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# East Baltimore Revitalization Project:

## *A Community Collaboration*

“Restoring people while rebuilding properties”

NPC188200

Saturday, April 21

Rev. Dr. Donte L Hickman; Adam Gross, AIA; Amber Wendland, AICP





Morgan State University

Lake Montebello

Johns Hopkins University

Clifton Park

SINCLAIR LN

Baltimore Cemetery

Southern Baptist

Greenmount Cemetery

Ark Church

Penn Station

Israel Baptist

Greater Gethsemane

LEEWARD AVE

United Baptist

EBDI

Johns Hopkins Medical Campus

ORLEANS ST

Downtown

Patterson Park



# What is a Master Plan?

- Builds consensus around a shared vision
- Guides future development
- Plans for future changes and growth
- Identifies priorities, timelines, and implementation strategies



# Public Meeting Process

## ✓ 1. Community Engagement Kickoff

Brainstorm, gather feedback, listen, generate ideas, outline vision



## ✓ 2. Community Design Charrette

React to plan ideas, draw, listen, learn, give feedback, generate ideas



## ✓ 3. Final Plan Review

Give feedback, listen, generate support





# Vacant Properties

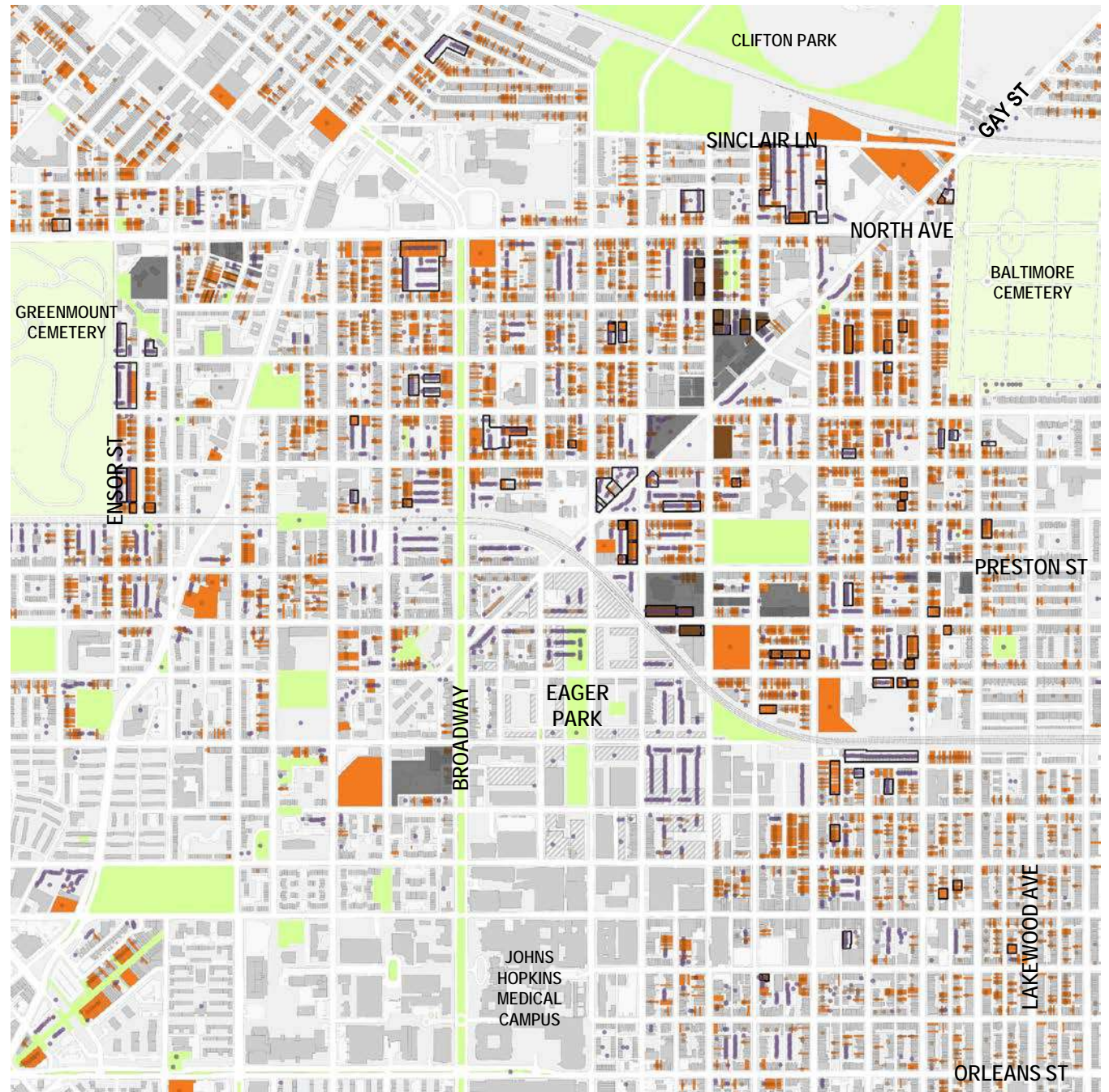
56% vacant buildings and lots

*~4,430 properties in Broadway East*

*~2,500 buildings and lots are vacant*



- Properties Owned by the 5 Churches
- Funded Demolition
- Vacant Buildings
- Vacant Lots





