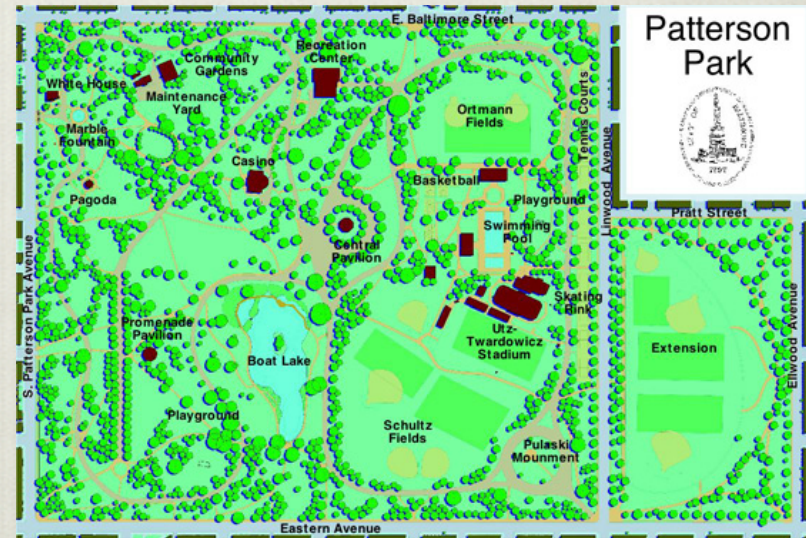
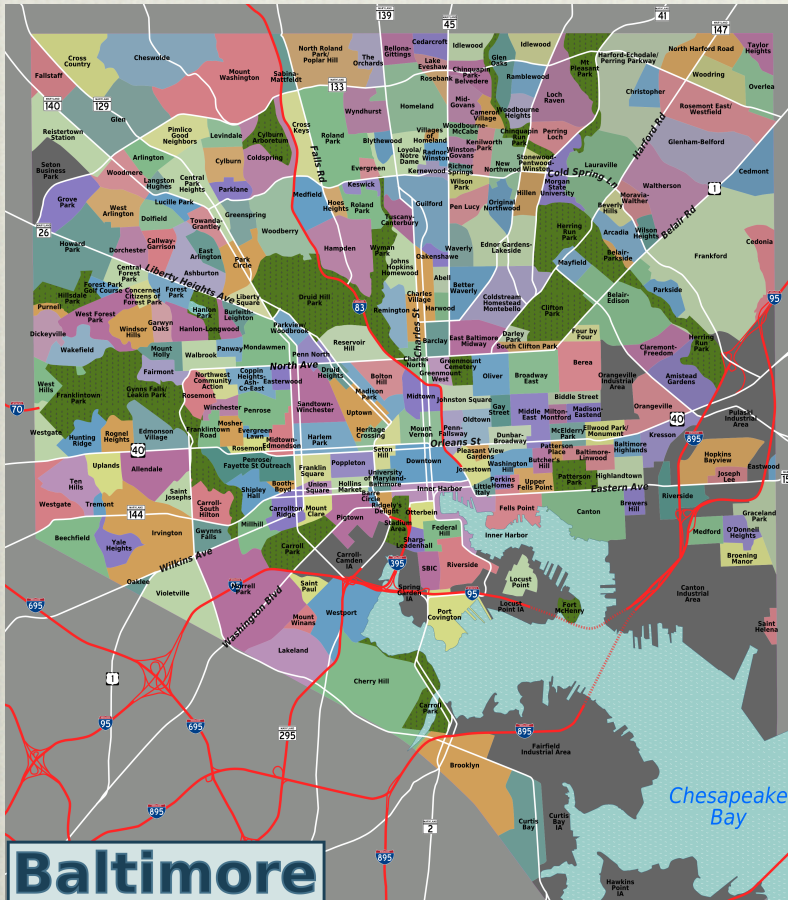




Patterson Park

A Turnaround Story

Patterson Park is located in Southeast Baltimore City.



Where we came from:

Where we came from:

- ❖ Patterson Park is a park with great history.
- ❖ We are part of a vital city park network.

And yet...

- ❖ Located in a city that dedicates limited funds to Parks and Rec
- ❖ Structures subjected to disinvestment over time
- ❖ Reputation of the park contributed to neighborhood woes.

The Role of the Friends of Patterson Park

The Friends of Patterson Park was formed in 1998 with a mission to ensure the park's vitality as a treasured green space, and encourage use and appreciation by neighbors, visitors, and future generations.

Our annual budget is approximately \$350,000, with only \$20,000 pledged by Baltimore City Recreation and Parks.

The Friends employs 3 full-time employees and 1 part-time staff member.

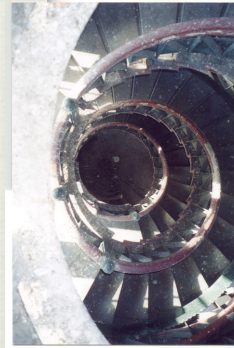


The Defining Moment

The Pagoda has become one of Baltimore's most beloved icons, and yet in the late 1990's it had fallen into a state of complete disrepair.

Baltimore City Recreation and Parks stepped in and responded to community concerns to rehab the Pagoda with Capital money.

Unfortunately, no money was allocated for maintenance on the pagoda or opening it to the public.



The Pagoda (After)



An Ongoing Role Programming

- ❖ The Friends of Patterson Park offers a full menu of free programming, including youth and family sports and recreational classes, a summer concert series, and numerous special events.



Special Events



Stewardship Programs



The Impact in “Real Time”

July 1, 2014 – October 31, 2014

Neighborhoods Near PP

- ❖ In the 6 neighborhoods whose boundaries touch the Park there were 140 homeowner sales of the 862 home citywide sales, (or 16% of all sales citywide).
- ❖ This accounts for \$32.8M in sales
- ❖ Average of \$235,000 average home price

Comparison Park

- ❖ 8 neighborhoods accounting for 32 sales to homeowners
- ❖ \$5.18M in sales or 3% of city sales
- ❖ Average home price of \$162,000 or 19% below the citywide average.

Citywide sales accounted for \$173M

Average home price was \$201,000

The Impact, cont.

Some takeaways:

- ❖ Neighborhoods around the Park had an average home price 15% greater than the citywide average.
- ❖ When we look at the cumulative impact of these transactions, the average home price of these homes in these neighborhoods the last time they were sold was \$183,000, thus they have appreciated in value by 22%.

What does Live Baltimore say?

- ❖ “From our data it is evident there is an attraction to, and associated value above the city-wide average, for homes in neighborhoods surrounding Patterson Park. Not only are homebuyers looking for stable, diverse, walkable neighborhoods with immediate access to the City’s and the Park’s amenities, they are also seeking neighborhoods with affordability, strong community groups, whether neighborhoods associations or organizations such as The Friends of Patterson Park, and the potential to build equity, which can be found in the vicinity of Patterson Park”.

Steve Gondol, Executive Director

What do other leaders say?

- ❖ In early 2015, Chris Ryer, the Executive Director of the Southeast Community Development Corporation, announced that the blocks touching the easternmost border of the park would be “graduated” from their status as “Healthy Neighborhood” blocks, targeted for strategic investment.
- ❖ He noted that this status is very unusual, but gave full credit to the **“work the park is doing for the neighborhood”**.

What is the Future?

- ❖ Community demands for a review of the master plan for Patterson Park have resulted in a formal process funded by Baltimore City Recreation and Parks, with significant input from neighborhood residents and park users.
- ❖ The Friends of Patterson Park is working with BCRP to explore options for a formal “conservancy” model that would potentially elevate the organization’s role in park management.