



# SOLO GIBBS PARK

## MASTER PLAN

FEBRUARY 17, 2020



BALTIMORE CITY  
RECREATION & PARKS

MAHAN RYKIEL  
ASSOCIATES, INC.





# SOLO GIBBS PARK MASTER PLAN

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FEBRUARY 17, 2020

produced by  
**BALTIMORE CITY DEP. OF RECREATION & PARKS**  
**MAHAN RYKIEL ASSOCIATES**



# ACKNOWLEDGEMENTS

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## BALTIMORE CITY

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## **STAKEHOLDER PARTICIPANTS**

Numerous citizen stakeholders have participated in the process to date. They are recognized in Appendix A: Summary of Stakeholder Input

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# EXECUTIVE SUMMARY

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## OVERVIEW

Solo Gibbs Park is a vital part of Baltimore's parks and open space network and essential to the quality of life of the neighborhoods it serves. This master plan outlines a framework to protect its assets and guide park enhancements. The recommendations herein are grounded in the passions of the park's many stakeholders, stewards and partners who value the park, understand its importance to South Baltimore and are committed to preserving and enhancing its vitality as a valuable neighborhood resource.

## PURPOSE AND SCOPE

Solo Gibbs Park is located in the historic Sharp Leadenhall neighborhood, along the Gwynn's Falls Trail, adjacent to Federal Hill, Otterbein and the sports stadia. It lies just to the north of the city's growing entertainment district and the Middle Branch parklands where the city is starting to focus significant investment. While a well-known asset to the adjacent neighborhoods, Solo Gibbs Park is overshadowed, literally, by the elevated Interstate 395 and is not well known to the broader community. The park is challenged by issues not uncommon to urban parks including park equipment in poor condition, unclear pathway system, uninviting gateways, view-blocking vegetation and poorly defined edges that lend themselves to undesirable activities, and

a history that is at risk of being overlooked. In spite of these challenges, the park is beloved by the community and offers places for daily gatherings, large events, active and passive recreation and a green retreat from densely developed urban neighborhoods. In particular, the community values its rich history and the history of the park, the well-utilized recreation center and the active community stewards who care for the park.

With the closing and relocation of the adjacent Sharp-Leadenhall Elementary School as part of Baltimore City School System's 21st Century Schools program, the Baltimore City Department of Recreation and Parks and the South Baltimore Gateway Partnership initiated this master planning process to create a master plan for the 4.7 acre park itself and to explore the potential for an expanded park that includes the current school property. Mahan Rykiel Associates served as the consultant to the City and facilitated a series of steering committee and public meetings over a two-year period to understand park assets, challenges and opportunities.



## VISION AND GUIDING PRINCIPLES

The input from the steering committee and public meetings served as the foundation for the vision, and guiding principles which in turn serve as the foundation for the recommendations that comprise the master plan.

### Vision Statement

Solo Gibbs Park is a centrally located gathering and amenity space for the community that provides a safe and comfortable destination for active recreation, passive enjoyment and personal enrichment.

### Guiding Principles

- Maintain “eyes on the park” and active edges;
- Preserve flexible open spaces for changing uses;
- Create prominent gateways that invite people into the park;
- Improve circulation through the park (clarity and walking loops); and
- Create park ‘districts’ that have complementary uses.

## RECOMMENDATIONS

The master plan recommendations include general recommendations and recommendations by park geographic area. General recommendations are those that are those that apply throughout the park; recommendations that relate to operations; and recommendations that require partnerships and coordination with the broader neighborhood and with other city departments. All recommendations are grounded in best practices for urban parks and open spaces.

### General Recommendations

#### Opportunities for Historic Interpretation

Interpret the history of the neighborhood and park in a variety of ways as park improvements are designed and implemented. Consider interpretive signage and artwork, pavement markers and park elements such as seat walls or public art that could highlight important individuals, past events and outlines of former buildings that were part of the neighborhood.

#### General Park amenities

Ensure that the park is clean, well-maintained, safe and visually attractive. Provide for trash and recycling receptacles, selective removal and pruning of trees and partnerships with volunteer groups; improved lighting; park signage and bike facilities.

#### Other Considerations

Work with local partners to improve connections to the park and park operations. Consider better connectivity to the light rail; a memorandum of understanding (M.O.U.) between the Baltimore City Department of

Recreation and Parks and public user groups; and extended recreation center hours to provide for more evening programming.

## Recommendations by Park Geographic Area

### 1: Leadenhall Street Frontage

Enhance the Leadenhall Street frontage as a primary and welcoming gateway into the park. Enhancements include a new entrance and gathering plaza, "Cross Street Plaza"; an improved pathway network linking park areas; improvements to the existing gathering/socialization area at the southeast corner of the park; a new playground and pruning/removal of select trees to allow for clear sightlines into and out of the park.

### 2: New Recreation Center

Develop a new recreation center along the West Street frontage as a focal point for the park that will allow for a broader array of community activities and programming, while preserving a maximum amount of flexible green space for the remainder of the park. Recommendations include an architectural design that includes numerous windows to make the center more inviting, attractive facades that relate to both the street and park, historic interpretation (interior and exterior) and public art; a plaza area that includes a splash feature and variety of outdoor gathering/activity spaces; and exterior play features near the splash features.

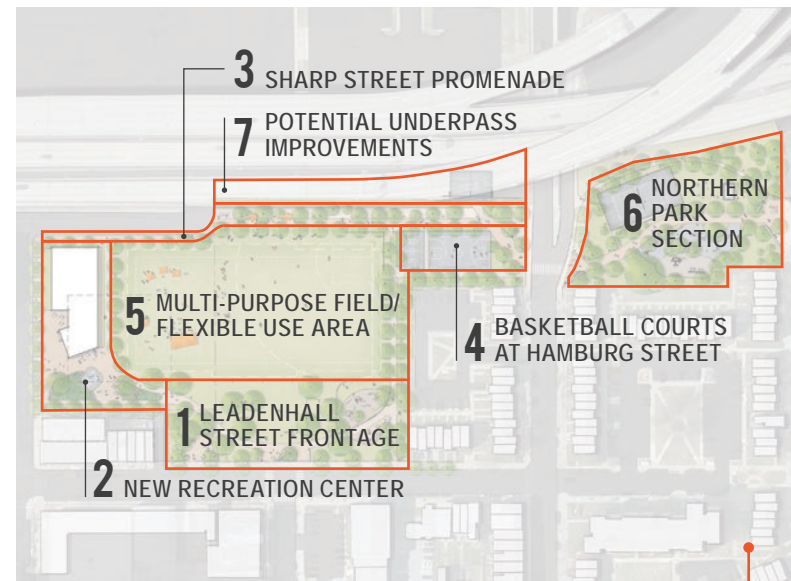
### 3: Sharp Street Promenade

Create a "Sharp Street Promenade" as part of the Gwynn's Falls Trail as it passes through the park and the main organizing element of the overall park pathway system. Recommendations include a straightforward alignment and improved signage that clearly directs trail

users through the park; an alignment that interprets the former street grid (Sharp Street) of the community prior to the construction of the I-395 overpass and park; and a design that allows for the promenade to function as an event space while still accommodating circulation.

### 4: Basketball Courts at Hamburg Street

Improve and reorganize the basketball courts near Hamburg Street to accommodate the Sharp Street Promenade alignment and to make more visible. Improvements include a new pathway network that better connects the full size court and half court while establishing a prominent park gateway with signage at Hamburg Street; and new fencing and tree planting. Recommendations also identify an improved, more visible pedestrian crossing of Hamburg Street linking the two



RECOMMENDATION AREA  
CONTEXT MAP

See Master Plan Recommendations and  
Overview for additional information



I-395

I-395

MLK JR BLVD

Existing School Building

SHARP STREET

Proposed Recreation Center

WEST STREET

FOOTBALL/SOCCER FIELD

Multipurpose Field / Flexible Use Area

60' BASELINE BALL FIELD

Sharp Street Promenade/Gwynns Falls Trail (GFT)

Basketball Courts

Flexible Gathering Area

Fenced Playground

Splash Pad

Gathering Area (typ.)

Property Line (typ.)

Gateway (typ.)

Crosswalk, (typ.)

Existing Recreation Center

LEADENHALL STREET

Pavilion/Flexible Area

Tennis Courts

Flexible Gathering Area

GFT

SHARP ST.

Fenced Playground

Gateway (typ.)

HAMBURG STREET

HENRIETTA STREET

SOLO GIBBS PARK ILLUSTRATIVE PLAN

parts of the park and potential coordination with the Department of Transportation to create a signalized pedestrian crossing.

**5: Multi-Purpose Field/Flexible Use Area**

Expand the softball field area to create a natural surface multi-purpose field and flexible use area. This area is sized to accommodate softball/ Little League baseball, football and soccer and/or large community events.

**6: Northern Park Section**

Improve the north area of the park to accommodate a broader variety of activities, organized along the continuation of the Sharp Street Promenade/Gwynn's Falls Trail. Improvements include park gateways with signage and gathering areas at Hamburg and Sharp Streets; pathway connections to provide a small walking loop within this area of the park; improvements to one tennis court and removal of the second to replace with a flexible use lawn area; replacement playground equipment and an expanded playground area; tree pruning/selective removal to improve sightlines and new planting to reinforce open space edges and define different use areas.

**7: Potential Underpass Improvements**

Enhance the park edge along the I-395 overpass to improve park aesthetics while allowing for open sightlines into and out of the park. Partner with the Maryland Stadium Authority and the Maryland Transportation Administration to explore opportunities to program the existing parking area (when not in use) as an extension to the park. Enhancements could include the use of lighting and public art to transform this underutilized area into a community amenity.

## IMPLEMENTATION PHASING

This master plan is a framework to guide enhancements in Solo Gibbs Park over the next ten years, and beyond. Implementation of the recommendations will occur incrementally by a partnership among public and private groups. It is important to note that the master plan is intended to be a guiding, yet flexible document. Many of the concepts illustrated will be further refined and vetted as they become real projects. Additionally, it is important to view the master plan as a "menu" of projects that can be implemented independently as funding is available. Implementation for some improvements will be dependent upon the completion of others, such as improvements that occur where the school currently exists. Other improvements, such as those described for the Northern Park Area, are independent of other park improvements and can happen at any time.

Ideally, the improvements will be completed in relatively few phases, however, below is a suggested phasing order as illustrated on the diagram.

**Phase 1A** – Northern Park Area

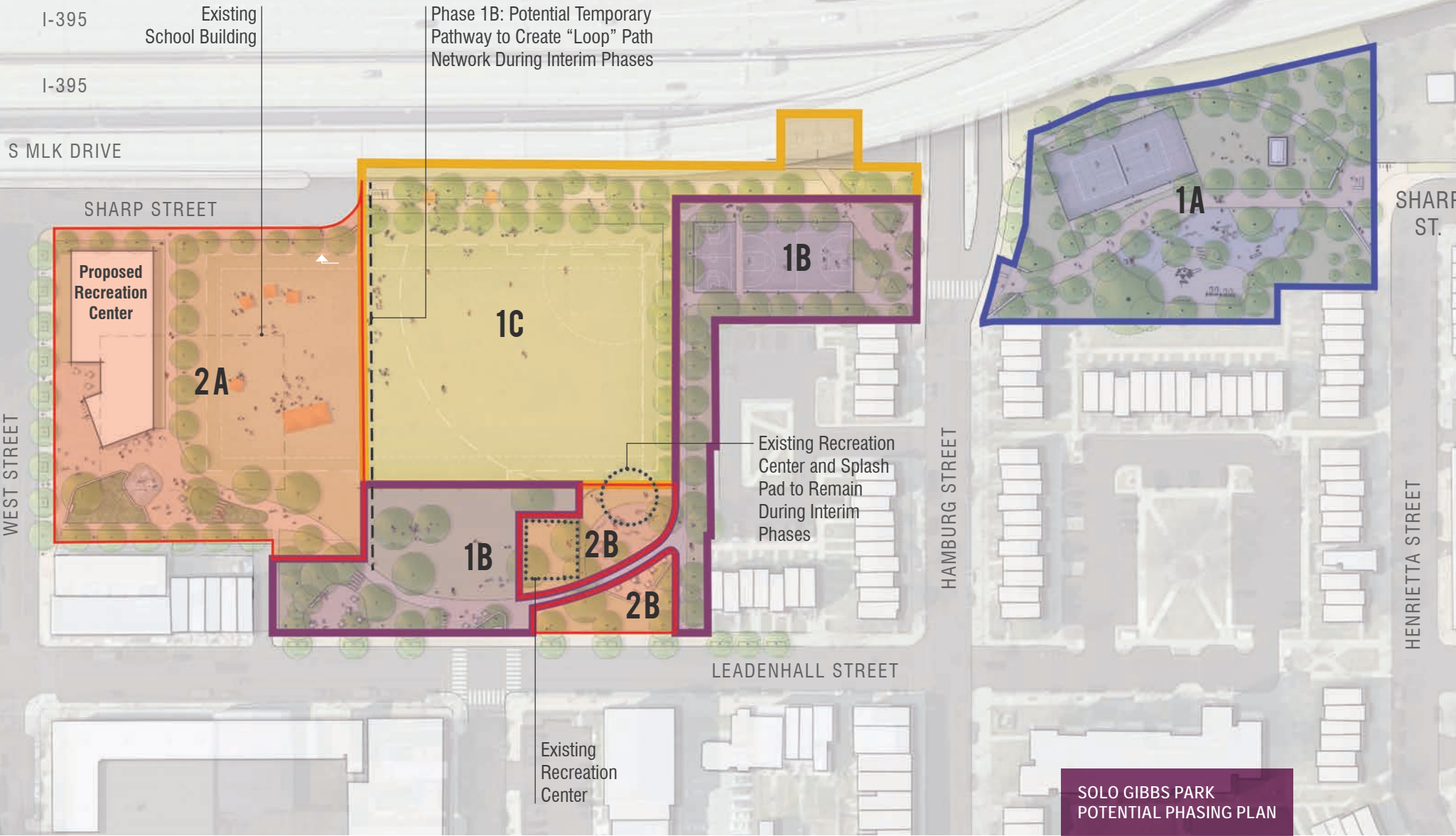
**Phase 1B** – Leadenhall Street Frontage, Hamburg Street Gateway, and Recreational Field Lawn

