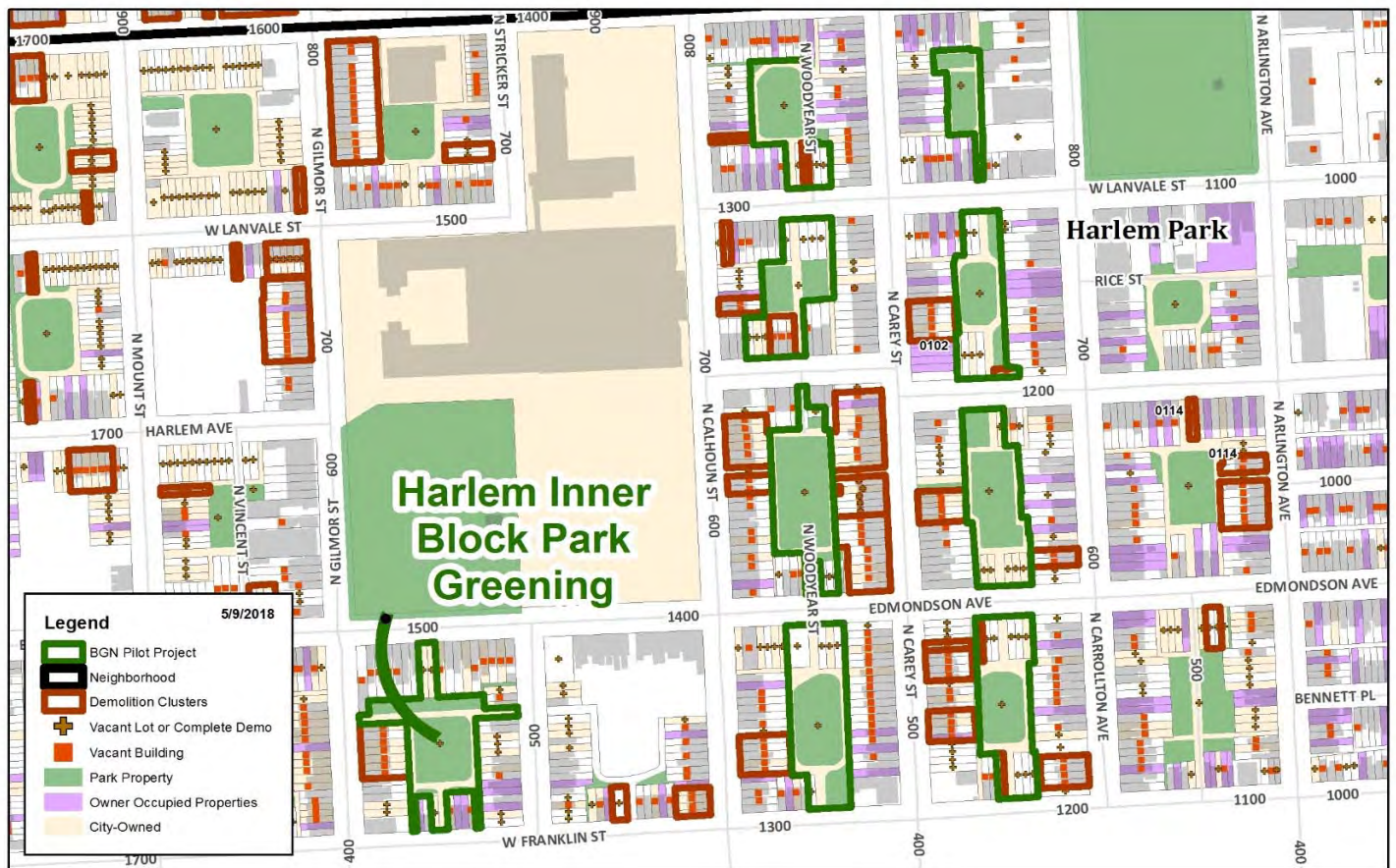
Next steps:

- Identify demolition, acquisition, and relocation needs for the extension of each of the inner blocks; non City-owned properties will need to be acquired through tax sale or other means (2-4 year process).
- Identification of funding for demolition, relocation, acquisition, and green renovation is underway.

Location: Inner blocks located between W Franklin Street, N Carrollton Ave, N Calhoun Street, and W Lafayette Ave.

City Agencies: DOP, HCD, DOT, BCRP, and DPW

Partners: Harlem Park Community Association, Neighborhood Design Center, Parks and People



Harlem Park Inner Blocks (7.8 acres)		
Total Properties: 57	Vacant Properties: 57	City-owned (42%)
Action	Cost	Timeline (Blocks will be phased)
Demolition	\$ 150,000	April 2018-June 2019
Acquisition*	\$ 240,000	April 2018-July 2020
Relocation	\$ -	
Design Drawings	\$ 170,000	April 2018-April 2020
Construction	\$ 1,695,000	April 2019-April 2021
Contingency	\$ 170,000	
Total	\$ 2,425,000	Completion: Spring 2021
Source of Funds	Amount	Fiscal Year Allocated
Project CORE	\$ 150,000	FY 2018
Allocated City Capital Funding	\$610,000	FY 2018 and FY 2019
Additional Funding Needed	\$ 1,665,000	
Maintenance Plan	BCRP/Non-Profit Partners	On-going
* Includes Ground Rent		

Sept. 24, 2018





CATHERINE E. PUGH
MAYOR

BALTIMORE GREEN NETWORK PILOT PROJECT

MLK to MARC Corridor



Martin Luther King Boulevard to West Baltimore MARC Community Corridor

A path has been started immediately south of W. Franklin Street that includes lighting and exercise equipment. The project envisioned here would extend the path east to Martin Luther King Boulevard and west to the West Baltimore MARC Station and Baltimore LINC Hub. Extending about 1.5 miles, this project has recreational and transportation benefits.

Next steps:

- Worked with DOT to apply for a \$400,000 Bikeways Grant Application. Grants to be awarded by Fall 2018

Location: The W. Franklin Street corridor between Martin Luther King Boulevard and the West Baltimore MARC Station/Baltimore LINC Hub.

City Agencies: DOT, MTA, DOP

Partners: Harlem Park Neighborhood Council, Harlem Park West Community Association, Heritage Crossing Residents Association, Midtown-Edmondson Avenue Improvement Association, Midtown-Edmondson Homeowner's Association



MLK to MARC Corridor (1.5 miles)

Already Built (0.5 miles)	To be built: (1 mile)	City or State Owned: (100%)
Action	Cost	Timeline (Subject to funding)
Apply for design funds	Staff time	April 2018-June 2018
Grant funds awarded		September 2018-Novemeber 2018
Design contract awarded		January 2019-March 2019
Design Drawings	\$ 490,000	April 2019-July 2019
Construction	\$ 2,100,000	July 2020-November 2020
Contingency	\$ 210,000	
Total	\$ 2,800,000	Completion: Fall 2020
Source of Funds	Amount	Fiscal Year Allocated
Bikeways Design award	\$ 356,000	FY 2019
Allocated City Capital Funding (DOT Local	\$94,000	FY 2018 and FY 2019
Additional Funding Needed	\$ 2,350,000	Bikeways 2019/Local matching funds
Maintenance Plan	BCRP Operating	On-going
* Assumes successful design and construction grant awards		

