

12/05/2022



REIMAGINE MIDDLE BRANCH

Parks, projects & programs to
connect communities in South
Baltimore



Brandon M. Scott
Mayor



SOUTH BALTIMORE
GATEWAY PARTNERSHIP 

- 1 Welcome (5 mins)**
- 2 Latest News and Updates (10 mins)**
- 3 Reimagine Middle Branch Plan Overview (25 mins)**
- 4 Feedback/ Q & A (45 mins)**

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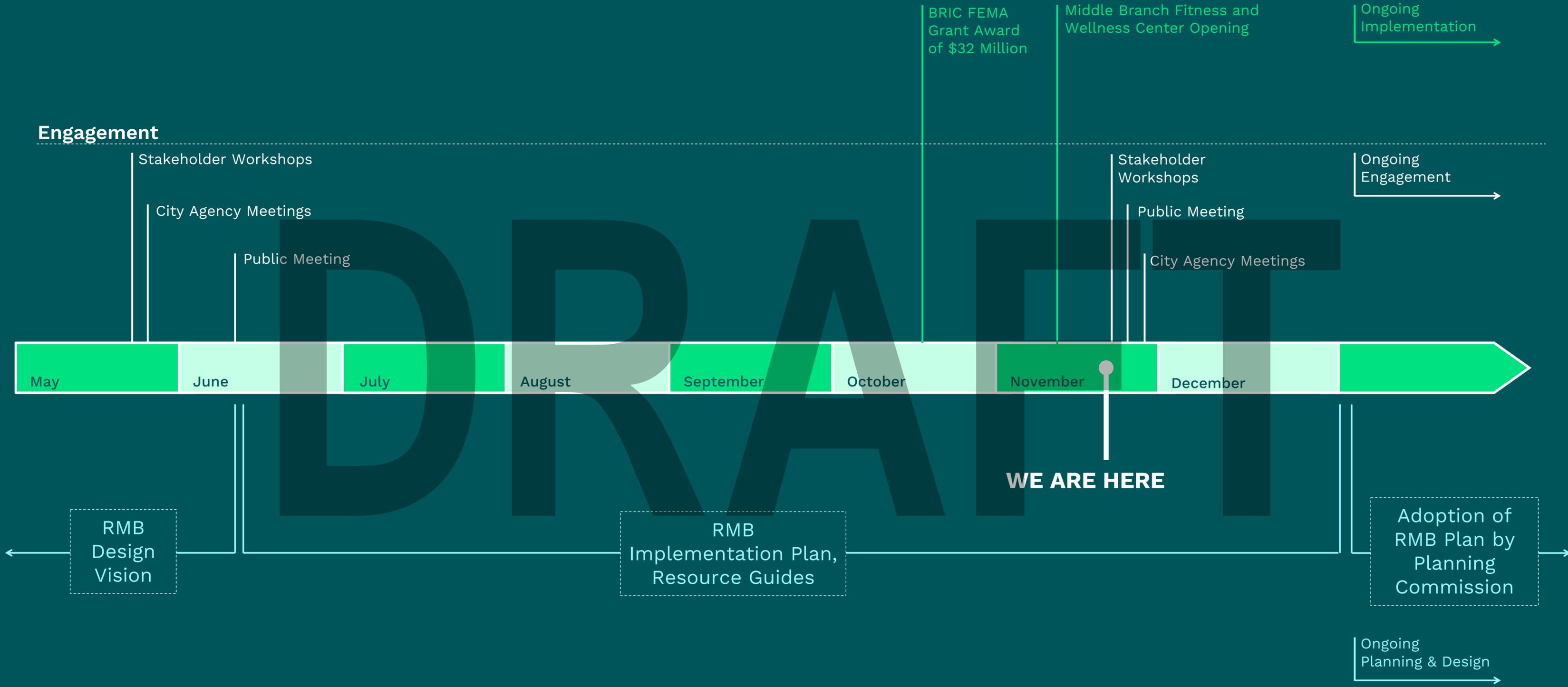


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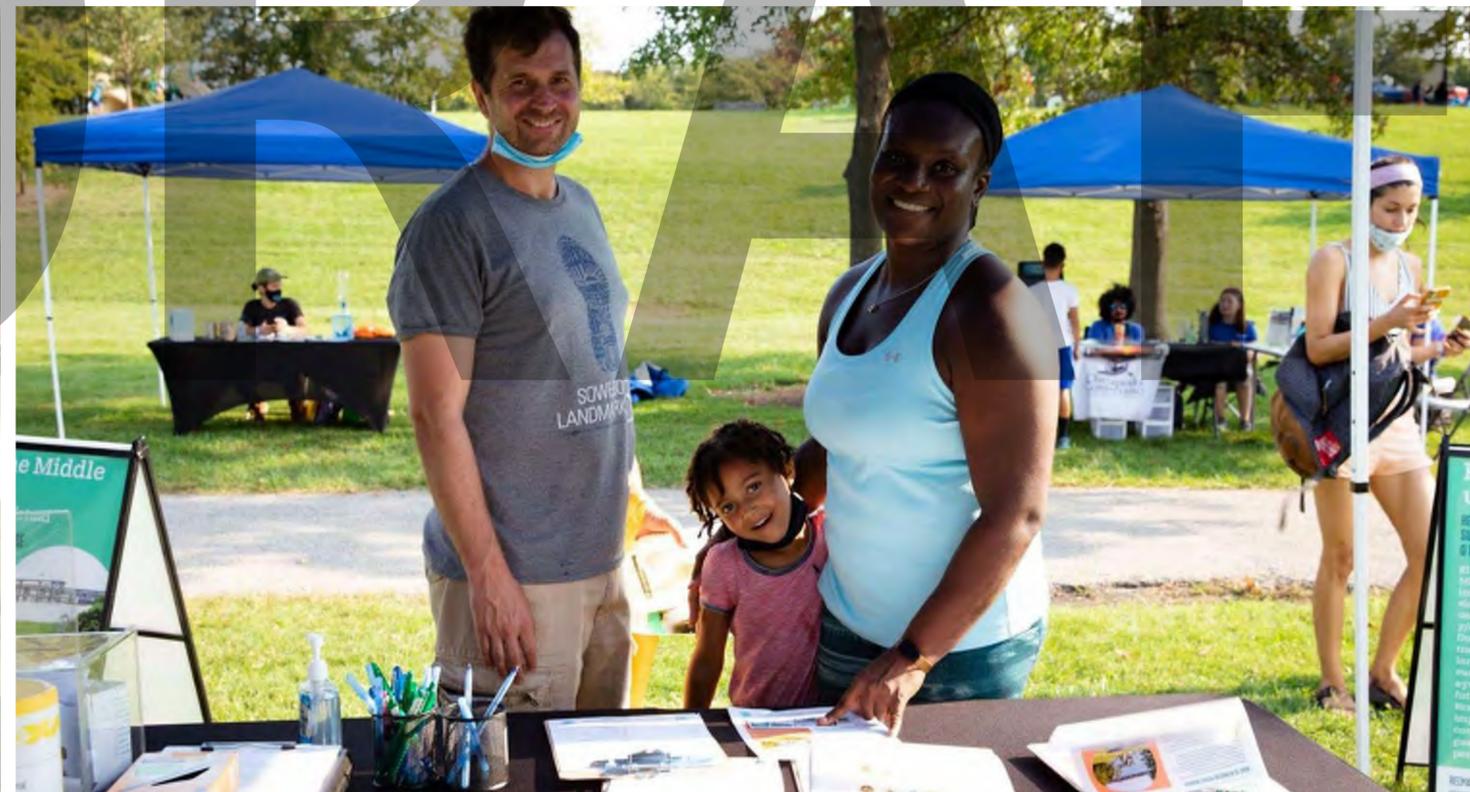
Implementation

Engagement

Planning and Design



12/05/2022



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MIDDLE BRANCH RESILIENCY INITIATIVE WETLANDS

REIMAGINE MIDDLE BRANCH

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MIDDLE BRANCH FITNESS & WELLNESS CENTER OPENING

REIMAGINE MIDDLE BRANCH

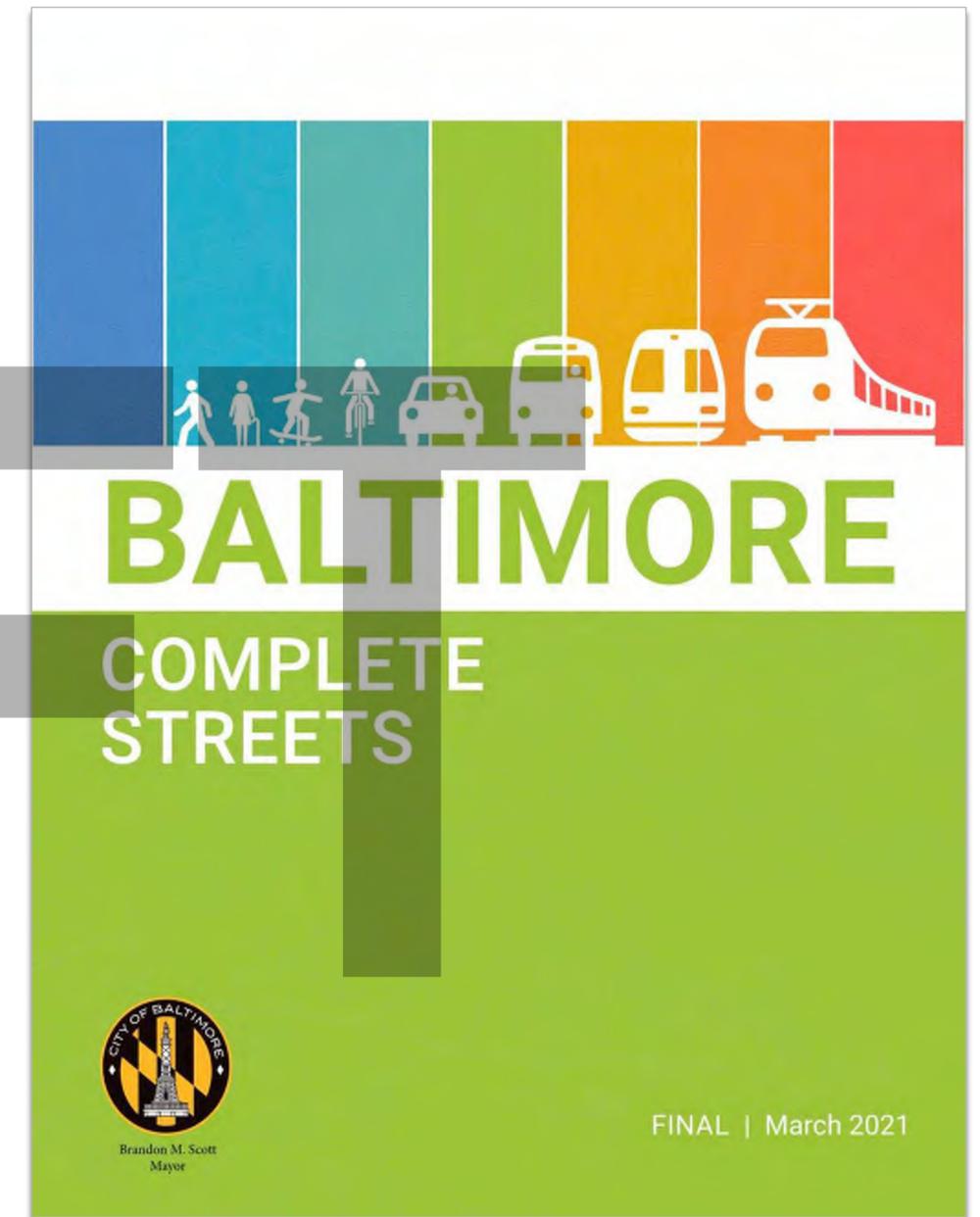
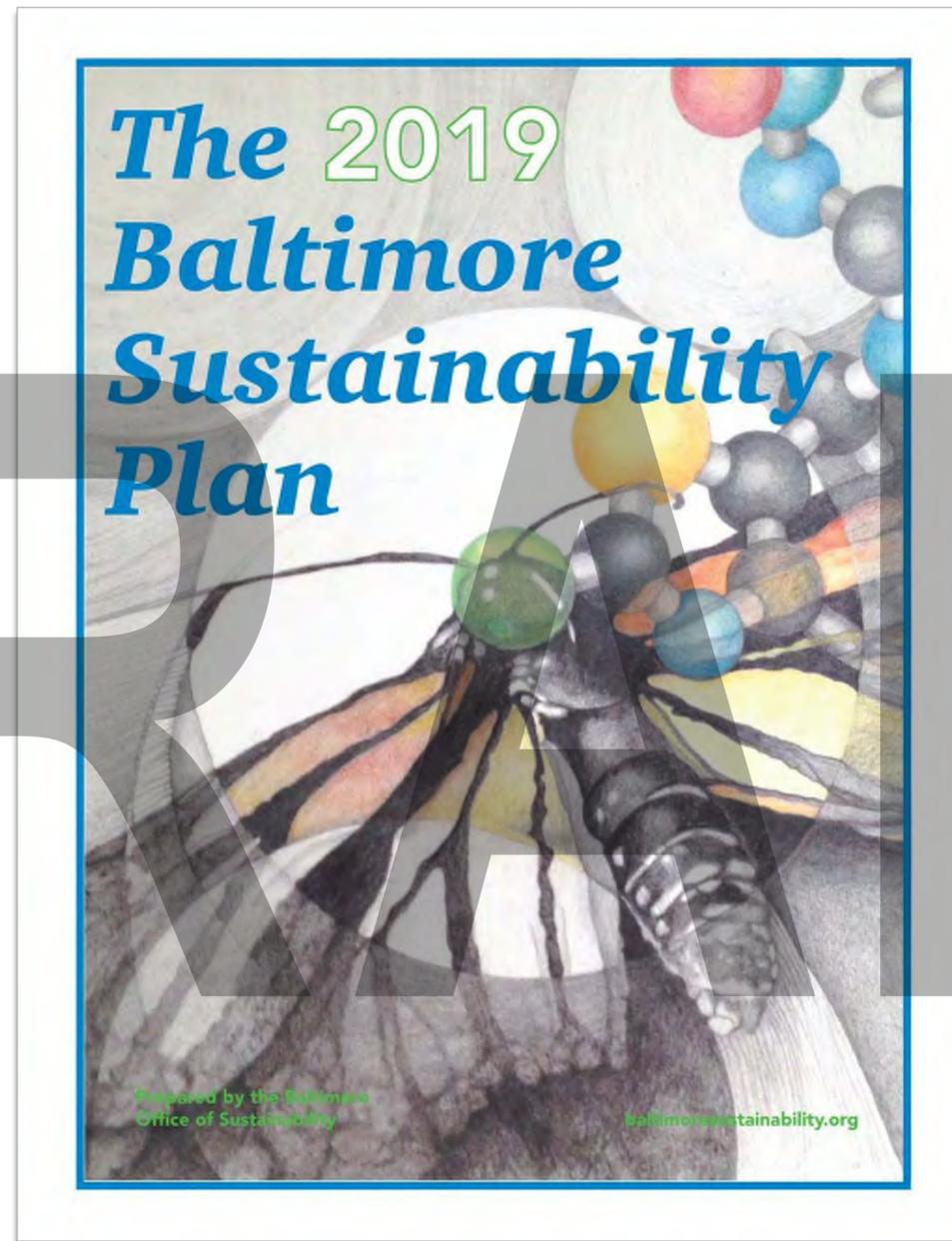
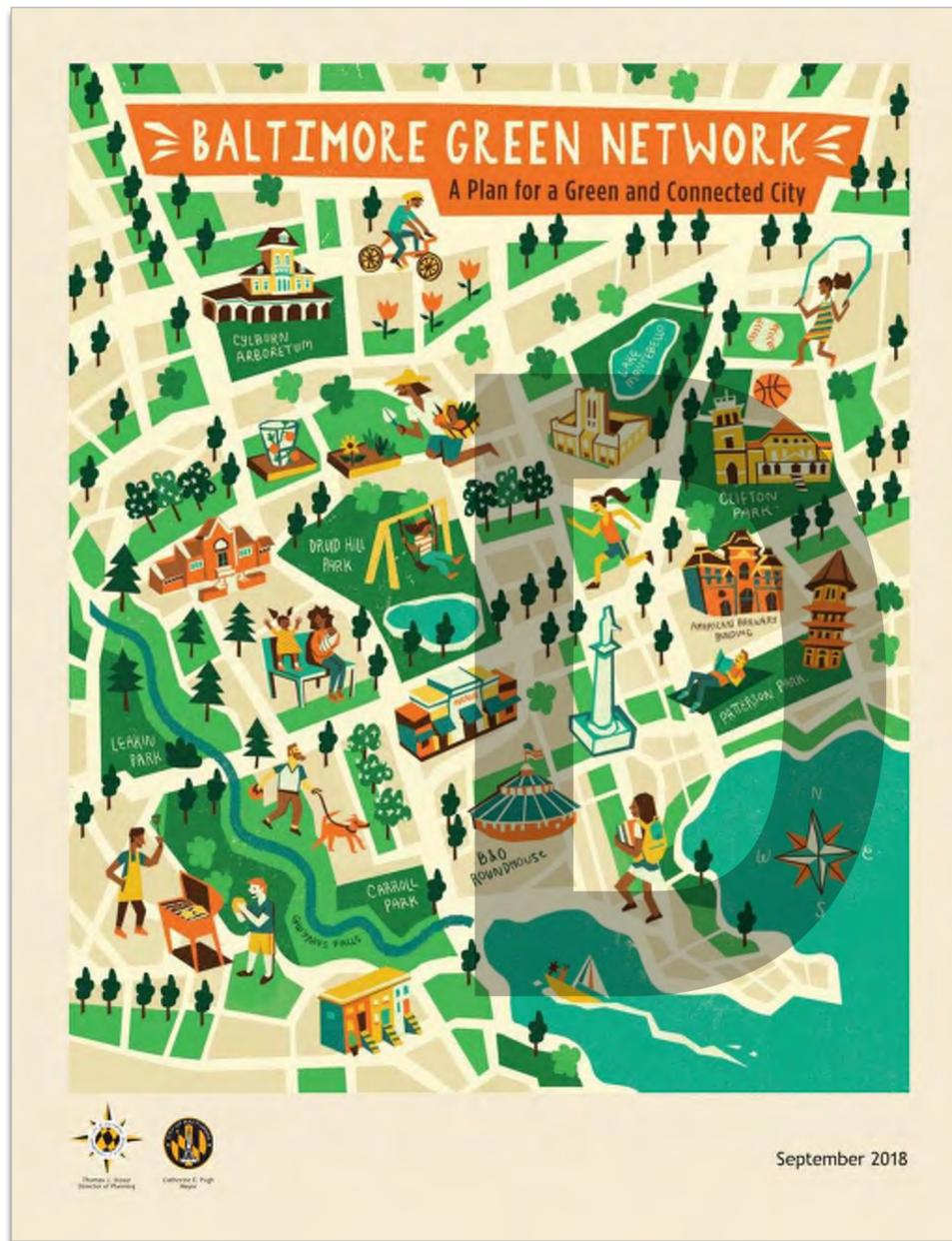
REIMAGINE MIDDLE BRANCH

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-  Middle Branch Loop Trail
-  Neighborhood Connectors
-  Complete Streets
-  Water Trails
-  Water Access Stops
-  African American Heritage Site
-  Future Development Opportunity
-  1 Middle Branch Park
-  2 Event Lawn
-  3 Event Pavilion
-  4 Hilltop Playground
-  5 Boathouse and Kayak Launch
-  6 Smith Cove Boardwalk
-  7 Woodland Playground
-  8 East-West Bridge
-  9 East-West Bridge Landing
-  10 Ridgely's Cove Boardwalk

 .25 mile







REIMAGINE MIDDLE BRANCH

Parks, projects & programs to connect communities in South Baltimore

Project Brief

JUNE 7, 2021

PREPARED FOR: CITY OF BALTIMORE,
PARKS & PEOPLE FOUNDATION, AND
SOUTH BALTIMORE GATEWAY PARTNERSHIP

1. Inclusive Programs & Activities



Develop social space, activities, and events that reflect the people and communities around the Middle Branch

2. Access & Connections



Strengthen existing and establish new convenient, safe pedestrian and bike access to and around the waterfront, and improve transit infrastructure, roads, and sidewalks connecting neighborhoods, jobs, education, and other amenities

3. Economic Equity



Incentivize local development that does not displace established communities, but rather creates jobs, educational opportunities, and governance roles with local communities

4. Parks & Recreation

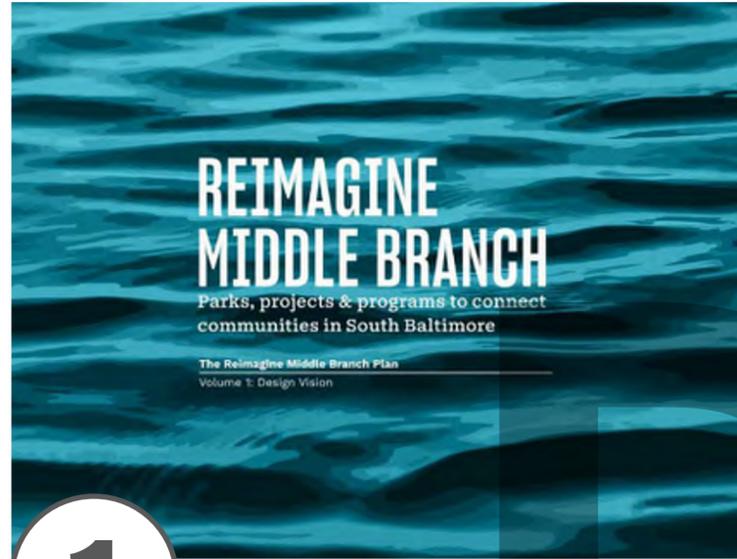


Create new parks and public spaces that support diverse and affordable recreation amenities

