

South Baltimore Development:

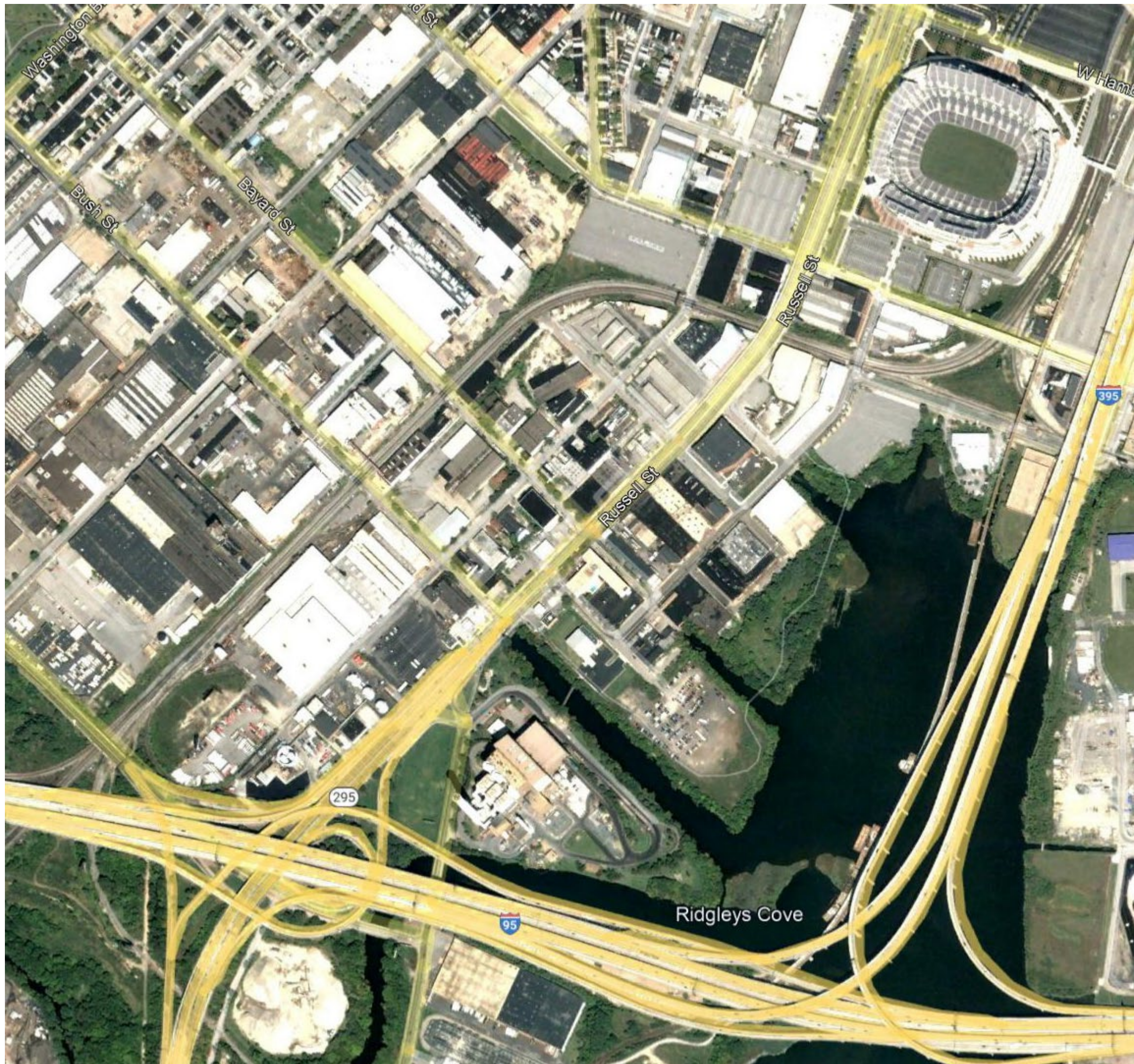
Reimagine Middle Branch
Entertainment District
Westport



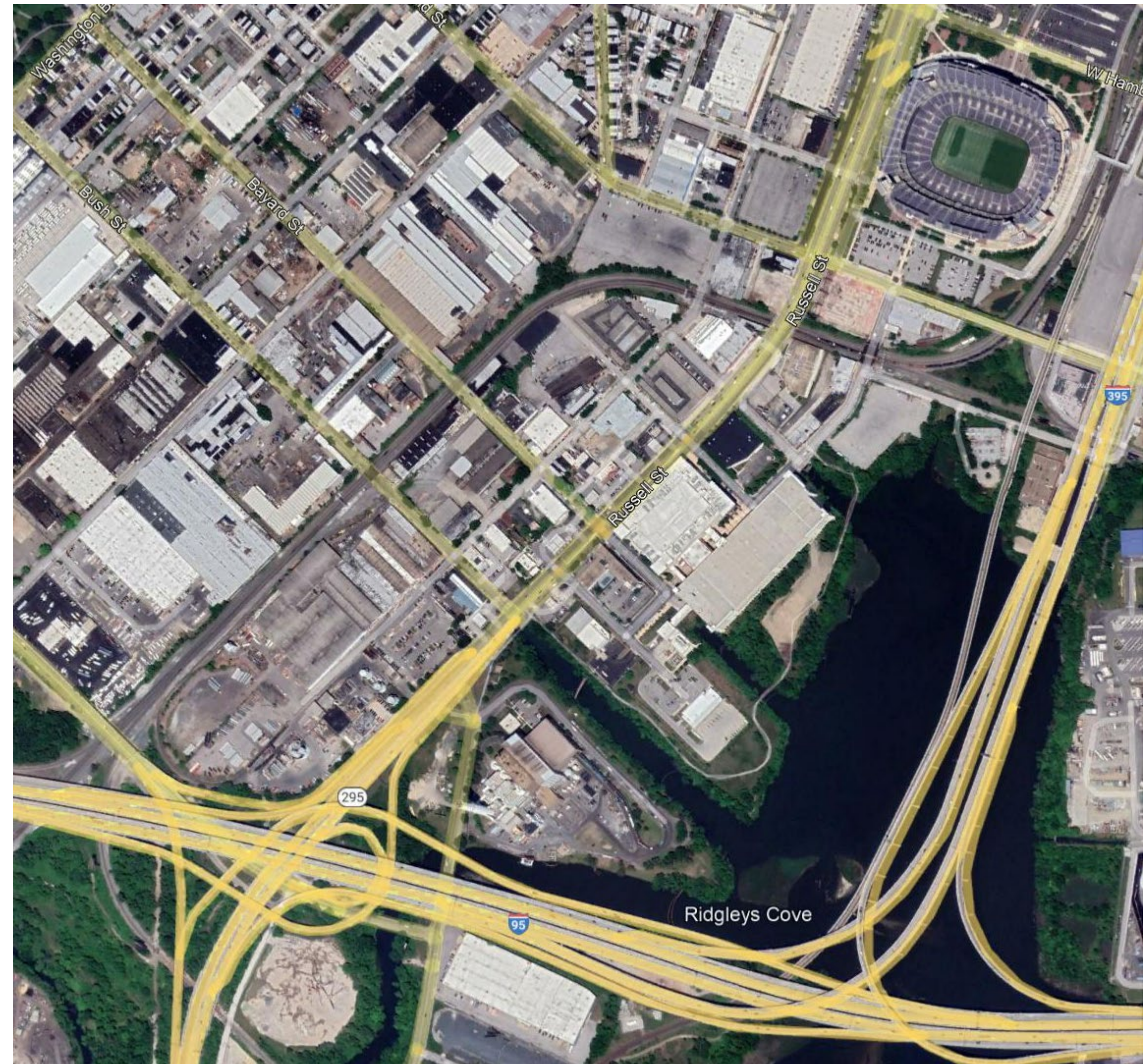
ULI NEXT

Panelists:

