



Bernard C. "Jack" Young  
Mayor

# **SOUTH BALTIMORE** **GATEWAY PARTNERSHIP**

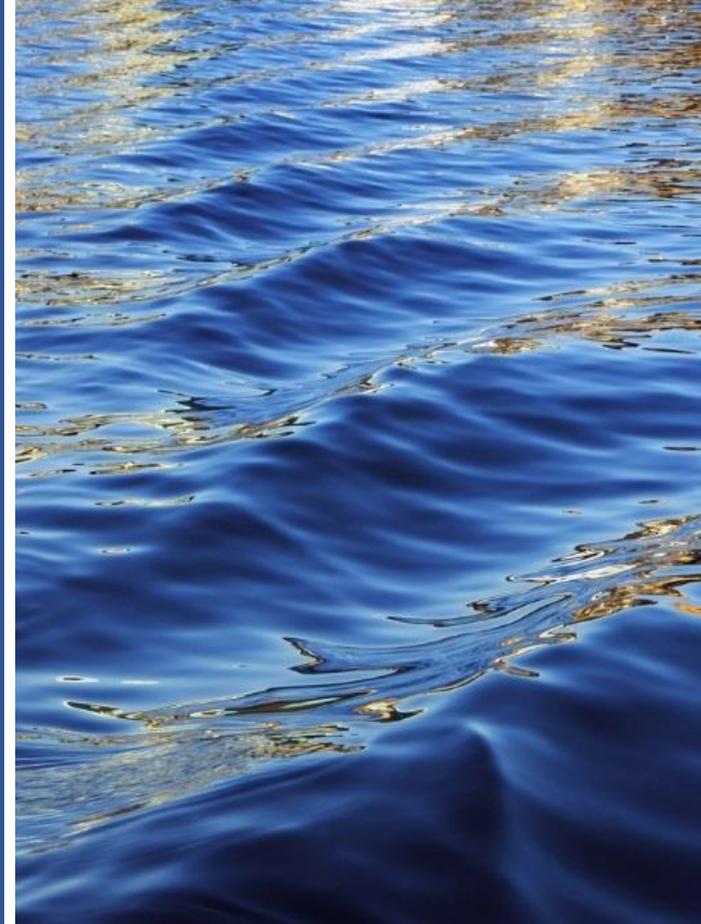


# Middle Branch Restoration

Baltimore's Next Great Waterfront

Presentation to:  
**Coast Smart Council and  
Adaptation and Resiliency Working Group**

April 29, 2020



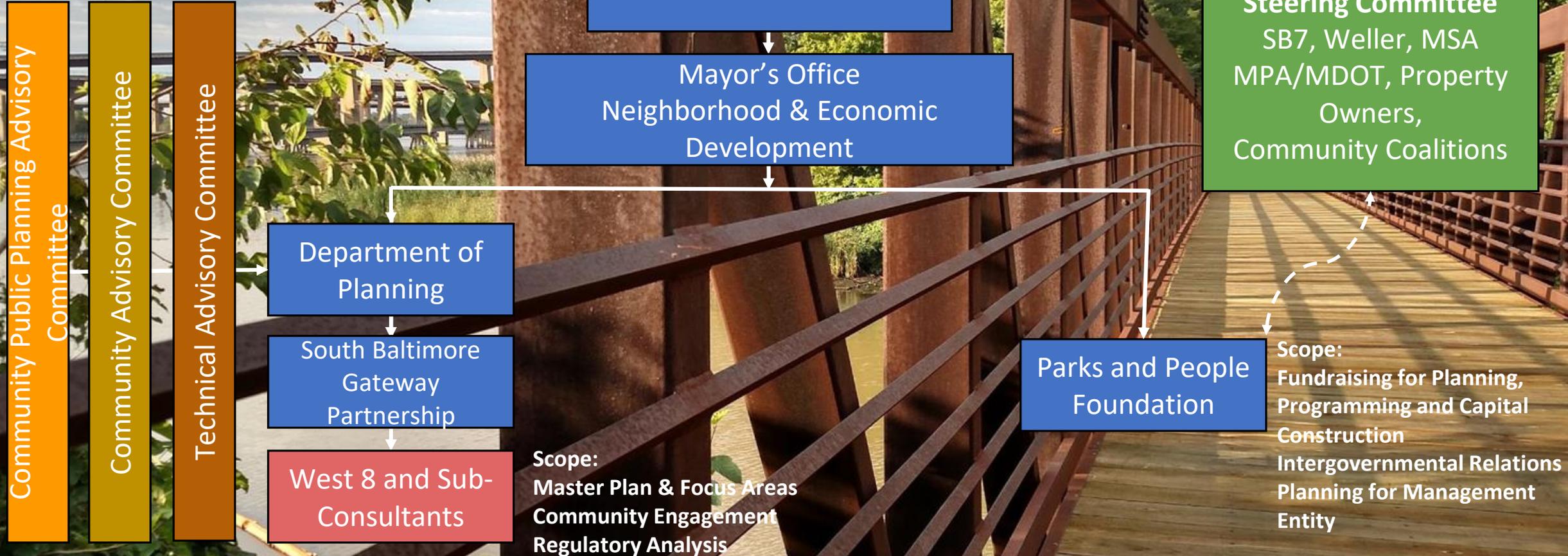
# Our Purpose Today

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- Introduce you to this project **before design begins**
- Communicate our **long-term strategy** and broad vision
- Share **early conceptual drawings** for illustrative purposes
- **Start a conversation** without a specific permitting request
- **Listen** to your comments and concerns
- **Discuss** how to structure the regulatory process:
  - What is the best strategy for **simplifying and coordinating** regulatory review?
  - Can you **share your preliminary questions** with us in writing before we begin the design?
  - How do we incorporate **your input** into the design?
  - How often do you want an **update** as we move forward?

