



COMMUNITY PLANNING ASSISTANCE TEAMS

Brooklyn/Baybrook Community Action Plan

Brooklyn Neighborhood and Greater Baybrook Area,
Baltimore City, Maryland
Final Report | October 2016



The American Planning Association's
Professional Institute
**American Institute
of Certified Planners**

Making Great Communities Happen

■ The American Planning Association provides leadership in the development of vital communities by advocating excellence in planning, promoting education and citizen empowerment, and providing the tools and support necessary to meet the challenges of growth and change.

APA Community Planning Assistance Teams Staff

Felicia Braunstein | Director of Professional Practice
Ryan Scherzinger | Programs Manager
Eric Roach | Program Associate
Jennie Gordon, AICP | Senior Leadership Coordinator
Jennifer Graeff, AICP | APA Contractor

APA Board of Directors

Carol Rhea, FAICP | President
Cynthia Bowen, AICP | President-elect
Valerie Hubbard, FAICP | Director, President of AICP
Courtenay D. Mercer, AICP | Director, Region I
Rodger Lentz, AICP | Director, Region II
Wendy D. Shabay, AICP | Director, Region III
Wendy E. Moeller, AICP | Director, Region IV
Brian Campbell, FAICP | Director, Region V
Kurt Christiansen, AICP | Director, Region VI
Kara W. Drane, AICP | Director at Large
Ann C. Bagley, FAICP | Director at Large
W. Shedrick Coleman | Director at Large, Focused
Fleming El-Amin, AICP | Director at Large, Focused

Advisors to the Board

Shane Burkhardt, AICP | Chair, Chapter Presidents Council
Linda Amato, AICP | Chair, Divisions Council
Ellen Forthofer | Chair, Student Representatives Council

AICP Commission

Valerie Hubbard, FAICP | President
Glenn E. Larson, FAICP | President-elect
Deborah Lawlor, FAICP | Commissioner, Region I
Denise M. Harris, AICP | Commissioner, Region II
Silvia E. Vargas, AICP | Commissioner, Region III
Benjamin Carlisle, AICP | Commissioner, Region IV
Karen Wolf, AICP | Commissioner, Region V
Marissa Aho, AICP | Commissioner, Region VI

Officers of APA

James M. Drinan, JD | Chief Executive Officer
Ann M. Simms | Chief Financial/Operating Officer
Harriet Bogdanowicz | Chief Communications Officer
Mark Ferguson | Chief Information Officer

Brooklyn/Baybrook CPAT Members

Brandy Brooks | Team Leader
Garlen Capita
Catherine Mercier-Baggett, AICP, LEED AP
David Rouse, FAICP, ASLA
Neil Weinstein, AICP, PE, ASLA
Ryan Scherzinger | APA Project Manager
Jennie Gordon, AICP | APA Staff

Community Assistance Planning Services Committee

Deborah A. Lawlor, FAICP | Chair
Jason Beske, AICP
Irayda Ruiz Bode, AICP
Robyn Eason, AICP, LEED AP ND BD+C
Craig Farmer, FAICP
Emil Malizia, PhD, FAICP
Thom Rounds, AICP
Sue Schwartz, FAICP

APA Offices

Washington, D.C. Office

1030 15th Street, NW
Suite 750 West
Washington, DC 20005-1503
Telephone 202.872.0611

Chicago Office

205 N. Michigan Avenue
Suite 1200
Chicago, IL 60601-5927
Telephone 312.431.9100

APA Community Planning Assistance Teams

Please visit:
planning.org/communityassistance/teams

CPAT Project Webpage

Please visit:
planning.org/communityassistance/teams/Brooklyn

*Cover Photo: Members of the CPAT in Garrett Park looking out toward downtown Baltimore during their visit in June 2016.
(Source: Ryan Scherzinger)*

Contents

Introduction6

Project Area Context.....7

Planning Context.....9

 Greater Baltimore Wilderness Coalition

 Baltimore City

Greater Baybrook Vision and Action Plan

Goals and Strategies 14

 Planning Process

 The Role of Green Infrastructure

 Goals and Strategies

Plan Concepts..... 17

 Overall Concept Plan

 Community Hub

 Garrett Park Concept Plan

Implementation 24

 Action Plan

 Management

 Funding Sources

Appendix A: Community Stakeholders and Residents Interviewed During the Planning Process 30

Appendix B: Middle Branch Master Plan (2007) Maps 32

Appendix C: Brooklyn/Baybrook CPAT Project Picture Gallery 35

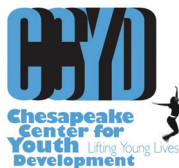
Appendix D: Meet the Brooklyn/Baybrook CPAT Members 37

PROJECT REPORT

Introduction

In April 2016, the American Planning Association (APA), through its professional institute, the American Institute of Certified Planners (AICP), organized a Community Planning Assistance Team (CPAT) project in the Brooklyn neighborhood of Baltimore City, Maryland. This project was selected from a Hurricane Sandy Coastal Resiliency grant awarded to the Greater Baltimore Wilderness Coalition (GBWC) through the National Fish and Wildlife Foundation. The Team assisted the Chesapeake Center for Youth Development (CCYD), a community-based nonprofit organization, in developing a Community Action Plan to provide green infrastructure to increase resilience and achieve other community goals and benefits for the residents of Brooklyn and the surrounding Baybrook area. Michael Dorsey, CCYD's Director of Community Initiatives, submitted an application to the GBWC for the opportunity and served as the community contact for the project. This report presents the Team's findings and recommendations for actions that the residents and stakeholders of the Brooklyn/Baybrook area of Baltimore can take to increase community resilience through green infrastructure.

The American Planning Association gratefully acknowledges the support of a generous grant from the National Fish and Wildlife Foundation and its Hurricane Sandy Coastal Resiliency Competitive Grant Program funded by the US Department of Interior.



Project Area Context

The Brooklyn neighborhood is located in Baltimore City, Maryland, south of the Middle Branch of the Patapsco River and adjacent to the Anne Arundel County line (Figure 1). The geographic separation from the rest of Baltimore created by the Patapsco River has contributed to Brooklyn being an often overlooked part of the city, even as it possesses its own local heritage, assets, and set of issues. Moreover, Brooklyn is disconnected from the southern shoreline of the Middle Branch, which has historically been in port/industrial uses but is emerging as Baltimore's "green necklace," with resources such as the Masonville Cove Conservation Area and Environmental Education Center, Reed Bird Island Park, and Middle Branch Park. Brooklyn residents lack direct access to these resources while experiencing negative effects of the area's industrial legacy, including heavy truck traffic and poor air quality (Figure 2).

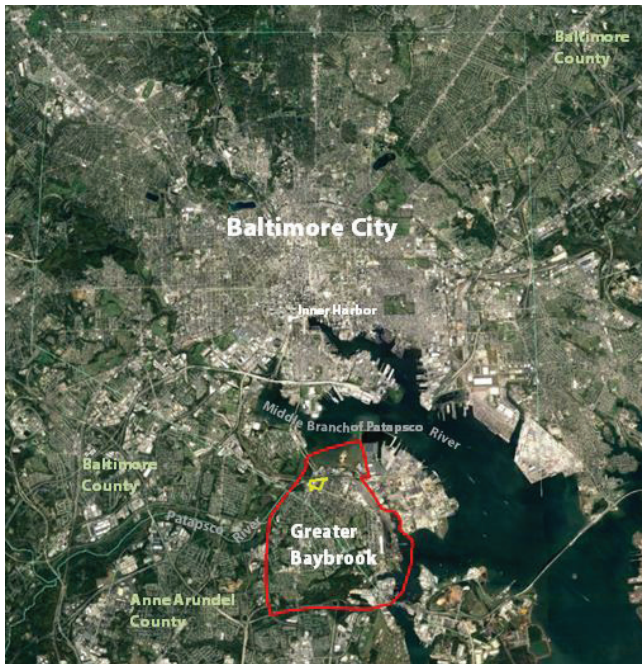


Figure 1: The Greater Baybrook area (outlined in red) is bounded by Frankfort Avenue and the Middle Branch to the north, I-895 and the Patapsco River to the west, the Baltimore Beltway to the south, and Pennington/Curtis Avenue and Curtis Bay to the east. The neighborhoods include Brooklyn, Brooklyn Park, and Curtis Bay. Greater Baybrook extends into Anne Arundel County. The CPAT study area, located within the Brooklyn neighborhood, is outlined in yellow. (Source: Google Earth, modified by Ryan Scherzinger)

Figure 2 (below): The Middle Branch is Baltimore's lesser known harbor. It is more expansive and much shallower than the more compact and deeper Inner Harbor located less than a mile to the north. The envisioned "green necklace" around the Middle Branch includes a number of existing and planned green spaces. Several barriers separate the study area (highlighted in yellow) from the waterfront and emerging green necklace. (Source: Google Earth, modified by Ryan Scherzinger)





Figure 3: The CPAT project study area is an important nexus between Brooklyn/Baybrook, the Middle Branch waterfront, and the rest of the city. The original study area was expanded during the project to include Frankfurst Avenue to the north and Potee Street to the west. (Source: Google Earth, modified by Ryan Scherzinger)

The project study area is shown in Figure 3. It focuses on Garrett Park, an underutilized, 7.5-acre park located in the heart of the Brooklyn neighborhood, and South Hanover Street and East Patapsco Avenue, the neighborhood's primary roadway corridors. The western and northern study area boundaries are formed by Potee Street and Frankfurst Avenue, arterial corridors that run adjacent to the southern and middle branches of the Patapsco River, respectively, and serve to divide the neighborhood from these waterways.

In addition to protecting the Patapsco watershed and the Middle Branch shoreline, connecting communities to the green necklace and the larger Baltimore community is a stated goal of Baltimore City (see Appendix B for more information on the green necklace). Brooklyn is an obvious and critical community connection point. The area is an important entry point from the Hanover Street Bridge, which connects across the Middle Branch to the Port Covington development in South Baltimore and downtown Baltimore/Inner Harbor. The northeast corner of the study area—where Hanover Street, Potee Street, and Frankfurst Avenue come together—is identified as a “gateway” in the city's *Middle Branch Master Plan* (2009).

In its application for assistance from APA's CPAT program to develop a Community Action Plan, the CCYD stated the following about Brooklyn, the adjacent Curtis Bay neighborhood, and Masonville Cove (all part of the Baybrook area of South Baltimore and Anne Arundel County):

The people of Masonville Cove, Brooklyn, Curtis Bay and are disconnected from the Bay and the rivers by impenetrable grey infrastructure. Yet because we are low-lying communities we will suffer an inequitable burden of the impacts of climate change including rising sea level, storm surges and even heavy rains that result in intermittent street flooding.