5. Environment, Resilience & Health



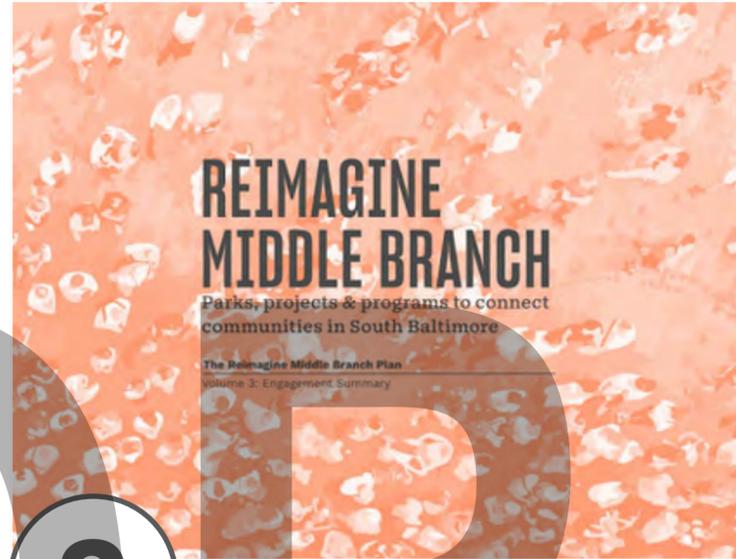
Support environmental sustainability, enhance climate resiliency, improve air and water quality including trash clean up, and enhance public health and quality of life



1

DESIGN VISION

- Project Background and Planning Context
- Four Equity Frameworks
- Walk Around the Middle Branch



2

IMPLEMENTATION STRATEGY

- Phasing
- Permitting
- Funding
- Management and Stewardship



3

ENGAGEMENT SUMMARY

- Summary of Equity Initiatives
- Record of Meetings and Events
- Input from Stakeholder Workshops and Public Meetings
- Survey Results



4

RESOURCE GUIDE

- Equity Resources
- Anti-displacement Resources
- Transportation Resources
- Funding Resources

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Baltimore

Middle Branch

Chesapeake Bay

Annapolis

Washington

REIMAGINE MIDDLE BRANCH

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Inner Harbor

Middle Branch

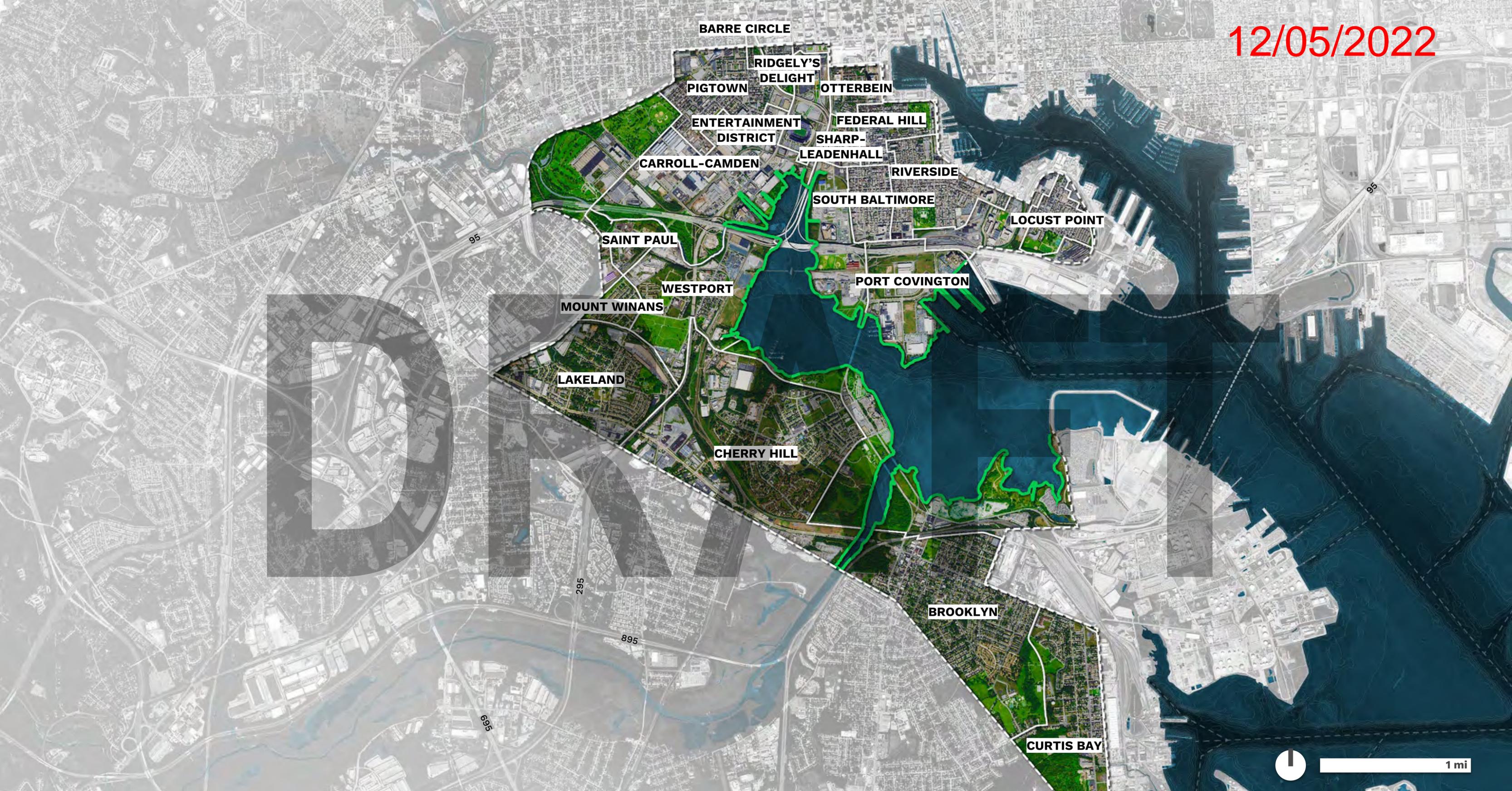


Patuxent River

A CITY ON THE BAY

REIMAGINE MIDDLE BRANCH

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THE MIDDLE BRANCH STUDY AREA

REIMAGINE MIDDLE BRANCH





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19 NEIGHBORHOODS

REIMAGINE MIDDLE BRANCH

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30 PARKS

REIMAGINE MIDDLE BRANCH

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11 MILES OF SHORELINE

REIMAGINE MIDDLE BRANCH



“This is not a capital project with environmental justice elements, but rather **an environmental justice project** with capital elements.

Dr. Frank Lance, CEO Parks & People Foundation

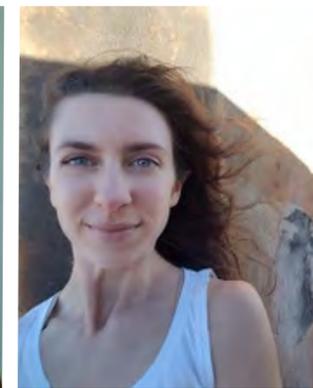
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REIMAGINE

**EQUITY IN
ACTION**

REIMAGINE MIDDLE BRANCH

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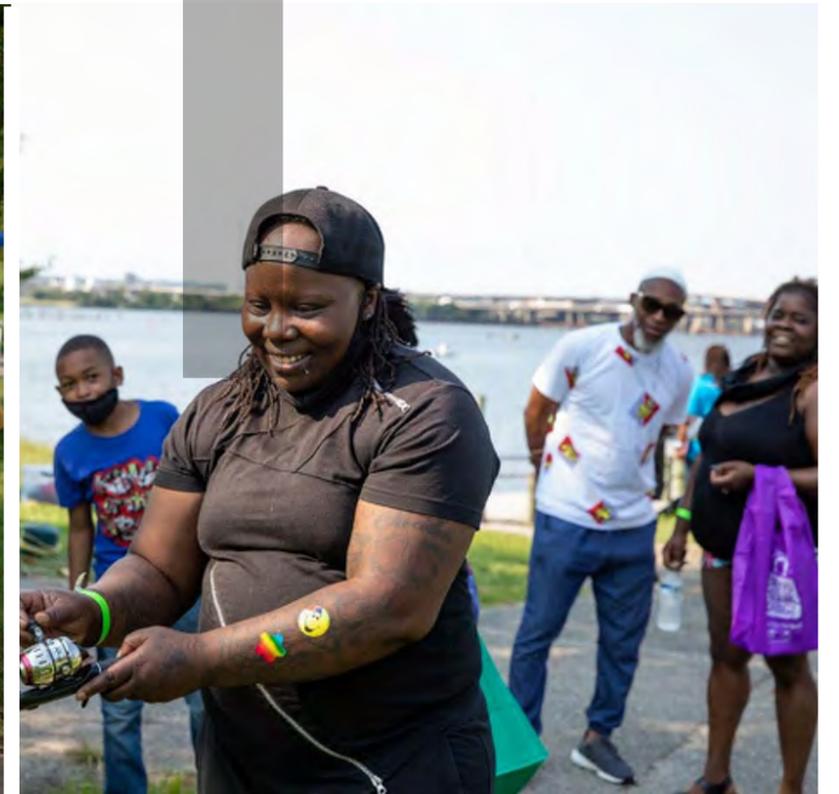
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COMMUNITY DESIGN LAB WITH LOCAL HIGH SCHOOLERS

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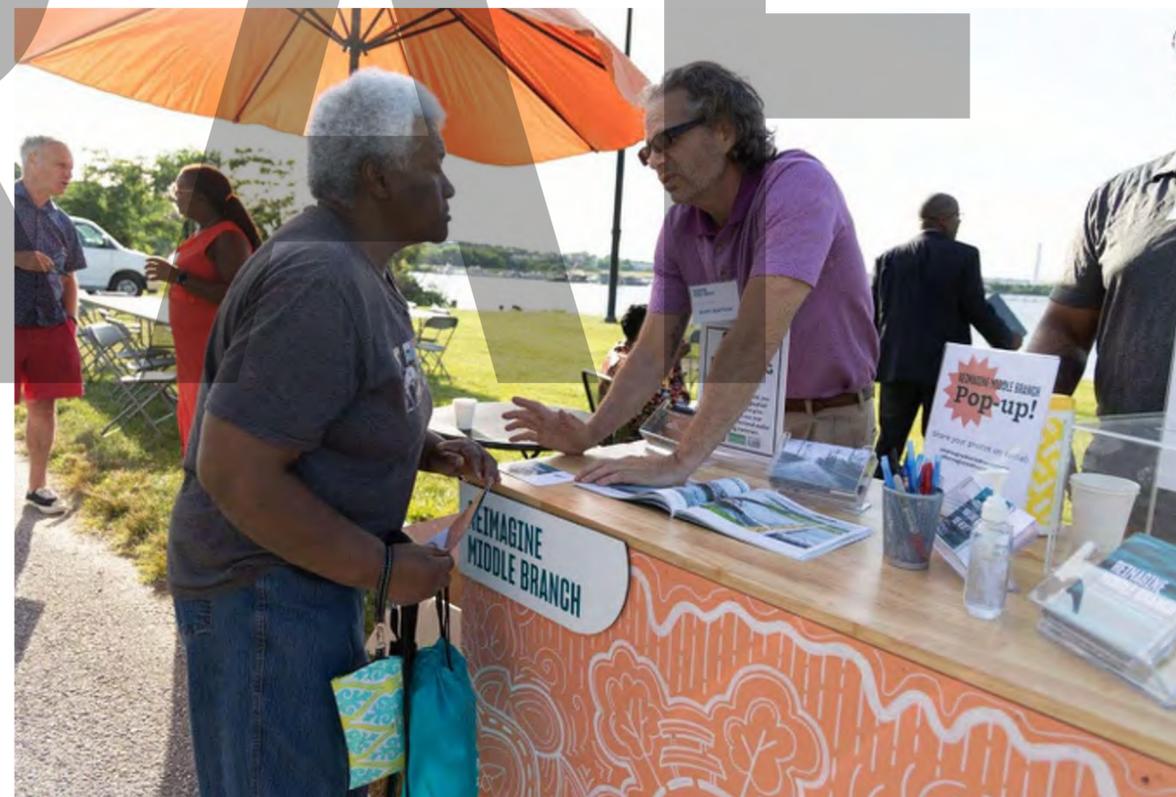
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SPLASH! A COMMUNITY EVENT ON THE WATER

REIMAGINE MIDDLE BRANCH

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RMB POP-UP! MOBILE PROJECT HUB

REIMAGINE MIDDLE BRANCH



VOICES OF THE MIDDLE BRANCH

“

I think it's important for there to be educational programs around boating and things like water safety since many people don't have those skills and would want to learn.

JOSEPH, LONGTIME MIDDLE BRANCH RESIDENT

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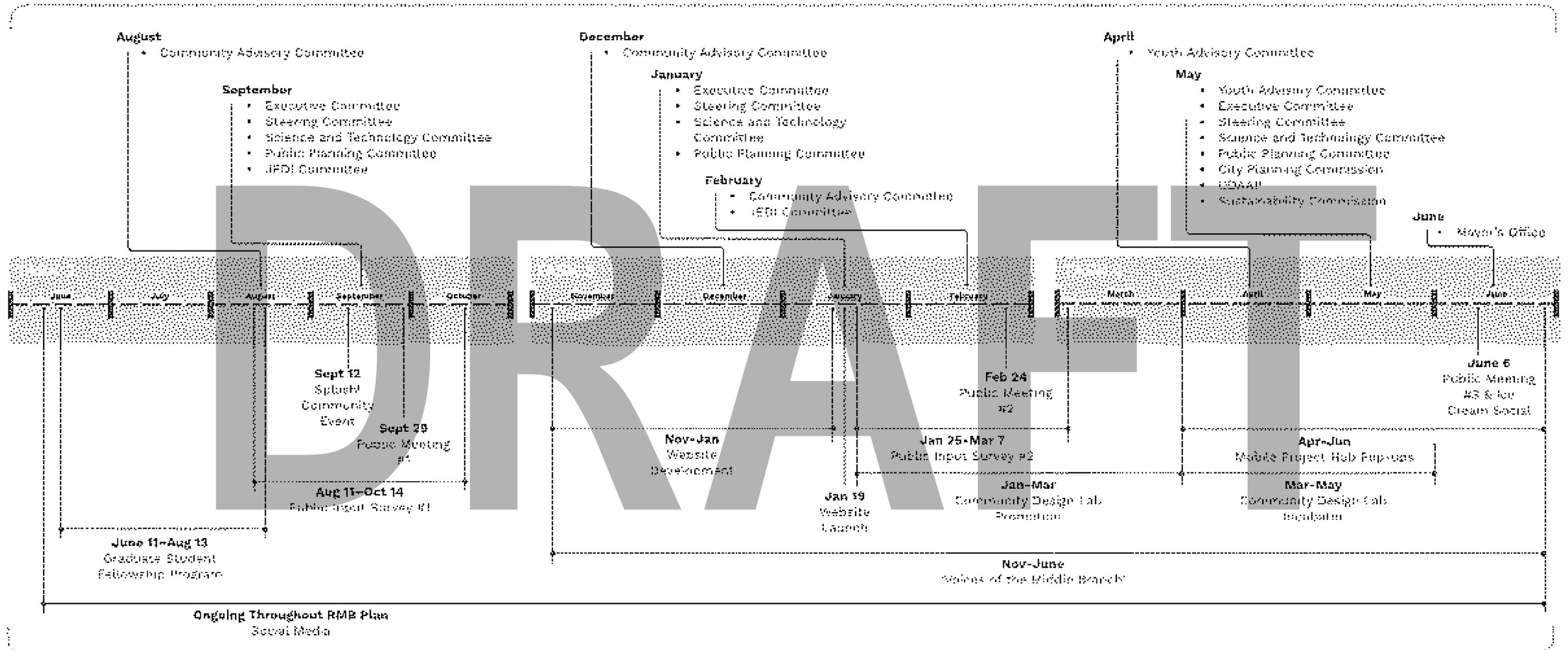
Engagement Summary



A COMMUNITY-DRIVEN PLAN

REIMAGINE MIDDLE BRANCH

RMB COMMITTEES, CITY COMMISSIONS & CITY LEADERSHIP OUTREACH



PUBLIC OUTREACH & EQUITY INITIATIVES

Meetings & Events Attended
Community Meetings

- Action Baybrook
- Baltimore American Indian Center
- Barre Circle Community Association
- Baybrook Coordination Collaborative
- Carroll-Camden Business Association
- Cherry Hill Community Coalition
- Cherry Hill Community Development Corporation
- Cherry Hill Strong
- Citizens of Pigtown
- Concerned Citizens for a Better Brooklyn
- Curtis Bay Community Association
- Federal Hill Main Street
- Federal Hill Neighborhood Association

- Federal Hill South Neighborhood Association
- Friends of Carroll Park
- Greater Baybrook Alliance
- Harbor West Collaborative
- Lakeland Community Association
- Locust Point Civic Association
- Mount Winans Community Association
- Native American LifeLines
- Otterbein Neighborhood Association
- Pigtown Main Street
- Ridgely's Delight Neighborhood Association
- Riverside Neighborhood Association
- SB7 Coalition
- Sharp Leadenhall Community Association
- South Baltimore Neighborhood Association
- South Baltimore Partnership
- Saint Paul Neighborhood Association
- Westport Community Economic Development Corporation
- Westport Neighborhood Association

Mobile Project Hub Pop-ups at Community Events

- AFRAM
- Baltimore Museum of Industry Farmers Market
- Cyclovia

- Digital Harbor High School Spring Fling
- Housing Authority of Baltimore City Resource Fair

Advisory Groups

- Planning Commission
- Urban Design and Architecture Advisory Panel

Meetings & Events Hosted

Reimagine Middle Branch Public Meetings

- See previous spread for details

Stakeholder Committee Workshops

- See previous spread for details

Splash! A Community Event on the Water

Baltimore City Agencies

- Baltimore Gas & Electric
- Department of Planning
- Department of Public Works
- Department of Recreation & Parks
- Department of Transportation
- Housing Authority of Baltimore City
- Mayor's Office

Maryland State Agencies and Advisory Groups

- Joint Evaluation Committee
- Maryland Commission on Indian Affairs

Partner Meeting: Ridgely's Cove

- Baltimore Development Corporation
- Baltimore Gas & Electric
- Casino Entertainment District
- Department of Planning
- Department of Recreation & Parks
- Department of Transportation
- The Nature Conservancy
- Stonewall Capital

Partner Meeting: Loop Trail

- Department of Planning
- Department of Recreation & Parks
- Department of Transportation
- Greater Baybrook Alliance
- Rails to Trails Conservancy
- South Baltimore Seven (SB7)
- Waterfront Partnership

Partner Meeting: Middle Branch Park

- Baltimore Community Rowing
- Department of Planning
- Department of Recreation & Parks
- Department of Transportation
- Fish Finders
- Middle Branch Marina
- The Nature Conservancy
- University of Maryland Center for Environmental Science
- Youth Resiliency Institute

Partner Meeting: Funding and Revenue

- Cherry Hill Development Corporation
- Harbor West Collaborative
- Pigtown Main Street
- Southwest Partnership

Interviews

Baltimore City Agencies and Advisory Groups

- Mayor's Office of Economic Development

Maryland State Agencies and Advisory Groups

- Maryland Conservation Corps
- Maryland Park Service

Community Leaders and Local Non-profits

- Black Yield Institute
- Catholic Charities
- Cherry Hill Development Corporation
- Civic Works
- Environmental Justice Journalism Initiative
- Clev8 Baltimore
- Greater Baybrook Alliance
- Harbor West Collaborative
- Lakeland Community Association
- Morgan State University
- Southwest Partnership