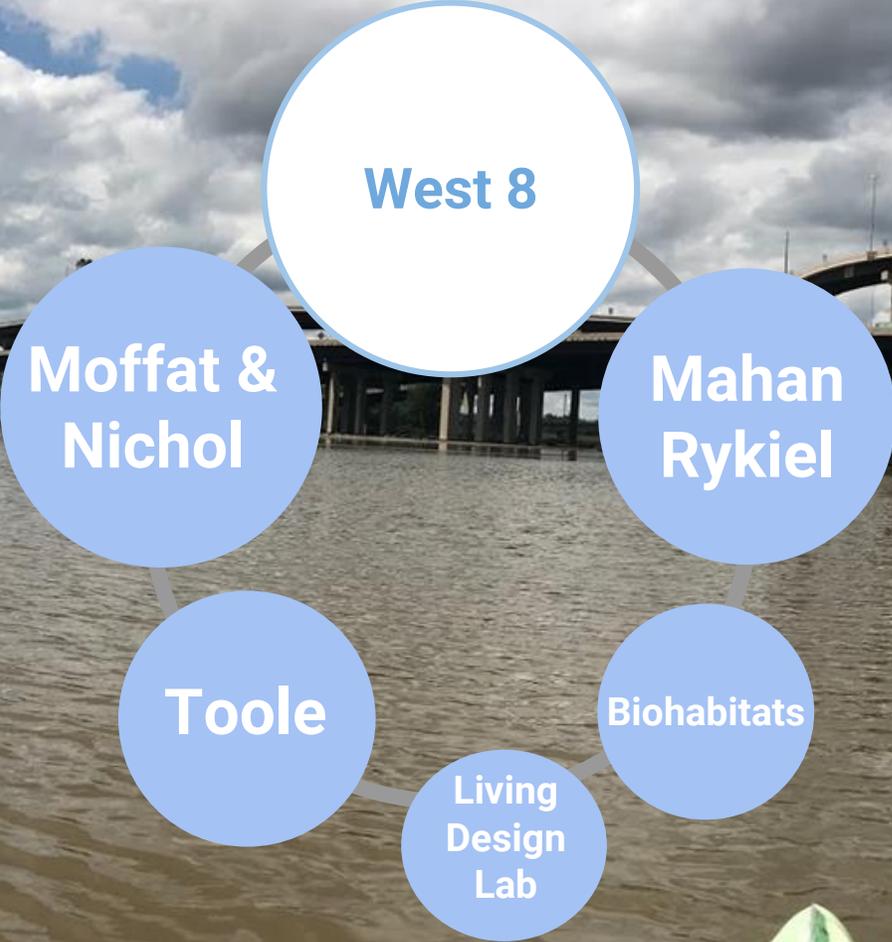


# Project Management Team



# Design Team By Functions

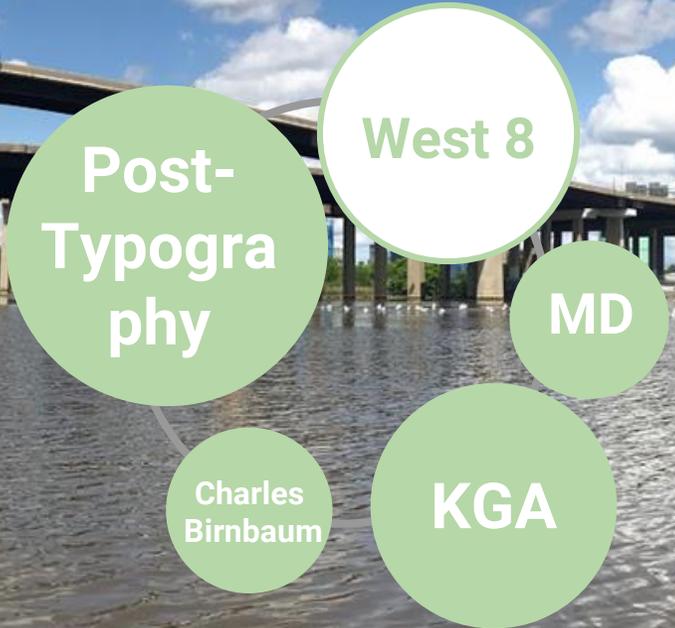
## Design Team



## Community Outreach / Engagement



## Public Relations / Communications



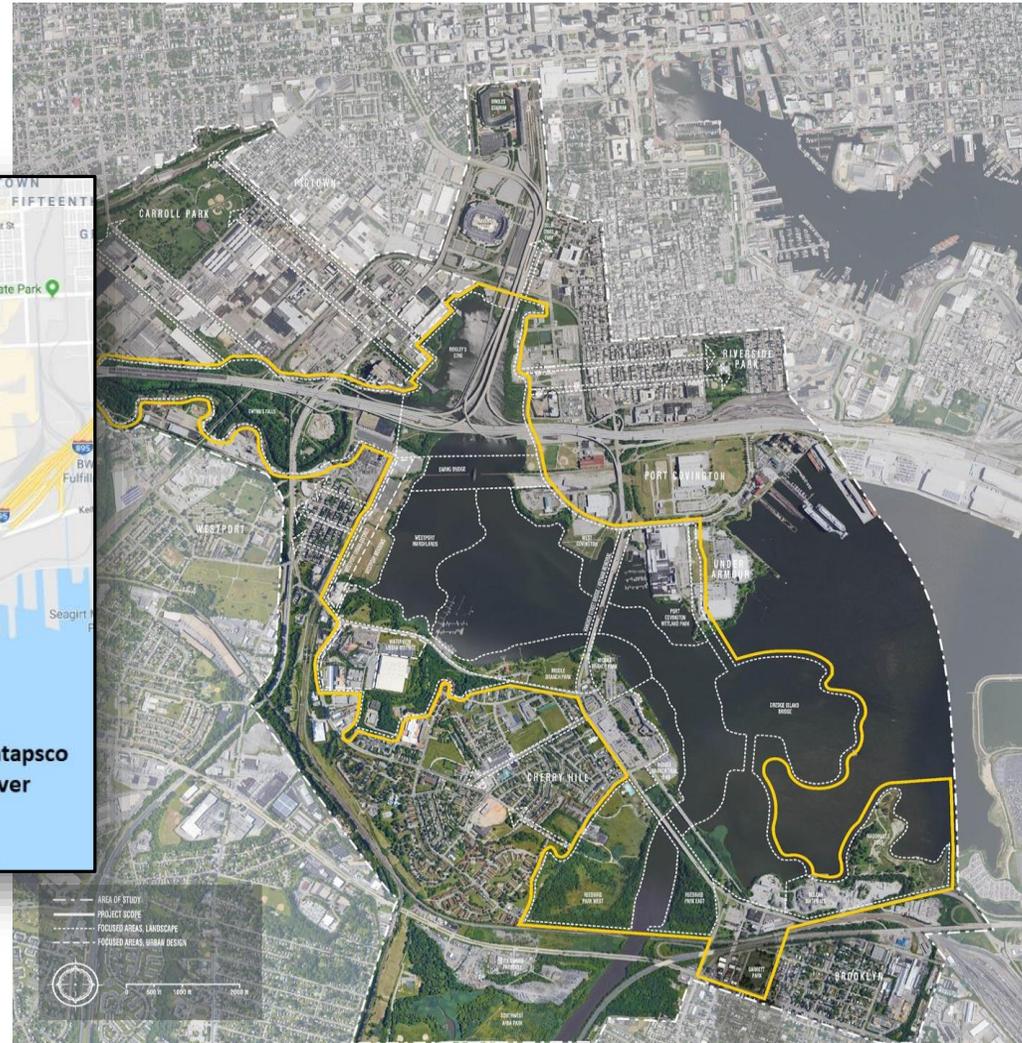
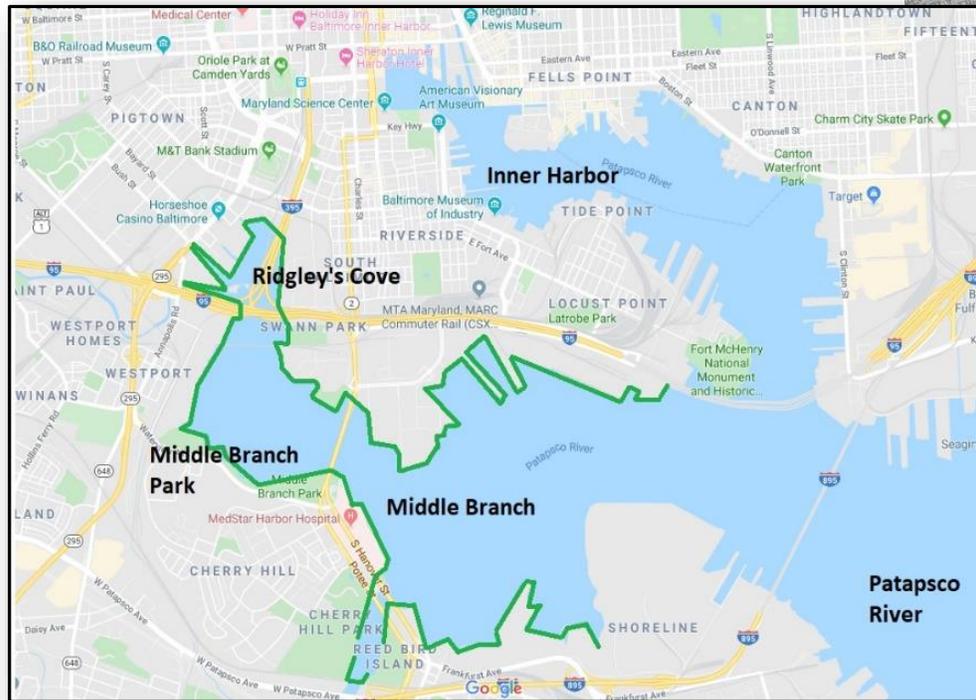
# Project Goals