- Kimberly Clark..... City of Baltimore Development Corporation
- Brad Rogers..... South Baltimore Gateway Partnership
- Linda Lo Casio..... LLC Consulting Group
- Ray Jackson..... Stonewall Capital



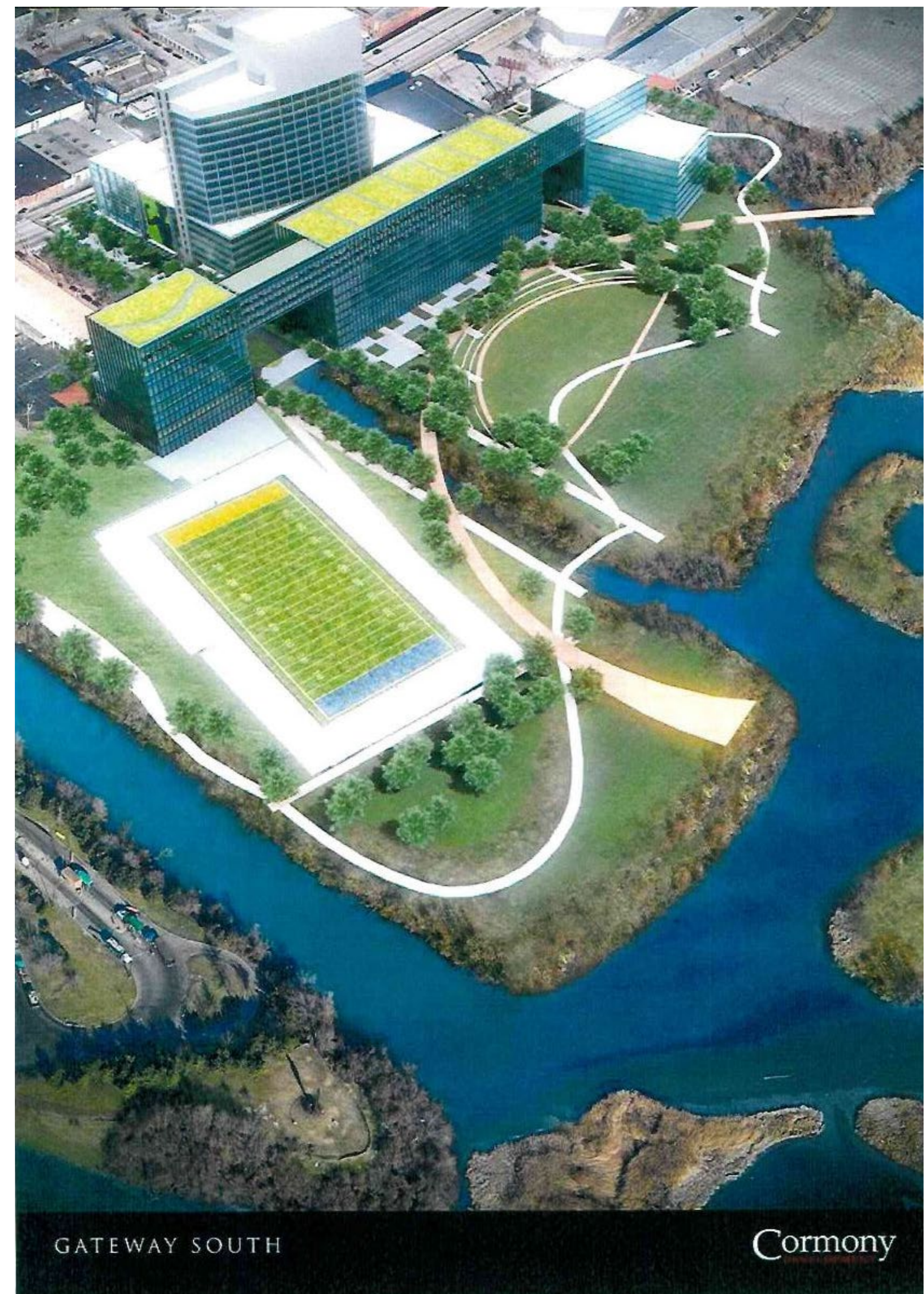
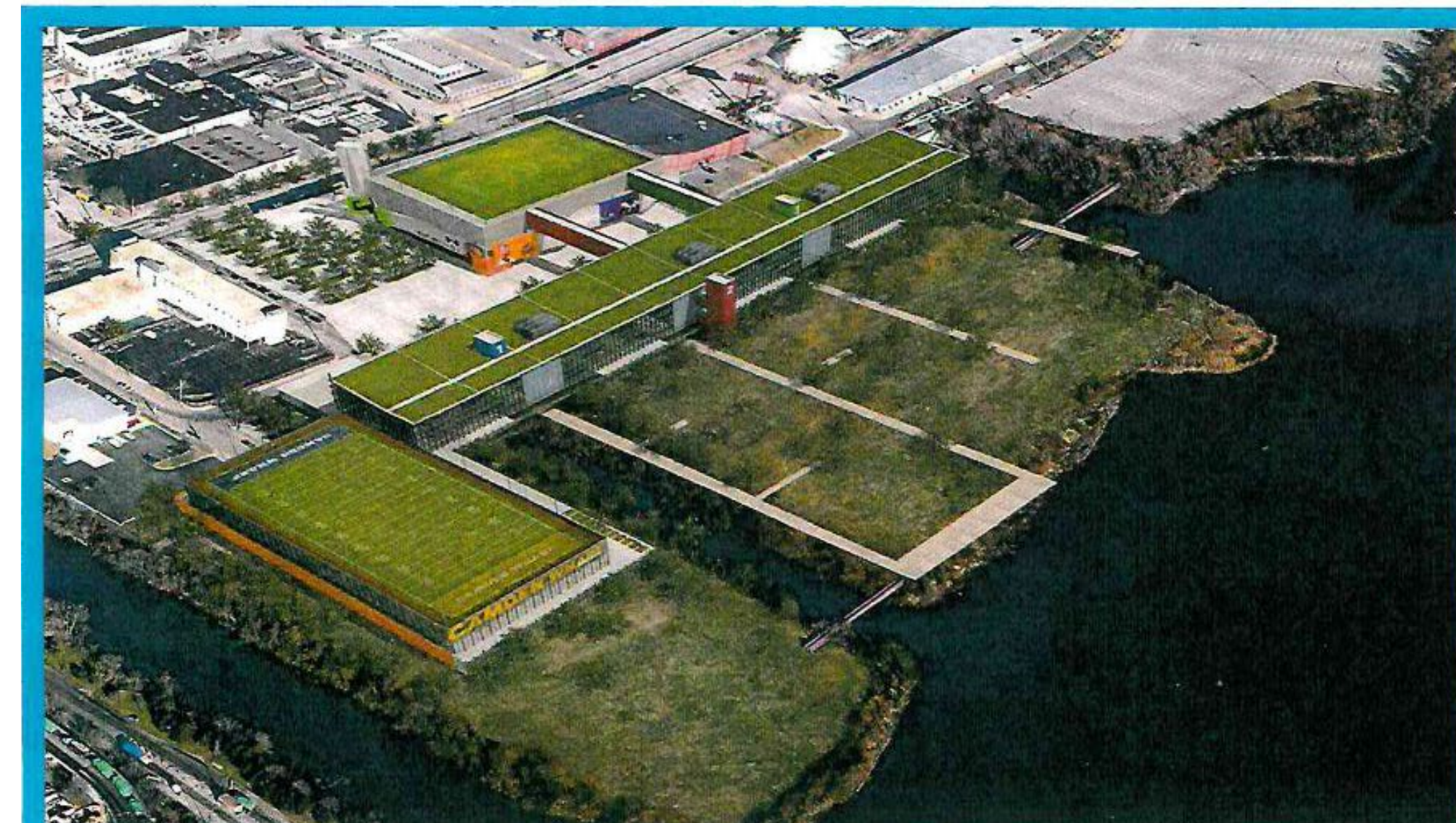
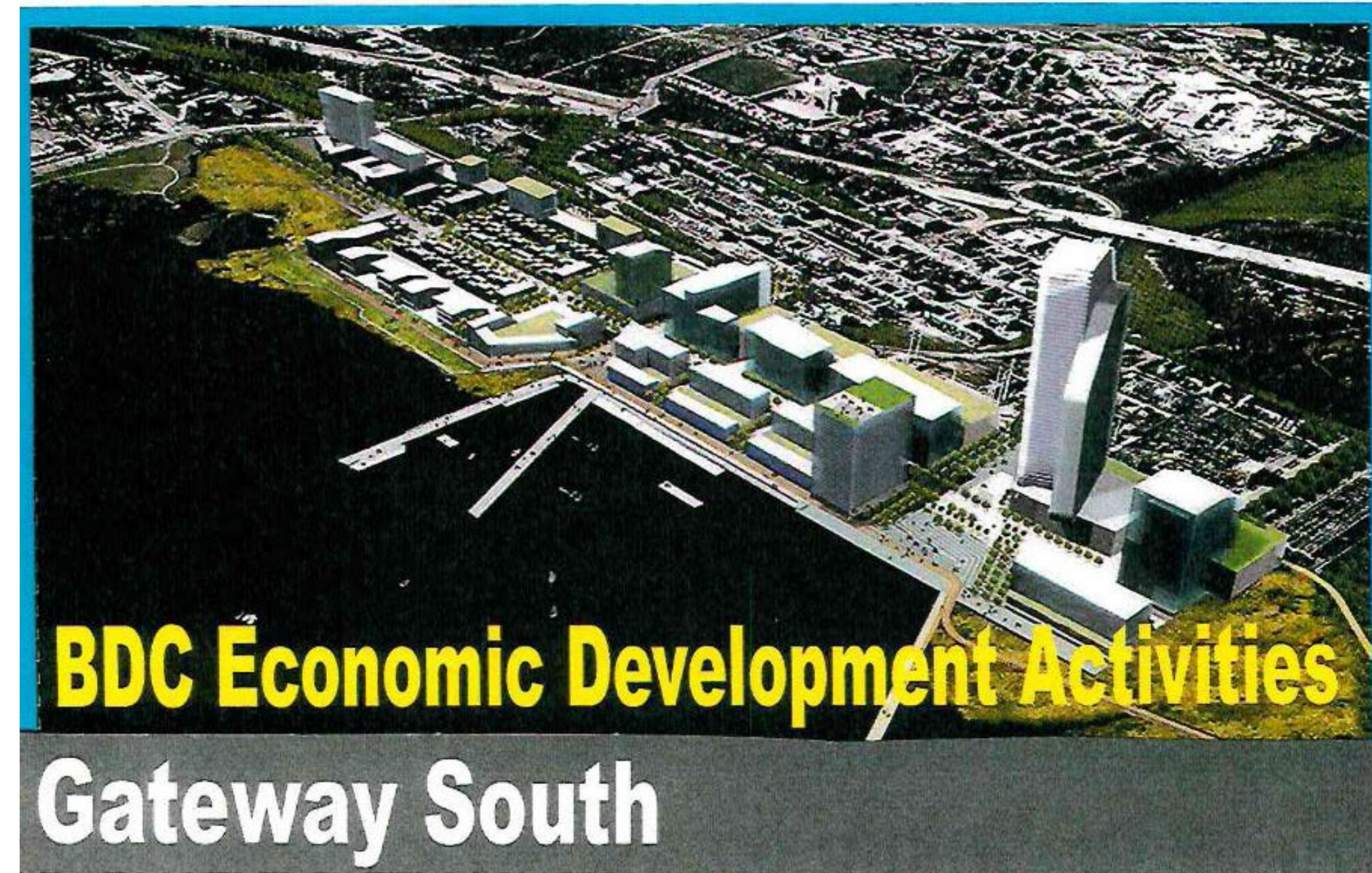
Aerial - October 2002