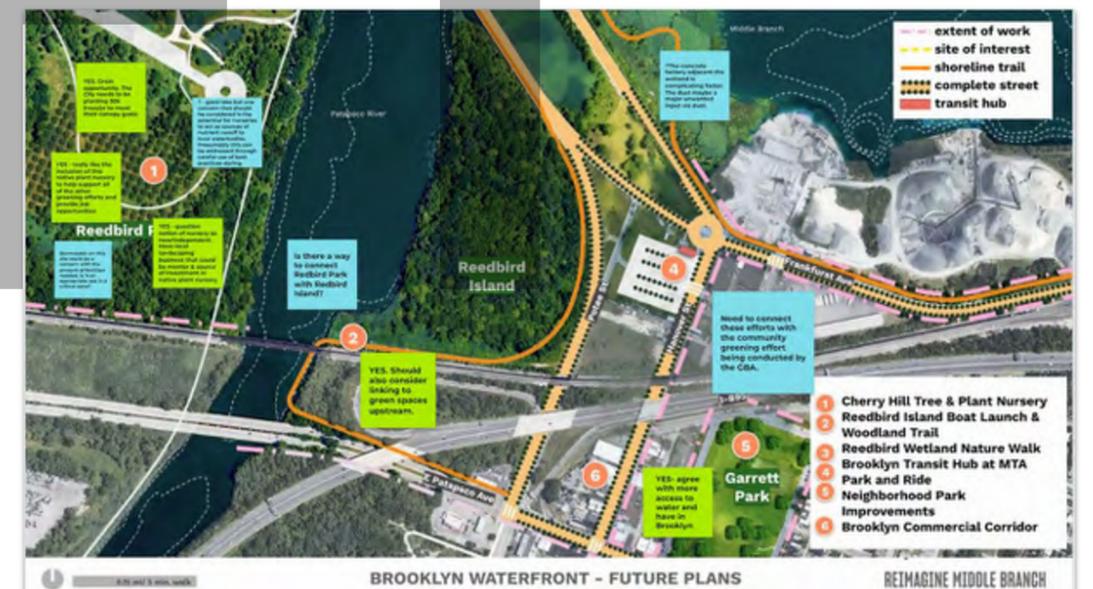
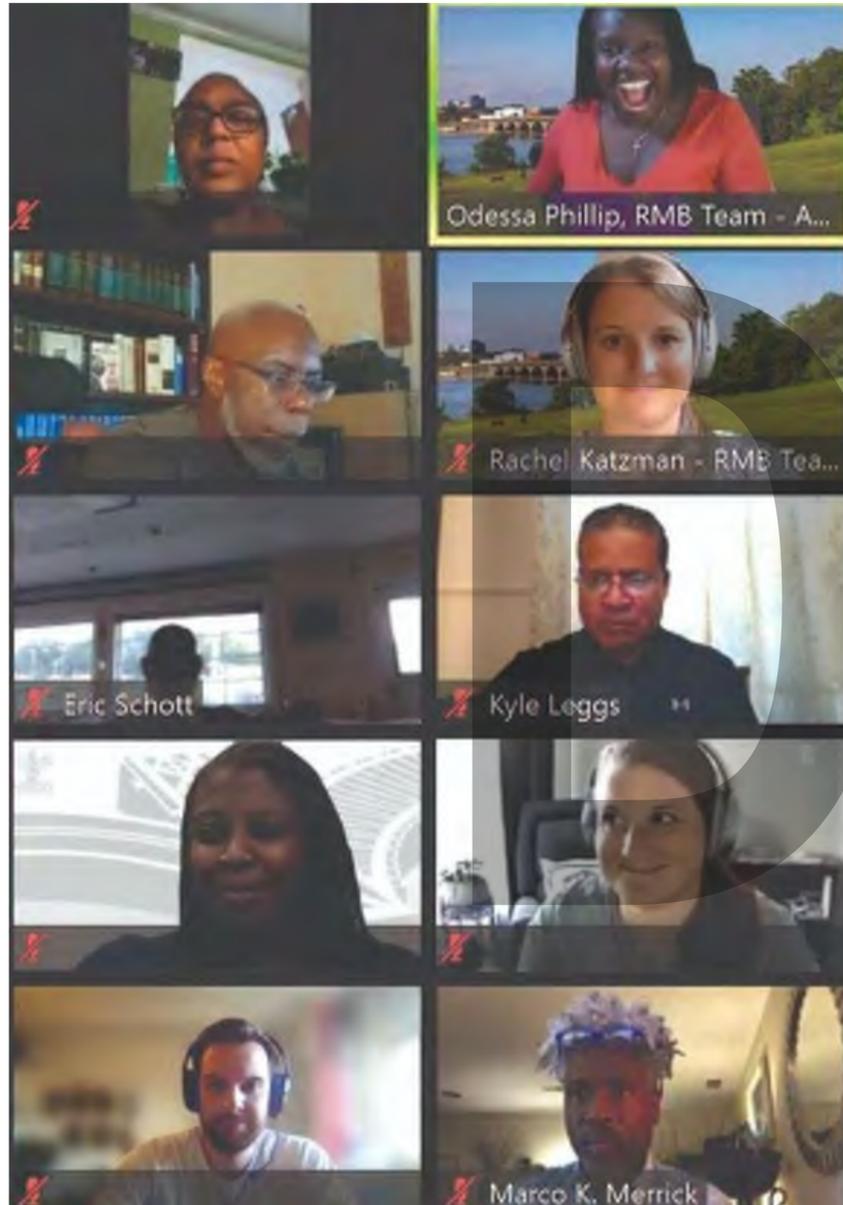
- Rails to Trails
- Waterfront Partnership
- Youth Resiliency Institute

Developers/ Property Owners

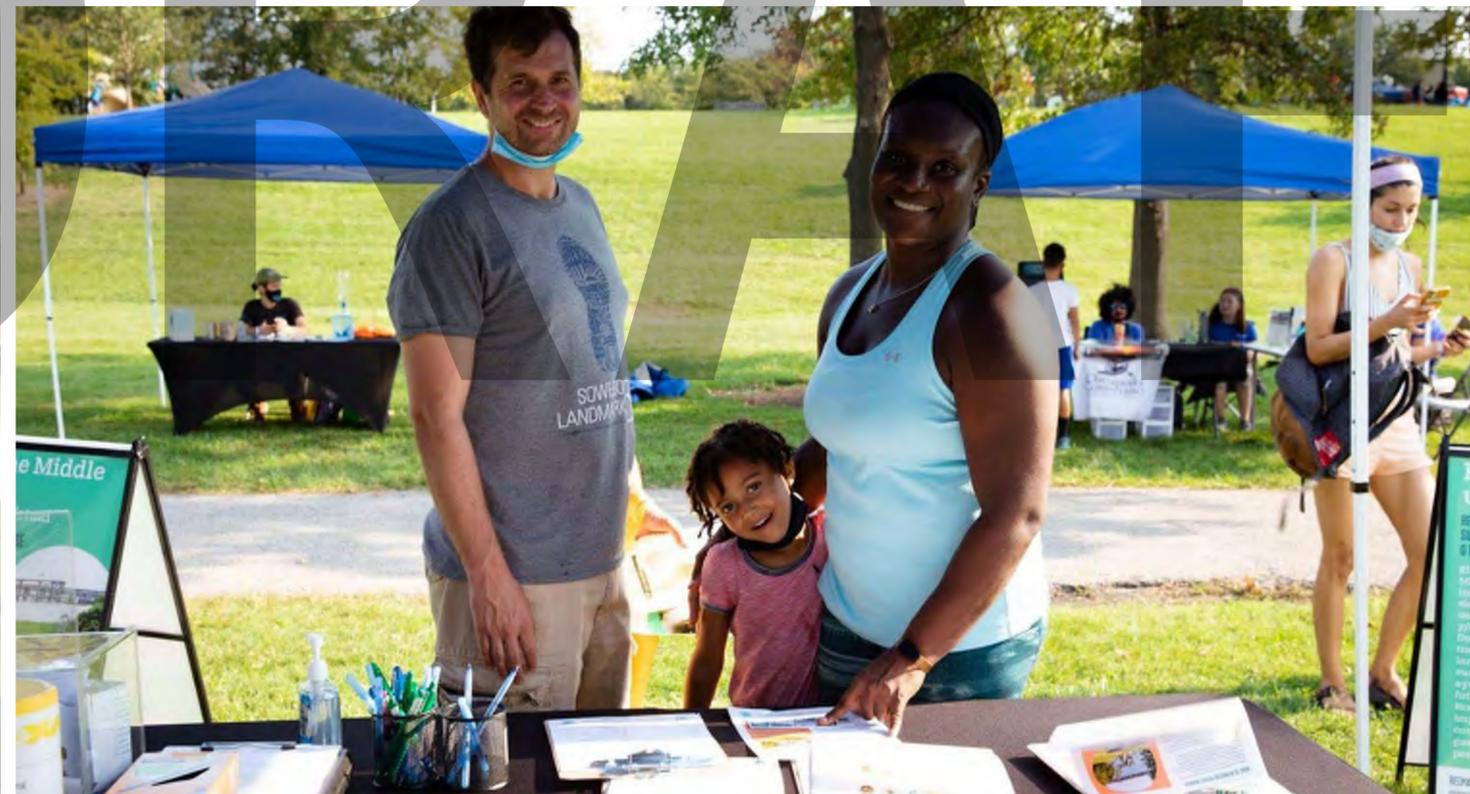
- Catholic Social Services
- LLC Consulting Group
- MedStar Harbor Hospital
- Masonville Cove Environmental Education Center
- Fort Covington
- Stonewall Capital
- Under Armour
- Weller Development

Waterfront Open Space Organizations

- Anacostia Waterfront, DC
- Bartram's Garden/ FDR Park, Philadelphia
- Delaware River Waterfront Association, Philadelphia
- Friends of Waterfront, Seattle
- Philadelphia Rebuild
- Riverlife, Pittsburgh
- Schuylkill River Development Organization, Philadelphia



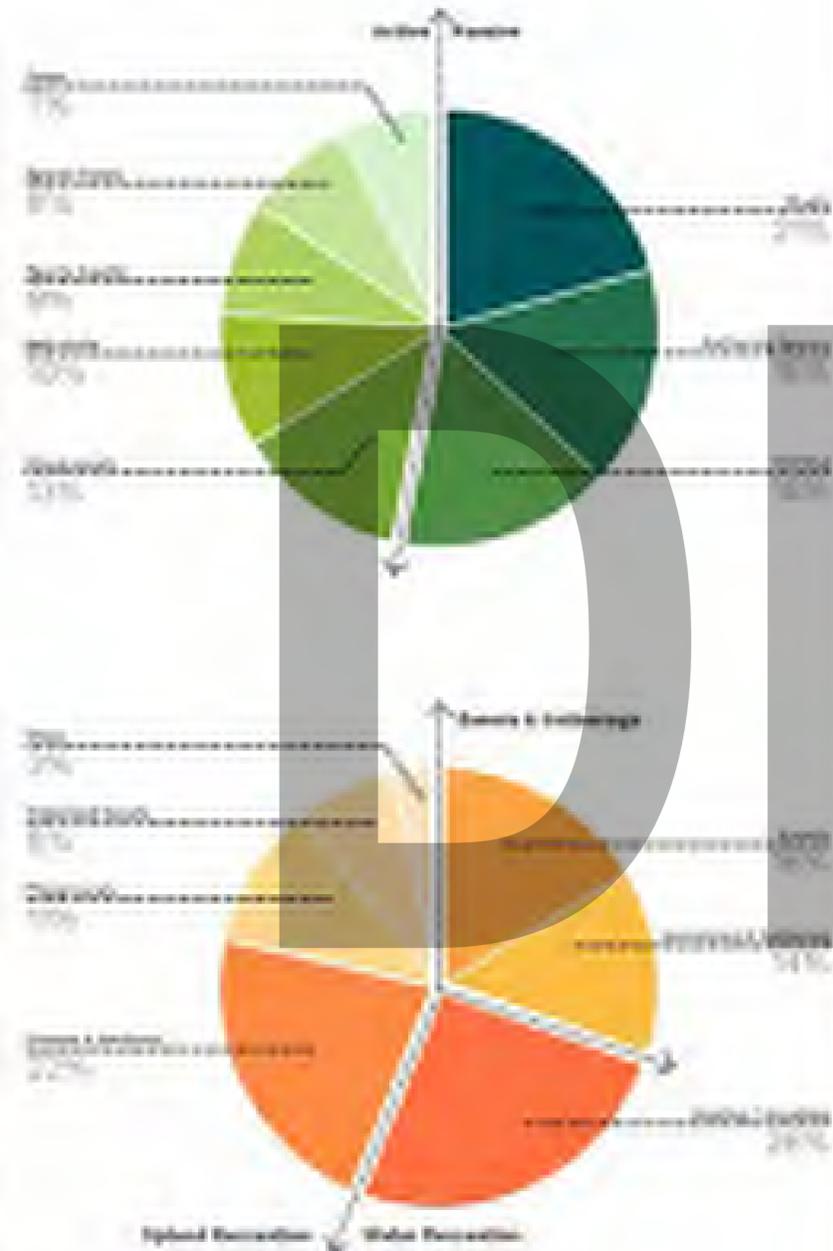
12/05/2022



IN-PERSON ENGAGEMENT

REIMAGINE MIDDLE BRANCH

Barneys



Website

REIMAGINE MIDDLE BRANCH

VISION

Reimagine Middle Branch is a community-driven initiative to reconnect South Baltimore to its shoreline.

PROJECT BACKGROUND

Within the project area are 18 neighborhoods, 30 parks, and more than 11 miles of shoreline.

Reimagine Middle Branch extends from Curtis Bay and Brooklyn in the north to Cherry Hill, Labland, Westport, Mt. Vernon, and St. Paul west of the water north to Carroll-Candor, Rigdon, East-Cross, Folger's Cottage, and the Entertainment District, and east to Shays-Leader-Hall, Otterbein, Federal Hill, Riverside, Grand Point, South Baltimore, and Port Covington.

Historically, the Middle Branch had a gradual, natural, and resilient shoreline edge typical of the Chesapeake Bay. Over time, this edge was reduced and hardened by industry and infrastructure, resulting in a shoreline that today is flat, fragmented, and impeded by USAs, highways, railways, and erosion.

Social Media

Top 3 Facebook posts (impressions)

Save the dates! Make your vote heard on Wednesday, September 28th, we are hosting a virtual public meeting to hear your input.

2729 impressions

Stay involved with Reimagine Middle Branch by attending our public meeting, join us at Middle Branch Park on Monday, June 28th.

2311 impressions

Top 3 Instagram posts (impressions)

We've had a busy week with questions about our temporary project area! We love that Middle Branch Park and Folger's!

462 impressions

We have had two great events involving you! Join our Community Design Lab + Middle Branch High School History Field Trip.

448 impressions

Top 3 LinkedIn posts (impressions)

A round of applause for our Community Design Lab + LeadU, Ouring, Winger and April Smith meeting in an auditorium.

144 impressions

We have had two great events involving you! Join our Community Design Lab + Middle Branch High School History Field Trip.

110 impressions

Public Engagement By The Numbers

- 600+ Social Media Followers
- 500+ Survey Responses
- 300+ Public Meeting Attendees
- 21 Stakeholder Workshops
- 35+ Community Meetings Attended

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Support and Confirmation

- Support for park improvements and features, all of which were developed based feedback and survey data collected during Task 3;
- Excitement about trails and complete streets connecting neighborhoods to each other and to the waterfront;
- Enthusiasm for features that celebrate African-American history, including Black Sox Park and the Heritage Trail.

Questions and Outstanding Issues

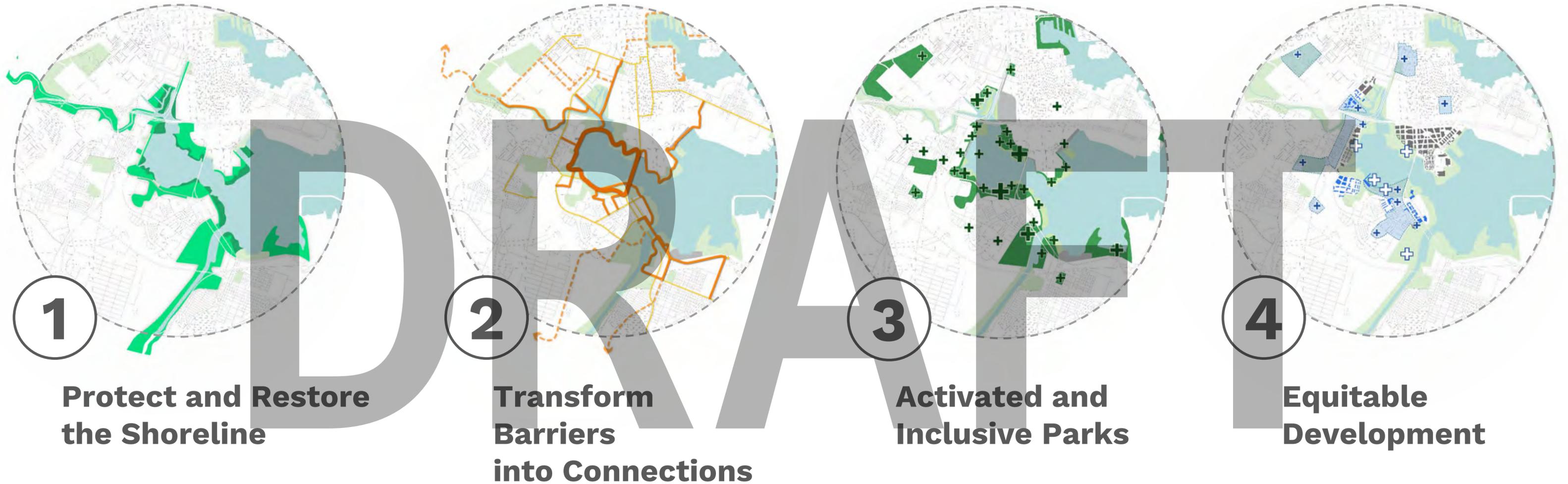
- Topics concerning environmental justice: Water quality, air pollution, and resiliency;
- Displacement of existing communities;
- Details and specifics for economic development initiatives;
- Implementation: how will the work be phased, paid for, and maintained.

Design Vision

12/05/2022

**PLACED-BASED
TRANSFORMATIONS
FOR SOUTH
BALTIMORE**





REIMAGINE MIDDLE BRANCH

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-  Middle Branch Loop Trail
-  Neighborhood Connectors
-  Complete Streets
-  Water Trails
-  Water Access Stops
-  African American Heritage Site
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-  9 East-West Bridge Landing
-  10 Ridgely's Cove Boardwalk

 .25 mile



12/05/2022

PROTECT AND RESTORE THE SHORELINE

REIMAGINE MIDDLE BRANCH

12/05/2022

KEY STRATEGIES

“Living shorelines” that add beauty and habitat and resist erosion

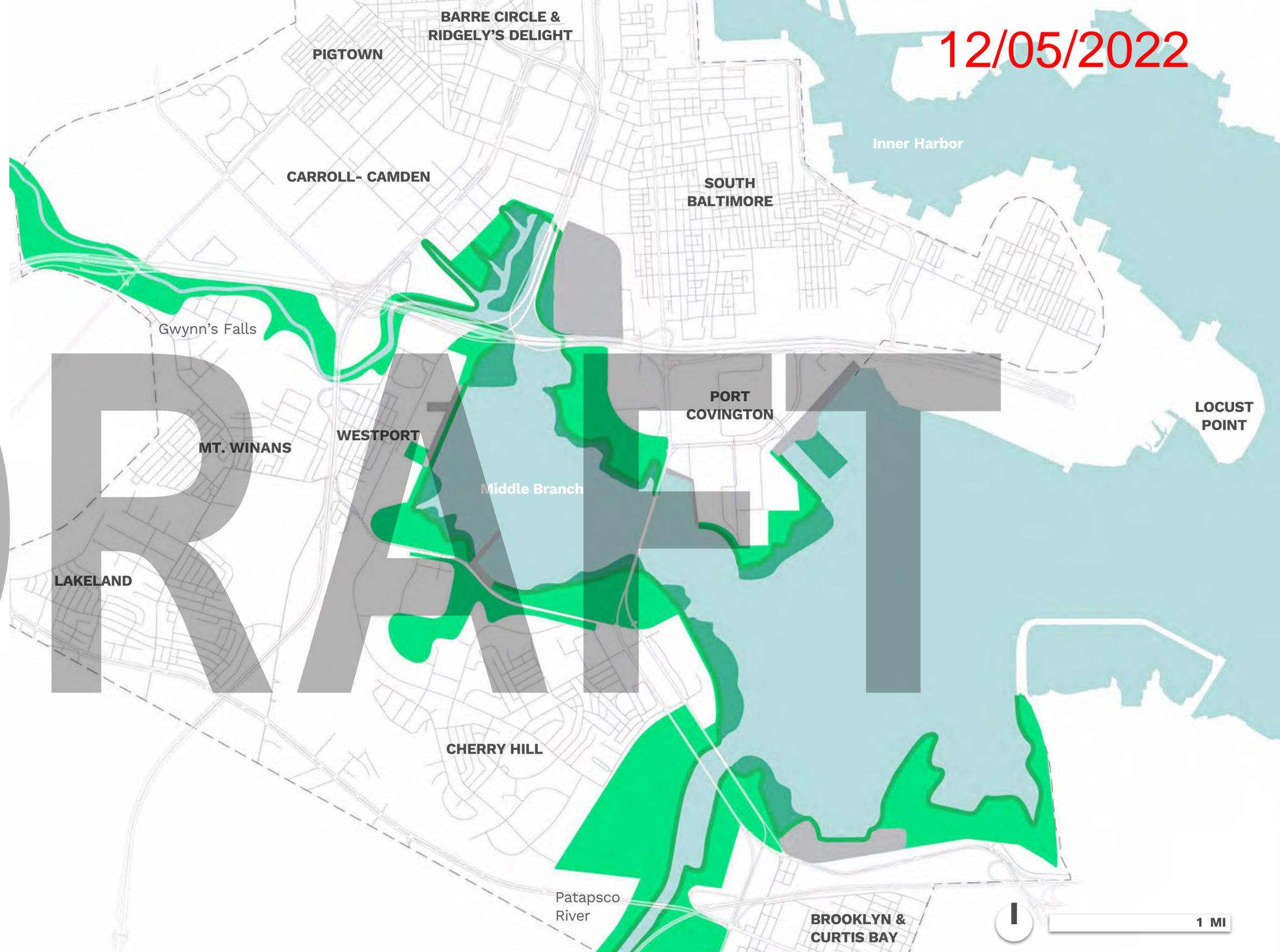
“Green infrastructure” techniques that divert run-off and trash from entering the water

Supporting and expanding environmental education and “citizen science” programs

Incorporating safe reuse of dredge material to build marshes and other new landscapes