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- **Reconnect nearby neighborhoods**, expand public access to the 11-mile shoreline and avoid displacement of residents.
- Establish a **world class park district** with **free and affordable recreational, cultural and ecological experiences**.
- **Anchor a regional trail network** reaching into nearby counties.
- Promote community-driven and **inclusive development** that protects and enhances the recreational and ecological assets of the Middle Branch.
- **Restore a healthy environment** by creating major new wetlands, marshlands, islands and strategies to prevent flooding.
- Demonstrate on a large scale the **creative use of dredge material** to improve water quality and create mitigation offsets as a source of innovative financing.



# Master Plan Boundaries: 11 Miles of Shoreline



# Neighborhoods' Front Door

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# A Regional Amenity and Opportunity for Collaboration on Stormwater and Habitat



# The Heart of the Regional Trail Network



# Middle Branch Master Plan

## Phase 1 – Invited Competition April-May 2019

- 11 Firm portfolios reviewed;
- 5 Firms requested to submit team qualifications;
- 3 Teams invited to submit competition proposals;
- 1 Team (West 8) selected for recommendation to City



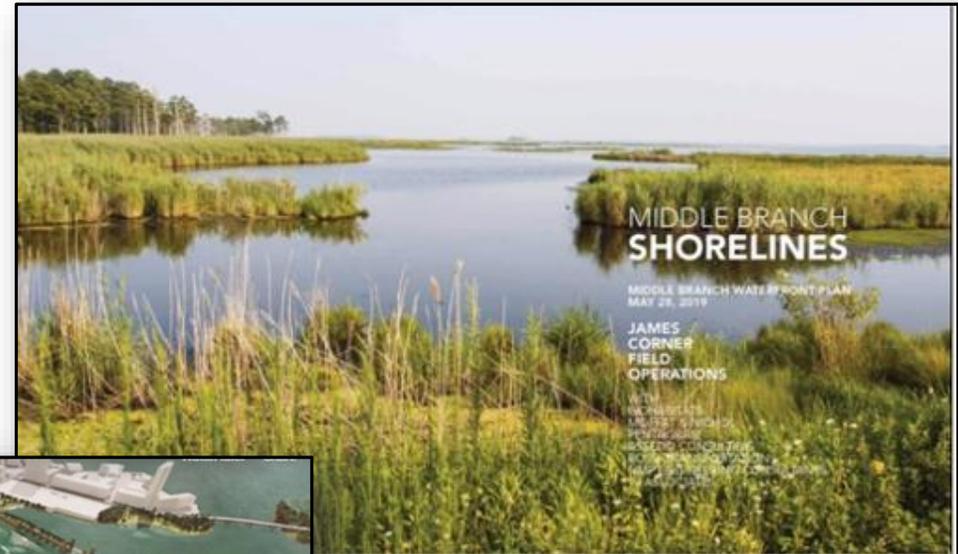
# Process to Date: Intense Public Engagement

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## **TOP 10 PRIORITIES FOR THE MIDDLE BRANCH WATERFRONT**

1. Trash & litter/Water quality improvement
2. Affordable recreation activities, programs and events for all ages
3. Convenient public access to the waterfront from neighborhoods
4. Seamless access around the waterfront for pedestrians and bikers
5. Improved transit infrastructure (multi-modal and regional)
6. Diverse water-based recreation (paddling, fishing and crabbing, etc.)
7. Network of safe, well-lit roadways and sidewalks
8. Affordable neighborhoods (development without displacement)
9. Enhanced and well-maintained natural spaces (trees, habitat areas, public art, etc.)
10. Cultural and historic activities that tell the stories of the neighborhoods on the waterfront and the people who lived there

# Three Juried and Community Reviewed Proposals from World-Class Firms



# Jury Selects West 8

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**ARCHITECT**



**The Architect's Newspaper**

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**What Baltimore's Plan to Redesign 11 Miles of Its Waterfront Means for Existing Communities**



ETHAN MCLEOD AUGUST 29, 2019

**Ecological Revitalization Planned for Baltimore's Waterfront**

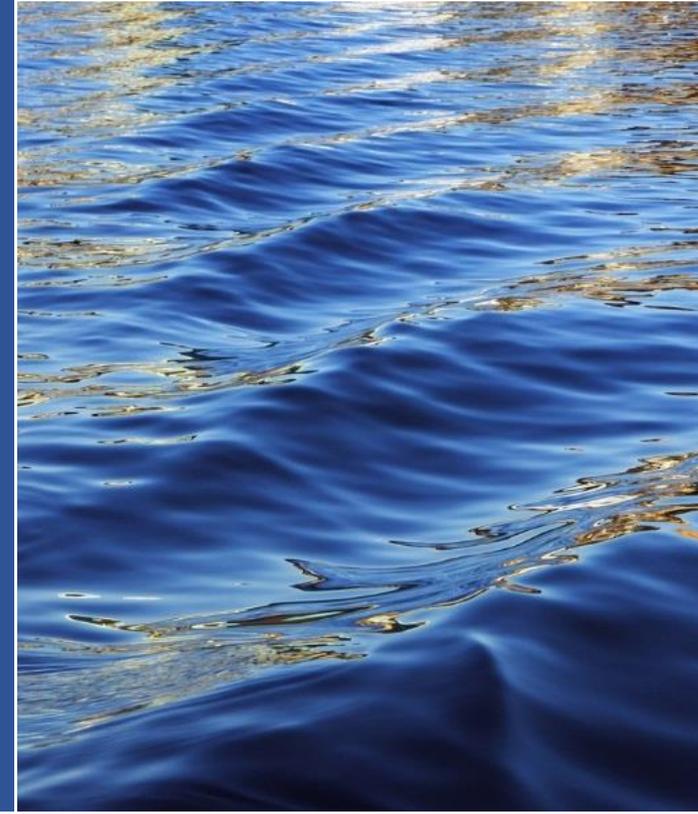
**West 8 Wins Middle Branch Competition to Revitalize Baltimore's Waterfront**