Looking at any map or chart of the Baltimore area our communities are the entry point for the Harbor, and we are the first line of defense for the city in the event of a storm surge. Because many of the city's major highways, railways and industry cut through our communities, in the face of climate change much of the city's infrastructure is dependent on our landscape becoming more resilient.

In order to help support our communities' understanding of these threats and our watershed, the Chesapeake Center for Youth Development (CCYD) as well as the National Aquarium, Living Classrooms, US Fish and Wildlife Service, and other state and local partners have all offered our community workshops and opportunities to learn more about watershed protection, native habitat, urban food production and community resilience. CCYD has also tried to connect our community to outside trainings and services by offering transportation support inside and outside the South Baltimore Communities.

These neighborhoods have been disconnected from the economic revitalization of downtown as well as other areas in the South Baltimore Gateway Plan. There is a rising demand for our community to get access to environmental and resiliency services, and conventional pathways have not been adequate. A plan will help lay the groundwork for collaboration to address many of the underlying persistent problems that have been plaguing our community for decades. (Chesapeake Center for Youth Development, January 2016)

While the study focuses on the Brooklyn neighborhood, the effects of its implementation will extend beyond the neighborhood/project area boundaries to create benefits for surrounding residents and help build a more resilient, sustainable Baybrook. Therefore, this report is called the Brooklyn/Baybrook Community Action Plan.

Planning Context

Existing plans and initiatives provide a solid foundation for a Brooklyn/Baybrook Community Action Plan that is visionary, realistic, and implementable. This section of the report summarizes this planning context for the Community Action Plan, including the work of the Greater Baltimore Wilderness Coalition and Baltimore City, as well as the recent *Greater Baybrook Vision and Action Plan* (the result of a process cochaired by Strong City Baltimore and the Anne Arundel Economic Development Corporation).

Greater Baltimore Wilderness Coalition

The Greater Baltimore Wilderness Coalition (GBWC) is a voluntary alliance of public agencies, nongovernmental organizations, professional associations, and conservation groups that supports the vision of a connected and protected green infrastructure network in populous central Maryland from the Chesapeake Bay to the Piedmont. Green infrastructure refers to natural areas and open spaces that provide multiple benefits for people and wildlife, such as parks and nature preserves, river corridors and greenways, and wetlands. In developed areas, green infrastructure includes resources and practices such as the urban forest, green streets, green roofs, rain gardens, and pervious pavement. The GBWC has identified equity, nature discovery, biodiversity, and resilience as the four pillars of its work to achieve the vision.

As previously noted, this Community Action Plan was made possible by a Hurricane Sandy Coastal Resiliency Grant administered by the National Fish and Wildlife Foundation. Led by The Conservation Fund with the American Planning Association as co-principal investigators, the project team has developed a framework for local jurisdictions and partners to implement a green infrastructure network that increases resilience (one of the GBWC's four pillars) in the Greater Baltimore Region. This framework identifies five overall strategies for creating this network:

- A. **Natural Resource Protection:** Preserve, restore, or enhance valuable and vulnerable land and water resources providing hazard mitigation and other co-benefits, including floodplains, wetlands, forest, stream systems, steep slopes, hydric and highly erodible soils, and important habitat areas.
- B. **Tree Canopy Enhancement and Restoration:** Maintain, enhance, and restore tree canopy in urban and suburban communities to reduce stormwater runoff, ameliorate the urban heat island effect, and improve air quality.
- C. **Multibenefit Green Stormwater Infrastructure:** Retrofit developed areas to reduce impervious surface and incorporate best management practices such as bioretention areas, green streets, and green roofs in order to reduce vulnerability to flooding and associated pollution.
- D. **Critical Infrastructure Protection:** Use green infrastructure to buffer critical infrastructure from extreme weather impacts, including key transportation corridors, power production and transmission facilities, hospitals and emergency management centers, water supply reservoirs, and wastewater treatment facilities.
- E. **Coastal Defense:** Preserve, restore, or enhance natural habitat and introduce nature-based practices (e.g., living shorelines) to buffer coastal areas from impacts of coastal flooding, storm surge, and sea-level rise.

Strategies B and C are particularly relevant to the Baybrook/Brooklyn area. (For more information on the Greater Baltimore Wilderness Coalition, see baltimorewilderness.org).

Baltimore City

Baltimore City has developed a number of plans and initiatives that have potential application to the Brooklyn/Baybrook area. The following lists some of these that are relevant to the Community Action Plan. The plan is designed to support citywide plans and initiatives and Baltimore City will be an important partner in its implementation.

- **Middle Branch Master Plan:** The *Middle Branch Master Plan* was adopted by the Baltimore City Planning Commission on September 20, 2007. The goal of the planning process was to “highlight and capitalize on the uniquely green character of the Middle Branch estuary to build a model community based on sustainable principles,” including economic prosperity, environmental improvement, and social equity. Its vision included developing a “comprehensive open space and recreation system that protects and promotes the natural shoreline, water-based activities and resources of the Middle Branch.” While the plan focuses on the Middle Branch shoreline, it acknowledges “current planning efforts in the Cherry Hill, Brooklyn and Westport communities, which are situated adjacent to the Middle Branch but behind the waterfront.” Part of the vision is to “include existing communities in the restoration of the greater Middle Branch through connectivity, housing opportunities, job creation, access to open space and the waterfront, and preservation of community character.” (Quotes from *Middle Branch Master Plan* Executive Summary and Introduction, available at: [archive.baltimorecity.gov/Portals/0/agencies/planning/public%20downloads/1%20Contents-Ex_Summary-Introduction%20\(Pages%200-18\).pdf](http://archive.baltimorecity.gov/Portals/0/agencies/planning/public%20downloads/1%20Contents-Ex_Summary-Introduction%20(Pages%200-18).pdf))
- **Baltimore Sustainability Plan:** The *Baltimore Sustainability Plan* was adopted by the Baltimore Sustainability Commission and the Baltimore City Planning Commission in February 2009. It “establishes priorities for how Baltimore can grow and prosper in ways that meet the current environmental, social, and economic needs of our community without compromising the ability of future generations to meet these needs” (Cheryl A. Casciani, chair, Baltimore Commission on Sustainability). The plan identifies 29 goals for seven themes: Cleanliness, Pollution Prevention, Resource Conservation, Greening, Transportation, Education & Awareness, and Green Economy. Goals throughout the plan are relevant to the Brooklyn/Baybrook area, for example those under Greening and Green Economy:

Greening

- o Double Baltimore’s tree canopy by 2037
- o Establish Baltimore as a leader in sustainable, local food systems
- o Provide safe, well-maintained recreational space within 1/4 mile of all residents
- o Protect Baltimore’s ecology and biodiversity

Green Economy

- o Create green jobs and prepare city residents for these jobs
- o Make Baltimore a center for green business
- o Support local Baltimore businesses
- o Raise Baltimore’s profile as a forward thinking, green city

(The *Baltimore Sustainability Plan* is available at: baltimoresustainability.org/wp-content/uploads/2015/12/Baltimore-Sustainability-Plan.pdf)

- **Homegrown Baltimore:** An outgrowth of the *Baltimore Sustainability Plan*, Homegrown Baltimore is an initiative of the city to increase the production, distribution, sales, and consumption of locally grown food within the city. It includes three components: Grow Local, Buy Local, and Eat Local. Adopted by the Baltimore City Planning Commission in November 2013, Grow Local is an urban agriculture plan to support and expand the production of locally grown food in Baltimore City. Buy Local links local food producers, both urban and rural, to consumers and marketing opportunities. Eat Local involves encouraging consumers to purchase the healthy, fresh foods produced by local urban and rural growers. Access to local, fresh foods is important to the health of Brooklyn/Baybrook area residents and overall community resilience, and has been identified as a Community Action Plan strategy. (Information on Homegrown Baltimore is available at: baltimoresustainability.org/projects/baltimore-food-policy-initiative/homegrown-baltimore.)
- **Disaster Preparedness and Planning Project:** The Baltimore City Department of Planning and Office of Sustainability created the Disaster Preparedness and Planning Project in 2013 as an effort to address existing hazards

while simultaneously preparing for predicted hazards due to climate change. This initiative builds on the city's 2012 *Climate Action Plan*, which in turn was an outgrowth of the *Baltimore Sustainability Plan*. It resulted in preparation of a *Combined All Hazards Mitigation and Climate Adaptation Plan* "... integrating hazard mitigation planning, which focuses on past events, with climate adaptation planning, which focuses on what will likely happen in the future, (an approach that) offers a positive, win-win solution for the City of Baltimore."

Baltimore is highly vulnerable to many natural hazards, ranging from coastal storms and flooding to extreme heat and high winds. There is strong consensus that these types of extreme events will increase, both in frequency and intensity, over the coming years. Furthermore, Baltimore's climate is changing. In the past century, the City has observed shifting trends in weather patterns and climate conditions. The increase in natural hazards, combined with climate change, creates impacts that will notably affect the City's residents, businesses, infrastructure, and natural systems, and threaten regionally significant assets (Executive Summary)

The plan focuses on four sectors: Infrastructure, Buildings, Natural Systems, and Public Services. Natural Systems are particularly relevant to the goals of the Brooklyn/Baybrook Community Action Plan:

The City's natural systems will suffer adverse consequences as a result of climate change; however, this plan embraces nature for its potential as a hazard mitigation and climate adaptation tool. In many cases, natural features are capable of offsetting greenhouse gases and alleviating the severity of weather events, effectively reducing long-term risks from climate change and hazards. On the other hand, if not properly maintained, natural elements may themselves become a danger during an extreme weather event.