DRAP

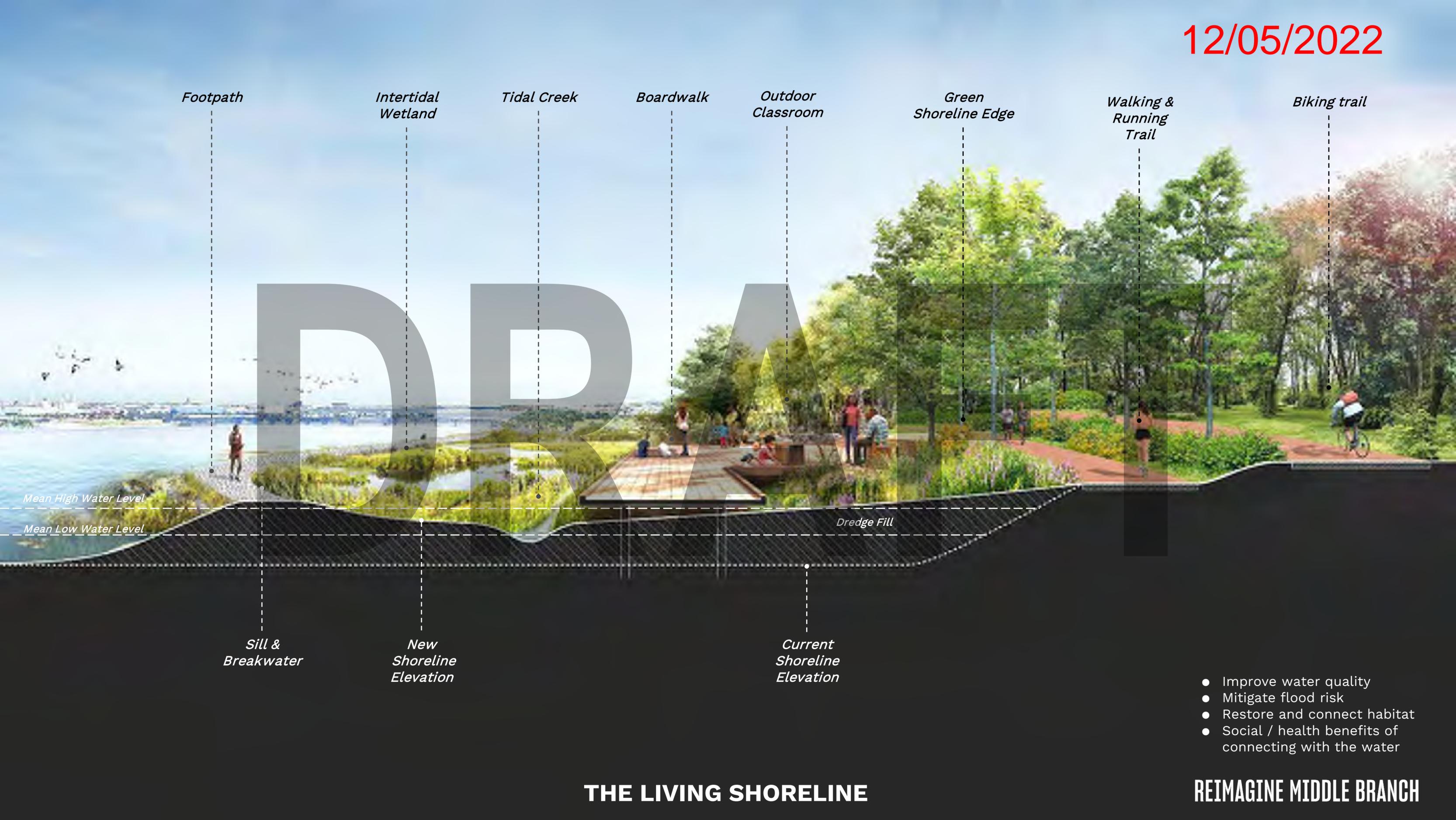
-  Waterfront Parks
-  Living Shoreline
-  Wetlands



PROTECT AND RESTORE THE SHORELINE

REIMAGINE MIDDLE BRANCH

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Footpath

Intertidal Wetland

Tidal Creek

Boardwalk

Outdoor Classroom

Green Shoreline Edge

Walking & Running Trail

Biking trail

DRPA

Mean High Water Level

Mean Low Water Level

Dredge Fill

Sill & Breakwater

New Shoreline Elevation

Current Shoreline Elevation

- Improve water quality
- Mitigate flood risk
- Restore and connect habitat
- Social / health benefits of connecting with the water

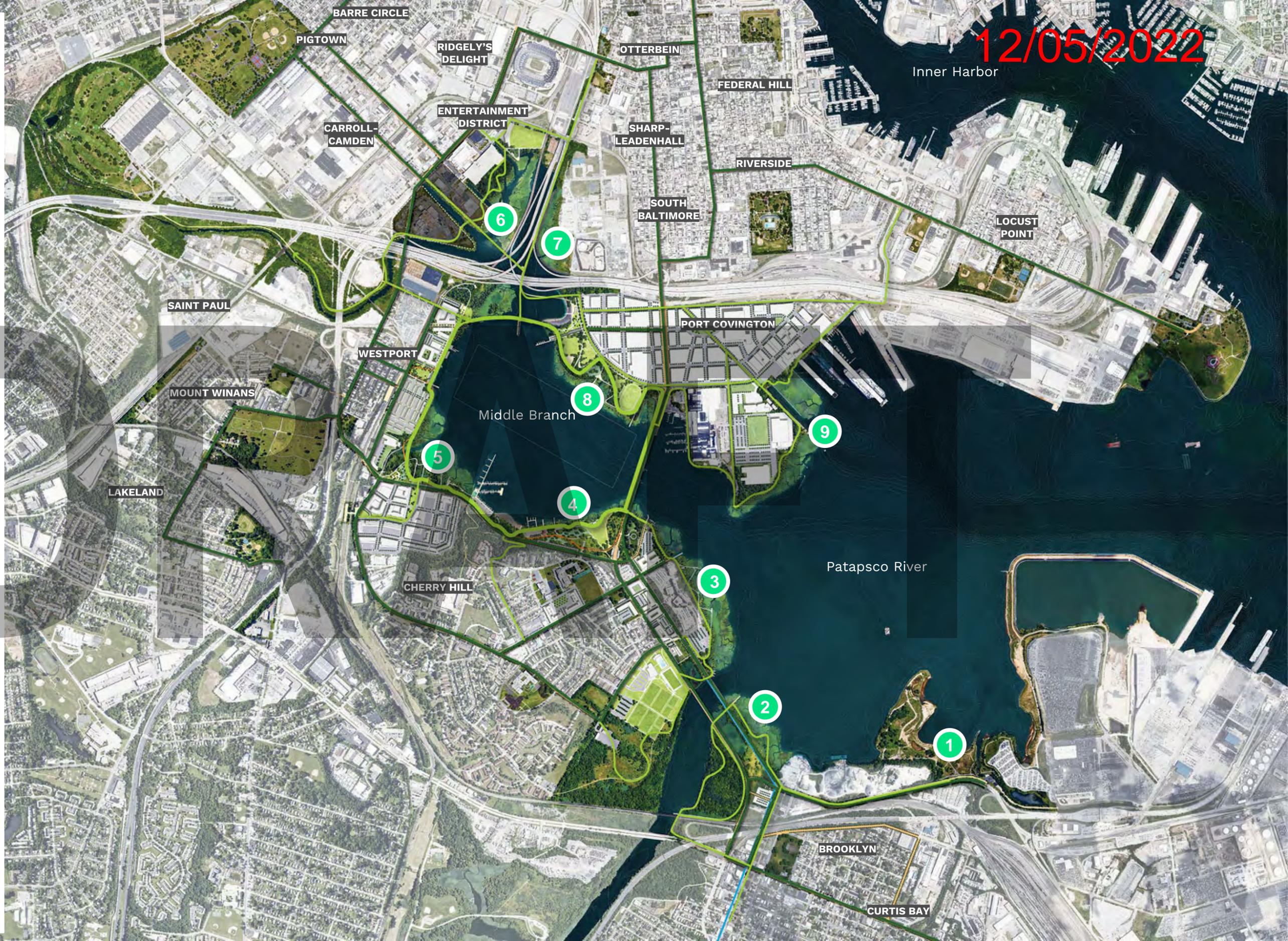
THE LIVING SHORELINE

REIMAGINE MIDDLE BRANCH

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LIVING SHORELINE PROJECTS

- 1 Masonville Cove
- 2 Reedbird Island 'Site 5a'
- 3 MedStar Harbor Hospital
- 4 Middle Branch Park
- 5 Smith Cove
- 6 Ridgely's Cove
- 7 BGE Spring Garden
- 8 West Covington Park
- 9 Port Covington
- Trails
- Complete Streets



REIMAGINE MIDDLE BRANCH

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SMITH COVE MARSH AND FISHING PIER

REIMAGINE MIDDLE BRANCH

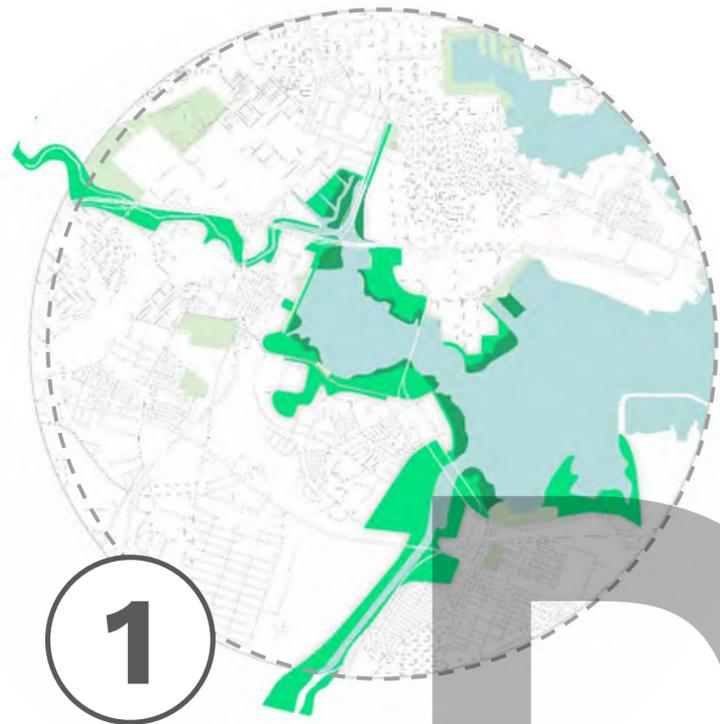
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BOARDWALKS OVER RIDGELY'S COVE

REIMAGINE MIDDLE BRANCH



1

Protect and Restore the Shoreline

PLAN RECOMMENDATIONS

1.1	Work with the Maryland Port Administration to utilize tested, underwater material dredged from the Port’s shipping channel to create living shorelines through “beneficial use and innovative reuse of dredged material.”
1.2	Phase placement of dredge material, planned in coordination with the overall project timeline and availability of material from the Port.
1.3	Utilize a range of strategies to create living shoreline zones that respond to site conditions and uses, such as marsh, sandy beach, and rocky edges.
1.4	Implement water quality testing and improvements in concert with the living shoreline, including green infrastructure for stormwater management facilities, trash collectors, and upland forest buffers.
1.5	Expand upland habitat areas around the Middle Branch by converting spaces within parks from large expanses of turf grass to a mix of forest and meadow plantings that frame lawns for views and gatherings.
1.6	Develop multiple messaging platforms that share information about Middle Branch’s water quality and can reach diverse audiences, public awareness and inspire community engagement and stewardship.
1.7	Encourage the regional scientific community to use Middle Branch as a case study for education and research. Early restoration sites present opportunities to conduct long-term evaluations and develop best practices.

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TRANSFORM BARRIERS INTO CONNECTIONS

KEY STRATEGIES

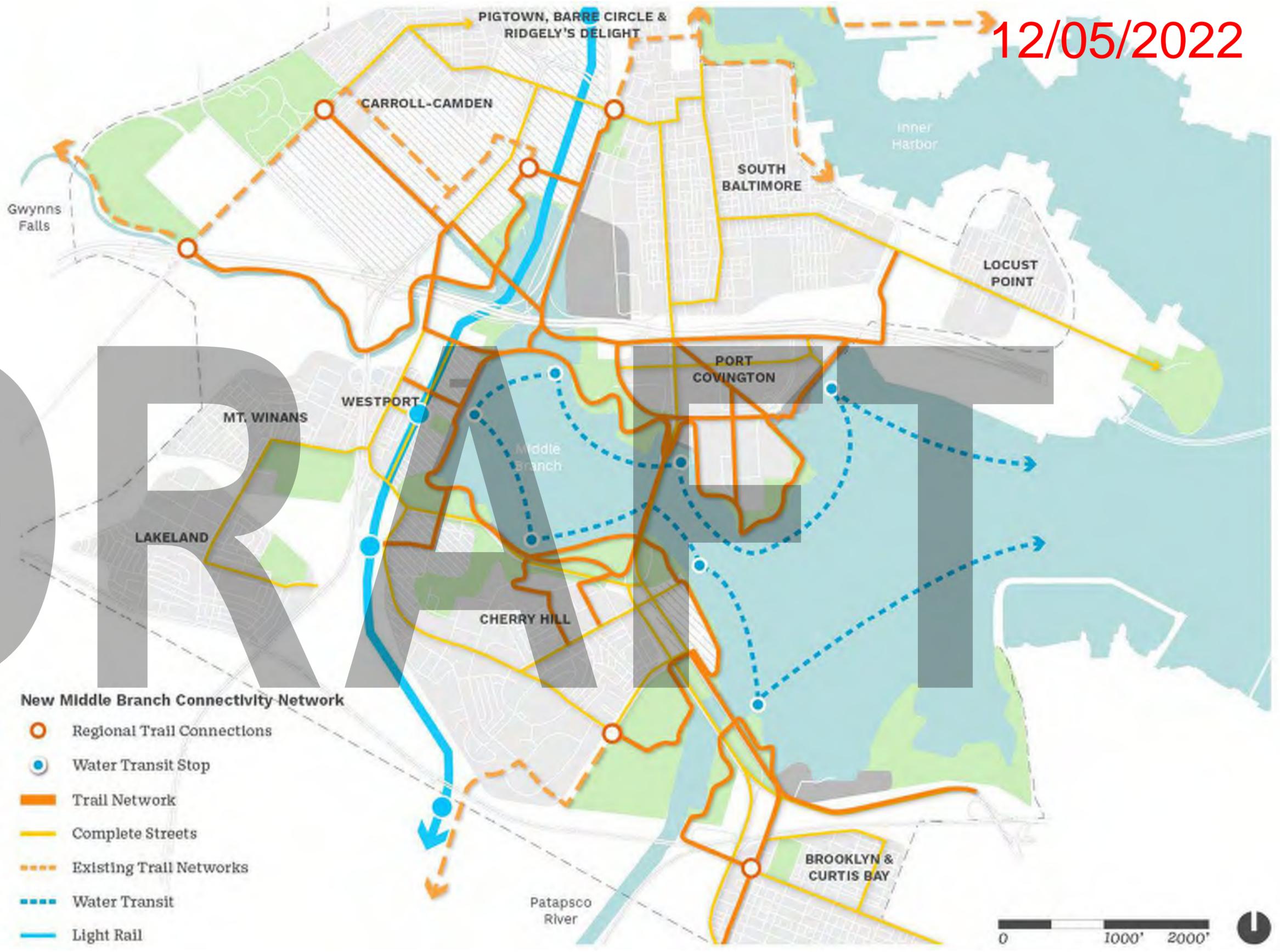
A Shoreline Trail with a central 3-mile "Loop Trail" around the water

A new East-West Pedestrian Bridge between Westport and Port Covington

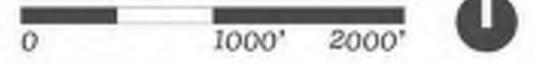
Complete Streets corridors that connect neighborhoods and parks to the water, transit, and goods and services

Improving truck freight routes from Frankurst Ave. to Route 2 and I-95

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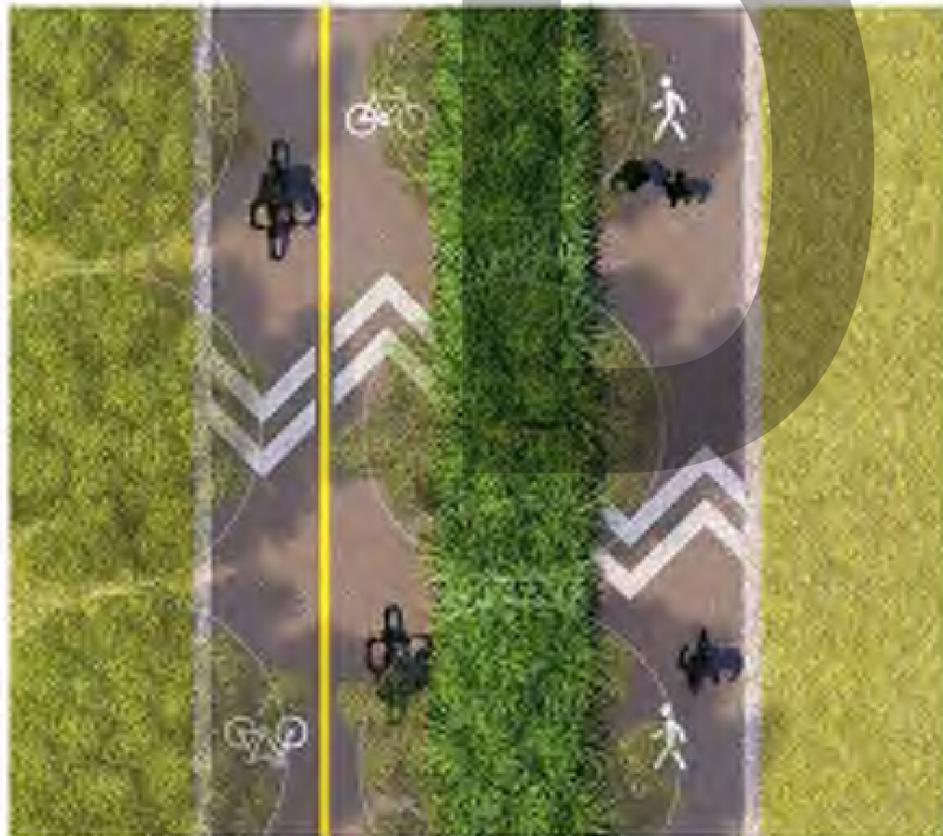
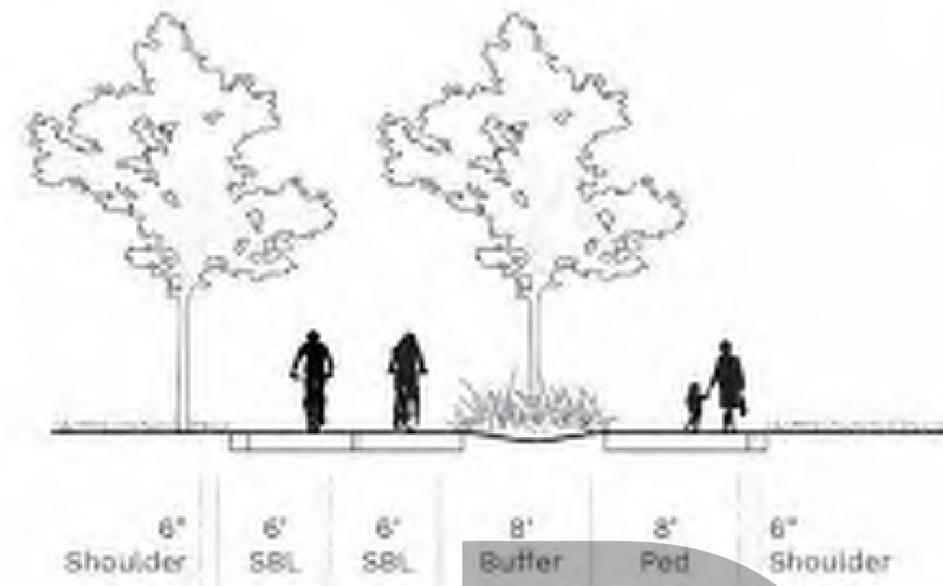
- New Middle Branch Connectivity Network**
- Regional Trail Connections
 - Water Transit Stop
 - Trail Network
 - Complete Streets
 - - - Existing Trail Networks
 - ⋯ Water Transit
 - Light Rail



TRANSFORM BARRIERS INTO CONNECTIONS

REIMAGINE MIDDLE BRANCH

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THE MIDDLE BRANCH LOOP TRAIL

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**DRAFT VIEW*

EAST-WEST BRIDGE LOOKING WEST

REIMAGINE MIDDLE BRANCH

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This design is based on a 2018 traffic and engineering study, with expanded pedestrian and bike facilities moved to one side of bridge to improve safety.