**Phase 1C** – Multi-Purpose Field/Mixed Use Area and Gwynn's Falls Trail

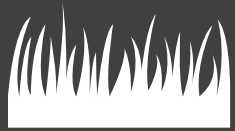
**Phase 2A** – New Recreation Center and School Property Improvements

**Phase 2B** – Demolition of Existing Recreation Center and New Adjacent Site Improvements





**SOLO GIBBS PARK  
POTENTIAL PHASING PLAN**



01

# INTRODUCTION

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## OVERVIEW

At the western edge of Baltimore’s Sharp-Leadenhall neighborhood and historic district lies Solo Gibbs park—nestled between the Federal Hill neighborhood and the Inner Harbor to the east and I-395 and two major sports stadia to the west. This 4.7 acre park includes a ballfield, basketball courts, tennis courts, a playground, and a splash pad, along with picnic areas. Bisecting the park from north to south, the 15-mile Gwynns Falls Trail opened in 2014 and connects the park to a regional historic and scenic greenway system.

With the adjacent Sharp-Leadenhall Elementary School slated for closing and relocation through the Baltimore City Public School System’s 21st Century Schools program, Solo Gibbs park is presented with an opportunity to consider the potential for expanding park programming. Potentially, this could expand the Solo Gibbs Park land to a total of 6.3 acres.

The Baltimore City Recreation and Parks (BCRP) Department was granted capital funding to support improvements in Solo Gibbs Park.

## PURPOSE AND SCOPE

In spring 2017, Mahan Rykiel Associates, a landscape architecture and urban design firm in Baltimore, MD, was engaged to confirm

community values and craft a vision for Solo Gibbs Park’s future. The exploration has culminated in this master plan—an outline for turning the community’s vision for Solo Gibbs Park into a reality.

Generally, a Park Master Plan intends to....

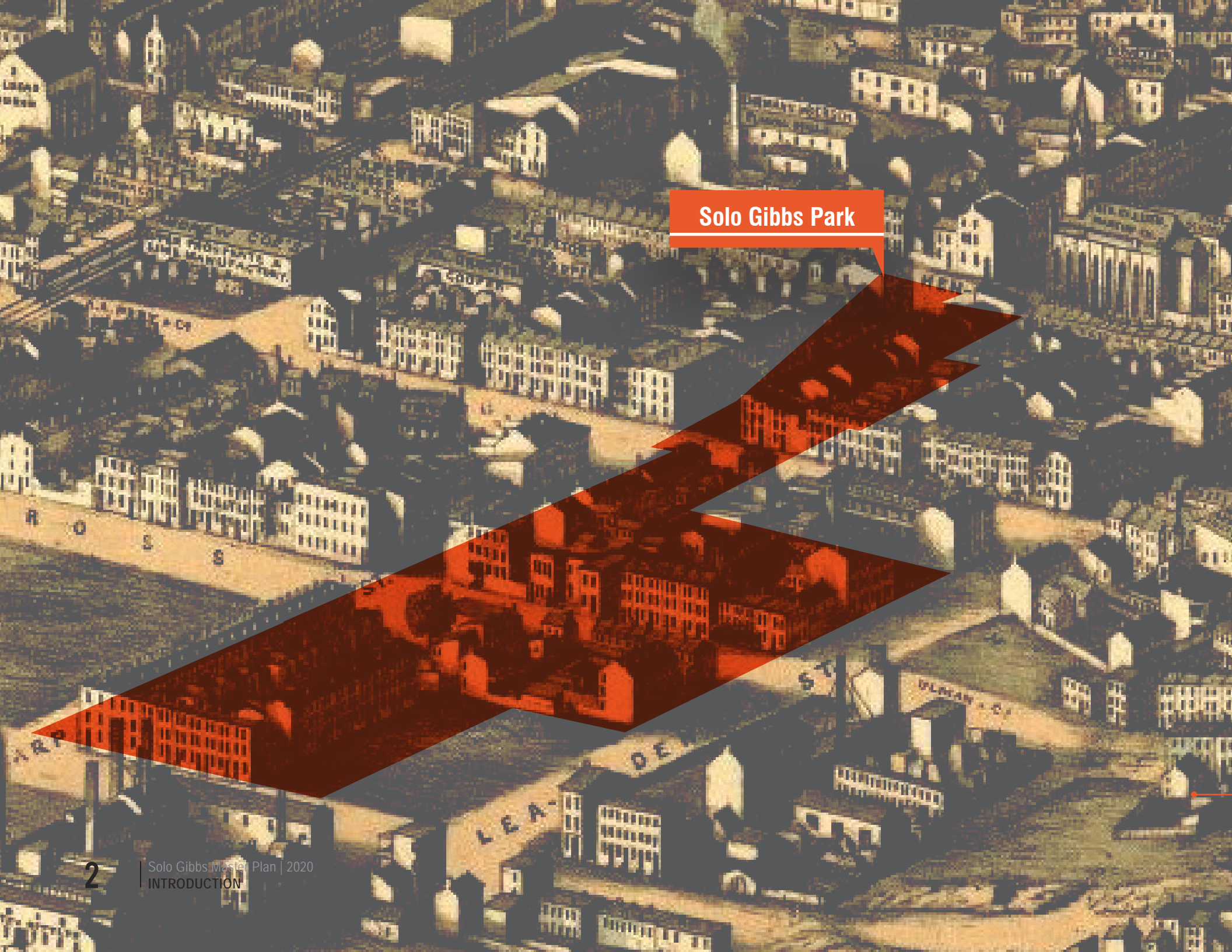
The objectives for Solo Gibbs Master Plan were:

- Identify existing conditions within Solo Gibbs Park’s current boundary;
- Engage the community to understand their perceptions and use of the site;
- Develop a design concept that would take into consideration the potential relocation of the adjacent school; and
- With feedback from the community, finalize a design concept and outline a series of recommendations to improving Solo Gibbs Park over the coming years.

## PARTNERSHIPS

The success and efficiency of a planning process is dependent upon engagement with the community. To that end, the design team incorporated public outreach and community engagement throughout





Solo Gibbs Park

the planning process, building upon past engagement efforts and supplementing the baseline understanding of the Park and surrounding community with additional input specific to this project. To garner input from the community, the team utilized a variety of tools throughout the planning process—including a combination of facilitated discussions and breakout groups, interactive exercises, and a walking tour of the site. Understanding local desires and needs can only be accomplished by reaching a broad sample of ages, abilities, and cultures.

Through engagement for the Solo Gibbs Park Master Plan, the following partners were consulted:

- Stakeholders and community representatives
- Development organizations working in the area (e.g., Caves Valley Partners and others)
- Maryland Stadium Authority and sports teams
- Gwynns Falls Trail
- South Baltimore Partnership
- Sharp-Leadenhall Improvement Association
- Otterbein Community
- Neighborhood religious institutions (special thanks to Martini Lutheran Church for hosting many of the community meetings)
- Baltimore City Police Department
- SHARPKids
- City Agencies: DOT, Mayor's Office
- BCPSS, Area schools

Not listed are many more individuals and organizations within the community that had been crucial to this planning process. A summary of meetings and input is included in Chapter 2, Analysis.

## PLANNING PROCESS

Beginning with a scoping meeting in August 2017, development of the Solo Gibbs plan continued through a 24-month planning process to accommodate evolving decision related to the future of the adjacent elementary school property.

Basic format: regular 22-member Steering committee meetings augmented by public outreach opportunities, including initial workshop and site evaluation, survey, youth engagement.

## GOALS

The project identified four primary goals of the study:

- Improve connectivity and context between park and adjacent neighborhood amenities;
- Retain the identity of the park and the surrounding community;
- Enhance and create opportunities for active and passive recreation; and
- Create a Solo Gibbs Park that is welcoming and accessible to all.

### 1869 BALTIMORE

*This E. Sachse, & Co.'s Bird's Eye View of the City of Baltimore, 1869 illustration shows how blocks surrounding the present-day Solo Gibbs Park appeared in 1869.*



02

# ASSESSMENT

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## AREA CONTEXT

Just southwest of the Inner Harbor, Solo Gibbs Park is a neighborhood park in the Sharp-Leadenhall neighborhood of Baltimore City, bound to the east by Federal Hill and to the north by Otterbein.

## HISTORICAL OVERVIEW

Solo Gibbs Park was opened to the public in 1979; but the rich history of the site and surrounding community dates back further—more than 200 years before then.

Sharp-Leadenhall is one of Baltimore's oldest predominantly African-American communities. The area was settled in the late 18th century by Quakers, German immigrants, and freed slaves. With these three populations, the area quickly became an abolitionist hub (Matthews, 2018). In fact, it is believed that the area “may have been a hub of the Underground Railroad, the secret social network that helped guide fugitive slaves to their freedom” (Department of Planning, 2003).

Members of the Baltimore Abolitionist Society—the first in the south and the 3rd in the United States at the time of its development in 1789—established the African Academy of Baltimore on Sharp Street in 1797 in an area just north of Solo Gibbs neighborhood. In the centuries that followed, Sharp-Leadenhall would be home to some of America's most

import African American intellectuals, including Daniel Coker, William Watkins, William Douglass, Hezekiah Grice, Dr. Lewis Wells, and Frances Ellen Watkins Harper (CHAP, 2018).

From the early 1800s through the early 1900s, the area saw industrial use and, in 1931, the City zoned portions of the area for heavy industrial use. After World War II, plans to construct I-395—which today cuts Sharp-Leadenhall off from areas to the west—accelerated the decline of the neighborhood. The planning process for this highway development project would displace hundreds of African American families in South Baltimore. A total of 3,000 residents were displaced in 1966 when the City demolished 360 homes. Then, between 1968 and 1974, demolition displaced another 620 families—80% of which were African American families.

Putting an end to displacement, members of the community began to speak out against such development projects and successfully halted a proposed new highway which would have demolished buildings throughout South Baltimore. For her role in preventing further demolition, and her efforts to secure funding for housing, resident Mildred Rae Moon (1941-1992) was memorialized with a dedication of the Hamburg Street Bridge. This bridge reconnects the east and west sides of Sharp-Leadenhall, previously divided by I-395 (Department of Planning, 2003; Collins & Durlington, 2016).



In the 1960s and 1970s, the namesake of Solo Gibbs Park joined Mildred Moon to save Sharp-Leadenhall from demolition once again. Opened in 1979, the park lies on the site of residences which had been demolished to make way for the I-395 overpass. The park was named for Mr. Gibbs for his efforts to organize youth recreational opportunities (Collins & Durlington, 2016).