**Transforming the Waterfront into Baltimore's 'Blue Green Heart'**

# Middle Branch Master Plan

## Phase 1 – Vision Plan

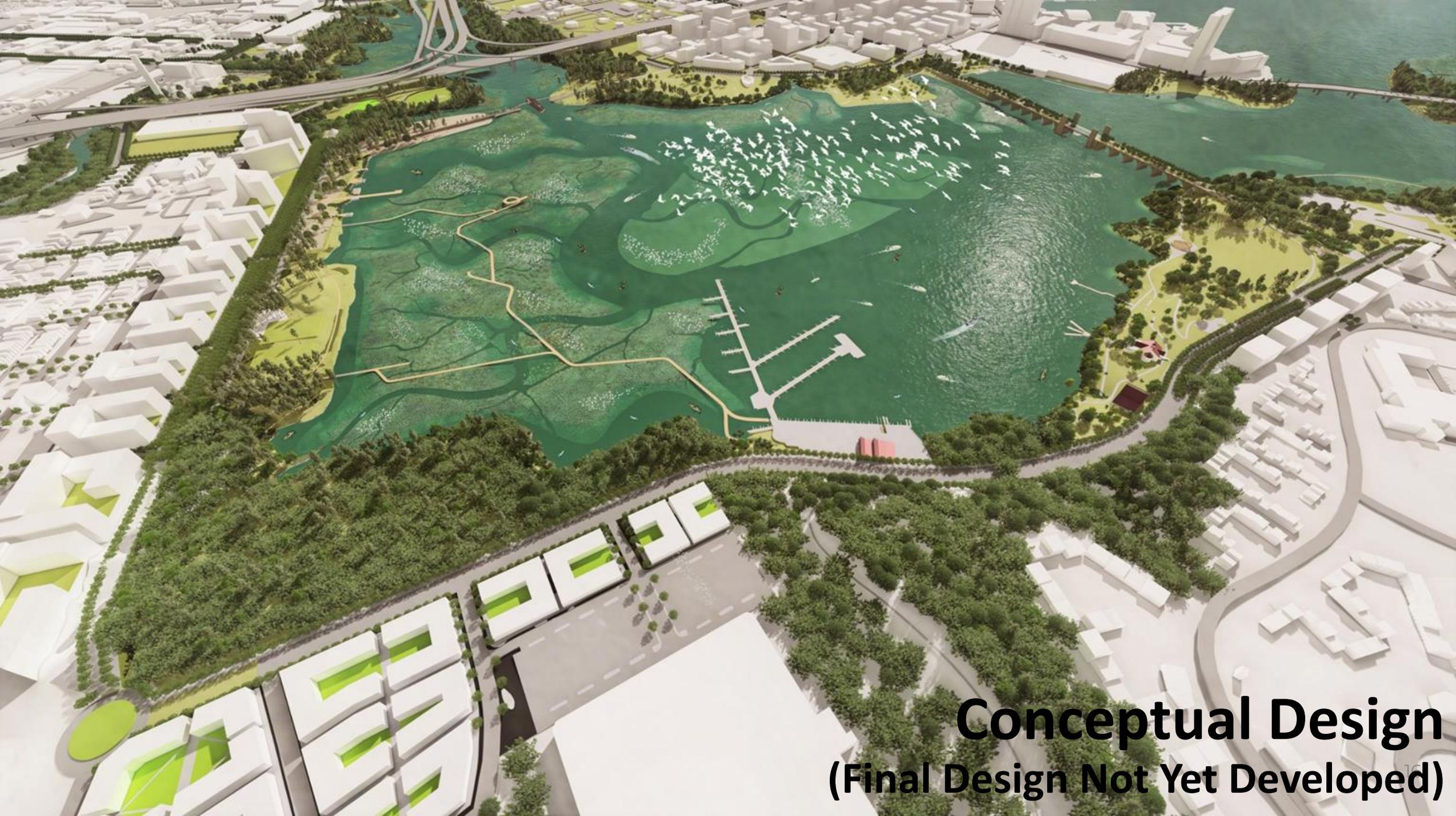
- ✓ Major Themes & Program Elements
- ✓ Opportunities
- ✓ Works in Progress



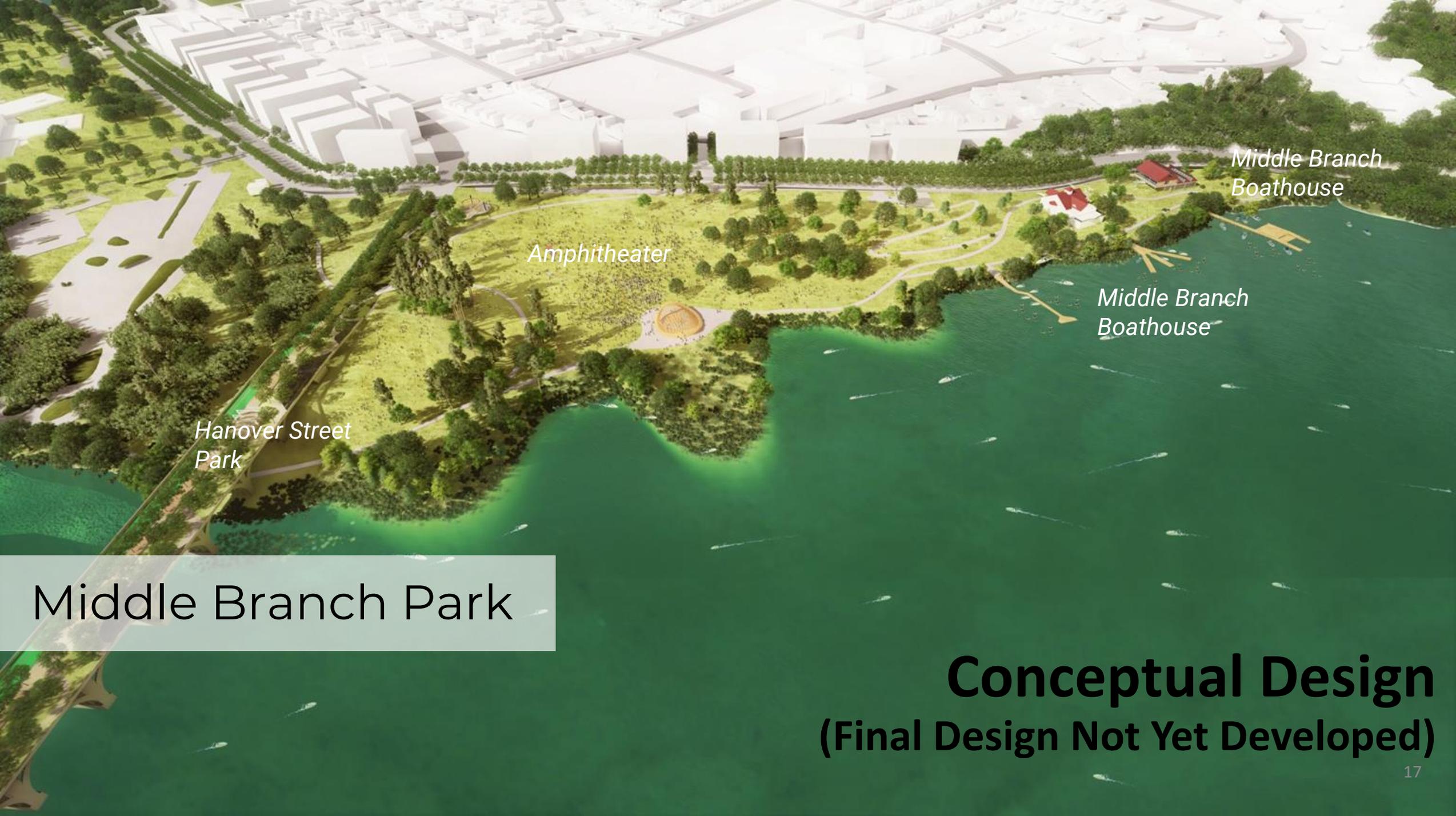
# Conceptual Design

(Final Design Not Yet Developed)