July 19, 2018

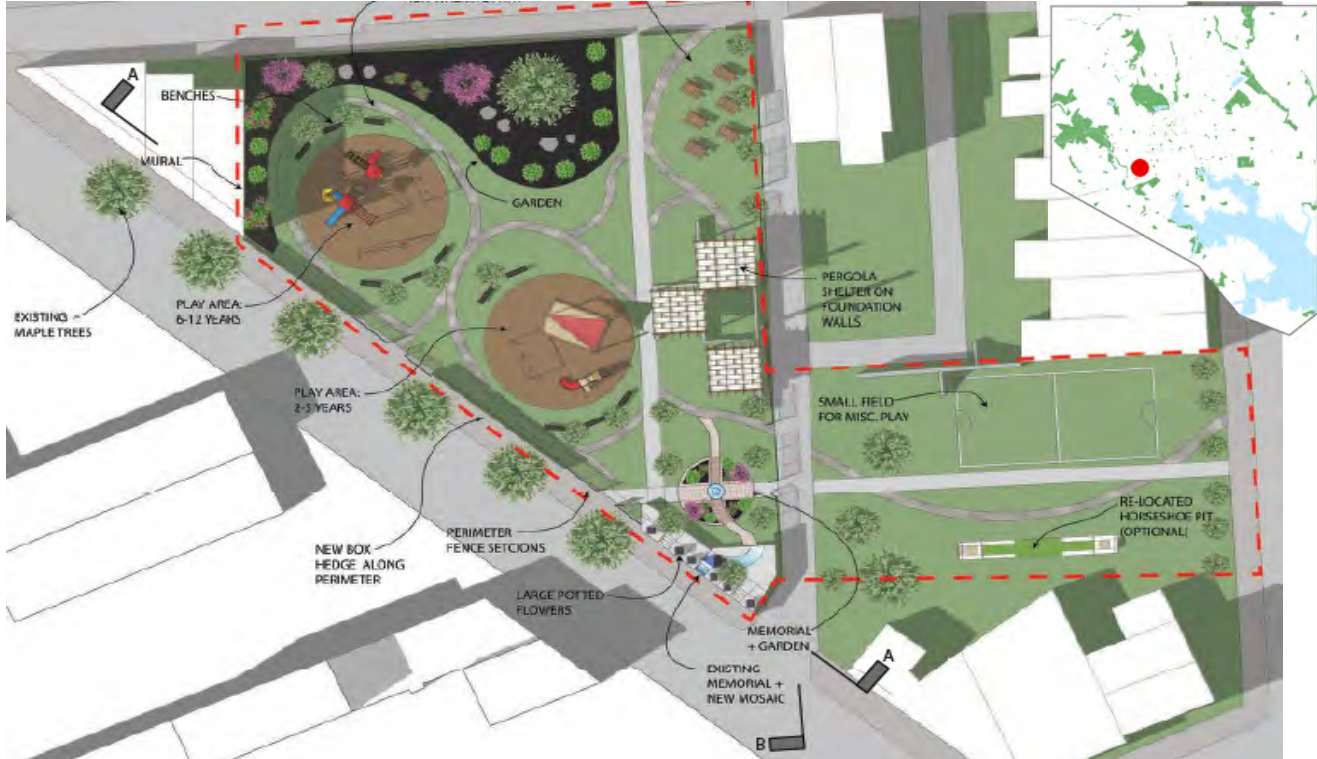




CATHERINE E. PUGH
MAYOR

BALTIMORE GREEN NETWORK PILOT PROJECT

Racheal Wilson Memorial



Current Funding is for Phase I. Rendering Shows Construction of All Phases

Racheal Wilson Firefighter Memorial (0.72 acres)

100 Block of S. Calverton Road

A commemorative garden is under design to honor Racheal Wilson, a firefighter/EMT recruit who passed away in the line of duty at the site. Envisioned as a Baltimore City Park, the garden would include a fenced area, a children's play space, and a gathering area.

Next steps:

- Non-City-owned properties will need to be acquired in 2 years.
- Identification of funding for demolition, relocation, and green renovation is underway.
- Existing area to be fenced, and community engagement to continue design process.

Estimated Completion: Spring 2020	Location: Boyd Booth Neighborhood	City Agencies: DOP; HCD; BCRP	Partners: Racheal Wilson Family; Boyd Booth Community Association; Neighborhood Design Center; African American Firefighters Association; Bon Secours Community Works
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Racheal Wilson Memorial (0.72 acres) Construction Fund for Phase I

Total Properties: 21		Vacant Properties: 21 (100%)		City-owned 52%	
Action	Cost			Timeline (Subject to funding)	
Demolition	\$	125,000		April 2018-June 2018	
Acquisition*	\$	74,000		April 2018-April 2019	
Relocation	\$	-			
Design Drawings	\$	80,000		September 2018-April 2019	
Construction	\$	160,000		May 2019-May 2020	
Contingency	\$	16,000			
Total	\$	455,000		Completion: Spring 2020	
Source of Funds	Amount			Fiscal Year Allocated	
Project CORE	\$	125,000		FY 2018	
Allocated City Capital Funding	\$	330,000		FY 2018 and FY 2019	
Additional Funding Needed		\$0			
Maintenance Plan	BCRP/Non-Profit Partners			On-going	
* Includes Ground Rent					

Sept. 24, 2018





CATHERINE E. PUGH
MAYOR

BALTIMORE GREEN NETWORK PILOT PROJECT

SMITHSON PARK



Smithson Park

Sandtown-Winchester Neighborhood

There is significant planned demolition at this site, which should be developed into a new, large neighborhood park, per the Focus Area community charrette process.

Next steps:

- Identify demolition and relocation needs for the park footprint; non City-owned properties will need to be acquired through tax sale or other means (2-4 year process).
- Identification of funding for demolition, relocation, acquisition, and green renovation is underway.

Location: 4 acres Bounded by Riggs Ave, N Carey Street, N Arlington Street, and Mosher Street.

City Agencies:
DOP, HCD,
BCRP

Partners: Sandtown South Neighborhood Alliance, Western District Community Relations Council



Smithson Park (3.9 acres)		
Total Properties: 119	Vacant Properties: 109 (92%)	City-Owned: 45 (37%)
Action	Cost	Timeline (Subject to funding)
Demolition	\$ 1,125,000	April 2018-June 2019
Acquisition*	\$ 942,000	April 2018-July 2020
Relocation	\$ 450,000	April 2018-June 2019
Design Drawings	\$ 103,500	November 2018-November 2019
Construction	\$ 1,036,000	April 2020-April 2021
Contingency	\$ 103,500	
Total	\$ 3,760,000	Completion: Spring 2021
Source of Funds	Amount	Fiscal Year Allocated
Project CORE	\$ 1,975,000	FY 2018
Allocated City Capital Funding	\$ 645,000	FY 2018 and FY 2019
Additional Funding Needed	\$ 1,140,000	
Maintenance Plan	BCRP/Non-Profit Partners	On-going

* Includes Ground Rent



Sept. 24, 2018



CATHERINE E. PUGH
MAYOR

BALTIMORE GREEN NETWORK PILOT PROJECT

VINCENT PARK EXPANSION



Vincent Park Expansion *(Proposed park footprint subject to change based on community and developer interests)*

Franklin Square Neighborhood

A large number of vacant properties in a section of West Baltimore have been identified as an opportunity to expand Vincent Street Park. A significant expansion of the park could make room to add sports fields and other active recreation uses, to better meet the needs of the community, which has limited playing fields nearby. The proximity of this green space opportunity to the Baltimore Street retail corridor could also strengthen interest in reinvestment in surrounding vacant buildings.

Next steps:

- Work with HCD to acquire needed parcels.
- Identify funding for acquisition, demolition, and park construction
- Conduct a design process with residents and stakeholders

Location: 5.7 acres south of Vine Street, east of N. Bruce Street, north of W. Baltimore Street, and west of N. Gilmore Street.

City Agencies: HCD, BCRP, DOP

Community Partners: Southwest Partnership, Franklin Square Neighborhood Association



Vincent Park Expansion (5.7 acres)		
Total Properties: 118	Vacant Properties: 116 (98%)	City-owned: 51 (43%)
Action	Cost	Timeline (Subject to funding)
Demolition	\$ 376,000	April 2018-June 2019
Acquisition*	\$ 546,000	April 2018-July 2021
Relocation	\$ 90,000	April 2018-June 2019
Design Drawings	\$ 148,500	March 2019-October 2019
Construction	\$ 1,485,000	April 2020-April 2021
Contingency	\$ 148,500	
Total	\$ 2,794,000	Completion: Spring 2021
Source of Funds	Amount	Fiscal Year Allocated
Project CORE	\$ 475,000	FY 2018
Allocated City Capital Funding	\$ 148,000	FY 2018 and FY2019
Additional Funding Needed	\$ 2,171,000	
Maintenance Plan	BCRP/Non-Profit Partners	On-going

* Includes Ground Rent

September 24, 2018





BALTIMORE GREEN NETWORK PILOT PROJECT

PARK HEIGHTS AVENUE



Park Heights Avenue

Park Heights Neighborhood

There are a series of greening initiatives, including planting street trees, greening seven lots, recreating a parking lot as a community-managed open space, and placing a series of sculptures along Park Heights Avenue for a year to enhance and draw interest to this important corridor. In addition, estimates are being developed for stabilizing vacant homes on key blocks and providing them with decorative boarding treatments.