With recent revitalization of Federal Hill and the introduction of the stadiums, redevelopment pressures are once again being felt in Sharp-Leadenhall. This time, there have been efforts to plan accordingly and in ways that benefit the community. In 2003, the Department of Planning published a master plan for the Sharp-Leadenhall community. At the same time as private development has shown interest in property in the area, the 21st Century School Buildings Plan—a collaborative effort between the Baltimore City Public Schools, the Maryland Stadium Authority, the City of Baltimore, and Maryland’s Interagency Committee on School Construction—announced plans to consider the future of the Sharp-Leadenhall Elementary School, which sits adjacent to Solo Gibbs Park.

With the future of the school site still being considered, this effort to revitalize the park and potentially incorporate the school’s 1.5 acre site into the overall park concept was initiated in 2017.

**MS. MILDRED MOON**

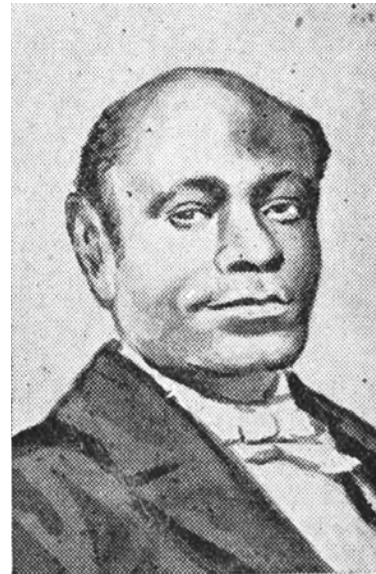
*Helped fight displacement in South Baltimore and secure funding for housing.*



## BACKGROUND MATERIALS REVIEW

Several background materials were used by the planning and design team to inform the planning process. These materials included:

- Early feasibility studies for the incorporation of athletic fields;
- Construction documents for the proposed community/recreation center at Morrell Park (2011), as a potential prototype;
- Historic maps of the Solo Gibbs Park area (1879); and
- Various new articles referencing the park and neighborhood (1990s to present).



### LOCAL FIGURES

*Sharp Leadenhall has a rich history of local leaders whose influence shaped the neighborhood and its surroundings.*



VISION SURVEY  
WORKSHOP

## SUMMARY OF STAKEHOLDER INPUT

Throughout the planning process, several stakeholder and community meetings were held to discuss current challenges, potential amenities, and concepts for the park. A variety of methods for providing input were used ranging from surveys, dot exercises, stakeholder interviews, and open discussion following presentations of ideas and concepts.

Over the course of the project's development, several factors created challenges for the design team that extended the project timeline. While many stakeholders expressed the desire to expand the park into the school site and create a larger recreation center, it was uncertain whether the area would be a site of future development or if Recreation and Parks had the capacity to build a new facility in the park until later in the planning process. Additionally, low attendance at several public meetings meant that important considerations expressed by the public



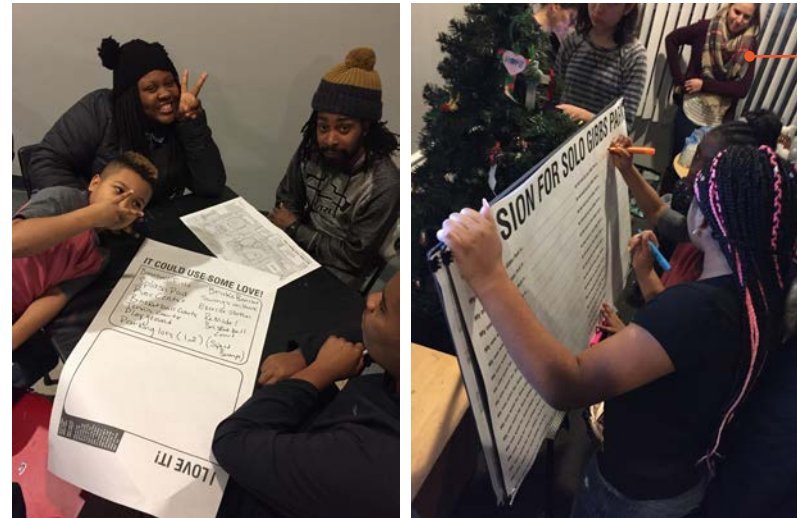
at one meeting, would go unheard at the next and require others to speak on behalf of stakeholders with different perspectives to ensure that a comprehensive plan was developed. To meet the changing project constraints and desires of the community, the design team worked iteratively with the stakeholder community to develop a new vision for Solo Gibbs Park that speaks to all.

## Timeline of Stakeholder and Community Input Sessions

September 25, 2017 – Steering Committee Meeting #1: Performed a SWOT (Strengths/Weaknesses/ Opportunities/Threats) analysis to understand opportunities and current challenges of the park. A dot exercise in connection with a park map was also used to understand attendees’ favorite and least favorite places in the park. People were then asked to discuss their selected locations in a group setting to provide more information behind their choices.

October 16, 2017 – Placemaking Workshop: Both the SWOT analysis and dot exercise were performed at the public meeting. In addition the vision survey was also given to the attendees and discussed in a large group. Both the Steering Committee and general public were invited to the workshop.

October 2017 – Vision Survey Workshop: Distributed the Vision Survey to Steering Committee Members and the general public. Participants were asked to complete the survey while walking through the park. In addition, several were left at the Recreation Center for distribution after the meeting and an online option was provided. The survey asked participants to evaluate the condition/quality of various aspects of the



INPUT MEETING WITH SHARPKIDS

park ranging from the character and condition to the current use and value of the park. Participants were also asked broader, open-ended questions regarding the vision for the park.

December 11, 2017 – Steering Committee Meeting #2: Reviewed stakeholder and community input to date and asked the committee to expand upon the input while identifying any information that was missing or mis-represented. In addition, a series of diagrams and images highlighting the design team’s assessment of the park’s existing conditions was presented.

January 17, 2018 – SHARPKids Meeting: Held group discussions to understand what youth “loved” about the park versus “what could use some love” as well as broader opportunities/challenges of the park.

January 25, 2018 – Steering Committee Meeting #3: Presented concept framework plans identifying the location of potential park uses. Identified clarifications/refinements needed for the public meeting.

February 15, 2018 – Public Meeting #2: Reviewed stakeholder and community input to date and presented the assessment of existing conditions. Presented the concept framework plans and identified ways in which the concepts plans may be combined into a preferred plan for further development.

March 19, 2018 – Sharp Leadenhall Improvement Association Meeting: Reviewed the project, stakeholder input to date, and framework plans. Held a broader discussion to understand community desires for the project.

March 27, 2018 – South Baltimore Partnership Meeting: Reviewed the project, stakeholder input to date, and framework plans. Held a broader discussion to understand community desires for the project. Presented the concept framework plans and intensified ways in which the concepts plans may be combined into a preferred plan for further development. Held a dot exercise to understand which components of the framework plans participants thought were most/least successful.

June 11, 2018 – Steering Committee Meeting #4: Reviewed the refined concept plan that had been distilled from earlier concepts and a potential fall-back approach that could be pursued if the school site could not be incorporated into the park.

September 25, 2018 – Steering Committee Meeting #5: Presented an updated concept plan that explored the creation of a newly constructed recreation center and development at the school site following the direction given by the city.

September 26, 2018 – Otterbein Community Meeting: Provided a summary of stakeholder input to date and presented the current concept plan.

October 29, 2018 – Public Meeting #3: Reviewed the draft plan updates following the previous meeting and discussed how the plan can be refined into a final master plan.

June 3, 2019 – Steering Committee Meeting #6: Reviewed the draft plans that were presented to city officials and Recreation and Parks to determine a preferred direction for the Recreation Center location since it was confirmed that the school property is to be incorporated into the park. Two options were selected for review at the upcoming public meeting.

June 17, 2019 – Public Meeting #4: Presented options for incorporating the school property into the park with variations in the placement of the proposed new recreation center. Discussed pros and cons of each direction and determined a preferred concept direction to move the project toward completion.

## Themes from Stakeholder Engagement

Throughout the course of the stakeholder engagement process, participants spoke passionately about creating a park that is welcoming and inviting to all. Additionally, the recreation center function, flexible open space, and recreational opportunities were identified as critical components of the park. Many also expressed the desire to celebrate the community's rich history. While everyone was excited about the park's future potential, many indicated that basic amenities, maintenance, lighting, and safety need to be addressed immediately. From the

engagement sessions, the following themes have been identified and have shaped the park master plan:

### Interpreting Historic Resources

The desire to celebrate the neighborhood’s history and culture was identified early in the planning process. Being a historic African American community in south Baltimore, many felt that the story of its residents and history needs to be told.

### Keeping a Recreation Center Component

The importance of the recreation center function at the park was recognized by many, if not all, stakeholder participants. While a few community members wanted to see the existing recreation center preserved in place, the majority of participants confirmed that it is the function of the recreation center that is most important and not necessarily its current location. Other community leaders acknowledged that the existing recreation center is undersized and outdated.

### Recreation Fields/Courts

The importance of having regulation sized recreation facilities was reiterated in several different input sessions since the current non-regulation baseball field limits its use. There is currently a limited number of regulation size ball fields in the area.

Additionally, it was confirmed on several occasions that the basketball courts are a well-used park amenity but the tennis courts do not seem to get as much use, partially because of the lack of equipment, knowledge in the community, and quality of the courts. Many participants agreed that removing one of the two tennis courts to introduce more flexible

green space into the northern section of the park could be an alternative worth exploring.

### Importance of Flexible Green Space

With its limited size, many recognized that flexibility of park spaces is important to ensure that the needs of diverse park users are met. This is particularly true for the baseball field that occupies the central region of the park. Though used occasionally for baseball games, the green



“ I and my associates would like to thank you and your colleagues for sincerely and genuinely caring about our views and concerns of our community. We felt like, for years, no one cared about us, our views, concerns, and how we do not want our community over developed. At our surprise, your group proved us wrong. You are a group of sympathetic people . . . we thank you and because of you, we can breathe again. ”

**TARYN OJEKWE**  
*Solo Gibbs Recreation Committee, South Baltimore Partnership, & long-time Sharp Leadenhall resident*



space also sees use as a soccer field, event space during festivals, and more generally as a picnic/gathering space. Moving forward, many felt that preserving the flexible nature of the green space is critical.

### **Important to Make a Park that is Inviting to All**

Given that many feel the neighborhood dynamics and demographics are changing with recent development and revitalization of surrounding neighborhoods, the importance of creating a park welcoming to all was identified as being a central component of the project. Park programming and amenities that speak to a diverse group of park users was desired to make all feel welcomed. Given the lack of playgrounds in and around the Otterbein neighborhood, many reiterated that the playground on the northern park section should remain and be expanded upon.

### **Welcoming Gateways from all Directions**

The importance of enhancing park gateways to create a welcoming arrive to the park was reiterated by many stakeholders during the course of the planning process. Many indicated that views into the park from Leadenhall Street should be enhanced as part of the gateways and that the park is currently hidden. A desire to have better connections between surrounding areas was also expressed.

### **Safety**

Park safety is of critical concern for stakeholders. Many stakeholders expressed concern over negative activity that is occurring in the park and difficult-to-see spaces that may support this activity and detract from an overall sense of safety within the area. Many indicated that the park lighting is inadequate and should be addressed to improve safety. Additionally, many stakeholders indicated that the speed of traffic on

Hamburg Street creates a barrier between the two halves of the park and many do not venture to the other side because of it.

### **Private vs. Public Spaces**

Many stakeholders noted the lack of definition between public and private spaces that can detract from the experience of the park. In several places, private homes and parking lots back directly onto the park and give the impression that park visitors are inadvertently intruding



#### **LOW TREE LIMBS**

*Low tree limbs create dark, uninviting spaces and limit sightlines across the park.*

on neighbors though still on park property. While some indicated that the limited buffer between the playground and private homes is not an issue, several others confirmed that it can feel uncomfortable being in the space given the proximity of homes.

### Respecting Existing Activities (Socialization)

Many participants recognized that one component of the park that is well used and currently successful is the small gathering space along the south side of Leadenhall Street. While it was agreed that there may be changes to the area to better integrate this space into the park and make the space more inviting, the importance of preserving the gathering function in that location was stressed.

### Gwynns Falls Trail

Many who pass through the park on bike have reported challenges navigating the Gwynns Falls Trail (GFT) that travels through the area. This is due to a lack in signage that indicates the trail's location, unclear circulation networks in the park itself, and a split in the trail that occurs just south of Hamburg Street; all of which should be addressed to increase usability of the GFT.