(Quotes from City of Baltimore Disaster Preparedness and Planning Project, *A Combined All Hazards Mitigation and Climate Adaptation Plan*, Executive Summary, available at: baltimoresustainability.org/wp-content/uploads/2015/12/Executivesummary.pdf)

- **MS4 Restoration and TMDL Watershed Implementation Plan:** In December 2013 the Maryland Department of the Environment issued a Municipal Separate Storm Sewer System (MS4) Permit to Baltimore City per the National Pollutant Discharge Elimination System (NPDES) administered by the U.S. Environmental Protection Agency (EPA). Prepared by the Baltimore City Department of Public Works, the *MS4 Restoration and TMDL Watershed Implementation Plan* (WIP) (revised August 2015) presents strategies to meet the requirements set by the permit, including targets of 20 percent impervious surface reduction and Total Maximum Daily Load (TMDL) limits on pollutants discharged to Patapsco River, Baltimore Harbor, and other receiving waters (available at: dpwapps.baltimorecity.gov/cleanwaterbaltimore/baltimore-city-ms4-restoration-and-tmdl-wip/). A variety of strategies are proposed, for example:



Figures 4 and 5: Two examples of ESD practices, the 12th Avenue green street in Portland, Oregon, and bioretention in Pierce's Park in Baltimore. (Source: Baltimore City MS4 Restoration and TMDL WIP (p. 40))

- o Installing “green” stormwater management facilities like bioretention in public rights-of-ways, parking lots, and vacant lots, as well as green roofs;
- o Retrofitting and installing ponds and wetlands; and
- o Planting street trees and trees in parks and at schools (p. 38).

Projects to achieve the targets fall into three categories: Traditional Best Management Practices (BMPs), Environmental Site Design (ESD) Practices, and Alternative BMPs. ESD Practices are particularly relevant to the Brooklyn Baybrook area:

ESD Practices are small stormwater facilities that treat 5 acres or less, including micro-bioretention, rain gardens, enhanced filters, permeable paving, and green roofs. Given the small size of these practices, they fit well into Baltimore’s urban environment of streets, parking lots, small parks, and school grounds . . . (p. 40)

The *MS4 Restoration and TMDL WIP* identifies Brooklyn/Curtis Hill/Cherry Hill as a “cluster of neighborhoods” within which ESD projects will be implemented. It references the *Masonville Cove Small Watershed Action Plan* (2014), prepared by the National Aquarium for Masonville Cove Watershed Stakeholders and the Masonville Cove Small Watershed Action Plan Steering Committee, as supporting the implementation of ESD projects in this vicinity.

- **Green Pattern Book:** The Green Pattern Book was published in September 2015 through a partnership between the USDA Forest Service and Baltimore City to provide guidelines, resources, and tools that can help neighborhoods create and maintain green space from vacant lots. It has eight “green patterns” that can be used by neighborhoods to hold and reuse vacant land:
 - o **Clean and Green:** Temporary greened spaces meant as a short-term holding strategy for future redevelopment, whether as new development or one of the other green patterns.
 - o **Urban Agriculture:** Land leased to urban farmers to grow food commercially.
 - o **Community-Managed Open Space:** Vacant lots maintained by a community, nonprofit, or more than one household used for vegetable gardens, orchards, pocket parks, and small recreational spaces.
 - o **Stormwater Management:** Land used to reduce runoff, filter stormwater, and decrease impervious surfaces to meet Baltimore’s requirements for improving water quality of our streams and harbors.
 - o **Green Parking:** Land that can accommodate neighborhood parking needs while keeping greening and stormwater considerations in mind.
 - o **Urban Forest and Buffer:** Trees planted and maintained on vacant lots, buffers along railroads and highways, and existing forest patches.
 - o **Neighborhood Park:** Permanent public spaces that can be developed for passive or active recreation or both.
 - o **Mixed Greens:** Land that can combine the uses described above to achieve a greater number of goals
(Source: *Green Pattern Book*, available at: baltimoresustainability.org/wp-content/uploads/2015/12/Green_Pattern_Book.pdf)

The guidance provided for these patterns can be applied to vacant lots within the Brooklyn/Baybrook area to support implementation of the Community Action Plan. In addition, patterns such as Stormwater Management, Urban Forest and Buffer, and Neighborhood Park are directly relevant to recommendations contained in the Community Action Plan (e.g., for Garrett Park).

Greater Baybrook Vision and Action Plan

The *Greater Baybrook Vision and Action Plan* was released in July 2016 after a year-long planning process involving over 100 stakeholder organizations and residents. This process was co-chaired by Strong City Baltimore and the Anne Arundel County Economic Development Corporation (AACED) and made possible by funding from the Maryland Department of Housing and Community Development and the Goldseker Foundation. As part of developing the plan, Strong City Baltimore contracted two in-depth, quantitative studies, a Retail Market and Branding Study and a Housing Market Study, with funding support from Baltimore Development Corporation and AACED.

The *Vision and Action Plan* covers the Greater Baybrook Peninsula in Baltimore City and Anne Arundel, with a population of approximately 26,000 residents and slightly over 11,000 housing units. The plan notes that the Brooklyn neighborhood:

... has a relatively diverse population, with a large growth in Latino population over the past decade. Hanover Street and Patapsco Avenue make up Brooklyn's main retail district, with several historic buildings (movie theaters, bowling alleys, etc.) that have been repurposed for new commercial uses. (p. 2)

Key demographic statistics for the Baltimore City portion of the peninsula (which includes the Brooklyn and Curtis Bay neighborhoods) include:

- **Population:** 14,684
- **Racial composition:** 50.3 percent white, 37.8 percent black, 8.5 percent Latino
- **Median income:** \$34,585
- **Poverty rate:** 32 percent
- **Housing vacancy rate:** 9.4 percent
- **Tenure:** 36.1 percent owner-occupied, 63.9 percent renter-occupied

The percentage black and Latino population, poverty rate, housing vacancy rate, and renter-occupied housing are significantly higher than in the Anne Arundel County portion of the peninsula. Conversely, the percentage white, median income, and owner-occupied housing are significantly lower than in the county. (Source: U.S. Census Bureau, 2009–2013 American Community Survey, cited in the *Greater Baybrook Vision and Action Plan*, pp. 10–12.)

The plan identifies strong assets in Greater Baybrook that have the potential to leverage action for neighborhood improvement. These assets include active stakeholders (local nonprofits, government officials, resident leaders, and advocates) who “have coalesced around a set of issues ranging from environmental advocacy, educational achievement, housing solutions, (to) workforce development” (p. 16). Other assets include industry and port connections, rich natural resources, Free Your Voice (an environmental advocacy campaign led by local students and community members), a strong educational cluster (including Benjamin Franklin High School and the Benjamin Franklin Center for Community Schools in Curtis Bay and Maree G. Farring Elementary/Middle School in Brooklyn), and Sagamore Development’s proposal to redevelop the Port Covington area of South Baltimore as the new headquarters for Under Armour.

The plan also identifies critical needs for Greater Baybrook, including a housing market struggling to recover from the mid-2000s housing crisis, lack of a strong anchor (attributed to the vacuum created by the downturn in the maritime industry and industrial production over the last several decades), and crime and public safety concerns.

The overall vision developed through the planning process is entitled, “We Are the Greater Baybrook Community: Maryland’s Working Waterfront.” Within this overall vision, stakeholders developed “issue-specific visions” for six key areas of concern: Housing, Economic Development, Transportation, Quality of Life, Youth & Education, and Community Engagement. While all of these visions are relevant to the Baybrook/Brooklyn Area Community Action Plan, the Quality of Life vision is of particular interest:

- **Safer Streets:** The *Greater Baybrook Vision and Action Plan* looks towards a future where the peninsula’s streets are free of crime and danger for local residents. A cross-jurisdictional approach to enforcement and supportive services will address pervasive sex worker issues that have traditionally jumped back and forth along the city/county line. In addition, the growing drug overdose epidemic will be confronted head-on to support local residents in need. A safer Greater Baybrook, where residents feel comfortable walking their streets, will attract new neighbors and strengthen the peninsula communities.
- **A Village Green:** The *Greater Baybrook Vision and Action Plan* acknowledges the bountiful natural resources present in Greater Baybrook. Existing green spaces will provide gathering spaces for local residents, attract new visitors to the peninsula, and act as anchors for the emerging environmental sustainability movement in the area.
- **A Sustainable Future:** The *Greater Baybrook Vision and Action Plan* celebrates the work of local activists to promote positive alternatives that combat local air pollution and negative environmental outcomes. In a community with rich parkland and natural resources, creating a sustainable future through alternative energy options and increased environmental awareness will make Greater Baybrook a regional hub for sustainable activities, creating a healthier life for current residents and attracting potential homeowners to our neighborhoods. (Source: *Greater Baybrook Vision and Action Plan*, pp. 56–57)

The plan identifies “taskforce strategies” and “immediate actions” to implement its visions. Quality of Life examples directly relevant to the Brooklyn/Baybrook Community Action Plan include:

Taskforce Strategies

1. Improving healthy food access
2. Encouraging environmental stewardship and education
3. Improving greening and recreational opportunities

Immediate Actions

Green Infrastructure: Fund Garrett Park improvement recommendations from the American Planning Association (APA) planning study in July 2016

Goals and Strategies

This section describes the goals and strategies developed by APA’s Community Planning Assistance Team (CPAT) for the Brooklyn/Baybrook Community Action Plan. It begins with a description of the process used to develop the plan. It then addresses the role of green infrastructure—the plan’s foundation. The section concludes by identifying seven goals that were identified through the planning process, together with strategies for each goal that provide direction for implementing the Community Action Plan.

Planning Process

The planning process began with a visit to the Brooklyn-Curtis Bay area on May 6, 2016, by CPAT leader Brandy Brooks, APA Research Director and CPAT member David Rouse, FAICP, ASLA, and APA CPAT staff Ryan Scherzinger and Jennie Gordon, AICP. The visit was hosted by Michael Dorsey, CCYD’s director of community initiatives, who organized meetings with key stakeholders and led a tour of the area. Based on this visit, the Community Action Plan focus was defined as Garrett Park and the adjacent East Patapsco Avenue and South Hanover Street corridors.

Brandy Brooks, David Rouse, and Jennie Gordon returned to Brooklyn on June 9, 2016, for a community meeting on the *Greater Baybrook Vision and Action Plan* hosted by CCYD. The meeting began with a presentation by consultants from Mahan Rykiel on the retail market and branding and housing studies prepared for the *Vision and Action Plan*. Following the Mahan Rykiel presentation and community discussion, Brooks and Rouse presented an overview of the Brooklyn/Baybrook CPAT project and posed a series of questions on Garrett Park and the East Patapsco Avenue/South Hanover Street corridors for the community to consider:

- How are you using Garrett Park/East Patapsco Avenue and South Hanover Street?
- How would you like to use Garrett Park/ East Patapsco Avenue and South Hanover Street in the future?
- What improvements are needed to make Garrett Park/ East Patapsco Avenue and South Hanover Street more useable in the future?



