



# INSPIRE

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

## *Bay Brook Elementary/Middle School* INSPIRE PLAN



June 2019



*Bay Brook Elementary/Middle School*  
**INSPIRE PLAN**



Adopted by the  
Baltimore City Planning Commission  
June 20, 2019

Published  
June 2019

# *Letter from the Director*

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Greetings,

It is with great pleasure that I share the Bay Brook Elementary/Middle School INSPIRE plan. I want to express sincere thanks to the many residents and community stakeholders who played a role in shaping this plan, and for their commitment to working in partnership with the City to make their neighborhood a great place to live. INSPIRE plans are created through a collaboration with many stakeholder partners including neighborhood residents, organizations, businesses, and developers; the philanthropic community; anchor institutions; City agencies; and more. Together we are maximizing the impact around the modernized schools being built around Baltimore so that when the doors open for students on their first day, there will be a noticeable difference in the neighborhood surrounding the new 21st Century facility.

Every division of the Department of Planning has been involved either in developing the INSPIRE plan or in supporting the 21st Century School process. From offering urban design, architecture, and landscape design expertise, to identifying opportunities to increase access to healthy food or to secure a site and funding resources for a community garden, my team has been committed to working with others to develop the highest-quality school facilities and INSPIRE recommendations that will strengthen the connection between each school and its surrounding neighborhood.

Our commitment doesn't end here. INSPIRE plans provide a roadmap for achieving longer-term goals around housing, environmental sustainability, safety, sanitation, transportation, and health. We will continue to work with our partners – public agencies, institutions, businesses, non-profits, philanthropy, neighborhood organizations and residents – to achieve holistic progress towards the community's aspirations. New and improved school facilities both improve quality of life for existing students and families, and serve as catalysts for attracting new residents to Baltimore neighborhoods. INSPIRE plans like this one aim to capture that potential. We welcome new ideas and partnerships to help us achieve that goal.

Sincerely,

Chris R. Ryer  
Director of Planning  
City of Baltimore

# Acknowledgments

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The Bay Brook Elementary/Middle School INSPIRE Plan was created by the Baltimore City Department of Planning, but is the result of a collaborative process involving significant community and City agency input. Jennifer Leonard, INSPIRE Program Manager, and Brent Flickinger, Southern District Planner, led the creation of this plan. The Department of Planning thanks everyone who attended workshops, shared their ideas, and provided support.

*Special thanks go to*

Mayor Bernard C. “Jack” Young

State Senator Bill Ferguson

State Delegate Luke Clippinger

State Delegate Brooke E. Lierman

State Delegate Robbyn T. Lewis

Councilman Edward Reisinger

The many residents, organizations, and stakeholders who shared their vision and recommendations for their community.

The Bay Brook E/MS, Curtis Bay E/MS, Maree G. Farring E/MS, and Ben Franklin HS scholars and their parents, school leadership, and faculty for their dedication to making their school and community thrive.

*Thank you to these City agencies who were key partners in developing this plan:*

Baltimore City Department of Housing and Community Development

Baltimore City Department of Public Works

Baltimore City Department of Recreation and Parks

Baltimore City Department of Transportation

Baltimore Development Corporation

Housing Authority of Baltimore City

Mayor’s Office on Criminal Justice

Mayor’s Office of Employment Development

Baltimore City Police Department

Baltimore City Public School System

Images courtesy of: Art with a Heart (65), Baltimore City Department of Planning (cover, 24, 25, 33, 36, 44, 47, 52, 75); Baltimore City Recreation and Parks-Therapeutic Recreation Program (cover, 21); Baltimore Streetcar Museum (15); Bmore Beautiful (54); Nicole Caracia (cover, 6, 37); Captain Trash Wheel Facebook page (45); Crabtree, Rohrbaugh & Associates (cover, pages 12, 13); Compost Collective (56); Filbert Street Garden (37); Friends of Garrett Park (40); Google Maps (32, 43, 47, 49, 50); Greater Baybrook Alliance (22, 29); GWWO Architects (48); Habitat for Humanity of the Chesapeake (29, 34); Julian Hague (54); Jen Leonard (42, 51); knowtify (27); Mapping Baybrook (21); Maryland GovPics from Flickr: <https://www.flickr.com/photos/mdgovpics> (38); Mayor’s Office of Employment Development (55); The National Aquarium (cover, 44, 78); Preservation Maryland (16); Sanborn Maps (15, 17); Kendra Summers (cover, 20); The Mission Continues (44); Meleny Thomas/L.O.V.E Inc. Youth Engagement Workers (23)



# Table of Contents

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## **Overview/Introduction**

21st Century School Buildings Program.....	7
INSPIRE Mission and Objectives.....	9
INSPIRE Process .....	10

## **INSPIRE Planning Area – Background**

Bay Brook School Modernizations.....	12
Primary Routes to School .....	14
Neighborhood History .....	15
Key City and Neighborhood Data.....	18
Neighborhood Observations .....	20
Existing Plans and Initiatives.....	24

## **INSPIRE Recommendations**

Plan Development and Overview .....	26
Standard Improvements – Primary Walking Routes.....	27
Goals, Strategies, and Recommendations – Planning Area .....	28
Invest in Housing and Market-Strengthening Opportunities .....	29
Create Opportunities for Health and Wellness .....	37
Create Environmentally-Sustainable and Clean Neighborhoods .....	44
Create Connections and Access.....	47
Improve Public Safety .....	52
Promote Opportunities for wealth Building and Economic Development.....	54

## **Plan Implementation**

Implementing Bay Brook Area Recommendations .....	60
---------------------------------------------------	----

<b>Appendix A: Maps .....</b>	<b>65</b>
-------------------------------	-----------

<b>Appendix B: Farring Baybrook Park Improvements .....</b>	<b>75</b>
-------------------------------------------------------------	-----------

<b>Appendix C: Programs &amp; Initiatives .....</b>	<b>78</b>
-----------------------------------------------------	-----------

# *Overview and Introduction*

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## **21st Century School Buildings Program**

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## **21st Century School Buildings Renovation/Replacement – Phase I**

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## **INSPIRE Mission and Objectives**

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## **INSPIRE Process**

## 21st Century School Buildings Program

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In the fall of 2010, groundwork was laid to address Baltimore City's aging and inadequate public school buildings. Community, education advocacy groups, the school system, and other stakeholders built a coalition of support for legislation and funding to modernize all of Baltimore's public schools. The promise of replaced and renovated schools is meant to help transform student opportunities and achievement, provide jobs and resources to families, and help revitalize neighborhoods.

The 21st Century School Buildings Program (the Program) will support excellence in teaching and learning with flexible and adaptable space, learning areas designed for interaction and collaboration, and technology-equipped classrooms, enabling students to meet today's—and tomorrow's—high standards, and will provide communities with a shared public resource that will enrich their neighborhoods. Baltimore City will benefit for decades to come from this historic effort to provide the healthy, safe, efficient, and modern school buildings all children deserve. As a result, students in Baltimore City Public Schools will benefit from

- Replaced or renovated school buildings across the city
- School environments that support teaching and learning to prepare students for college and career success
- Schools that become hubs of resources supporting entire communities
- Modern, efficient, and inspiring educational facilities that also provide recreation and community use
- Partnerships that encourage businesses and neighborhood residents to connect with their local schools

All of the major renovation and replacement projects in the Program will meet or exceed U.S. Green Building Council's LEED-Silver standard. LEED stands for Leadership in Energy and Environmental Design; LEED-certified buildings are resource-efficient and save operating costs. Each school design team works with a sustainability consultant, to ensure certification.

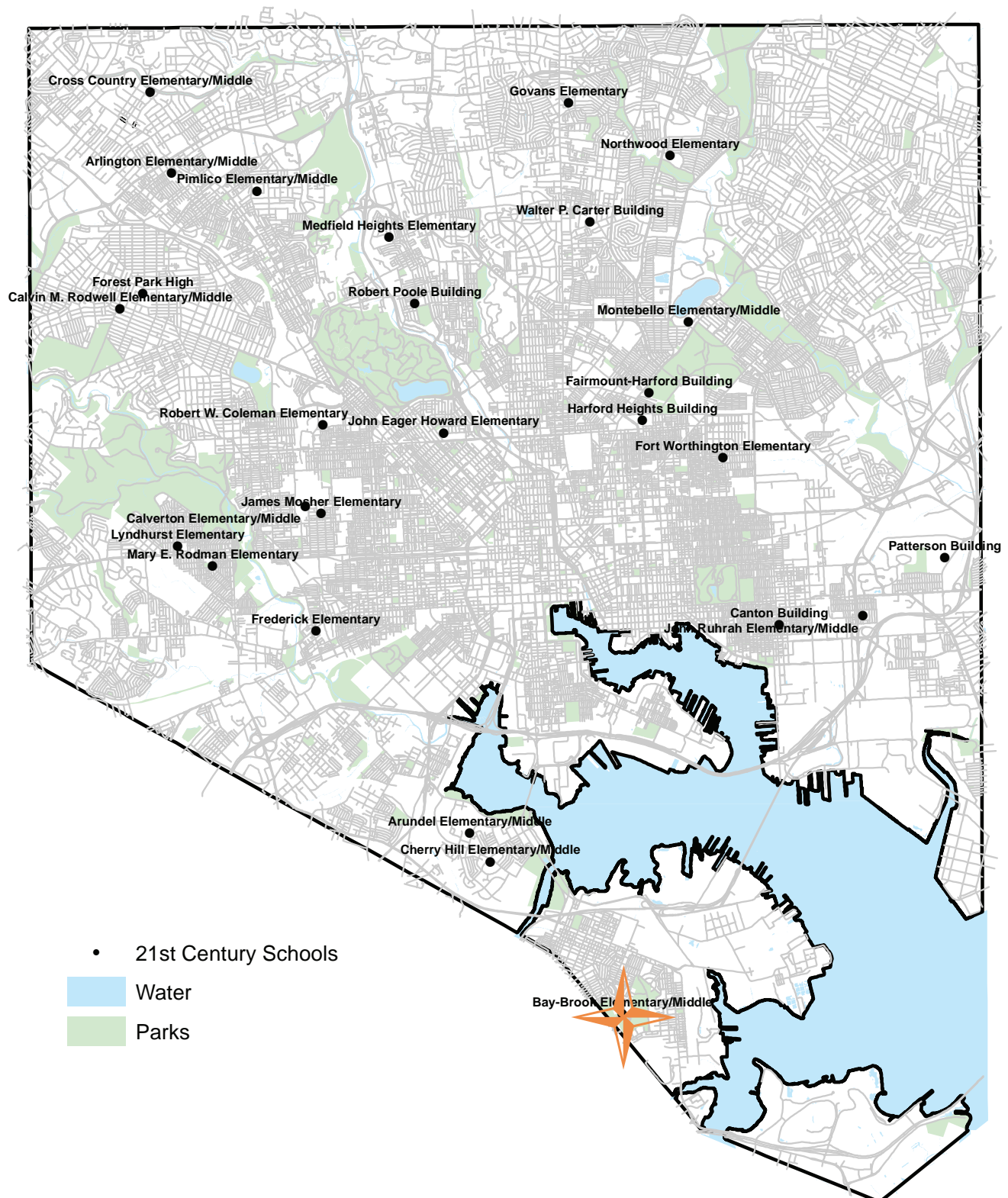
### **Financing and Administering the Program**

The Baltimore City Public School System Construction and Revitalization Act of 2013 resulted in a partnership between the City of Baltimore, the State of Maryland, and Baltimore City Public Schools, financing a program that is leveraging \$60 million/year to provide approximately \$1 billion in bond proceeds for school construction issued by the Maryland Stadium Authority. Additionally, The City of Baltimore, Baltimore City Public Schools, the Interagency Committee on Public School Construction, and Maryland Stadium Authority are partnering through a Memorandum of Understanding in order to manage and oversee the plan.

School construction is typically funded by municipalities and states on a project-by-project basis. Alternative financing for school construction using this method for the Program allows Baltimore City Public Schools to expedite the process of significantly renovating or replacing 23-28 school buildings over a seven year period.

*Find out more about 21st Century Schools Building Program, partnerships, school project statuses, community engagement, job/contract opportunities, and more at <http://baltimore21stcenturyschools.org>.*

# 21st Century School Buildings Renovation/Replacement – Phase 1





## INSPIRE Mission and Objectives

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Each modernized 21st Century school represents tens of millions of dollars of public investment into the neighborhood it serves.

The Department of Planning launched the INSPIRE program (Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence) to leverage this investment, and to enhance the connection between the schools and the surrounding neighborhoods.

### **Making an Impact in a Small Area**

INSPIRE planning focuses on the neighborhoods surrounding each of the schools, paying particular attention to the quarter-mile around them. This limited geographic scope allows plans to build from the school investment. A guiding principle is concentration of resources and impact.

Plans include recommendations that positively affect residents' quality of life. The plans also articulate the community's long-term vision for guiding private investment. To achieve this, there are two categories of recommendations:

- Immediate City investments to make streetscape improvements (better sidewalks, crosswalks, street trees, etc.) on "primary walking routes" to help ensure that there is safer access to the school



- Other recommendations organized into goals related to the housing market and development; safety; sanitation; sustainability; health, wellness, and recreation; transportation; and wealth building and economic development.

### **Implementing the Plans**

Implementing recommendations that have been developed in partnership with community stakeholders is arguably the most important step. Full implementation of the plans requires everybody's help – the public sector, the private sector, and individuals. Throughout the planning process, the Department of Planning meets with City agencies, neighborhood stakeholders, and others who are critical partners in ensuring that recommendations become reality.

City agencies and others have committed to start making improvements by allocating staffing resources and capital dollars. The Department of Planning is using General Obligation Bond funding to support improvements along the primary walking routes and community-selected projects.

Pages 58-64 contain implementation tables for all of the recommendations, and shows commitments that have already been made.

## INSPIRE Process

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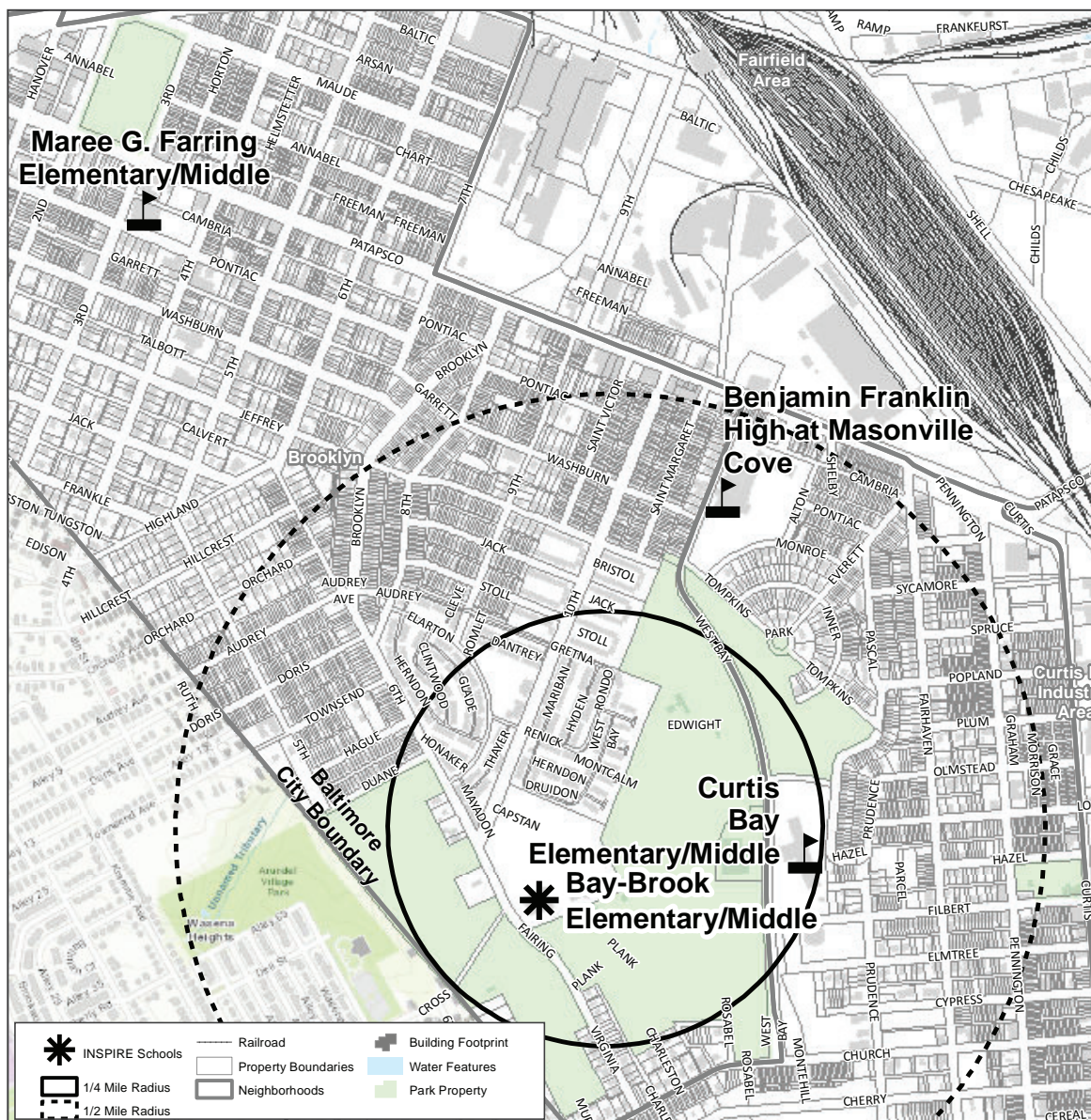
The Planning Department works with community members, school stakeholders, City agencies, citywide organizations, and others to guide the INSPIRE process. Throughout the process we LISTEN, CREATE, and DELIVER.





# INSPIRE Planning Area Background

Bay Brook Elementary/Middle School is located in the Brooklyn neighborhood in South Baltimore. The INSPIRE planning area includes Brooklyn and Curtis Bay. Although INSPIRE typically focuses on the quarter-mile area around 21st Century schools, the Bay Brook plan expanded to a half mile, because the school is located in a park. Bay Brook E/MS (school #124) sits within Farring Baybrook Park, adjacent to 10th Street and Virginia Avenue. Brooklyn Park (Anne Arundel County) is less than a quarter mile away.



## Bay Brook Elementary/Middle School Modernization

The modernized Bay Brook E/MS building and site will be different from the old school in many ways. Features include flexible and adaptable spaces and furniture, learning areas designed for interaction and collaboration, outdoor teaching and learning spaces, and more natural light and technology-equipped classrooms. Below are some of the highlights.

<b>Scope</b>	Demolition and Rebuild	
<b>Investment</b>	\$46 million	
<b>Architect</b>	Crabtree, Rohrbaugh & Associates	
<b>Landscape Architect</b>	Mahan Rykiel Associates	
<b>Construction Manager</b>	CAM	
	<b>Old Building</b>	<b>New Building</b>
<b>Square Feet</b>	56,650	120,000
<b>Design Capacity</b>	421 Students	807 Students <i>Adding middle school students from Curtis Bay E/MS</i>
<b>Grades</b>	PK-8	PK-8
<b>Location on Site</b>	At the top of the hill along Virginia Ave., adjacent to the Farring Baybrook Rec Center	Lower on the hill, closer to 10th Avenue



Site Plan

### Location and Access Highlights

- The new building will sit in the middle of the site, towards the lower end of the hill, fronting Virginia Avenue.
- Primary student access will be from Virginia Ave., with a community entrance facing the Farring Baybrook Rec Center.
- The main parking lot sits between the school and 10th St. There is a separate bus loop and student drop-off and pick-up to minimize congestion and to keep students, staff, and visitors safe.



## Highlights and School Renderings

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Main Entrance



Courtyard



Classroom Wing

### Site and Building Highlights

- Play areas will be centrally-located in a “courtyard” at the rear of the building. Other outdoor features include walking paths, fenced play areas with soft play surfaces, new playground equipment, basketball court, full size play field, and exterior classroom spaces to encourage outdoor teaching and learning.
- Lighting and camera surveillance provide added safety.
- The area in the front of the building, adjacent to 10th and Virginia, will feature beautiful landscaping and storm water management features.
- The sculpture that was in front of the school, “A Bird Flying North,” will be placed at the corner of 10th and Virginia.
- The building interior is bright and colorful and features the latest in school furniture and equipment.
- The building is tracking to meet LEED Gold designation, a certification that requires sustainable design, construction, and operation.

### Community Resource Highlights

To make the school available as a resource to the surrounding neighborhood

- Parents, partners, and community members will have access to the gym, library, and cafeteria after school hours.
- Community space includes a food pantry, personal care facilities, laundry room, Out of School Time support spaces, conference room, and gathering space.





## Neighborhood History

The Curtis Bay Peninsula was historically home to five small communities: Brooklyn, South Baltimore/Curtis Bay, Masonville, Fairfield, and East Brooklyn/Wagner's Point. These communities remained relatively small until the 20th century and reached their peak during World War II. Curtis Bay likely took its name from Curtis Creek, which first appeared in land patents in the late 17th century. Brooklyn was reportedly named after Brooklyn, New York by an employee of the Patapsco Company, which owned the land and was planning a development for the area in the mid-19th century. In the early 19th century, the area was a destination for leisure activities for the well-to-do from Baltimore and Anne Arundel County, with a wide variety of entertainment available, from cycling to gambling.

In the early 1850s, a group of speculators who owned much of the land on the peninsula saw the opportunity for both residential and industrial growth in the area. Progress was slow, but by the 1870s The Patapsco Company planned to rename the area the "City of Pennington" and authored promotional literature about the many benefits of Brooklyn, Curtis Bay, and the industrial areas on the peninsula. Accessibility to the area proved to be a barrier to development early on; by the 1890s however,



Brooklyn and Curtis Bay were accessible by train and streetcar, with rail stations in both. This brought an influx of manufacturing to the area, including the Baltimore Sugar Refinery, the National Supply Company, and the Wagner Company (an Oyster Packing Company at Wagner's Point) at the end of the 19th century.

The availability of undeveloped land and the deep water access drove the robust industrial growth that took place in the 20th century. A number of heavy commercial enterprises set up operations at the eastern edge of Curtis Bay and in Fairfield, including Armour Fertilizer, Mathieson Chemical Company, General Refractories, and Food Machinery & Chemical Corporation. The B&O Railroad also had a coal pier in Curtis Bay by 1917.

The availability of jobs and the opportunity to build a new home on a relatively large lot brought an influx of residents to the area by World War I. Many workers came from Baltimore City neighborhoods like Canton and Patterson Park to work in the variety of packing and manufacturing jobs on the peninsula. These workers moved to Brooklyn and Curtis Bay at the turn of the

century. This wave of new residents led to the establishment of several churches, a fire station, and a school by the first decade of the 20th century. Early 20th century census records show that many of the new residents were eastern European Immigrants.