# Development Efforts

Adjacent development is spurring interest in East Baltimore



Mary Harvin Transformation Center



Baltimore Food Hub Center

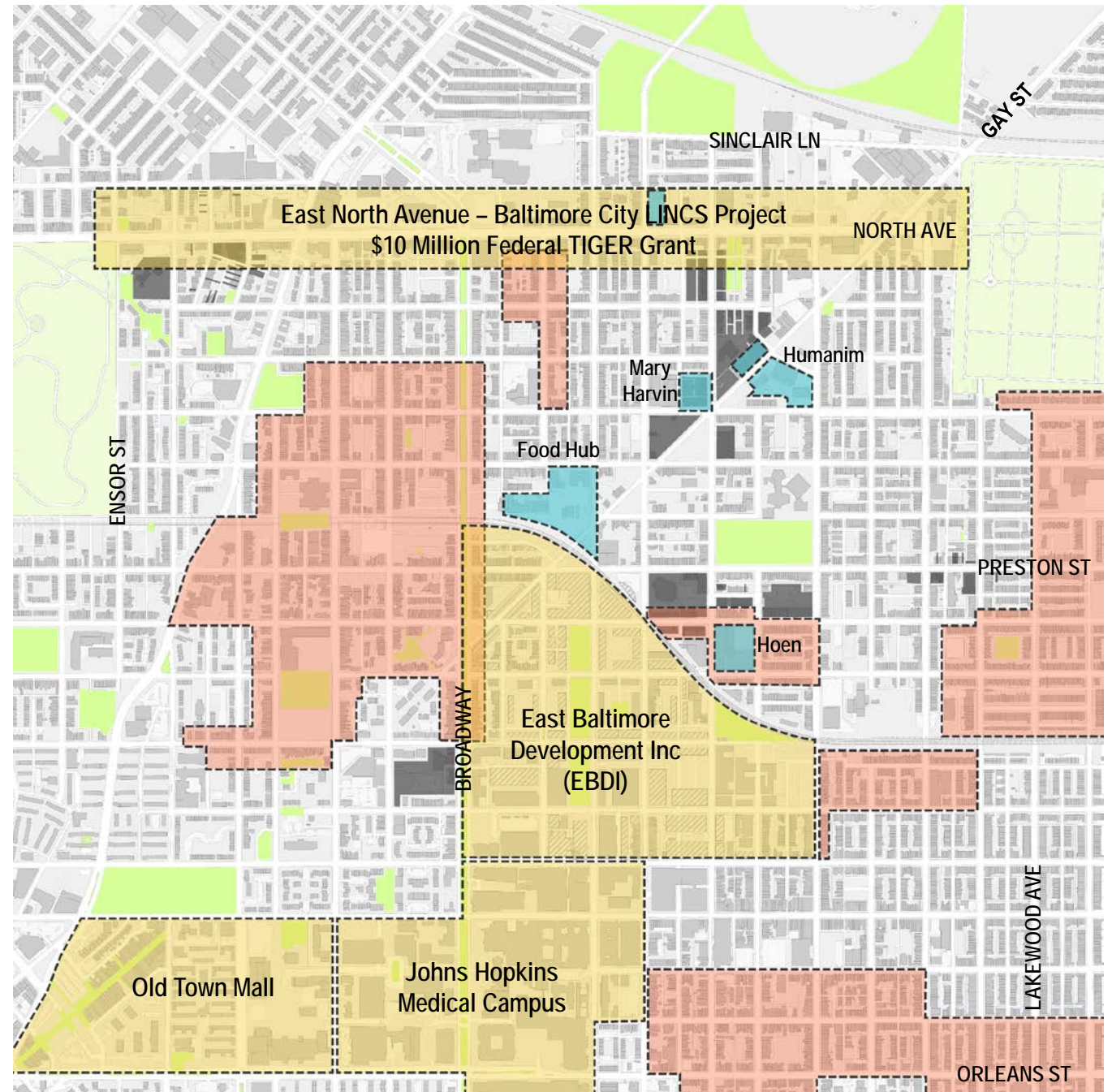


Hoen Lithograph



Humanim