**Conceptual Design**  
**(Final Design Not Yet Developed)**



Middle Branch Boathouse

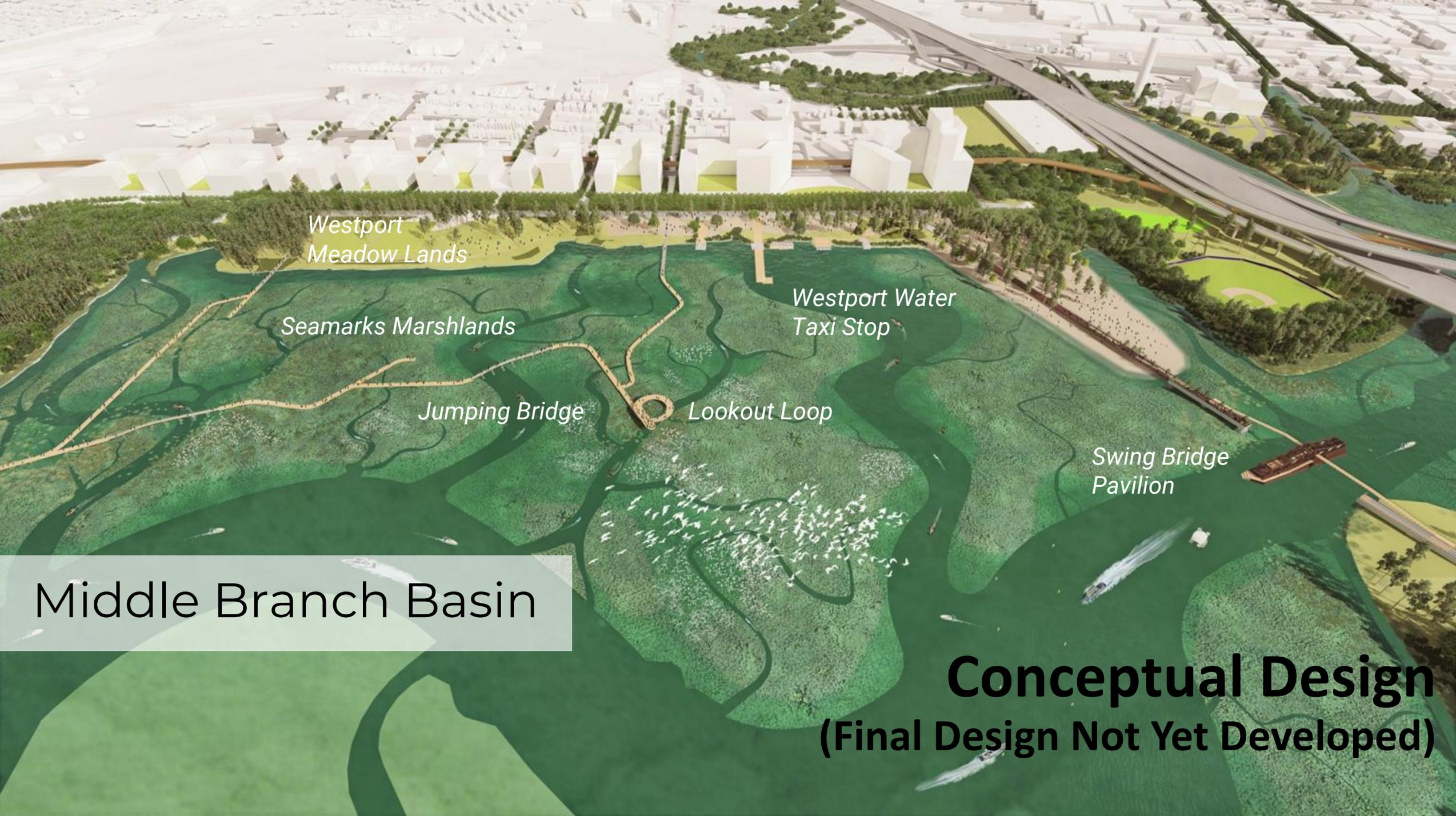
Amphitheater

Middle Branch Boathouse

Hanover Street Park

# Middle Branch Park

**Conceptual Design**  
**(Final Design Not Yet Developed)**



Westport  
Meadow Lands

Seamarks Marshlands

Jumping Bridge

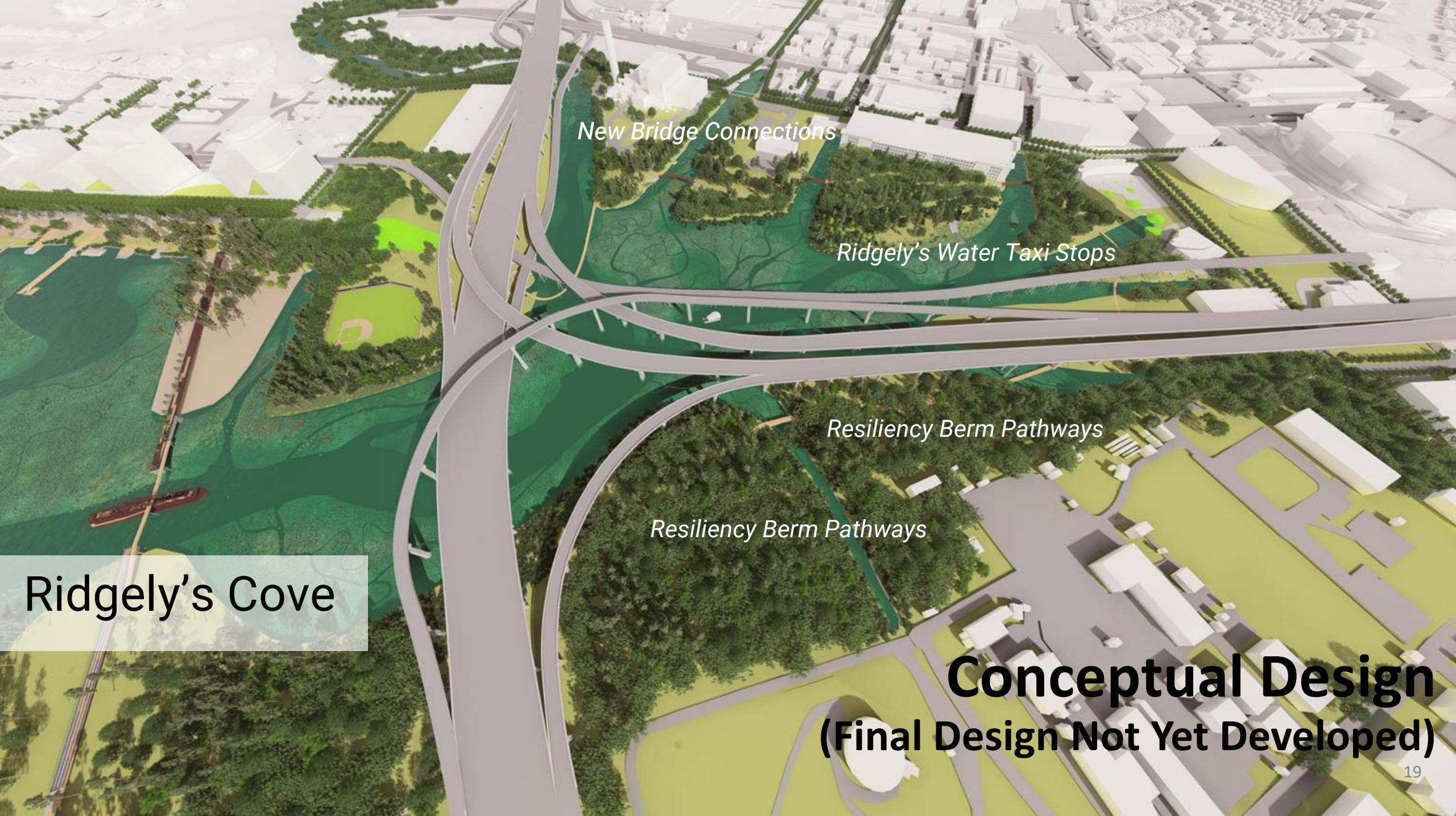
Westport Water  
Taxi Stop

Lookout Loop

Swing Bridge  
Pavilion

Middle Branch Basin

**Conceptual Design**  
**(Final Design Not Yet Developed)**



*New Bridge Connections*

*Ridgely's Water Taxi Stops*

*Resiliency Berm Pathways*

*Resiliency Berm Pathways*

Ridgely's Cove

**Conceptual Design**  
**(Final Design Not Yet Developed)**



**Concept:  
Ridgely's Cove**