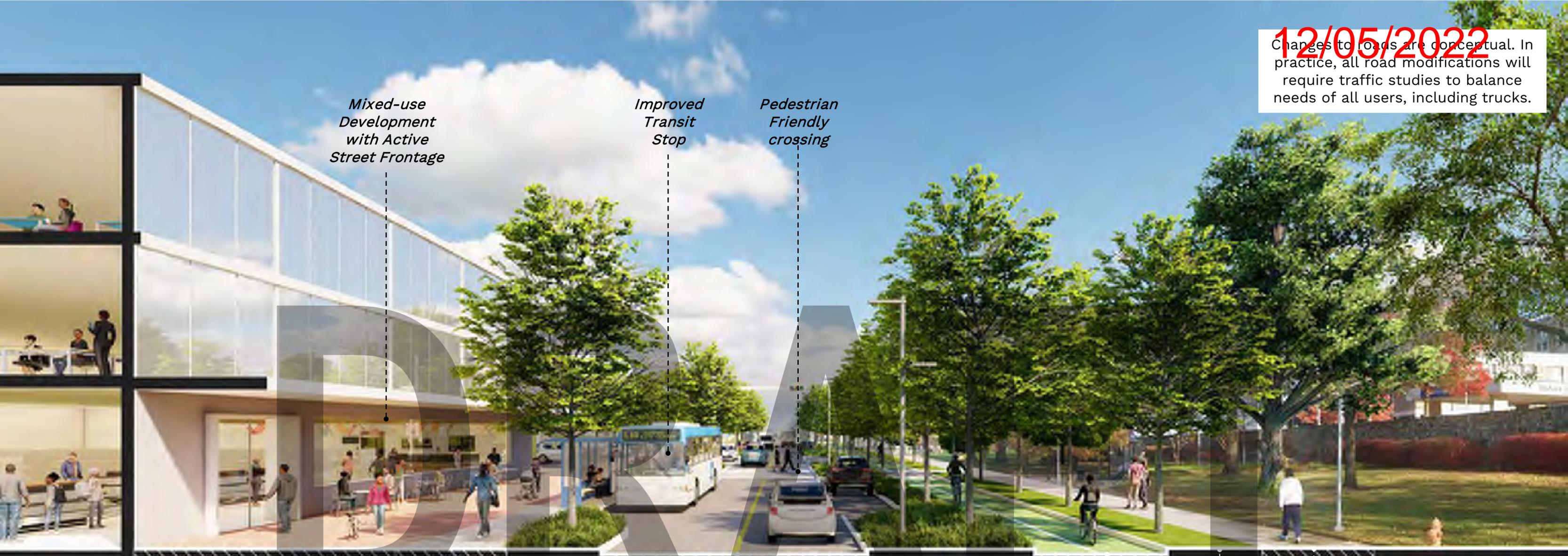
Changes to roads are conceptual. In practice, all road modifications will require traffic studies to balance needs of all users, including trucks.



VIETNAM VETERANS MEMORIAL BRIDGE

REIMAGINE MIDDLE BRANCH

12/05/2022
Changes to roads are conceptual. In practice, all road modifications will require traffic studies to balance needs of all users, including trucks.



*Mixed-use
Development
with Active
Street Frontage*

*Improved
Transit
Stop*

*Pedestrian
Friendly
crossing*

*Building
Frontage
Area*

Sidewalk

*Street Trees &
Green Stormwater
Management*

*2-Way
Traffic*

*Street Trees &
Green Stormwater
Management*

*Protected
Bike Lanes*

*Street
Trees*

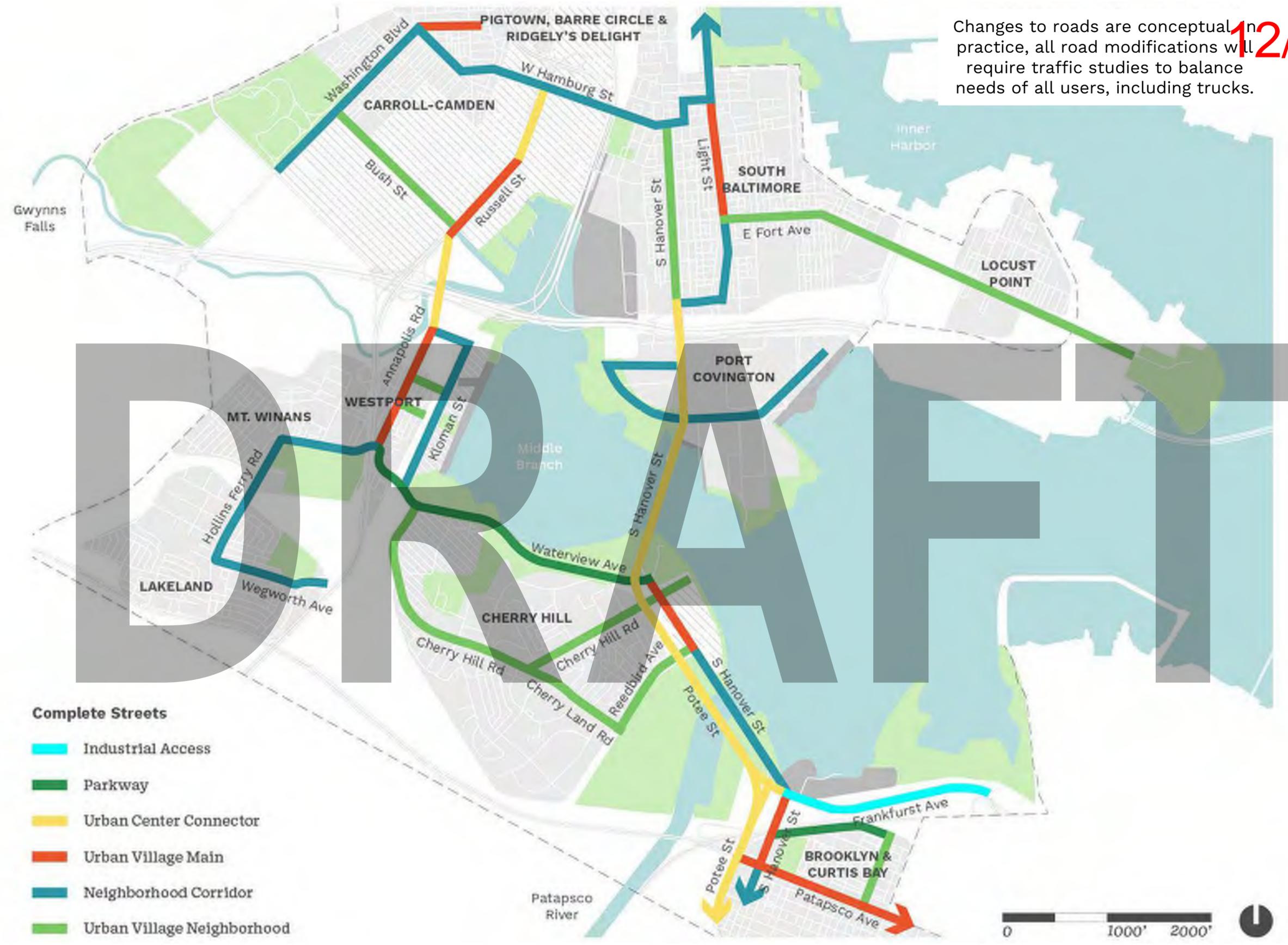
Sidewalk

COMPLETE STREETS THAT INCLUDE ALL USERS

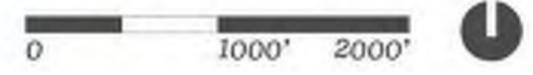
REIMAGINE MIDDLE BRANCH

12/05/2022

Changes to roads are conceptual in practice, all road modifications will require traffic studies to balance needs of all users, including trucks.



- Complete Streets**
- █ Industrial Access
 - █ Parkway
 - █ Urban Center Connector
 - █ Urban Village Main
 - █ Neighborhood Corridor
 - █ Urban Village Neighborhood

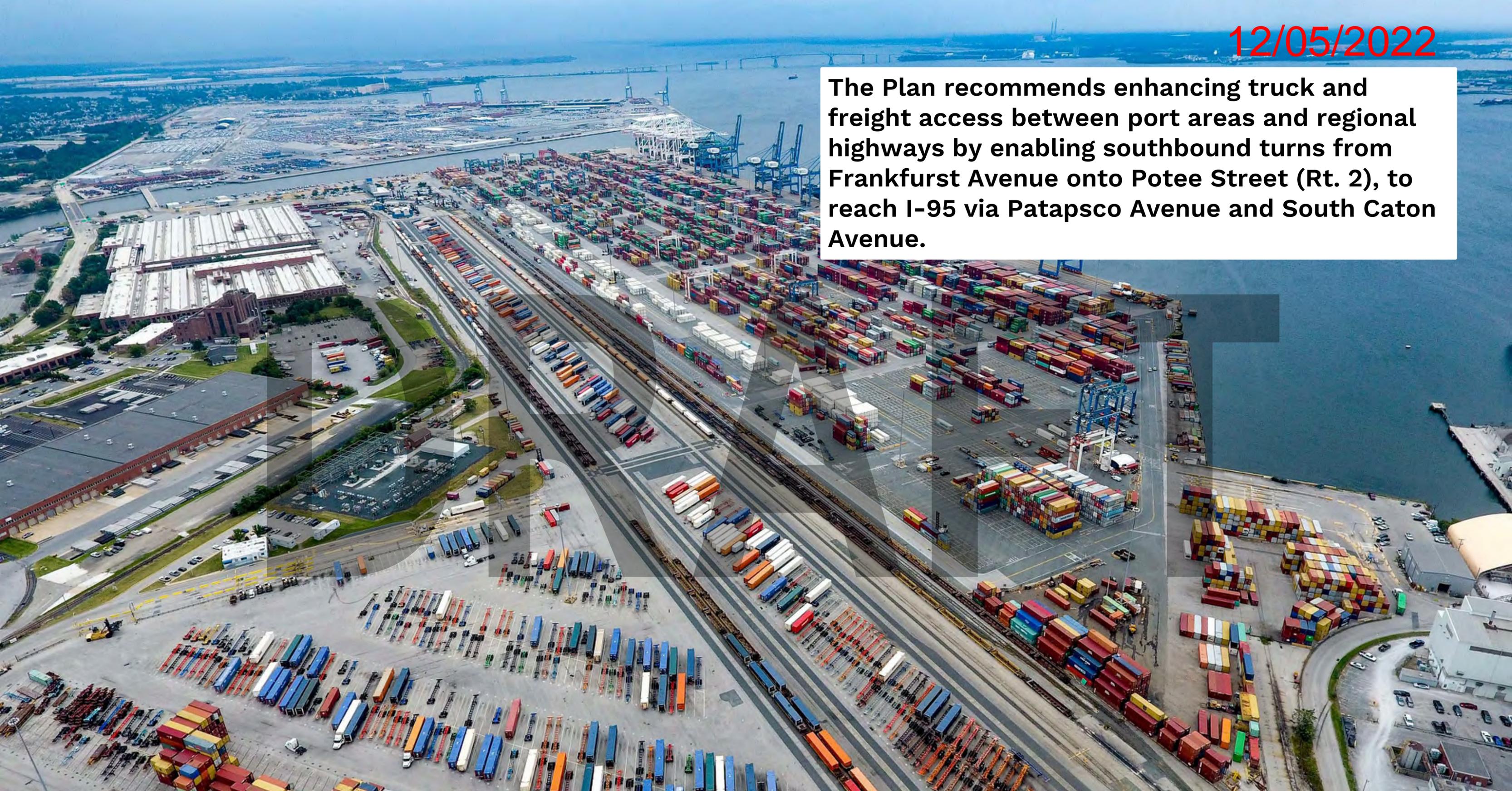


MIDDLE BRANCH COMPLETE STREETS

REIMAGINE MIDDLE BRANCH

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The Plan recommends enhancing truck and freight access between port areas and regional highways by enabling southbound turns from Frankfurst Avenue onto Potee Street (Rt. 2), to reach I-95 via Patapsco Avenue and South Caton Avenue.



IMPROVED ACCESS TO INDUSTRY

REIMAGINE MIDDLE BRANCH



2

**Transform
Barriers
into Connections**

PLAN RECOMMENDATIONS	
2.1	Create a 3-mile "Loop Trail" as a separated-use facility with generous lanes for both bikes and pedestrians, which encircles the Middle Branch and creates high-quality connectivity and recreation opportunities.
2.2	Construct a new East-West Pedestrian Bridge south of I-95 that closes the "Loop" and connects Westport with Port Covington.
2.3	Create a continuous Shoreline Trail for public access along 11 miles of shoreline from Port Covington and Locust Point to Brooklyn and Masonville Cove, connecting to multi-use Neighborhood Connectors that extend from the central Middle Branch Loop Trail to neighborhoods and regional trails.
2.4	Create Neighborhood Connector trails linking the Middle Branch Loop Trail and Shoreline Trail to neighborhood parks and regional trails.
2.5	Prioritize Complete Streets improvements to increase connectivity in neighborhoods and between neighborhoods and the waterfront.
2.6	Undertake multi-modal improvements on Vietnam Veterans Memorial Bridge by reducing vehicle traffic to 4 lanes and grouping 2-way bicycle and pedestrian lanes in a protected zone on western edge of the bridge.
2.7	Conduct a thorough engineering study to evaluate options for redesigning Hanover-Potee Street corridor, including the Vietnam Veterans Memorial Bridge, with the goal of rationalizing through-traffic and improving safety and access for pedestrians and local traffic.
2.8	Implement "quick-build" projects to establish an Interim Loop Trail around the Middle Branch while planning for longer-term changes.
2.9	Enhance truck freight access between port areas and regional highways by enabling southbound turn from Frankfurst Avenue onto Potee Street (Rt. 2), to reach I-95 via Patapsco Avenue and South Caton Avenue.

12/05/2022

ACTIVATED AND INCLUSIVE PARKS

12/05/2022

KEY STRATEGIES

Coordinating capital projects and programming across the park-shed

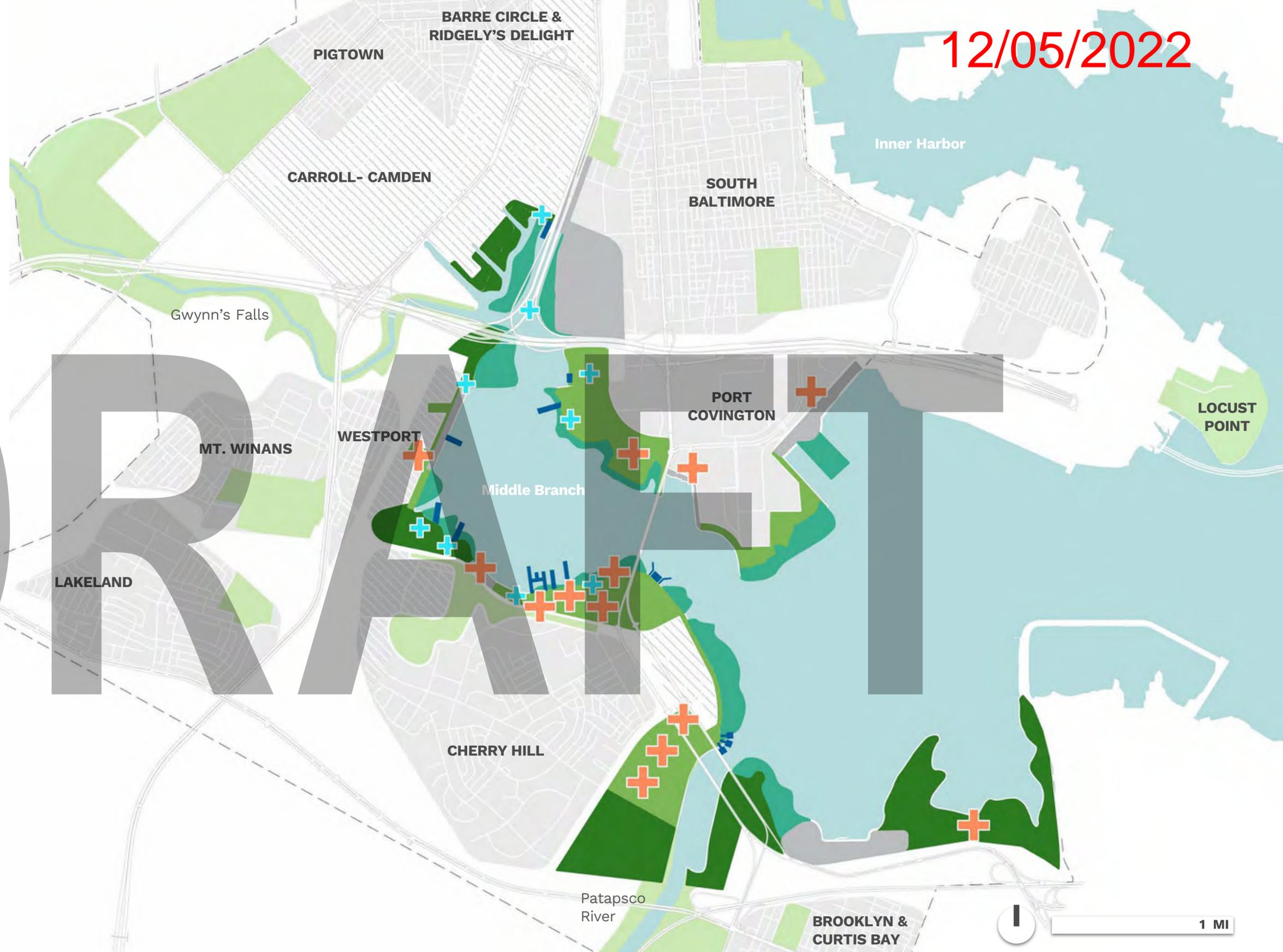
Linking shoreline parks and open spaces, and creating connections to neighborhood parks

Creating waterfront anchors that draw diverse uses and support operating costs

Expanding canoe/kayak and rowing programs with new boat houses, piers and landings

DRAMA

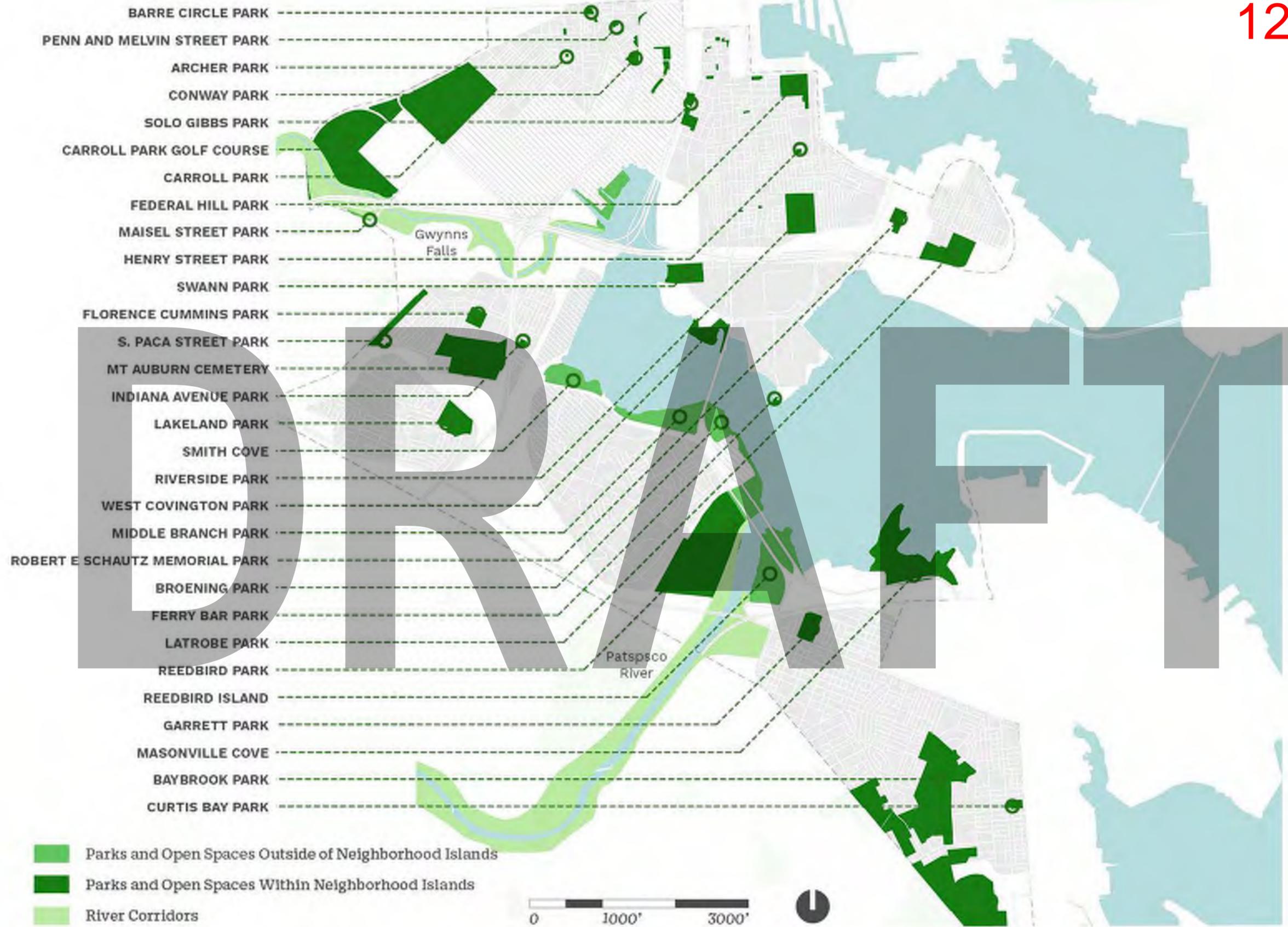
-  Large-scale Park Anchors
-  Small-scale Structures
-  Waterfront Parks - Passive
-  Waterfront Parks - Active
-  Wetlands
-  Piers



ACTIVATED AND INCLUSIVE PARKS

REIMAGINE MIDDLE BRANCH

12/05/2022



MIDDLE BRANCH "PARK-SHED"

