

# Lot-by-Lot: Baltimore Strategies for Creating a New Urban Landscape through Vacant Lot Reuse



Moderator: Mark Cameron

Presenters: Miriam Avins, Rashelle Celestin, Valerie Rupp, Beth Strommen

# Agenda

- Overview
  - Vacant lots in Baltimore
  - Baltimore City initiatives
  - Featured nonprofit programs
    - Parks & People Foundation
    - Baltimore Green Space
- Charrette
- Q&A Panel



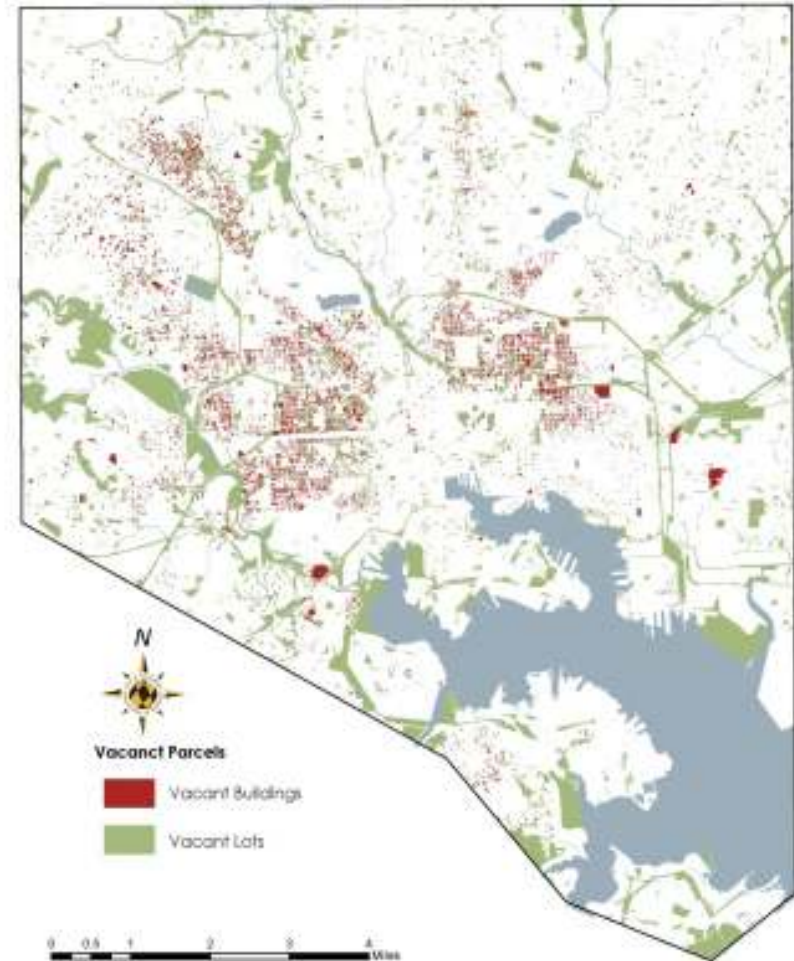
# **Baltimore Office of Sustainability**

**People · Planet · Prosperity**

Beth Strommen, Director, Office of  
Sustainability  
City of Baltimore Department of Planning

## Currently.....

- 30,000 vacant properties (14,000 vacant lots + 16,000 vacant bldgs)
- Only 25% owned by the City
- Vacant properties concentrated in ‘distressed’ neighborhoods
- Vacants to Value Program is working well in areas not considered ‘distressed’.