Brooklyn and Curtis Bay were annexed into Baltimore City from Anne Arundel County in 1919 after several years of contentious debate. Politicians from the County who represented the area were reticent to lose the territory and population, while residents and businesses were eager to gain access to City services like schools and libraries, police, water, and road improvements. The move toward annexation and the increased development of industry led to a large housing boom on the peninsula. Another advantage of annexation was the new gravitational water system, which was installed in 1931, when the large, round brick tower on Filbert Street was constructed to conceal the large steel water tank. The Filbert Street water tank is one of the most notable landmarks in the area, with intricate brickwork laid in 28 shades of red, yellow, and orange brick. The tower, designed by the architect for the City, Frank O. Heyder, is a beautiful example of the Romanesque Revival style executed on a utilitarian structure by a municipality.



The most substantial residential and industrial growth in Brooklyn and Curtis Bay occurred during World War II. The City was a hub for wartime industry, with Bethlehem Steel's Fairfield Yard building Liberty Ships

to transport supplies to soldiers on the front, and other shipbuilding at the Maryland Shipbuilding & Drydock Company. The industries on the peninsula anticipated hiring 18,000 workers in 1942. With gas and rubber restrictions, it was essential that workers live in walking or biking distance of their place of employment. Many of the bungalows in the neighborhoods were constructed during this time to primarily accommodate white workers in the area. The Federal Housing Administration funded the construction of housing in Brooklyn and Fairfield to primarily house African-American workers. Despite the construction boom, workers were still cramped into shared rooms, garages, and in quickly built dormitories. When the war ended, many of the workers left and the industries shifted their work as well. The Federal Housing Administration housing remained and became public housing: Brooklyn Homes and Fairfield Homes. The industrial area still produced a number of chemical products and ships; as the understanding of public health grew however, the communities of Wagner's Point and Fairfield slowly disappeared, as they were considered unsafe for residential occupation.

The architecture of Brooklyn and Curtis Bay reflects the continuous waves of development that occurred from the late 19th century to the middle of the 20th century. Not much of the mid-19th century leisure and entertainment venues remain, although a variety of late-19th century Queen Anne and Italianate rowhouses and frame buildings can be found on streets like Patapsco Avenue in Brooklyn and along Curtis Avenue in Curtis Bay. The most elaborate of these rows are the "Terrace Houses" on the 4900-block of Pennington Avenue. Much simpler rowhouses from the early to mid-20th century reflect the changing design preferences over time. Unlike many Baltimore neighborhoods, rowhouses are not the only housing type in the area. A number of free-standing frame houses were constructed in the area. Late 19th century frame houses line the earliest streets of the neighborhood, while Bungalows, Foursquares, Tudor Revivals, and Cape Cods were constructed around World War II. There are also a number of narrow, frame row-



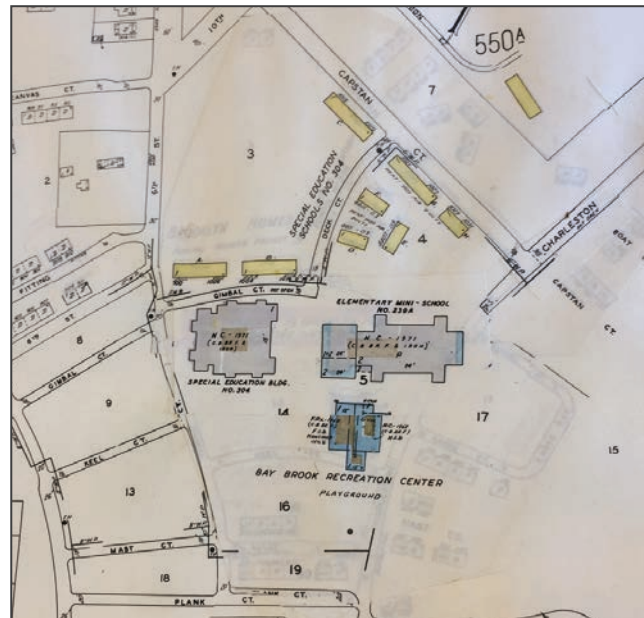
houses and rare one-story rowhouses in both neighborhoods. The neighborhoods have seen both modern infill and a large public housing project, some of which was demolished in the 1960s. Other neighborhood landmarks

include the Polish Home Hall and St. Athanasius Church complex in Curtis Bay, which are significant to the neighborhood's Polish immigrant history.

## Bay Brook E/MS History

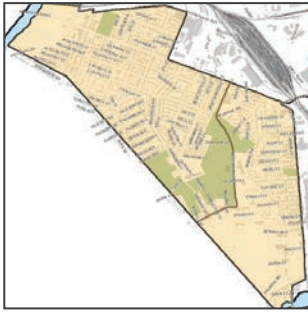
Bay Brook Elementary/Middle School has served the children of the Brooklyn and Curtis Bay communities since the early 1970s. The school was one of 11 new schools constructed in 1971 as part of a \$60 million school construction program, one of the largest school construction programs in the nation at the time. When initially constructed, the two buildings on the site served as two different schools: Bay Brook Elementary School and Harbor View School, which provided special education. The schools' construction cost \$730,000 and the design used the concept of a "mini-school" with a combined cafeteria, gym, and auditorium. Before the schools' construction, the site was home to temporary war housing that was built in 1942 to serve the dire housing need for workers in the area during the Second World War. After the War, the housing remained on the site and a portion of it was used to house the Harbor View School. Since the housing was only designed to last for five years, the school was in very poor condition by the 1960s. In 1959, The Baltimore Sun reported that there were nearly 2,300 people living in the war housing (along with the school) and that the buildings not in use were being "cannibalized" to make repairs to buildings that were.

In 1954 Baltimore City purchased the land where the school is located from the Federal government. While the City did not intend to retain the housing, there was much debate among City leaders at that time as to whether the land should be kept in City hands for



future use as a school and recreation center or be sold to private developers. By the mid-1960s, the City had determined that the land would remain with the City and commissioned architect Stanley L. English to design the new park and recreation center. Groundbreaking for the recreation center occurred in November of 1967. Four years later the schools were built. In 1975, the rec center was renamed Farring-Baybrook Recreation Center in recognition of Maree Garnett Farring, a Curtis Bay resident and leader, PTA president, and the chairperson of the committee that brought the recreation center to the neighborhood. Ms. Farring's contributions to the community were so significant that the recreation center, park, and another nearby school were named after her while she was living.

## Key City and Neighborhood Data

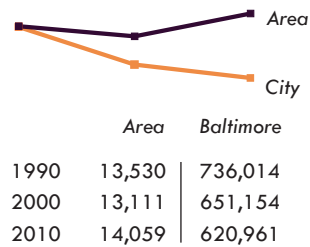


The charts below depict data from the Census Tracts highlighted in this map. Source: U.S. Census Bureau 2012-2016 American Community Survey (area data) and 1-year American Community Survey (City data).

Figures may not sum to 100 percent due to rounding.

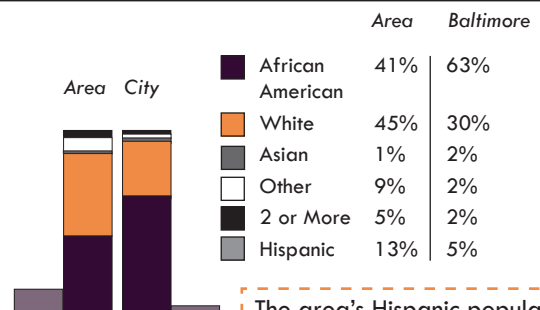
### Population Change (Shown in % Change)

1990 2000 2010



The city has sustained long-term losses that are flattening out. The plan area population increased between 2000 and 2010. The 2010 population was **107% of what it was in 2000**.

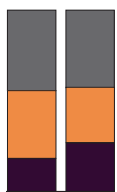
### Race



The area's Hispanic population grew from 8% to 13% between 2011 and 2016.

### Residence Established

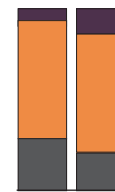
Area City



There was a 19% increase in children under 5 in the area between 2011 and 2016. There was no change in that age group citywide.

### Age

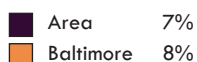
Area City



Sales prices in the area vary widely, but the median rent and sales prices suggest that some renters could afford to become homeowners.

### Vacancy Rate

based on Vacant Building Notices



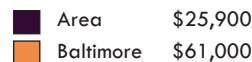
### Housing Occupancy

Area City

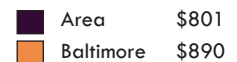


### Median Housing Sales and Rent

Sales



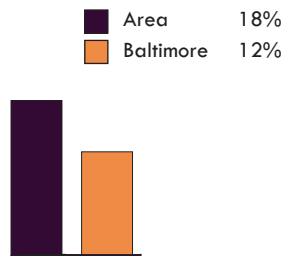
Rent



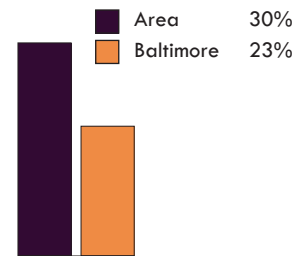
### Median Income



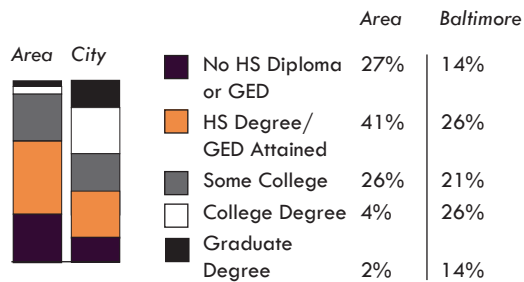
### Unemployment Rate



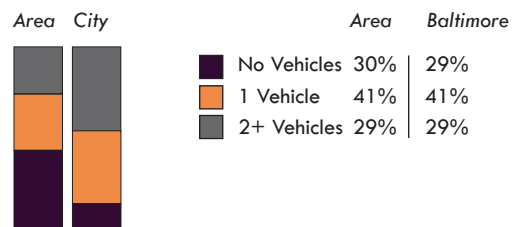
### Poverty Rate



### Educational Attainment



### Vehicle Availability



The high school graduation rate is rising (73% of the population in 2016 had at least a high school degree or GED, compared with 66% in 2011). The college graduation rate remains significantly lower than the rate citywide.

## Neighborhood Observations

The INSPIRE plan area is located in Brooklyn and Curtis Bay, at the southernmost tip of Baltimore City. It is adjacent to a working port, and the areas together make up a peninsula in the Middle Branch of the Patapsco. The City/Anne Arundel County line cuts diagonally through Brooklyn, separating the neighborhood from Brooklyn Park. As such, a single block, such as Church Street, can abruptly reflect the differences in regulations and services between the two jurisdictions, such as snow removal. The main intersection in Brooklyn is South Hanover Street and West Patapsco Avenue. Patapsco Avenue is the commercial spine connecting Brooklyn to Curtis Bay to the east. Hanover Street connects Brooklyn to Anne Arundel County to the south, and the rest of Baltimore City to the north.



### Land Use and Housing

Primary land uses in the area are residential, commercial, recreational, and industrial (see page 70 for a zoning map). Housing in Brooklyn and Curtis Bay is diverse, ranging from rowhouses built in different time periods and in different styles including detached Bungalows, Foursquares, Tudor Revivals, and Cape Cods. Brooklyn Homes, a public housing project, is adjacent to the school and to a number of well-maintained garden-style market-rate apartment buildings.

Much of Brooklyn and Curtis Bay falls into the “middle market” categories of the City’s Housing Market Typology (segments D-H of the typology, see page 67). Middle neighborhoods are often on the edge between growth and decline, and characteristics of the area show this duality: there is a diverse housing stock that can accommodate households with a range of incomes, a lower vacancy

rate than the city average, and median sales prices that are far below the median city-wide. The housing stock in neighboring Brooklyn Park is similar to that in Brooklyn and Curtis Bay; the sales prices are significantly higher however, and the property tax rate is considerably lower.

Population in the area is growing, particularly for children under five. According to Census data, there was a 19% increase in that age range between 2011 and 2016.

Neighborhood children are served by four schools: Bay Brook Elementary/Middle School, Curtis Bay Elementary/Middle School, Maree G. Farring Elementary/Middle School, and Ben Franklin High School at Masonville Cove. Bay Brook and Curtis Bay are located in Farring Baybrook Park, and Ben Franklin is adjacent to it.





Properties along Hanover and the first several blocks east on Patapsco are the “main street” of Brooklyn. The area around these blocks is considered a community hub with a park, library, school, health center, Boys & Girls club, and commercial businesses. Pennington Avenue, the major north-south street in Curtis Bay, has scattered commercial uses and housing. Fast-moving truck traffic impedes safety and hampers the creation of vibrant uses, including more retail shops, along the street. With limited options in the area, many residents look to Anne Arundel County to meet their shopping needs.

While there is limited industrial zoning in Brooklyn, much of the waterfront in Curtis Bay is filled with heavy industrial uses, including Beltsville Auto Recyclers and Geo Specialty Chemicals. There is no direct access to the waterfront in Curtis Bay, and The Port of Baltimore spans several public and private terminals. The Fairfield area of the Port includes four specialized terminals for handling and processing automobiles, light trucks, and similar “ro/ro” cargo (cargo that rolls on and rolls off ships). The deliveries of automobiles, light trucks, tractors, agricultural vehicles, and more make Baltimore the top port on the East Coast for handling this type of cargo.



### **Recreation and Open Space**

Farring Baybrook Park encompasses almost ninety acres of land. This park was originally two estates that were combined into one parcel of land that was donated to Baltimore City. The park is irregularly shaped and is divided into several sections. The William J. Myers Pavil-

ion and Farring Baybrook Recreation Center, one of the city’s only therapeutic rec centers, are also located in this park. The recreation center is next to Bay Brook E/MS.



Farring Baybrook Park offers many opportunities for passive and active recreation. The William J. Myers Pavilion, an indoor sport facility for soccer, football, lacrosse, and more, and a new multi-purpose field adjacent to Ben Franklin HS, and other ball fields are locations for active recreational activities. An overlook offers beautiful views of the water and city. Outdoor events are held in the park as well. The park has great potential for many uses.

Smaller parks and additional recreation centers are located in each neighborhood. Garrett Park and the Brooklyn O’Malley Center are located near the intersection of Hanover and Patapsco. The park is located near housing as well as a school, library, and Boys & Girls Club, but can be difficult to access due to traffic along Patapsco, a steep grade to the north along Maude Avenue, and industrial uses along the west side of 2nd Street. The American Planning Association developed a park master plan that is being implemented through coordination by the Friends of Garrett Park organization. Friends of Garrett Park has obtained funding from The Conservation Fund to execute some of the upgrades. Curtis Bay Park is located between Pennington and Curtis Avenues and Filbert and Hazel Streets. The Curtis Bay Recreation Center sits in the park. Both the park and the recreation center are hubs for many activities in the neighborhood. In 2013 Masonville Cove, an 11-acre nature area, was

named the country's first urban wildlife refuge partnership by the U.S. Fish and Wildlife Service.

### **Connectivity, Transportation, and Infrastructure**

Brooklyn and Curtis Bay are adjacent to Interstates 695, 895, and 97, as well as Ritchie Highway. These, in addition to Patapsco and Hanover, provide convenient access to downtown Baltimore, Anne Arundel County, the Port, and the industrial area of Fairfield.

According to Census data, approximately 30% of the area population does not have access to a vehicle. Reliable transportation options are critical for residents, who report that getting to the shopping along Ritchie Highway by bus is a time-consuming effort. The area is served by three bus lines: The CityLink Silver travels between Curtis Bay, through Brooklyn, to Johns Hopkins University and Morgan State University; the LocalLink 29 travels between the South Baltimore Park-and-Ride in Brooklyn and the Mondawmin Metro. The LocalLink 69 connects the Park-and-Ride to Ritchie Highway.



A high volume of vehicles – including trucks – on roads that surround the neighborhoods, such as Pennington, Curtis, and Frankfur Avenue are fast-moving and unattractive. A study determined it is feasible to convert Pennington Avenue and Curtis Avenue into two-way streets so that the heavy truck traffic can remain on Curtis, making Pennington more of a neighborhood through street. Truck traffic on Frankfur Avenue makes accessing the Masonville Cove Environmental Center from the neighborhoods difficult.

### **Public Safety and Sanitation**

Concerns about crime, including drugs and sex trafficking, have been paramount in the minds of many residents. Safe Streets, a proven violence prevention program, which curbs violence through a public health model of targeted intervention, is expanding to Brooklyn. The program's office will occupy a previously vacant storefront on Patapsco Avenue. The space will also be used for skill-building programs for the community. In addition, the Greater Baybrook Alliance (GBA, see below) has an active Public Safety Committee that's focused on enforcing laws prohibiting prostitution and also working with the sex workers to provide them support and needed resources. The strongest local support for these women comes from a non-profit called Drink at the Well (The Well).

Sanitation was not identified as a major problem. Litter and dumping in these two neighborhoods are relatively limited, except in isolated locations. Working with DPW, the Maryland Department of Transportation Port Administration (MPA) has provided a number of solar trash receptacles in neighborhoods along the Middle Branch, including almost two dozen in Brooklyn and Curtis Bay. Due to the interconnectedness of crime, neighborhood appearance, and sense of identity and pride, GBA and community groups are working to develop branding and marketing for the neighborhoods, as well as improving curb appeal through "spruce up" and block beautification grants.

### **Community Organizations**

A number of neighborhood and service organizations are active in Brooklyn and Curtis Bay. The most long-standing neighborhood associations are Concerned Citizens for a Better Brooklyn (CCBB) and Citizens of Curtis Bay (CCB). The United Way supports The Ben Franklin Center for Community Schools (the Ben Center). Ben Center adopts the community school model of listening to the community and responding with wraparound programs provided by a network of partners. These include an early childhood development program and resources



to help families become more self-sufficient. Several other active neighborhood-based groups include the City of Refuge, the Transformation Center, United Workers, and Friends of Garrett Park. The National Aquarium is also working with residents and organizations in the area.

Many of these organizations are represented on the board of two new umbrella organizations: the Greater Baybrook Alliance and SB7. The Greater Baybrook Alliance (GBA) is a cross-jurisdictional community development organization that embraces Brooklyn, Curtis Bay, and Brooklyn Park (in the county). Brooklyn Park shares many challenges with the city neighborhoods and working regionally will benefit the whole area. This organization receives funding from the State and local foundations. GBA's small staff is augmented by the work of a Steering Committee and multiple work groups made up of local residents, nonprofits, advocates, and other stakeholders. Reference to GBA in this plan refers to the staff, Steering Committee, and/or work groups.

SB7 originated from the City's tax increment financing negotiations to support Weller Development's Port Covington project. It is a coalition of the seven neighborhoods that surround the Middle Branch that will be impacted by Port Covington. As a participant in the alliance, Weller Development will provide technical assistance and financial resources to the other SB7 members. The coalition is increasing the capacity in the neighborhoods to accomplish long-held goals. Members participate in committees focused on issues such as safety, transportation, education, and economic development.

## Health

Health outcomes in Brooklyn and Curtis Bay are among the worst in Baltimore City. According to the Baltimore City 2017 Neighborhood Health Profile of the area, life expectancy at birth is almost four years lower than the



citywide average. Respiratory problems are particularly acute, with many contributing factors including pollution, poor housing conditions, and stress. The health of residents in Curtis Bay, in particular, is negatively affected by heavy industry operating near homes, schools, parks, and churches.

There are no grocery stores in the neighborhoods, and one of the closest stores in Brooklyn Park closed recently. Much of the area is considered a healthy food priority area, meaning the distance to a supermarket is more than one-quarter of a mile, the Healthy Food Availability index is in the lowest tier, the median household income is at or below 185% of the Federal Poverty Level, and over 30% of households do not have access to a vehicle. See the Appendix C for a link to the area's Food Environment Brief. Residents, schools, and many organizations are addressing lack of healthy food through urban gardening, food banks, and programs such as Produce in a SNAP (see Appendix C).

The Baltimore Family Health Center has a location on Patapsco, and Harbor Hospital is less than three miles away in Cherry Hill.

## Existing Plans

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The Department of Planning staff reviewed previous plans and assessments. Where appropriate, recommendations from them were included in the INSPIRE plan. These other plans and assessments, listed below, include recommendations that offer more detail and a more complete plan for the entire Greater Baybrook peninsula.

### ***Brooklyn and Curtis Bay Strategic Neighborhood Action Plan (2005)***

This is one in a series of very focused plans that recommended a short list of targeted actions to be taken in the neighborhoods. Some of the plan was implemented a number of years ago. It is now outdated.

<https://planning.baltimorecity.gov/planning-plans/neighborhood>

### ***Middle Branch Master Plan (2007)***

The Middle Branch plan focused on environmental issues and ways to highlight the character of the middle branch of the Patapsco River. It serves as a good jumping off place for the current Middle Branch design and revitalization initiative.

<https://planning.baltimorecity.gov/planning-plans/neighborhood>

### ***Farring Baybrook Park Master Plan (2008)***

The park master plan envisions a comprehensive trail network, locations for possible ball fields, other recreational amenities, and potential development sites on the perimeter of the park. The INSPIRE plan focuses particularly on the pathway system connecting the Curtis Bay and Bay Brook schools through walkways in the park.

<https://bcrp.baltimorecity.gov/parks/master-plans>

### ***GBA Vision and Action Plan (2016)***

The vision and action plan was developed by bringing together various stakeholders in Brooklyn, Brooklyn Park, in Curtis Bay. Recommendations in categories such as housing and economic development were presented to guide the organization and to guide application to the state for funding.

### ***Baybrook Opportunity Assessment (2016)***

The Real Property Research group completed this assessment for rental and for-sale housing in Brooklyn, Curtis Bay, and Brooklyn Park, Maryland.

<https://www.greaterbaybrookalliance.org/resources>

### ***Greater Baybrook Retail Study (2016)***

As part of the visioning for the establishment of the GBA, a consultant was hired to develop a retail strategy for the main corridors in Brooklyn and Curtis Bay. One of the aspects of this study was to focus on the node along Patapsco Avenue from Hanover Street to 2nd Street, an area that features community institutions and small businesses. Suggestions for branding the GBA were also included.

<https://www.greaterbaybrookalliance.org/resources>

### ***Brooklyn/Baybrook Community Action Plan (2016)***

The American Planning Association developed recommendations to enhance the Patapsco/Hanover/ 2nd Street area. One of the main aspects of this study was a detailed layout for new amenities in Garrett Park.