- Properties Owned by the 5 Churches
- Recent Planning Efforts
- Community Development Clusters
- Major New Construction





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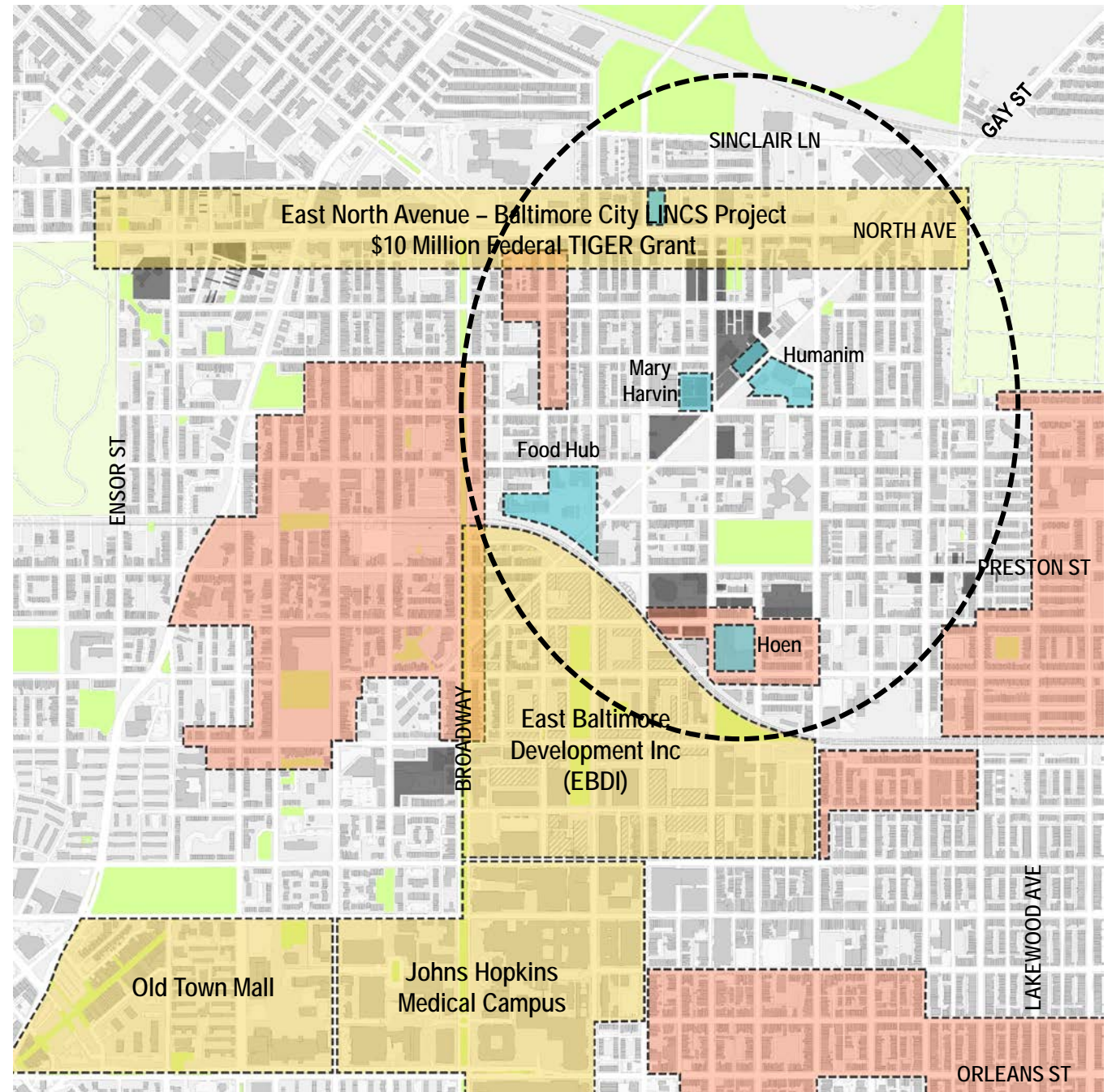