### Maintenance

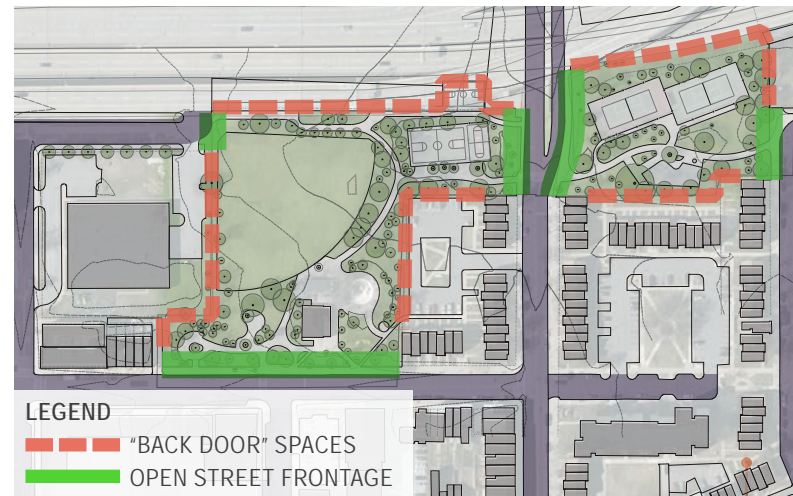
While the South Baltimore Partnership "Green Team" has been a valuable partner in conducting regular park clean-up events, many participants recognize that litter and general maintenance throughout the park continues to be a challenge.

## Physical Assessment

The physical assessment that was performed by the design team confirms and reinforces the feedback from the community and offers a more detailed discussion on particular areas within the park that are successful or need refinement. The themes within Physical Assessment correspond with Best Practices of Great Public Spaces of the following chapter.

### Park Edges

With the exception of the park space along Leadenhall Street, much of the park edges operate more as "back door" spaces that detract from the function of the park. Additionally, the park lacks welcoming gateways that invite visitors into the space. In particular:



*This diagram highlights the prevalence of "back door" spaces (orange dashed line) that characterize much of the park, as opposed to welcoming, open street frontage shown in green.*

- The parking lot and dumpsters behind the homes on West Hamburg Street create unsightly views from the park and detract from the experience of moving through the park.
- The highway underpass and parking lots beyond are dead spaces of activity around the park and can create a feeling of limited safety/lack of “eyes on the park” on occasions when not in use.
- The back yards of homes south of Henrietta Street bleed into the park and potentially make park users feel like they are invading privacy when using the playground.
- The north side of the school building and parking lot do not have a clear connection and relationship to the park and feels like a forgotten space.
- Though the park does have active edges along Hamburg Street, the speed of traffic and size of the roadway makes for an uncomfortable gateway into the park.

### **Function and Organization of Spaces**

While the park has many appropriate components and amenities, the quality of the spaces can be improved to create a more welcoming and comfortable environment for park visitors. Additionally, the rearrangement of park spaces and amenities can provide space for other desired activities. Currently:

- The central baseball field provides a desired function while remaining flexible for events, active recreation, picnics, etc.
- The gathering space at the southern edge of the park is appropriate along the street edge, but currently feels disconnected from the larger whole and uncomfortable when approaching it from the Recreation Center. Changes to the pathway network could make

the space more accessible to newcomers and less like they are interrupting a private gathering.

- While the splash pad and Recreation Center make sense in concert with each other, the splash pad feels barren and overly exposed next to the large concrete expanse that is open to the baseball field. Additionally, the network of pathways along Leadenhall Street is redundant and divides the area into a series of unusable spaces. These spaces are lacking definition that could help reinforce them as gathering areas within the park. Though the splash pad was out of order during the creation of this plan, many confirmed that it was well-used when operational.
- The basketball courts make intuitive sense in their current location since noise from the highway does not interfere with their use. Efforts can be made to clarify the circulation network in the area and create more of an intentional gateway on both sides of Hamburg Street.
- The playground is favored by the Otterbein community but its proximity to the back yards of homes south of Henrietta Street makes users feel like they are intruding on private property.
- The northern half of the park is dominated by tennis courts that are reportedly unused by the public. Partial removal of the courts could create space of more desirable community activities or flexible open space.

### **Circulation**

Currently, the park’s circulation feels haphazard and the location of the Gwynn’s Falls Trail through the park is unclear to visitors. With no ‘loop’ pathways through the park, visitors do not have the opportunity to

spend additional time in the park by walking through the space. Areas for improvement are as follows:

- The Leadenhall Street edge is divided by multiple pathways and entrances with no clear hierarchy for circulation. Additionally, low planting limits sight lines into the park.
- The gathering space at the southern end of Leadenhall Street is removed from the park and creates an unwelcoming feeling for those approaching the space.
- Many pathways are redundant and overly wavy which creates confusion when walking through the park and feels haphazard.
- No 'loop' opportunity within the network which encourages pass through activity instead of active enjoyment of the space.
- Park elements feel like 'appendages' off of pathways instead of integrated into the overall circulation network.
- The speed of traffic along Hamburg Street and the expansiveness of the roadway creates a disconnect between the two halves of the park. Many meeting participants reported that other feel unable to cross the street. Efforts to calm traffic in this area should be pursued. Additionally, the park's relationship to the light rail stop should be considered to increase walkability along the corridor.

### Aesthetics and Image

Currently, many park spaces and amenities are in need of repair or maintenance. Additionally, concerns over safety limit the park's use. Opportunities to increase the aesthetics and image of the park may include the following considerations:

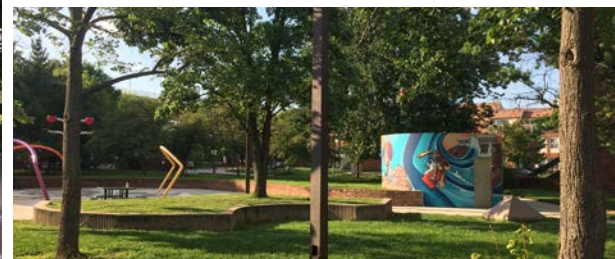
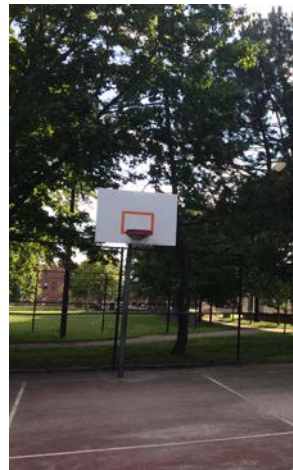
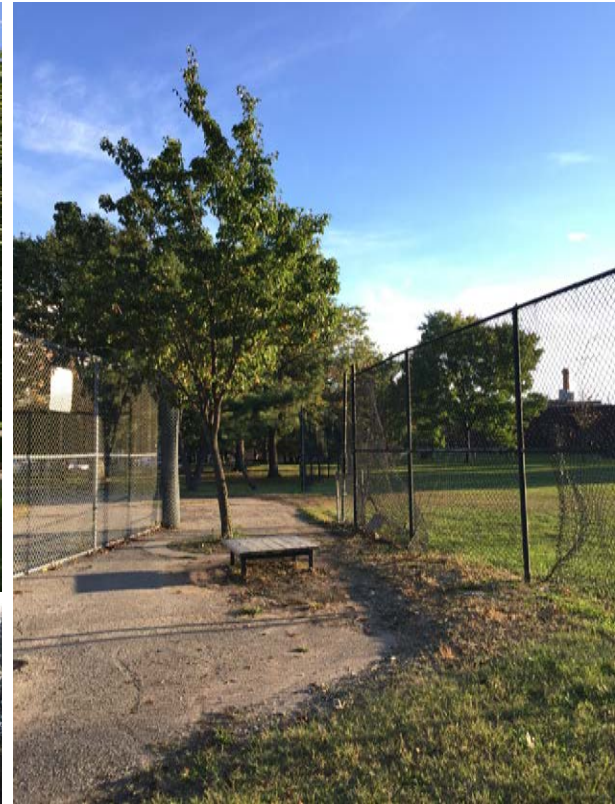
- Many pathways and park elements are in need of repair. In a few places, the overuse of multiple paving elements detracts from the overall aesthetic of the park. A limited palette of materials can help simplify maintenance efforts while creating a cohesive look to the space.
- The dumpster at the south east corner of the parking lot near the current basketball courts creates an unsightly view from the park.
- There is currently a negative perception of safety within the park. A lack of park lighting and difficult-to-see spaces leads to increased concern over public safety.
- Litter throughout the park continues to present a challenge, however, the South Baltimore Partnership "Green Team" continues to be a valuable partner with regular cleanups. This community partnership is important in building "ownership" in the park.
- Parking on the baseball field/park space negatively impacts the park during larger stadium events.



#### MAINTENANCE CHALLENGES

*Litter and a lack of general maintenance detract from the overall image of the park.*





### EXISTING CONDITIONS

*Low branching trees combined with areas of deferred maintenance create unwelcoming conditions for potential park visitors.*



- The use of large shrubs at the northern Henrietta Street entrance blocks views into the park, creating a safety concern and reducing the prominence of the park gateway.
- The highway overpass currently feels like a dead zone between the open stadium parking lots and the park. Efforts to formalize this edge could strengthen the threshold between the park and its adjacencies; improving the experience of park users walking along the west side of the park.
- Several trees are showing signs of significant dieback and impaired health and should be removed. Others that reduce visibility across park spaces with low branches should also be considered for limbing-up or removal.

## Resources

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03

# VISION

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## VISION STATEMENT

Solo Gibbs Park is a centrally located gathering and amenity space for the community that provides a safe and comfortable destination for active recreation, passive enjoyment, and personal enrichment.

## GUIDING PRINCIPLES

The following principles have been used to guide the concept development for Solo Gibbs Park. These principles are discussed in more detail below in the Best Practices from Great Places section.

- Maintain 'eyes on the park' / active edges
- Preserve flexible open spaces for changing uses
- Create prominent gateways that invite people into the park
- Improve circulation through the park (clarity and walking loops)
- Create park 'districts' that have complimentary uses

## BEST PRACTICES FROM GREAT PLACES

### Park Edges

The most vibrant areas of park spaces are often the edges that interface with the public streets. These areas are often supported by adjacent retail, office, and residential uses and have high levels of activity. To capture the surrounding activity, it is important that park edges have permeable boundaries and legible gateways. These gateways should be highly visible and inviting entrances that signify a transition from the sidewalk to the park beyond. Additionally, gathering spaces and activity should be visible from the street to create a draw into the park. In general, the edges, or the "outer park," should build off of the activity from the street, while the central area, or the "inner park" should be kept open for more flexible uses.

While the design of the park itself is important, it is also critical to ensure that surrounding uses are not designed in a way that create "back door" spaces directly fronting onto the park. Whether retail, office, or residential, the active entrances should be the primary façade that interacts directly with the park, not private patio spaces, service areas, or parking lots. Doing so will increase activity in the park in

contrast to the “back door” spaces where ownership is unclear or there is a perceived lack of security.

## Function and Organization of Spaces

It is important to have a variety of activities and elements that draw people of all ages to public spaces, though care should be taken not to ‘fill the park.’ Instead, activity should be increased along the edges so passersby can experience and be drawn into the vibrancy of the park. While more and more park elements can help increase activity, open spaces that can remain flexible to accommodate events or unstructured activity should be preserved.

Parks should also provide a diversity of experiences for visitors. Gathering spaces should vary in size to accommodate different types of user groups, whether small groups, or people having a private conversation. In some cases, this can be done with flexible seating that allows the arrangement to change based on visitors’ needs. Additionally, play areas can be created with more artful or sculptural features so that it looks like public art while not in use. Peirce’s Park in Baltimore’s Inner Harbor provides a good example. Natural play elements can also be used to introduce a new type of learning and play into park spaces.

Programming is an effective tool to increase park usage. Events such as movies, concerts, yoga, and markets can create an initial attraction that introduces people to the park and encourages them to visit more frequently. A benefit is that the events are not static, and can evolve with the needs and desires of the community. Other than electrical connections, these events generally do not require a specialized location or element within the park and can utilize flexible open space.

More specialized equipment can be brought in on a temporary basis for the program or event itself.

## Circulation

A major part of a park’s overall structure and design is the circulation network that connects the surrounding context and park elements. A clear circulation network provides visitors a sense of how park elements connect, how they can get where they want to go, and provides a sense of safety through improved sight lines. If possible, circulation networks should include walking loops that can offer visitors the opportunity to spend more time in the park and complete circuits without backtracking. Walking loops



### FLEXIBLE OPEN SPACE

*Rather than “filling the space,” grouping trees toward the edges allows the center to become a flexible open space that supports a variety of activities, ranging from pick-up soccer matches to picnics.*



may also increase the sense of security since more of the park is active and used by the general public.