<http://bmoregarrettpark.com/>

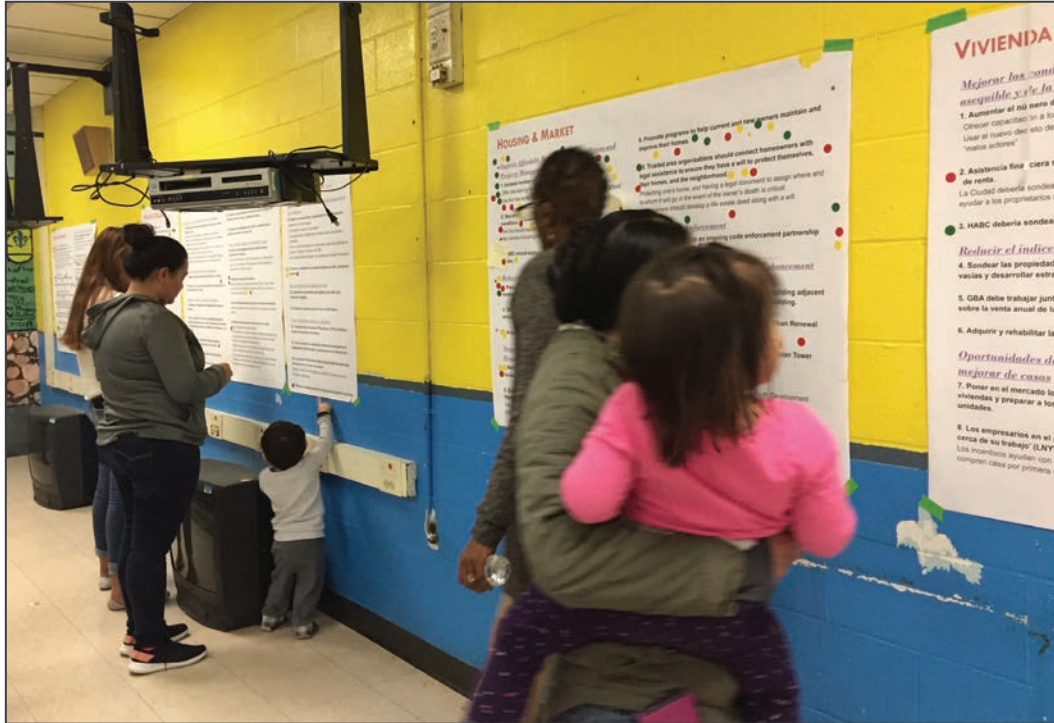
### ***South Baltimore 7 Organizational Assessment and Strategic Planning Report (2018)***

SB7 hired consultants to work with association leadership in each participating neighborhood, to identify existing initiatives and to make recommendations specific to each neighborhood. Priorities for the entire area were also identified. SB7 then formed committees to develop priorities and action steps for implementation of the plan.

<http://www.chdcmd.org/resources.html>

# *INSPIRE Recommendations*

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## **Plan Development and Overview**

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## **Standard Improvements – Primary Walking Routes**

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## **Goals, Strategies, and Recommendations – Bay Brook Elementary/Middle School Planning Area**

## Plan Development and Overview

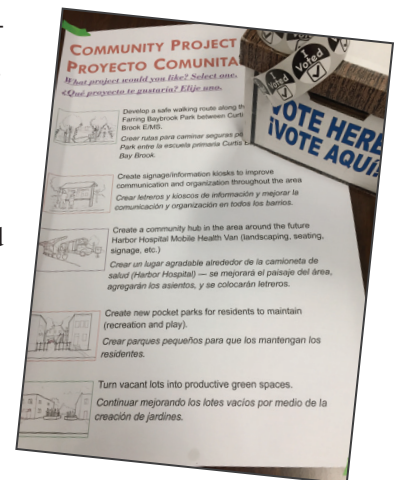
In 2018 and 2019, the Department of Planning (DOP) staff worked with members of the school and neighborhood communities to better understand their neighborhood experiences, concerns, and needs. Area residents and other stakeholders helped inform the INSPIRE plan through a range of community engagement efforts. A Steering Committee of residents, local organizations, and other stakeholders served as a small advisory group. The following are highlights from the process to collect information, undertaken by DOP:



- Evaluating existing plans
- Administering surveys at community meetings, INSPIRE workshops, school events and meetings, community festivals, small group gatherings, and community beautification events
- Participating in community association meetings including Concerned Citizens for a Better Brooklyn and Community of Curtis Bay



- Convening multiple INSPIRE workshops including two kickoffs and two INSPIRE Nights Out
- Speaking with youth at multiple student workshops
- Speaking with parents and teachers at school meetings at the schools, including faculty meetings, School Family Council meetings, Back to School Nights, and school assemblies
- Conducting walking tours
- Hearing from individuals in small group and one-on-one meetings
- Hosting activities at community events such as Neighborhood Lights and BenFest
- Bringing the organization Art with a Heart to work with students at Curtis Bay and Bay Brook to create art for their schools
- Holding an “election” at multiple workshops, where community members, including students, voted on their favorite community project
- Translating recommendations into Spanish and having interpreters at kickoff meetings and INSPIRE Nights Out



Presentations and notes from INSPIRE workshops and Survey results can be found on [INSPIRE's website](#).



## Standard Improvements – Primary Walking Routes

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Ensuring that students and other community members have safe and attractive pedestrian access to the school is critical to strengthening the connection between the school and community. Therefore, one part of each INSPIRE plan is a focus on the blocks that have been designated as the “primary walking routes.” See page 14 for the primary routes map.

The DOP used BCPSS student/school zone data, and worked with community members, school staff, and crossing guards, and the Department of Transportation,

to identify the predominant routes that students use to get to and from the school. Within the 1/2-mile INSPIRE planning area, blocks on these routes have been designated as the primary walking routes. These blocks are being prioritized for consistent streetscape improvements that will occur prior to the school reopening. They have also been designated as Safe Routes to School routes, and will be marked with the City’s Safe Routes to School wayfinding footprints.

Through commitments from many City agencies, these key improvements will be made along the primary walking routes:

- Bringing sidewalks up to a safe and standard condition
- Repainting or adding crosswalks
- Assessing the need for repairs to ADA ramps at intersections
- Marking Safe Routes to School
- Assessing crossing guard deployment
- Pruning and planting street trees
- Boarding open vacant buildings
- Picking up trash and maintaining vacant lots

## **Goals, Strategies, and Recommendations – Bay Brook Elementary/Middle School Planning Area**

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The recommendations presented in the remainder of this report are in addition to those that address the issues along the primary routes listed on page 27. Many recommendations described could easily fit under more than one goal. Residents, nonprofits, advocates, and others are already leading many efforts. In many cases, INSPIRE recommendations will build on what's already happening. Recommendations for the Planning Area fall under these goals and strategies:

- **Invest in Housing and Market- Strengthening Opportunities**
  - Improve Affordable Rental Housing Conditions and Property Management
  - Reduce the Number of Vacancies
  - Target Homeownership Opportunities and Improve Homes
  - Enhance Code Enforcement
  - Promote Strategic Redevelopment or Enhancement Opportunities
- **Create Opportunities for Health and Wellness**
  - Expand Access to Affordable Health Care
  - Prepare Residents for Emergencies
  - Improve the Healthy Food Environment
  - Create or Improve Places for Recreation and Play
  - Enhance Connections through Resident Engagement
  - Increase Civic Engagement
  - Create a Unified Academic Village
- **Create an Environmentally-Sustainable Neighborhood**
  - Increase Environmental Stewardship
- **Create Connections and Access**
  - Improve Access and Connections
  - Improve Transportation Infrastructure
  - Improve Pedestrian Safety
  - Improve Public Transit
- **Improve Public Safety**
  - Develop Collaborative and Creative Public Safety and Crime Prevention Initiatives
- **Promote Opportunities for Wealth Building and Economic Development**
  - Build the Workforce and Match Job Opportunities
  - Deliver Resources to Help Residents Thrive
  - Strengthen Local Businesses and the Business Environment



# INVEST IN HOUSING AND MARKET-STRENGTHENING OPPORTUNITIES

*Stabilize the market, focus on existing residents,  
and enhance block appeal and vibrancy*

Brooklyn and Curtis Bay fall into the “middle market” categories of the City’s Housing Market Typology (segments D-H of the typology, shown on pages 66-67). Middle neighborhoods are often on the edge between growth and decline, and characteristics of this area show that: there is a diverse housing stock that can accommodate households with a range of incomes, a lower vacancy rate than the city average, median sales prices that are far below the median citywide, and an increasing population.

## *A few successes and efforts underway*



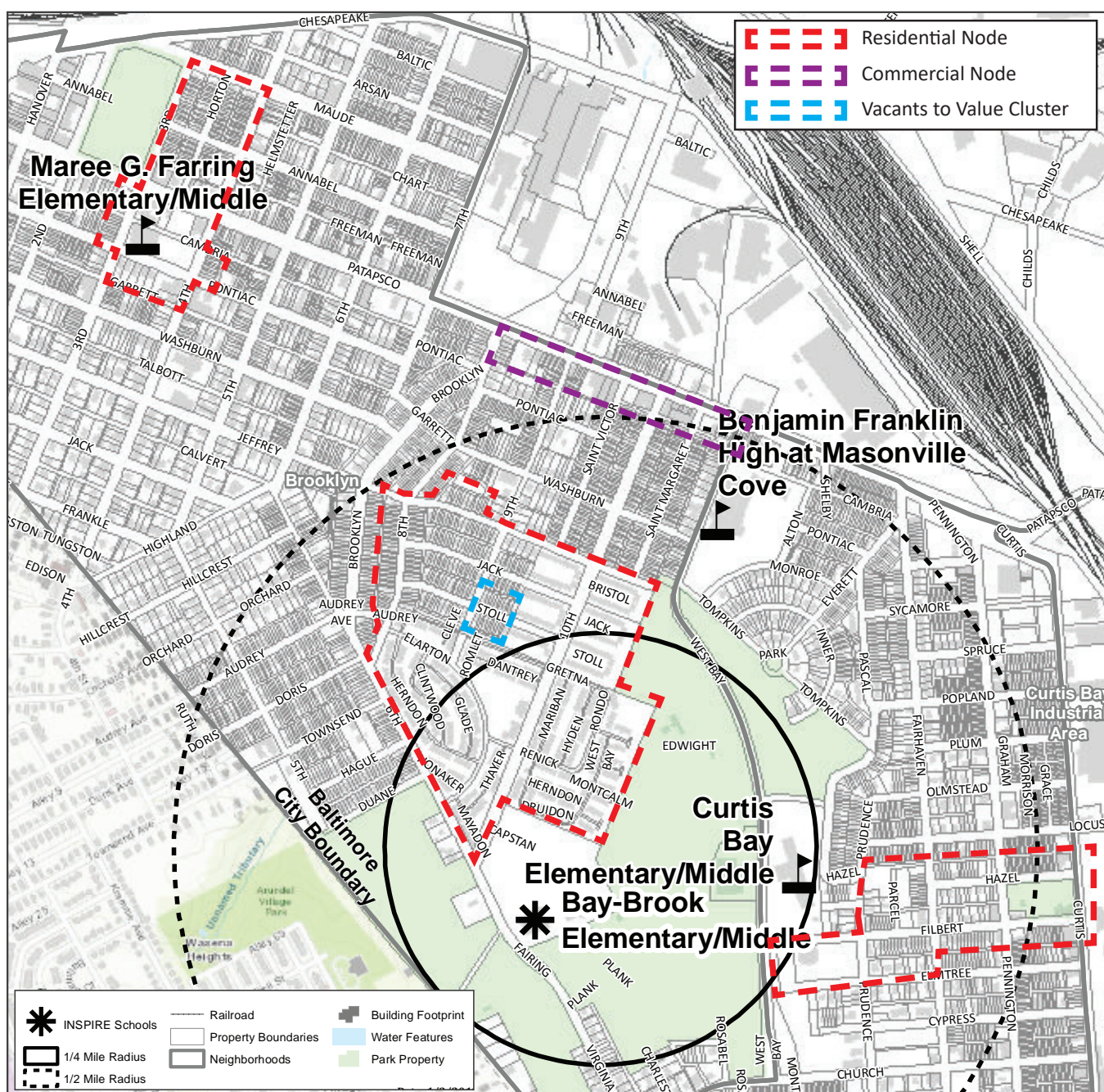
- Arundel Community Development Services (ACDS), a nonprofit affordable housing and community development organization based in Anne Arundel County, has received funding to make safety, health, and energy-efficient, upgrades to owner-occupied homes in Brooklyn and Curtis Bay. ACDS has a strong track record, and through participation in the GBA, is dedicated to helping stabilize the housing market in these communities adjacent to Brooklyn Park in Anne Arundel County.



- The South Baltimore Community Land Trust (SBCLT), with support from United Workers and SHARE Baltimore, will be using Baltimore Regional Neighborhood Initiative (BRNI, state) funding to acquire and develop houses in partnership with the Baltimore City Department of Housing and Community Development (HCD). They are beginning to develop a pipeline of future homeowners, and multiple area lenders have worked together to develop an effective mortgage product.
- Habitat for Humanity will be developing six new affordable homes on Church Street, across from Farring Baybrook Park.

### *Strategically Focus on a Few Nodes*

Because resources are always limited, strengthening the neighborhoods around Bay Brook E/MS will require carefully selecting a few nodes around which to concentrate redevelopment first. In these nodes, stakeholders should conduct a block-by-block survey to identify a solution for each property (rehab and reoccupy vacant properties, assist homeowners in making repairs and energy-efficient upgrades, code enforcement, vacant lot greening, solution for nuisance businesses, etc.). Concentrating resources in these nodes does not preclude taking advantage of other opportunities, such as targeted intervention on stronger blocks, but the development of the new school building and other initiatives suggest strategic short-term target areas in which to focus redevelopment resources. Descriptions of the nodes are on the following page.





## Description of the Nodes

The development of the new school building and other initiatives suggest strategic short-term target areas in which to focus redevelopment resources.

	Residential Node
	Commercial Node

### Community/Maree Farring Node

This node captures many community assets along Patapsco Avenue adjacent to Garrett Park and residential blocks surrounding Maree G. Farring E/MS:

- Maree Farring and Garrett Park will be receiving significant capital investments in the next few years.
- The housing market is fairly stable with higher than average homeownership and a low vacancy rate.
- Residential blocks consist of a wide variety of houses including large farm-style homes, semi-detached houses, and rowhouses.
- The Enoch Pratt Library and the Boys & Girls Club are located on Patapsco Avenue, adjacent to Garrett Park and across the street from the former church building that will become a school addition and community space.

### Patapsco Commercial Node

The west end of Patapsco Avenue is a visible gateway to Curtis Bay:

- West Bay is one block from Ben Franklin HS.
- Its location across from the courthouse and industrial enterprises presents an opportunity to promote these blocks to businesses for expansion or satellite operations.
- A “spruce up” of facades would enhance the appeal on both sides of the street.

### Bay Brook Node

It is important to capitalize on the excitement around the \$46 million investment in the school while it is still new:

- The school, located within Farring Baybrook Park, is adjacent to the Farring Baybrook Rec Center and Brooklyn Homes, a public housing complex.
- Residential blocks consist of a mix of garden-style apartments, rowhouses, and detached houses.
- There’s a mix of homeownership and rental.
- Some of the largest concentrations of vacancies in the area are in these blocks: 800- and 900-blocks of Jeffrey, Jack, and Stoll, and 8th Street from Audrey to Washburn.
- Habitat for Humanity rehabbed some of the units on Jeffrey, Jack, and Stoll a few years ago, and there is a developer rehabbing houses in the 900-block of Stoll (in the V2V Cluster). These blocks are adjacent to Patapsco Landing, a well-maintained market-rate rental complex.

### Curtis Bay/Filbert Street Node

This node includes the Curtis Bay Rec Center and park, and the South Baltimore Community Land Trust focus area:

- Residents desire a family-friendly area where children and their families can walk between the school, rec center, park, and garden.
- Housing consists of rowhouses and detached housing with a mix of renters and owners.
- Filbert Street is primarily occupied and well-maintained. The 1500- and 1600-blocks of Hazel have the most vacancies.
- The land trust is focused on the 1600-blocks of Hazel and Locust.

## *Improve Affordable Rental Housing Conditions and Property Management*

Housing security is paramount to positive outcomes in education, family stability, health, and employment. According to Census data, the rental rate in the Brooklyn-Curtis Bay area increased by 14% since 2000; in 2016 approximately 66% of households rented. Over 30% of households pay over 30% of their income on rent and almost 20% pay over 50%. This is often for housing that is not up to code or otherwise poorly maintained. Focusing investment to stimulate improved rental housing with responsible landlords and reasonable rents should help strengthen blocks, stabilize the neighborhood, and create opportunities for residents.



### **1. Assist landlords in offering high-quality rental housing.**

Many residents live in single-family homes owned and managed by small-scale landlords (businesses that own just a few units). Some responsible landlords are successful, while others may be hindered by limited resources, lack of training or skills, or adverse economic conditions. The City and community organizations should use a mix of strategies that can motivate responsible behavior and discourage irresponsible behavior, including the following:

- Offer free training for landlords that covers fundamental issues such as laws applying to rental properties, ways to keep illegal activity out of their property, how to manage nuisance activity, and practices aimed at minimizing conflict and damage

in neighborhoods. In the future, HCD or another entity could develop a certificate program for landlords.

- Help small-scale property owners understand the new rental registration ordinance and get them to comply.
- Reach out to landlords to engage them with neighborhood organizations and activities.
- Crack down on landlords who remain unwilling to maintain property in habitable condition.

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**A Brooklyn resident is interested in creating an ESOL-based housing curriculum to help Spanish speaking residents learn English as well as learn about issues such as tenant rights and code enforcement.**

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### **2. Secure financial assistance for improving rental property conditions.**

Currently there are few, if any, financial resources to assist rental property owners in making improvements to their properties. With the large number of households living in rental units and given the critical life outcomes based on stable, quality housing, resources should be made available to landlords willing to commit to helping keep renters in affordable properties. The City should continue to explore opportunities to increase funding and target resources to landlords to improve homes near the area's schools.

### **3. Work with the Housing Authority of Baltimore City (HABC) to improve Brooklyn Homes.**

- Partner with HABC to engage consultants and residents, setting the stage for future large-scale redevelopment and improvements at Brooklyn Homes, while seeking opportunities for small-scale physical and social enhancements.
- Enhance HABC's core approach of inclusion and partnership with residents, so that they can have a voice in what happens to the properties where they live.



- Partner with HABC to continue its strategy to undertake transformation efforts utilizing a three pronged approach, addressing neighborhoods, people, and housing.

Given limited resources and recognizing that simple, inexpensive solutions are not long-term fixes, as funding and partnerships are available, HABC will undertake planning and redevelopment activities at Brooklyn Homes that will lead to long-term safety and sustainability.

### *Reduce the Number of Vacancies*

According to City data, the percentage of Vacant Building Notices (VBNs) in the Brooklyn-Curtis Bay area is slightly lower than that for Baltimore City (~7% vs. ~8%). However, the number of VBNs has been increasing since 2011. Baltimore Neighborhood Indicators Alliance (BNIA) research has shown that nearly all communities in the city that grew between 2000 and 2010 had vacancy rates at or below 4%. Although 4% signals a tight market, that goal can help inform efforts: approximately 140 vacant buildings would need to be occupied or demolished to achieve it in Brooklyn and Curtis Bay. Residents only want demolition where absolutely necessary for safety or for redevelopment, so efforts should be focused on how to get properties occupied. Additionally, keeping the number of vacancies low requires helping people remain in their homes.

#### **4. Research the vacant properties to understand the reasons for vacancy and develop targeted strategies.**

Understanding why properties are vacant is critical to getting them back to occupancy: is there a willing seller who cannot find a buyer; is there cloudy title because the owner passed away without a will; is the property in poor shape and costs too much to rehab; are there multiple business interests and no responsive contact? These are some of the possibilities that can hamper transitioning a property to a new owner. Understanding the context, starting on the most stable blocks and in the target areas

can help stakeholders pursue effective tools and interventions.

#### **5. Local housing-focused organizations should work with HCD to better understand what the City's annual tax lien sales reflect and to develop intervention strategies.**

The number of properties with tax liens going to the City's annual tax lien sale have been steadily increasing for at least the last three years, with fairly high rates not being sold at the sales. Research is needed to understand the trends, including issues such as occupancy of the homes going into the sale and what's happening with tax certificates that do sell (are they being redeemed by the owners, are they being foreclosed upon by the certificate buyer, are vacant properties remaining vacant because the certificate buyer didn't foreclose).



**The South Baltimore Community Land Trust, in partnership with United Workers and SHARE Baltimore, is working to promote vacant property redevelopment in the 1600-blocks of Hazel and Locust.**

#### **6. Acquire and rehab vacant properties.**

Use the focus areas/nodes (pages 30-31) to guide the primary redevelopment targets. Target also where there are just a few vacant properties on otherwise stable blocks outside the nodes. These are a few immediate opportunities for community stakeholders:

- Work with HCD to get City-owned properties occupied. Although the City owns very little property in the area; where it does, work with HCD's Vacants to Values program and land management staff to market the properties to new homeowners or high-quality landlords.
  - HCD should market 4009 8th Street, which is the only vacant on the east side of the block.
- Work with HCD, One House at a Time, and the development community to identify properties that are good candidates for receivership as a way to move privately owned, vacant property into occupancy.
  - Rehabilitation has begun in the 900-block of Stoll. As work is completed, market development opportunities on the 800-blocks of Stoll and Jack to generate developer interest and expand the Vacants to Value Community Development Cluster (CDC). CDCs are areas where HCD is working strategically with private developers to encourage rehabilitation of vacant houses.



### *Target Homeownership Opportunities and Improve Homes*

Although focusing primarily on improving rental housing will have the biggest impact in the short-term, opportunities to help existing residents become, remain, and thrive as homeowners should also be pursued. Homeownership is critical to building confidence and stability in the neighborhood. As noted in the 2016 Baybrook Opportunity Assessment, residents living in the area already have roots in the community and appreciate its assets.

### **7. Market homeownership opportunities locally and prepare residents to become homeowners.**

Attracting and securing homeowners requires that people believe homeownership is in their reach, that they are financially secure, that they are prepared, and that there is a home and a financing product available. Even for residents who are credit-ready, there is limited access to capital. One solution is the South Baltimore Land Trust, which is developing a model for permanent, affordable housing. Other strategies to prepare residents for homeownership include

- Generating interest and excitement: Work with HCD's Division of Homeownership and Housing Preservation to convene a workshop to talk with residents about the possibility of homeownership. Work with neighborhood groups, churches, and block clubs on further outreach.
- Preparing future homeowners: Trusted local organizations or citywide nonprofits should provide homeownership counseling, or connect residents with organizations that do.
- Financing homeownership: The City and private lenders are exploring flexible affordable homeownership incentives that can be used for various types of sales between \$25,000-\$75,000 such as cash, land installment contracts, and lease-to-purchase; a mortgage product for sales between \$25,000-\$75,000 is needed.
- Locating new owners on stable blocks: Focusing on the most stable blocks or in the strategic nodes will help new owners further strengthen the neighborhood, secure their investment, and become part of the neighborhood fabric.

### **8. Employers in the area should participate in HCD's Live Near Your Work (LNYW) program.**

Area employers should offer homebuyer incentives to encourage employees to live near their work, which could be matched by the City through the LNYW program. Benefits to the employer include employees without long commutes to work and strengthening the neighborhood around their business. Incentives (starting

at \$500) assist first-time homebuyers with down payment and closing costs. All area businesses, no matter their size, should explore participating in the program.