Figures 6 and 7 (from left): The team met with a wide range of stakeholders throughout the process to better understand the study area and the community’s vision. The team walked the entire study area several times during the process. (Source: Ryan Scherzinger)

The full CPAT Team visited Brooklyn July 11–13, 2016, to develop the Brooklyn/Baybrook Community Action Plan. Working from the CCYD building across the street from Garrett Park, the Team conducted interviews arranged by Michael Dorsey with stakeholders and community members, intensively toured the project study area, and developed the Community Action Plan content presented in this report. At the conclusion of the three days the Team made a presentation on its findings and recommendations to a group of community residents and stakeholders.

Appendix A provides a list of community stakeholders and residents interviewed by the Team during the planning process.

The Role of Green Infrastructure

Green infrastructure is the driving motivation for the Greater Baltimore Wilderness Coalition and the Hurricane Sandy Coastal Resiliency grant that made this CPAT possible. The planning context and planning process (described in the previous sections of the report) confirm the important role that different types of green infrastructure can play in creating a more sustainable, resilient Brooklyn/Baybrook. These types range from site-specific green stormwater infrastructure (e.g., the ESD Practices identified in the *MS4 Restoration and TMDL WIP*) to area-wide and regional resources (e.g., the urban tree canopy and the emerging “green necklace” along Middle Branch). The concept of “triple-bottom-line” benefits—environmental, economic, and social—is common to green infrastructure across scales ranging from site to neighborhood, city/county, and region. As documented in numerous research studies, these benefits can include:

Environmental Benefits of Green Infrastructure:

- Absorbs stormwater, reducing runoff and associated impacts such as flooding and erosion.
- Improves environmental quality by removing harmful pollutants from the air and water.
- Moderates the local climate and lessens the urban heat island effect, contributing to energy conservation.
- Preserves and restores natural ecosystems and provide habitat for native fauna and flora.
- Mitigates climate change by reducing fossil fuel emissions from vehicles, lessening energy consumption by buildings, and sequestering and storing carbon.

Economic Benefits of Green Infrastructure:

- Creates green jobs and business opportunities. (The Furbish Company, which “innovates and develops living systems, primarily green roofs and green walls, to benefit the built environment,” is a green business headquartered on South Hanover Street in Brooklyn: furbishco.com/about).
- Stimulates retail sales and other economic activity in local business districts.
- Increases property values.
- Attracts visitors, residents, and businesses to a community.
- Reduces energy, health care, and gray infrastructure costs, making more funds available for other purposes.

Community Benefits of Green Infrastructure:

- Promotes healthy lifestyles by providing outdoor recreation opportunities and enabling people to walk or bike as part of their daily routines.
- Improves environmental conditions (e.g., improved air and water quality, reduced urban heat island effect) and their effects on public health.
- Promotes environmental justice, equity, and access for underserved populations.
- Provide places for people to socialize and build community spirit.
- Improve the aesthetic quality of urban and suburban development.
- Provides opportunities for public art and expression of cultural values.
- Connects people to nature. Studies have shown that better health outcomes, improved educational performance, and reduced violence can be among the resulting benefits.
- Yields locally produced resources (food, fiber, and water).

Source: David C. Rouse and Ignacio F. Bunster-Ossa. Green Infrastructure: A Landscape Approach. American Planning Association, Planning Advisory Service Report Number 571, 2013.

Green stormwater infrastructure and tree plantings— both identified as ESDs in the *MS4 Restoration and TMDL WIP*—represent immediate opportunities to realize the benefits of green infrastructure in the Brooklyn/Baybrook area. Promising practices include rain gardens and bioretention areas with native plantings in Garrett Park and other open areas; features such as stormwater “bumpouts” in public rights-of-way; and tree plantings along streets, in Garrett Park, and in other open areas. Features such as green roofs can also be incorporated into revitalization projects along South Hanover Street.

The Team also recommends connecting Brooklyn/Baybrook to the city and the region's larger green infrastructure network via Middle Branch. The most likely opportunity is from South Hanover Street to Reed Bird Island Park. Further study will be required to determine the feasibility and cost of a safe connection across Potee Street.

Goals and Strategies

1. Increase **green infrastructure** to provide multiple environmental, economic, and social benefits for Brooklyn/Baybrook residents.
 - o Implement green streets along East Patapsco Avenue, South Hanover Street, and Maude Avenue/Chesapeake Avenue.
 - o Plant trees throughout the neighborhood to increase canopy coverage.
 - o Incorporate green infrastructure (rain gardens, native plantings, pervious surfacing, etc.) into retrofit and redevelopment projects on public and privately owned properties.
2. Improve **safety, walkability and accessibility** along corridors and to/between Garrett Park and the surrounding neighborhood.
 - o Improve pedestrian facilities along East Patapsco Avenue, South Hanover Street, and other neighborhood streets (crosswalks sidewalks, bus shelters).
 - o Calm traffic along East Patapsco Avenue and South Hanover Street (including addressing truck impacts).
 - o Implement complete street improvements to East Patapsco Avenue and South Hanover Street to safely accommodate vehicular, pedestrian, and bicycle traffic. Enhance pedestrian connectivity to Garrett Park.
 - o Clean up and maintain properties and streets (trash pickup, landscaping, building repair, code enforcement).

COMPLETE STREETS: Complete streets are designed to safely accommodate the needs of all users (pedestrians, bicyclists, and transit) in addition to vehicles.

3. **Increase the visibility of Garrett Park** and transform it into a multigenerational neighborhood and community resource.
 - o Redesign the park to serve community needs (recreation, community gathering, health and fitness facilities, community gardens, etc.).
 - o Improve park programming.
 - o Enhance park entrances.
 - o Improve streetscapes adjacent to the park (East Patapsco Avenue, 2nd Street, Maude Avenue/Chesapeake Avenue).
 - o Clean up properties facing the park along 2nd Street.
4. **Attract businesses and create job opportunities** for local residents.
 - o Leverage streetscape/green infrastructure improvements to attract business investment.
 - o Encourage uses along South Hanover Street identified in the Retail Market Study conducted for the *Greater Baybrook Vision and Action Plan* (specialty retail and dining, start-up incubator in former Acme building).
 - o Support “maker” users (local arts/crafts, sustainability/green infrastructure).
 - o Recruit temporary/“pop-up” uses of vacant commercial properties.
5. Create **youth engagement and environmental education opportunities** in the Greater Baybrook Area.
 - o Establish an environmental education program hub in Garrett Park.
 - ♦ Demonstration gardens, native plantings, etc.
 - ♦ Multigenerational programming

- o Promote youth training and employment opportunities (e.g., urban agriculture, green infrastructure installation and maintenance).
- o Partner with area institutions in the above (including schools, Enoch Pratt Library, Masonville Environmental Education Center, and National Aquarium).

GIS TRAINING INITIATIVE: CCYD is currently working with Benjamin Franklin High School to enhance the school's existing Urban Agriculture training program with an after-school Geographic Information work-study program. This program could be linked to the green infrastructure improvements proposed in the Brooklyn/Baybrook action plan as they are implemented and to other city and regional green infrastructure initiatives.

- Enhance **community health and wellness**.
 - o Improve environmental, physical, and mental health through:
 - ◆ Tree planting
 - ◆ Multigenerational health and wellness programming
 - ◆ Health/nutrition center
 - ◆ Community gardens in the park
- Develop a unique Brooklyn **neighborhood identity**
 - o Establish gateway entrances to the Brooklyn neighborhood consistent with overall Greater Baybrook branding.
 - o Develop East Patapsco Avenue/3rd Street as the Brooklyn community hub (Garrett Park, Enoch Pratt Library, expanded Maree Faring Elementary School/community center).
 - o Promote community programming and events (festivals, street fairs, etc.).
 - o Establish a collaborative to engage artists, performers, crafts people, and designers in Brooklyn neighborhood initiatives.

Plan Concepts

Overall Concept Plan

The Team's overall concept for implementing the above seven goals and associated strategies throughout the project study area is illustrated in Figure 7 and described below. More information on the Community Hub and Garrett Park concepts is provided in subsequent sections of this plan.



Figure 7: The overall concept plan visually demonstrates the key goals and strategies within the study area. (Source: Garlen Capita)



Figure 8: The Family Health Centers of Baltimore has a location on South Hanover Street in the heart of the Brooklyn study area. They are an important community partner and continue to expand their services in the newly renovated Harry and Jeanette Weinberg Building. (Source: Ryan Scherzinger)

1. **Increase green infrastructure to provide multiple environmental, economic, and social benefits for Brooklyn/Baybrook residents.** One of the goals highlighted in the *Middle Branch Master Plan* was to restore water quality and protect the habitat around the Middle Branch shoreline. Incorporating green infrastructure practices into the Brooklyn/Baybrook area, which drains to Middle Branch, will make an important contribution to meeting that goal. The team recommends that trees be planted throughout the neighborhood to increase canopy coverage. The Brooklyn/Baybrook area would also benefit from the reduction of impervious surfaces, an increase in green spaces and implementation of “green streets” along East Patapsco Avenue, South Hanover Street, and the intersection of Maude Avenue and Chesapeake Avenue.

GREEN STREETS: A form of green infrastructure, green streets achieve multiple benefits, such as improved water quality and more livable communities, through the integration of street trees and stormwater treatment techniques that use natural processes and landscaping.

2. **Improve safety, walkability, and accessibility along corridors and to/between Garrett Park and the surrounding neighborhood.** One of the main challenges in the study area is the absence of pedestrian facilities (crosswalks, sidewalks, bus shelters, etc.) along East Patapsco Avenue and South Hanover Street. In order to improve safety, walkability, and accessibility along corridors and to/between Garrett Park and the surrounding neighborhood, the Team recommends “complete street” improvements to East Patapsco and South Hanover to safely accommodate vehicular, pedestrian and bicycle traffic. The intersection of East Patapsco Avenue and 3rd Street is an area of particular concern for residents since children and youth use that intersection daily to travel to and from Maree G. Farring Elementary/Middle School, Garrett Park, the Boys and Girls Club, and the Enoch Pratt Library.
3. **Increase the visibility of Garrett Park and transform it into a multigenerational neighborhood and community resource.** As described below, Garrett Park is an underutilized community resource that could benefit from a redesign to enhance its benefits for residents (e.g., improve streetscapes adjacent to the park, enhance park entrances and park programming, etc.).
4. **Attract businesses and generate job opportunities for local residents.** Streetscape and green infrastructure improvements can be leveraged to implement some of the uses identified in the *Greater Baybrook Vision and Action Plan*, specifically specialty retail and dining, and investing in a start-up incubator in the Acme building on South Hanover Street. The Team also recommends outreach to local artisans and businesses to implement temporary/“pop-up” uses in vacant commercial properties.