# Concept: Middle Branch Park



# Concept: Waterview Avenue

# Potential Project: Crossing the Water

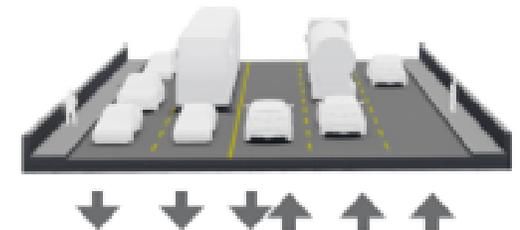
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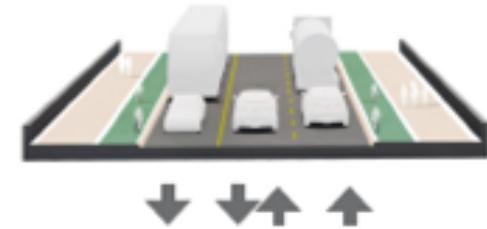
Potential Connection to CSX Swing Bridge



# Long Term Opportunity: Hanover Street Bridge Reimagined and Replaced



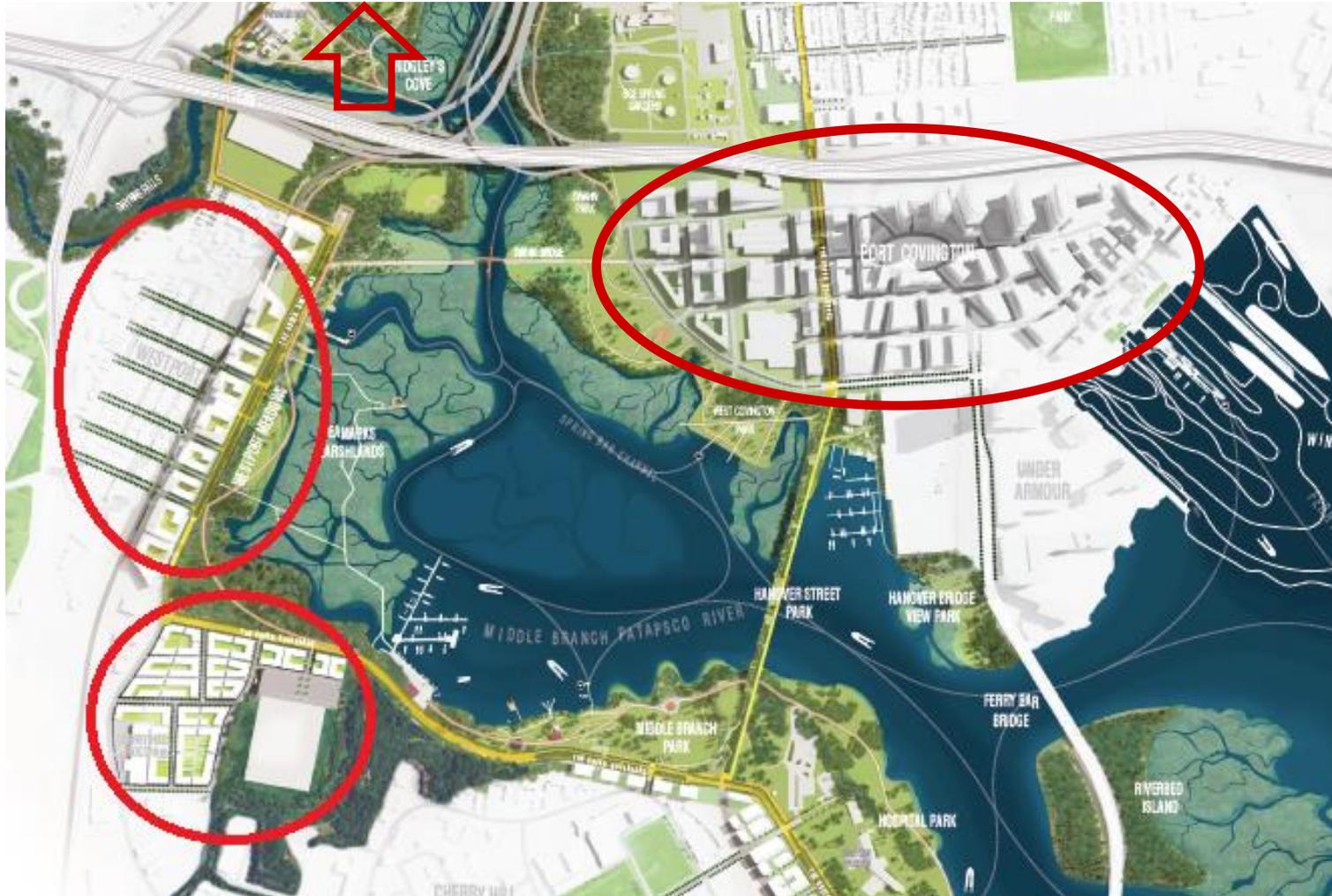
**Today** | Vehicular bridge suffering from structural issues



**Phase 1** | Hanover Bridge after road diet



# Unlocking Development Opportunities



- Westport Waterfront
- Waterview Warehouse
- Port Covington
- Casino Entertainment District

# Beneficial Use of Dredge Material

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Middle Branch could use an estimated **one million** Cubic Yards to create wetlands, marshlands and islands.