#### **9. Promote programs to help current and new owners maintain and improve their homes.**

Many residential blocks near Bay Brook E/MS and throughout the area have a significant number of homeowners. Residents often need help with both locating trusted home repair resources and financial assistance. Programs run by the City and non-profits that can help homeowners maintain their properties should be promoted within the plan area.

- HCD's Division of Homeownership and Housing Preservation offers assistance, including rehabilitation services, home improvement incentives, homeownership incentives, lead hazard reduction grants, and energy conservation incentives.
- HCD's Baltimore Energy Challenge educates homeowners about lowering energy bills.
- ACDS is working through GBA to make safety, health, and energy-efficient upgrades, as well as exterior improvements, to owner-occupied houses on high-strategic-value blocks.

To be eligible for these, and many other programs, homeowners must be able to show that they are the owner on the deed. Many homes in the city have been passed down from generation to generation without an estate being opened or a new deed being recorded. It is critical that homeowners work with an attorney on estate planning and/or probate to make sure they have "clean title" to their property. One organization that can assist, pro bono, is the Maryland Volunteer Lawyers Service (MVLS).

#### **10. Trusted area organizations should connect homeowners with legal assistance to ensure they have a will to protect themselves, their homes, and the neighborhood.**

A home is often someone's greatest asset. Protecting that asset, and having a legal document to assign where and

to whom it will go in the event of the owner's death is a critical step that many homeowners do not take. In addition to working with residents to ensure they have clean title to their property, the area's community organizations should coordinate a campaign to help homeowners develop a life estate deed along with a will. Without one, when an owner passes away, the property is stuck in a "legal limbo" and it often remains vacant for years or decades. One resource is the "My Home, My Deed, My Legacy" initiative recently launched by MVLS, the Maryland Department of Housing and Community Development, and Baltimore HCD. Residents can sign up for assistance at clinics occurring throughout 2019, and organizations can request information for community meetings and events.



#### ***Enhance Code Enforcement***

Reducing code violations can increase confidence in a neighborhood, encourage investment, and help residents feel connected to each other.

#### **11. Neighborhood stakeholders should develop an ongoing code enforcement partnership with residents and HCD.**

GBA and other neighborhood organizations should collaborate with residents to identify problem properties in the area (vacants, landlords not maintaining property, nuisance homes, etc.) and work with HCD's Code Enforcement division to get them abated. Together they should educate residents about code enforcement tools and process. HCD should also develop a proactive rotating inspection schedule for around the school and the blocks with the highest occurrence of violations, to ensure consistent enforcement.

## ***Promote Strategic Redevelopment or Enhancement Opportunities***

Throughout the neighborhoods there are strategic opportunities to improve redevelopment efforts, cohesiveness, and quality of life.

### **12. Rehab and occupy the vacant Brooklyn Homes building adjacent to the Brooklyn Homes Tenant Council/community building.**

The vacant HABC-owned building at 4140 10th Street has been vacant for roughly 20 years. It is directly across from Bay Brook E/MS and is adjacent to the community center that houses the Brooklyn Homes Tenant Council and other key community meetings. HABC, Brooklyn Homes tenants, community members, and other partners can develop program and redevelopment ideas that benefit residents and the community.

### **13. Amend the Brooklyn-Curtis Bay Business Area Urban Renewal Plan (URP) to help support planned redevelopment.**

The URP, approved in 1982 and last amended in 2011, provides use restrictions on commercially-zoned properties along Patapsco and Pennington avenues. This plan must be updated to reflect the categories in the new zoning code. Leaders in Curtis Bay have suggested that the boundaries be expanded to include some residentially-zoned properties, especially along the Filbert Street corridor. A next step would be for DOP to convene a meeting of relevant stakeholders, including HCD, to discuss options.

### **14. Seek Baltimore City Landmark Designation for historically significant buildings.**

There are several historically significant buildings in the area, but no City-designated landmarks. It is worth community stakeholders meeting with the Baltimore City



Commission for Historical and Architectural Preservation (CHAP) to discuss landmark designation. Benefits include protected status so that demolition or alterations to the property would require CHAP review and approval, and designation would provide eligibility for renovation tax credits. Eligible buildings include

- The Filbert Street Water Tower (1317 Filbert Street) is one of the most notable structures in the area. It is located along the Bay Brook primary walking route and is adjacent to the Filbert Street Garden and Curtis Bay E/MS. Currently the water tower has no historic designation.
- The Polish Home Hall (4416 Fairhaven Avenue) is listed on the National Register of Historic Places and is under easement with the Maryland Historical Trust, but is not a Baltimore City Landmark.
- The Crisp Memorial Presbyterian Church and former Chesapeake Center for Youth Development building at 301 E. Patapsco Avenue was designed by Architect William F. Weber and constructed from 1887-1888. The property is currently under easement with the Maryland Historical Trust.



# CREATE OPPORTUNITIES FOR HEALTH AND WELLNESS

*Create an environment that supports individual and community well being.*

Large areas of nearby industrial land use and lack of investment contribute to Curtis Bay and Brooklyn residents having some of the poorest health outcomes in Baltimore. There are however, many natural and community resources in the area that can be better used to build neighborhoods of greater well-being.

## *A few successes and efforts underway*



- Youth at Benjamin Franklin High School at Masonville Cove (Ben Franklin HS) and the United Workers led a campaign that halted the development of a trash incinerator in the community, not only saving the community from the detrimental health effects it would have caused, but also building resident leadership and engagement.



- Access to health care is getting more convenient. In 2014 the Family Health Centers of Baltimore (FHCB) opened a site in Brooklyn and is expanding their services, and MedStar Harbor Hospital is securing funds to provide a mobile health van to serve South Baltimore, including Brooklyn and Curtis Bay. FHCB has a van that can transport people to their facility.



- The resident-led Filbert Street Garden is a model for community-engaged gardening and education, and is a leader for its composting practices. The garden, which grows fruit and vegetables and keeps ducks, geese, bees, and goats, is a resource for students and residents throughout the area.
- The Brooklyn Branch of the Enoch Pratt Free Library fosters a range of educational and social interactions in ways that few institutions can. Programs at the library include family movies, teen game nights, storytime, tea tasting, yoga, and Lawyers in the Library. Library staff also participate in many community and school events.
- This summer, youth will be creating murals in Brooklyn and Curtis Bay through Art @ Work. Youth will work under the direction of a professional artist and engage residents to inform the design; they will also participate in workshops on topics such as financial literacy and leadership development.

## *Expand Access to Affordable Health Care*

Health outcomes in Brooklyn and Curtis Bay are among the worst in Baltimore City, with respiratory problems being particularly acute. At the same time, affordable health care affects more than direct health outcomes. For example, medical bill debt has been identified as one reason that some residents don't qualify for a mortgage, and regular asthma attacks can keep children out of school and parents from their jobs.

### **15. Build on health care efforts already underway.**

There are opportunities to enhance efforts already underway, or bring back programs from the past:

- As part of an outreach strategy, the FHCB should connect with the area schools, The Well, and other trusted places such as City of Refuge.
- Advocate for University of Maryland Children's Hospital to reinstate Breathmobile visits to area schools to provide pediatric asthma and allergy care to children.

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**Residents who are screened for food insecurity at Harbor Hospital can receive a prescription for a free 8-week delivery of produce. The PNC Foundation funds the program.**

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## *Prepare Residents for Emergencies*

Baltimore is vulnerable to a range of natural hazards, including coastal storms, flooding, extreme heat, and high winds. Neighborhoods also need to be prepared for human-caused emergencies.

### **16. Establish resiliency hubs in both Brooklyn and Curtis Bay.**

Baltimore City's Office of Sustainability (BoS) is partnering with City agencies and local organizations to develop community-based Resiliency Hubs to provide safe places for residents to shelter during the day in times of emergency or severe weather events. A Resiliency Hub

is a trusted location run by neighborhood leaders that doubles as a community hub for residents in the event of an emergency. Hubs generally serve a small geographic area therefore each neighborhood should consider establishing at least one. Upon request from the community, the BoS will meet with interested community leaders and organizations to provide more information and discuss how to establish them.



### **17. Promote the emergency feeding site at Maree G. Farring E/MS throughout the area.**

Maree G. Faring is one of five sites across the city that serves as a regional emergency feeding site for youth. Children attending any Baltimore City school can receive breakfast and lunch there if the district closes due to inclement weather or other types of district-wide emergencies, as long as conditions have subsided so it is safe to leave home. Schools, organizations, and housing development staff should make parents of students aware of this resource.

## *Improve the Healthy Food Environment*

Healthy food options in the area are limited. With the closest grocery stores requiring multiple buses to reach, securing affordable and healthy food will require a range of methods. Local initiatives like the Black Yield Institute, which is starting to form a cooperatively owned grocery store in Cherry Hill, offer innovative solutions to improve the healthy food environment.

### **18. Develop and implement a healthy food environment strategy.**

Local champions could use the Baltimore Food Policy Initiative's eight-point Healthy Food Environment Strategy as a template to develop a comprehensive approach to improving access to healthy food. Various efforts are underway to ensure that the area has a healthy food environment, including programs through the Filbert Street Community Garden, Ben Franklin HS and the Ben Center/United Way, Harbor Hospital, food banks, and SB7. All those working on the issue, from the neighborhoods as well as organizations and policymakers, should work together to develop a comprehensive strategy.

### **19. Address transportation gaps that impact food access.**

With no full-service grocery store in Brooklyn or Curtis Bay, transportation strategies need to bring people to food and food to people. The Baltimore Food Policy Initiative and various city organizations are developing initiatives to support the pilot and implementation of on-line Supplemental Nutrition Assistance Program (SNAP) benefits, make public transportation more conducive to food shopping, and support innovative strategies and organizations creating transit-oriented solutions.

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**The ride sharing company, Lyft, will be expanding a program that provides transportation to grocery stores in areas that struggle with food access to Baltimore. More information is expected this summer.**

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### **20. Initiate a collaboration between Harbor Hospital and United Way to provide more affordable healthy food at corner stores.**

Initiate a United Way/Harbor Hospital collaboration to use the hospital's purchasing power to pass along wholesale prices for fresh fruit, vegetables, and healthy snacks to corner stores. Most stores are on Patapsco and Hanover, but others, such as the Soda Pop Shop on Pennington, are near the schools.

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**The Department of Public Works owns the land on which the Filbert Street Garden is located, and the agency may need to construct a pumping station on it, in order to preserve water quality. If the pumping station is deemed unnecessary or if an acceptable alternative site is available, DPW has committed to subdividing and deeding the land to the garden. If DPW requires the garden site, the agency is committed to securing another permanent site for the garden and moving them into the new space.**

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### **21. Secure permanent use of land for urban agriculture.**

The Filbert Street garden is a well-known asset in the area, but it does not own the land on which it is located. The garden is, among other things, a critical piece of the healthy food environment, and permanent land for urban agriculture is paramount to long-term sustainability. Additional permanent gardens should be created. Some opportunities include

- Securing permanency for new gardens, such as the City of Refuge garden being installed on land adopted through HCD's Adopt-a-Lot program; long-term it could be added to the Baltimore Green Space inventory.
- Seeking partners to create new gardens, such as in Farring Baybrook Park near Ben Franklin HS.

### **22. Promote and expand summer and after school meal programs.**

The Summer Food Service Program and Afterschool Meal Program are critical assets to feed children outside of the school day. Maximizing meal participation can decrease a family's food budget burden as well as increase recreation and socialization opportunities for youth 18 and under. The Brooklyn Homes Community Center, the Brooklyn Library, and Farring-Baybrook Rec Center are some sites currently providing meals. Strategies should focus on increasing programming that also

provide meal services, especially for teens who are less likely to participate in existing summer meal programs.

## *Create or Improve Places for Recreation and Play*

The parks in the area are some of the largest in the city. However, many residents do not feel safe and there is little to encourage their use. According to the GBA Vision and Action Plan, residents desire a “village green” where existing green spaces become gathering places for residents, attract new visitors, and are anchors for the area’s environmental sustainability movement. According to INSPIRE surveys, residents do use resources such as the parks, playgrounds, library, Boys & Girls Club, school grounds, rec centers, pool, and youth center. Despite this, “There is nothing for kids to do” is still a common comment, and residents asked for more programming.

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**In 2017, the Ben Franklin Center for Community Schools, CSX, Baltimore City Recreation and Parks, and other partners built a new football/soccer field in Farring Baybrook Park, across West Bay Avenue from the high school.**

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### **23. Activate Farring Baybrook Park through capital and programming improvements.**

Farring Baybrook Park consists of multiple recreational areas and has a spectacular view of downtown Baltimore. It intersects Brooklyn and Curtis Bay, and could unite residents throughout the peninsula; limited resources and programming, disconnected and undefined sections, and safety issues keep residents away. These are immediate actions that could take place, in addition to pathway improvements noted in recommendation #40.

- BCRP should work with residents and community organizations to assess the 2008 Master Plan, to identify the top priorities for which BCRP should seek funding.

- Residents and BCRP should work together to activate the Overlook, a prized location for viewing downtown Baltimore. Immediate steps could include adding benches and an “outdoor classroom” space.
- Residents from both neighborhoods should work together to create a Friends of Farring Baybrook Park group to manage programming and promote the park. BCRP has funding available to support registered Friends groups that have been in operation for over one year.
- Initiate a capital project to access and implement pathway needs as described in the Master Plan.

### **24. Improve neighborhood parks.**

In addition to Farring Baybrook, the area includes Garrett and Curtis Bay parks. BRNI and The Conservation Fund are funding capital improvements to Garrett Park. The Neighborhood Design Center is working with Unit-



ed Workers, the Citizens of Curtis Bay (CCB), and Ben Franklin students on community-engaged design to create “vibrant and livable spaces” in and around Curtis Bay Park. Additional activation and programming is needed in both locations to ensure ongoing positive use. Residents in some city neighborhoods conduct weekly “fun days,” bringing together adults and children at the same time each week to activate a particular place. Residents of the area could try this, and also apply for a MECU Neighborhood Event Grant to fund a more robust public event. See Appendix C for grant information.



## **25. Explore creating new pocket parks to be maintained by residents.**

Parents noted that they don't want to go far in order to have green spaces and places for their children to play. They suggested that residents would use pocket parks throughout the neighborhoods more often than the larger parks. Area residents and organizations can begin by identifying possible locations to create pocket parks. BCRP or organizations such as Parks & People and Civic Works are available for assistance, but residents would have to create and maintain the spaces.

## **26. Improve after-school activities for children.**

Residents want activities to keep kids engaged when they are out of school. They mentioned recreation activities such as sport, arts, and singing; educational activities and tutoring; and community-building activities. Ideas include

- Convening youth to get their ideas about what types of activities they would enjoy.
- Seeking funding and transportation to ensure area students are able to participate in programming at the Masonville Cove Environmental Education Center.
- Keeping a publicly-accessible comprehensive list of out-of-school activities for youth, informed by organizations, institutions, and community leaders.

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**Masonville Cove is celebrating 10 years by hosting free First Thursday family-friendly programs on site. Transportation will be provided to and from the Brooklyn Library and the Curtis Bay Rec Center.**

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## ***Enhance Connections through Resident Engagement***

Residents in Brooklyn and Curtis Bay talk about closeness among neighbors and a feeling of solidarity based on the separation of the peninsula from the rest of the city. Although some neighbors have built trust among

each other ("unity," "good neighbors," and "people" came up often when asked what residents like most), closeness is not universal, and more trust is critical for a thriving community. Community leadership and participation in traditional organizations does not reflect the changing demographics in the area – particularly the growth in the Latinx community.

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**CASA de Maryland and GBA are collaborating to hire a community organizer to work with the Latinx community. CASA's "Crossing Borders/Cruzando Fronteras" curriculum will be a key tool in assisting residents to identify common struggles and opportunities across demographic groups.**

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## **27. Improve communication and organization throughout the peninsula.**

The creation of the GBA as an anchor community development organization across Brooklyn, Curtis Bay, and Brooklyn Park helps local community associations and stakeholders amplify efforts across the area. Adding multiple area-wide communications outlets could further unify efforts.

- Develop a regular newsletter that includes news, events, and activities across the area (including the schools) and city, as well as a vehicle to communicate progress towards goals.
- Create signage/information kiosks.
- Create shared, or connected, web sites and social media platforms.
- Include a designee from each school to participate in the GBA education work group.
- Develop information and outreach materials in Spanish and English.

## **28. Activate and beautify public spaces through art and creative placemaking.**

A number of resident-led art and beautification projects are taking place, including alley painting projects and



CCB public space improvements. These projects help improve the neighborhood image, bring together residents to create a lasting benefit for their community, and improve the social value of the places. Additional opportunities should be pursued, potentially working with organizations such as the National Aquarium, Chesapeake Arts Center in Brooklyn Park, and Maryland Institute College of Art. Opportunities include both resident-led efforts and partnerships with institutions to pursue activities such as painting bridge overpasses.

### **29. Create a permanent community hub activated by mobile resources.**

Mobile services are increasing as a way to deliver resources in communities. Examples are the Enoch Pratt Bookmobile, the Mayor's Office of Employment Development Mobile Workforce Center, mobile health units, and food trucks. A well-designed, safe, centrally located hub in Brooklyn or Curtis Bay could provide both a regular location for mobile resources and an outdoor community gathering space.

### **30. Develop activities and programming that focus on the physical, social, and mental needs of older adults.**

Older adults in the area are interested in opportunities to safely be active in the community. Neighborhood groups, organizations and residents could meet to develop ideas around specific interests. Some opportunities include developing activity groups in the parks, partnering with the schools and out-of-school programs, "conducting" walking school buses to get children safety to and from school, and engaging with the library and rec centers.

## ***Increase Civic Engagement***

Brooklyn and Curtis Bay participation in elections and the Census has historically been very low. Participation in both is critical to these neighborhoods and the people in them. Voting is one of the ways to fully participate in the democratic process and for people to express themselves. Baltimore is projected to lose \$18,000 in federal funding over 10 years for each person not counted in the Census. This leads to diminished resources for housing, education, health care, small businesses, transportation, and more. Residents in these neighborhoods need to make their voices heard and be counted.

### **31. Launch 2020 Census outreach activities.**

Residents and organizations working in the area should get involved in engaging Baltimore's hard to count population, including households with children under five and residents with low-English proficiency. There are immediate opportunities for action.

- Forming a local Complete Count Committee, and working with the City's 2020 Census Complete Count Committee.
- Applying for outreach jobs.
- Hosting Census events and activities. Grants will be available starting this fall.



### **32. Ramp up efforts to register eligible residents to vote.**

Voting takes place at multiple neighborhood hubs including the Brooklyn Branch of the Enoch Pratt Library and Ben Franklin High School. Neighborhood organizations, block leaders, and others should increase efforts to get residents excited about making their voices heard through elections, and getting people registered. There has been some activity towards this, such as a "Party at the Polls" to encourage participation. Ex-offenders are now eligible to vote in Maryland and that population should be informed of their right.

## *Create a Unified Academic Village*

The GBA plan highlights the desire for an Academic Village where students get an exceptional K-12 education in the community and there are positive relationships and communication among the schools. This requires the schools in the area to work together, and for the organizations and residents to support a comprehensive strategy to connect resources among schools. Once Bay Brook reopens, the area will be served by one elementary school, two elementary/middle schools, and one high school, each with unique programming and resources beyond the educational curriculum (such as the Curtis Bay Judy Center).

### **33. Transition Bay Brook E/MS and Curtis Bay E/MS to the community schools model.**

An on-site community school coordinator helps identify, deliver, coordinate, and monitor needed programs and services that promote academic and non-academic success, support families, and improve quality of life. Of the four schools in Brooklyn and Curtis Bay, only Ben Franklin has a community school coordinator. Bay Brook E/MS undertook the planning to become a community school, but funding has not been secured.

### **34. Create a professional coordinator position tasked with collaboration among the schools, rec centers, and nonprofits.**

Working across the schools and other organizations in the area requires a person who can work with all of the institutions while bringing value to each. This person

would guide a process for improving communication between schools, sharing information about school-based resource and service hubs and opportunities for neighborhood-wide school projects. Interested parties should seek funding to support this position.

### **35. Bay Brook E/MS should pursue opportunities to become a neighborhood hub.**

Each 21st Century school modernization creates a building and site for more than students. The program aims for the schools to become hubs to support entire communities through accessible resources, services, and programming. School leadership will identify ways to support needs in the community.

### **36. Enhance the facilities at Curtis Bay E/MS.**

It is important to ensure a healthy and productive physical environment. The school requires multiple systems upgrades, including heat, that the Baltimore City Public School System should prioritize in capital requests.



# CREATE AN ENVIRONMENTALLY-SUSTAINABLE AND CLEAN NEIGHBORHOOD

*Improve the natural environment and environmental education*

The industrial areas adjacent to Brooklyn and Curtis Bay cause pollution and negative environmental impacts to the immediate natural environment and the Masonville Cove Small Watershed. There are also vacant lots, trash, and litter that need to be addressed. Efforts are underway to make Brooklyn and Curtis Bay a regional hub for sustainable activities.

## *A few successes and efforts underway*



- After researching litter and illegal dumping in the area, students at Ben Franklin HS launched a recycling pilot at the school. Based on its success, Curtis Bay residents worked with the Baltimore Department of Public Works (DPW) and Baltimore Office of Sustainability (BoS) to launch a neighborhood-wide pilot to increase residential curbside recycling.
- City of Refuge adopted a City-owned alley lot near their building (9th & Pontiac Avenue). They have conducted a significant clean up and are turning it into a community garden
- As part of a comprehensive education, outreach, and stewardship plan around reducing litter in the area, the National Aquarium conducted litter reduction workshops with residents on blocks with rehabbed houses.
- Learning to Overcome Various Life Experiences, a local nonprofit, has worked with residents on many beautification and sanitation projects, including engaging youth through Bmore Beautiful funding.
- The CCB celebrates residents with tidy and decorated yards by stealthily leaving a certificate, yard sign, and Susan B. Anthony dollar coin at “yards of the week.”
- Maryland Department of Transportation Maryland Port Administration (MPA) recently deployed 250+ solar compacting trash cans throughout the city including in Brooklyn and Curtis Bay.



## ***Increase Environmental Stewardship***

Well-maintained public spaces have been found to potentially increase trust and promote feelings of safety. According to the Center for Active Design, “People who say litter is ‘very common’ in their neighborhood exhibit lower levels of civic trust across a range of measures.” They report less community pride, less trust that the local government and police do what’s right, and reduced belief that community members care about each other.