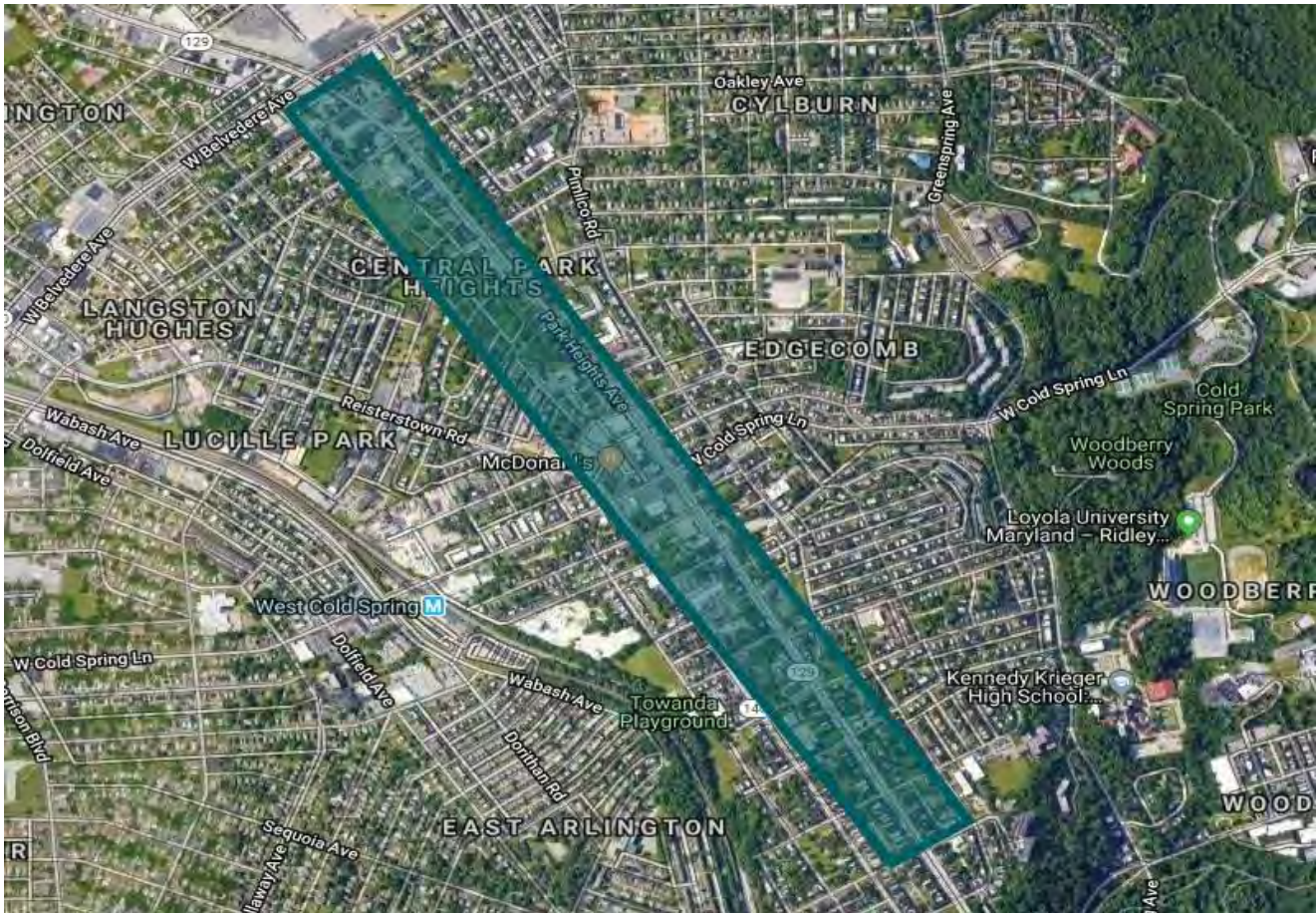
Next steps:

- Identify additional greening opportunities to create a more healthy corridor along Park Heights Avenue (2-4 year process).
- Identification of funding for green renovation is underway.

Location: 3500 to 5400 block of Park Heights Avenue with a vacant, city-owned parking lot at 3100 Spaulding Avenue

City Agencies: DOP, HCD, BCRP

Partners: Park Heights Renaissance, Civic Works, Holy Nativity/St. John's Development Corporation, LifeBridge, Pimlico Community Development Authority



Park Heights Avenue Greening			
Action	Cost	Timeline (Subject to funding)	
Raised Benches, Fencing, Trees	\$ 49,392	2019	
Greening-4201 Block of Park Heights	\$ 20,000	2019	
Greening-3100 Spaulding	\$ 30,000	2019	
Street Trees	\$ 25,000	TBD	
Artistic Boarding	\$ 25,000	TBD	
Community Contests	\$ 10,000	TBD	
Additional Greening	\$ 120,608	TBD	
Total	\$ 280,000		
Source of Funds	Amount	Fiscal Year Allocated	
Allocated City Capital Funding	\$ 30,000	FY2019	
Pimlico Local Impact Aid	\$250,000	FY2018	

Sept. 13, 2018



H. IMPLEMENTATION MATRIX

The Summary Implementation Matrix lists proposed recommendations and pilot projects, and identifies a timeframe for accomplishing each, and identifies key entities responsible for implementing them. This will serve as a guide for the City, its partners and the community in implementing the BGN for years to come.

Implementation timeframes fall into these categories:

- Ongoing: Already underway and expected to continue
- Immediate: Underway within 3 months
- Short Term: 1-2 Years
- Mid Term: 3-5 Years
- Long Term: 5+ Years

Recommendations	Timeframe	Agencies
Recommendations - Process & Policies		
1a. Ensure that neighborhoods where new green amenities are developed remain affordable for all income levels.	Ongoing	MCC, DOP, HCD
1b. Address short-term operational bottlenecks for green space projects.	Immediate	DOP, HCD, DOT, DPW, BCRP
1c. Study a potential overhaul of core approval processes for green space projects.	Short Term	HCD, DPW, DOT
1d. Use existing city resources to fill resource gaps.	Ongoing	MCC, DPW, BCRP, DOT, HCD
1e. Increase support for community-driven and privately-sponsored green space projects	Ongoing	DOP, BCRP, MCC, HCD, ECB
1f. Establish a robust green space workforce development program	Mid Term	MOED, DPW, BCRP, DOP
1g. Ensure predictability, transparency, and fairness for green space projects	Short Term	DOP, HCD, BCRP, DPW, DOT

Recommendations	Timeframe	Agencies
Recommendations - Communications & Engagement		
2a. Establish processes to ensure all outreach is inclusive.	Ongoing	DOP
2b. Host public meetings at multiple, accessible locations.	Ongoing	DOP
2c. Explore partnerships, art projects, and other creative outlets to deepen engagement.	Short Term	BOPA, HCD, MCC

Recommendations - Land, Open Space, and Natural Resource Management		
3a. Follow best practices for resource management.	Ongoing	BCRP, DPW, DOP
3b. Strategically acquire new, high-priority open spaces.	Ongoing	HCD, BCRP, DOP
3c. Design to reflect Baltimore’s unique natural character and Green Network.	Ongoing	DOP, HCD, DPW, BCRP
3d. Pursue partnerships for engagement and education.	Short Term	DOP

Recommendations - Funding Sources and Finance Strategies		
4a. Elevate the Green Network as a priority for City capital distribution and other funding.	Immediate	MCC, DOP, State Delegation
4b. Seek dedicated funding for maintenance of Green Network properties.	Immediate	DOP, BCRP, MCC
4c. Participate in planning efforts for stormwater and other water quality investments, to optimize these plans to support the Baltimore Green Network.	Ongoing	DOP, DPW, BCRP, MPA
4d. Secure state and federal funding for Green Network implementation.	Ongoing	MCC, DOP, DOT, HCD, DPW, BCRP, DNR, MDHCD, HABC, MPA
4e. Secure private and philanthropic funds for Green Network implementation.	Ongoing	MCC, DOP, HCD, BCDF