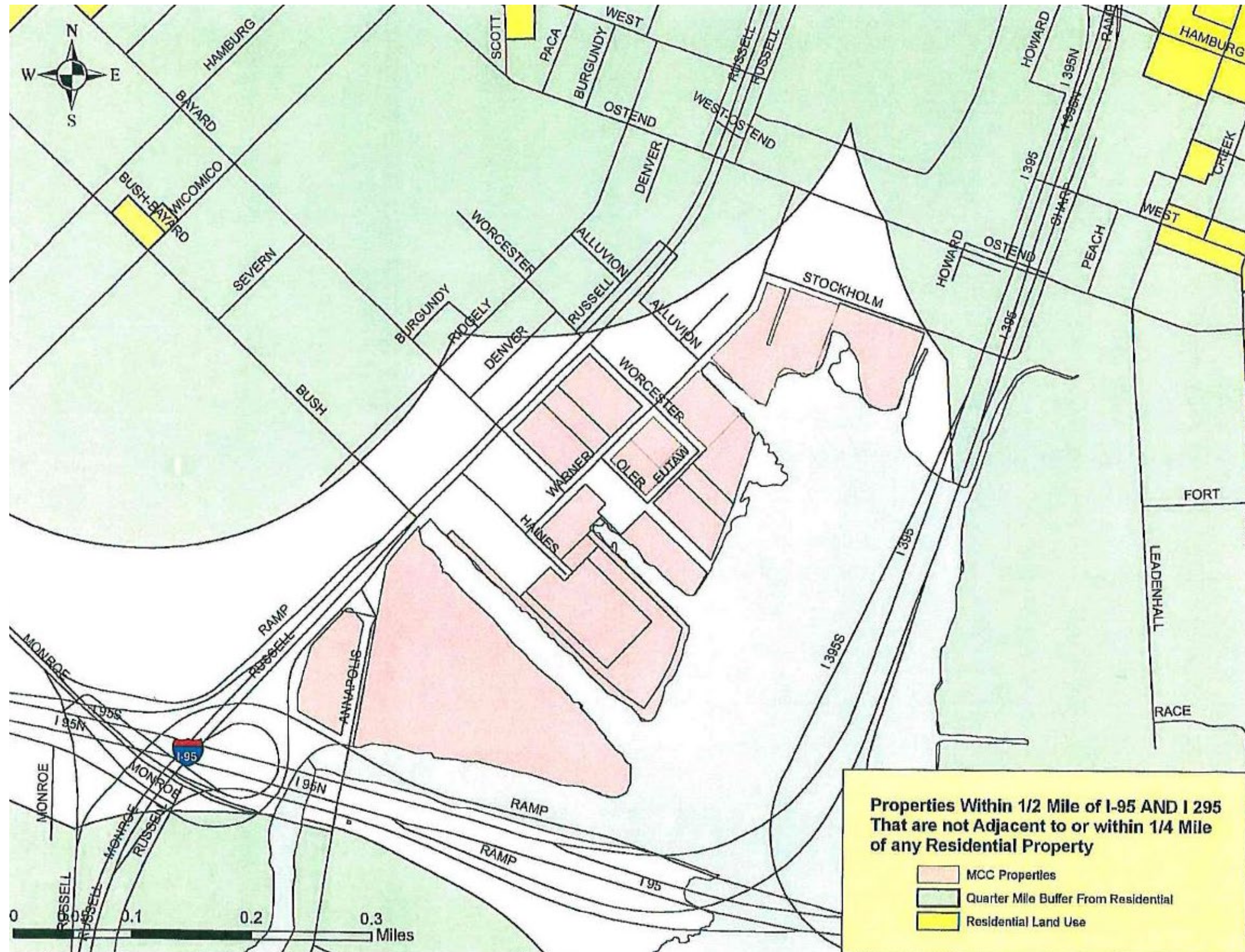


Aerial – May 2021



Westport







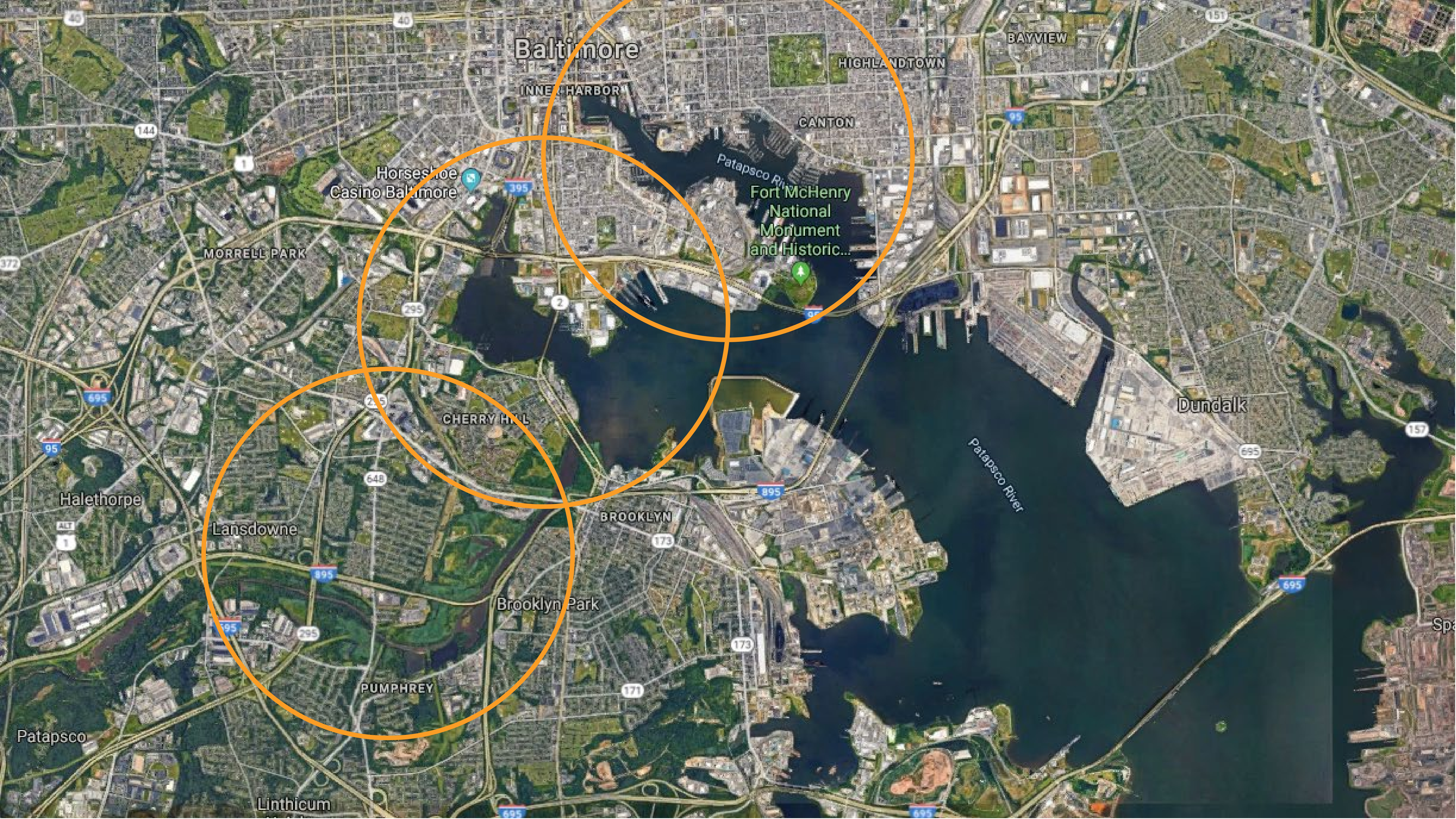
REIMAGINE MIDDLE BRANCH

Parks, projects & programs to
connect communities in South
Baltimore



Brandon M. Scott
Mayor





Baltimore

INNER HARBOR

HIGHLANDTOWN

BAYVIEW

CANTON

Horseshoe
Casino Baltimore

Fort McHenry
National
Monument
and Historic...