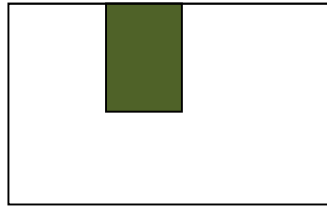


# Most Common Vacant Lot Types in Baltimore

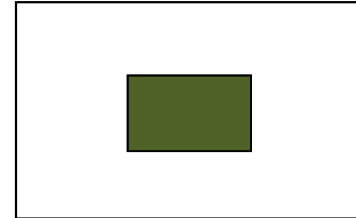
**Corner Lot**



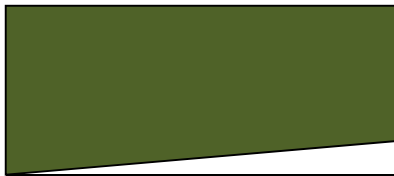
**Missing Tooth**



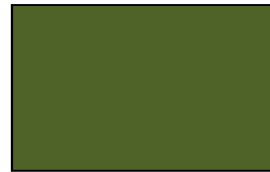
**Inner Block**



**Remnant**



**Vacant Block  
Whole Block**



**Vacant Block  
One Side**



**Swiss Cheese**



# Challenges associated with vacant properties

- Weak housing markets / insufficient housing demand
- Abandonment is random - gap tooth vacancy and demolition
- Poor condition of the vacant land
- Trash and dumping
- Crime and safety (fire)
- Maintenance is costly
- Costs / time for demolition and acquisition



**Over the next ten years...**

**4,000 structures will be demolished**

***Change to Grow (Mayor's Ten-Year Financial Plan)***

Accelerate the demolition component of the City's Vacants to Value initiative by capitalizing a new Blight Elimination Fund.

***Strategically  
planned whole  
block demolition  
rather than  
scattered site / gap  
tooth***





## GROWING GREEN INITIATIVE

USING VACANT LAND TO CREATE  
GREENER NEIGHBORHOODS





**By strategically planning new demolition and combining it with creative greening techniques,**



**we have the opportunity to change vacant properties from a problem ...**

# ...into a resource for transforming communities





The Growing Green Initiative (GGi) is a City-led effort to use sustainable, innovative, and cost-effective practices for stabilizing and holding land for redevelopment, and reusing vacant land to green neighborhoods, reduce stormwater runoff, grow food, and create community spaces that mitigate the negative impacts of vacant properties and set the stage for growing Baltimore

This initiative will support a number of other City initiatives and goals, including:

- Stabilize distressed neighborhoods by greening and maintaining vacant lots so that they are assets and not liabilities
- Strengthen the social fabric of neighborhoods by helping communities and non-profits adopt and green vacant land
- Attract new development by re-using vacant land for permanent, public benefit – such as strategically placed new open space
- Support City MS4 stormwater permit requirements, and support new economic development by providing opportunities to construct cost-efficient stormwater management best-management practices on vacant land
- Increase the City’s tree canopy by planting trees on or near vacant lots
- Create jobs and job training opportunities and increase access to locally grown, healthy foods in Baltimore’s food deserts by creating new farms on vacant land



# Elements of the Growing Green Initiative

- **Improving City policies and processes to support greening as buildings are demolished and land assembled**
- **Working to develop a strong vacant lot maintenance strategy.**
- **Developing and supporting public/private partnerships** (*City / Community Groups / NGO's / State and Federal Gov't / Developers*)
- **Using investment and partnerships to leverage resources** (*State and Federal Gov't / NGO's / Foundations / Citizens and Private investment*)
- **Using a 'Green Pattern Book' to guide greening strategies**