Recommendations	Timeframe	Agencies
Recommendations - Funding Sources and Finance Strategies		
4f. Conduct a feasibility study of a new, dedicated public revenue source.	Short Term	MCC, DPW, BCRP, ECB
4g. Explore mechanisms to capture anticipated future revenues.	Mid Term	HCD, DOP, MDHCD, BCDF
4h. Create a task force to analyze alternative, creative funding opportunities for Green Network Projects.	Mid Term	DOP, HCD, BCDF

Projects	Timeframe	Agencies
Pilot Projects		
Racheal Wilson Memorial Park	Mid Term	HCD, BCRP, DPW, DOP
Druid Square	Mid Term	HCD, BCRP, DPW, DOP
Smithson Park	Mid Term	HCD, BCRP, DPW, DOP
Harlem Park Inner Blocks	Mid Term	HCD, BCRP, DPW, DOP
Vincent Park Expansion	Mid Term	HCD, BCRP, DPW, DOP
MLK to MARC Station Path	Mid Term	MTA, DOT, DOP
33rd Street Connector (35 Mile Loop)	Mid Term	DOT, DOP, BCRP
Gwynns Falls Connector (35 Mile Loop)	Mid Term	DOT, DOP, BCRP
Orangeville Utility Corridor Connector (35 Mile Loop)	Mid Term	DOT, DOP, BCRP
Southeast Connector (35 Mile Loop)	Mid Term	DOT, DOP, BCRP
South Baltimore Connector (35 Mile Loop)	Mid Term	DOT, DOP, BCRP

I. FUNDING SOURCES OVERVIEW

Existing Funding Sources for Greening Projects

Program	Source Type	Description
Demolition/Stabilization		
Demolition	City Capital	Includes city GO bonds, general funds, CDBG, and CORE funds for emergency, whole/half-block, and scattered site demo.
Demolition	Project CORE/ MSA	State funded demolition
Stabilization	City Capital	Emergency stabilization of non-city owned structures
Initial Site Development/Greening		
Clean & Green	City Capital	Includes greening of demo sites, Care A Lot Program, Lots Alive Program, and improvements to other city-owned vacant sites.
Critical Area Management Program	City Capital	Grants for water quality or habitat improvements. Small amount may go to vacant site greening strategies, if applications for such project are received/awarded.
Vacant/ Abandoned Property Cleaning and Boarding	City Operating	Cleaning, boarding, proactive mowing, and rat control to vacant and unoccupied properties cited by housing inspectors
Impervious Removal/ Greening	City Capital	Remove impervious surfaces and replace with vegetated cover at school sites
Baltimore Green Network NEW	City Capital	Projects to support Baltimore Green Network
Urban Forestry	City Operating	Maintenance of city street and park trees, coordination of tree planting
Tree Baltimore	City Capital	Tree planting
Long-Term Site Development		
Park Development/ Maintenance	City Capital	Funds for maintenance and upgrades to existing parks. Little to no park/parkland development. Includes State POS (capital portion)
Small SWM BMP's	City Capital	Stormwater utility funds for small stormwater BMPs

Program	Source Type	Description
Long-Term Site Development		
Large Stormwater BMP	City Capital	Stormwater utility funds for large stormwater BMPs
Citywide Stream Restoration	City Capital	Stormwater utility funds for stream restoration
State Grants**		
CBT Watershed Assistance Grants	Grant	Funds design assistance, watershed planning, and programmatic development for Watershed Implementation Plan (WIP) projects.
CBT Green Streets Green Jobs Green Towns (G3)	Grant	Funds design and implementation of green street, vacant lot greening, or urban tree canopy projects.
Chesapeake & Atlantic Coastal Bays Trust Fund	Grant	Tree planting, asphalt removal, etc.
Other CBT	Grant	Other CBT grant opportunities vary

**Project CORE and Program Open Space (capital) are included in City capital budgets.

Potential Funding Sources for Greening Projects

Program	Source Type	Description
EPA Section 319 Nonpoint Source Program	Federal - EPA	Provided to implement approved nonpoint source management programs, including technical assistance, financial assistance, education, training, technology transfer, demonstration projects, and regulatory programs.
Brownfields Area-Wide Planning Grant	Federal - EPA	Funds proposals to conduct research and/or technical assistance activities that culminate in an area-wide plan for brownfields assessment, cleanup and subsequent reuse.
Brownfields Assessment Grants	Federal - EPA	These Brownfields grants may be used to address sites contaminated by petroleum and hazardous substances, pollutants, or contaminants.
Brownfield Clean Up Grants	Federal - EPA	Cleanup grants provide funding to carry out cleanup activities at brownfields sites. Funds may be used to address sites contaminated by petroleum and hazardous substances, pollutants, or contaminants.

Program	Source Type	Description
EPA Urban Waters Small Grants Program (UWSG)	Federal - EPA	Funds projects to help local residents and their organizations, particularly those in underserved communities, restore their urban waters in ways that also benefit community and economic revitalization.
CDBG	Federal - HUD/State/Local	CDBG Funds are grants to state and local governments that can be spent in a number of areas. These include direct home ownership assistance, residential unit rehabilitation, commercial facade improvements, child care services, and job training services.
HUD Section 108	Federal - HUD	The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters.
DOT's Transportation Alternatives Program	Federal - DOT	Provides funding for programs and projects including on- and off-road pedestrian and bicycle facilities, environmental mitigation, recreational trail program projects, safe routes to school projects, and projects for planning, designing, or constructing boulevards.
DOT's Congestion Mitigation and Air Quality	Federal - DOT	Provides a flexible funding source to State and local governments for transportation projects and programs to help reduce congestion and improve air quality.
Land and Water Conservation Funding (LWCF) - administered at state level	Federal - National Park Service	Provides matching grants to help states and local communities protect parks and recreation resources. LWCF funds go to MDE - they fund Program Open Space.
Rivers, Trails and Conservation Assistance (RTCA)	Federal - National Park Service	Provides facilitation and planning expertise
Outdoor Recreation Legacy Partnership Program (ORLP)	Federal - National Park Service	Provides funding for expanding outdoor play in areas with great need, as well as promoting the development of new or enhanced partnerships for outdoor recreation in urban communities.

Program	Source Type	Description
Urban and Community Forestry	Federal - U.S. Forest Service	The U&CF Program administered by Maryland DNR protects existing trees and forests by implementing and enforcing laws, licensing individuals that perform tree care work, and training local government employees about tree care.
National Endowment for the Arts - Our Town Program	Federal - NEA	Provides limited number of grants that contribute to creative placemaking projects that lead to increasing the livability of communities - including arts engagement, cultural planning and design activities.
Clean Water State Revolving Funds	State of Maryland	CWSRF is a federal-state partnership that provides communities a permanent, independent source of low-cost financing for a wide range of water quality infrastructure projects.
Maryland Community Resilience Grants	State of Maryland	Maryland's Community Resilience Grant Program provides financial and technical assistance to local governments to help address the impacts of hazards, including localized flooding, storm events and sea level rise.
Program Open Space	State of Maryland	Provides financial and technical assistance to local governments for the planning, acquisition, and/or development of recreation land or open space areas.
Community Parks and Playgrounds Program	State of Maryland	Provides funding for restoring existing and creating new park and green space systems in Maryland's cities and towns.
Permit or Impact Fees	Local	An impact fee is a fee that is imposed by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.
Stormwater Utility Fee	Local	The Stormwater Fee is a service fee like water, sewer, and gas. The fee is to provide a sustainable dedicated revenue source for maintaining, operating, and improving the stormwater management system, including installing practices to improve stormwater quality.