MORRELL PARK

Dundalk

CHERRY HILL

Halethorpe

Lansdowne

BROOKLYN

Brooklyn Park

PUMPHREY

Patapsco

Linthicum











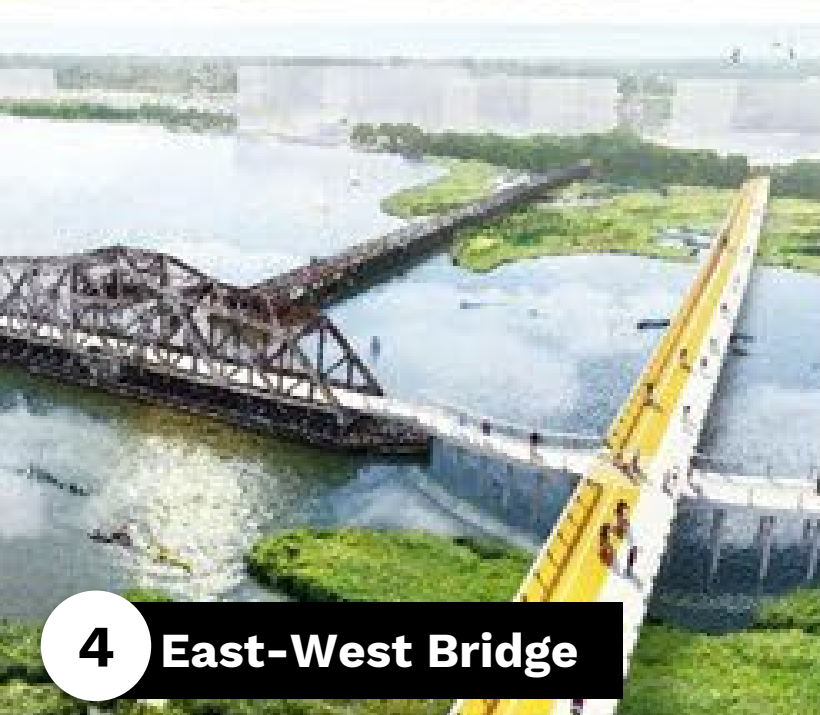
1 Underpass Park



2 Ridgely's Cove Boardwalk



3 Swann Park



4 East-West Bridge



5 Black Sox Park



6 Smith Cove



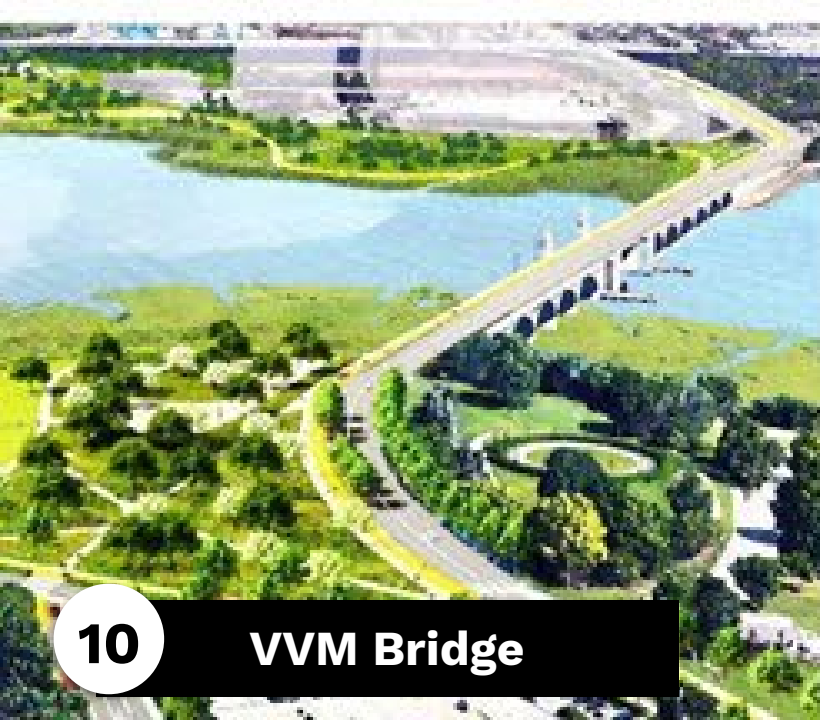
7 Boathouse and Beach



8 Event Pavilion



9 Hilltop Playground



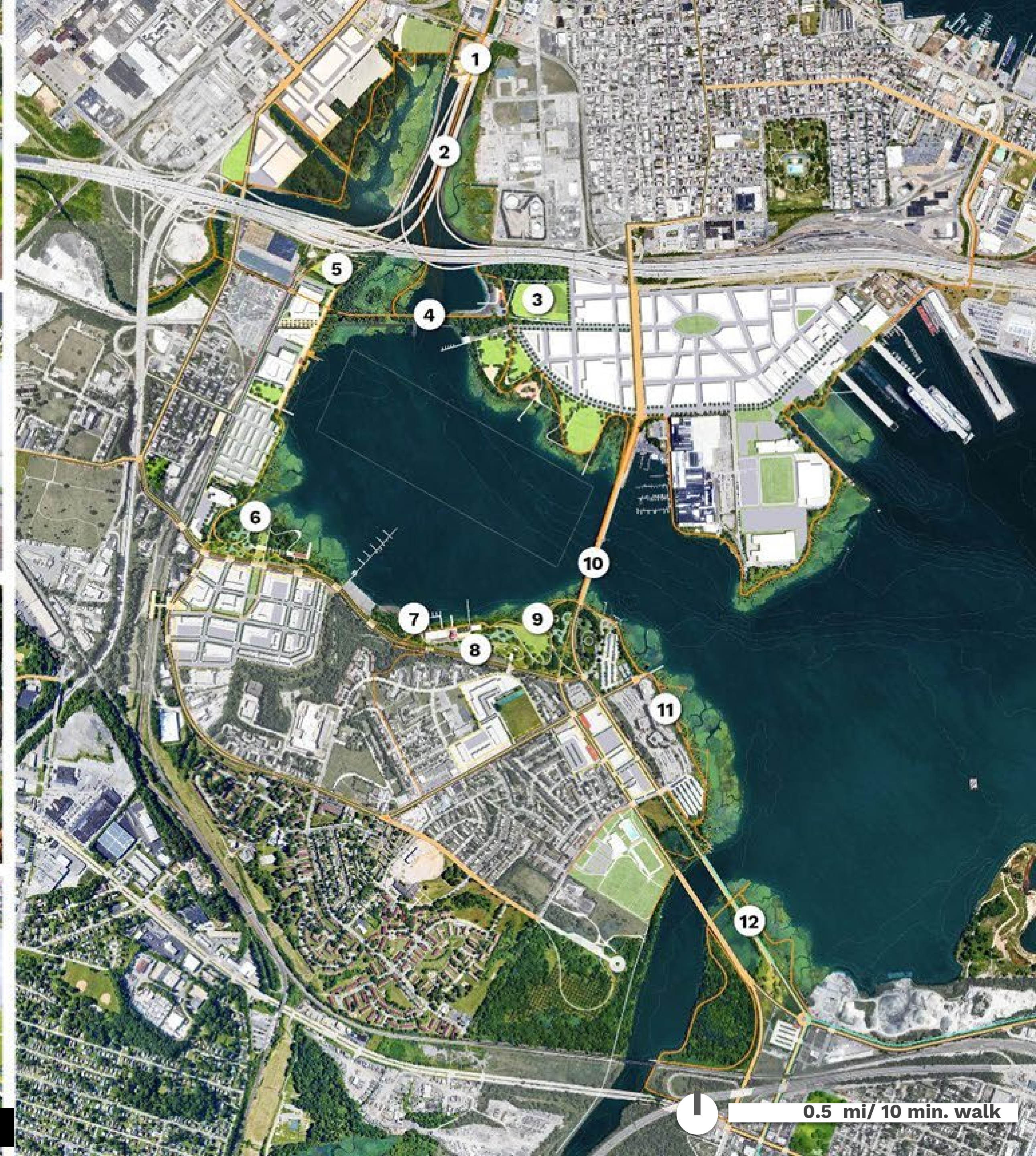
10 VVM Bridge



11 Middle Branch Trail



12 Hanover and Potee Bridges