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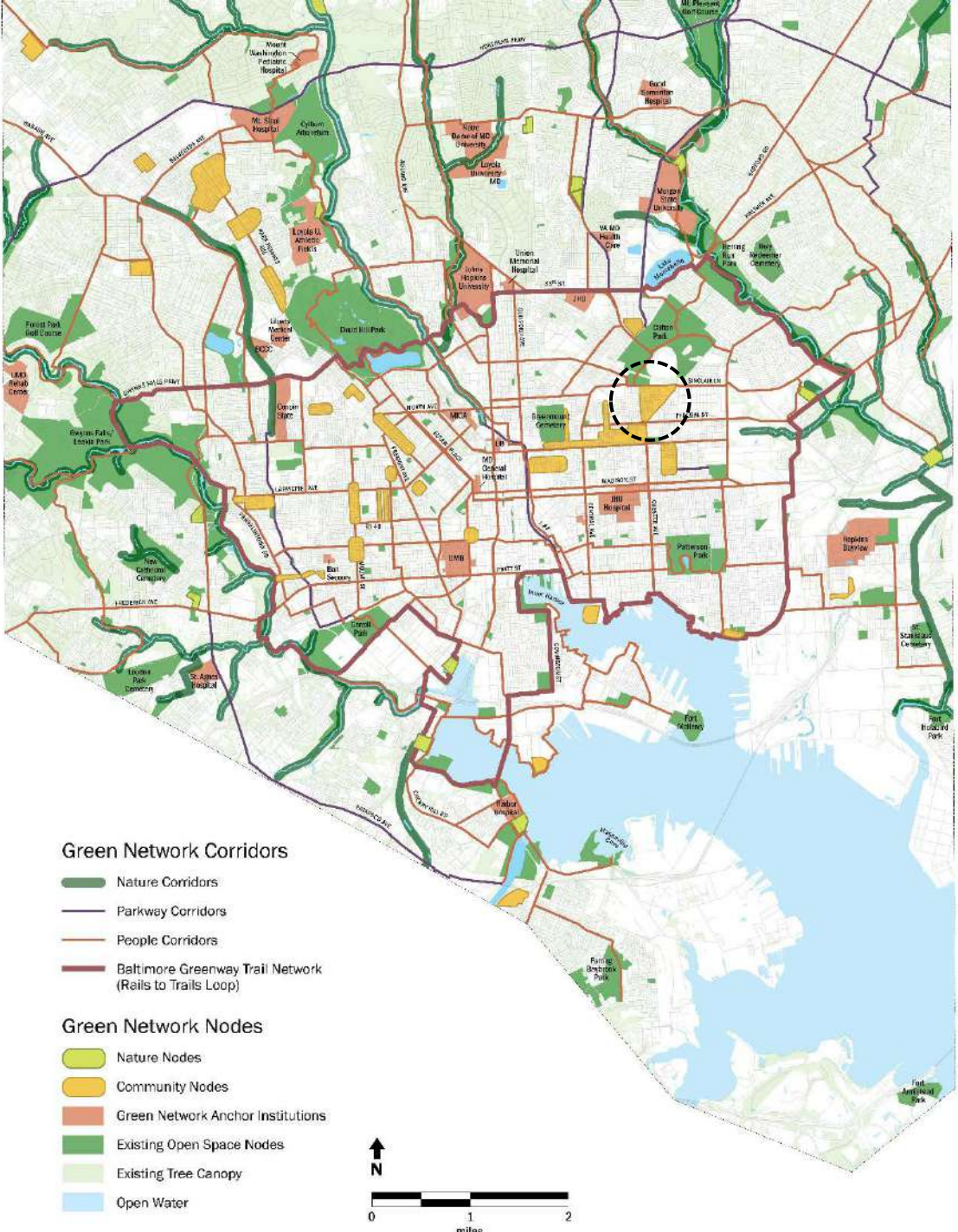


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# How can we build on existing momentum?



# Building on Baltimore's Green Network Plan





# East Baltimore Revitalization Project: A Template



Densify and diversify key corridors



Infill and restore surrounding neighborhoods



# Design Concept



Focus investment and new development on the Gay Street/Chester Street corridors where there is the most infill opportunity with the least amount of displacement





# Design Concept



Job Center / Light Industry



Grocery and Hydroponic Farm



Community Garden



Eastern District Police Station



Mixed-use: Retail & Residential



Wellness Center







Clifton Park

Baltimore Cemetery

Collington Square Park

Eager Park





Clifton Park

Baltimore Cemetery

Collington Square Park

Eager Park





CLIFTON PARK

NORTH AVE.