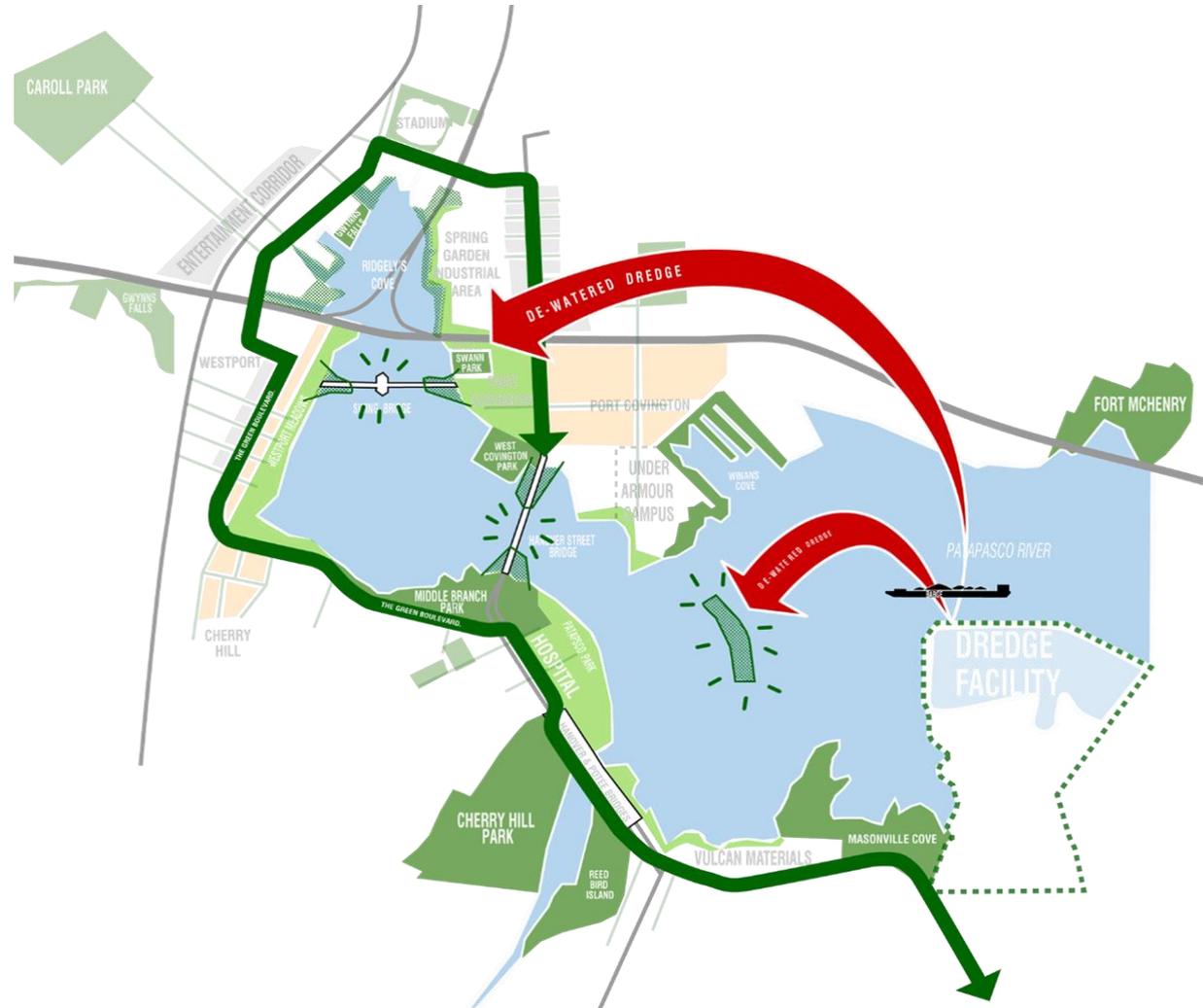
An estimated **4.7 million** Cubic Yards is dredged yearly in the Bay and C&D Channels.



Masonville Material Containment Facility

# Conceptual Approach to Beneficial Use

If allowed, uncontaminated dredge material from private or public sources could be moved hydraulically or transported from DMCFs to create wetlands.



# Works in Progress

\$25 million  
Middle Branch  
Fitness and  
Wellness  
Center – Break  
Ground in  
2020



\$600,000 Trash Wheel—  
Installation Summer  
2020

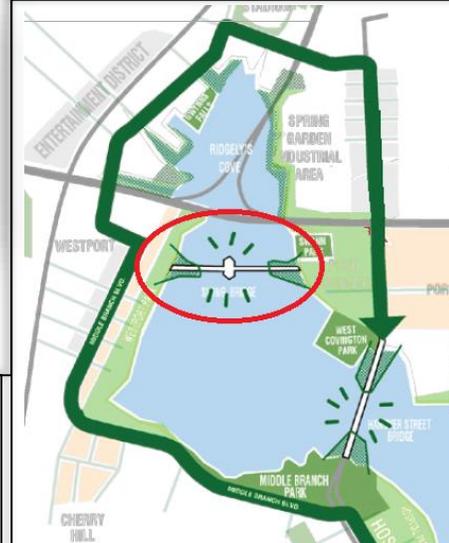
## NEWSROOM

### MedStar Harbor Hospital Secures Grant for Bike and Pedestrian Path

Path is Part of Larger Revitalization Effort for the Middle Branch Waterfront

\$500,000 Grant to Design trail linking BWI and Gwynns Falls Trail.

Ongoing: Baltimore Office of Sustainability & National Aquarium Collaborate on Environmental Education /Green Schools Programming in Project Area



Funds committed (\$350,000) to start feasibility/design study of pedestrian bridge crossing between Westport & Port Covington