## GROWING GREEN INITIATIVE: ROLES

### CITY AGENCIES

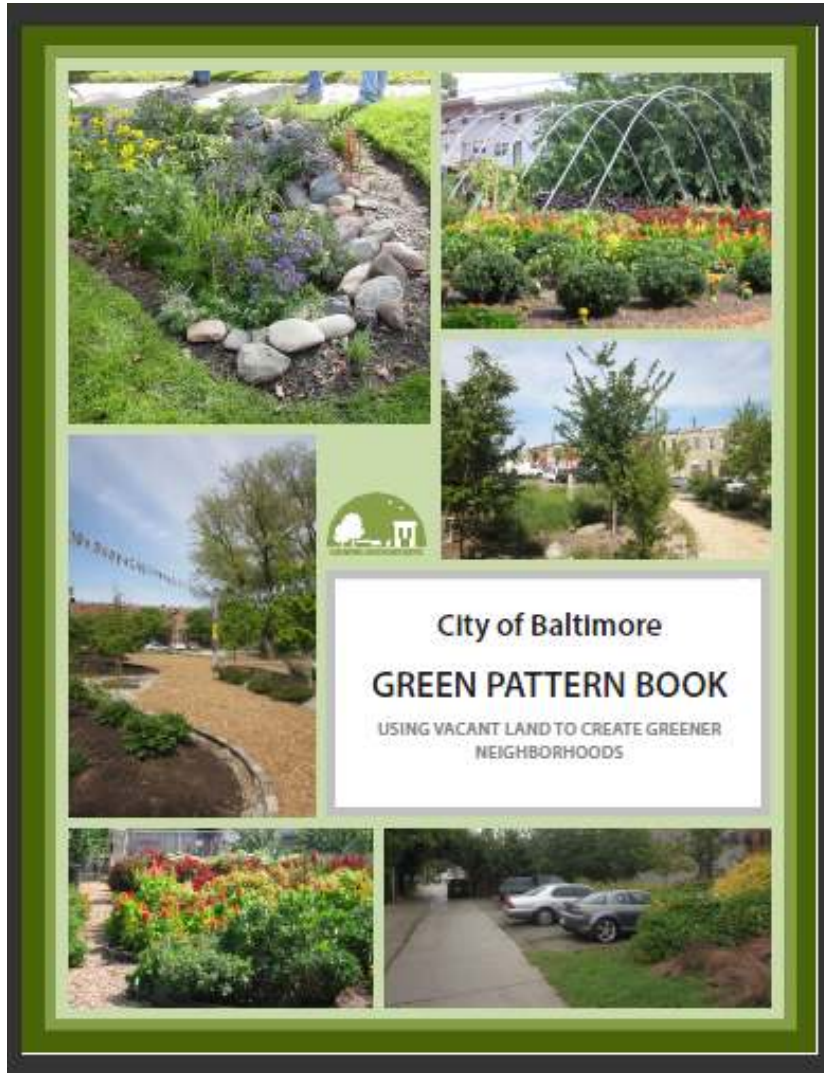
- Growing Green Work Group
- Acquire lots through tax sale and foreclosure (HCD)
- Use the Green Pattern Book in making decisions about re-using vacant land
- Agreements / leases / MOU's
- Refer applicants to NGOs
- Participation in pilot projects
- Participation in community outreach and engagement
- Vacant Lot Maintenance
- Support Vacants to Value and GGi using designated Blight Elimination Funds

### COMMUNITY GROUPS CDCs / FAITH BASED

- Adopt vacant lots and create community-managed open spaces (gardens, etc)
- Monitor lots (311)
- Use Green Pattern Book for neighborhood scaled planning for vacant land reuse
- Participate in a pilot vacant lot maintenance program

### NGOs

- Provide technical assistance to groups greening vacant lots
- Provide assistance to groups wanting to adopt vacant lot
- Provide funding assistance
- Use the Green Pattern Book in making decisions about re-using vacant land
- Participate in GGi policy meetings to provide feedback and identify partner opportunities
- Adopt and care for vacant lots
- Assist with vacant lot maintenance
- Support Power In Dirt (Parks and People Foundation)



The Green Pattern Book is a tool to support the greening of vacant land by City agencies, NGOs, community-based organizations, and individual residents by creating a 'common language'.

This document includes information on:

- **Visioning**
- **Site selection**
- **Guidelines**
- **Resources**

# How Do We Grow a **Green City**?

Promoting eight different green “patterns” for re-using vacant land:

- Clean and Green
- Community Managed Open Space
- Urban Agriculture
- Green Parking
- Stormwater Management
- Urban Forests
- Neighborhood Parks
- Mixed Greens



## GROWING GREEN INITIATIVE PROJECTS

### “Clean and Green” Pattern Projects

~75 %

- Care A Lot Program
- Vacant Lot Turf Study
- Traveling Art
- Urban Grazing
- Fencing



### Other 7 Green Pattern Projects

~25%

- Homegrown Baltimore Farms
- Stormwater Mitigation Sites
- Baltimore Growing Green Design Competition Sites