Path networks can also define certain spaces and provide order to the overall structure. Major park elements can be located at the intersection of pathways to create a focal point that centers on the movement of people and promote social engagement. This will help create active gathering spaces in places where people are naturally drawn to and reinforce the 'eyes on the park' concept of natural surveillance.

## Aesthetics and Image

Cleanliness and maintenance is very important in attracting visitors to the park. Disinvestment and a declining image can keep park users from using a space. Repairing damaged paving or site features can promote a sense of care and ownership that makes people feel comfortable when visiting the park.

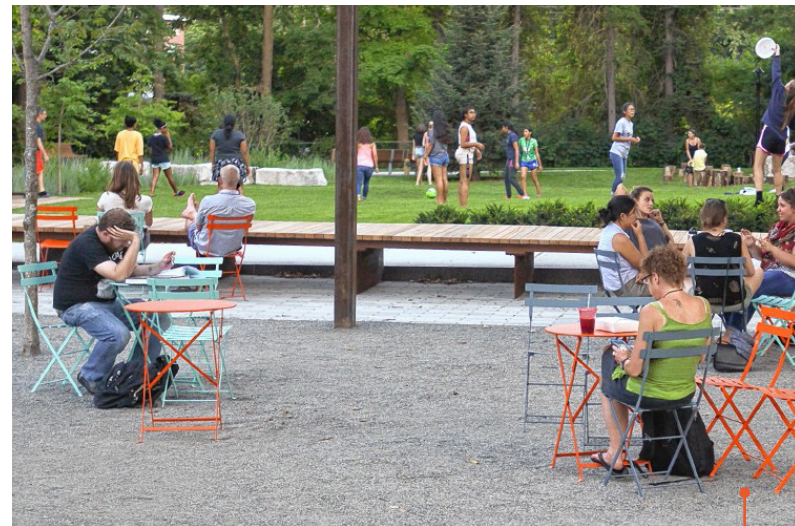
The care of the trees and plants within the park can also help improve the image of park spaces. Taller shade trees should be 'limbed up' to promote visibility in the park and to remove dying branches at the base. Additionally, dead plants within large groupings of shrubs or rows should be replaced to reduce the look of 'missing teeth' within the group.

It is important that the design of park spaces create a safe and comfortable environment for visitors. This can be done, in part, by maintaining good visibility into the park from the street and within the park itself. Doing so will maintain 'eyes on the park' with people providing natural surveillance for the park and reduce the perception of 'hiding places' throughout the park. It is important not to lose this sense of security by blocking views into the space with high walls or the overuse of ornamental trees and tall shrubs.



### PROMINENT GATEWAYS

*Gateway and entry planting of a community playground*



### ACTIVE PARK EDGES

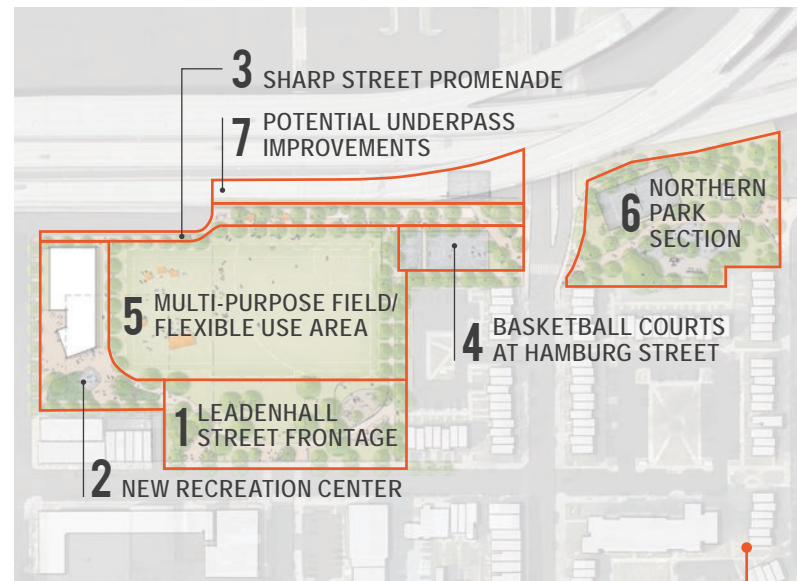
*Plaza and lighting create a welcoming and active gateway to the park. This reinforces the "eyes on the street" concept on natural surveillance. Credit: Stimson*



04

# MASTER PLAN RECOMMENDATIONS

The following section outlines recommendations for Solo Gibbs Park that build off the stakeholder and public engagement sessions, inventory and assessment, and best practices of great public spaces. The recommendations have been grouped based on their location within the park, though some recommendations, such as those for historic interpretation and general park amenities, may be applicable to multiple locations.

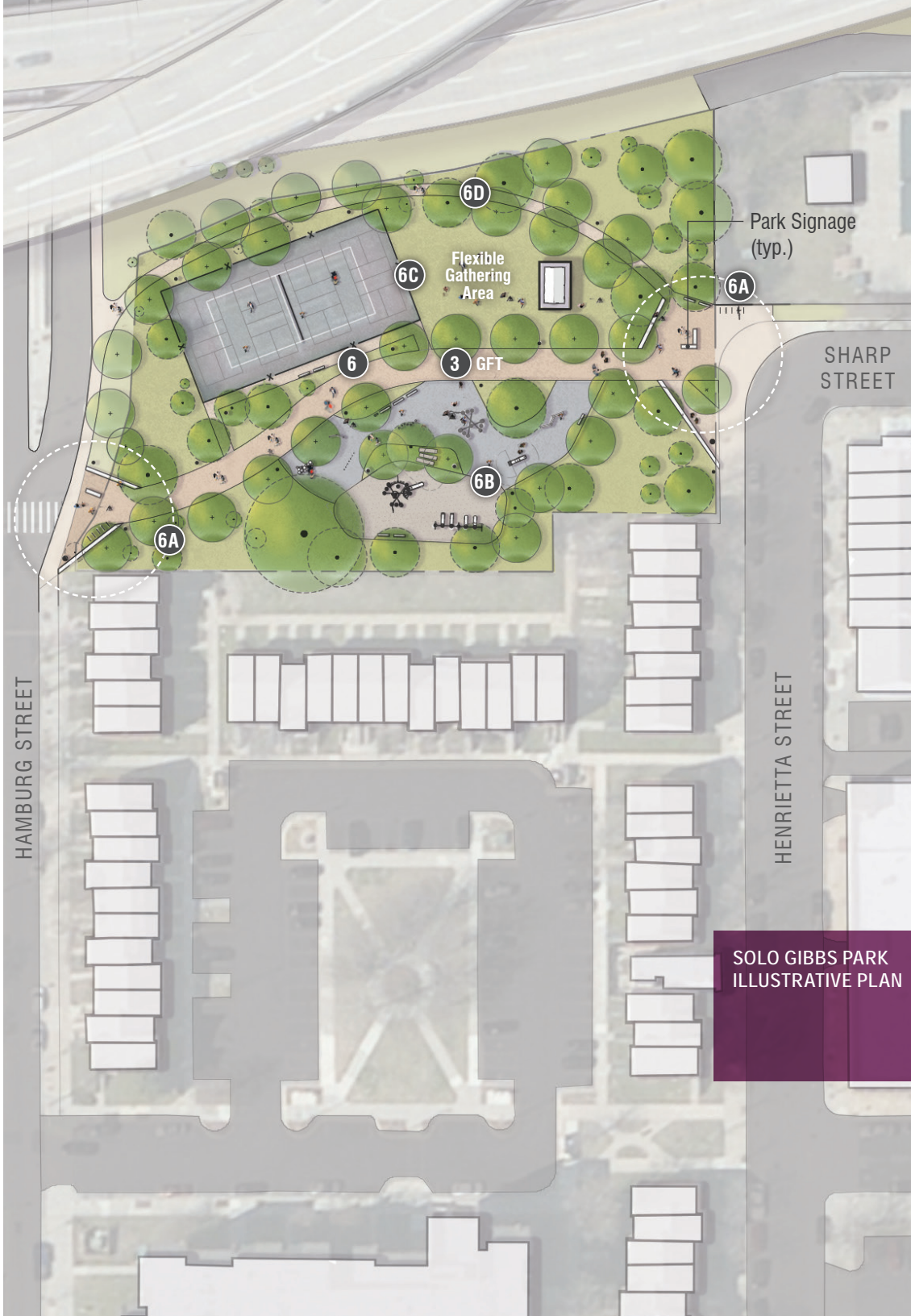


**RECOMMENDATION AREA  
CONTEXT MAP**  
*See Master Plan Recommendations  
and Overview for description*









## LEGEND

- 1A CROSS STREET PLAZA
- 1B IMPROVED CIRCULATION
- 1C GATHERING AREAS
- 1D FENCED PLAYGROUND
- 1E FLEXIBLE GATHERING AREA
- 1F PLANTING IMPROVEMENTS
- 2A PROPOSED RECREATION CENTER
- 2B GATHERING PLAZA AND GATEWAY
- 2C COMPLIMENTARY PLAY FEATURES
- 3 SHARP STREET PROMENADE/ GWYNNS FALLS TRAIL
- 4 BASKETBALL COURTS
- 4C HAMBURG STREET GATEWAY AND GFT
- 5 MULTI-PURPOSE FIELD/ FLEXIBLE USE AREA
- 5A 60' BASELINE BALL FIELD
- 5B MULTI-PURPOSE FIELD
- 5C FLEXIBLE USE AREA
- 6 NORTHERN PARK SECTION
- 6A GATHERING SPACES AND GATEWAYS
- 6B PLAYGROUND ENHANCEMENTS AND EXPANSION
- 6C FLEXIBLE GATHERING AREA AND TENNIS COURT
- 6D LOOP PATHWAY
- 7 POTENTIAL UNDERPASS IMPROVEMENTS
- 7B EDGE CONDITION AND PLANTING IMPROVEMENTS

# AREA 1 – LEADENHALL STREET FRONTAGE

## Overview

The Leadenhall Street frontage is a primary gateway into the park from surrounding neighborhoods. As the park’s longest active street frontage, it is important that this space create a welcoming and engaging experience for park visitors.

## Recommendations

### 1-A: ‘Cross Street Plaza’

- Create a central gathering space/plaza at the terminus of Cross Street. Since many visitors will naturally be arriving to the park from the Cross St/Leadenhall St crossing, a plaza space in this area can create a strong first impression of the park and place to gather.
- Consider opportunities for historic interpretation that celebrate the former street grid that passed through the park in this area (see section 9: Historic Interpretation for more information).
- Incorporate a visitor orientation signage/map.

### 1-B: Improved Circulation

Simplify the circulation in this area by reducing the number of pathways that move through the space and fragment it. Doing so will reduce confusion for park visitors as they walk around the park and will create larger flexible lawn spaces that can be used for picnics, lawn games, etc.

### 1-C: Gathering Areas

- Preserve the existing gathering function in the southeast corner of the park along Leadenhall Street but provide multiple seating options to reflect the needs of different user groups.
- Provide a stronger connection to the surrounding park circulation network to make the gathering space more accessible and integrated into the larger whole.