Program	Source Type	Description
Tax Increment Financing	Local	Tax increment financing (TIF) is a tool that allows municipalities to promote economic development and infrastructure projects by earmarking property tax revenue from future increases in assessed values
Capital Improvement Budget	Local	A capital improvement budget identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. The budget must be adopted by the city council.
Baltimore City Operating Budget	Local	Baltimore City has a \$2.9 Billion operating budget in FY 2018 that funds maintenance operations, salaries, and interest payments.
Parking Fees	Local	This is a surcharge on parking rates. The tax in the downtown area has been used to fund the Charm City Circulator.
Sales Tax	State of Maryland	Maryland has a 6 percent sales tax. Baltimore City does not have a sales tax.
Conservancy (like a City Park Conservancy)	Local/Other (Private, Non-profit)	A Conservancy is a private, nonprofit organization that manages a park under contract with a municipality. Conservancy's can be helpful in attracting private funds.
Social Impact Bonds	Private/ Other	A public-private partnership that allows private (impact) investors to provide upfront capital for public projects that deliver social and environmental outcomes. If the project succeeds, the investors are repaid by the Government
Public-Private Partnerships (P3)	Private/ Other	A public-private partnership (P3) is a contractual arrangement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public.
TD Green Street Grant Program - Arbor Foundation	Private Foundation	Through this grant program, municipalities are eligible to receive one of ten \$20,000 grants in support of local forestry projects in low- to moderate-income (LMI) neighborhoods.

Program	Source Type	Description
Scotts Miracle Gro - Gro1000 Grants	Private Foundation	Grants between \$500 and \$1500 for organizations to create gardens or green spaces.
Great Urban Parks Campaign - JPB Foundation	Private Foundation	Grants awards have totaled \$1.75 million for green infrastructure projects in Atlanta, Baltimore, Pittsburgh, and Denver. Parks and People have received grants from the GUPC campaign.
USCM/Wells Fargo WINS Grant	Private	Grant opportunities for eligible non-profit organization for neighborhood stabilization, economic development, or job creation. Grant awards are between \$75,000 and \$300,000.
National Fish and Wildlife Foundation - Environmental Solutions for Communities	Private	Supports projects that link economic development and community well-being to the health of the environment. \$15 million was designated over five years started in 2012.
National Fish and Wildlife Foundation - Five Star and Urban Waters Restoration	Private	Projects seek to address water quality issues in priority watersheds, such as erosion due to unstable streambanks, pollution from storm-water runoff, and degraded shorelines caused by development.
Quantified Ventures Environmental Impact Bonds	Private	An Environmental Impact Bond (EIB) is an innovative financing tool that uses a Pay for Success (PFS) approach to provide up-front capital for environmental programs, either to pilot a new approach whose performance is viewed as uncertain or to scale up a solution that has been tested on a small scale.
Maryland Nutrient Trading Market/Tool	Market	Maryland's Nutrient Trading Program is a public marketplace for the buying and selling of nutrient (nitrogen and phosphorous) credits. The purpose of the Program ranges from being able to offset new or increased discharges to establishing economic incentives for reductions from all sources within a watershed

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HOW TO USE THE VISUAL GLOSSARY

NODES AND CORRIDORS

The Green Network is divided into Nodes and Corridors.

Nodes



There are 4 different types of Nodes:

- Community Nodes
- Nature Nodes
- Existing Open Space Nodes
- Anchor Institution Nodes

Corridors



There are 2 categories of corridors:

- Community Corridors
- Nature Corridors

This Visual Glossary provides examples of how these nodes and corridors can transform the city and provide many benefits to the community.

Node



Corridor



When these symbols appear on the following pages describing a corridor or node, they describe how the design benefits our community.

BENEFITS OF THE GREEN NETWORK

These 10 symbols show what the Green Network will do for City residents and how:

Protect Ecological Resources



Water cleaning and storage



Wildlife habitat

Provide Beautification



Passive recreation



Gathering/ socializing

Improve Health & Quality of Life



Cooling and shade



Active recreation



Food production

Provide Equity & Empowerment



Environmental education



Transportation alternatives

Create Reinvestment & Growth Potential



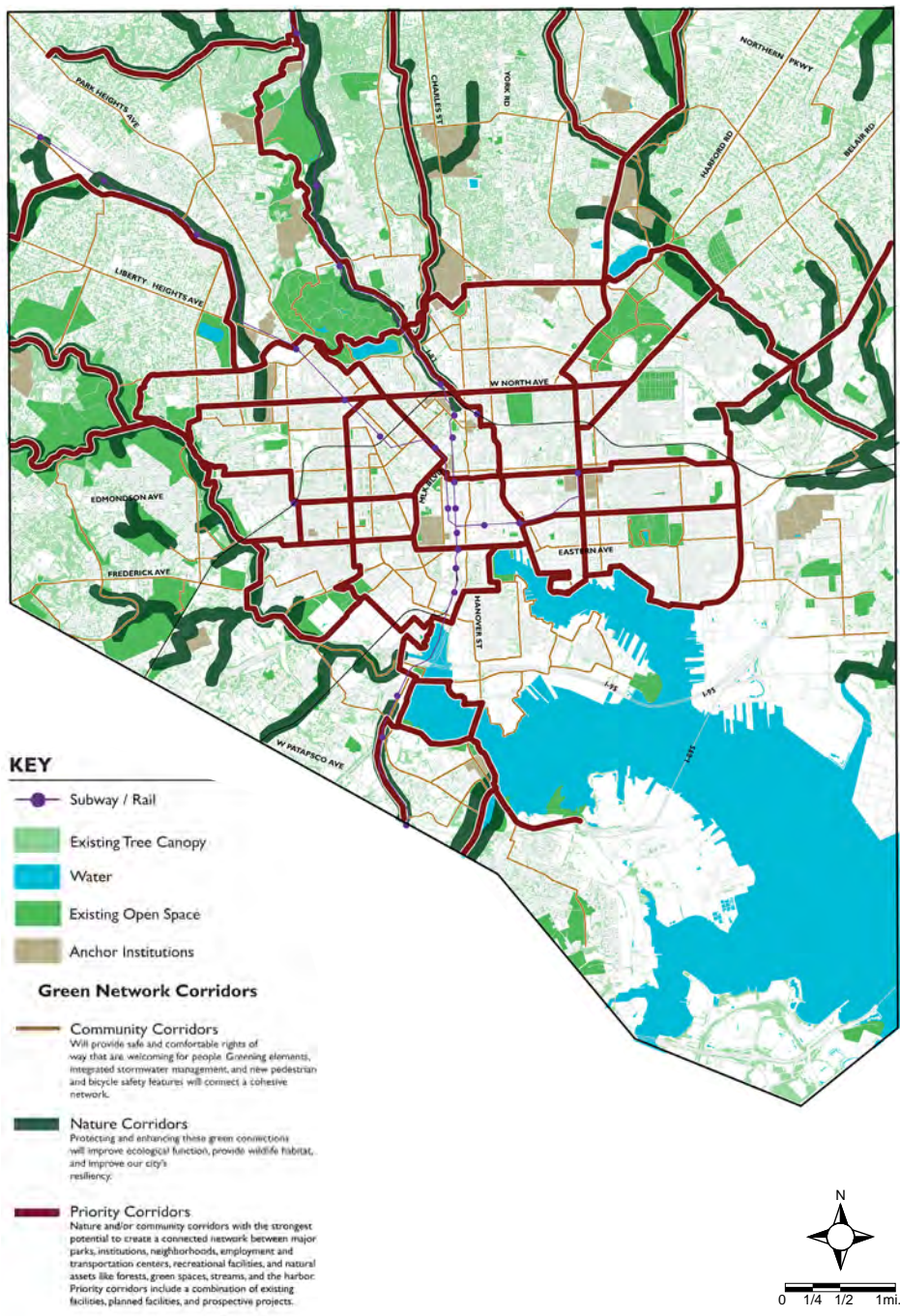
Economic development

THE GREEN NETWORK CORRIDORS

These corridors may be tree-lined streets or shaded trails, some with beautiful plantings, or stormwater management. Tree-lined boulevards will connect parks and open-space to schools and neighborhood retail districts. Enhanced stream corridors will provide habitat for wildlife and healthier waterways. These corridors will connect residents to nature and neighborhoods to one another.

Each project type in the visual glossary is keyed to a corridor type.

