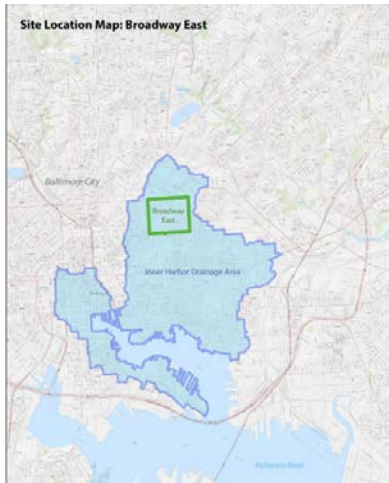




# GREEN STREETS | GREEN JOBS | GREEN TOWNS INITIATIVE

The Green Streets, Green Jobs, Green Towns Partnership (G3) aims to stimulate the green jobs market and enable families to work where they live and play. Small to mid-sized communities can boost their local economies and protect water resources through the use of watershed planning, design and construction of stormwater best management practices.



1 master plan created

45 volunteers engaged

3 workshops with 35 attendees

10 local green jobs supported during construction



## THE 6<sup>TH</sup> BRANCH

Master Plan for the Broadway East Greening Initiative

The Chesapeake Bay Trust awarded The 6th Branch (T6B) a Green Streets, Green Jobs, Green Towns grant to develop a green master plan for Baltimore City's Broadway East community. T6B formed a steering committee composed of leadership from the New Broadway East Community Association, American Communities Trust, and representatives from the Baltimore City Department of Planning and Office of Sustainability to hire a design team.

The design process that followed developed the Broadway East "Greenprint," a unique approach to green master planning in a rising neighborhood challenged by high levels of property vacancy. The Greenprint provides both an overall concept and theme for neighborhood-wide greening as well as a modular approach to improving prototypes reflective of the types of vacant spaces and streetscapes found in Broadway East. The Greenprint also offers a layered approach to improving the neighborhood. Unlike most master plans that offer the 100% solution to be built (when rarely 100%

of funding is available), the Greenprint presents improvements in phases based on how quickly and with what resources are available for each layer of implementation. Overall, T6B succeeded in creating a beautiful green plan for the neighborhood, a framework to replicate this type of planning process, and implementation-ready concept designs for real projects which are already underway in Broadway East.



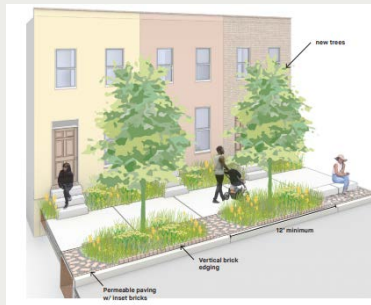
Photo 2. City-owned vacant lots covered in litter along the 3800 block of N. Broadway.



Figure 2. Vacancy map, showing 468 city-owned vacant lots (11.8 acres) within the Broadway East neighborhood.

## PROJECT ELEMENTS

- **Green Street** – Green Streets minimize the impact on the surrounding area through a natural system approach that incorporates a variety of water quality, energy-efficiency, and other environmental best practices.
- **Tree Planting** – Native trees and shrubs require less maintenance and absorb rainwater, hold soils in place, and provide food and habitat for birds, pollinators, and other wildlife.
- **Engagement of Local Community** – This project is engaged 30 volunteers from the local community to assist in the completion of the project.
- **Green Jobs and Engagement of local businesses**– Local survey, and engineering firms, and suppliers were used to complete the project, supporting local jobs.



## SUSTAINABILITY & GROWTH

The results of the Greenprint are already being used by the Broadway East community in two ways. First, the Greenprint draft documents have already been used to successfully raise new funds and gather new partners for priority projects in the Broadway East neighborhood. This work includes continuation funding and support for the Montford Avenue Corridor with an additional Green Streets, Green Jobs, Green Towns grant, funding for the Crystal and Register improvement program by Johns Hopkins Neighborhood Fund, and concept design work for a series of triangular shaped green spaces along N. Gay. Second, the process of developing the Greenprint created an important partnership among the Steering Committee members and raised the profile and capacity of the New Broadway East Community Association.

While the designs of the Greenprint focus specifically on Broadway East, the design prototypes offer useful typologies that can be used in any number of similarly situated urban environments in Baltimore City. Furthermore, the process of identifying series of potential projects across a neighborhood, based on the sophistication and funding required to implement them, will be adapted in other neighborhoods where T6B serves. The New Broadway East Community Association, T6B, and the other partners will continue to reference and use the Greenprint to implement projects conceived under it.

The Greenprint design process included representatives from the Baltimore Department of Planning and advanced key Baltimore City development priorities in Broadway East, as well as Maryland Project CORE goals to ensure post-demolition planning occurs for recently demolished properties. The implementation goals of Greenprint designs will also further Baltimore City open space goals and improve blocks where vacancy, illegal dumping, and other illegal activities persist due to the high rates of abandoned property.

Year Awarded: 2019

Award Amount: \$37,767

## Neighborhood walkthrough



Project Partners: American Communities Trust (ACT), Baltimore City Department of Planning, Baltimore City Office of Sustainability, Chesapeake Bay Trust, CityScape Engineering, New Broadway East Community Association (NBCEA), The 6<sup>th</sup> Branch, U.S. Environmental Protection Agency, Unknown Studio