### 1-D: Playground

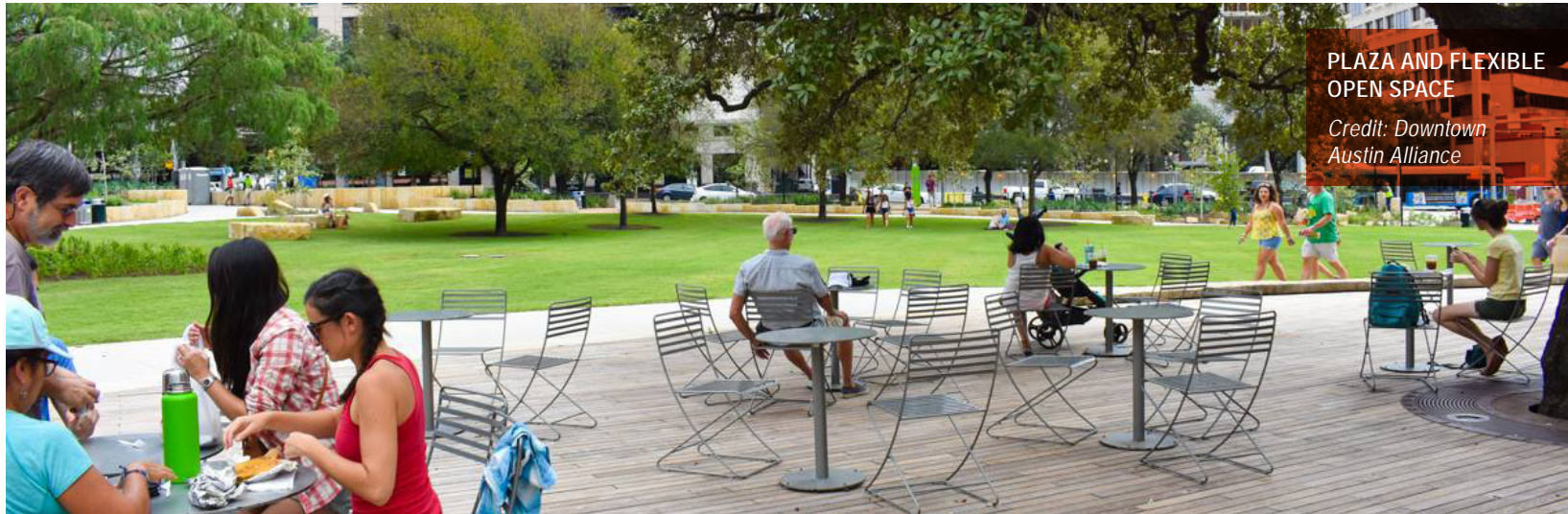
- Create a fenced playground at the northern corner of the Leadenhall Street frontage that can serve as a neighborhood playground for children in the area.
- Site the playground and surrounding path network outside of the current Recreation Center footprint. Doing so will allow the



#### NATURAL PLAY FEATURES

*In addition to traditional play equipment, natural play features may be used to create alternative play experiences for children.*





construction of the new Recreation Center and demolition of the old facility to occur during a later phase.

- Set the playground between the recreational fields and the pathway to create a sense of separation from the street. Consider creating a gathering space for families and adults to enhance the buffering effect. Low seat walls and ornamental fences may also be used to protect children from entering the street.

### 1-E: Flexible Gathering Area

- Preserve larger open spaces that can be used for gathering in small/large groups, picnics, lawn games, and events.
- Do not “fill” the larger open spaces with tree plantings. Instead, plant trees in small groupings near the edge of the space to cre-

ate an “outdoor room” effect in the gathering spaces. Additionally, trees should be planted close to pathways to provide shade.

### 1-F: Planting Improvements

- Create clear sightlines into the park by limbing up trees along Leadenhall Street to provide a visual connection between the park and the surrounding streets and sidewalks.
- Where appropriate, consider relocating or removing smaller ornamental trees that are blocking views into the space.
- Remove invasive or trees in poor health, such as trees that are leaning considerably or have lost a significant amount of the crown. Many of the pine trees are past their prime and are candidates for removal.



**CONCEPT PLAN BIRD'S-EYE VIEW**

*Viewed from the northeast. See next page for perspective views.*





**CONCEPT PLAN PERSPECTIVES**  
*See previous page for view locations.*

# AREA 2 – NEW RECREATION CENTER

## Overview

The creation of a new and expanded recreation center at Solo Gibbs Park can become a new park focal-point that supports renewed energy within the park and support a host of new activities for children and adults in the neighborhood. The proposed location of the new recreation center provides clear connections between the park gateways, complimentary uses, and the surrounding context to better integrate the recreation center into the park and promote quality play opportunities for children.

## Recommendations

### 2-A: Proposed Recreation Center

- Develop plans to construct a new recreation center along West Street to activate the southern edge of the park while allowing for a large, flexible space in the center of the park for recreation. Uses within the facility may include an indoor multi-purpose gym, classrooms/activity spaces, exercise rooms, community space, and restrooms/locker rooms.
- Provide high quality finishes and significant window openings along all sides of the recreation center to enhance the relationship between the building and park/street spaces beyond. Windows will enhance the natural surveillance of the park spaces and streets.
- Incorporate interpretive elements into the interior and exterior design which could include wall and window treatments, banners, plaques, floor mosaics, interpretive signage, etc.



**FLEXIBLE PLAZA SPACE**

*Eager Park, Baltimore*

- The Morrell Park Community Center in Baltimore City, built in 2011, provides a useful precedent for planning purposes, given its size and programmatic function.

**2-B: Gathering Plaza and Gateway**

- Explore the creation of a central plaza outside of the main entrance to the recreation center that can serve as a prominent gateway for the park and a gathering space for visitors.
- Create a splash pad/fountain within the plaza area that can be an amenity for children on hot days, but can become part of the larger plaza when not in use. Fountain jets can be set flush into the paving area to maximize its flexibility within the space instead of using overhead structures. Use a textured, non-slip paving material to ensure safety during use of the splash pad.
- Explore how planting areas within the plaza can be used to create the effect of “outdoor rooms” that can support varying group sizes and activities. This can create some separation between visitors looking to have a semi-private conversation among friends and create some visual interest in the plaza. Seating areas around the splash pad can provide places for parents to supervise children.
- Incorporate a visitor orientation signage/map.

**2-C: Complimentary Play Features**

Small play features, whether formal play equipment or more natural features may be used to create an enhanced play experience for children around the splash pad. Slip-resistant surfaces should be used to ensure safety.



**HISTORIC INTERPRETATION**

*The proposed Recreation Center can incorporate elements of the historic community's past. Credit: GWWO Architects*



**PLAZA AND SPLASH PAD**

Rather than a stand-alone feature, the splash pad can be designed to become of the plaza and larger gathering space when not in use.



### TREE-LINED PROMENADE

Shade creates comfort for users. The wide pathway minimizes conflict between bicyclists and pedestrians. Credit: Discovery Green Cons. Houston



### ALTERNATE PAVING

Using an alternative paving material for the GFT can signal to users the correct alignment of the pathway in the park.

## AREA 3 - SHARP STREET PROMENADE / GWYNNS FALLS TRAIL (GFT)

### Overview

The "Sharp Street Promenade" picks up on the former street grid network of the community and has the potential to become a major focal point within the park. The promenade, which helps organize the circulation network, park elements, and bike path, becomes a destination in and of itself with its wide, tree-lined character and flexibility to accommodate events.

### Recommendations

#### 3-A: Improved Circulation through the Park

Create a more direct route through the park to help promote a more user-friendly and intuitive experience of the trail as it travels through the community. The width of the promenade can also help distinguish this as a shared-use pathway from pedestrian-only spaces.

#### 3-B: Improved Signage

- Implement the signage master plan of the Gwynns Falls Trail to further reinforce the location of the trail in the park.
- Avoid "over-signing" the pathway. Larger signs and maps can be used at major park gateways along the GFT. In other locations, a pavement markers or small "confirmation signs" may be appropriate.

#### 3-C: Event Programming

Consider hosting events along the promenade that can draw residents and new users of the park into the space. The promenade has the



potential to become an active, linear event space lined with market tents (arts and crafts, food, community organizations, etc.) that is complimented by the expansive flexible lawn area to the east. The promenade can support events on the lawn by offering a central location for vendors/tents whereas the lawn may be most appropriate for large gatherings (concerts, movies, lawn games, etc.).

### 3-D: Alternative Paving

- Consider using an alternative paving on the promenade to distinguish it and reinforce its prominence.
- Consider using crushed stone paving extending 8' beyond the promenade edge that could be used during event programming for festival tents, etc. This can help protect planting areas/lawn and reduce maintenance by providing a durable surface that can



#### FESTIVAL MARKET SPACE

The Sharp Street Promenade can be designed to support a variety of events and activities along its stretch through the park.



#### PROPOSED GWYNNS FALLS TRAIL SIGNAGE

Credit: BCRP/ Cloud Gehshan

withstand occasional use by vehicles (drop-off for events only) and pedestrians.

### 3-F: Historic Interpretation

Consider opportunities for historic interpretation that celebrate the former street grid that passed through the park in this area (see section 9: Historic Interpretation for more information).



#### PARK GATEWAY

*Welcoming gateway with clear sightlines and prominent park/wayfinding signage.*

## AREA 4 – BASKETBALL COURTS AT HAMBURG STREET

### Overview

The basketball courts near Hamburg Street are a well-used amenity that provides a flexible space for different types of use. Updates to this area better integrate the courts into the surrounding park and provide a more welcoming gateway at Hamburg Street.

### Recommendations

#### 4-A: Reorganization of Pathways and Courts

Simplify the pathway network around the basketball courts with the creation of the Sharp Street Promenade to reduce redundant pathways and confusion for GFT users. Shifting the pathway and basketball courts also provides more space between the highway overpass and the park. Retain the half-sized court under the highway overpass, but create a stronger connection between the full-sized court and promenade.

#### 4-B: Fencing

A fence surrounding the basketball courts may be desired to protect park users on the pathway from errant passes and missed baskets. If so, consider using an ornamental fence instead of chainlink. Use black fencing to avoid calling attention to it.

#### 4-C: Gateway and GFT

- Enhance the gateway experience along Hamburg Street by creating a larger interface with the street that announces at arrival to the park.

- Create a gathering space in this area that can be used by park visitors and bicyclists on the GFT to increase the activity along the park edges. Integrate seat walls, park benches, signage, trash receptacles, and bike racks in this area to accommodate park visitors.
- Consider widening the crosswalk zone at the Hamburg Street crossing to increase safety for park users crossing to the other side of the park. Additionally, consider creating an artistic pattern or graphic that spans the crossing to call attention to and highlight the park that crosses the street. This can potentially increase awareness of the crossing, the park, and pedestrians that use the space. A raised crossing may also help slow drivers passing through the area.
- Work with the Department of Transportation to explore the potential to create a signalized pedestrian crossing at the Hamburg Street intersection to increase safety for visitors crossing between the two park halves.
- Incorporate a visitor orientation signage/map.

#### **4-D: Planting Enhancements**

- Consider replacing or transplanting smaller ornamental trees currently along the edge of the courts at Hamburg Street.
- As with other gateways, use taller shade trees along the sidewalk to preserve open sightlines into the park, help define the circulation or the street edge, and shade walkways.
- Remove invasive or trees in poor health, such as trees that are leaning considerably or have lost a significant amount of the crown. Many of the pine trees are past their prime and are candidates for removal.

## **AREA 5 – MULTI-PURPOSE FIELD/ FLEXIBLE USE AREA**

### **Overview**

A central component of the concept plan for the park is the preservation of the flexible open space within the core of the park that can be used for recreation fields, events, and passive recreation like picnics. This area will compliment more programmed areas of the park by providing a flexible space can serve a variety of functions and host events that change with the desires of the community.

### **Recommendations**

#### **5-A: 60' Baseline Ball Field**

- Preserve space for a regulation-sized 60' baseline baseball field that can accommodate softball and Little League games. Preserve flexibility of the space by minimizing the length of the permanent backstop fencing and utilizing a temporary/portable system if additional length is needed.

#### **5-B: Multi-Purpose Field**

- Preserve space for a multi-purpose recreation field that can accommodate soccer and football games. Provide at least 160 by 360 feet with an additional 12 feet of run-off space to accommodate a field appropriate multiple sporting events.
- Provide movable goals that can be moved and stored to allow for flexibility of the space.
- Provide bleachers that can be used during game and event days. Movable bleachers may be preferred over permanent fixtures to accommodate maximum flexibility within the park.



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## FLEXIBLE OPEN SPACE

*These limbed-up shade trees at the edge of the ball field and open space create flexible lawn areas for park visitors of Druid Hill Park*



### **5-C: Flexible Use Area**

Promote the use of the fields for events and festivals in the park when they are not in use a recreation field. The lawn area provides a perfect setting for large group gathering such as concerts and movies. This compliments the more market/street-like setting of the promenade. Prohibit parking on the open lawn, either during park events or Raven/Orioles games, to protect the recreation field function.

### **5-D: Surfacing**

To preserve the flexibility of the recreation field lawn, utilize seeded turfgrass instead of artificial turf of sod. Often times, once an investment in high quality sod is made, advocates of field sports want to restrict the open space's use to field sports alone and no longer permit flexible uses of the field area. Given that many in the community have confirmed the value of flexible open space within the park, the preservation of this type of use within the recreation field lawn is critical.



# AREA 6 – NORTHERN PARK SECTION

## Overview

The concept plan includes improvements to the gateways along Henrietta and Sharp Streets to increase the visibility of the north park section and create places for meaningful interaction between neighbors and park visitors. Gathering spaces located at the two major park gateways in this area will invite park visitors to spend time in the plaza after a pickleball match or walk around the park. Others may be drawn to the expanded playground that has the potential to become a destination for families across neighborhoods.