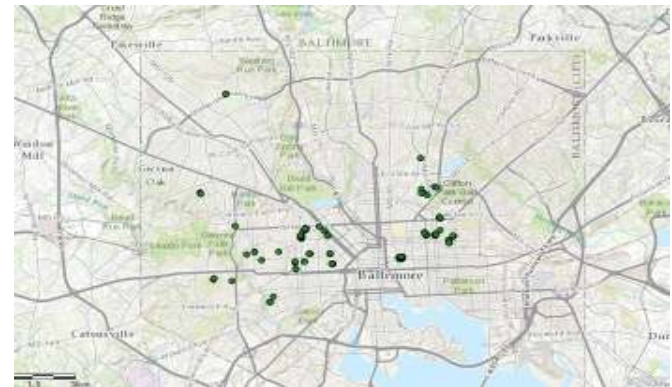
## Baltimore Growing Green Design Competition: Vacant Lots Transformed



GGI and Competition Announced May 2014 with **\$300,000** in funding for winning designs



**40 Pre-selected sites** were identified



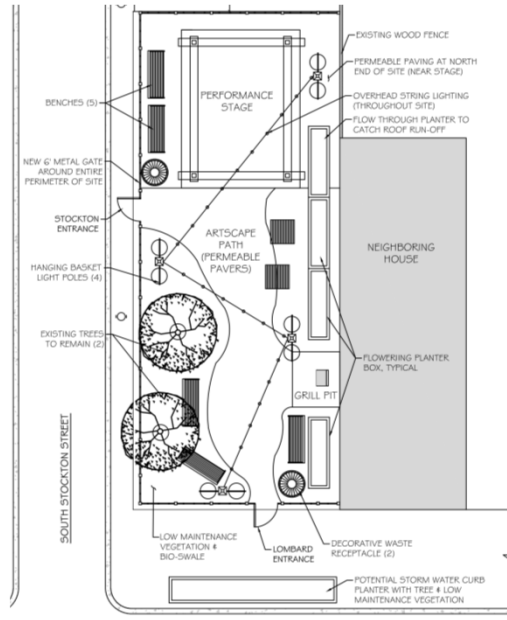
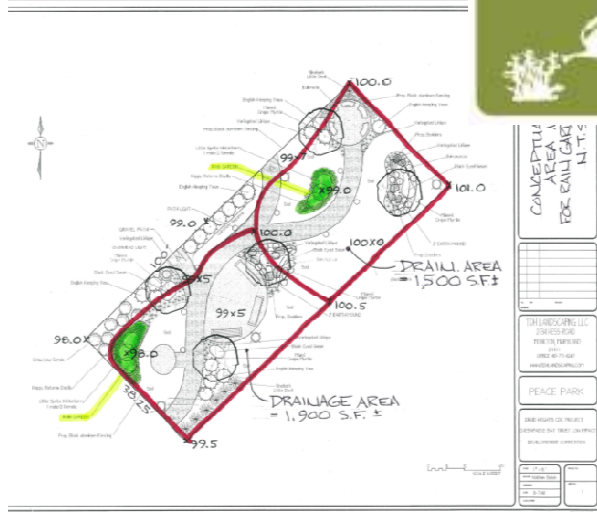
**3 Public Workshops** held and attended by **60+** participants from residents, community associations, NGOs, and design/engineering firms

**11 Teams** comprised of community members, NGOs, and design engineering firms submitted applications and designs in August 2014