### **37. Explore opportunities for Bay Brook to become a “green school.”**

Ben Franklin HS is a leader in sustainable and “green” leadership. Student efforts include developing a zero waste vision and advocacy for the Maryland Clean Energy Jobs Act. To date, none of the elementary/middle schools have participated in the city or state sustainability programs. There are opportunities for parents or other residents to work with the schools to focus on greening, sustainability, and environmental education. City and State funding is available to support efforts. Suggestions include

- Developing and helping implement greening practices. This might include recycling, energy conservation, and green cleaning.
- Applying for the Office of Sustainability’s Green, Healthy, Smart challenge grant program for student-led sustainability projects. Applications are expected to be available between September and November 2019.
- Applying for the Maryland Association of Environmental and Outdoor Education’s Maryland Green Award, through which students and staff can promote responsible environmental stewardship practices and awareness of the connections between the environment, public health, and society. MAEOE’s offices are located in Brooklyn.

Parents, school staff, or students can reach out to the Masonville Cove Environmental Education Center for support in becoming a Green School.

### **38. Expand community-led initiatives to address trash and litter.**

Residents are leading many efforts to reduce litter and trash in the area, including through the recycling pilot, Zero Waste Challenge, and SB7 Youth Corps and a soon-to-launch #BrooklynMatters campaign to combine litter reduction and art. To see an area-wide difference, schools, businesses, churches, civic institutions, and residents should organize and work together.

- The schools, neighborhood organizations, and block captains could request more resources from Bmore Beautiful to educate residents about litter and proper storage of trash and recycling.
- Resident advocates, along with HCD code enforcement, should ensure that multi-unit rental buildings provide proper trash collection.
- The National Aquarium can provide technical assistance to groups interested in becoming environmental stewards through educational workshops and organizing stewardship activities.
- The schools should organize trips to visit Captain Trash Wheel, the charismatic education tool living in Masonville Cove.

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**Captain Trash Wheel is part of a mitigation package related to the restoration of Masonville Cove. Captain Trash Wheel uses water and solar power to clean garbage and debris from the water.**



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**Citizens of Curtis Bay and the South Baltimore Community Land Trust are working with residents to transform vacant lots on Inner Circle near Ben Franklin High School into a community asset.**

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**39. Continue to improve vacant lots through the creation of productive green spaces.**

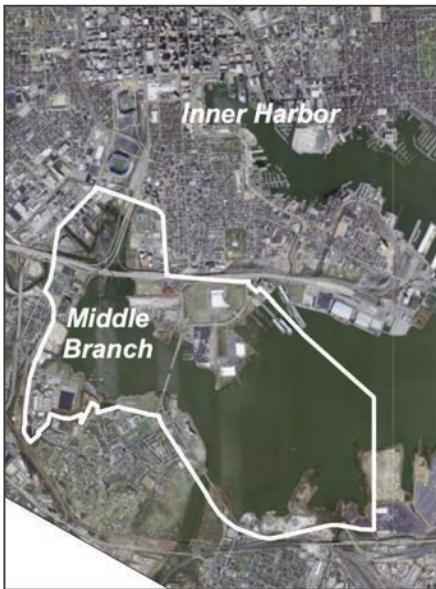
When regularly managed, vacant lots can become valuable community spaces. Treatments include seeding and fencing properties, planting trees, installing temporary art, and community managed open spaces.

# CREATE CONNECTIONS AND ACCESS

*Connect students, residents, and visitors safely and efficiently  
to the places they need and want to go*

Due in part to the large waterway that separates Brooklyn and Curtis Bay from the rest of the city, residents often note feeling their neighborhoods are forgotten. There are a number of assets and businesses in the neighborhoods or in nearby Brooklyn Park and Cherry Hill, but they are not easily accessible to many residents due to heavy truck traffic and lack of vehicle access. The area is served by three bus lines. Various organizations, such as the Family Health Center of Baltimore, provide limited local van service.

## *A few successes and efforts underway*



- GBA is working with DOT to design complete streets improvements along Hanover and Patapsco Avenue.
- A design study for the entire Middle Branch waterfront is underway. A significant aspect is connecting each adjacent neighborhood to the water. Other goals include improving connections among neighborhoods, and designing an attractive, inviting “soft harbor” to complement the bulkheaded promenade between the Inner Harbor and Canton. The study is scheduled to be completed in 2019. Implementing the recommendations of this study should lead to a number of improvements in Brooklyn and Curtis Bay.
- DOT has completed an initial design study to make Pennington and Curtis Avenues both two-way streets with a prohibition on large trucks on Pennington to slow traffic and improve the appearance of Pennington.
- The SB7 plan (2018) prioritizes evaluating mechanisms to connect Brooklyn and Curtis Bay residents to SB7 neighborhoods, downtown, and other important locations. The SB7 Transportation Committee is evaluating the feasibility of a shuttle, MTA service improvements, and transit alternatives such as on-demand programs.
- The MPA and the Masonville Cove Education Center are in the process of developing recommendations to improve access to the Center, such as enhancing and investigating multi-modal options that would provide safer physical access.



## ***Improve Access and Connections***

The roads, trucks, water, and railroad tracks make connections within and outside of the neighborhoods difficult. Safe and reliable connections, and parking at neighborhood amenities, are needed.

### **40. Develop safe walking routes through Farring Baybrook Park between Curtis Bay E/MS and Bay Brook E/MS.**

The 2008 Farring Baybrook Park Master Plan identifies existing trails in the park that connect the various facilities in and adjacent to the park. Since that plan was published, a new regional soccer/football field with new pathways has been built. The following improvements should be made before Bay Brook E/MS re-opens, so that students walking to and from school have a direct and safe path through the wooded area (see project highlight on page 49, and Appendix B for a list of other desired improvements).

- Clear vegetation along the existing asphalt path connecting the area behind the William J. Myers Pavilion (the Pavilion) with the path to the recreation center and pool.
- Clean up dumping along the trails.
- Clear invasive plants at the entrance of the trail (near the Pavilion and recreation center) and around the base of desirable trees.
- Explore mechanisms to light the wooded section of the path. Evaluate the need to fix or add lighting along the wooded area, and from the recreation center to Church/West Bay.

### **41. Create a clear, safe pedestrian route on Filbert Street from the Curtis Bay Recreation Center to Farring Baybrook Park.**

Filbert Street is an important east-west pedestrian route that connects the Rec Center, Filbert Street Garden, Curtis Bay E/MS, and the park. There are many hazards along this street, including truck traffic and speeding vehicles on Pennington and Curtis, and lack of sidewalks. A community organization should request that

DOT conduct a traffic study and put in place appropriate measures based on the traffic study to make it clear to both vehicles and pedestrians that this is a pedestrian route that is well-travelled by children. Specific desired investments include

- Safe crossings at Pennington and Curtis.
- Installation of continuous sidewalks on Filbert.



### **42. Connect Brooklyn and Curtis Bay to the future Middle Branch Fitness and Wellness Center in Cherry Hill.**

BCRP is developing a state-of-the-art recreational/aquatic center in Cherry Hill to serve all the neighborhoods along the western side of the Middle Branch. BCRP and community stakeholders should work together to identify a transportation partner to ensure convenient transportation to and from this facility, and the planned athletic fields in Reedbird Park, for the residents of Brooklyn and Curtis Bay.

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**The citywide Green Network Plan identifies and proposes bicycle routes and greening improvements throughout the city, including in Brooklyn and Curtis Bay.**

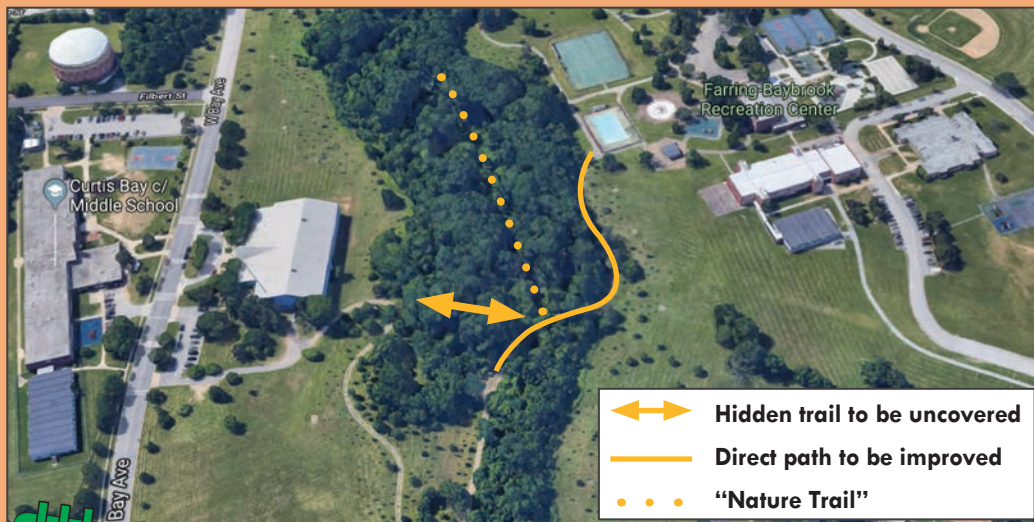
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### **43. Upgrade infrastructure in the area and promote non-vehicle connections between the existing trail systems in the city and Anne Arundel County.**

The area is underserved by high quality bike and non-vehicle infrastructure: existing facilities are not well maintained, don't make all desired connections, and do

## *Reconnecting Communities & Nature: Farring Baybrook Trail Improvements*

The Department of Planning and Baltimore City Recreation and Parks will work with residents to turn an overgrown, poorly maintained path in the Farring Baybrook Park “woods” into a safe walking route. A safe and convenient route will be even more important once youth in Curtis Bay begin attending middle school at Bay Brook E/MS. An inviting nature trail can also become a peaceful amenity for residents. DOP and BCRP are developing the full scope of work for the project. Phases 1 and 2 will be underway starting in June.



**Phase 1:**  
**Clearing the Path & Beautification**  
(through Operation Charm City Charge\*)

This will include

- Removing overgrown plants & trees
- Removing trash
- Replacing worn benches at the Rec Center
- Filling in part of the trail
- Painting a mural on the Rec Center pool
- Installing bollards on the trail
- Landscaping in front of the Myers Pavilion



**Phase 2:**  
**Murals**  
(through Art @ Work)

Youth will work with professional artists to create and paint murals on

- The Farring Baybrook Rec Center
- Curtis Bay E/MS



**Phase 3:**  
**To Be Determined**  
(through community & BCRP input)

Interest to date includes

- Lighting
- Educational signage

\* Through Operation Charm City Charge (June 22-26) The Mission Continues will mobilize veterans from across the country to team up with local partners and volunteers to address critical community needs throughout Brooklyn, Curtis Bay, and Harlem Park West.

not represent best safety practices. Safety is a particular concern because existing bike lanes are not protected from traffic. High quality, well connected, and protected bike lanes will allow safe non-vehicular transportation and recreational options to key destinations. The Baltimore Green Network Plan identifies the need for connections between area parks as well as a trail in the Patapsco River Valley. An overall bicycle infrastructure plan would include connections to the BWI Trail in Anne Arundel County. This would improve the East Coast Greenway, a combination of trail, roads, and bike lanes from Maine to Florida.

## *Improve Transportation Infrastructure*

Major truck routes are designated along and through Brooklyn and Curtis Bay in order to reach Fairfield and the Port. Opportunities exist to lessen the negative impacts of the truck traffic, improving safety, attractiveness, and access.

### **44. Make Pennington and Curtis Avenues two-way streets, prohibiting large trucks on Pennington.**

Pennington serves as a main street, but loud and speeding traffic, including trucks, limits safety and business viability. Reconfiguring the northern intersection of Pennington and Curtis, and programming capital dollars for street upgrades on Pennington, would allow two-way traffic on both roads so that large trucks could turn south on Curtis and be prohibited from traveling on Pennington Avenue. Before moving forward with this project, an environmental assessment is necessary because of the intersection's proximity to a BGE site. Assessment results will help determine the best way to proceed with the intersection reconfiguration. Funding for this study is a priority for the community.

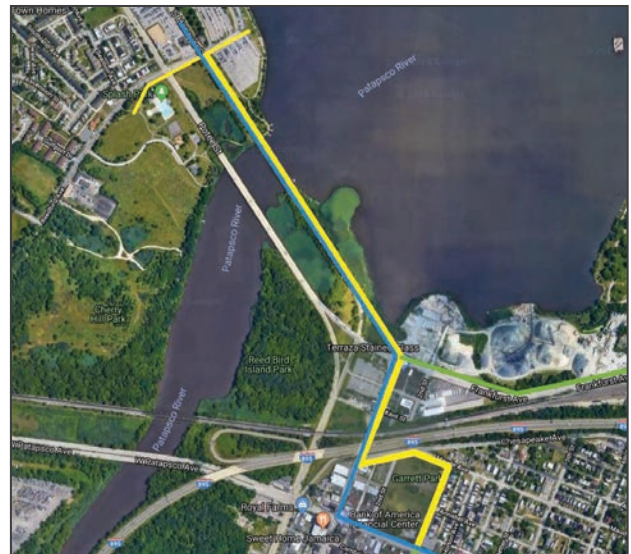
### **45. Design and put in place appropriate traffic calming measures along Pennington Avenue.**

The community should request a traffic calming study from DOT, in addition to asking the agency to install

speed sentries so they can begin assessing speed and safety along Pennington. Appropriate traffic calming measures such as additional traffic lights, crosswalks, bump-outs, and tree planting should be put in place not only to slow vehicles and improve safety, but also to allow for neighborhood-scale businesses to thrive along Pennington Avenue.

### **46. Study Hanover and Potee at the northern end of Brooklyn in order to improve truck routes.**

Tractor trailers moving west on Frankfurst cannot physically make the turn south onto Potee Street and often drive north over the Hanover Street Bridge and along Waterview Avenue instead. DOT should study this area to determine how to better manage truck traffic.



### **47. DOT should study making Hanover Street, between Cherry Hill Road and Frankfurst Avenue, into a “complete street.”**

Hanover and Potee are fast-moving streets geared toward cars and trucks; it is not comfortable for other modes of transportation such as walking or biking. A complete street configuration would allow non-vehicle users safe use of the road and would include dedicating two lanes on the Hanover Street bridge over the Patapsco River for fishing, crabbing, walking, jogging, and cycling. The feasibility of this should be studied.



## *Improve Pedestrian Safety*

Brooklyn and Curtis Bay are relatively small, walkable neighborhoods. Many children walk to school, and according to Census data, over one-third of households do not have access to a vehicle. Making non-motorized travel safe must be a priority.

### **48. Address speeding on 6th and 10th streets, adjacent to Bay Brook E/MS.**

6th and 10th streets are direct routes through the neighborhood that abut the school. Vehicles, including buses, often speed along the wide streets. With so many students walking along and crossing these streets to get to school, the community should request that speed cameras be put in place. The request should also include evaluating the appropriateness of various traffic calming methods – including bump outs, signage, and tree plantings – to slow traffic. Something else to explore is installing



“Children at Play” signs. Community members suggested that these signs might be helpful. Interested residents should explore what type of permitted do-it-yourself signs are effective.

## *Improve Public Transit*

Existing public transportation doesn’t serve area residents as well as it could. Residents express the desire to make it easier to reach key destinations, and early morning unreliability of the buses causes some people to be late for work.

### **49. Work with the Maryland Department of Transportation Maryland Transit Administration (MTA) to evaluate and, where appropriate, implement the following SB7 plan recommendations:**

- Partner with MTA to identify local issues such as reliability of early morning buses that take residents to downtown to transfer to buses to major employment centers such as the Amazon facility.
- Partner with MTA to evaluate the present BaltimoreLINK routes to determine if improvements can be made to create easier and more frequent transit connections to major service centers such as the Employment Connection Center in Carroll Camden, the Community Action Center in Cherry Hill, and MedStar Harbor Hospital.
- Evaluate transit service to access key sites such as Masonville Cove and the Patapsco Light Rail stop.

With its limited resources, MTA must balance the costs and benefits of any changes or expansion of service. Representatives from the GBA and SB7 transportation committees should schedule a meeting with MTA and residents to discuss possible improvements to service.

# IMPROVE PUBLIC SAFETY

*Create a positive and safe environment for current and future residents*

Crime-related issues are regularly part of neighborhood organization conversations and have been mentioned as a top priority in multiple discussions and focus groups. When Bay Brook reopens, children will be walking from further away, and it is paramount that families believe that their children will be safe. The area is poised to make a positive impact on public safety.

## *A few successes and efforts underway*



- Safe Streets is a proven violence prevention program that uses a public health model to stop the spread of violence. Catholic Charities and GBA partnered to bring the program to Brooklyn.
- The City selected an area in Brooklyn as a Violence Reduction Initiative (VRI) zone to bring together City agency representatives with Police District Commanders to coordinate public safety resources and address neighborhood issues in an expedited manner. The City selected the Brooklyn zone in part to address crime that may come into the neighborhood from the Hanover/Potter/895 area.
- GBA operates a Public Safety Task Force that is currently focused on increasing enforcement of laws against prostitution solicitation and connecting women engaged in high risk behaviors to behavioral health services.

## *Develop Collaborative and Creative Public Safety and Crime Prevention Initiatives*

Make the area safe not only for students to walk between home, school, and extracurricular activities, but also for residents of all ages who walk to locations in the neighborhoods. Focused efforts on safety and crime prevention, coordinated resources and resident, school, and civic involvement will be required.

### **50. Develop community-driven solutions for public safety through stakeholder collaboration.**

GBA's Public Safety Committee should convene residents and stakeholder representatives from the police, Safe Streets, Brooklyn Homes, the schools, churches, and businesses to collaborate in creating solutions that come from shared values. This could include using creative placemaking strategies to build a stronger community identity and ownership of public spaces.

### **51. Work with the Police Department to deploy VRI Neighborhood Coordination Officers (NCO) or other resources on the blocks around Bay Brook E/MS.**

Although the VRI area is not adjacent to Bay Brook, the NCOs are available to address violence-related issues throughout Brooklyn as resources permit. As the school prepares to open it is critical that crime near the school be addressed so that the \$46 million investment in the school building, and efforts to redevelop housing close to it, will have a more catalytic effect. The NCOs and/or other district officers should be deployed to this part of the neighborhood as needed.

### **52. Develop a lighting strategy, especially along the primary walking routes.**

Visibility and lighting are important elements of a safe community. Beyond neighborhood advocates and residents working with the City to repair broken lights and identify where additional lighting is needed, a comprehensive strategy should explore a range of creative ways to brighten dark areas. Considerations could include creative solutions such as a "lighting campaign" to encourage use of porch and lawn lighting to brighten streets and sidewalks, and installation of motion-activated lights on the back of houses in alleys known for criminal activity.

### **53. Ensure that efforts to reduce crime and drugs in the SB7 neighborhoods include a focus on the areas near the schools.**

The SB7 Public Safety Committee is working on a community camera and lighting project to bring surveillance cameras and increased lighting to crime "hot spots" on residential streets and "main streets," playgrounds, and other vulnerable areas. SB7 is seeking funding for a community liaison to coordinate with City and State authorities to curb crime. The Brooklyn and Curtis Bay representatives should make sure the areas near the schools are addressed.



# PROMOTE OPPORTUNITIES FOR WEALTH BUILDING AND ECONOMIC DEVELOPMENT

*Expand employment and workforce development opportunities and strengthen the business environment*

Brooklyn and Curtis Bay are adjacent to the job centers at the Port of Baltimore, Fairfield Industrial Park, and Med-Star Harbor Hospital. The neighborhoods are also close to major highways, including 695, 895, and Ritchie Highway, that lead to other job centers. According to Census data, the high school graduation rate is rising although the college graduation rate remains low. The unemployment rate is high (18%). Ultimately, financial self-sufficiency, which leads to wealth building, is measured not only by income but also by factors such as the cost of living, debt, and savings. One approach to addressing unemployment and limited educational attainment is to expand and develop robust workforce programs. Building personal wealth for residents could lead to wealth building for the community.

## *A few successes and efforts underway*



- A nonprofit, The Well, helps women discover their value and purpose through mentorship, education, and support. They offer drop in services and assistance for housing and job readiness. In 2018 The Well launched a social enterprise dedicated to giving dignity and purpose to women survivors of addiction, sex trafficking, generational poverty, and trauma. Hon's Honey produces honey, bath, and beauty products made with many locally-sourced ingredients.
- The Filbert Street Garden trains young people on raising and selling food. Its programs teach how working with the land can develop business skills.
- Compost Collective, started by Ben Franklin HS graduates, is an example of aligning entrepreneurship with sustainability. Compost Collective hires Ben Franklin students to collect food waste and turn it into compost. It has created seven tons of compost to date.
- The Ben Center convenes a multi-jurisdictional workforce collaborative comprised of organizations in Brooklyn, Curtis Bay, and Anne Arundel County that are connected to workforce development. The collaborative convened initially around the idea of developing strategic partnerships with each other to benefit job seekers in the community and is defining priorities.

## ***Build the Workforce and Match Job Opportunities***

A number of jobs in the transportation/logistics, industrial, and health care fields are located near Brooklyn and Curtis Bay. Many of these jobs do not require a college degree. Making sure residents and employers can find each other benefits both. Students from the University of Maryland Baltimore's Social Work program, in partnership with the Enoch Pratt Library, are working with residents on job readiness and employer connections. The Ben Center's workforce committee will make recommendations about other workforce initiatives.

### **54. Open a walk-in neighborhood center that includes job and career counseling services.**

A long-term goal is to have a neighborhood center that residents can visit to receive job and career-related services. The Patapsco commercial corridor is a potentially good location. In the short-term, one of the local organizations could seek funding for a job/career counselor position, and work with the Mayor's Office of Employment Development to have regular "office hours," building on the MOED mobile workforce center that currently provides convenient, but limited, access to services for job seekers. The schools are good locations for both outreach and office space.



### **55. Improve transportation to job training sites, GED programs, and other wraparound services.**

In addition to the Ben Center and career counseling at the high school, other resources (including GED programs) are available at the Community Action Agency in Cherry Hill and the Employment Connection Center in the Carroll Camden Industrial Park. Harbor Hospital and the Brooklyn branch of the Family Health Centers of

Baltimore offer behavioral health services. Transportation access to these locations is paramount and should be included in any transportation access assessment of the area.

### **56. Intentionally include young adults and/or returning (formerly incarcerated) residents in service programs.**

Community-based social service organizations work closely with people needing training and other resources to become successful job seekers. As programs are developed or expanded, the specific situations for these two populations should be considered in order to lead to sustained success.

### **57. Provide training for entrepreneurs and create an area-wide apprentice program to connect to existing opportunities.**

There are many ways to tap into income-generating activities, including learning from people running businesses and learning how to start a new business. There are also many opportunities to develop skills that will generate income and help the community. These are some areas to explore:

- Develop skills in urban agriculture, "farm-to-table," or food product development through the Filbert Street Garden; establish a tool library to help people with gardening, farming, and land maintenance.
- Learn housing rehab or "handyperson" skills, working with the South Baltimore Land Trust or other small developers; if eligible, register as a minority or women-owned business with the City.
- Become trained in "green jobs" such as solar installation, green roofs, or nursery/gardening skills through Civic Works and other training programs.