## Recommendations

### 6-A: Gathering Spaces and Gateways at Sharp and Hamburg Street Intersections

- Enhance the gateway experience along Sharp and Hamburg Street by creating a larger interface with the street that announces at arrival to the park.
- Create gathering spaces in these areas that can be used by park visitors and bicyclists on the GFT to increase the activity along the park edges. Integrate seat walls, park benches, signage, trash receptacles, and bike racks in this area to accommodate park visitors.
- Explore the potential to create a signalized pedestrian crossing at the Hamburg Street intersection to increase safety for visitors crossing between the two park halves.
- Incorporate a visitor orientation signage/map.

### 6-B: Playground Enhancements and Expansion

- Expand the playground from its current location west toward the promenade. Create larger planting beds between play areas and the promenade to create a sense of separation between the different zones and promote the sense of “outdoor rooms” within the space.



GATEWAY AND WAYFINDING SIGNAGE

Wyman Park Dell, Baltimore City

- Consider complimenting the traditional play equipment and structures with “natural play” elements that can promote a different kind of learning and type of play for children.

### 6-C: Flexible Gathering Area and Tennis Court

- Remove the northern tennis court and preserve the area as flexible gathering area that can support group gatherings, lawn games, and passive recreation.
- Explore the potential and desirability of creating a small pavilion near the edge of the open lawn and promenade.
- Resurface the remaining tennis court to restore its function and consider painting secondary court outlines for pickleball. Use a color other than white to reduce confusion for players.

### 6-D: Loop Pathway and Circulation

As part of the tennis court removal, create a loop around the west side of the park that travels around the flexible open space and remaining tennis court. This will become an amenity for those looking to take a longer walk around the park and help increase natural surveillance in the park.

### 6-E: Planting Improvements

- Along Henrietta Street, remove the large shrubs that block views into the space to promote safety and open views into the space.
- Create clear sightlines into the park by limbing up trees along the street to provide a visual connection between the park and the surrounding streets and sidewalks.
- As with other gateways, use taller shade trees along the sidewalk to preserve open sightlines into the park, help define the circulation or the street edge, and shade walkways.

- Consider relocating smaller ornamental trees that may be able to withstand transplanting.
- Remove invasive or trees in poor health, such as trees that are leaning considerably or have lost a significant amount of the crown. Many of the evergreen trees are past their prime and are candidates for removal.

### 6-F: Otterbein Swim Club Edge

Consider the long-term replacement of the existing wooden fence with a metal ornamental fence. Select a fence with space between slats to create more of a visual connection between the spaces to reduce the uninviting “back-door” character of that section of the park.



#### OPEN SIGHT LINES AND VISIBILITY

*Limbed-up trees provide open views into park spaces and increase a sense of safety.*

# AREA 7 – POTENTIAL UNDERPASS IMPROVEMENTS

## Overview

While not park property, the MLK/I-395 highway overpass forms the entire western edge of the park and has potential to become a significant asset and signature space that compliments Solo Gibbs Park. The scale and height of the overpass between West and Hamburg Street lends itself well to creatively rethinking the area as a shared space between parking uses (during stadium events) and other users (when parking is not needed). Precedents from Toronto, Boston, San Diego, and elsewhere provide inspiring examples for how spaces under highways can be reimaged.

## Recommendations

### 7-A: Partnership with Maryland Stadium Authority

- Continue to keep an open dialogue and partnership with Maryland Stadium Authority (MSA) centered on park maintenance and stewardship given their proximity to the park.
- If desired, reintroduce the idea of exploring how improvements may be made to the overpass to increase its attractiveness and serve as a public amenity.

### 7-B: Edge Condition and Planting Improvements

- Keep open sightlines between the overpass space and the park to promote safety and natural surveillance of the two spaces. Though the natural temptation may be to screen the stadium parking and overpass with taller planting, doing so would only

encourage negative activity around the area since the tall plant material also creates an adequate hiding place for wrongdoers.

- Consider formalizing the edge of the park with lower groundcover material (under 3') that can serve as a visual separation and threshold between the two spaces. If properly maintained, this can serve as a park gateway and provide a visual cue to visitors (and tailgaters) that they are entering a cared-for space that should be treated respectfully.
- If looking to screen the overpass itself, consider planting larger shade trees along the promenade or park edge to create the look of an allee or windbreak that will soften the structure. Select trees that have a high branching pattern to preserve sightlines across the space to promote safety or limb up trees as needed.



PUBLIC ART AND FESTIVAL SPACE  
Chicano Park, San Diego





### POTENTIAL UNDERPASS IMPROVEMENTS

*Underpass Park, Toronto and Seart Sylvia Park, Auckland*

*Credit: Waterfront Toronto and Isthmus*



### 7-C: Potential Lighting Improvements

- Explore how lighting strategies may be used to liven up the underpass space (highlighting the verticality of the columns, up-lighting the underside of the roadway, “moonlighting”, etc.), regardless of whether or not the space is used for other activities.
- Explore how colors may be used to create a theme (seasonal, Ravens/Orioles, etc.) and can change over time.

### 7-D: Potential Uses

- If desired, explore potential uses for the space underneath the overpass that would allow temporary use by park visitors but remain as a parking lot during larger stadium events. Hold community focus group meetings and research precedents to determine the appropriate mix of uses/programming that could enhance the space.
- Potential uses may include: temporary event space, skateboard park, basketball courts, art/lighting displays, etc.

## 8 – OPPORTUNITIES FOR HISTORIC INTERPRETATION

### Overview

Throughout the planning process, the community has expressed a strong interest in displaying the history of the neighborhood and its residents to preserve the legacy of the changing community. Doing so can also help create an educational component for park visitors and provide more context for different parts of the city they are visiting. Done

well, the historic interpretation opportunities can be created as public art that becomes a backdrop for regular park activities and supports the richness of the park itself. Long-time residents of the community as well as local/state archives can be consulted to collect appropriate ‘stories’ to be told as well as support images/materials for displays.

### Recommendations

#### 8-A: Interpretive Signage and Artwork

- Consider signage displays and artwork as historic interpretation opportunities within the park and recreation center. Locate displays and artwork at major park gateways to increase their visibility within the overall park.
- Messages may include important past residents of the neighborhood, important movements or moments in time, a typical ‘day in the life’ of past residents, or aspirations of the community.



**INTERPRETIVE SIGN**

*Pierce's Park, Baltimore City*

## HISTORIC INTERPRETATION

Former buildings may be recalled with the use of address markers or outlines in paving, seat wall placement, or the use of metal frames.



## HISTORIC INTERPRETATION

Use of stone indicates the location of former rail tracks in the park.

Images, maps, quotes, timelines, narratives, and interpretive art can all be used to help paint a picture for the viewer and create engaging displays.

- Other interpretive displays may focus on environmental stewardship initiatives or support wayfinding throughout the park and the larger neighborhood, particularly connections to the Middle Branch.

### 8-B: Address markers in pavement at “Cross Street Plaza” or “Sharp Street Promenade”

- Explore the use of small plaques or markers that can be set into the pavement to display the names of former residents, shops/businesses, etc. and recall the former street grid and rowhouse community that used to run through the park.
- Consult Sandborn Fire Insurance maps or other historic maps/records available through the city/state archives for information regarding residents and businesses.

### 8-C: Former Building Outlines

- Consider how paving bands can be used to outline former buildings in the area, particularly around major park gateways and along the promenade. The paving bands may be flush within larger paving areas of a different material or set in the open lawn.
- In places where former buildings overlap with major park gateways and proposed gathering spaces, explore how seat walls may be used to suggest former building outlines. At 18” high, these seat walls could form larger seating elements within the gathering space while providing a unique interpretive opportunity that speaks to the community’s history. The seat walls can be

used in connection with the potential paving bands and metal building frames.

- As with other strategies mentioned, explore how simple metal frames of former buildings can be used to recreate more significant or prominent buildings that have been lost. These structures can also provide shade for gathering areas by utilizing shade sails in the roof area. If pursued, care should be taken to not overdo it and create too many structures. Instead, only a few of the most impactful buildings in strategic locations should be recreated with the metal frames.

## 9 – GENERAL PARK AMENITIES

### Overview

As mentioned previously, general park amenities are critical components in helping to promote a sense of safety for visitors of the park and to assist in the upkeep and general maintenance of the park. These simple amenities can be critical in promoting a sense of pride and ownership of the park that can help discourage and deter negative activity within the park.

### Recommendations

#### 9-A: Trash Management and Maintenance

- Provide adequate trash and recycling facilities within the park to ensure that litter is reduced to the greatest extent possible.
- Periodically remove dead or declining plant material and replace with new plants if appropriate. Limb up lower tree branches as trees grow to provide sightlines across park spaces.



- Work with local volunteer groups to schedule regular trash pick-up and maintenance events within the park.

#### 9-B: Improved Lighting

- Provide adequate pedestrian-scale lighting along all park pathways to promote safety within the park.
- Consider adding additional safety lighting along major park promenades and pathways leading to the Recreation Center as park programming may extend beyond normal park hours.
- Avoid using taller “cobra-head” lighting or fixtures typically associated with roadways and instead utilize an ornamental fixture typically found in park spaces along walkways.
- Use accent lighting to highlight park features (gateway signage, façade of proposed recreation center, up-lighting of I-395 overpass, public art, etc.).



**9-C: Park Signage**

Establish a set of rules and guidelines for park visitors using BCRP signage standards and locate the signs at major park gateways, along with park maps.

**9-D: Bike Facilities at Major Gateways**

Provide bike racks at major park gateways, particularly along the Sharp Street Promenade, Recreation Center, and along Leadenhall Street.

procedures for use of the Recreation Center and park facilities during public events and festivals.

**10-C: Recreation Center Hours**

Extend the hours of operation of the Recreation Center to facilitate evening programming for children and adults. Extended hours and programming will promote positive activity within the park after hours. Ensure that adequate lighting along prominent routes is provided. 9-C: Park Signage

## 10 – OTHER CONSIDERATIONS

### Recommendations

**10-A: Connection to Light Rail Stop along Hamburg Street**

Work with local partners to improve the connection between the Hamburg Street Light Rail stop and the park. Consideration may be given to locating a secondary walking path extending from the Hamburg Street park gateway, under the highway overpass at grade with the parking lot. In contrast to the sidewalk against the fast moving traffic on Hamburg Street, this secondary pathway located between the overpass columns and Hamburg Street bridge may provide a more comfortable and safe environment for pedestrians. This connection can be further enhanced if paired with improvements discussed under section 7: Potential Underpass Improvements.

**10-B: Memorandum of Understanding for Use of Park Facilities During Events**

Draft a memorandum of understanding between Baltimore City Recreation and Parks and public user groups that outlines policies and



INTERACTIVE PLAY FEATURES



SPLASH PAD AND GATHERING SPACE



05



# IMPLEMENTATION

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## OVERVIEW

This plan is a framework to guide enhancements in Solo Gibbs Park over the next ten years, and beyond. Implementation of the recommendations will occur incrementally by a partnership among public and private groups. It is important to note that the master plan is intended to be a guiding, yet flexible document. Many of the concepts illustrated will be further refined and vetted as they become real projects. Additionally, it is important to view the master plan as a “menu” of projects that can be implemented independently as funding is available.

## SEQUENCE OF IMPROVEMENTS

### Phase 1A

#### Northern Park Section

Begin implementing park improvement in the area of the park north of Hamburg Street. Since improvements in this area are independent of funding and construction of the new recreation center and incorporation of the school site, work on this section of the park can begin during a first phase of work without being impacted by construction of other park components. Given the scope of work, complete this section in a single phase to minimize disruption to the overall park. Projects include:

- 6-B: Playground expansion,
- 6-D: Pathway network/Gwynns Falls Trail,
- 6-A: Park gateways and signage,
- 6-C: Tennis court removal,
- 6-C: Gathering/open space and pavilion,
- 6-E: Tree plantings and maintenance of existing trees, and

## **Phase 1B**

### **Leadenhall Street Frontage, Hamburg Street Gateway, and Recreational Field Lawn**

As shown, the many elements along the Leadenhall Street frontage can be constructed independently of the existing recreation center and splash pad while they remain operational (until a new recreation center is open).

Refurbish the basketball courts and partially construct the new pathway network, including a portion of the Gwynn's Falls Trail (Sharp Street Promenade) and gateway area near Hamburg Street.