CHESTER ST.

GAY ST.

PATTERSON PARK AVE.











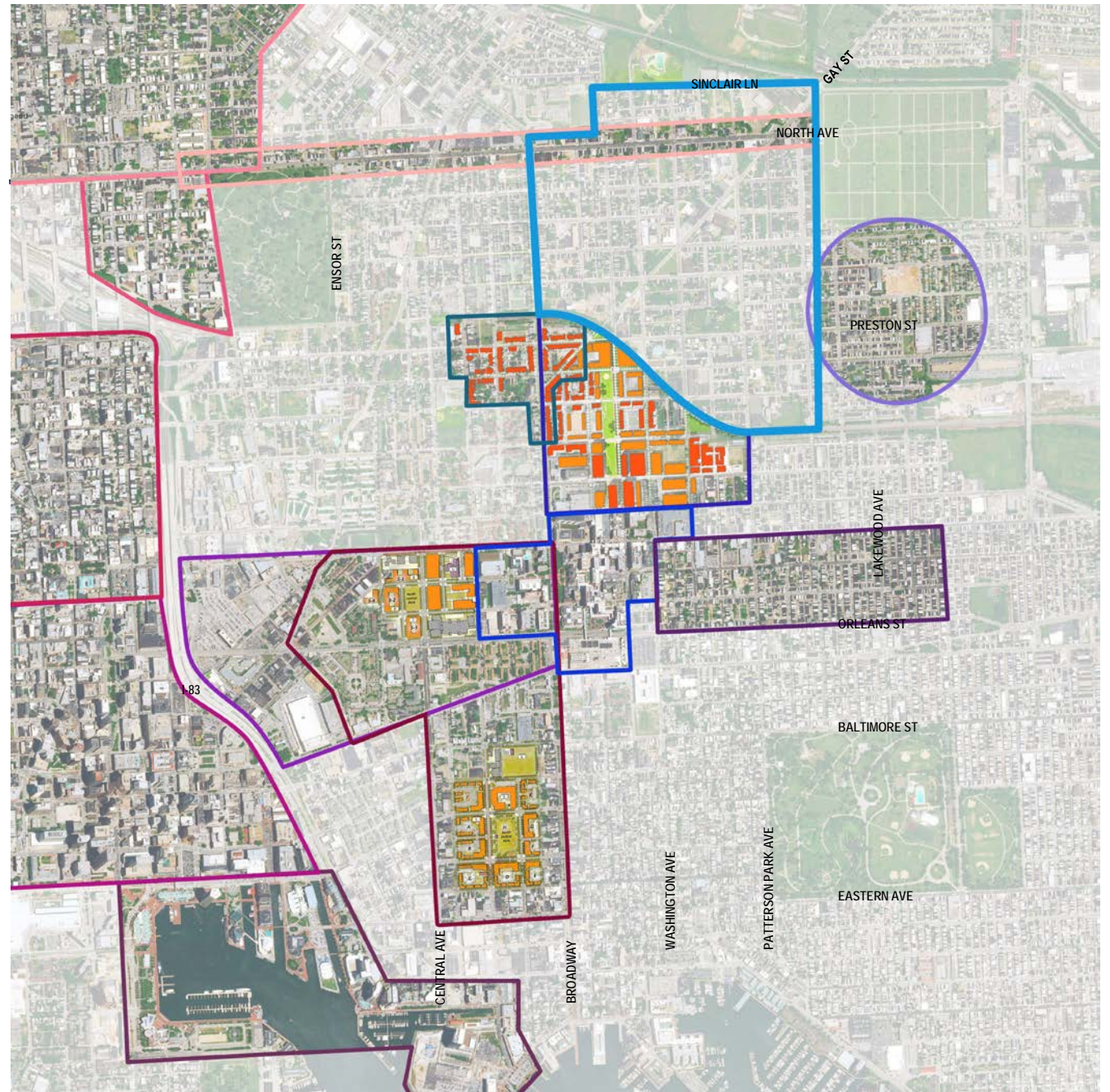




# Recent Planning Efforts

Build on existing and ongoing development efforts in East Baltimore

- East Baltimore Revitalization Project
- TRF Revitalization Efforts
- Fort Worthington INSPIRE Plan
- EBDI/Eager Park
- Johns Hopkins Medical Campus
- Monument - McElderry - Fayette Plan
- Old Town Mall Plan
- Choice Neighborhoods Area
- Inner Harbor 2.0
- Downtown Open Space Master Plan
- Mount Vernon Plan
- Greenmount West Plan
- Barclay - Midway - Old Goucher Plan
- East North Avenue LINC Plan