Figure 9: The intersection of South Hanover Street and Frankfurst Avenue serves as a major gateway entrance opportunity from the north. Nodes at intersections of significant commercial and/or pedestrian activity are also highlighted here. (Source: Ryan Scherzinger)

5. **Create youth engagement and environmental education opportunities in the Greater Baybrook area.** The Team recommends the establishment of an environmental education program within the redesigned Garrett Park that includes demonstration gardens, native planting, educational programming, etc. This program would promote youth training and employment opportunities through increased collaboration with local schools, businesses, Enoch Pratt library, the Masonville Cove Environmental Education Center, and the National Aquarium.
6. **Enhance community health and wellness.** In order to improve the environmental, physical, and mental health of the Brooklyn/Baybrook area and its residents, the Team recommends organizing tree plantings, increased multigenerational health and wellness programming, greater access to healthy foods through partnerships, and the creation of a health and nutrition center in the community hub at the intersection of 3rd Street and East Patapsco Avenue. The Baltimore Family Health Center on South Hanover Street should be engaged in these efforts.

PARK PRESCRIPTION PROGRAM: CCYD is participating in the new Baltimore Park Prescription Program, an initiative involving Baltimore City Recreation and Parks, DC Park Rx, and Docs in the Park Baltimore. Through this program, area physicians will “prescribe” physical activity and participation in recreational programs in local parks for their patients. CCYD will work with the Family Health Center of Baltimore and the Recreation and Parks Department to provide these opportunities in Garrett Park.

7. **Develop a unique Brooklyn neighborhood identity.** Similar to the findings presented in the *Greater Baybrook Vision and Action Plan*, Brooklyn needs to develop a unique neighborhood identity, including establishment of gateway entrances to the Brooklyn neighborhood consistent with the overall branding of Greater Baybrook. In order to sustain a unique Brooklyn identity, the Team recommends establishment of an Artists Collaborative to work with artists, performers, artisans, and designers on community programming and events (e.g., festivals, street fairs, etc.) in the Brooklyn neighborhood. The Chesapeake Arts Center should be engaged in this effort.

Community Hub Concept

The *Greater Baybrook Vision and Action Plan* notes that the intersection of East Patapsco Avenue and 3rd Street is becoming a resource hub, with services from the Enoch Pratt Free Library, Boys and Girls Club, CCYD, Maree G. Farring Elementary/Middle School, and Garrett Park all coexisting at the intersection (p. 55). This role will grow with the potential expansion of Maree G. Farring onto the CCYD property.



Figures 10–13: (clockwise from top left): The Boys and Girls Club, Enoch Pratt Free Library, Garrett Park, and Maree Farring School, as well as CCYD all form a synergy around the intersection of East Patapsco Avenue and 3rd Street. (Source: Ryan Scherzinger)

Key informant interviews and focus groups with Brooklyn residents, business owners, social service agencies, and school administrators conducted for the Community Action Plan confirmed the role of this intersection as the community hub of the Brooklyn/Baybrook area. Garrett Park was widely recognized as a centrally located public space that could serve as a multipurpose gathering place for community activities, programs, services, and events.

“Community hub” is a commonly used term in urban design and community planning to describe a publicly owned and designed space that serves the needs of a local community. Such hubs have traditionally been located in community or recreation centers. However, a community hub can also be a school, a plaza, grocery store, neighborhood health center, a library, an old government building, an empty parking lot, a place of worship, another public space, or a combination of these uses. Whether located in a physical space or provided digitally (or both), each hub is uniquely defined by the community it serves. It is this diversity that allows community hubs to play a critical role in building the economic, environmental, and social resources of a community.

The Brooklyn/Baybrook community hub concept is based upon the following objectives:

1. **Equitable, accessible and inclusive to all Brooklyn/Baybrook residents.** One of the challenges of urban planning is ensuring that public spaces remain free and accessible to everyone regardless of their age, race, gender, ability, or socioeconomic status.
2. **Service integration linking to other activity nodes such as local shops, public places, schools, etc.** The ability to pool resources, share best practices, and expand services not only has the potential to prevent silos but focused service delivery could lead to greater awareness and utilization of services. In the Brooklyn/Baybrook area, service providers include the Family Health Center on South Hanover Street and Benjamin Franklin High School and the Benjamin Franklin Center for Community Schools.
3. **Improved collaboration between stakeholders.** Greater collaboration will lead to a common sense of purpose, increased efficiency, and more and sustainable services.

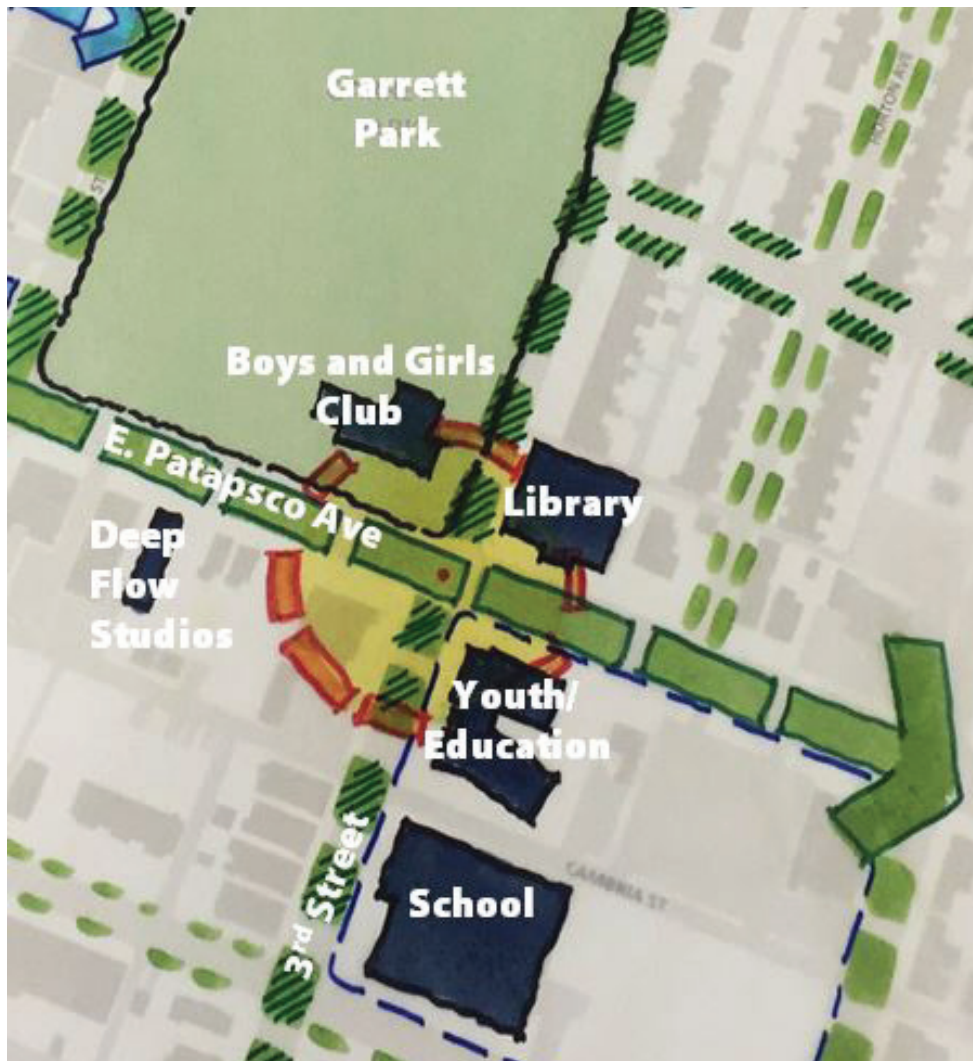


Figure 14: The intersection of East Patapsco Avenue and 3rd Street combines elements well suited to serve the community hub concept with others in close proximity such as the health center and commercial corridors. High pedestrian activity is also a significant concern here. There's a need for a safer street crossing because of a relatively high volume of pedestrians, particularly children from the school, Boys and Girls Club, park, and library. (Source: Garlen Capita)

4. **A space that is easily recognized by residents and visitors.** A hub that defines the location and identity of the community would further enhance community development of Brooklyn and the Baybrook area.



Figure 15: (Source: Brandy Brooks)

The Brooklyn/Greater Baybrook community hub concept acknowledges the need for genuine partnerships between local, volunteer, and community organizations. Designation of this hub is intended to provide a focus that supports collaboration between community members, organizations, and local businesses in a way that builds capacity and enables each stakeholder to provide opportunities that would otherwise not exist.



Figure 16: The Garrett Park Concept Plan offers a variety of amenity options to serve a broad range of residents. See below for further explanation on each area of the park. (Source: Catherine Mercier-Baggett, AICP)

Garrett Park Concept Plan

Garrett Park should become an important component of the Community Hub described in the previous section, but as it stands now it appears to be underutilized, with limited amenities and programmed activities. The park's topography—generally consisting of three levels (relatively flat terraced areas) superimposed on the predominant slope of the surrounding neighborhood toward the Middle Branch of the Patapsco River to the north—creates a physical barrier to park access, particularly along East Patapsco Avenue and 2nd Street. During the planning process Brooklyn residents expressed a desire for improved access to and programming in the park.

Figure 16 provides an illustrative concept to activate the park, including elements that should appeal to citizens of all ages, abilities, and interests. It promotes well-being in all its forms by providing physical activity opportunities and a space to socialize. While based on input gathered during the planning process, the final design of the park would require additional public input to validate the concept, more detailed “ground-truthing,” and, of course, engagement and direction by Baltimore City Recreation and Parks. This concept was developed to illustrate how Garrett Park could be revitalized to better serve residents and help achieve the goals and strategies of the Brooklyn/Baybrook Community Action Plan.

As noted above, the topography of the park is challenging for universal access to the park, but at the same time it creates an opportunity to separate different activity zones. The illustrative concept organizes the park into three levels based on its topography. The upper level, at Patapsco Avenue, is dedicated to active recreation. The second level hosts programmed activities, and the lower level at Maude Avenue offers gardens with ecological functions. Within this overall spatial organization, the design features of the park concept are as follows (see concept plan for the numbered locations of these features):

1. **Complete Streets**

Street trees spaced 40 feet apart will provide shade for pedestrians and parked vehicles, and will help frame the street by creating a visual edge and slowing down vehicular traffic. An important concept in public safety is to bring eyes into the public space. By infilling the gaps in the row of building on East Patapsco Avenue and changing the configuration and use of those on 2nd Street, users of the park will feel safer by knowing others are nearby. Public safety will also be improved by installing a crosswalk across East Patapsco Avenue to connect the two sides of the community hub.