Park elements under Phase 1B include:

- 1-A, 4-C: Park gateway and signage,
- 3-A/B/C/D, 4-C: Sharp Street Promenade/Gwynns Falls Trail,
- 4-B/E: Basketball courts,
- 1-B, 4-A: Path network,
- 1-A/C/E: Gathering/open space,
- 5-A/B/C/D: Multi-purpose field/flexible use area,
- 1-F, 4-D: Tree plantings and maintenance of existing trees, and

## **Phase 1C**

### **Multi-Purpose Field/Flexible Use Area and GFT**

Construct the multi-purpose field/flexible use area, Sharp Street Promenade, and park gateway at the end of Sharp Street.

Park elements under Phase 1C include:

- 3-A/B/C/D: Extension of Sharp Street Promenade/Gwynns Falls Trail,
- 5-A/B/C/D: Multi-purpose field/flexible use area,



**SOLO GIBBS PARK  
POTENTIAL PHASING PLAN**



## Phase 2A + 2B

### Recreation Center and School Property

Though it may take a few years to secure funding for the construction of the new recreation center, begin work in this area as soon as the school property has been vacated and the building demolished. Construct temporary pathways, lawn, and tree plantings can be used to integrate the school site into the overall park in anticipation of the future recreation center in this location.

Once funding is available, construct the new recreation center along West Street. This area will also include the entry plaza, gathering spaces, and the splash pad. Additionally, expand the athletic field to the full multi-purpose field size.

Demolish the old recreation center building along Leadenhall Street once the new recreation center is complete and operational. In place of the former recreation center building, construct the neighborhood playground and additional gathering/open space.

Park elements under Phase 2A and 2B include:

2-A: New recreation center,

2-B: Gateway plaza and splash pad,

1-D, 2-C: Playground/ play features

3-A/B/C/D: Extension of Gwynns Falls Trail,

2-B: Gathering/open space, and

5-A/B/C/D: Expansion of multi-purpose field/flexible use area.

## ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Outlined below is a description of each phase and the master plan level cost opinion for each phase in current dollars. The phasing sequence allows for some initial improvements to be made while the school property is in transition. Phase I is divided into three sub-phases, should available budgets not allow for the entire Phase I to be implemented at one time and to allow for some parts of the park to be available for the community while other parts are under construction. Regardless of how Phase I is implemented, it is important to keep the existing recreation center operational until the new recreation center is constructed and open for use.

Phase	Area	Cost
1A	Northern Park Section	\$1,128,000
1B	Leadenhall Street Frontage and Basketball Courts	\$1,453,000
1C	Softball Field and Sharp Street Promenade	\$876,000
2	Recreation Center and School Property	\$11,332,000
	<b>TOTAL PROJECT (ALL PHASES)</b>	<b>\$14,789,000</b>

### Phase 1A - Northern Park Section

Construct the entire norther section of the park on the north side of Hamburg Street. This includes the expanded playground, renovated tennis court, new gathering area, Gwynn’s Falls Trail and landscape enhancements).

Phase	Area	Item	Description	Cost
1A	Northern Park Section	Demolition	Pavement, trees, site furnishings, chain link fence	\$ 32,000
		Earthwork Allowance	Site preparation allowance, topsoil strip and replace, fine grading, sediment and erosion control	\$ 72,000
		Site Improvements	Special paving, concrete paving, vehicular concrete paving, refurbished tennis court and fencing, playground paving, new playground equipment, shade sail, seat walls, low ornamental fencing	\$490,000
		Planting	Shade trees, special planting, turf	\$ 19,000
		Site Furnishings	Benches, café tables and chairs, bike racks, drinking fountains, ornamental pedestrian-scaled lights, litter receptacles, park signs	\$158,000
		Utilities Allowance	Water, electric, storm drain, SWM/bioretention	\$ 97,000
			Sub-Total	\$868,000
			Contingency - 30%	\$260,000
			<b>Total Phase 1A</b>	<b>\$1,128,000</b>

### Phase 1B - Leadenhall Street Frontage and Basketball Courts

Construct most of the improvements along the Leadenhall Street frontage (while allowing the existing recreation center and existing splash pad to be operational), refurbish the basketball courts and partially construct the new pathway network, including a portion of the Gwynn's Falls Trail (Sharp Street Promenade).

Phase	Area	Item	Description	Cost
1B	Leadenhall Street Frontage and Basketball Courts	Demolition	Pavement, trees, site furnishings, concrete seat wall	\$96,000
		Earthwork Allowance	Site preparation, sediment erosion control, fine grading, topsoil strip and replace	\$88,000
		Site Improvements	Special paving- vehicular, stone dust paving with steel edging, concrete paving, temporary concrete paving, concrete paving-vehicular, full and half basketball courts and fencing, precast seat walls	\$529,000
		Planting	Shade trees, special planting, turf	\$32,000
		Site Furnishings	Benches, café tables and chairs, bike racks, drinking fountains, ornamental pedestrian lighting, litter receptacles, park signage	\$191,000
		Utilities Allowance	Water, electric, storm drain, SWM/bioretenion	\$182,000
			Sub-Total	\$1,118,000
			Contingency - 30%	\$335,000
			<b>Total Phase 1B</b>	<b>\$1,453,000</b>



### Phase 1C - Softball Field and Sharp Street Promenade

Construct the new softball field and associated fencing and construct the balance of the Gwynn's Falls Trail (Sharp Street Promenade).

Phase	Area	Item	Description	Cost
1C	Softball Field and Sharp Street Promenade	Demolition	Pavement, trees, site furnishings, chain link fence	\$16,500
		Earthwork Allowance	Site preparation, sediment erosion control, fine grading, topsoil	\$36,000
		Site Improvements	Stone dust paving with steel edging, concrete paving-vehicular, softball field, athletic field lighting	\$548,000
		Planting	Shade trees, turf	\$7,000
		Site Furnishings	Benches, bike racks, ornamental pedestrian lights, litter receptacles, park signage	\$67,000
			Sub-Total	\$674,000
			Contingency - 30%	\$202,000
			<b>Total Phase 1C</b>	<b>\$876,000</b>

### Phase 2A + 2B - Recreation Center and School Property

Acquire and demolish the school building and associated parking; construct the new recreation center and expand the athletic field to the full multi-purpose field size. Once the recreation center is constructed and open for use, demolish the existing recreation center and splash pad and complete the Leadenhall Street frontage improvements.

Phase	Area	Item	Description	Cost
2	Recreation Center and School Property	Demolition	Pavement, trees, concrete seat wall, site furnishings, school building, recreation center building	\$249,000
		Earthwork Allowance	Site preparation, sediment and erosion control, fine grading, topsoil strip and replace	\$55,000
		Site Improvements	Special paving, special paving-vehicular, concrete paving, stone dust paving with steel edging, playground paving, new playground equipment, playground shade sail, splash pad, seat walls, low ornamental fencing, expanded multi-purpose field and fencing, athletic field lighting	\$961,000
		Planting	Shade trees, special planting, turf	\$19,000
		Site Furnishings	Café tables, chairs, bike racks, drinking fountains, ornamental pedestrian lights, litter receptacles, park signage	\$126,500
		Utilities Allowance	Water, electric, storm drain, SWM/bioretenion	\$106,000
				Recreation Center Building
			Sub-Total	\$8,717,000
			Contingency - 30%	\$2,615,000
			<b>Total Phase 2</b>	<b>\$11,332,000</b>

# IMPLEMENTATION PARTNERS

The potential implementation partners vary depending upon the specific project. Most projects will require a partnership among several partners, with one partner having the primary responsibility. Implementation partners for Solo Gibbs Park include, but are not limited to:

## City Entities

- Baltimore City Recreation and Parks
- Solo Gibbs Recreation Center
- Baltimore City Department of Planning
- Baltimore City Department of Transportation
- Baltimore City Public Schools
- Baltimore City Police Department

## Community Groups

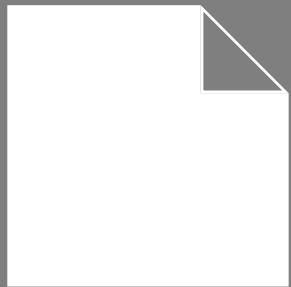
- South Baltimore Partnership
- Sharp Leadenhall Improvement Association
- Otterbein Community Association
- SHARPKids
- Gwynns Falls Trail Advocates
- The Baltimore Station
- Leadenhall Community Center
- Leadenhall Baptist Church
- Ebenezer A.M.E. Church
- Christ Lutheran Church

## Development Community

- South Baltimore Gateway Partnership
- Baltimore Casino Local Development Council

## Athletic Programs and Groups

- Baltimore Ravens
- Baltimore Orioles
- Sports Groups
- Ripken Foundation
- South Baltimore Little League
- Under Armor
- Baltimore Urban Baseball Association
- Solo Gibbs Recreation Council



06



# APPENDIX

## Solo Gibbs Strategic Plan Guiding Input

### Overall Input // Themes

In Fall 2017, the Solo Gibbs Strategic Plan public participation process organized three opportunities to engage with constituents.

<b>Steering Committee</b>	30 People	<b>Public Workshop</b>	27 People	<b>Visioning Survey</b>	10 People
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**Athletics / Active Recreation**



**Youth-Focused**



**Welcoming and Social**



**Flexible / Multi-Purpose**



**Park as Connected 'Districts'**

### Maintain / Improve

Recreation Center | Ball Fields/  
Courts | Picnic Area | Pathways

### Introduce / Expand

Open Space | Designated Zones

What's Missing?

# Vision Survey // Priorities + Discussion



## Takeaways + Discussion

This exercise identifies priority improvements.

Some amenities don't function well, but aren't seen as important improvements. The opposite is also true—e.g., elements are viewed poorly, though these are important considerations for the plan.

### Questions:


Confirm the "Importance" list.

For instance, Tennis Courts are viewed poorly, but aren't seen as an important element to improve. What does this say moving forward?

What's Missing?

# Vision Survey // Park Function

## Current

-  Socializing
-  Athletic Opportunities
-  Circulation
-  Youth + School Programs

## Desired

 Socializing	 Fitness	 Regulation Ballfield
 Athletic Opportunities	 Small Games	 Recognition of History
 Circulation	 Flex/Greenspace	 Community Linkage
 Youth + School Programs	 Dog Area	 Active Edge



Lake Montebello



Sandtown Park



Eager Park



Patterson Park

**What's Missing?**



# Site Evaluation // Park Function



Average

Western segment evaluated as poorest

School site (not BCRP property) evaluated as best



What's Missing?



## Overall Input // Celebrating History



Programs + Events



Active Interpretation  
(e.g., Self-Guided Walking Tours)



Signage + Memorialization



Art Elements



Story Telling

Deserves a thoughtful approach.  
Layered history.

### **Social History:**

Underground Railroad  
Community + Residents

### **Athletic History:**

Negro Leagues  
Colts  
Current Teams/Stadiums

What's Missing?

# Overall Input // Potential Partners



## United Way

## Coppin State

## City Entities

- Baltimore City Recreation & Parks and the Solo Gibbs Rec Center
- Baltimore City Police Department
- 

## Athletic Programs + Groups

- Baltimore Ravens
- Baltimore Orioles
- Sports Groups
- MLB
- Ripken Foundation
- South Baltimore Little League
- Under Armor
- Baltimore Urban Baseball Association
- Solo Gibbs Recreation Council

## Development Community

- South Baltimore Gateway Partnership
- Baltimore Casino Local Development Council

## Neighborhood Groups

- South Baltimore Partnership
- Sharp Leadenhall Improvement Association

## Community Resources

- The Baltimore Station
- Leadenhall Community Center
- Leadenhall Baptist Church
- Ebenezer A.M.E. Church
- Christ Lutheran Church
- Businesses

... and others!

What's Missing?

# SHARPKids //

## Themes

- Active uses
- Enhancing existing elements
- Multi-purpose / Flexible amenities
- Making the park more useable

LOVE IT

- Playground.....>
- Basketball.....>
- Rec Center.....>
- The Field.....>
- Splash Pad.....>

- Playground
- Basketball Nets
- Benches
- Rec Center
- Lighting + Safety
- The Field
- Maintenance (Cut Grass, et al.)
- Splash Pad

IT COULD USE SOME LOVE

What's Missing?

The background is a solid orange color. On the left side, there is a complex, abstract white line drawing consisting of several overlapping, curved lines that form a series of interconnected loops and shapes, resembling a stylized tree or a network of paths.

# **SOLO GIBBS**

## **PARK MASTER PLAN**

**FEBRUARY 2020**