GREENPRINT TEAM

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ABOUT THE GREENPRINT PROJECT

The Broadway East Greenprint is the outcome of a grant application put together in 2019 by the Greenprint Partners, who include New Broadway East Community Association (NBEOA), American Community Trust (ACT), and a veteran run group, The 6th Branch (T6B). The project puts forth a series of prototypical designs for vacant lots improvements in Broadway East. Funding was provided by a Chesapeake Bay Trust Green Streets, Green Jobs, Green Towns Grant.

The design team lead by Unknown Studio Landscape Architecture & CityScape Engineering, was chosen at the beginning of 2020. Guided by the Steering Committee, the team has proposed a wide range of prototypes for neighborhood landscape and public space improvements to achieve the goals for Broadway East including: a healthier environment, more trees, more beauty, cleaner, cooler air, and more outdoor spaces that can be enjoyed by all. In order for these prototypes to have any power at all, however, the neighborhood stakeholders must collaborate, and support one another in pursuing the goals of the community.

Supporting each prototype, there is a team of collaborators who must raise money, organize the people who will build the project, then steward, maintain and manage the space. The spaces must be cared for or they will not succeed. A part of the Greenprint Framework Plan will be management guidelines. However, it will be important to seek out those within Broadway East, and greater Baltimore, to tap into the vast knowledge held within our city.

We are pleased that you are reading this pamphlet which is meant as an introduction to the Greenprint Prototypes. We very much look forward to presenting a fuller picture to you when we gather virtually. We would like to hear your questions, critiques, and ideas. Please tell us where we are missing an opportunity, or where you see a need for improvement.

Thank you for your time and attention.

The Broadway East Greenprint Partners & Design Team
PLANNED PROJECTS

Broadway East has been in period of change. In recent years many vacant buildings have been demolished. The plan below also shows some planned projects in the works. The Greenprint anticipates that many of these development plans will be built. We asked how should Broadway East embrace change going forward? Where will there be new homes and businesses? How can all residents be best served by beautifully designed outdoor spaces and streets?

DEVELOPMENT PROJECTS

1. Harlem Heights Charter Elementary
   2. Harlem Heights High School
   3. American St. MIH to Harlem Renaissance
   4. Major Renaissance Zas.
   5. National School Site
   6. Duffney Street Redevelopment
   7. Nostrand Avenue Apartments

GREENPRINT FOCUS: THE HUG

Much of the development and investment Broadway East has been focused on the southern edge, near Hopkins, and along the Gay Street corridor. Early on in the design process the design team heard from our local partners at NBCEA and AGT that the team pay special attention to areas that are lacking investment. With that in mind the Greenprint extends a hug-like gesture from the neighborhood’s eastern and northern edges, towards the whole of Broadway East.
EXISTING CANOPY

Compared with many neighborhoods in Baltimore, Broadway East has very low 12.5% tree canopy coverage. Because of the lack of trees, the summers are hotter, the air quality is poorer, and there is more stormwater run-off and flooding. Broadway East doesn’t have adequate trees to support a healthy environment for people. A major focus of the Greenprint is planting trees and reaching the goal of 40% canopy coverage.

WHAT COMES NEXT?

Broadway East has many vacant lots which present an opportunity to create a rich community landscape where partnerships, groups of neighbors and organizations can spearhead the development of vibrant landscapes. The work that happens on these lots will create new bonds, new jobs, through the development of the Green team, and new gardens and woodlands that will nourish the children, adolescents, middle aged, and elders of Broadway East, as well as other living things in the community.
OVERALL GREENPRINT

Broadway East has been constantly changing since it was developed in the early 20th century. In the 1970s the neighborhood was completely built out with very few open spaces and parks. Today's Broadway East has extensive open spaces, including about 800 vacant lots. The Greenprint offers a system of prototypes to improve the vacant lots and open space in Broadway East. These prototypes provide a roadmap for creating vibrant, beautiful spaces for residents while increasing much needed tree canopy coverage and local storm water resiliency. The implementation of the Greenprint prototypes will ultimately be guided by the community and community partners.

THE BROADWAY EAST GREEN TEAM:

Public spaces are successful when they are well maintained and beloved by residents. For Broadway East, we are proposing the creation of a community "Green Team": a crew of paid and volunteer residents who will physically tend the neighborhood’s open spaces as well as serve as liaisons with City agencies to help oversee maintenance, mowing, and work done by outside agencies. In addition to the Green Team, Care Captains of community members who have a special affection, or at least proximity, to the land can give feedback to the Green Team about how the space is being used, suggestions for added amenities or programs, or to suggest changes in management or maintenance. The management of these public spaces should be relational, collaborative, flexible and beneficial to all. Through this model, residents are empowered to make Broadway East’s open spaces a community priority while also helping to create meaningful jobs for its residents.
MENU OF PROTOTYPES

The Greenprint 'Prototypes' are landscape designs for vacant lots in Broadway East. When a group decides to implement a particular 'prototype', or design, the next step will be to work with residents to adapt it to the community's needs and the local site conditions.

Immediate Impact

The Broadway East Art Program and Fields of Color are envisioned as temporary improvements designed to have an immediate, positive impact on sites that are expected to transition to development or permanent open space.

Small & Medium Neighborhood Spaces

Prototypes for small and medium lots focus on creating shade and improving stormwater resiliency and they include the Canopy Connector, Rain Garden, and Community / Play space prototypes.

Street / Edges

Prototypes for the neighborhood Street and Edges are focused on planting of new street trees. They include the smaller scale Neighborhood Street Trees, Alleyways, and Oversized Roadway Improvements.