THERE ARE TWO CATEGORIES OF CORRIDORS: COMMUNITY CORRIDORS & NATURE CORRIDORS





COMMUNITY CORRIDORS
Increased Tree Canopy
Along Streetscapes and Trails



Tree-lined streets provide cooling as well as infiltration. In this design the tree is part of a stormwater infiltration basin. Portland, OR



Seating is integrated with tree canopy along a greenway trail providing options for rest, gathering, and entertainment. Georgetown, Washington, DC



New or updated tree boxes with native trees along the street. Baltimore, MD





COMMUNITY CORRIDORS

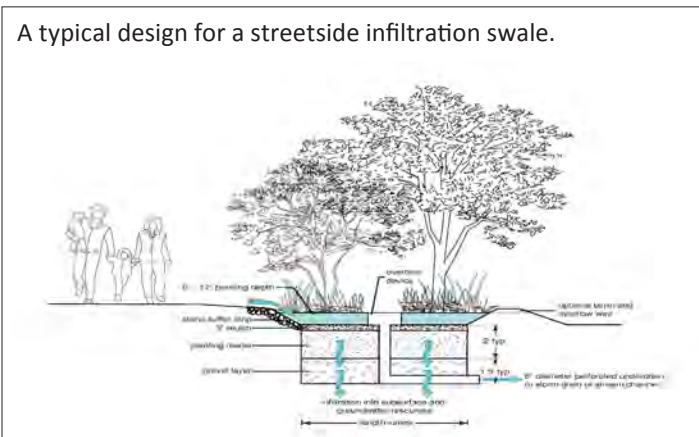
Install Integrated Stormwater Best Management Practices (BMPs)

Streetscape treatment swales and bioretention

Bioretention swales can be designed along sidewalks that line retail, cultural, and entertainment zones, softening the hardscape with vegetation and water management. Pratt Street, Baltimore, MD



A typical design for a streetside infiltration swale.



Clockwise from top left: © Downtown Partnership; © Toole Design Group; © Biohabitats



COMMUNITY CORRIDORS
Trails and Promenades



A former rail line transformed into a bike and pedestrian greenway trail with integrated urban artwork and green space. Detroit, MI



A paved trail weaves through a forested open space near the Gwynns Falls. Baltimore, MD



A mown path provides low-maintenance access with paths to be adjusted to habitat needs of native wildlife. Baltimore, MD



This promenade is enhanced by native trees and edge plantings that help filter surface runoff and create more habitat along the harbor. Baltimore, MD



COMMUNITY CORRIDORS
Complete Streets



This design highlights cycle and pedestrian lanes that are integrated with stormwater management practices (bioretention) along a major roadway. Portland, OR



A separated bike path with a tree-lined edge provides a safe way to navigate the city. Baltimore, MD



A typical cross-section design for complete streets. Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work (Smart Growth America).



Clockwise from top left:
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© Toole Design Group



COMMUNITY CORRIDORS
Bikeways



Bike lanes can be designed to fit within existing streetscapes between the sidewalk and parking. Baltimore, MD



This design focuses on different paving materials and marking types to highlight the bike lane. St Paul, MN



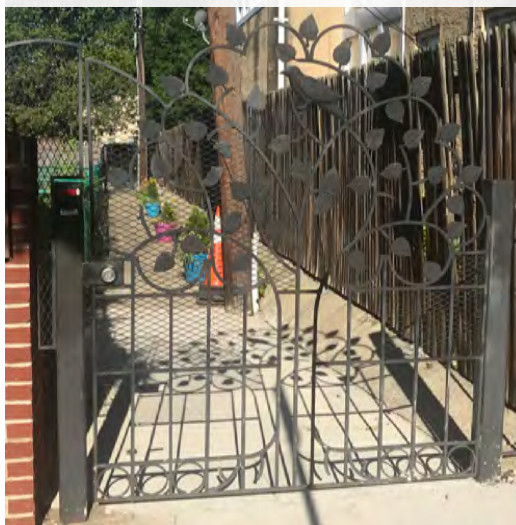
COMMUNITY CORRIDORS Alleys and Pedestrian-only



Painting an alley provides a beautiful reflection of the connection to the watershed and the harbor. Baltimore, MD



Alley-greening includes gating and adding container planters to create a new social outdoor space for neighbors. Baltimore, MD



Alley-greening is a community effort that provides a new space for neighbors to socialize and celebrate the Green Network. Baltimore, MD



Clockwise from top left:
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COMMUNITY CORRIDORS

Vegetated Parkway Buffers and Medians



Tall canopy along the edges of a street, as well as planted medians, are known to help slow traffic and provide a beautiful experience. St. Paul Street, Baltimore, MD



A robust canopy on Gwynns Falls Parkway creates the opportunity for connection to the broader urban forest. Baltimore, MD





NATURE CORRIDORS

Restored Streams and Rivers, Buffer Plantings

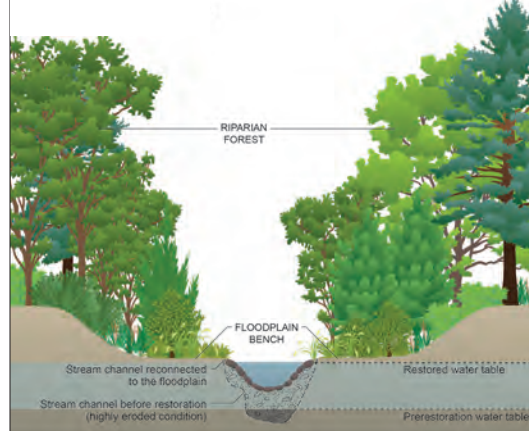
Stream restoration with riffles, pools, and a buffer enhanced with native plantings can include pedestrian crossings. Newark, DE



The restoration and buffer plantings can reconnect the floodplain along a park space, restoring the stream channel and stabilizing banks with a robust planting of native shrubs and herbaceous perennials. Cleveland, OH



A typical stream channel restoration design restores floodplain function, and enhances the forested buffer plantings with a diverse native plant palette (shrubs, trees and groundcover).





NATURE CORRIDORS
Stream Daylighting



An urban riverwalk in San Antonio, TX shows the potential for an urban stream daylighting project that integrates nature with urban design.



A stream is restored to the surface with a native planted edge. Charlottesville, VA



NATURE CORRIDORS Living Shorelines



Living shorelines feature stabilized banks along the Harbor and native plantings. Philadelphia, PA



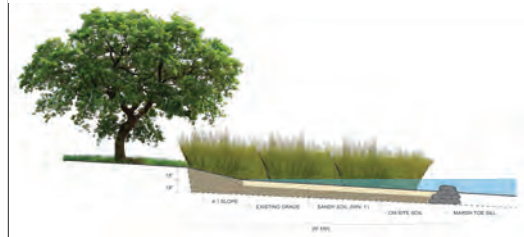
A living shoreline can include an integrated boardwalk and public gathering space while still supporting habitat and shoreline protection. Leonardtown, MD



A living shoreline restoration at Masonville Cove, providing improved habitat for wildlife and a more resilient shoreline.