0.5 mi/ 10 min. walk



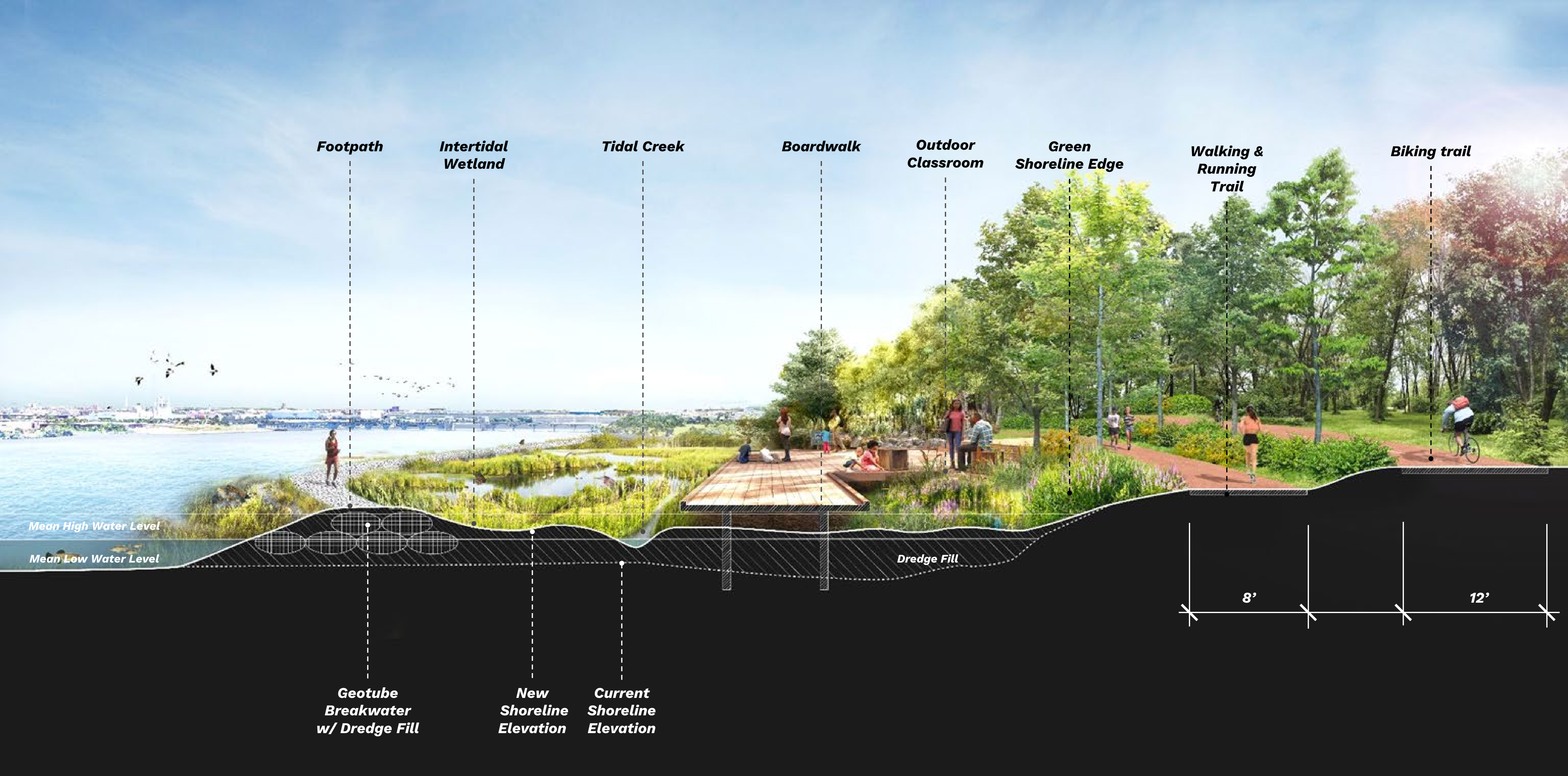
LITTLE HANOVER AND POTEE BRIDGES CROSSING THE PATAPSCO

REIMAGINE MIDDLE BRANCH



MIDDLE BRANCH PARK AND CHERRY HILL

REIMAGINE MIDDLE BRANCH



A NEW GREEN AND CONNECTED SHORELINE

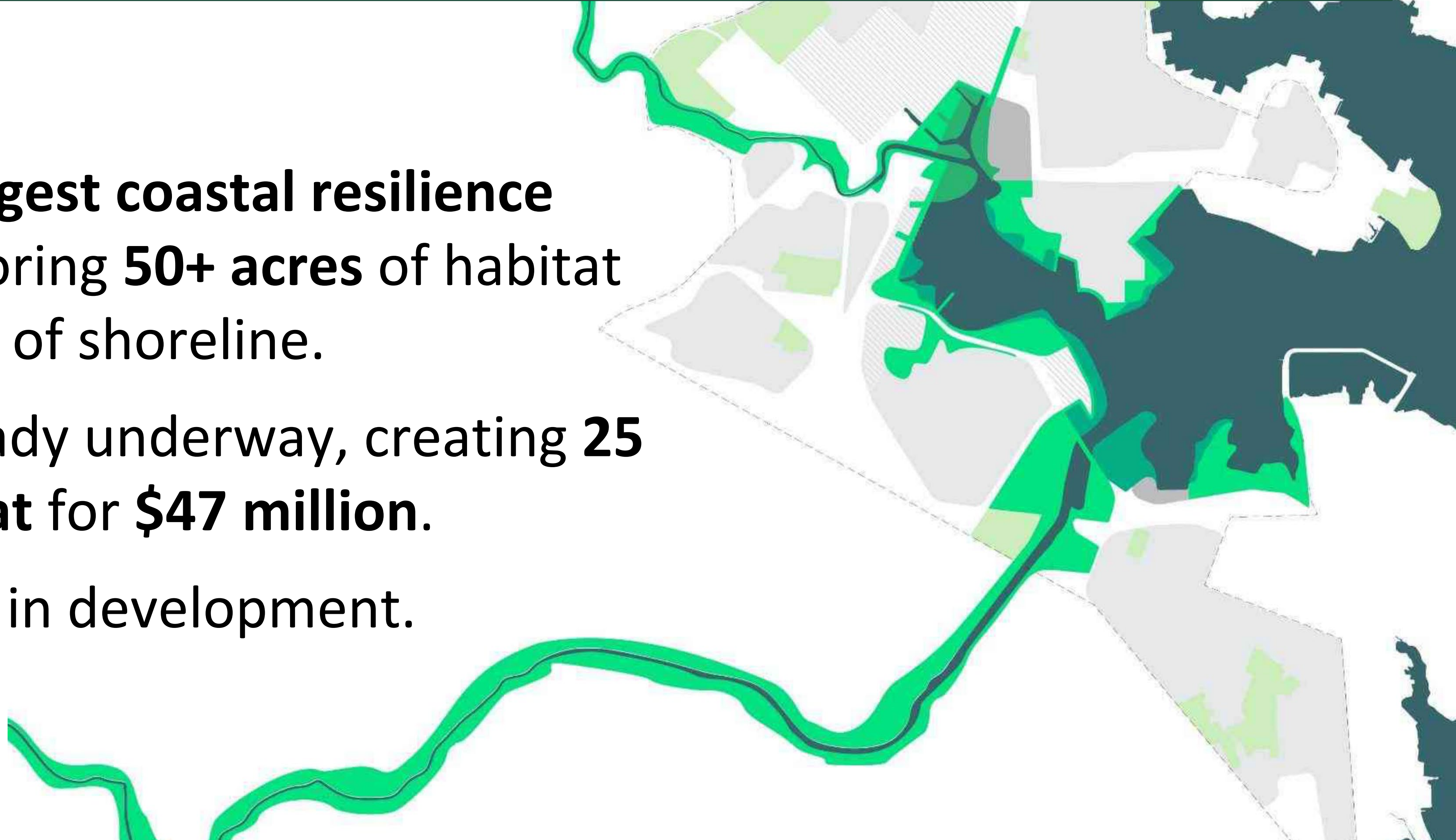
REIMAGINE MIDDLE BRANCH

THE MIDDLE BRANCH RESILIENCY INITIATIVE (MBRI)

Maryland's **largest coastal resilience** initiative, restoring **50+ acres** of habitat along **11 miles** of shoreline.