Large Neighborhood Spaces

Prototypes for large vacant lots are designed to take advantage of the unique opportunities for larger programs including the Broadway East Tree Farm and Sports Fields.
FIELDS OF COLOR

Fields of Color are plots planted with seasonal flowers so that there is a spectacle of color throughout the seasons. Fields of Color can be used as a temporary installation on sites intended for future development or future neighborhood park sites. In addition to the beautiful appearance of this prototype, the row crops planted here can reduce storm water run-off and help remove contamination in the soil.

With regenerative farming as our guide, we’ve proposed a system of ‘cover cropping’ to both nourish and improve the soil, and create a dynamic visual impact over three seasons.

"Crop" Rotation

Existing

Proposed
BROADWAY EAST ART PROGRAM

Recent demolition in Broadway East has left hundreds of bare concrete block walls exposed throughout the neighborhood. The Broadway East Art Program, proposes new colorful murals are painted on these facades throughout the neighborhood. Colors can have a powerful positive impact and affect the way a neighborhood feels. The colors shown here take their inspiration from the rich colors of Broadway East. The actual mural designs would be developed in partnership with mural artists and local residents, with the goal of creating community jobs through the repainting campaign.

Example Broadway East Color Palette

Existing Revealed Party Wall

Proposed Condition

Contrasting mural as background for Field of Color
Broadway East has very limited street trees and this has lead to a dangerous ‘heat island effect’ during the hot summer months. The lack of street trees is the result of poor planting practices, lack of maintenance, and other factors. With our prototypes for Neighborhood Streetscapes, trees will be placed in generous tree wells with ample soil volume. With proper care and maintenance, new trees will grow to produce much needed shade for decades to come.

The Neighborhood Streetscapes provide increased soil volume for healthy tree roots as well more area for groundcover planting. Artful patterns of pervious brick paving around the tree allows water to percolate down to the tree roots while providing for easy circulation and shaded seating areas for residents. Planting in the tree wells can vary depending upon local residents desires — from simple planting like lawn to more colorful and biodiverse perennial plants. Both the brickwork and plant maintenance are intended as a job opportunities for local residents.

*Implementation shall only occur if homeowners/resident agrees.*
GREEN ALLEYS

Most of the neighborhood’s existing canopy trees are found along alleys. These trees are often species that are not valued because they are considered invasive; however, they provide shade, clean the air, and habitat for birds. The Greenprint suggests maintaining the existing canopy while providing a phased transition to more desired species of trees.

When houses are demolished, the mature trees are revealed. Often, these trees are “invasive species” like Pawlonia and Allianthus, or Tree of Heaven. The Greenprint proposes that the existing canopy is preserved and that desired species of trees are added to the inner block canopy. As the new trees grow, the existing “invasive” trees can be removed and more desired trees planted in their place.

Existing Condition: most of the neighborhood’s trees are on alleys

Existing Trees along Alleys

Proposed Interplanting with new trees
BLUE ALLEYS

Broadway East falls within the Harris Creek Watershed. Historically, rain fell, nourished plants and seeped into the soil. Excess storm water followed the neighborhood’s rolling hills down to the Creek. Now, because of the water is diverted directly into storm drains, it bypasses trees and plants and moves rapidly toward the Inner Harbor.

Our proposal for Blue Alleys works restore some of the function of the historic seeps and crevices and protects the neighborhood against flooding by slowing the water down. In this prototype, alleys that no longer serve buildings may be removed entirely, where in other areas impervious paving coverage is removed to allow more water to percolate into the ground.
RAIN GARDENS

Working in conjunction with the Blue Alley prototype, Rain Gardens further help to capture and slow down stormwater runoff by diverting water from the alleyways. Trees, groundcover plants, and site furnishings would be developed with the close involvement of local residents and can be designed very simply or as more expressive gardens that also attract birds, butterflies, and other fauna.

Proposed 'Watershed'

Existing Lot

Proposed Rain Garden
CANOPY CONNECTORS

In order to achieve the improved microclimate and health benefits of a 40% tree canopy coverage, a more continuous canopy of trees must be planted now. On medium size vacant lots that are envisioned to be permanent green spaces, Canopy Connectors offer an inviting, shady place for residents where trees can thrive. Canopy Connectors are intended to be designed in partnership with local residents and can be built out complete with walking paths, furnishings, benches, and a range of groundcover plantings according to the desire of neighboring residents.

Existing Lots - at least 3 parcels

Canopy Connector - Year 1

Proposed Canopy Connector - Year 12
COMMUNITY + PLAY SPACES

Community & Play Spaces are intended to be designed alongside the other prototypes. For example, a community-managed open space, like Milton-Preston Peace Park, can be sited on a Rain Garden site. Or, a group of neighbors can suggest that an Adventure Play area be included on a Canopy Connector site. Community & Play areas should be integrated with and benefit from the shade and vibrant landscapes proposed in the other prototypes.
BROADWAY EAST TREE FARM

The Broadway East Tree Farm is envisioned as a Community-Owned cooperative that grows trees in above-ground pots (Airpots), which are then purchased to be planted in sites within Broadway East and greater Baltimore. The Farm could also grow perennial plants for the home gardener, or for the Rain Gardens, Canopy Connector gardens, or Tree Well gardens.

The Broadway East Tree Farm will have areas of public access, like paths through a park. Most trees will be grown above ground, but to indicate where the public paths are, there will be permanent trees planted. The example below is of a public park tree farm in Mexico City.

Project Example, Viveros de Coyoacan, Mexico City

Existing Large Vacant Lots

Tree Farm Concept
QUESTIONS FOR YOU:

1) What types of community spaces do you want the most?

2) Would you be interested in caring for a community space? Care includes doing the physical work of tending a landscape, or just keeping a watchful eye.

3) What excites you about the designs presented in this pamphlet?

4) Do you have any concerns about the designs presented in this pamphlet?

5) What are we missing?