2. **Park Access**

A 10-foot sidewalk frames the park, creating access on all four sides. In sloping areas (in particular along 2nd Street), stairs and ramps will bring the users into the park.

3. **2nd Street Entrance**

The proposed gateway from the corner of 2nd Street and East Patapsco Avenue could showcase the work of local artists, in the form of sculptures, signs, or other visual elements.

4. **3rd Street Entrance**

The entrance across from the library at 3rd Street could become a gathering point with a small, paved plaza. A kiosk with a notice board would keep the public informed of upcoming events and activities. Demonstration gardens could exemplify the functions of green infrastructure, showcase native plants, and inform on the role of pollinators.

5. **Playgrounds**

Three playgrounds are proposed, each for a different target age group. Toddlers and older kids would have separate areas, designed specifically for their abilities and interests. Both should focus on stimulating physical and mental development through creative and flexible equipment. Adults, too, can enjoy recreating outdoors. Depending on the needs and desires of the community, this space could offer various activities, from bocce to physical training. Workout equipment designed for active adults is now available on the market.



Figure 17–19 (from top): Stairs and a ramp will ease the access of visitors to Garrett Park from 2nd Street. The view from Garrett Park offers spectacular views of the city and the Middle Branch. The proposed amphitheater, shade pavilion, and other features would help capture and enhance this unique amenity for park visitors. The basketball court and what were tennis courts are in very poor condition. (Source: Ryan Scherzinger)

6. **Running Track**
A running and walking track, 10 to 15 feet in width and approximately a quarter-mile in length, follows the periphery of the upper plateau and connects the different activity zones.
7. **Multiuse Recreational Fields**
Inside the running track, a large multiuse recreational field can be used in full or in half for pick-up games or physical education classes by nearby schools.
8. **Open Field**
A grassed area from the current design of the park remains, for flying kites, picnicking, and many other activities. The existing baseball backstop could be replaced by a newer one and located in the open field.
9. **Shade Pavilion**
A shade pavilion is located near the highest point in the park, to open the view to Middle Branch and downtown Baltimore to the north. This flexible space can be used for picnics, musical performances, and other group activities.
10. **Veterans Memorial**
The Brooklyn-Curtis Bay and Fairfield Area War Veterans Memorial monument is currently located near East Patapsco Avenue, but with limited visibility. It would be relocated near the high point of the park and enhanced with landscaping. In addition to better showcasing the memorial, this would improve visibility to the park from East Patapsco Avenue.
11. **Amphitheater**
The small amphitheater proposed on the middle level takes advantage of the topography. It can be used as an outdoor classroom for environmental education or as a performance space.
12. **Basketball Courts**
Youth at the Boys and Girls Club indicated that the basketball courts were a vital element of the park, but that they are in dire condition. The two resurfaced courts are kept close to their current location.
13. **Community Gardens**
In a neighborhood with limited access to fresh food, the community gardens could provide residents and community groups with fresh produce. The community gardens cover 100 x 110 feet, with the possibility to expand on the lower level. An urban orchard complements the community gardens to the west, and frames the view of the Middle Branch and downtown Baltimore from the upper level.
14. **Functional Gardens**
The western slope of the lowest level of the park presents itself as a desirable location for native plantings (meadow and trees). Such planting would provide habitat for small wildlife such as butterflies (pollinator gardens) and songbirds. The lower portion of the park is suitable for green stormwater infrastructure to capture runoff. Likewise, the planting strips along Maude Avenue could be designed as bioswales and offer similar ecological benefits. Youth from Maree G. Farring Elementary/Middle School, Benjamin Franklin High School, and other youth programs (CCYD, Masonville Cove Environmental Center, National Aquarium) could be engaged in installing and maintaining garden areas in the lowest level of Garrett Park.

Implementation

Action Plan

The time is right for this Community Action Plan. There is momentum and renewed energy and focus on the Brooklyn/Baybrook area by numerous committed stakeholders, organizations, institutions, and individuals with resources available for implementation. These stakeholders will need to prioritize the actions to be taken to fully and sustainably implement this plan. Table 1 summarizes recommended key priorities—starting with more immediate/short-term actions—and the parties that would be responsible.

Table 1: RECOMMENDED PRIORITY ACTIONS

ACTION	RESPONSIBLE PARTIES
Form a working group to lead implementation of the Brooklyn/Baybrook Community Action Plan.	Area institutions Residents (long term and recent)
Establish new management structure, including: Friends of Garrett Park, a Brooklyn Community Development Corporation (CDC), and a Brooklyn Artists Collaborative.	Residents Neighborhood working group Local businesses

Table 1: RECOMMENDED PRIORITY ACTIONS

Undertake Brooklyn community cleanup activities (e.g., Clean and Green program, code enforcement)	Residents in partnership with local businesses and organizations
Implement green stormwater infrastructure projects/ESD Practices in accordance with the Baltimore City <i>MS4 and TMDL Watershed Implementation Plan</i> .	Baltimore City DPW
Actively work with city and state transportation officials to improve safe crossing at the East Patapsco Avenue/3rd Street intersection.	CCYD Library YMCA Schools Neighborhood working group
Install a community bulletin board at the East Patapsco Avenue/3rd Street intersection.	YMCA Library CCYD
Host a first annual Brooklyn Made event.	Neighborhood working group Artists collaborative
Develop a health and nutrition hub at the East Patapsco Avenue/3rd Street intersection.	CCYD Library Family Health Center Neighborhood working group Schools
Promote commercial corridor revitalization in Brooklyn/Baybrook (e.g., business attraction and retention; connecting small businesses to city resources via facade improvement grants, vacant storefront art, etc.).	Brooklyn CDC (engaging local businesses) Artists Collaborative (engaging local artists, performers, and artisans) Neighborhood working group
Plant street trees along East Patapsco Avenue and South Hanover Street.	Residents Neighborhood working group Churches Local businesses Schools Masonville Cove National Aquarium
Develop corridor activation initiatives (e.g., festivals, street fairs pop-up uses, etc.).	Brooklyn CDC (engaging local businesses) Artists Collaborative (engaging local artists, performers, and artisans), Neighborhood working group Churches
Design and install signage, with lighting and street markers to reinforce the identity of Brooklyn/Baybrook.	Brooklyn CDC
Develop Garrett Park as a community resource complete with entrance and edge enhancement, pavilion/amphitheater, fruit orchards, rehabbed basketball courts, meadow and pollinator gardens, relocation of War Veterans Memorial and multiuse recreational fields.	Friends of Garrett Park (engaging local residents, businesses, organizations, and churches) Baltimore City Private and public funders
With assistance, tap into state/federal funding, private sector partnerships, and private foundations to pursue planning, capital and programming actions (e.g., gateways and streetscape enhancements).	Brooklyn CDC Neighborhood working group
Promote low-income home owner repair programs.	Brooklyn CDC Neighborhood working group Nonprofits (e.g., Habitat for Humanity, Rebuilding Together)

Implemented fully, this plan will serve as a model for how other neighborhoods in Greater Baybrook, Baltimore City, and the Greater Baltimore region can scale up and replicate the efforts undertaken in Brooklyn, focusing on the use of green infrastructure to increase community resilience and sustainability.

Management

As noted, there are many stakeholders (area institutions and residents) already involved and committed to improving the Brooklyn/Baybrook area. The Team recommends that these stakeholders convene a Brooklyn/Baybrook working group to coordinate implementation of the community action plan. With this working group in place, three new management entities are proposed:

- **Friends of Garrett Park:** to advocate for and support park improvements, programs, and maintenance. Friends of Patterson Park (see pattersonpark.com) is an example of what can be accomplished by such an organization.
- **Brooklyn Community Development Corporation (CDC):** to lead neighborhood revitalization efforts, with a particular focus on the South Hanover Street corridor. Establishment of a neighborhood CDC should be coordinated with the *Greater Baybrook Vision and Action Plan* recommendation to establish a larger Greater Baybrook Alliance as a “nonprofit community development corporation, responsible for a wide range of community building, neighborhood revitalization, and issue advocacy leadership on the peninsula.” With the engagement of local businesses, the CDC could become a Business Improvement District or similar model to generate revenue for maintenance and improvement activities.
- **Brooklyn Artists Collaborative:** to engage the creative community in improvement and revitalization efforts (e.g., gateway improvements, festivals, and other actions to develop a unique Brooklyn neighborhood identity). The Chesapeake Arts Center will be an important partner in the collaborative.

Funding Sources

A variety of funding sources are available to implement the recommendations of the Brooklyn/Baybrook Community Action Plan. The Maryland Department of Housing and Community Development’s Baltimore Regional Neighborhood Initiative is an important potential funding source. This program “aims to demonstrate how strategic investment in local housing and businesses can lead to healthy, sustainable communities with a growing tax base and enhanced quality-of-life. The program attempts to focus on areas where modest investment and a coordinated strategy will have an appreciable neighborhood revitalization impact” (dhcd.maryland.gov/Communities/Pages/programs/BRNI.aspx). The Maryland state legislature approved \$12 million in capital funding for this program in Fiscal Year 2017, which starts July 1, 2017.

The Chesapeake Bay Trust is a nonprofit grant-making organization dedicated to improving the Chesapeake Bay and its rivers through environmental education, community outreach, and local watershed restoration. Relevant grant programs include:

- **Watershed Assistance Grants:** These grants are for on-the-ground projects at the local level. They are typically up to \$75,000.
- **Environmental Education:** These grants are used to facilitate outdoor and environmental education in public schools. The awards are up to \$35,000.
- **Green Streets:** The EPA Region 3 Green Street grant program funds planning and construction efforts. Planning efforts are funded up to \$20,000 and construction is funded up to \$75,000.

Baltimore City has a stormwater utility fee that is based on the percentage of impervious surface on privately owned properties. This fee provides a sustainable dedicated revenue source for maintaining, operating, and improving the stormwater management system, including best practices to improve stormwater quality. It can be used to implement green stormwater infrastructure/ESD practices such as those proposed in the *MS4 Restoration and TMDL WIP*.

A variety of other national, state, and regional government and nongovernmental organizations provide funding for watershed restoration efforts in the Chesapeake Bay Region. Other organizations provide grants for purposes such as Smart Growth, community redevelopment, and transportation that are relevant to the goals and strategies of the Brooklyn/Baybrook Community Action Plan. These funding streams often address stormwater themes or can be used to leverage funds for green infrastructure and stormwater projects and goals. The competitiveness, size of these grants, fiscal match, and the resources that are required to manage the grants vary greatly. The list below represents some of the grant sources that can be used by communities and stakeholders in the Chesapeake Bay Region to help engage the community, support environmental education, and enhance planning and implementation efforts. This list is by no means exhaustive and it should be noted that the availability of the grants and the funding levels vary from year to year.