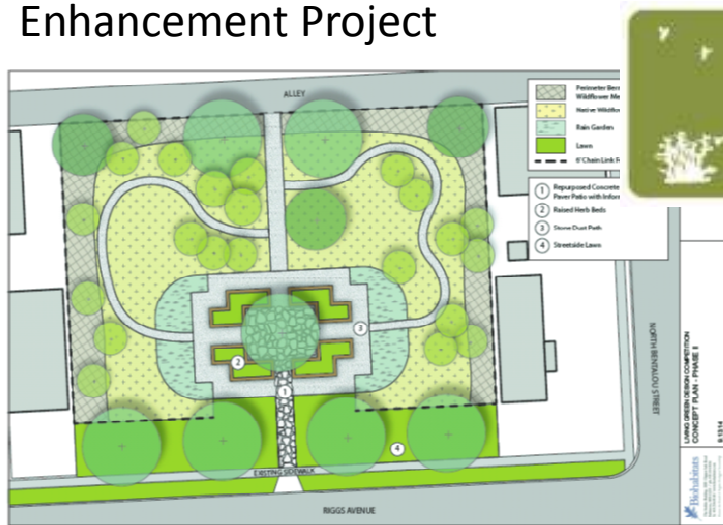
# Druid Height's Peace Park



# Hollins Roundhouse's Lots of Art



# Bridgeview Greenlawn's Community Enhancement Project



# 32nd and Harford Road Gateway Garden





VACANTS to  
**VALUE**  
Stephanie Rawlings-Blake, Mayor



# Adopt-A-Lot

## Baltimore Housing Land Resources Division

Rashelle Celestin, Asset Manager  
[Rashelle.Celestin@baltimorecity.gov](mailto:Rashelle.Celestin@baltimorecity.gov)



# What Are We Facing?

- 4,232 vacant lots owned by MCC
- Blight
- Annual maintenance costs



# What Was the System?

- Request is made to Dept. of General Services (usually via telephone)
  - request vetted by checking location, ownership, occupancy type and responsible agency and whether they need water access
  - logged into Access spreadsheet
  - DGS prepares cover letter and Adopt-A-Lot license and sends to licensee for signature
- Once the document was received, Adopt-A-Lot license is circulated for signatures
  - This is the part of the process that took the most amount of time. Everything was done by interagency mail and Adopt-A-Lot licenses sit around for too long.
    - goes to responsible agency(s) for signature
    - goes to law department
    - back to Dept. of General Services
    - out to licensee
- Limited permission given



## Revamping the Adopt A Lot System

- Make the process electronic
- Extend license terms
- Expand permissions
- Give gardeners access to water



# Expanding Permissiveness



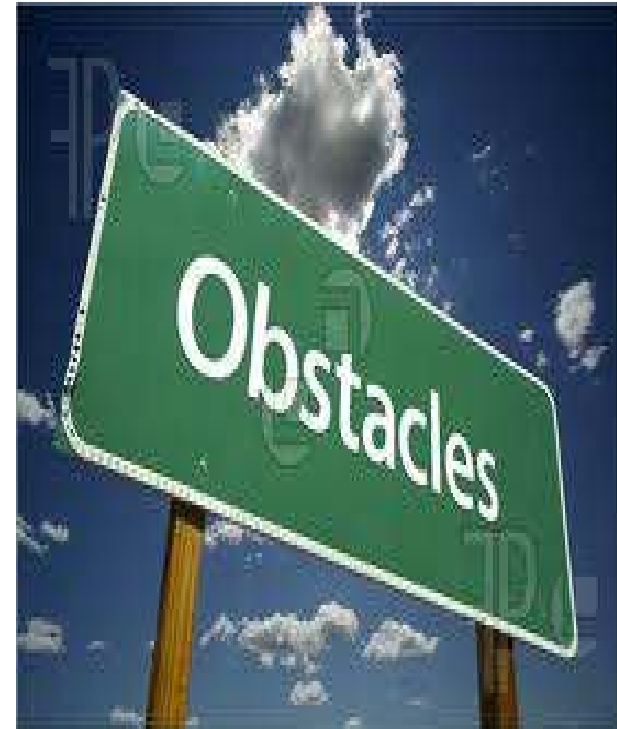


# Water??

- Partnered with Bureau of Water & Wastewater
- Established fixed rate of \$120 for the garden season
- Created a service request for installation of spigots in water vault



- Convening appropriate agencies
- Amending license language
- Integration with data systems and website
- Providing water



## Adopt- A- Lot Program

Adopting a city-owned vacant lot can improve the living conditions in your neighborhood. You and your neighbors can create a peaceful, space for everyone to share. It not only improves your neighborhood, it helps the City become a beautiful and productive place to live for everyone!

### We've STREAMLINED the Process!

In addition to calling 410-396-4111 or emailing [V2V@baltimorecity.gov](mailto:V2V@baltimorecity.gov), you now have the option of researching vacant lots and applying for an Adopt-A-Lot license online!!