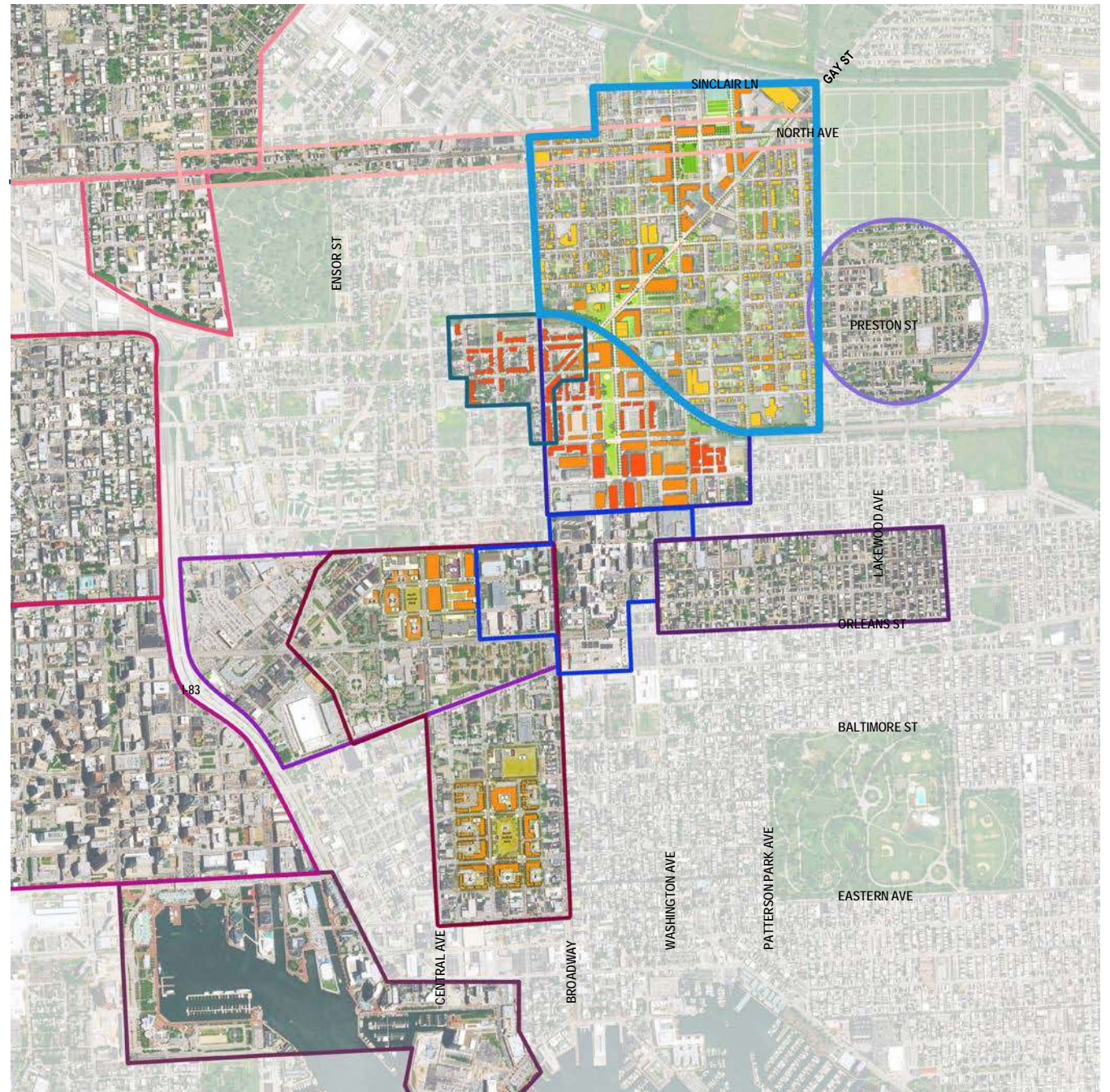




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