REIMAGINE MIDDLE BRANCH



12/05/2022

“PARK-SHED” FILLED WITH QUALITY-OF-LIFE AMENITIES

REIMAGINE MIDDLE BRANCH

12/05/2022

WATERFRONT PARKS AND OPEN SPACES

- 1 Ridgely's Cove
 - 2 Black Sox Park
 - 3 Westport Waterfront Park
 - 4 West Covington Park
 - 5 Smith Cove
 - 6 Middle Branch Park
 - 7 Reedbird Park
 - 8 Reedbird Island
 - 9 Masonville Cove
 - 10 Port Covington Waterfront
- Trails
- Complete Streets



REIMAGINE MIDDLE BRANCH

12/05/2022



SEAMON AVE ENTRY

REIMAGINE MIDDLE BRANCH

12/05/2022

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EVENT LAWN & PERFORMANCE STAGE

REIMAGINE MIDDLE BRANCH

12/05/2022



EVENT PAVILION

REIMAGINE MIDDLE BRANCH

12/05/2022



HILLTOP PLAYGROUND IN MIDDLE BRANCH PARK

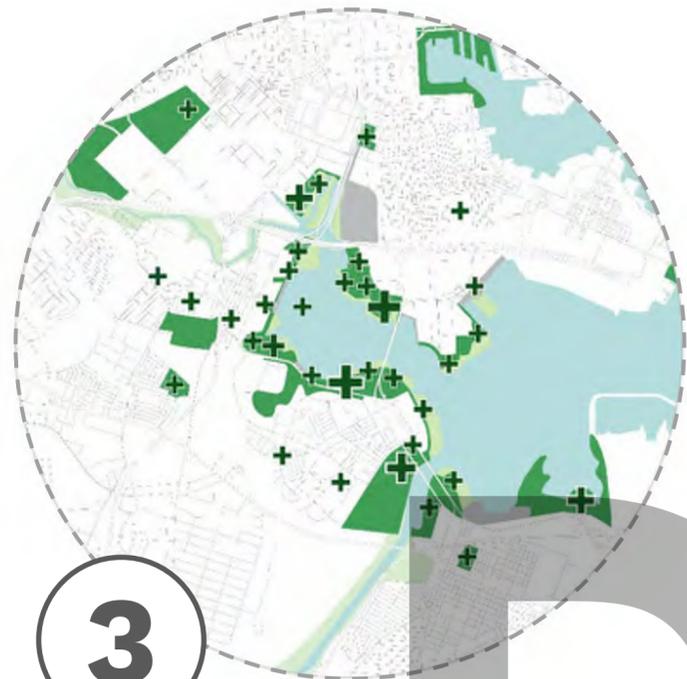
REIMAGINE MIDDLE BRANCH

12/05/2022



NEW BOATHOUSE AND BEACH

REIMAGINE MIDDLE BRANCH



3

Activated and Inclusive Parks

PLAN RECOMMENDATIONS	
3.1	Coordinate planning and implementation of capital projects and programming across the park-shed.
3.2	Connect existing waterfront parks with proposed new parks, new developments, and natural areas, and unifying these parks and open spaces into an accessible and active waterfront for all.
3.3	Create new waterfront anchors, which provide major amenities and create destinations in waterfront parks.
3.4	Reshape and reorient the Middle Branch Park lawn with views across the water and sightlines to downtown and the addition of a performance stage for hosting festivals and other events.
3.6	Create a covered, open-air event pavilion be situated near the event lawn in Middle Branch Park.
3.5	Building a new, expanded boathouse that accommodates future growth in BCRP's boating programs and Baltimore Community Rowing.
3.7	Transform the existing boathouse into a concession and event space.
3.8	Improve existing piers, add new piers, and diversify ways to access the water with new beaches and boat launches, all in support of increased access to water-based recreation and educational programming.
3.9	Curate and produce a steady and reliable series of culturally relevant programming opportunities in different seasons of the year.
3.10	Develop Splash!, a waterfront event produced for engagement during the planning process, from a one-time event into an annually recurring program.
3.11	Establish a new waterfront park along the Westport waterfront, along with a memorial for the Baltimore Black Sox and other South Baltimore sports legends.

12/05/2022

SAL & SONS
RESTAURANT

EQUITABLE DEVELOPMENT



KEY STRATEGIES

Sustaining and expanding investments in youth, workforce development, small businesses, and CDC capacity-building

Assembling capital for equitable investment in housing and mixed-use development

Establishing an African American heritage district rooted in historical commemoration AND current cultural expression

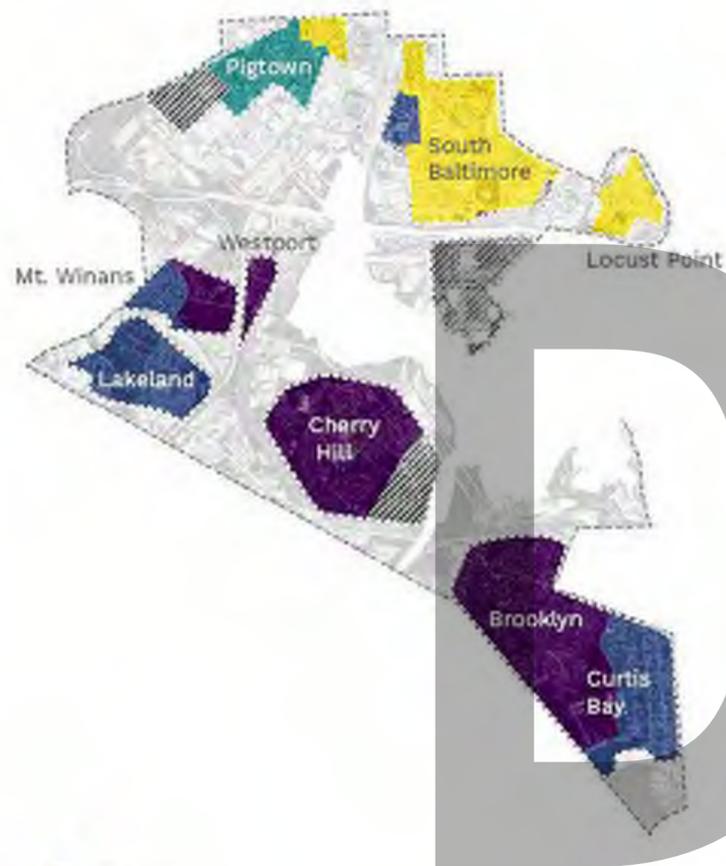
Support for “green” social venture enterprises and new business start-ups



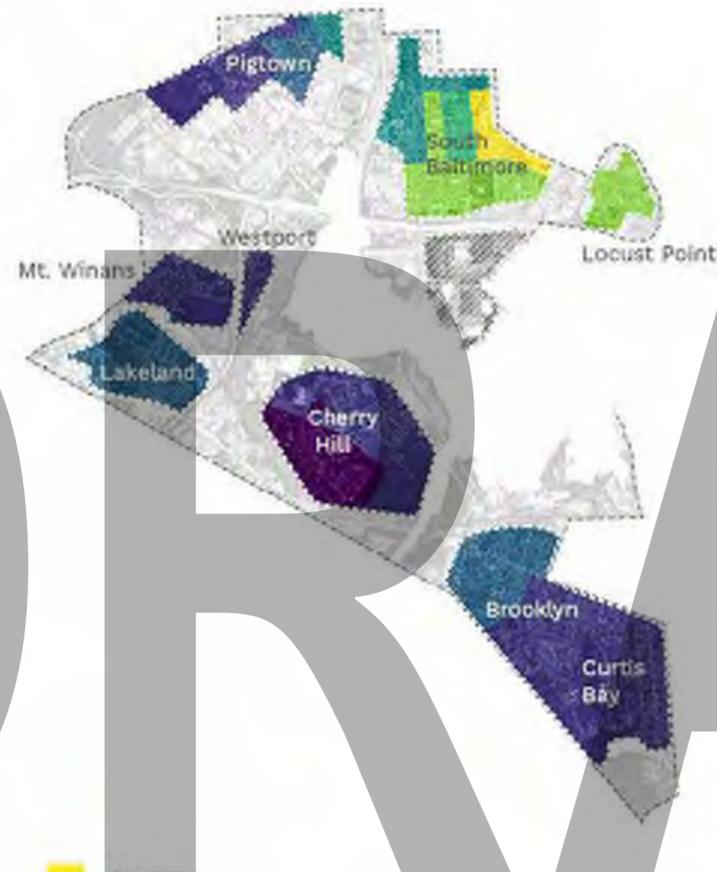
EQUITABLE DEVELOPMENT ACROSS SOUTH BALTIMORE

REIMAGINE MIDDLE BRANCH

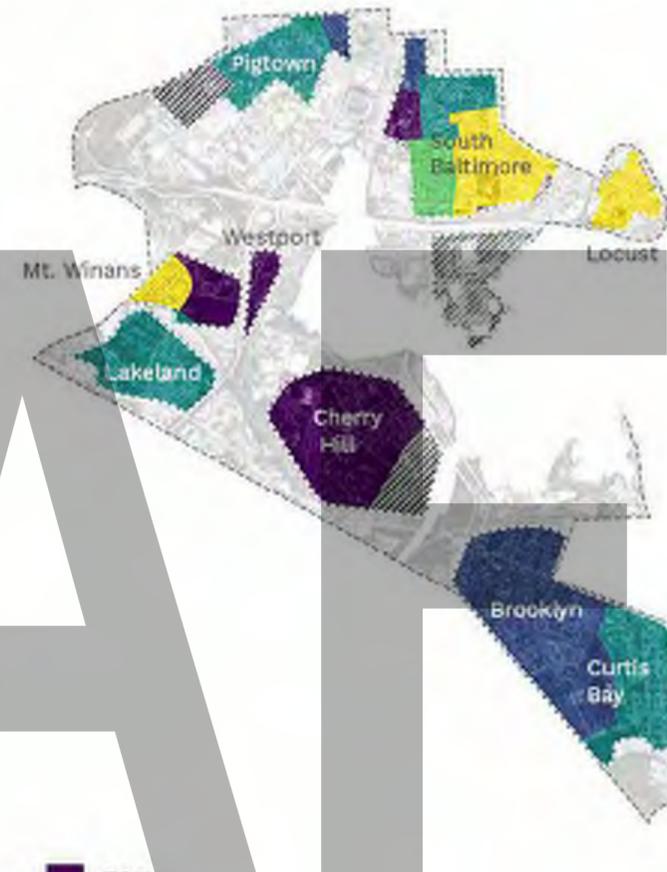
% Population Ages 0-14



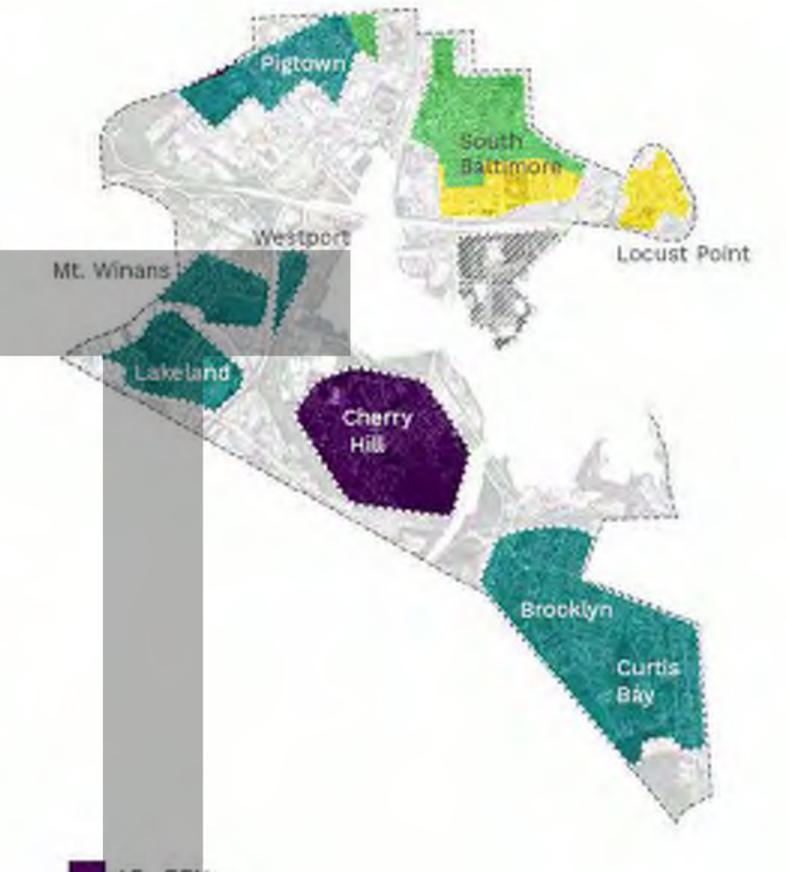
Median Household Income



% Rented Homes



% Population Without a Vehicle



- 25 - 30%
- 20 - 25%
- 15 - 20%
- 10 - 15%
- 5 - 10%

- +\$120K
- \$100 - 120K
- \$80 - 100K
- \$60 - 80K
- \$40 - 60K
- \$20 - 40K
- \$0 - 20K

- +70%
- 60 - 70%
- 50 - 60%
- 40 - 50%
- 30 - 40%

- 45 - 55%
- 35 - 45%
- 25 - 35%
- 15 - 25%
- 5 - 15%

EQUITABLE DISTRIBUTION OF INVESTMENTS

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EQUITY INITIATIVES FOR YOUTH

REIMAGINE MIDDLE BRANCH

12/05/2022

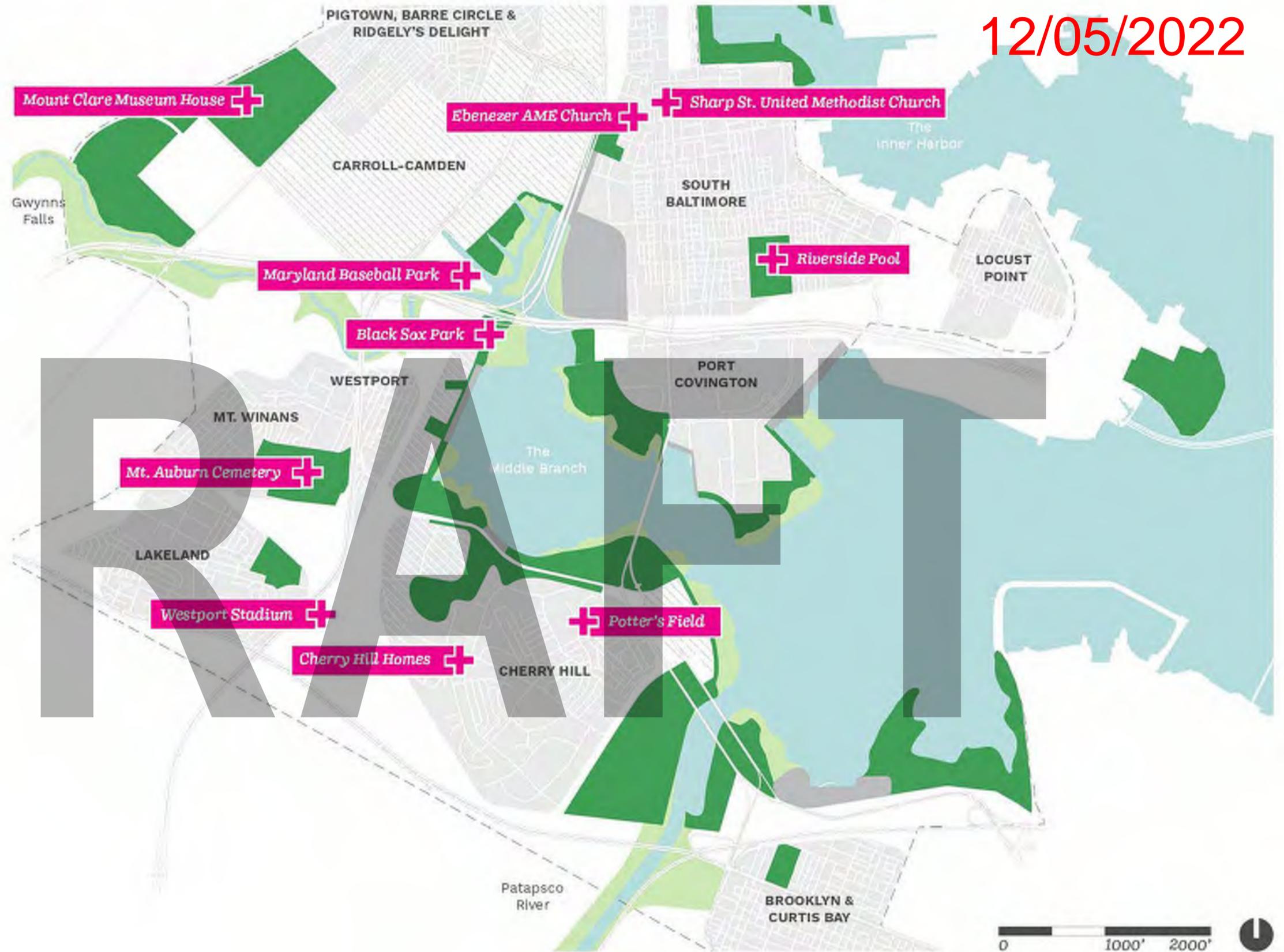
Cherry Hill homes



Westport Stadium



Baltimore Black Sox



AFRICAN AMERICAN HERITAGE DISRICT

REIMAGINE MIDDLE BRANCH



Proposed Nursery Facilities

- ① Visitor Parking
- ② Office + Classroom Building
- ③ Greenhouses
- ④ Truck Parking
- ⑤ Growing Area



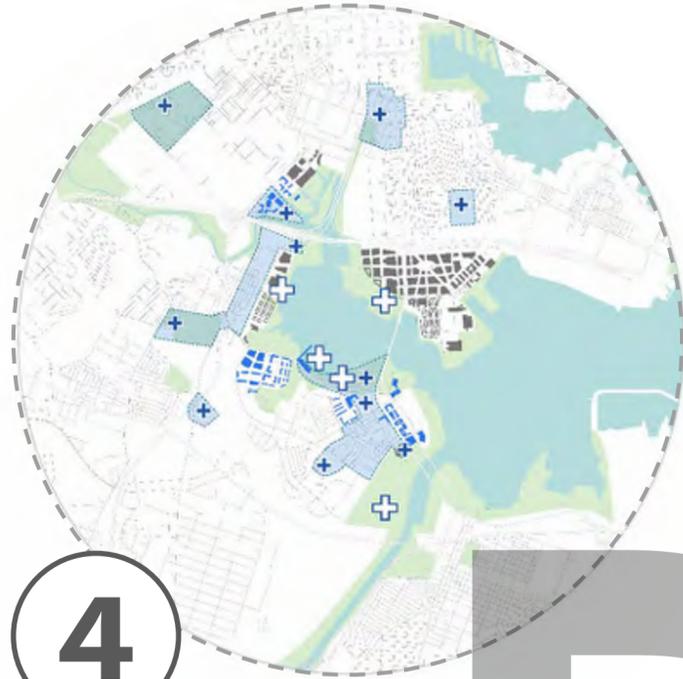
12/05/2022



SITE-SPECIFIC DEVELOPMENT PROJECTS FEATURING LOCAL VENDORS

REIMAGINE MIDDLE BRANCH

PLAN RECOMMENDATIONS



4

Equitable Development

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4.1	Continue funding of established equity initiatives including YouthWorks grants, the South Baltimore Employment Connection Center, Commercial Corridor Funding, and the SBGP Community Development Fund.
4.2	Expand two educational pilot programs, the Morgan State University Fellowship and the Community Design Lab, into sustained annual initiatives.
4.3	Support disadvantaged businesses around the Middle Branch, helping them to become M/W/DBE certified and connecting them with funding opportunities.
4.4	Utilize the SBGP Community Development Fund, a new funding mechanism tailored to support equitable investment in South Baltimore communities.
4.5	Honor and celebrate African American culture through the creation of a heritage district.
4.6	Support and catalyze site-specific development projects by fostering collaborations among communities, property owners, financing entities, local government, potential anchor tenants or user groups
4.7	Plan anchor projects in or adjacent to parks to draw visitors and activity to the waterfront, support O&M costs, and create employment, education and business opportunities for residents
4.8	Support environmental education and aquaculture programs of local non-profits Environmental Justice Journalism Initiative (EJJI) and Minorities in Aquaculture (MIA) currently operating at the Middle Branch Marina.
4.9	Establish a native plant nursery, managed and staffed by South Baltimore residents, to supply park improvement projects and Middle Branch communities with locally grown plants and locally made building materials.
4.10	Start a seasonal food truck program in Middle Branch Park, supporting local businesses development and laying groundwork for a year-round Waterfront Marketplace selling culturally authentic products, food and art.
4.11	Add additional multi-purpose fields to Reedbird Park to enable hosting regional athletic events and tournaments.