[Click here](#) to view the list of **vacant** lots that are available to adopt.

[Click here](#) to **apply for an Adopt a Lot License**.

### We're GIVING YOU ACCESS to Water!!

Thinking about how you are going to water your new greenspace or garden? The City has partnered with the Water Department to give adopt-a-lot participants access to water for a low fixed-rate of \$120.00 per garden season (March 1st thru November 30th) . \*If you have already adopted a lot and just need water, you only need to [complete this form](#).

[Click here](#) if you would like to **apply for water for your garden**

### We're CONNECTING You to Resources!!

There are many non profit groups that can assist you with starting up a garden, greenspace or continuing your existing garden. You can also download our [tips for converting a vacant lot in a garden](#).

[Click here](#) for links to resources.



- ▶ Doing Business +
- ▶ Alarm & Property Registration +
- ▶ Code Enforcement +
- ▶ Community Services +
- ▶ Resident Services
- ▶ Housing Choice Voucher Program +
- ▶ Public Housing
- ▶ Document Central
- ▶ Plans and Reports
- ▶ E-Newsletters
- ▶ Helpful Links

#### Services for

**Developers**

**Jobseekers**

**Contractors**

**Homebuyers**

**Landlords**

**Residents**

# Online License Request Form Submission

The screenshot shows a web browser window with the URL [www.baltimorehousing.org/adopt\\_a\\_lot\\_form.asp](http://www.baltimorehousing.org/adopt_a_lot_form.asp). The page title is "Community Managed Open Space License Request Form". Below the title, it says "Ready to Adopt-A-Lot? Please fill out and submit the form to get started...".

The form fields are as follows:

- Applicant Name\*
- Community Group (if applicable)
- Applicant Mailing Address\*
- Email Address\*
- Verify Email Address\*
- Phone Number\*
- Requested Address 1\*
- Requested Address 2
- Requested Address 3
- Requested Address 4
- Requested Address 5
- Requested Address 6
- Is this a renewal?  Yes  No
- Nearest Location:
- Proposed use:

At the bottom of the form, there is a note: "If exact address is unknown, enter nearest intersection and/or closest identifiable address to the lot."

On the right side of the page, there is a navigation menu with the following items:

- Doing Business
- Alarm & Property Registration
- Code Enforcement
- Community Services
- Resident Services
- Housing Choice Voucher Program
- Public Housing
- Document Central
- Plans and Reports
- E-Newsletters
- Helpful Links

Below the navigation menu, there is a section titled "Services for" with a list of user types:

- Developers
- Jobseekers
- Contractors
- Homebuyers
- Landlords
- Residents

## You Can Adopt One of These Lots!!

*\*Lots designated as "Adopted" or "CMOS" are not available*

*\*Although a lot appears on this list, it is not automatically eligible for adoption. Once your application is received it will be reviewed for eligibility and you will be notified.*

# Access to the City's Vacant Lot Inventory

Adopted Lot	Power In Dirt Target Area	Community Managed Open Space		
1572 007	2413 E CHASE ST	BIDDLE STREET	12-3X70	DHCD
1572 008	2415 E CHASE ST	BIDDLE STREET	12-3X70	DHCD
1572 009	2417 E CHASE ST	BIDDLE STREET	12-3X70	DHCD
1572 010	2419 E CHASE ST	BIDDLE STREET	12-3X70	DHCD
0325 086A	NS OF ROBERT ST, 284 FT +/- NE OF EUTAW PL	BOLTON HILL	0.968 ACRES	DHCD
0344 024	SWS MASON ST 38-6 FT, SE OF LAURENS ST	BOLTON HILL	18X60	DHCD
0355 034	1743 PARK AVE	BOLTON HILL	30X85	DHCD
0400 071	SWS MASON ST 49 FT, SE OF W LAFAYETTE AV	BOLTON HILL	5-6X20-7	DHCD
0204 069	SS BOOTH ST 218 FT W OF, SMALLWOOD ST	BOOTH-BOYD	37-6X52-6	Tax Sales
0206 029	11 S PULASKI ST	BOOTH-BOYD	12-6X61	DHCD
0206 054	2011 BOOTH ST	BOOTH-BOYD	12X49	DHCD
0206 055	0206 BOOTH ST	BOOTH-BOYD	12X49	DHCD