As self-employment continues to become more common, there should be training available to help people create and operate successful businesses. One of the community organizations or committees should determine ways to improve outreach about resources and opportunities.



**Compost Collective has hired five youth since the program started in 2017 to collect materials for composting in the Filbert Street Garden. All of these young adults are now working full-time or part-time.**

**58. Invest in partnerships to grow agricultural products that will generate income.**

Targeted urban agriculture that meets needs of existing businesses can be a good business model that provides a source of income for residents. An example of one opportunity is to grow sedum for Brooklyn-Based Furbish Company, which installs and maintains green roofs. The owner of this company is willing to work with local farmers to provide a supply chain for his business. There are spaces in Brooklyn to establish a farm for this purpose, such as in Farring Baybrook Park across from Ben Franklin HS. A first step would be to build the process in which to create a partnership between the City (BCRP, BoS), and the high school to pursue this idea.

***Deliver Resources to Help Residents Thrive***

Support people and the community by ensuring there are resources to help residents prepare for employment and wealth building.

**59. Engage nonprofits with expertise in the Latinx community to provide support and resources to the growing immigrant community.**

Brooklyn is experiencing population growth among younger families, driven largely by an increase in the Latinx community. In addition to GBA hiring a Latinx organizer, GBA, the schools, and churches should

continue working with partners such as Latino Economic Development Center to bring organizational and technical resources to the area for business development and housing programs.

**60. Incorporate financial literacy training into school curricula and workforce training programs.**

As part of an individual wealth-building strategy, the workforce committee at the Ben Center or the GBA should explore models of financial literacy training and help incorporate them into the area schools' curricula. Maryland Cash Campaign is a resource to explore.

**61. Conduct an "ID Day" to help residents get vital documents.**

Legal documents, such as a birth certificate or temporary ID card, are critical for residents to seek employment, open lines of credit, get housing, and more. The community should work with the Maryland Motor Vehicle Administration and the Division of Vital Records to create an ID Day where free assistance in obtaining these documents is provided.

***Strengthen Local Businesses and the Business Environment***

A great deal of job creation in the United States happens through small business development and expansion. It is critical to provide resources that strengthen existing businesses and the commercial corridors where most of these businesses operate, as well as provide support and incentives for new businesses.

**62. Revive efforts to establish a small business association.**

Small business associations have been active in Brooklyn and Curtis Bay in the past. However, at present no such group exists. Community and business leaders should come together to form a business association. Such a group is important in stabilizing and strengthening the business corridors.



### **63. Enhance small business development.**

The primary commercial corridors are along Hanover Street and Patapsco Avenue, with a smaller corridor along Pennington. None of these business areas are thriving due in part to lack of defined boundaries and attractive business nodes, truck traffic, and roads that are not pedestrian-friendly. The Baltimore Development Corporation (BDC), with support from tenants and property owners, should lead an effort to assist small businesses in remaining viable, expanding, or opening.

### **63. Explore options for worker ownership of businesses.**

Two methods of keeping and creating wealth in the neighborhoods are succession planning and establishing worker coops. In the former, if the business owner retires, there is a succession planning process where current employees become the owners, instead of the business being sold to someone new. Worker co-ops are another innovative way of starting a business. Although

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**GBA is working with city agencies, property owners, and residents to support existing businesses and improve the commercial corridors through grants that will match funding available through BDC's Façade Improvement Grant program. They are also seeking funding to incentivize rehabilitation of underutilized properties to become move-in ready for small businesses.**

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forming a co-op is challenging, if successful, employees are joint owners so money and decision-making power stay with the workers. Red Emma's bookstore and restaurant is an example of a co-op in Baltimore. Community Wealth Builders, a local organization, can provide education and resources to individuals and businesses interested in learning more.

# Plan Implementation

The Department of Planning (DOP) is committed to working with community members to see recommendations in this plan become reality.

DOP, community stakeholders, and others should continuously refer to this section to hold each other accountable. This section

- Sets forth a desired time frame for implementation.
- Identifies lead and support agencies/organizations.
- Estimates the capital cost of implementation and potential funding sources.
- Identifies commitments already made.

City agencies have already made some funding and staffing commitments. Capital projects with at least some funding commitments are noted with this symbol: 

DOP is working with agencies to make the Standard Improvements to the Primary Walking Routes (page 27) prior to school opening day.

## Table Legend

### Timeframe

Immediate: < 1 year  
Short: 1-2 years  
Medium: 3-5 years  
Long: 5+ years

### Estimated Cost of Capital Improvements\*

\$ = \$5,000 or less  
\$\$ = \$5,001-\$50,000  
\$\$\$ = \$50,001-\$250,000  
\$\$\$\$ = \$250,001 - \$500,000  
\$\$\$\$\$ = More than \$500,000

\* Projects need operational resources, in addition to capital. This table estimates primarily capital costs.

### Lead/Partner, Funding

#### *Baltimore City Agencies*

BCPD: Baltimore City Police Department  
HCD: Dept. of Housing & Community Development  
DOP: Department of Planning  
DPW: Department of Public Works  
BCRP: Department of Recreation and Parks  
DOT: Department of Transportation  
ECB: Environmental Control Board

#### *Other*

Community: Residents, Community-Based Organizations (CBOs), groups, businesses, etc.  
Private: Philanthropy, anchor institutions, investors, etc.  
BCPSS: Baltimore City Public School System  
Schools: Area schools

# Implementing Bay Brook Area Recommendations



Capital projects with at least some funding commitments are noted with this symbol: 

## Invest in Housing and Market-Strengthening Development Opportunities

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
<b>Improve Affordable Rental Housing Conditions and Property Management</b>				
1. Assist landlords in offering high-quality rental housing.				
Offer free training for landlords.	Immediate, Ongoing	HCD, Community	0	N/A
Help small-scale property owners understand the new rental registration ordinance and get to compliance.	Immediate, Ongoing	HCD, Community	0	N/A
Reach out to landlords to engage them with neighborhood organizations and activities.	Immediate, Ongoing	Community	0	N/A
Crack down on landlords who remain unwilling to maintain property in habitable condition.	Immediate, Ongoing	HCD	0	N/A
2. Secure financial assistance for improving rental property conditions.	Short, Ongoing	HCD, Community	TBD	TBD
3. Work with HABC to improve Brooklyn Homes.	Long	HABC, Brooklyn Homes Tenants, Community, DOP	-\$\$\$\$\$	Private
<b>Reduce the Number of Vacancies</b>				
4. Research the vacant properties to understand the reasons for vacancy and develop targeted strategies.	Short	Community, HCD	0	N/A
5. Local housing-focused groups should work with HCD to better understand what the City's annual tax lien sales reflect and to develop intervention strategies.	Short	Community, HCD	0	N/A
6. Acquire and rehab vacant properties. Immediate opportunities include:				
Work with HCD's Vacants to Values and land management staff to market City-owned properties to new homeowners or high-quality landlords. HCD should market 4009 8th Street.	Immediate	HCD, Community	0	N/A
Work with HCD, One House at a Time, and the development community to identify properties that are good candidates for receivership as a way to move privately owned, vacant property into occupancy. As work is completed in the 900-block of Stoll, market development opportunities on the 800-blocks of Stoll and Jack to generate developer interest and expand the V2V Community Development Cluster.	Short, Ongoing	Community, HCD	0	N/A
<b>Target Homeownership Opportunities and Improve Homes</b>				
7. Market homeownership opportunities locally and prepare residents to become homeowners.				
Work with HCD's Division of Homeownership and Housing Preservation to convene a workshop to talk with residents about the possibility of homeownership.	Short, Ongoing	Community, HCD	0	N/A
Trusted local organizations or citywide nonprofits should provide homeownership counseling, or connect residents with organizations that do.	Immediate, Ongoing	Community	0	N/A
Finance homeownership: The City and private lenders are exploring flexible affordable homeownership incentives that can be used for various types of sales between \$25,000-\$75,000.	Short, Ongoing	HCD, Private		

8. Employers in the area should participate in HCD's Live Near Your Work (LNYW) program.	Short, Ongoing	Community, HCD	\$-\$\$	Private
9. Promote programs to help current and new owners maintain and improve their homes.				
Apply to HCD's Division of Homeownership and Housing Preservation programs and incentives	Immediate, Ongoing	Community, HCD		
Participate in HCD's Baltimore Energy Challenge	Immediate, Ongoing	Community, HCD	0	N/A
Reach out to landlords to engage them with neighborhood organizations and activities	Immediate, Ongoing	Community	0	N/A
Apply to ACDS and GBA's safety, health, and energy-efficient upgrades, and exterior improvements	Short	Community	\$-\$\$	Community (ACDS/GBA)
10. Trusted area organizations should connect homeowners with legal assistance to ensure they have a will to protect themselves, their homes, and the neighborhood.	Immediate, Ongoing	Community	0	N/A
<b>Enhance Code Enforcement</b>				
11. Neighborhood stakeholders should develop an ongoing code enforcement partnership with residents and HCD.	Immediate, Ongoing	Community, HCD	0	N/A
<b>Promote Strategic Redevelopment or Enhancement Opportunities</b>				
12. Rehab and occupy the vacant Brooklyn Homes building adjacent to the Brooklyn Homes Tenant Council/community building.	Medium-Long	HABC, Brooklyn Homes Tenants, Community	\$\$\$\$	Private, State
13. Amend the Brooklyn-Curtis Bay Business Area Urban Renewal Plan (URP) to help support planned redevelopment.	Medium-Long	DOP, HCD, Community	0	N/A
14. Seek Baltimore City Landmark Designation for historically-significant buildings.	Medium	Community, DOP/CHAP	0	N/A

## Create Opportunities for Health and Wellness

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
<b>Expand Access to Affordable Healthcare</b>				
15. Build on health care efforts already underway.				
FHCB should connect with the area schools, The Well, and other trusted places such as City of Refuge.	Immediate, Ongoing	Community	0	N/A
Advocate for UMD's Children's Hospital to reinstate Breathmobile visits to schools to provide pediatric asthma & allergy care to children.	Immediate-Short	Community		Private
<b>Prepare Residents for Emergencies</b>				
16. Establish resiliency hubs in both Brooklyn and Curtis Bay.	Medium	Community, DOP/BoS	\$\$	State, Private
17. Promote the emergency feeding site at Maree G. Farring E/MS throughout the area.	Immediate, Ongoing	Schools, Community	0	N/A
<b>Improve the Healthy Food Environment</b>				
18. Develop and implement a healthy food environment strategy.	Short	Community, DOP	0	N/A
 19. Address transportation gaps that impact food access.	Short-Medium	Community, BFPI	\$-\$\$\$	Private, MTA
20. Initiate a collaboration between Harbor Hospital and United Way to provide more affordable healthy food at corner stores.	Short	Harbor Hospital, United Way	TBD	Private
 21. Secure permanent use of land for urban agriculture.	Short-Medium	DPW, Community	\$\$	Capital
22. Promote and expand summer and after school meal programs.	Immediate, Ongoing	Schools, Community		



Recommendation & Actions		Timeframe	Lead/Partner	Est. Cost	Potential Funding
<b>Create or Improve Places for Recreation and Play</b>					
23. Activate Farring Baybrook Park through capital and programming improvements.					
BCRP should work with residents and community organizations to assess the 2008 Master Plan, to identify the top priorities for which BCRP should seek funding.		Short	<b>Community, BCRP</b>	\$\$\$	Capital
Residents and BCRP should work together to activate the Overlook. Immediate steps could include adding benches and an “outdoor classroom” space.		Short	<b>Community, BCRP</b>	\$\$-\$\$\$	Capital, INSPIRE
Residents from both neighborhoods should work together to create a Friends of Farring Baybrook Park group to manage programming and promote the park.		Short, Ongoing	<b>Community, BCRP</b>	0	N/A
Initiate a capital project to access and implement pathway needs as described in the Master Plan.		Short-Medium	<b>BCRP</b>	\$\$\$	Capital
24. Improve neighborhood parks.					
\$	Make design and capital improvements	Immediate-Medium	<b>Community, BCRP</b>	\$\$\$\$	Capital, Community
	Initiative resident-led activities	Immediate, Ongoing	<b>Community</b>	0	N/A
	25. Explore creating new pocket parks to be maintained by residents.	Ongoing	<b>Community</b>	\$-\$\$\$	Private, Community
26. Improve after-school activities for children.					
Convening youth to get their ideas about what types of activities they would enjoy.		Short	<b>Community</b>	0	N/A
Seeking funding and transportation to ensure the area’s students are able to participate in programming at the Masonville Cove Environmental Education Center.		Short	<b>Community</b>	\$	Private, Community
Keeping a publicly-accessible comprehensive list of out-of-school activities for youth, informed by organizations, institutions, and community leaders.		Immediate, Ongoing	<b>Community</b>	0	N/A
<b>Enhance Connections through Resident Engagement</b>					
27. Improve communication and organization throughout the peninsula.					
Develop a regular newsletter that includes news, events, and activities across the area (including the schools) and city, as well as a vehicle to communicate progress towards goals		Immediate	<b>Community</b>	0	N/A
Create signage/information kiosks		Medium	<b>Community</b>	\$-\$\$	Private, Community
Create shared, or connected, web sites and social media platforms		Immediate, Ongoing	<b>Community</b>	0	N/A
Include a designee from each school to participate in the GBA education work group		Immediate, Ongoing	<b>Community</b>	0	N/A
Develop information and outreach materials in Spanish and English.		Immediate, Ongoing	<b>Community</b>	0	N/A
\$	28. Activate and beautify public spaces through art and creative placemaking.	Short, Ongoing	<b>Community</b>	\$-\$\$\$	INSPIRE, Community, Private
	29. Create a permanent community hub activated by mobile resources.	Medium-Long	<b>Community</b>	\$\$-\$\$\$	Community, Private

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
<b>Increase Civic Engagement</b>				
30. Develop activities and programming that focus on the physical, social, and mental needs of older adults.	Short, Ongoing	Community	\$	Community, City
31. Launch 2020 Census outreach activities.				
Forming a local Complete Count Committee, and working with the City's Baltimore's 2020 Census Complete Count Committee.	Immediate	Community, City	0	N/A
Applying for outreach jobs.	Immediate	Community	0	N/A
Hosting Census events and activities. Grants will be available starting in the fall.	Immediate	Community	\$	City
32. Ramp up efforts to register eligible residents to vote.	Immediate-Short	Community	0	N/A
<b>Create a Unified Academic Village</b>				
33. Transition Bay Brook E/MS and Curtis Bay E/MS to the community school model.	Medium	Schools, BCPSS, Community	\$\$	BCPSS, Private
34. Create a professional coordinator position tasked with collaboration among the schools, rec centers, and nonprofits.	Medium	Schools, Community	\$\$-\$\$\$	Private
35. Bay Brook E/MS should pursue opportunities to become a neighborhood hub.	Immediate	Bay Brook E/MS	0	N/A
36. Enhance the facilities at Curtis Bay E/MS.	Medium	BCPSS	TBD	Capital

### *Create an Environmentally-Sustainable and Clean Neighborhood*

Recommendation & Actions	Timeframe	Lead/Partner	Est. Cost	Potential Funding
<b>Increase Environmental Stewardship</b>				
37. Explore opportunities for Bay Brook to become a "green school."				
Developing and helping implement greening practices.	Short	School, Community	0	NA
Applying for the Office of Sustainability's Green, Healthy, Smart challenge grant program.	Short	School, Community	0	N/A
Applying for the MAEOE's Maryland Green Award.	Short	School, Community	0	N/A
38. Expand community-led initiatives to address trash and litter.				
The schools, neighborhood organizations, and block captains could request more resources from Bmore Beautiful to educate residents about litter and proper storage of trash and recycling.	Immediate, Ongoing	Community, ECB	0	N/A
Resident advocates, along with HCD code enforcement, should ensure that multi-unit rental buildings provide proper trash collection.	Short, Ongoing	Community, HCD	0	N/A
The schools should organize trips to visit Captain Trash Wheel.	Short, Ongoing	Community, HCD	0	N/A
39. Continue to improve vacant lots through the creation of productive green spaces.	Immediate, Ongoing	Community	\$\$-\$\$\$	Community, Philanthropy



## Create Connections and Access

Recommendation & Actions		Timeframe	Lead/Partner	Estimated Cost	Potential Funding
<b>Improve Access and Connections</b>					
40. Develop safe walking routes through Farring Baybrook Park between Curtis Bay E/MS and Bay Brook E/MS.					
\$	Clear vegetation along the existing asphalt path connecting the area behind the William J. Myers Pavilion with the path to the recreation center and pool	Immediate, Ongoing	BCRP, Community	\$-\$	Private, Operating
\$	Clean up dumping along the trails	Immediate, Ongoing	BCRP, Community	\$	Private, Community
\$	Clear invasive plants at the entrance of the trail and around the base of desirable trees	Immediate, Ongoing	BCRP, Community	\$-\$	Private, Community
	Explore mechanisms to light the wooded section of the path.	Short	BCRP	TBD	INSPIRE
	Evaluate the need to fix or add lighting along the wooded area, and from the recreation center to Church/West Bay	Short	BCRP	TBD	Capital
\$	41. Create a clear, safe pedestrian route on Filbert Street from the Curtis Bay Recreation Center to Farring Baybrook Park. Specific desired investments include: <ul style="list-style-type: none"> <li>Safe crossings at Pennington &amp; Curtis</li> <li>Installation of continuous sidewalks on Filbert</li> </ul>	Immediate	DOT	\$\$\$	Capital, INSPIRE
	42. Connect Brooklyn and Curtis Bay to the future Middle Branch Fitness and Wellness Center in Cherry Hill.	Medium	Community, Private	\$\$\$\$	Capital, Casino/ Impact Funds
	43. Upgrade infrastructure in the area and promote non-vehicle connections between the existing trail systems in the city and Anne Arundel County.	Long	DOP, Community, DOT	\$\$\$\$	Capital, State
<b>Improve Transportation Infrastructure</b>					
	44. Make Pennington and Curtis Avenues two-way streets, prohibiting large trucks on Pennington.	Long	DOT	\$\$\$\$	Capital
	45. Design and put in place appropriate traffic calming measures along Pennington Avenue.	Medium-Long	DOT	\$\$\$-\$\$\$\$	Capital
\$	46. Study Hanover and Potee at the northern end of Brooklyn in order to improve truck routes.	Short-Medium	DOT	\$\$\$\$	Capital
	47. DOT should study making Hanover Street, between Cherry Hill Road and Frankfurst Avenue into a “complete street.”	Short-Medium	DOT, DOP, Private	\$\$-\$\$\$\$	Capital
<b>Improve Pedestrian Safety</b>					
	48. Address speeding on 6th and 10th streets, adjacent to Bay Brook E/MS.	Immediate	DOT	\$\$\$-\$\$\$\$	Capital
<b>Improve Public Transit</b>					
49. Work with MTA to evaluate and, where appropriate, implement the following SB7 plan recommendations to improve transit service.					
	Partner with MTA to identify local issues such as reliability of early morning buses that take residents to downtown to transfer to buses to major employment centers such as the Amazon facility.	Short	SB7 Transport. Cmtee., MTA	0, TBD	MTA
	Partner with MTA to evaluate the present BaltimoreLINK routes to determine if improvements can be made to create easier and more frequent transit connections to major service centers	Short	SB7 Transport. Cmtee., MTA	0	N/A
	Evaluate transit service to access key sites such as Masonville Cove and the Patapsco Light Rail stop.	Short	SB7 Transport. Cmtee., MTA	0, TBD	MTA

## Improve Public Safety

Recommendation & Actions	Timeframe	Lead/Partner	Estimated Cost	Potential Funding
<b>Develop Collaborative and Creative Public Safety and Crime Prevention Initiatives</b>				
50. Develop community-driven solutions to safety through stakeholder collaboration.	Short, Ongoing	Community	0	N/A
51. Work with the Police Department to deploy VRI Neighborhood Coordination Officers (NCO) or other resources on the blocks around Bay Brook E/MS.	Immediate, Ongoing	BCPD	0	N/A
52. Develop a lighting strategy, especially along primary walking routes.	Short-Medium	Community	\$-\$	Private
53. Ensure that efforts to reduce crime and drugs in the SB7 neighborhoods include a focus on the areas near the schools.	Immediate	Community, SB7	0, TBD	SB7

## Provide Opportunities for Wealth Building and Economic Development

Recommendation & Actions	Timeframe	Lead/Partner	Estimated Cost	Potential Funding
<b>Build the Workforce and Match Job Opportunities</b>				
54. Open a walk-in neighborhood center that includes job and career counseling services.	Long	Community, MOED	TBD	TBD
55. Improve transportation to job training sites, GED programs, and other wraparound services.	Medium	SB7 Transport. Cmtee.	TBD	SB7
56. Intentionally include young adults and/or returning (formerly incarcerated) residents in service programs.	Short, Ongoing	Community	0	N/A
57. Provide training for entrepreneurs and create an area-wide apprentice program to connect existing opportunities.	Medium	Community, Civic Works	TBD	TBD
58. Invest in a partnership to grow agricultural products that will generate income.	Medium-Long	Community, BCRP, DOP/BoS	\$-\$	Private
<b>Deliver Resources to Help Residents Thrive</b>				
59. Engage nonprofits with expertise in the Latinx community to provide support and resources to the growing immigrant population.	Immediate, Ongoing	Community	0	N/A
60. Incorporate financial literacy training into school curricula and workforce training programs.	Short	Community	\$-\$	TBD
61. Conduct an "ID Day" to help residents get vital documents.	Short	Community	0	N/A
<b>Strengthen Local Businesses and the Business Environment</b>				
62. Revive efforts to establish a small business association.	Medium	Community, Private	0	N/A
63. Enhance small business development.	Short-Medium	BDC, Community	TBD	BDC
63. Explore options for worker ownership of businesses.	Medium	DOP, Community Wealth Builders, Community	0	N/A



# *Appendix A: Maps*

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**Housing Market Typology**

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**Housing: Homeownership and Vacant Properties**