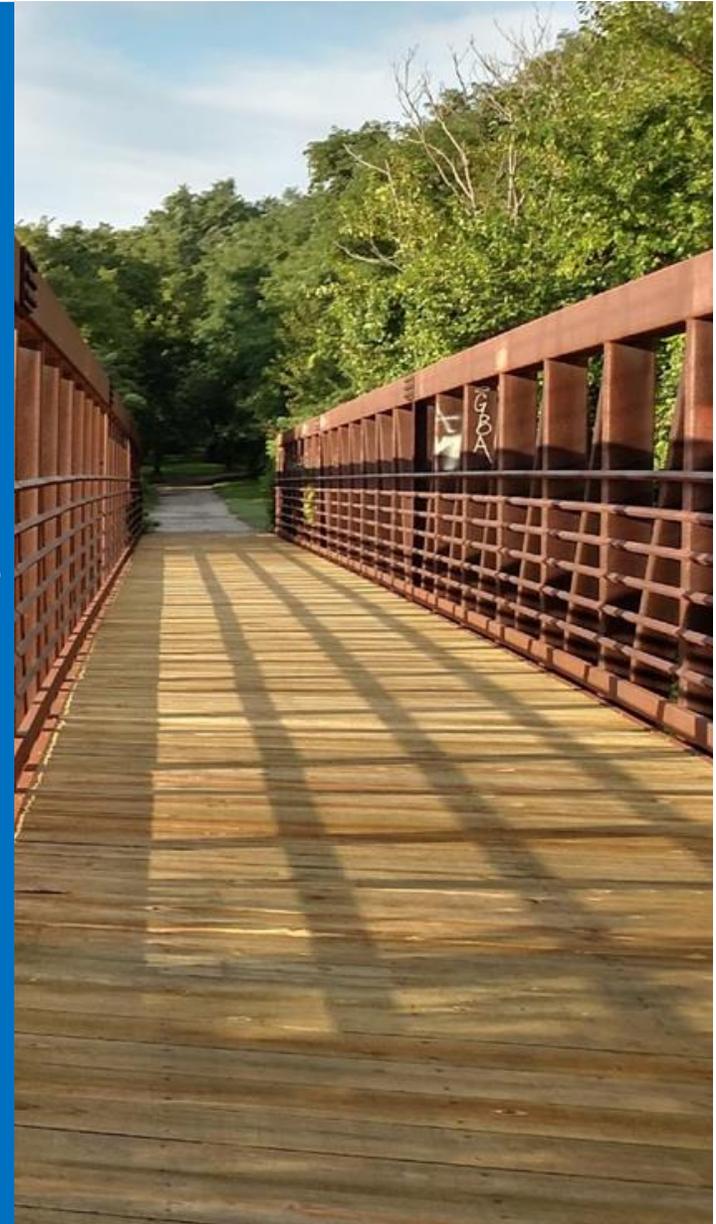
# Current Phasing

## Phase 2 – 2020-21:

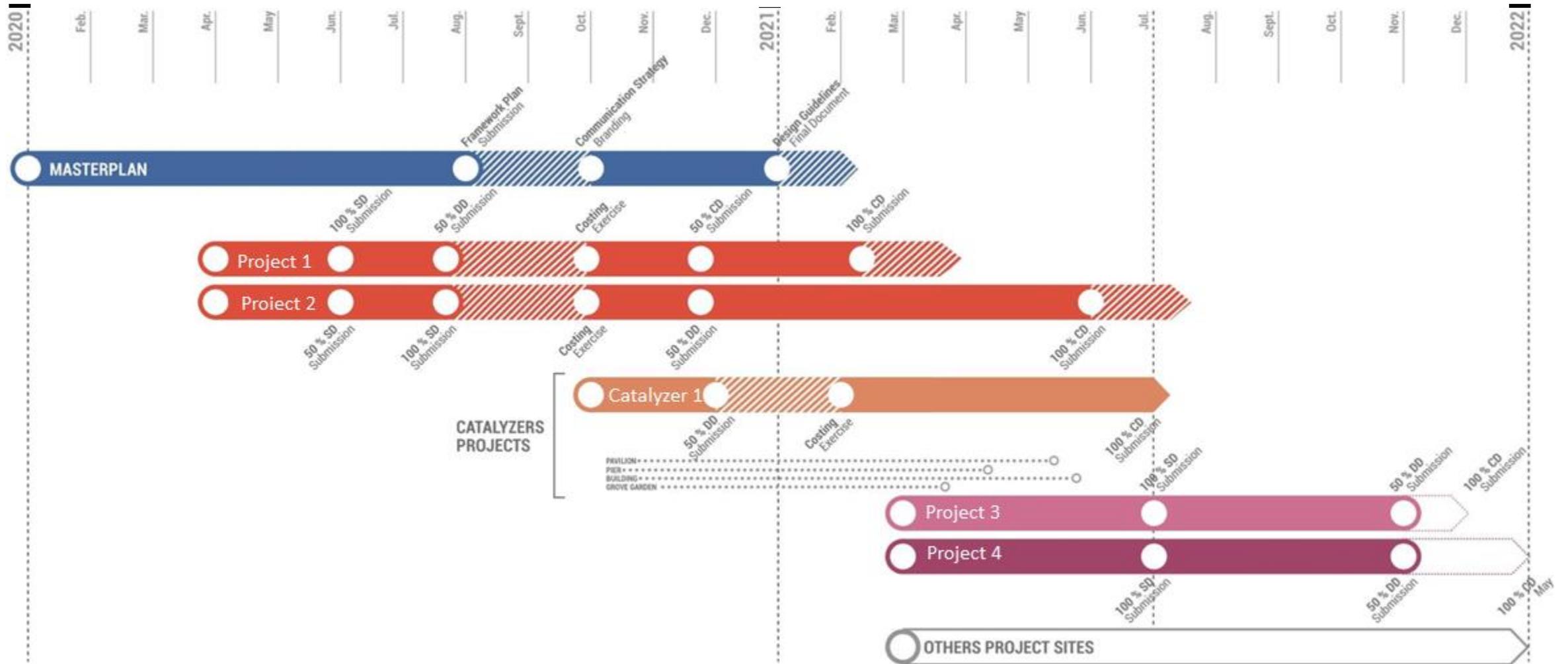
- ✓ Schematic Design & Feasibility Analysis for 11 miles of shoreline
- ✓ Urban Design/Planning connections to surrounding neighborhoods
- ✓ 100% Design/CD's for first-round "Priority Project(s)"

## Phase 3 – 2021-Ongoing

- ✓ Design documents, programming, construction



# Project Schedule



# State and Federal Agency Meetings to Date

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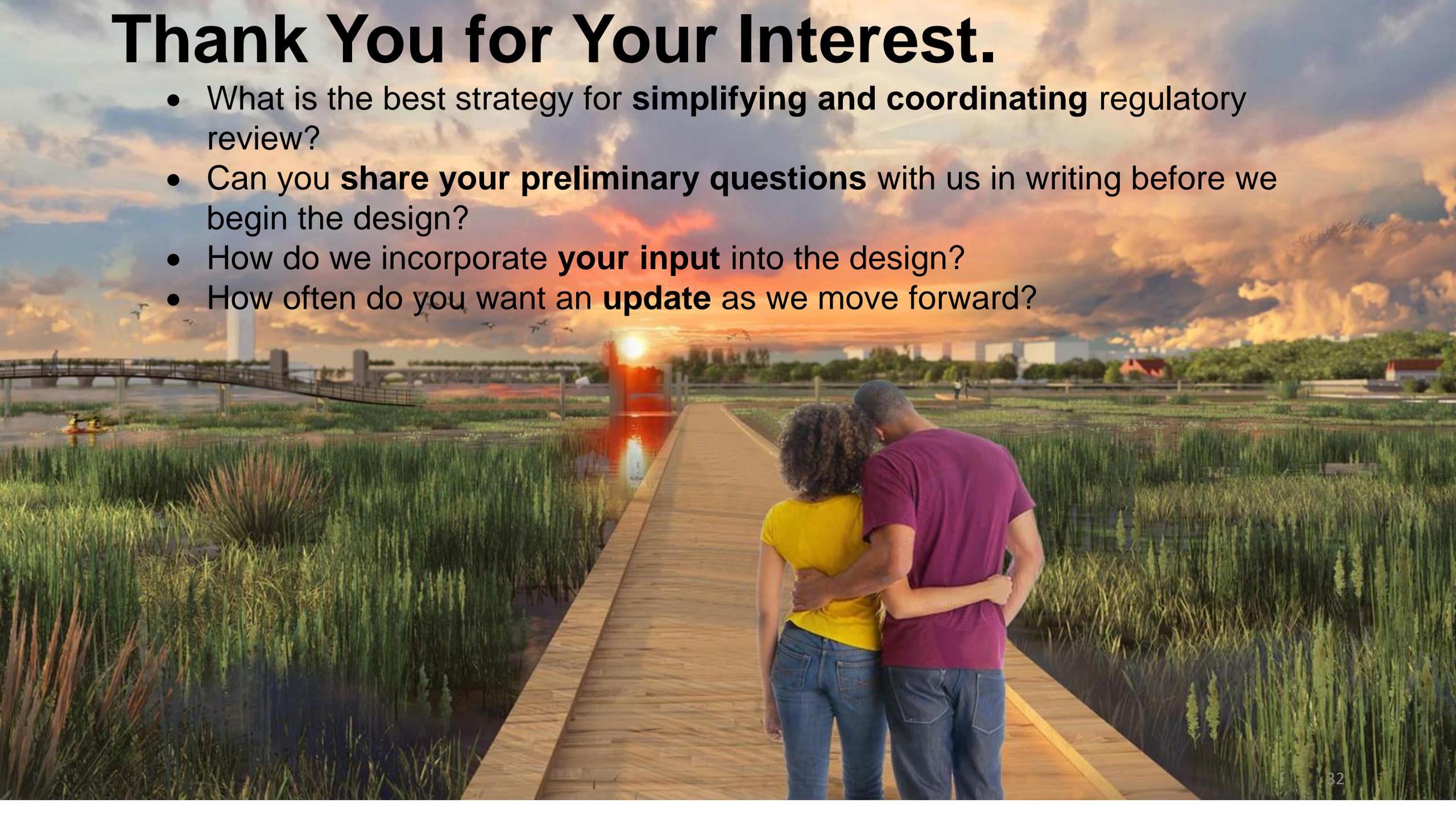
- Maryland Department of Natural Resources
- Maryland Port Administration
- Maryland Department of Transportation
- Governor's Office (Lt. Governor Boyd Rutherford)
- Maryland Department of the Environment
- Maryland Department of Commerce
- Maryland Department of Housing and Community Development
- Army Corps of Engineering – Baltimore District

Also...

- Baltimore County Sustainability, Parks, Environment, Transportation (Trails)
- Del. Maggie McIntosh
- Maryland 46<sup>th</sup> Delegation

# Thank You for Your Interest.

- What is the best strategy for **simplifying and coordinating** regulatory review?
- Can you **share your preliminary questions** with us in writing before we begin the design?
- How do we incorporate **your input** into the design?
- How often do you want an **update** as we move forward?





## Contacts:

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