A typical design cross-section of a living shoreline with native plantings, native soils, and a toe sill. Baltimore, MD





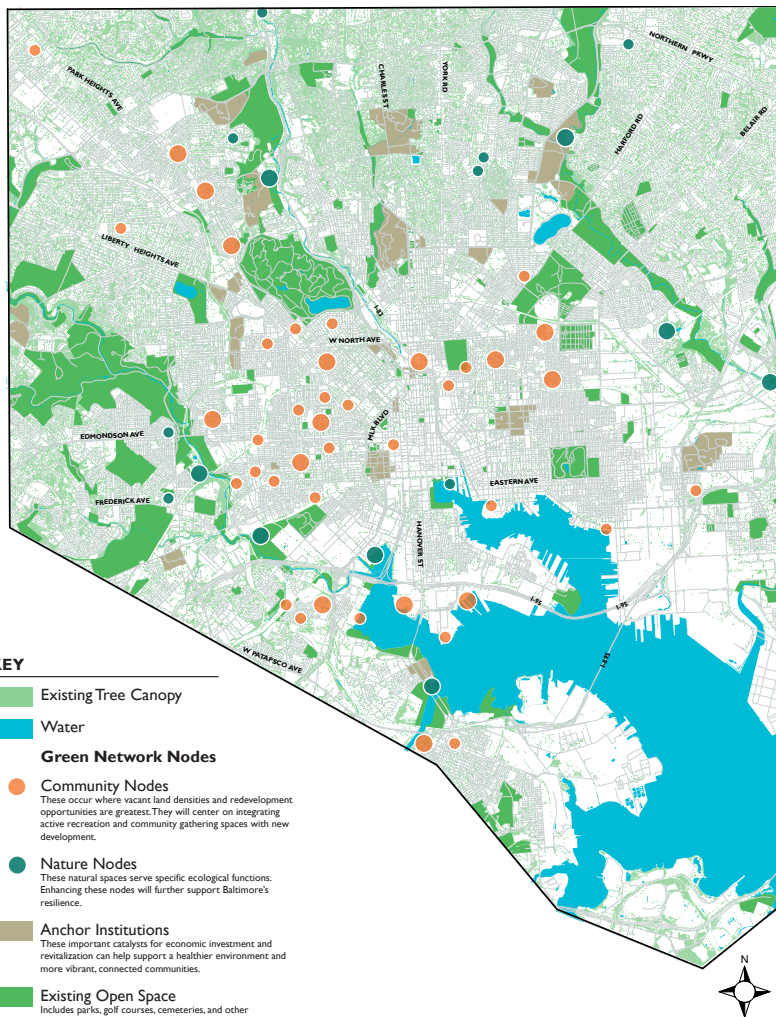
THE GREEN NETWORK NODES:

Green Network Nodes are where people and nature meet. Nodes might be parks, recreation areas, forest patches, open spaces for gathering or play, or green spaces within new development areas. Nodes are connected to each other by the Green Network corridors.

Each project type included in the visual glossary is keyed to a specific type of node within the Green Network.

THERE ARE FOUR DIFFERENT TYPES OF NODES:

- COMMUNITY NODES
- NATURE NODES
- EXISTING OPEN SPACE
- ANCHOR INSTITUTION NODES



COMMUNITY NODES

New World Class Parks and Open Space



A centrally located green provides an iconic park space as well as a water feature with open space, walking paths, stormwater management and habitat. Portland, OR



In St Louis, MO a new linear park features lots of color and various types of seating and open space areas for play and social gatherings.



Iconic parks like Central Park in New York City, provide an amenity in all seasons, with combinations of open space and mature tree canopy and native plantings.





COMMUNITY NODES
Neighborhood Parks



An inner block park in Harlem Park provides a shady open space for recreation, socializing, and respite.



Easterwood/Sandtown-Winchester Park and Playground located at 1500 N. McKean Avenue was created after the demolition of buildings in fall 2016 through Maryland's Project C.O.R.E. Initiative.



COMMUNITY NODES

Urban Farms and Community Gardens



Larger parcels of open space might host hoop houses and larger fields for crops, farming and even grazing, bringing farm to table opportunities closer to the urban core. Real Food Farms, Baltimore, MD



A wide variety of wildflower species may be planted for harvest, as shown at The Flower Factory site in East Baltimore, MD



Community gardens provide space for neighbor-tended plots in raised beds. Baltimore, MD





COMMUNITY NODES

Native Wildflower Meadows





COMMUNITY NODES

Public Plazas and Gathering Spaces

The Peace Park provides a pleasant space to sit and socialize. Bloom and Druid Hill Avenue. Baltimore, MD



A new plaza at Howard and 26th street includes native plantings, seating, and a central fire pit. Baltimore, MD.



The Pratt and Light Plaza and is an example of a public plaza that hosts a variety of events including the Pratt Street Market. Baltimore, MD





COMMUNITY NODES

Active Recreation and Play Spaces



Patterson Park hosts sports fields, as well as space for other group exercise and social events. Baltimore, MD



A playground in New York City. Baltimore, MD



COMMUNITY NODES

Flex Programming Spaces



Flexible public spaces host a variety of events. JFX farmers market, Baltimore, MD



There can be temporary or seasonal art installations associated with festivals or city events.



Flex spaces can include play and interactive games.





COMMUNITY NODES

Educational Resources and Public Art



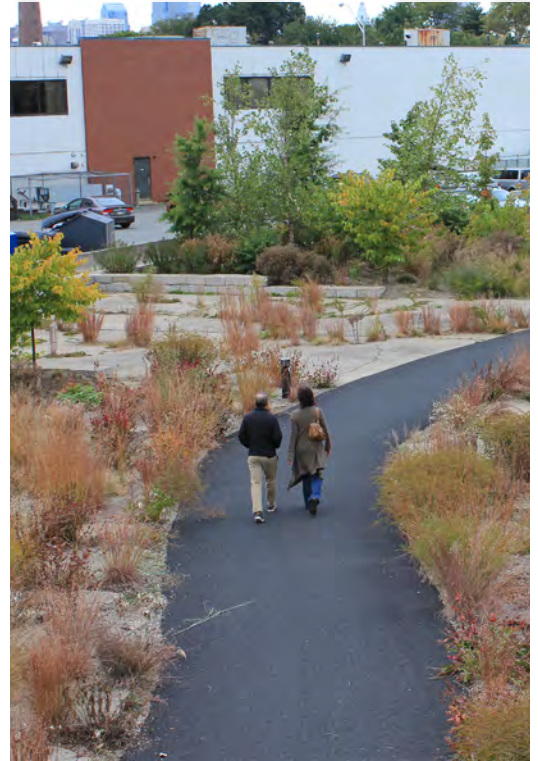
Artwork can be integrated into fencing, bringing consistency and beauty to the edges of the green network spaces. Library Square, Baltimore, MD



Murals, already a popular form of expression in the city, can call attention to community stories as well as natural wonders within the green network. Library Square, Baltimore, MD



Stormwater features can be designed with artists to reflect water forms and processes. Philadelphia, PA



COMMUNITY NODES

Grow Centers & Resource Hubs



Resource hubs can be built at strategic locations along the green network to provide tools and supplies that support maintenance. Detroit, MI



Existing hubs can support multiple neighborhoods. The Toolbank, Baltimore, MD



Baltimore's Pop-up GROW Centers provide gardening resources in different locations around the city. Baltimore, MD



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COMMUNITY NODES

Integrated Best Management Practices (BMPs)

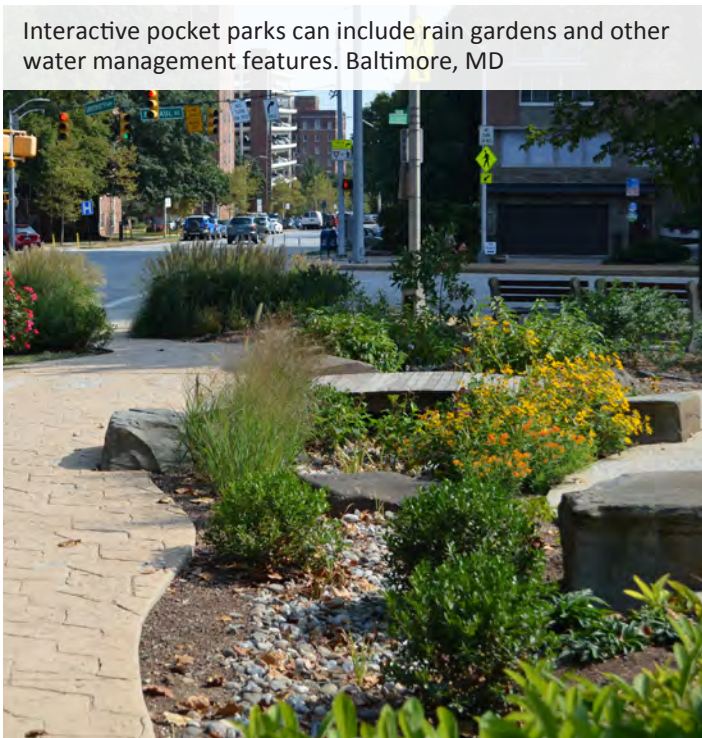
Pocket Parks and Play Spaces



A pocket park integrates stormwater management features within the landscape, as in this meditation garden. Home-wood House, Baltimore, MD