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**Zoning**

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**Student Population**

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**Bus Routes**

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**Food Environment**

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**Part 1 Crime Incidents**

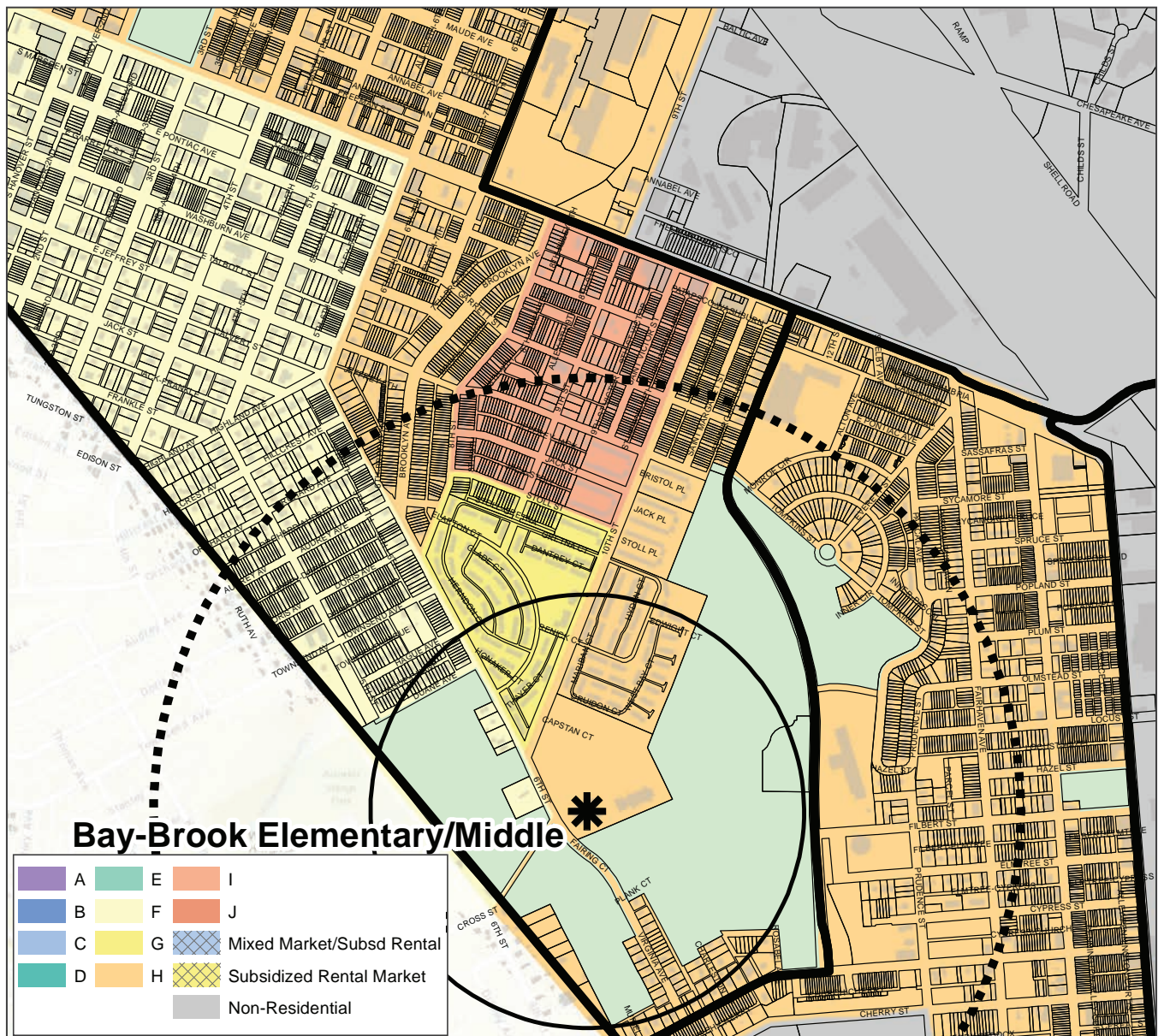
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**311 Calls - Dirty Streets and Alleys**

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## Housing Market Typology

Neighborhood market conditions affect most neighborhood change strategies city governments, community development corporations, or others would like to pursue. For goals to be met – whether to improve the quality of rental housing, foster reuse of vacant properties, attract commercial development, etc. – interested parties must take into account local market conditions. Market conditions are not the only factor to consider, but they can help inform activities that will have the greatest positive impact. Baltimore’s housing market typology was developed to assist the City in its efforts to strategically match available public resources to neighborhood housing market conditions. The typology is also used to inform local neighborhood planning and activities by helping residents understand the housing market forces impacting their communities. The 2017 update of the City’s Housing Market Typology was jointly developed by the Baltimore City Planning Department, the Department of Housing and Community Development (HCD), and The Reinvestment Fund. This map identifies market conditions around Bay Brook E/MS.



## Cluster Descriptions

**A.** The block groups in this market represent competitive housing markets with the highest sales prices and the lowest foreclosure activity in the region. Vacant buildings are rare and these areas are amongst the lowest residential density of all categories. Market interventions are not necessary in these markets, but basic municipal services such as street maintenance and code enforcement are essential to maintaining these markets.

**B and C.** The block groups in these markets represent above City average sales prices, maintained by high levels of permit activity. Market “B” has high ownership rates, compared to market “C” which has the second highest subsidized rental market; while both are among the highest residential density across the city. Modest incentives and strong neighborhood marketing should keep these communities healthy, with potential for growth.

**D and E.** The block groups in these markets are near the City average in sales prices but with markedly higher foreclosure activity compared to “A,” “B,” and “C” markets. The highest level of owner occupancy, low subsidized rental, and low residential density are represented by market “D.” These markets, combined, represent 25% of all households, including 31% of all owner occupied households in the City. Interventions are geared toward aggressive code enforcement, which in turn supports existing homeowners.

**F, G, and H.** The block groups in these markets experience sales prices ~30-50% below the city average, while keeping foreclosure activity similar to markets “D” and “E.” Markets “F” and “H” have significant levels of owner occupancy, while market “G” represents the lowest level of owner occupancy and the highest level of subsidized housing units (19%). These markets com-

bined represent 27% of all households, including of all owner occupied households in the region. Intervention strategies aim to support homeowners living in communities with limited access to resources and under-appreciated assets, such as historic housing stock.

**I and J.** The block groups in these markets experience the lowest sales values in the city, roughly 80-90% lower than the City average. These markets contain the lowest levels of permit activity, low foreclosure activity, and the highest vacancy rate. One-fifth of all residential land in market “J” is either vacant land or vacant buildings. These markets combined represent 13% of all households, and only 11% of all owner occupied households in the region. They have experienced some of the most substantial population losses in the City during the past decades. Comprehensive housing market interventions should be targeted in this market category, including site assembly, tax increment financing, and concentrated demolitions to create potential for greater public safety and new green amenities.

**RM1 and RM2.** Rental Market 1 is predominantly multifamily; 74% of all rental units being in multifamily structures. Rental Market 2 has more single family rental units, only 31% are in multifamily buildings (per U.S. Census estimates), and markedly lower median rents. The subsidized rental block groups comprise 7,016 housing units, over 15% of all the subsidized housing units in the City. These markets represent only 5% of all households, including only 9% of all renter occupied households in the region.

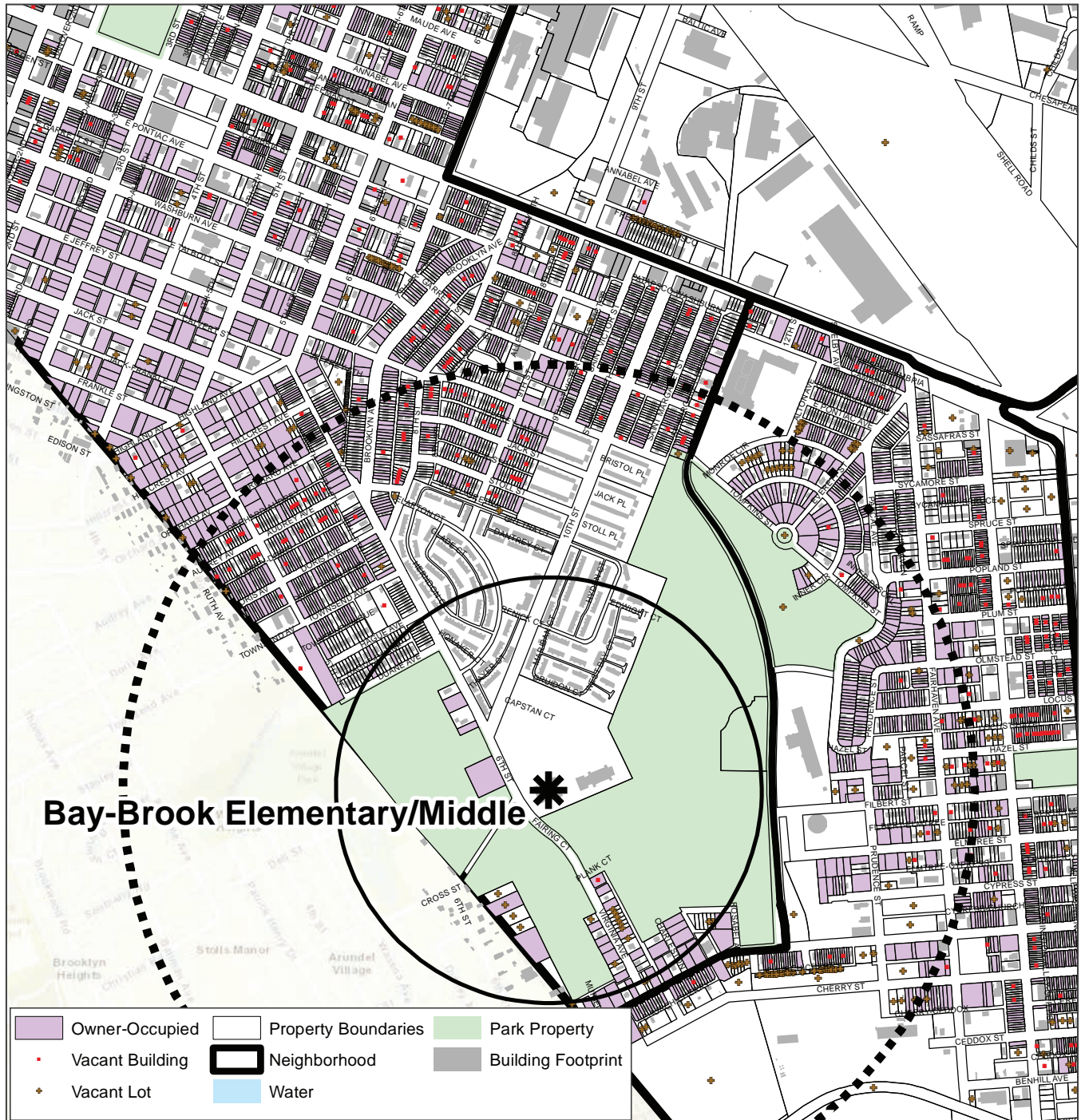
*The housing markets in the INSPIRE area primarily fall into the “middle markets” (D-H).*



## Housing: Homeownership and Vacant Properties

This map shows homeownership, active vacant building notices, and vacant lots

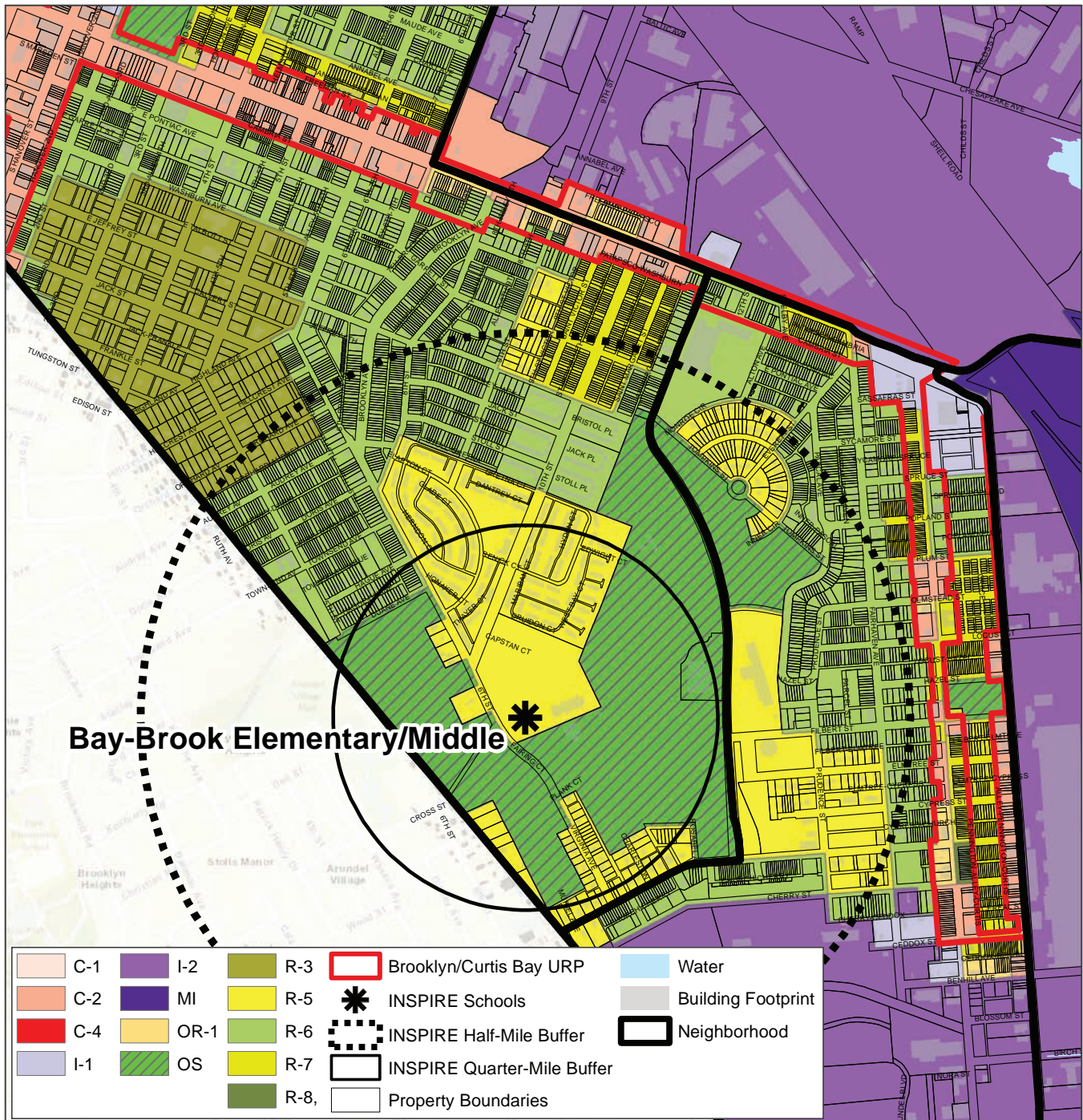
Data as of 5/2019





# Zoning

This map reflects new zoning categories, as defined in Transform Baltimore.

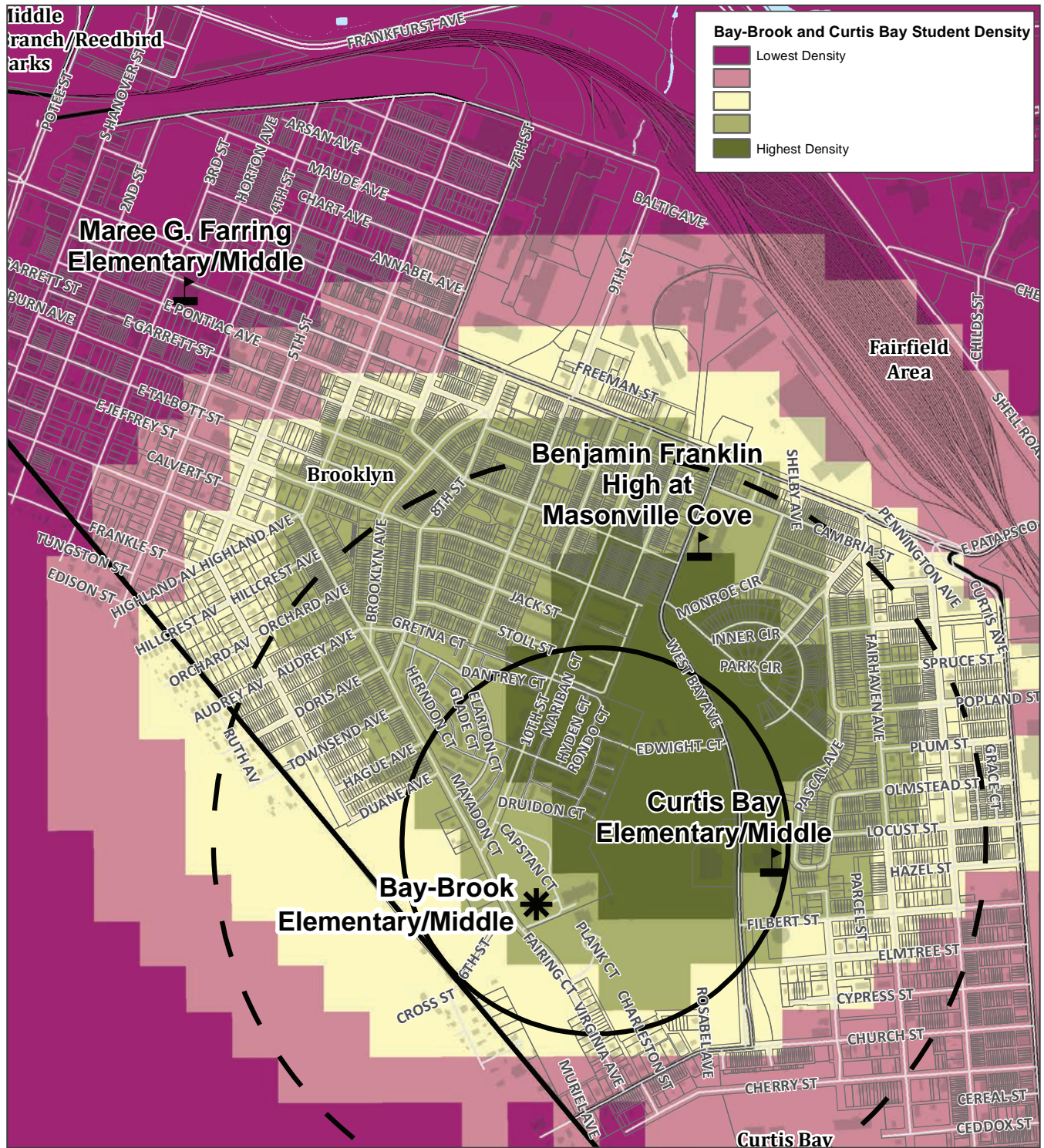




# Student Population

Dark green areas on the map shows where larger numbers of students who attend Bay Brook come from.

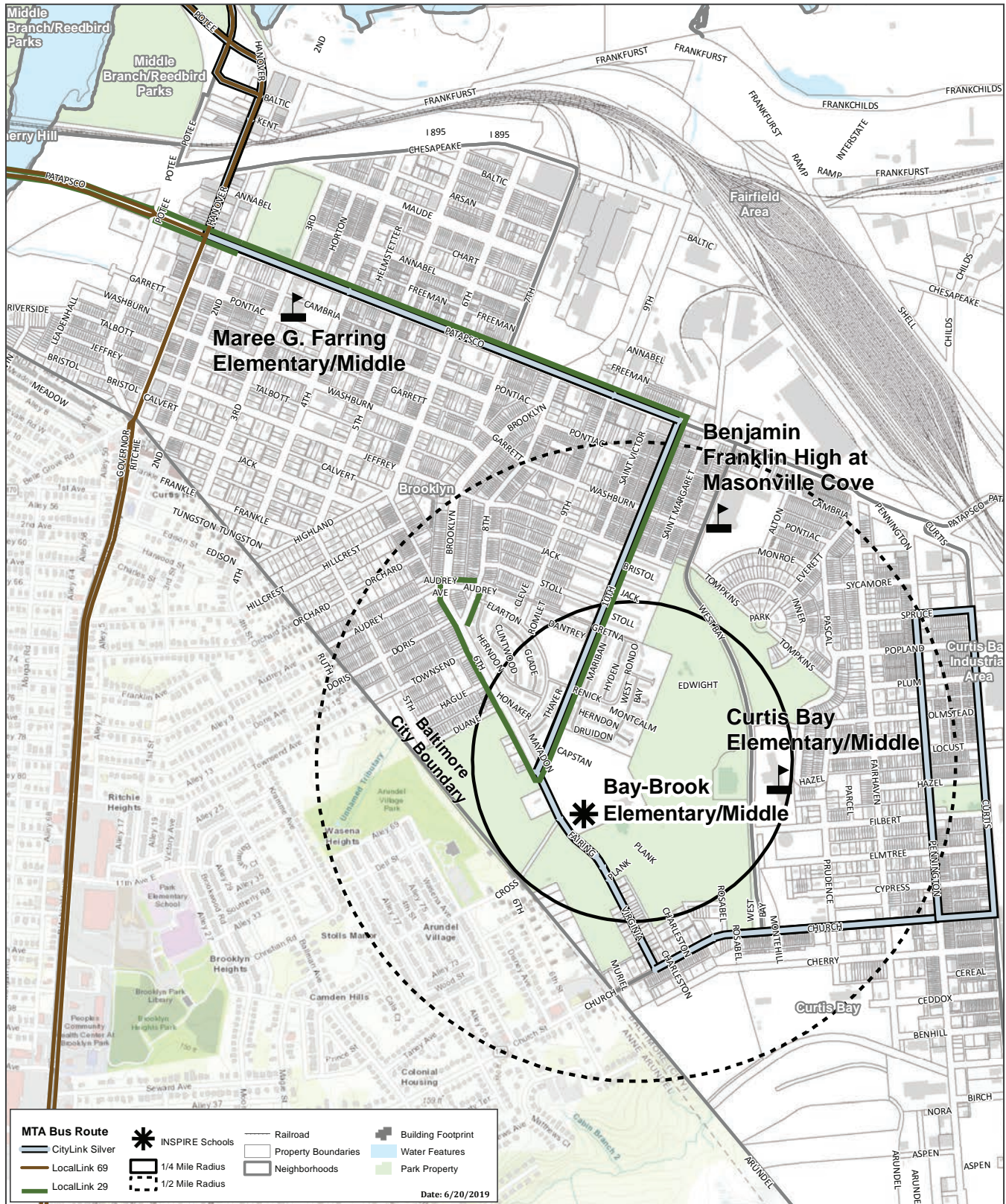
School Year 2017-2018 data





# BaltimoreLink Routes

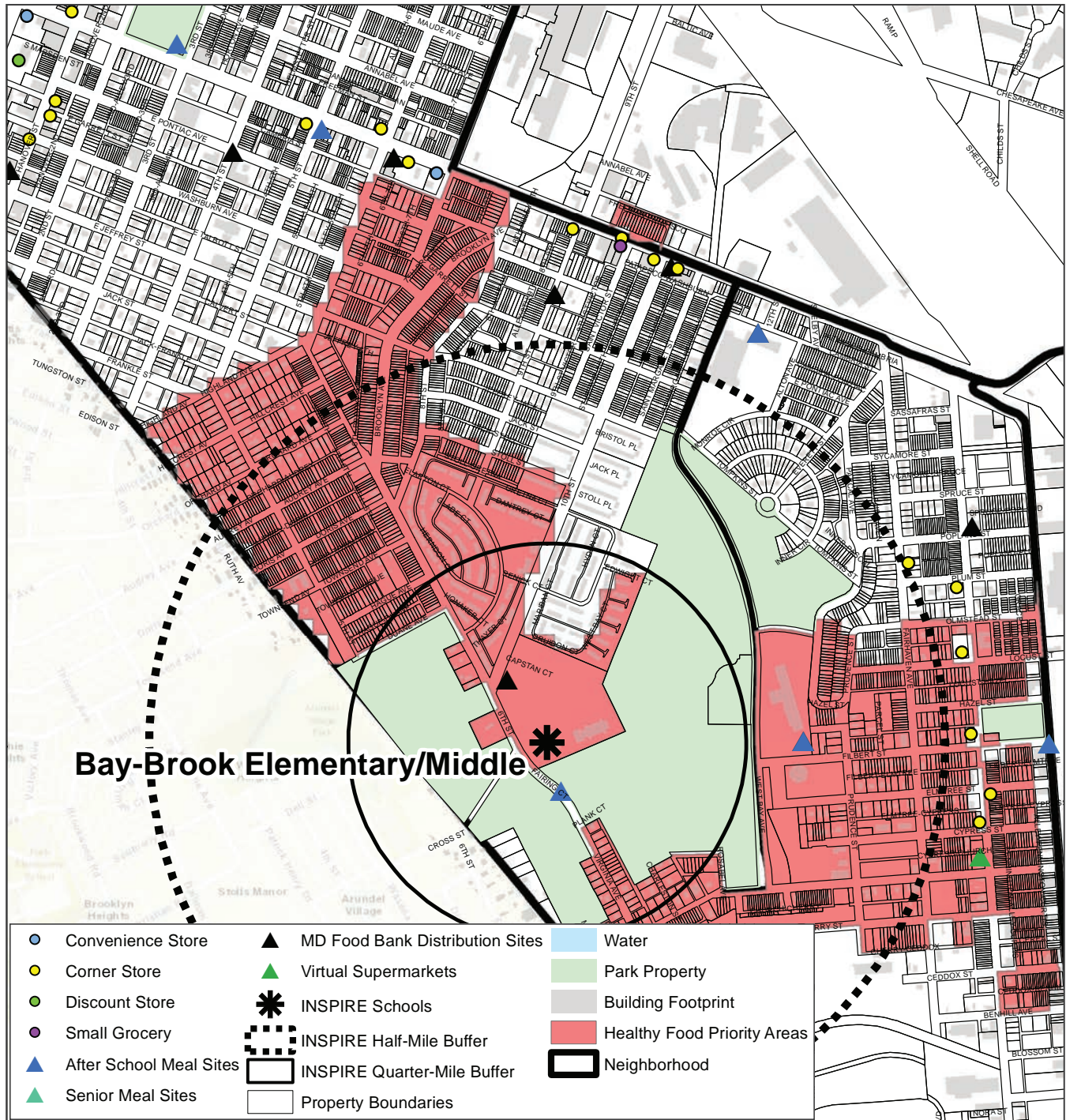
This map shows the MTA BaltimoreLink bus routes.