12/05/2022



A WALK AROUND THE MIDDLE BRANCH

REIMAGINE MIDDLE BRANCH

12/05/2022

Inner Harbor

Patapsco River

Middle Branch

3

BARRE CIRCLE

PIGTOWN

RIDGELY'S DELIGHT

OTTERBEIN

FEDERAL HILL

ENTERTAINMENT DISTRICT

CARROLL-CAMDEN

SHARP-LEADENHALL

SOUTH BALTIMORE

RIVERSIDE

2

SANT PAUL

WESTPORT

MOUNT WINANS

PORT COVINGTON

LAKELAND

1

CHERRY HILL

BROOKLYN

CURTIS BAY



N

1/2 MILE

1 MILE

REIMAGINE MIDDLE BRANCH

12/05/2022

MEDSTAR
HARBOR
HOSPITAL

CHERRY HILL

MIDDLE BRANCH

PATAPSCO RIVER

PORT OF
BALTIMORE

I-895

BROOKLYN

CURTIS
BAY

MIDDLE BRANCH SOUTH



REIMAGINE MIDDLE BRANCH

MIDDLE BRANCH SOUTH

- 1 MBRI Wetlands and Middle Branch Trail
- 2 Native Plant and Tree Nursery
- 3 Middle Branch Fitness and Wellness Center
- 4 Reedbird Island Trail & Water Access
- 5 MBRI Wetlands "Site 5a"
- 6 MPA's Proposed Masonville Cove Connector
- 7 Brooklyn Commercial Corridor
- 8 Garrett Park
- 9 Masonville Cove
- 10 Baybrook Connector

-  Loop Trail
-  Connector Trail
-  Complete Street



REIMAGINE MIDDLE BRANCH



12/05/2022
Changes to roads are conceptual. In practice, all road modifications will require traffic studies to balance needs of all users, including trucks.

12/05/2022

SOUTH
BALTIMORE

PORT
COVINGTON

WESTPORT

MOUNT
WINANS

MIDDLE BRANCH

LAKELAND

CHERRY HILL

I-295

MIDDLE BRANCH CENTRAL



REIMAGINE MIDDLE BRANCH

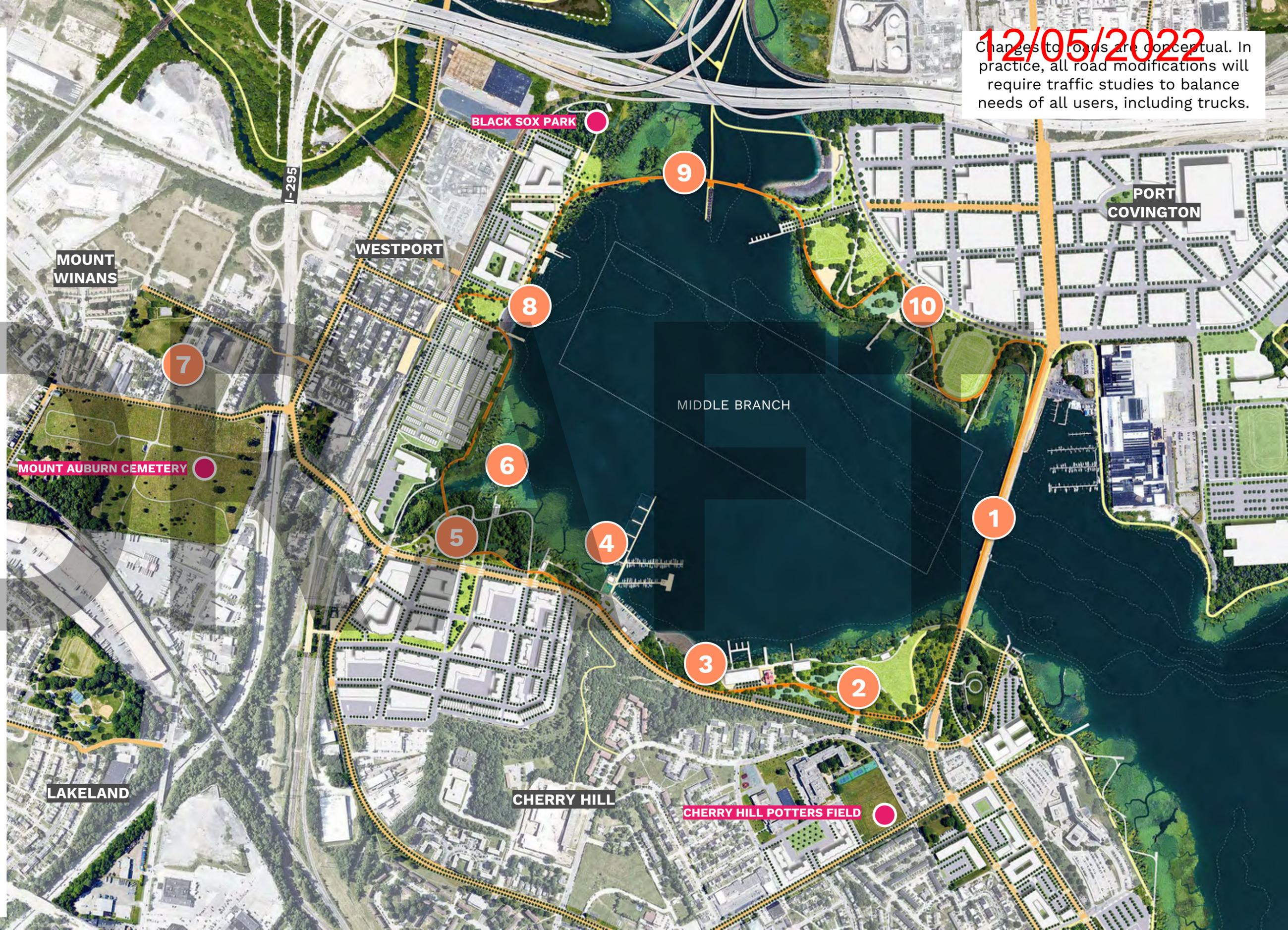
MIDDLE BRANCH CENTRAL

- 1 Multi-modal VVM Bridge
- 2 Middle Branch Park Improvements
- 3 Expanded Middle Branch Park Boathouse
- 4 Revitalized Middle Branch Marina
- 5 Smith Cove Park
- 6 Smith Cove Wetlands
- 7 Florence Cummins Park Improvements
- 8 Westport Waterfront Park
- 9 East-West Pedestrian Bridge
- 10 West Covington Park

- Heritage Site
- Loop Trail
- Connector Trail
- Complete Street



REIMAGINE MIDDLE BRANCH



12/05/2022

Changes to roads are conceptual. In practice, all road modifications will require traffic studies to balance needs of all users, including trucks.

12/05/2022

PIGTOWN

BARRE CIRCLE

RIDGELY'S DELIGHT

OTTERBEIN

FEDERAL HILL

SHARP-LEADENHALL

RIVERSIDE

SOUTH BALTIMORE

PORT COVINGTON

CARROLL-CAMDEN

ENTERTAINMENT DISTRICT

I-95

RIDGELY'S COVE

MIDDLE BRANCH

I-295

MIDDLE BRANCH CENTRAL



REIMAGINE MIDDLE BRANCH



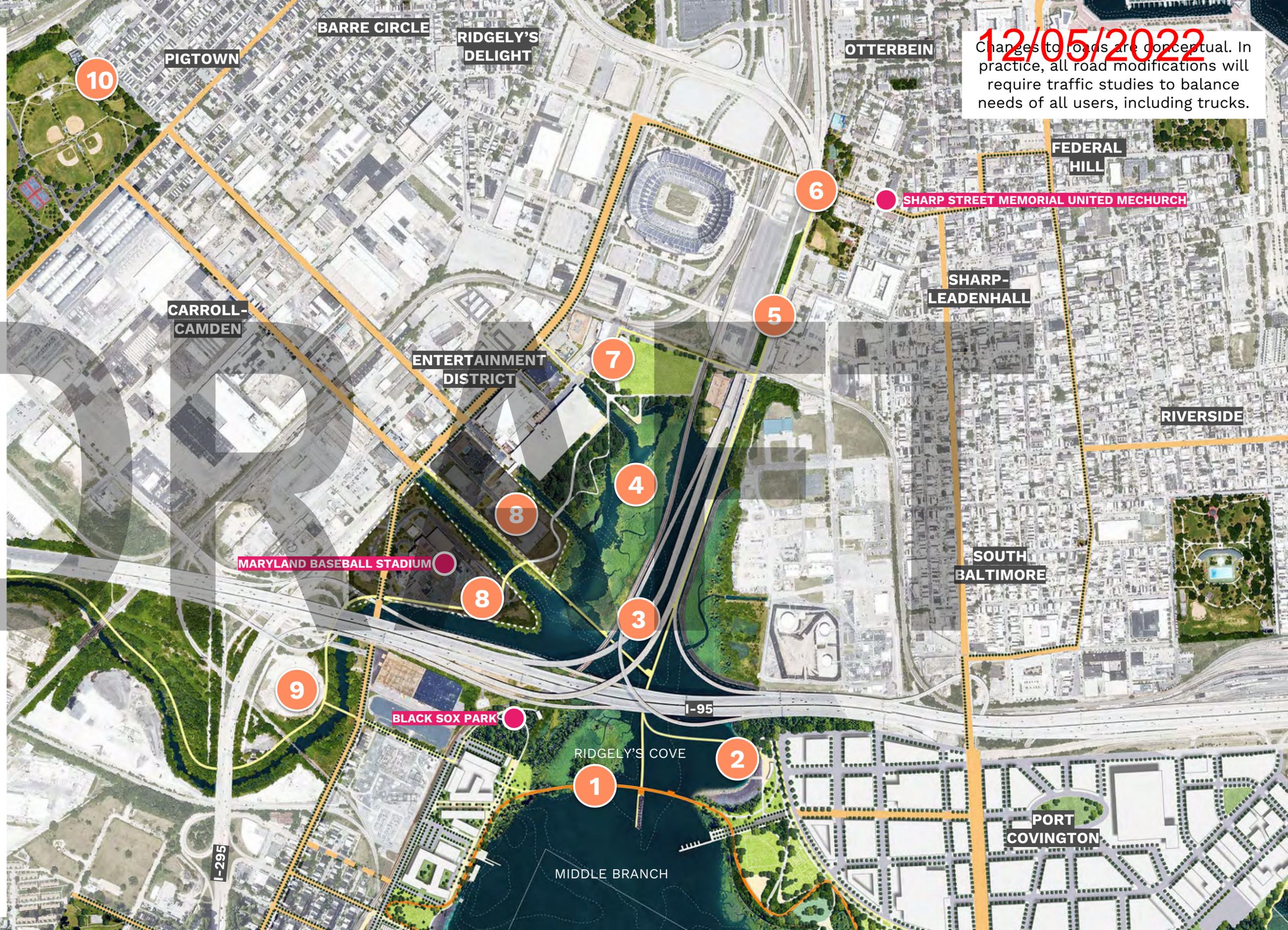
MIDDLE BRANCH NORTH

- 1** East-West Pedestrian Bridge
- 2** Swann Landing
- 3** Ridgely's Cove Boardwalk
- 4** Ridgely's Cove Wetland Park
- 5** Trail Connection
- 6** Solo Gibbs Park
- 7** Top Golf
- 8** Future Development Opportunity at Wheelabrator Incinerator
- 9** Gwynns Falls Footbridge
- 10** Carroll Park Recreation Center

- Heritage Site
- Loop Trail
- Connector Trail
- Complete Street



REIMAGINE MIDDLE BRANCH



12/05/2022

Changes to roads are conceptual. In practice, all road modifications will require traffic studies to balance needs of all users, including trucks.

12/05/2022



1 Underpass Park



2 Ridgely's Cove Boardwalk



3 Swann Landing



4 East-West Bridge



5 Black Sox Park



6 Smith Cove



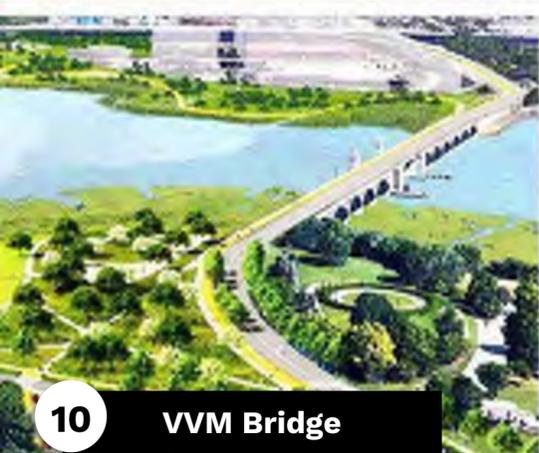
7 Boathouse and Beach



8 Event Pavilion



9 Hilltop Playground



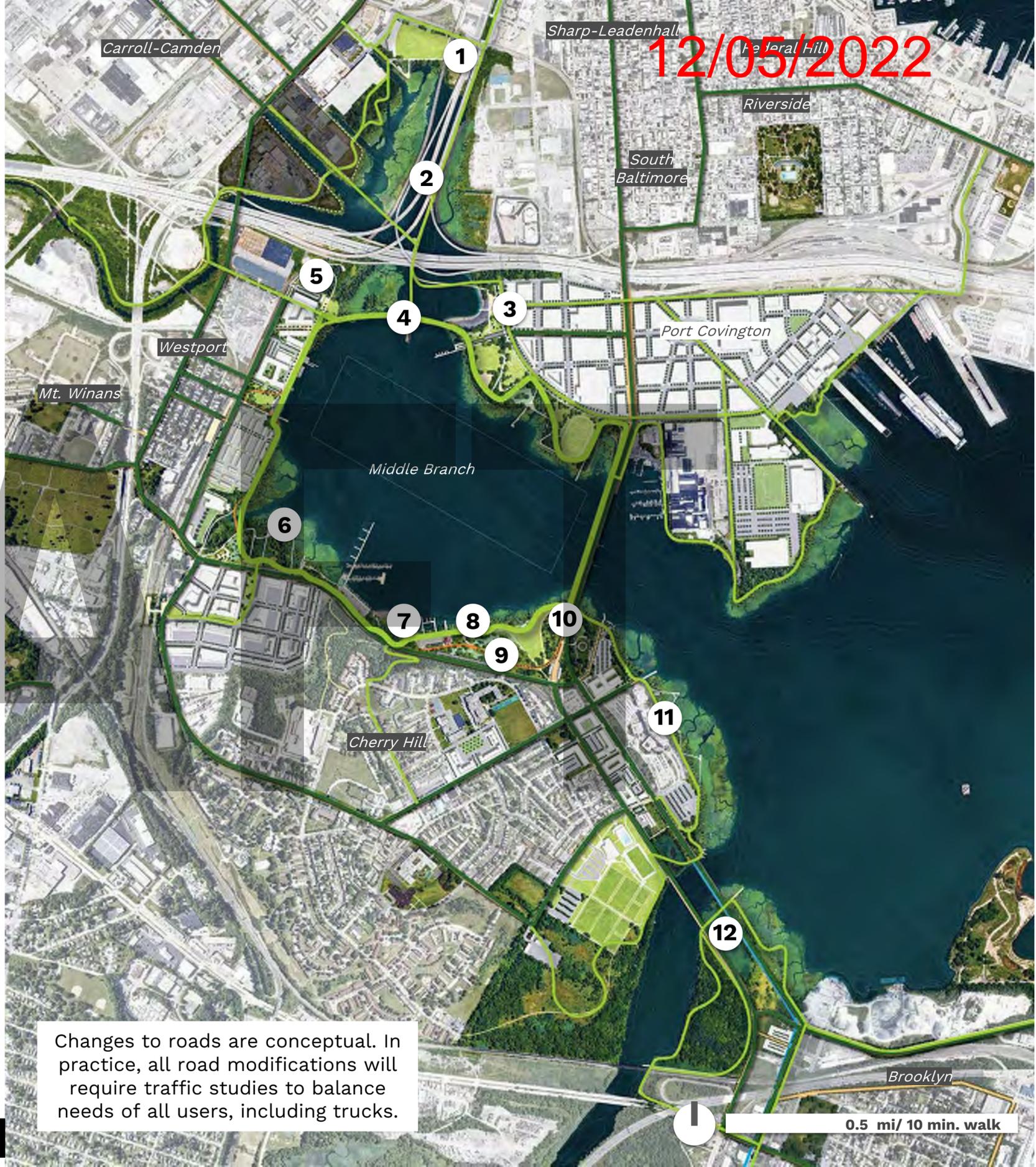
10 VVM Bridge



11 Middle Branch Trail



12 Hanover and Potee Bridges



Changes to roads are conceptual. In practice, all road modifications will require traffic studies to balance needs of all users, including trucks.

0.5 mi / 10 min. walk

12/05/2022

Implementation Plan

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STRATEGIES FOR REALIZING THE VISION





1

FUNDING

PLAN RECOMMENDATIONS

1.1	SBGP, SB7, and the City strategize and align funding priorities for RMB projects and programs, ongoing operations, and equity initiatives.
1.2	City and SBGP set annual allocations of casino LIG funds towards RMB initiatives with targets for capital, O&M, programs, and equity investments.
1.3	SBGP, SB7, and community organizations in Brooklyn, Curtis Bay & Locust Point create an agreement to include neighborhoods in implementation plans; include an allocation of SB7 funding for RMB initiatives.
1.4	Consider hiring full-time, dedicated funding development staff to monitor grant opportunities, build relationships with elected officials and funders, and oversee proposal development.
1.5	Develop an inclusive programming strategy for break-even, nominal, or free access for community residents; identify operators and content providers, expense and revenue projections, staffing, equipment, and facility needs.
1.6	Consider models to weigh the financial benefits and risks of serving as a programming operator versus contracting with third-party providers.
1.7	Analyze revenue-generating opportunities (such as facility rentals, concessions, permitting fees), so that the City, the RMB management entity, and other partners share benefits of user fees and program revenue.
1.8	Assess opportunities to enter into ground leases or strategically purchase properties that will reduce costs or generate revenue for RMB operations and equity initiatives over the long term.
1.9	Conduct market/feasibility studies for sites under consideration, including restrictions, expenses, and potential revenue.
1.10	Determine the appetite of stakeholders for upgrading and monetizing existing parking lots.



2

PHASING

D

PLAN RECOMMENDATIONS

2.1	Phase 1: Deliver on the large pipeline of projects that are already funded and underway, in order to maintain momentum and build public trust.
2.2	Phase 2: Build out the core network of connectivity, establish major equity initiatives, and undertake “quick-build” enhancements.
2.3	Phase 3: Harness the success from the previous phases to build coalitions and attract funding for a multiple large capital projects.
2.4	Phase 4: Maintain steady, ongoing progress that builds on the success established in the first decade, continuing to add to an already robust network of parks, trails, economic development, and equity projects around the Middle Branch.

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- RMB Projects
- Stakeholder Projects
- Equity Initiatives

#	Project Name	Project Type
1	Annapolis Road Quick-Build Traffic Calming	RMB
2	BGE MBRI Phase 1 Resiliency Berm	RMB
3	BGE Ripken Field	RMB
4	Bush Street Cycle Track	RMB
5	Carroll Park Rec Center	RMB
6	Florence Cummins Park Phase 1	RMB
7	Harbor Hospital MBRI Phase 1 Wetland	RMB
8	Middle Branch Fitness & Wellness Center	RMB
9	Patapsco Site 5a MBRI Phase 1 Wetland	RMB
10	Solo Gibbs Park Phase 1	RMB
11	Warner / Stockholm Streets Gwynns Falls Trail Connection	RMB
12	Garrett Park Improvements	Stakeholder
13	Gwynns Falls Trash Wheel	Stakeholder
14	Paramount	Stakeholder
15	Port Covington Chapter 1 Development	Stakeholder
16	Ridgely's Cove Remediation and Mitigation Area	Stakeholder
17	Seamon Avenue Green Infrastructure Project	Stakeholder
18	Topgolf Baltimore	Stakeholder
19	Triangle Park	Stakeholder
20	Under Armour "Track & Field" Campus	Stakeholder
	CDC Operating Support	Equity Initiative
	Commercial Corridor Grants	Equity Initiative
	Community Design Lab	Equity Initiative
	Employment Connection Center	Equity Initiative
	Morgan State University Fellowship	Equity Initiative
	YouthWorks Funding	Equity Initiative