Stormwater management can also be inte-grated into edges of play areas to frame the space and create a buffer along the street. Baltimore, MD



Interactive pocket parks can include rain gardens and other water management features. Baltimore, MD



COMMUNITY NODES

Integrated Best Management Practices (BMPs)

Gathering spaces and public plazas

Stormwater management can be integrated along the edges of larger open spaces with boardwalk crossings and colorful plantings. Lynchburg, VA



Water features can be designed into promenades to provide further area for water treatment and native plantings, providing access to pedestrians and improved edge habitat. Wellington, New Zealand



Smaller parks with public plaza can also integrate very colorful and textured rain gardens that manage stormwater and frame views. Pierce's Park, Baltimore, MD



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COMMUNITY NODES

Integrated Best Management Practices (BMPs)

Structures (walls, foundation planters, and roofs)



Building foundation planters provide stormwater management and vibrant native plantings, creating further connections between the built environment and the green network. Portland, OR



Green roofs offer opportunity to bring vegetation and landscape into the building footprint, providing visual amenity, learning opportunity, and stormwater management. Portland, OR



Stormwater management can be integrated into foundation plantings like at Henderson-Hopkins School. Baltimore, MD



COMMUNITY NODES

Integrated Best Management Practices (BMPs)

Parking



Parking can include permeable paver, integrated bioretention and increased tree canopy. Chicago, IL



Permeable asphalt and planted areas along the edge of parking. Baltimore, MD



Bioretention can also be designed as smaller integrated planters to collect and treat water in smaller parking areas. Portland, OR.



Clockwise from top left:
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© Baltimore City DOP;
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EXISTING OPEN SPACE NODES

Existing Parks and Open Space – Enhancement and Restoration



Druid Hill Park provides tree canopy, open space, recreation opportunities, and open water with habitat for a wide array of birds. Continued stewardship will provide important water quality management as well as habitat preservation. Baltimore, MD



This transitional open space provides flexible programming opportunities. Calvert Street Park (2200 Calvert Street), Baltimore, MD



Library Square provides integrated stormwater management, gathering spaces, and flexible open space for recreation. Baltimore, MD





ANCHOR INSTITUTION NODES

New Development with Anchor Open Spaces

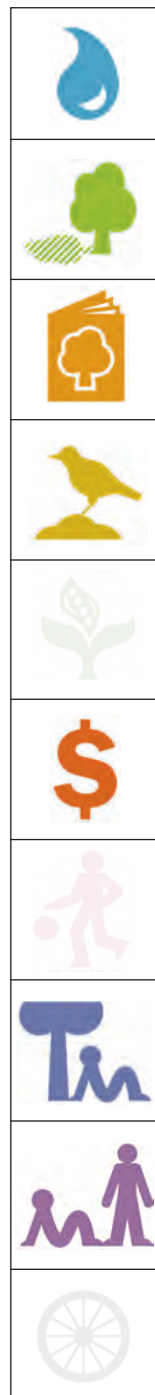
When new development is proposed a central open space area might provide a gathering and social space with tree canopy and seating like this Farmer's Market in Blacksburg, VA



An open space designed to complement new development might include a plaza area as well as green space. Barclay Telesis, Baltimore, MD



Detailed design of anchor spaces would include native plant gardens and urban woodland. Baltimore, MD

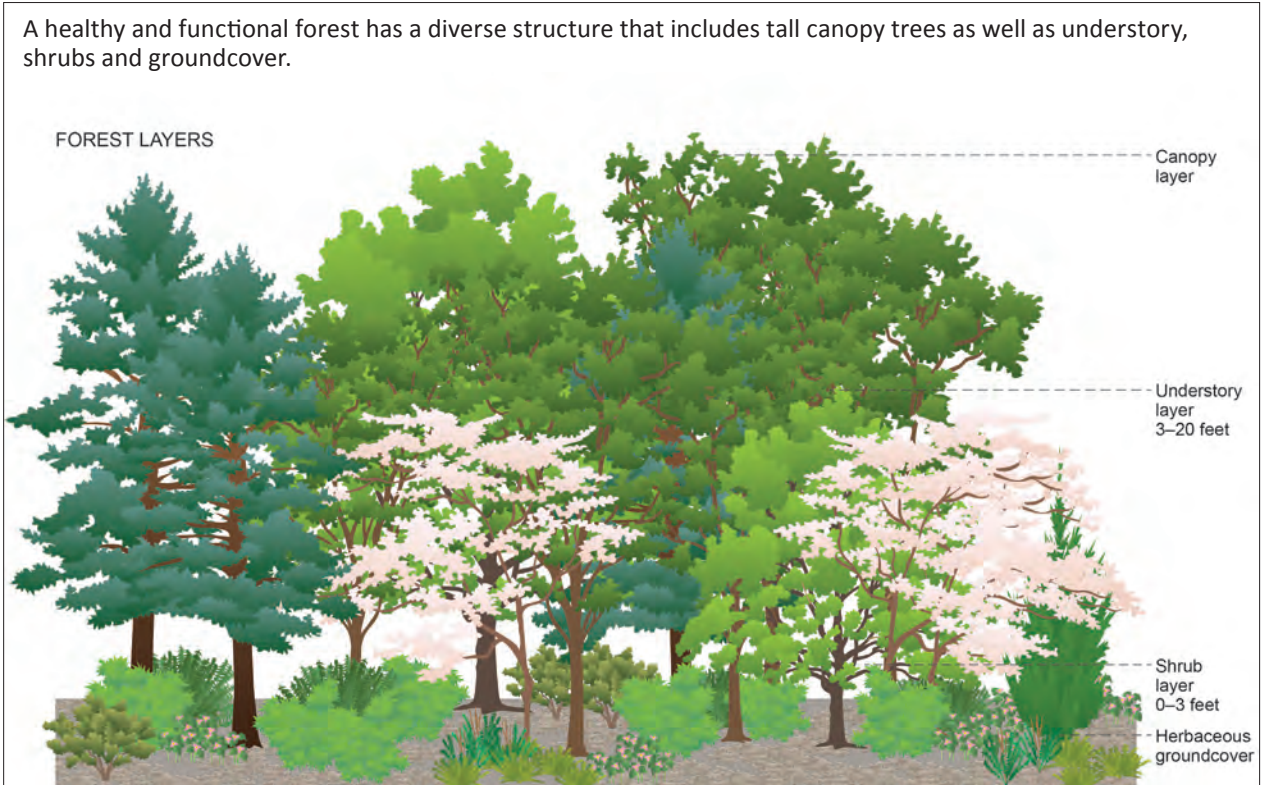


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NATURE NODES

Urban Forest Woodland Enhancement, Restoration, Expansion



Mature tree canopy in the existing parks can be prioritized for protection and preservation. Baltimore, MD



Top image:
© Biohabitats;
Bottom image:
© Baltimore City
DOP

NATURE NODES

Natural Area Preservation



Masonville Cove in Baltimore City is an important natural area that must be preserved and stewarded.



Monarch butterflies rely on food from the Milkweed plant, found in our natural areas and native wildflower gardens.



The Jones Falls provides habitat for birds like the yellow crowned night heron. Baltimore, MD



Clockwise from top left: © National Aquarium; © DOP (2)

Temporary Greening

There will be locations where greening is temporary, until the housing market changes or redevelopment efforts are funded. In those cases the community can opt for something from the City's Green Pattern Book. These create spaces that are clean, safe, and accessible for temporary uses



Clean and Green



Urban Agriculture



Community-Managed Open Space



Stormwater Management



Green Parking



Urban Forest Buffer



Neighborhood Park



Mixed Greens

The Baltimore City Green Pattern Book provides options for incremental and sometimes temporary changes to improve conditions along the green network, providing future opportunities for development and current benefits to the health and wellbeing of the community and the environment.



Temporary greening options from the Green Pattern Book

A mown green space with turf and fencing. Baltimore, MD



This pocket park features seating and public art. Baltimore, MD



A cleared vacant lot hosts raised garden beds in open space, providing temporary productive landscapes. Baltimore, MD



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