## Food Environment

The Food Environment Map includes food retail, food assistance, and food production. It does not include establishments such as restaurants.

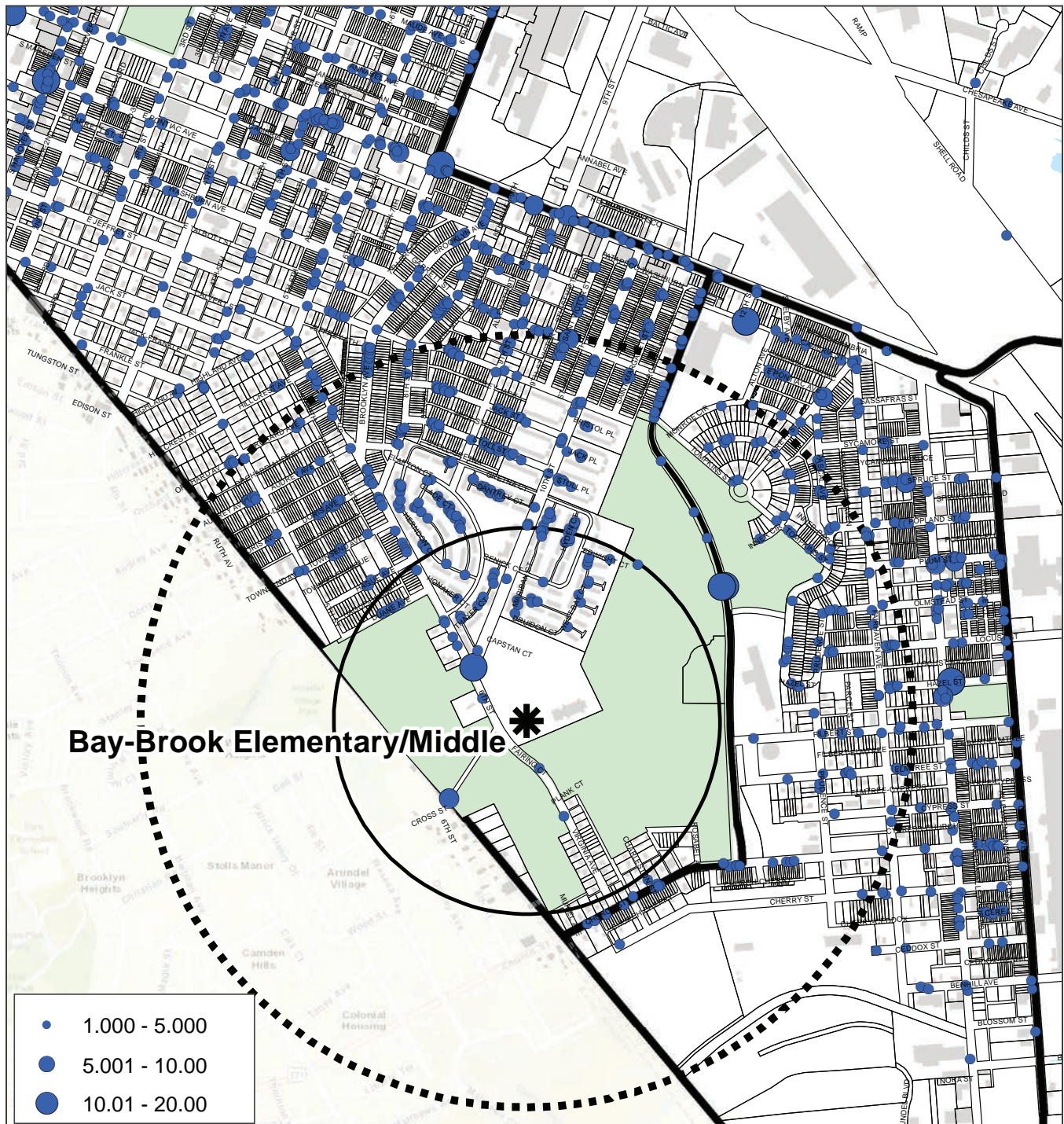




## Part 1 Crime Incidents

Part 1 crimes are incidents of homicide, rape, aggravated assault, arson, robbery, burglary, larceny, and auto theft.

Data from 2017-2019

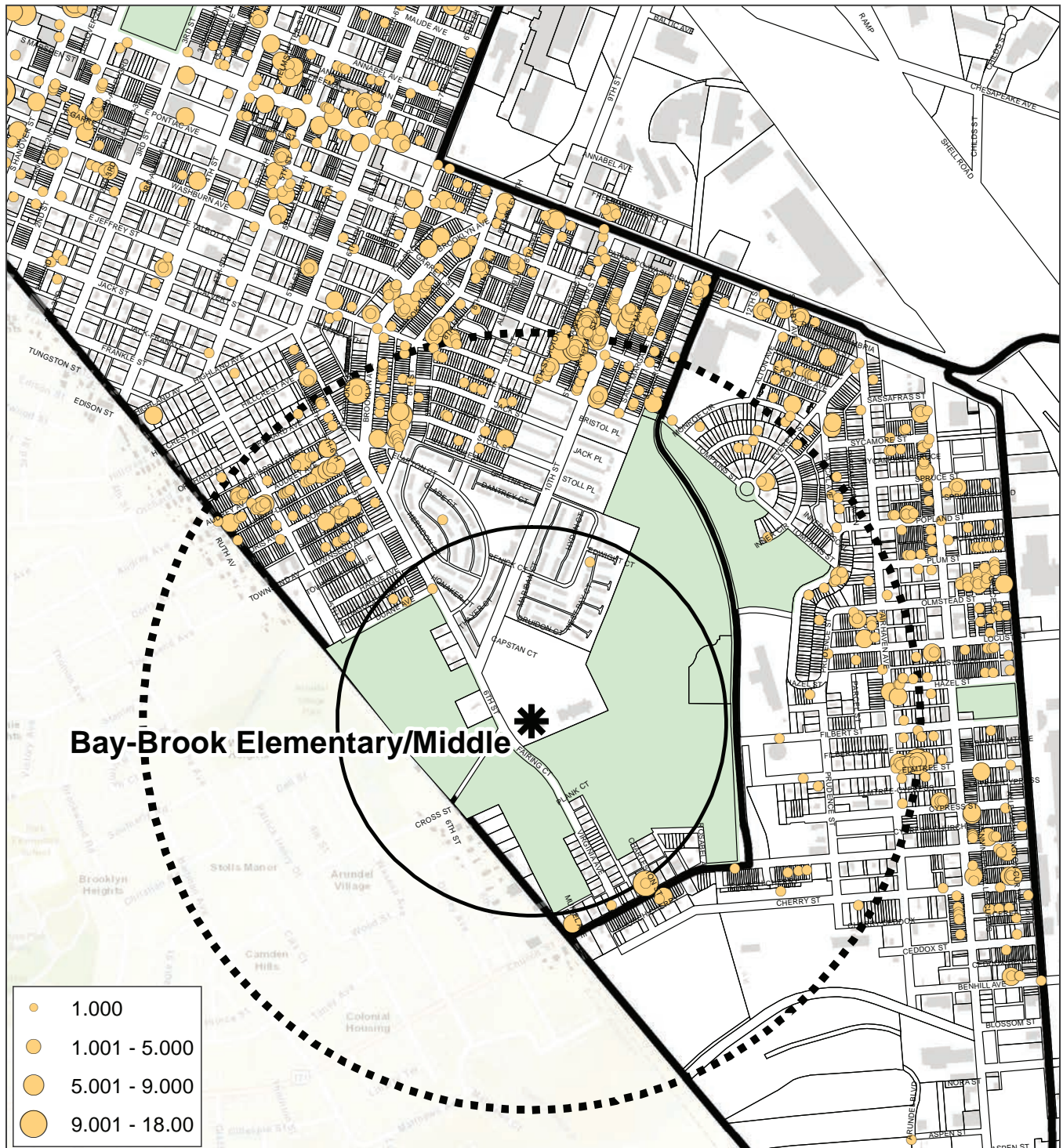




## 311 Calls - Dirty Streets and Alleys

This map shows 311 calls for dirty streets and alleys.

Data from 2017-2019



## *Appendix B:* *Farring Baybrook Park Improvements*

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**Farring Baybrook Master Plan Park Improvements, Concept**

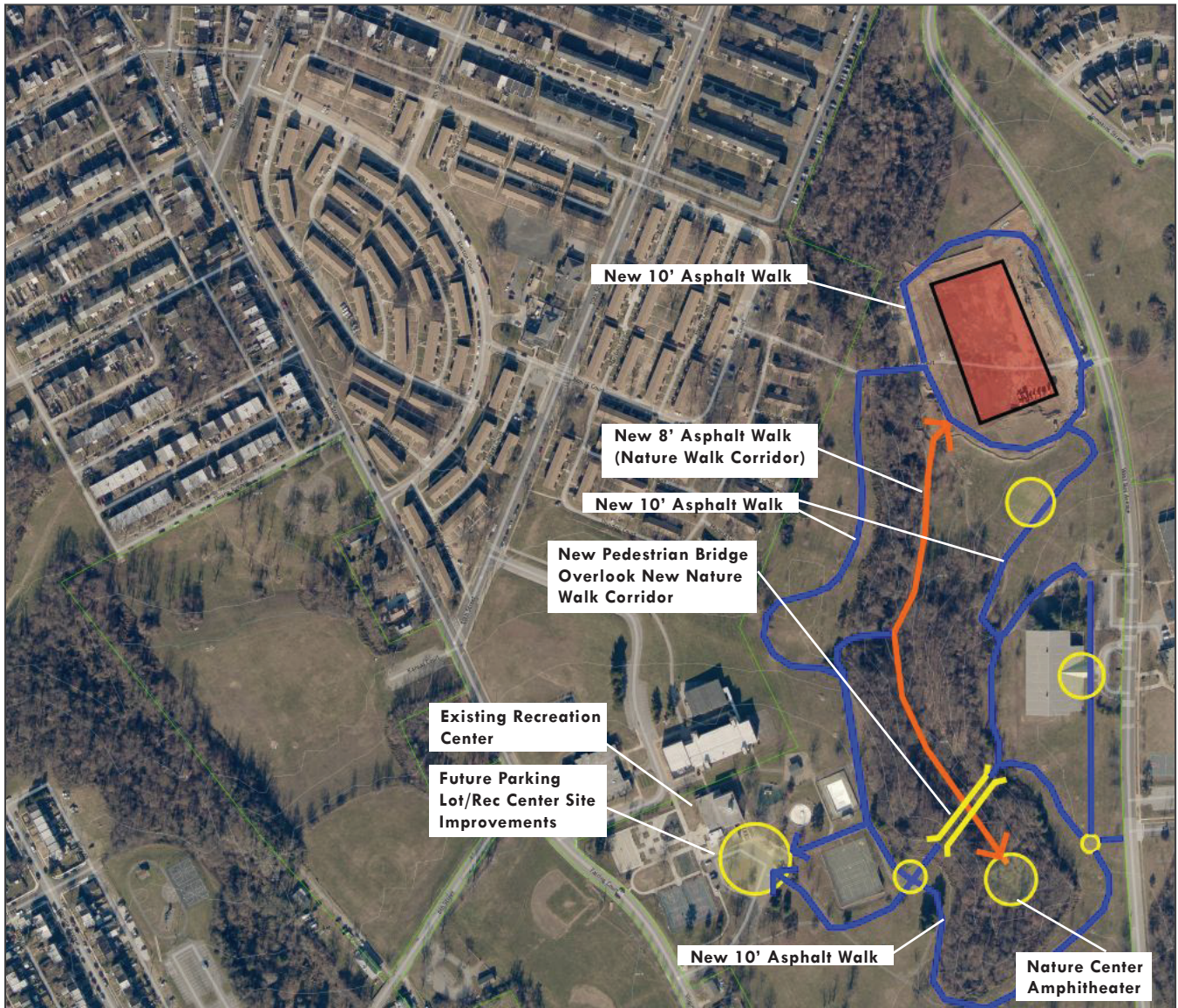
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**Farring Baybrook Path Improvements, Proposed**



## Farring Baybrook Master Plan Park Improvements, Concept

Baltimore City Recreation and Parks considered improvements to the Farring Baybrook Park in the 2008 [Farring Baybrook Park Master Plan](#). This map is from that plan.



## **Faring Baybrook Path Improvements, Proposed**

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Improving the paths/connections between the Curtis Bay neighborhood and Bay Brook E/MS is time-sensitive due to the modernization of Bay Brook E/MS and the corresponding increase of students walking from Curtis Bay to the school.

The list below proposes a number of recommendations. Priorities to address before school reopens are noted in recommendation # 40 (page 48).

### **Clean Up/Maintenance Projects**

- Clear vegetation along the existing asphalt path connecting the area behind the William J. Myers Pavilion (the Pavilion) with the path to the Farring Baybrook Recreation Center (recreation center) and pool.
- Clear invasive plants at the entrance of the trail (near Pavilion and recreation center) and around the base of desirable trees.
- Limb trees, remove large dead trees, and prune recently planted trees.
- Consider having BCRP Forestry's Integrated Vegetation Management (IVM) unit to hire a professional crew for plant treatment where volunteers cannot reach.
- Offer Weed Warriors/TreeKeepers certification classes in the community.
- Clean up dumping along the trails.

### **Pathway Improvements**

- Explore mechanisms to light the wooded section of the path. Evaluate the need to fix or add lighting along the entire path system, including around the football field; immediate needs are along the wooden area, and from the recreation center to Church/West Bay.
- Resurface the existing path through the wooded area that connects the Pavilion and the recreation center.
- Add an asphalt path parallel to West Bay to connect to path at Church/West Bay, per BCRP proposal. Assess the existing bridge along the wooded path.
- Provide educational signage for plant identification along the path/trail. Assess ways to connect directly from the path to the school site.
- Fix the benches along the entire pathway.

### **Additional Enhancements**

- Add a cityscape-viewing bench adjacent to the Pavilion
- Paint a mural on the exterior wall of the Rec Center pool
- Install Trailhead entrance signs and other signs along path
- Provide trash cans near entry and exit of trail
- Explore the need and feasibility for an emergency call box along the trail



## *Appendix C: Programs & Initiatives*

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**Appendix C contains information about, and links to, programs and initiatives mentioned in this plan.**



## Programs and Initiatives

The **2020 Census and Complete Count Committee** is working to ensure that every Baltimore resident is counted, to ensure we get our fair share of federal funds for essential programs that cover health care, education, housing, economic development and transportation, and to strengthen our political representation at the state and federal levels.

<https://census2020.baltimorecity.gov/2020-census-community-workshop-rsvp>

**Baltimore Food Policy Initiative (BFPI)** is an intergovernmental collaboration between the Department of Planning, Office of Sustainability, Baltimore City Health Department, and Baltimore Development Corporation. It was founded in 2010 to “improve health outcomes by increasing access to healthy affordable food in Baltimore City’s food deserts”. With each agency lending its expertise, the City creates comprehensive strategies that tackle food access from many perspectives, and implements programs and policies with multi-sector support. Interested parties can contact BFPI through the Planning Department to learn more about food-related issues in Baltimore.

[www.baltimoresustainability.org/projects/baltimore-food-policy-initiative/](http://www.baltimoresustainability.org/projects/baltimore-food-policy-initiative/)

### **Baltimore City Food Environment Maps and Briefs**

<https://planning.baltimorecity.gov/baltimore-food-policy-initiative/food-environment>

The **Baltimore Energy Challenge** teaches low to no cost ways to save energy to Baltimore City residents, businesses, and nonprofits through a grassroots effort in neighborhoods and schools. The website provides information about the Community Engagement Program, Energy Efficiency Program, the Baltimore Business Energy Challenge, and more.

<https://baltimoreenergychallenge.org/about>

**Baltimore Green Network/The Green Network Plan** is a collective vision for Baltimore to revitalize communities by creating an interconnected system of greenspaces throughout the city. The planning process brought together City agencies, residents, neighborhood partners and Baltimore businesses to transform vacant properties into community assets such as recreation areas, trails, and urban gardens.

<https://planning.baltimorecity.gov/green-network-plan>

The **Baltimore Housing** website provides information about many programs and incentives, including homebuyer incentives, weatherization and energy efficiency programs, and more.

<http://www.baltimorehousing.org/>

The **Disaster Preparedness and Planning Project (DP3)** develops a unified approach to hazard mitigation and climate adaptation. It was created to address existing hazards while simultaneously preparing for hazards predicted by climate change. The Public Safety Committee can also work with the Office of Sustainability to include neighborhood-specific recommendations in the DP3 update.

<http://www.baltimoresustainability.org/plans/disaster-preparedness-plan/>

The **Family League Summer Food Service Program** serves breakfast, lunch and supper to eligible sites around the City. In the summer, Family League goes to community sites around the city and uses mobile food vans to serve food to children so that they get the food and nutrition they need to grow, learn and thrive.

<http://familyleague.org/focus/food-access/summer-meals-program/>

Baltimore City’s **Live Near Your Work (LNYW)** program is a homebuying incentive for individuals working in Baltimore City. Incentives are funded partially by employers and partially by the City of Baltimore. Funds can be used toward your downpayment or closing costs associated with the purchase of a home in Baltimore City.

<https://livebaltimore.com/live-near-your-work>

The **Maryland Green Schools Award** is a program of the **Maryland Association of Environmental and Outdoor Education** that allows schools and their communities to evaluate their efforts in environmental sustainability. Participating schools empower youth to make changes to reduce environmental impact, encourage sustainability and foster environmental literacy.

<http://maeoe.org/green-schools/>

The **Masonville Cove Environmental Education Center (MCEEC)** opened in April 2009, offering environmental programs for the community and school groups, while serving as a place to hold community meetings. In October 2012 the Campus opened as a gateway to the Cove by providing public access to the shoreline and trails. Environmental Programs are available to the community on weekends. Partners such as the National Aquarium in Baltimore and Living Classrooms Foundation are leading programs with local schools on growing wetland grasses and reducing runoff pollution in the local communities.

[http://masonvillecove.org/pages/education\\_center/edu\\_center.html](http://masonvillecove.org/pages/education_center/edu_center.html)

The **Mayor's Office of Employment Development (MOED)** coordinates and directs workforce development initiatives responsive to the needs of Baltimore City employers and job seekers in order to enhance and promote the local economy.

<http://moed.baltimorecity.gov/>

The **MECU Neighborhood Event Grants program** awards cash grants to Baltimore City nonprofit neighborhood associations and community-based organizations for the purpose of producing free public events.

<http://promotionandarts.org/grants/mecu-neighborhood-event-grants>

**My Home, My Deed, My Legacy** is a project of Maryland Volunteer Lawyers Service (MVLS) and Maryland Department of Housing and Community Development. It is a citywide public awareness program to educate residents – especially low-income residents – about the importance of estate planning and the critical need to confirm their name is on the deed to their property.

<http://www.myhomemydeed.org/>

The **National Complete Streets Coalition** works to implement policies and practices that encourage the development of streets that are safe and accessible for all people regardless of age, ability, and mode of transportation (including walking, driving, and bicycling).

<https://smartgrowthamerica.org/program/national-complete-streets-coalition/>

**Office of Sustainability – Green, Healthy, Smart Challenge Grant** is a grant program for student-led sustainability projects in Baltimore City Public Schools. Students must be a part of an organized green team that meets to complete their project. The aim is to have projects encourage and assist schools in reaching Maryland Green School Certification.

<http://www.baltimoresustainability.org/projects/green-schools-initiative/green-healthy-smart-challenge/>

**Produce in a SNAP** is a series of reduced-cost community markets supported by Hungry Harvest subscribers, and private community funding. In partnership with Baltimore City Public Schools and Community Centers, the program provides access to fresh, affordable produce (roughly 50% cheaper than grocery store prices.)

<https://www.produceinasnap.com/our-roots>

**Safe Routes to School** programs aim to substantially improve safety for students in grades K-8 who walk and bike to school. The main goals of the program are: to enable and encourage children, including those with disabilities, to walk and bike to school; to make biking and walking to school a safer and more appealing transportation choice; and to aid the planning and building of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution near primary and middle schools.

**Vacants to Value** is a Baltimore City Department of Housing and Community Development's initiative to get more of Baltimore's vacant and abandoned properties cleaned up and redeveloped more quickly, efficiently, and economically.

<http://www.vacantstovalue.org/>