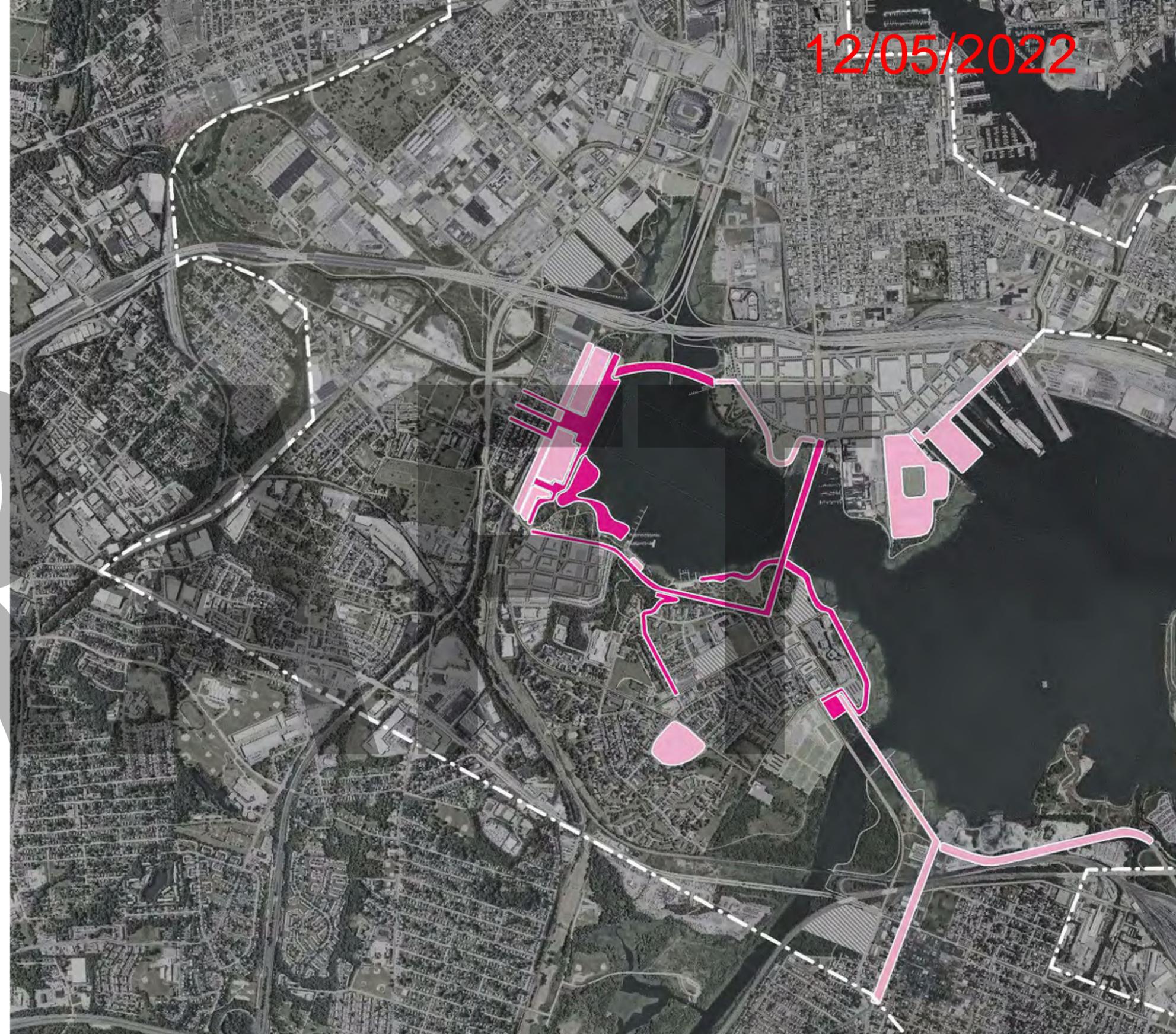
Phase 1: Underway

REIMAGINE MIDDLE BRANCH

12/05/2022

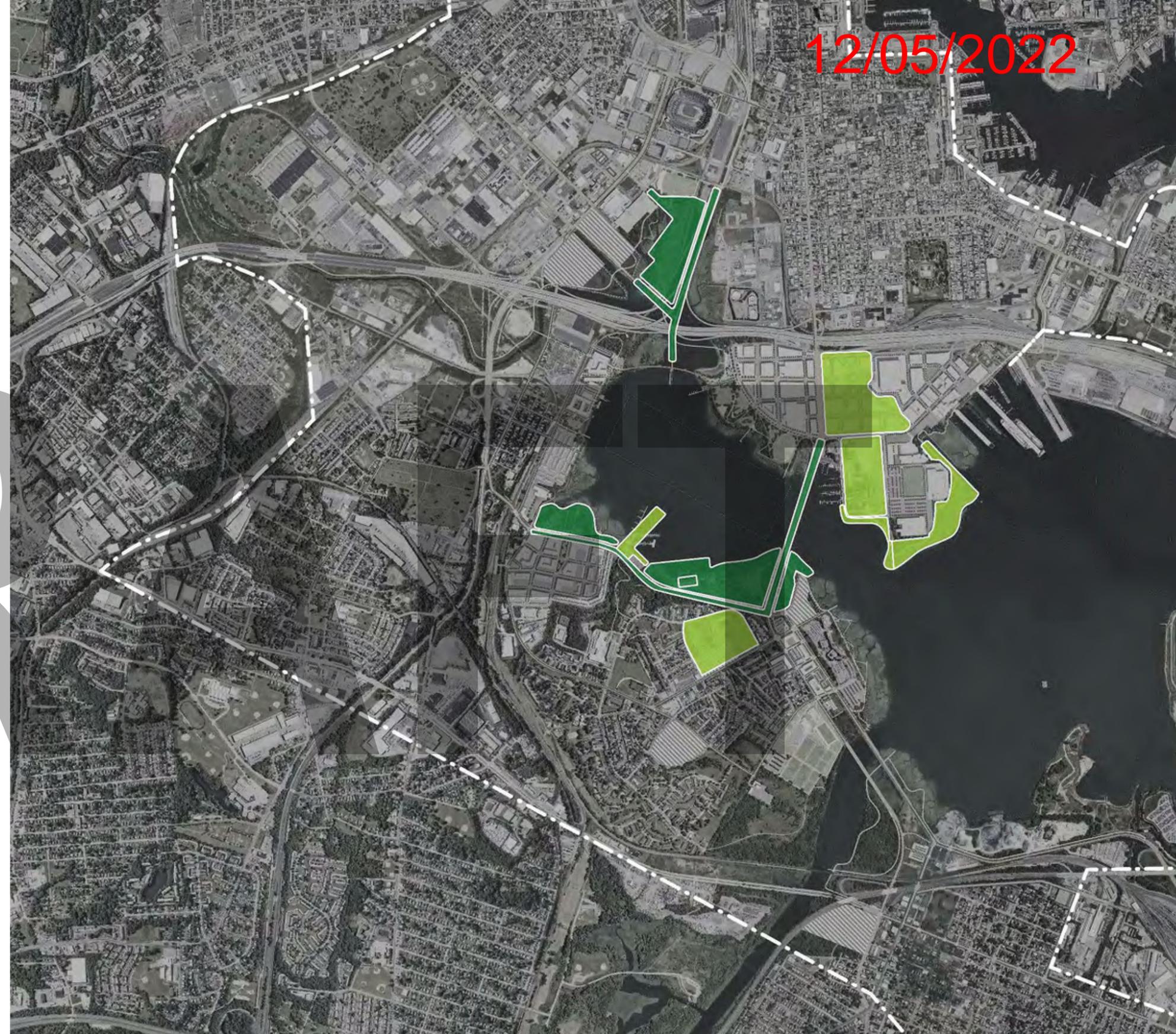
- RMB Projects
- Stakeholder Projects
- Equity Initiatives

#	Project Name	Project Type
1	Cherry Hill Neighborhood Connector Trail	RMB
2	East-West Pedestrian Bridge	RMB
3	Middle Branch Park Trail	RMB
4	Native Plant Nursery	RMB
5	Smith Cove MBRI Wetlands Phase 2 & Foot Bridge	RMB
6	Waterview Ave. & Vietnam Veterans Memorial Bridge Phase 1	RMB
7	Westport Complete Streets	RMB
8	Westport Waterfront Park	RMB
9	Baybrook Connector	Stakeholder
10	East Waterfront Park	Stakeholder
11	Environmental Justice Center	Stakeholder
12	Kloman Street Relocation	Stakeholder
13	MPA's Proposed Masonville Cove Connector	Stakeholder
14	ONE Westport North	Stakeholder
15	ONE Westport South	Stakeholder
16	ONE Westport Townhouse	Stakeholder
17	Patapsco Point Development	Stakeholder
18	Under Armour Headquarters	Stakeholder
19	West Covington Temporary Loop Trail	Stakeholder
	African American Heritage District	Stakeholder
	Commercial Corridor Grants	Equity Initiative
	Development Funding	Equity Initiative
	Support for Disadvantaged Businesses	Equity Initiative



- RMB Projects
- Stakeholder Projects
- Equity Initiatives

12/05/2022



#	Project Name	Project Type
1	Middle Branch Park	RMB
2	Middle Branch Park Boathouse	RMB
3	Ridgely's Cove MBRI Phase 3 Wetlands	RMB
4	Ridgely's Cove Over-Water Boardwalk Trail	RMB
5	Smith Cove Park	RMB
6	Waterview Ave. & Vietnam Veterans Memorial Bridge Phase 2	RMB
7	Ferry Bar Park	Stakeholder
8	Locke Insulator Redevelopment	Stakeholder
9	Middle Branch Marina	Stakeholder
10	New Era Academy Redevelopment	Stakeholder
11	Port Covington Chapter 2 Development	Stakeholder
12	Under Armour Waterfront Promenade	Stakeholder
13	Vietnam Veterans Memorial Bridge Structural Repair	Stakeholder

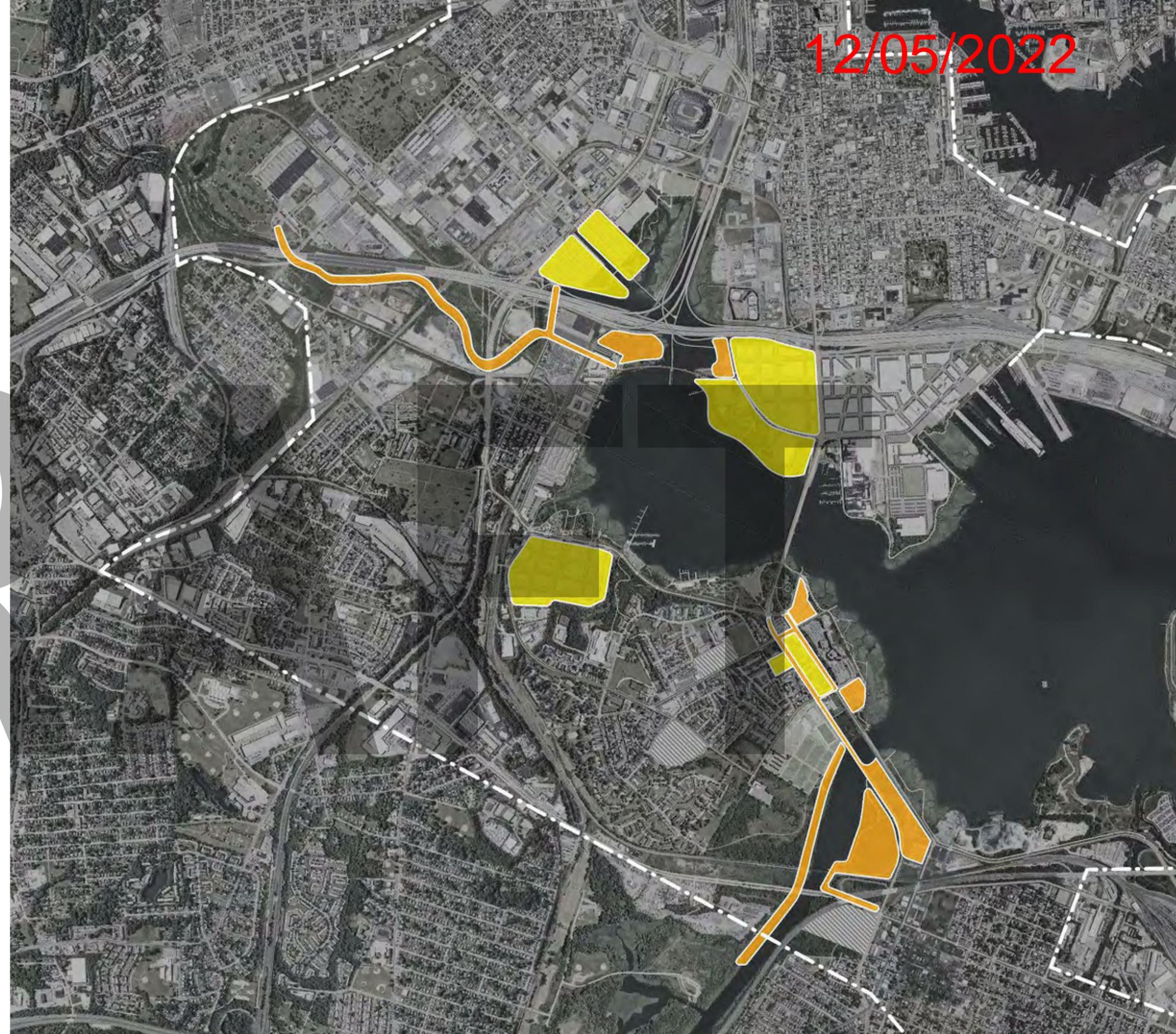
Phase 3: Heart of the Middle Branch

REIMAGINE MIDDLE BRANCH

- RMB Projects
- Stakeholder Projects
- Equity Initiatives

12/05/2022

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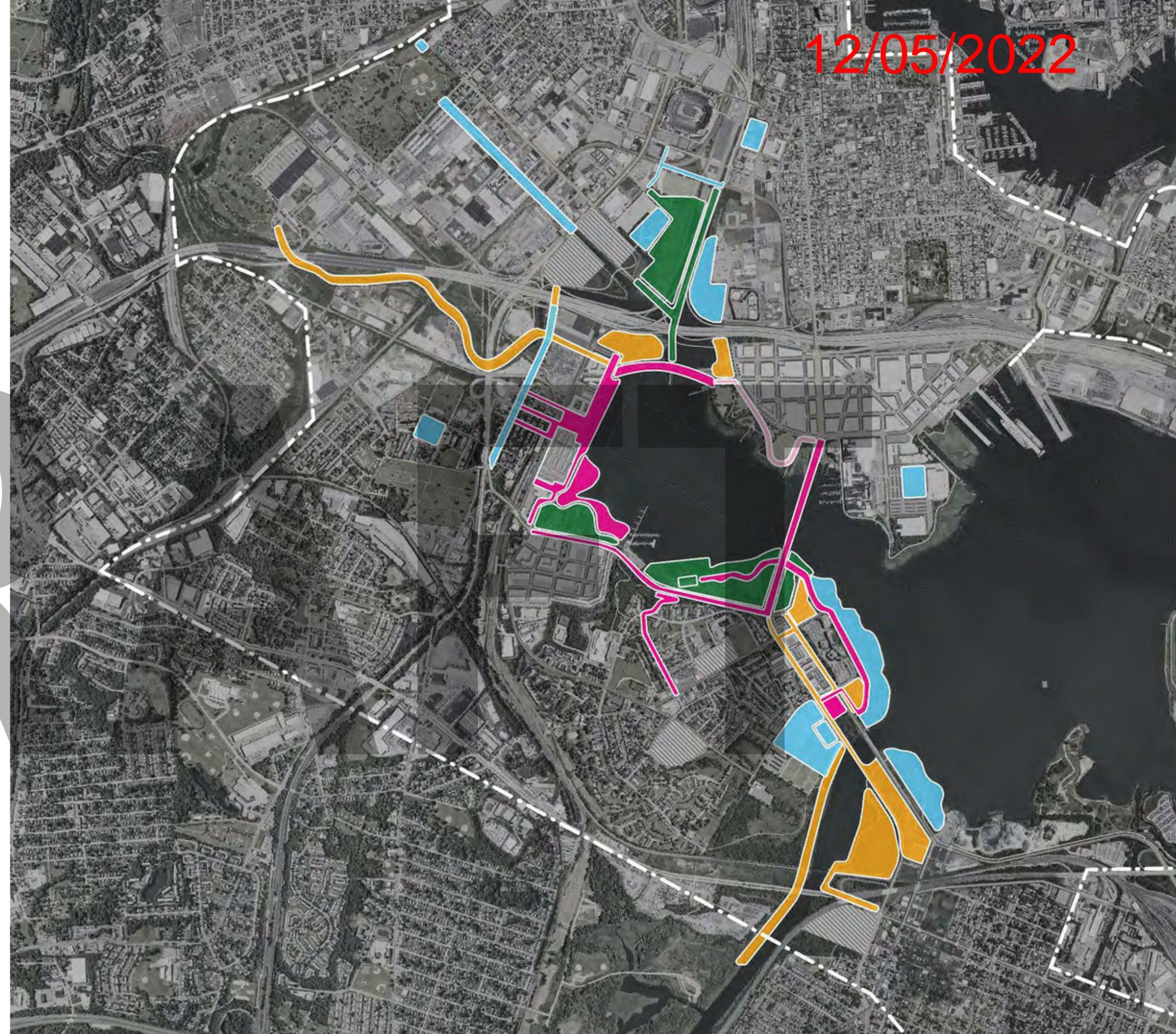


#	Project Name	Project Type
1	Black Sox Park	RMB
2	Gwynns Falls Stream Valley Trail Connector	RMB
3	Hanover / Potee Street Corridor Improvements	RMB
4	Patapsco River Connector Trail	RMB
5	Reedbird Island Park Improvements	RMB
6	Swann Landing Boathouse	RMB
7	Waterfront Parking Lots Greening & Development	RMB
8	Cherry Hill TOD Zone	Stakeholder
9	Downtown Bus Station Redevelopment	Stakeholder
10	Hanover / Potee Corridor Redevelopment	Stakeholder
11	Port Covington Development Chapter 3	Stakeholder
12	West Covington Park	Stakeholder
13	Wheelabrator Incinerator Redevelopment	Stakeholder

RMB Parkshed Projects

#	Project Name	Project Type
1	Annapolis Road Quick-Build Traffic Calming	RMB
2	BGE MBRI Phase 1 Resiliency Berm	RMB
3	BGE Ripken Field	RMB
4	Bush Street Cycle Track	RMB
5	Carroll Park Rec Center	RMB
6	Florence Cummins Park Phase 1	RMB
7	Harbor Hospital MBRI Phase 1 Wetland	RMB
8	Middle Branch Fitness & Wellness Center	RMB
9	Patapsco Site 5a MBRI Phase 1 Wetland	RMB
10	Solo Gibbs Park Phase 1	RMB
11	Warner / Stockholm Streets Gwynns Falls Trail Connection	RMB
Total Cost (5 Year Escalation Applied)		\$124 million (plus stakeholder projects)
12	Cherry Hill Neighborhood Connector Trail	RMB
13	East-West Pedestrian Bridge	RMB
14	Middle Branch Park Trail	RMB
15	Native Plant Nursery	RMB
16	Smith Cove MBRI Wetlands Phase 2 & Foot Bridge	RMB
17	Waterview Ave. & Vietnam Veterans Memorial Bridge Phase 1	RMB
18	Westport Complete Streets	RMB
19	Westport Waterfront Park	RMB
Total Cost (5 Year Escalation Applied)		\$90 million (plus stakeholder projects)
20	Middle Branch Park	RMB
21	Middle Branch Park Boathouse	RMB
22	Ridgely's Cove MBRI Phase 3 Wetlands	RMB
23	Ridgely's Cove Over-Water Boardwalk Trail	RMB
24	Smith Cove Park	RMB
25	Waterview Ave. & Vietnam Veterans Memorial Bridge Phase 2	RMB
Total Cost (5 Year Escalation Applied)		\$200 million (plus stakeholder projects)
26	Black Sox Park	RMB
27	Gwynns Falls Stream Valley Trail Connector	RMB
28	Hanover / Potee Street Corridor Improvements	RMB
29	Patapsco River Connector Trail	RMB
30	Reedbird Island Park Improvements	RMB
31	Swann Landing Boathouse	RMB
32	Waterfront Parking Lots Greening & Development	RMB
Total Cost (5 Year Escalation Applied)		\$125 million (plus stakeholder projects)

12/05/2022



Composite Phasing Plan: RMB Projects

REIMAGINE MIDDLE BRANCH



3

PERMITTING

PLAN RECOMMENDATIONS	
3.1	Identify early-win projects that need to be completed as standalone improvements, to allow for permitting evaluation and approval as quickly as possible.
3.2	Where possible, submit one permit application for multiple near-term sites so they can proceed under a single Tidal Wetlands License.
3.3	Present multiple times at the Joint Evaluation Committee to identify and address agency concerns.
3.4	Plan for and quantify environmental benefits (such as wetlands, habitat areas, tree plantings) as offsets for anticipated impacts of hard structures like new docks, rooftops, roads, pathways and parking areas, in both Joint Evaluation Committee and Critical Area Commission filings.
3.5	Establish a program- or plan-wide Critical Area mitigation banks for phosphorous and vegetation.
3.6	Establish a program- or plan-wide mitigation bank for stormwater management practices.
3.7	Begin proactively identifying and compiling the supporting documentation that will be needed for permit-filings.
3.8	Identify early-win projects that need to be completed as standalone improvements, to allow for permitting evaluation and approval as quickly as possible.
3.9	Where possible, submit one permit application for multiple near-term sites so they can proceed under a single Tidal Wetlands License.
3.10	Present multiple times at the Joint Evaluation Committee to identify and address agency concerns.



4

MANAGEMENT & STEWARDSHIP

PLAN RECOMMENDATIONS

4.1	Oversee ongoing projects, “gap-filling activities,” and incubation process.
4.2	Hire or designate a RMB program manager.
4.3	Reconvene updated RMB Steering and Executive Committees and schedule regular briefings.
4.4	Identify and meet regularly with informed advisors to explore future organizational models and the steps to put them in place.
4.5	Meet with similar, peer open space management entities around the country to learn how they have established, sustained, and grown their organizations.
4.6	Develop a Memorandum of Understanding (MOU) with lead community organizations in Locust Point, Brooklyn, and Curtis Bay regarding coordination on RMB initiatives.
4.7	Develop an MOU with Baltimore City Department of Recreation and Parks related to maintenance and operations (M&O) of new and existing parks and facilities in the park-shed;
4.8	Select an organizational model for the future management entity. Begin strategic planning for its start-up.
4.9	Establish an initial staffing plan and operating budget for the future management entity;
4.10	Create capital, permitting, and funding plans for realizing the first 2 to 5-year project pipeline (see Phasing Strategy).

REIMAGINE MIDDLE BRANCH

12/05/2022

-  Middle Branch Loop Trail
-  Neighborhood Connectors
-  Complete Streets
-  Water Trails
-  Water Access Stops
-  African American Heritage Site
-  Future Development Opportunity
-  1 Middle Branch Park
-  2 Event Lawn
-  3 Event Pavilion
-  4 Hilltop Playground
-  5 Boathouse and Kayak Launch
-  6 Smith Cove Boardwalk
-  7 Woodland Playground
-  8 East-West Bridge
-  9 East-West Bridge Landing
-  10 Ridgely's Cove Boardwalk

 .25 mile