Federal Funding Sources

- U.S. Department of Transportation: Safe Routes for Schools
- U.S. Department of Transportation, Federal Highway Administration

State Funding Sources

- Maryland Department of Natural Resources: Watershed Assistance Collaborative Planning
- Maryland Department of Natural Resources Natural Filters
- Maryland Department of Natural Resources: Chesapeake and Atlantic Coastal Bays
- Maryland Department of Natural Resources: Aquatic Resources Education Grants

Nongovernmental Funding Sources

- Institute for Sustainable Communities: Partnership for Resilient Communities
- National Fish and Wildlife Foundation
 - **Small Watershed Grants:** These grants fund a variety of planning, outreach, design, and construction efforts. They are typically funded up to \$50,000.
 - **Technical Assistance Grants:** This grant program is used to match communities with an approved set of planning and design professionals to work on a wide range of projects that improve water quality and capacity of nonprofits and local governments. The funding levels are typically up to \$50,000.
 - **Innovative Nutrient Sediment Reduction Grants:** These are large-scale and long-term grants that demonstrate new techniques or planning approaches for water quality. They typically involve some type of water quality monitoring and a significant match. Green infrastructure projects that include innovative designs or outcomes are eligible.

Appendices

Appendix A: Community Stakeholders and Residents Interviewed During the Planning Process

Appendix A | Table 1: Community Stakeholders and Residents

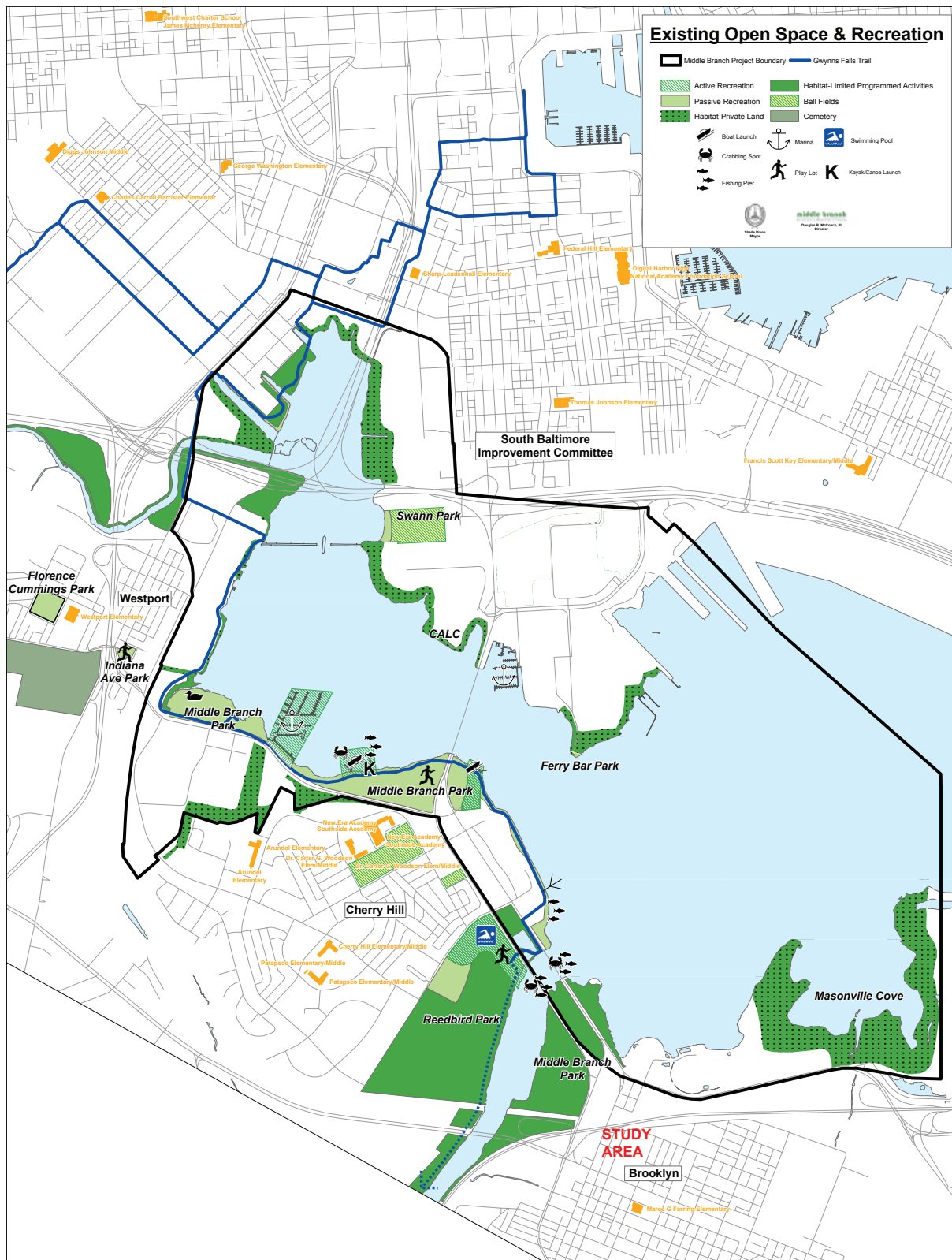
Name	Affiliation
Jennifer Aiosa	Chesapeake Conservancy
Kevin Anselmi	local business owner, board member Family Health Centers of Baltimore
Marlo Atkinson	Greater Baltimore Wilderness Coalition
Curtis Bennett	National Aquarium, Greater Baltimore Wilderness Coalition
Benjamin Crandall	principal, Marree Farring Elementary School
Mark Cameron	Baltimore City Department of Public Works
Luke Clippenger	Maryland State Delegate, 46th Legislative District
Dante DeTablan	executive director, Ben Center, Benjamin Franklin High School
Andy Dize	president, Community of Curtis Bay Association, community member
Carol Eshelman	community leader
Janet Eveland	community member, local business owner
Brenton Flickinger	Baltimore City Department of Planning
Michael Furbish	local business owner
Charles Graham	community member, Free Your Voice
Peter Hammen	Maryland State Delegate, 46th Legislative District
Sarah Hope	Baltimore City Department of Recreation and Parks
Diane Ingram	president, Concerned Citizens for a Better Brooklyn, community member
Rodette Jones	community member, Filbert Street Garden Community Steward
Ira Kowler	Strong City Baltimore
Genevieve LaRouche	U.S. Fish and Wildlife Service
Brooke Lierman	Maryland State Delegate, 46th Legislative District
Christine McCuauley	community member
Melvin Mark	community member
Mandy Memmel	Drink at the Well, local nonprofit
Karen Mullin	Greater Baltimore Wilderness Coalition
Roelkey Myers	Baltimore City Recreation and Parks
Kelly Ogelsbee	community school coordinator, Benjamin Franklin High School
Patty Parsley	Masonville Cove Environmental Education Center
Jason Reed	local worker, Filbert Street Garden founder
Greg Sawtell	community member, United Workers
Linda Schwartz	community member
Fran Spero	Baltimore City Department of Recreation and Parks

Appendix A | Table 1: Community Stakeholders and Residents

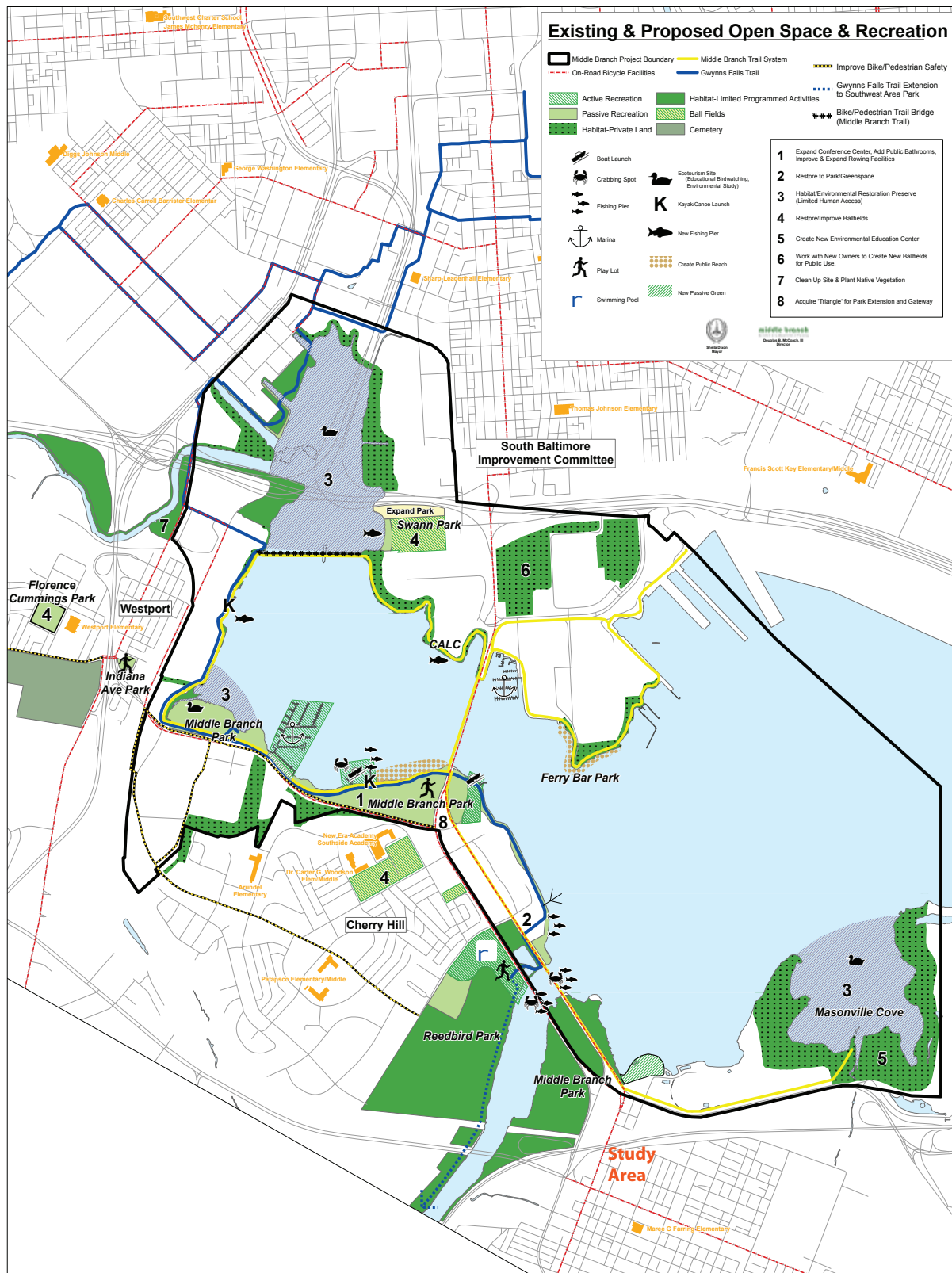
Mark Sullivan	community member
Patrick Terranova	Baltimore Development Corporation
Jon Thorne	Strong City Baltimore
Kinshasa Vargas-Pile	branch manager, Enoch Pratt Library Brooklyn Baltimore
John Vickers	Baltimore City Recreation and Parks
Destiny Watford	community member, Free Your Voice
Kacey Wetzel	community member, Chesapeake Bay Trust
Matt Williams	South Baltimore Network
Pat Wills	community member, local business owner

Over 200 children were polled from the Marree Farring Elementary Middle School and the Boys and Girls Club on what they would like to see in Garrett Park.