Stage 1 is already underway, creating **25 acres of habitat** for **\$47 million**.

Stage 2 is now in development.



5 YEAR MAP

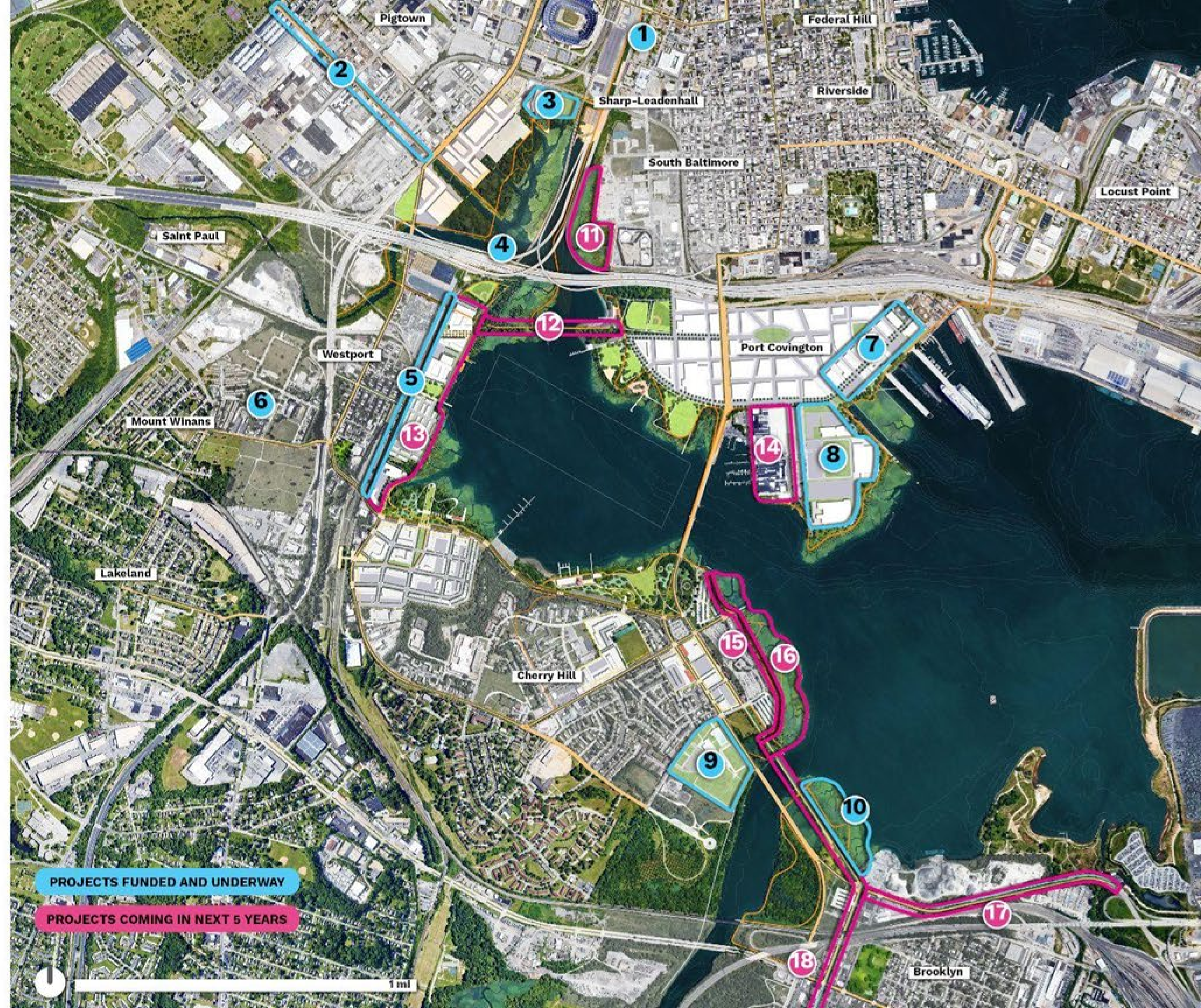
Projects Funded and Underway

1. Solo Gibbs Park
2. Bush Street
3. Top Golf
4. Gwynn's Falls Trash Wheel
5. Annapolis Road
6. Florence Cummins Park
7. Port Covington Phase 1
8. Under Armour
9. Cherry Hill Wellness + Fitness Center
10. Resiliency Wetlands

Projects Coming in Next 5 Years

11. Resiliency Wetlands
12. East-West Pedestrian Bridge
13. One Westport
14. Locke Insulator
15. Middle Branch Park Trail
16. Frankfurst Trail
17. Baybrook Connector

REIMAGINE MIDDLE BRANCH



5 YEAR MAP

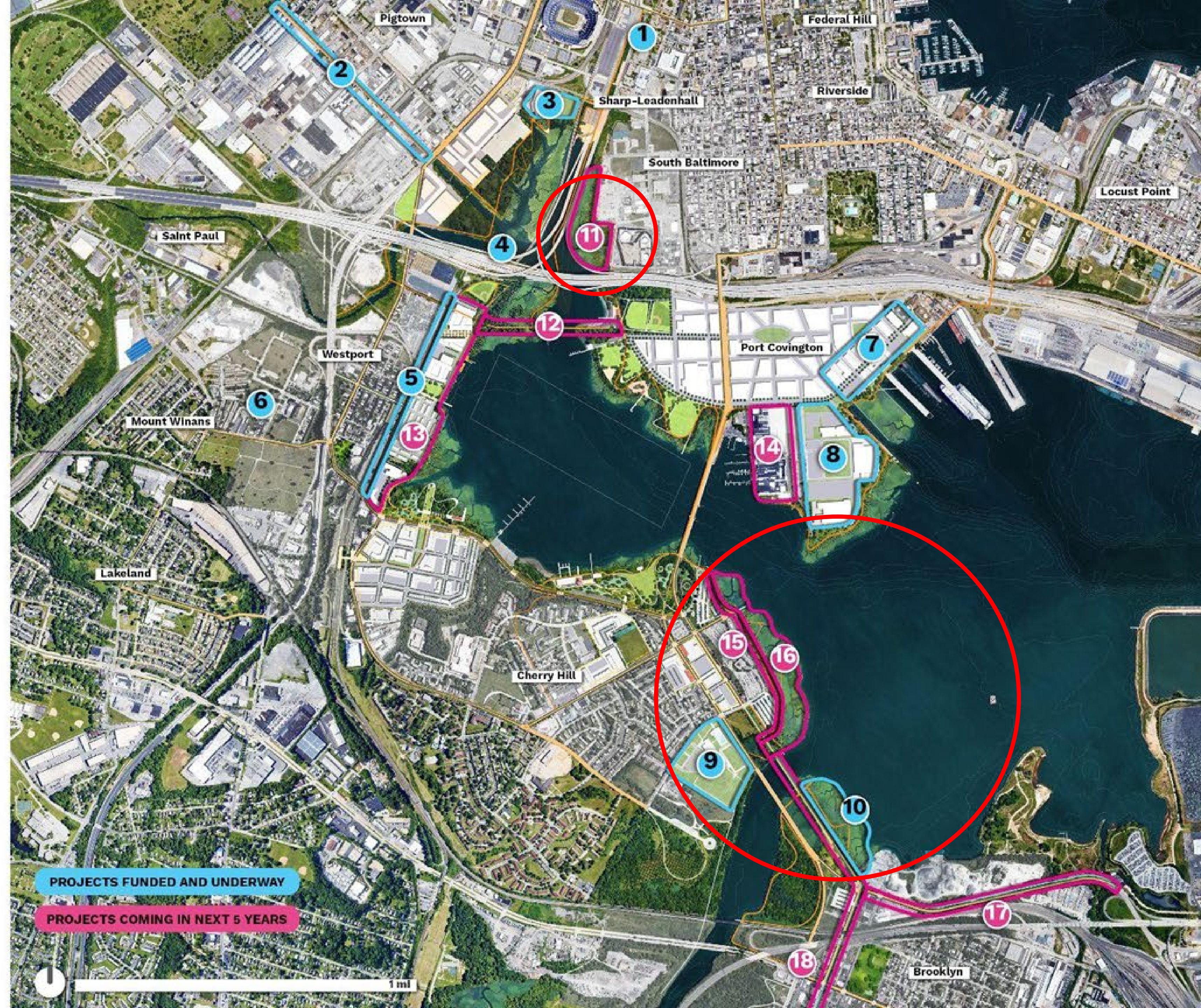
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REIMAGINE MIDDLE BRANCH