Appendix B: Middle Branch Master Plan (2007) Maps

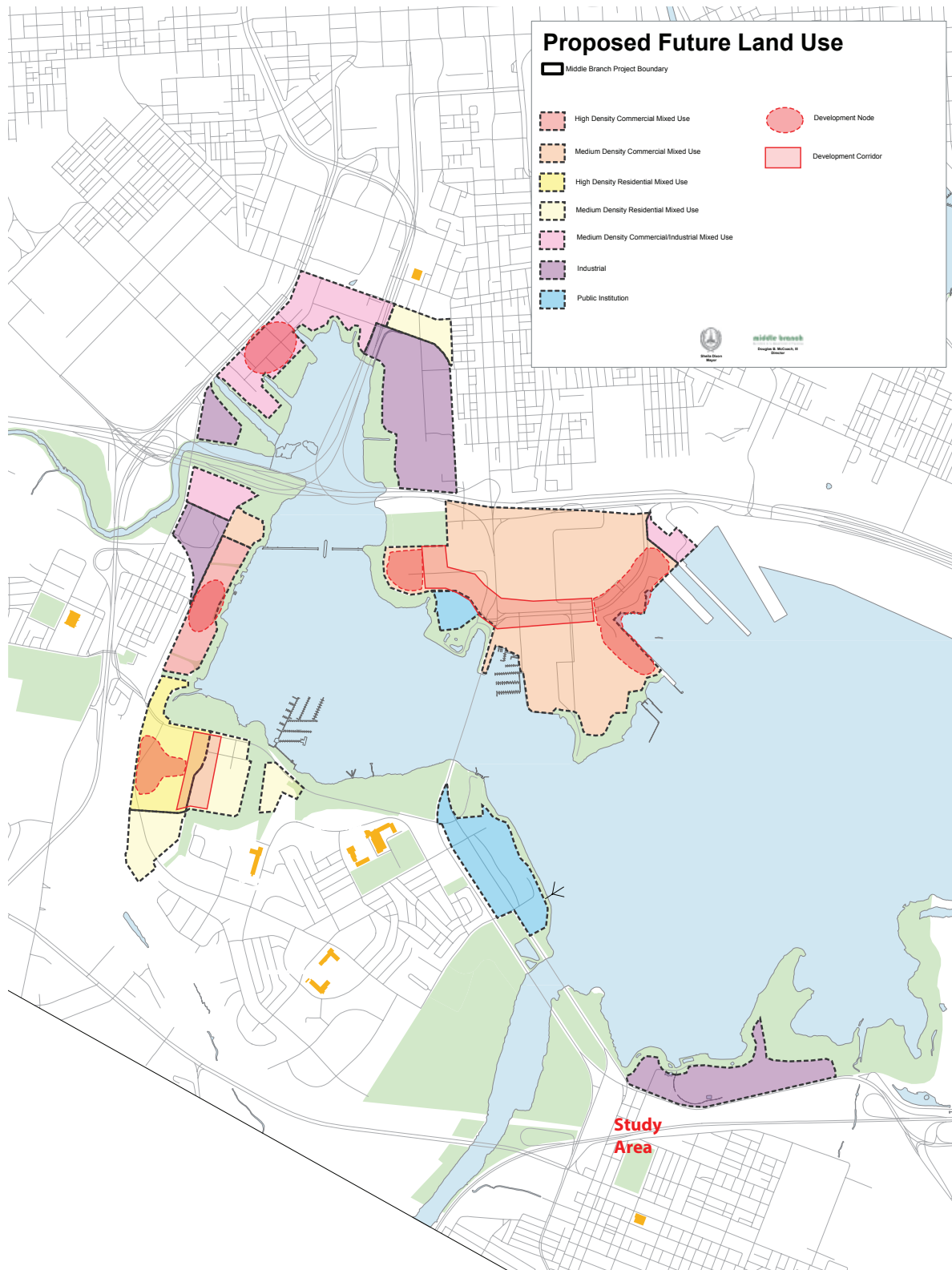


The Existing Open Space & Recreation map details the “green necklace” that is emerging around the Middle Branch.



The Existing and Proposed Open Space & Recreation map offers more details on the broader vision for the green necklace. The map also illustrates new connections through bike and pedestrian trails, new public amenities, increased public access to the water, and habitat restoration/preservation areas.

Appendix B: (Continued)



The Proposed Future Land Use map demonstrates the range and mix of uses around the Middle Branch.

Appendix C: Brooklyn/Baybrook CPAT Project Picture Gallery



The Brooklyn/Baybrook CPAT worked at the Chesapeake Center for Youth Development (CCYD) throughout the project. From left: David Rouse, FAICP, ASLA; Michael Dorsey (CCYD Director of Community Initiatives/Outreach); Garlen Capita; and Catherine Mercier Baggett, AICP.



The team met with children at the Boys and Girls Club to discuss what they'd like to see included in a new Garrett Park.



The team presented their findings, concepts, and recommendations to a group of stakeholders for additional feedback on the final day of their visit.



The team posed for a picture following the end of their visit. From left: Ryan Scherzinger; Michael Dorsey; Catherine Mercier-Baggett, AICP; David Rouse, FAICP, ASLA; Brandy Brooks; Neil Weinstein, AICP, PE, ASLA; and Garlen Capita.

Appendix D: Meet the Brooklyn/Baybrook CPAT Members



Brandy Brooks | Team Leader

Brandy Brooks is a contract manager for the Massachusetts Department of Public Health's Suicide Prevention Program. She is also an adjunct professor for the Department of History and Social Sciences at Bunker Hill Community College. Brooks is a doctoral candidate in the Leadership in Schooling program at the University of Massachusetts, Lowell. She has published and/or presented workshops on suicide and self-inflicted injuries, domestic and sexual violence, bullying, social media, urban and environmental policy, community development, and political culture in the United States.



Catherine Mercier-Baggett, AICP

Catherine Mercier-Baggett has been involved in urban planning and design for over 10 years. She is currently in charge of long-range planning in Sandy Springs, a suburb of Atlanta, under contract with The Collaborative. Previously she worked for consulting firms as a landscape and urban designer on small downtown master plans, university campuses, mixed-use infill, military housing, and tropical beach resorts. At the Université de Montréal (Canada), she acquired a Master of Urban Planning degree and bachelor's degrees in Ecology and Environment and in Landscape Architecture. She is now pursuing a Doctorate in Public Administration, with a focus on environmental and sustainable policy. Her research interests include stormwater management strategies and urban biodiversity.



Garlen Capita

Garlen Capita is an urban designer with the Philadelphia-based office of Wallace Roberts & Todd (WRT). Capita leads community-driven neighborhood revitalization efforts that promote a balanced approach to planning and sustainable development. She has over 20 years of professional design and planning experience and holds a Bachelor of Science degree in Landscape Architecture from Cornell University and a Master's in Urban Design from the University of California Berkeley. She is a member of the Philadelphia Chapter of the National Organization of Minority Architects and is board chair of Germantown United Community Development Corporation. Capita has taught courses in urban design at the University of Pennsylvania Department of City and Regional Planning and an Urban Design Studio focused on the public realm and placemaking.



David Rouse, FAICP, ASLA

David Rouse is the managing director of Research and Advisory Services for APA in Washington, DC. In this capacity he leads APA's applied research programs, including the Planning Advisory Service and the three National Centers for Planning: Green Communities, Hazards Planning, and Planning and Community Health. Rouse is a certified planner and registered landscape architect with over 30 years of experience in community planning and design. Prior to joining APA in 2013 Rouse was a principal of WRT, a nationally recognized planning, landscape architecture, architecture, and urban design firm.

**Neil Weinstein, AICP, PE, ASLA**

Neil Weinstein is the executive director of the Low Impact Development Center. He co-chairs American Society of Civil Engineers technical committees on Green Highways and LID practices. He has authored several publications and guides on sustainable development and stormwater management. Weinstein's research work has been in the areas of stormwater management, environmental remediation, and sustainable development and construction for national and international research agencies including the National Academy of Sciences Research Board, the Department of Defense, the Water Environment Research Foundation, the Water Environment Federation, and the U.S. Environmental Protection Agency. He is currently working on the first urban stormwater Public-Private Partnership for Prince George's County, Maryland.

**Ryan Scherzinger | APA Project Manager**

Ryan Scherzinger is programs manager for APA in Chicago. He's worked extensively on the Community Planning Assistance Teams program, providing direct technical assistance to communities around the country and abroad with multidisciplinary teams of experts. He has managed myriad programs and special projects for APA for over eight years, including community workshops, case studies, federal grants, symposia and lecture series, study tours, international events, allied outreach and coalitions, and interactive public exhibits. He holds a Master of Arts degree in public anthropology from American University.

**Jennie Gordon, AICP | APA Staff**

Jennie Gordon is senior leadership coordinator at APA in Washington, D.C., supporting professional interest groups while managing and implementing programs which advance the mission of the overall organization. She previously worked in numerous aspects of urban planning including retail, tourism, and economic development at both Arlington Economic Development in Arlington, Virginia, and the International Economic Development Council in Washington, D.C. Gordon has a Master of Urban and Regional Planning from Virginia Polytechnic Institute and State University (Virginia Tech) and a dual Bachelor of Arts in International Relations and Spanish from the College of William and Mary.