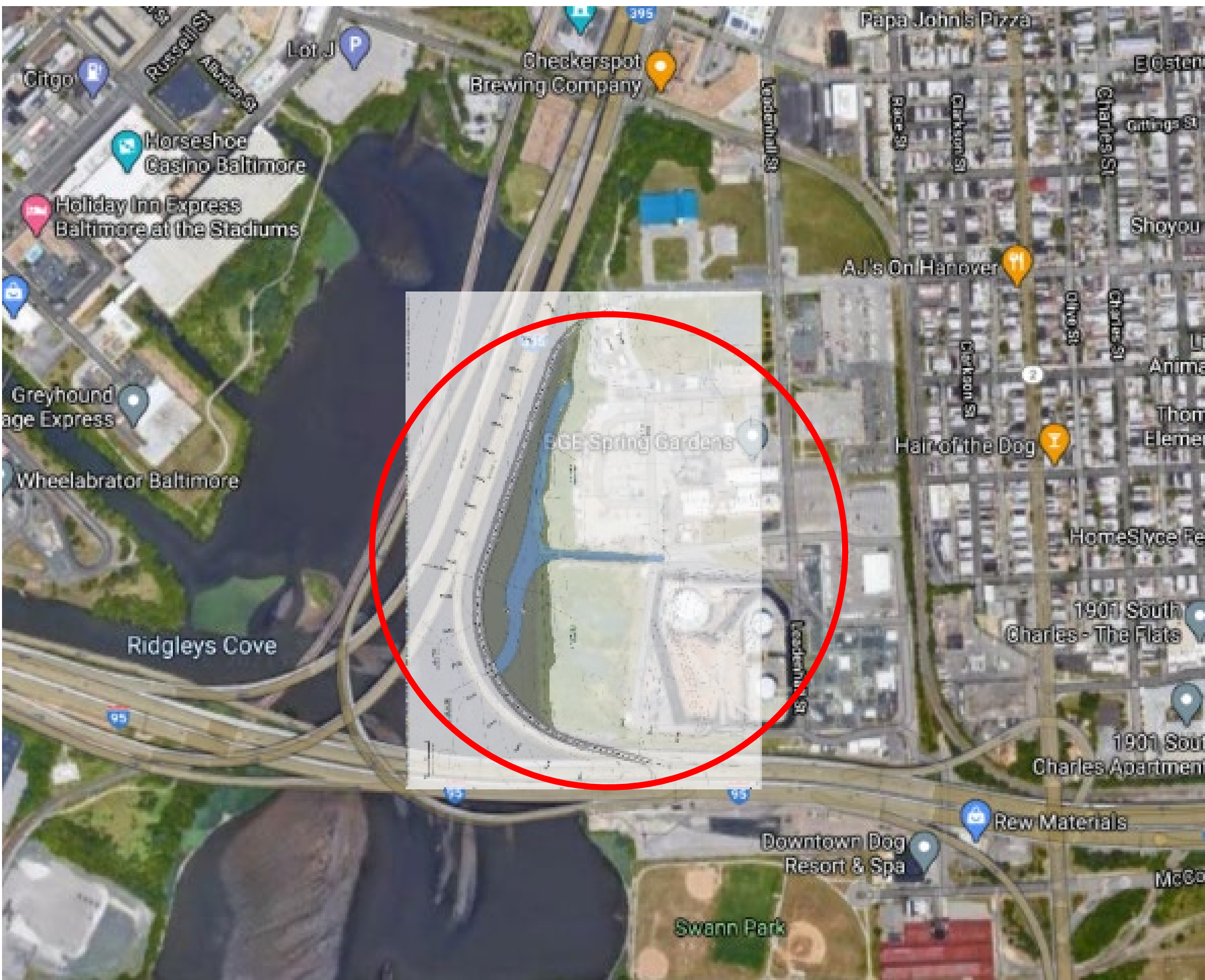


Middle Branch Resiliency Initiative: Stage 1

\$47 Million Raised



MBRI Sites to be Funded by the \$32 Million FEMA BRIC Grant



MBRI Sites to be Funded by \$15 Million in State/Local Sources



\$25M Middle Branch Fitness & Wellness Center: Opening this Summer



Gwynnns Falls Trash Wheel





Thank You!



KEY PLAN





Aerial View South | Warner Street



PARCEL A
+/- 3.37 ACRES
300 MULTI-FAMILY RESIDENTIAL HOMES
5 STORIES

PARCEL B
+/- 11.54 ACRES
275 FEE-SIMPLE TOWNHOMES
4 STORIES

PUBLIC SPACE (WATERFRONT / GREEN SPACE)
+/- 15.035 ACRES

PARCEL C
+/- 2.168 ACRES
40,000 S.F. COMMERCIAL / RETAIL
350 MULTI-FAMILY RESIDENTIAL HOMES
6 STORIES

PARCEL D
+/- 2.056 ACRES
100,000 S.F. INNOVATION CENTER/OFFICE
4 STORIES
WATER-DEPENDENT BOAT HOUSE & PIER

PARCEL E
+/- 1.52 ACRES
250 MULTI-FAMILY RESIDENTIAL HOMES
6 STORIES

PARCEL F
+/- 3.869 ACRES
400 MULTI-FAMILY RESIDENTIAL HOMES
6 STORIES

NEW KLOMAN STREET R.O.W. DEDICATION
+/- 4.246 ACRES

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, PLANNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENGINEERS, AND SURVEYORS

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RAY JACKSON
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SPARKS GLENCE, MD 21152
PHONE: 443-564-9870
RAY@STONEWALLDEVELOPMENT.COM

WESTPORT

CONCEPTUAL SITE PLAN

WESTPORT, CITY OF BALTIMORE, MARYLAND

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NO.	REVISION	SCALE	DATE
21022			12/23/20

SHEET TITLE

PROPOSED MASTER PLAN

SHEET NUMBER

THANK YOU!
QUESTIONS?