# Managing the Data

Stephanie Rawlings-Blake, Mayor

[Logout](#)



## City of Baltimore Land Asset Management

### PROJECT DETAILS (ASSET MANAGEMENT)

**Acq Proj: PARK HEIGHTS: STABILIZATION AREA**

**3843 PARK HEIGHTS AVE 3341 022**

LH: Asset Management, Tax Sale Foreclosure City has successfully gained title as of 4/9/2008  
GR: Acquisition, Case Assigned to TSF as of 5/12/2006

[SDAT Info](#) [Directions](#)

[<< PREV Search Result](#)

[NEXT Search Result -->](#)

SEARCH (Click to Expand) v

**Edit** Last Edited: 11/30/2011 12:15:05 PM Last Edited By: Rashelle Celestin

**Project** 3837 PARK HEIGHTS AVE Asset Mgmt  
**Notes**

**PROPERTIES** [Add Property To Project](#)

Property	Block/Lot	Resp Agency	Acq Method	Acq Date	Current Department	Current Sub-Dept	Power In Dirt?	Start Date	
3837 PARK HEIGHTS AVE	3341 019	34 DHCD	Tax Sale Foreclosure	4/9/2008	Asset Management	Tax Sale Foreclosure	<input checked="" type="checkbox"/>	11/30/2011	<a href="#">Details</a>
3839 PARK HEIGHTS AVE	3341 020	34 DHCD	Tax Sale Foreclosure	4/9/2008	Asset Management	Tax Sale Foreclosure	<input checked="" type="checkbox"/>	11/30/2011	<a href="#">Details</a>
3841 PARK HEIGHTS AVE	3341 021	34 DHCD	Tax Sale Foreclosure	4/9/2008	Asset Management	Tax Sale Foreclosure	<input checked="" type="checkbox"/>	11/30/2011	<a href="#">Details</a>
3843 PARK HEIGHTS AVE	3341 022	34 DHCD	Tax Sale Foreclosure	4/9/2008	Asset Management	Tax Sale Foreclosure	<input checked="" type="checkbox"/>	11/30/2011	<a href="#">Details</a>

**NON-CITY USE: Rights of Entry / Adopt-A-Lot / CMOS**

Use Type	Licensee	Contact Name	Address	Phone	Email	Date of Request/ Issue Date	Valid From Date	Exp Date	Renewal	Insurance	Water Access	ROE Type	Notes	Click To Generate
Adopt-A-Lot	Part-Reist Conider Coalition	Intisar Rashid	3617 Hillsdale Road 21207	404-790-4997	irashid@interculture.com	10/28/2011	12/1/2011	12/31/2011	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0		

**ADOPT-A-LOT MILESTONES**

Document/Milestone	Date / Date Sent	Date Rcd	Adopt-A-Lot License	Agency	Entered By

- GENERAL**
- Dashboard
- Project
- Summary and Log
- Reporting
- Feedback
- Staff
- Logout
- ACQUISITION**
- TAX SALE FORECLOSURE**
- LEGAL**
- RELOCATION**
- ASSET MANAGEMENT**
- Asset Management
- Asset Management Project**
- GR Management
- DISPOSITION**
- ARCHIVE**

# SUCCESS!!

- In the 13 months leading up to 6/30/11 there were a total of 162 lots adopted
- In FY 12, from the launch in August thru May 31st<sup>st</sup> – In 9 months there were **649** lots adopted
- This reflects a **300.6%** increase in the number of properties adopted as a result of the initiative
- As of 12/30/14, there were **1,046** lots adopted
- Turnaround time has been reduced from 4-6 weeks to **TWO weeks**



# Partnering With Land Trusts

Approved a policy to allow sale to approved land trusts for \$1.00 for permanent preservation as a community managed open space





# Side Yard Program

- Allows sale of city-owned vacant lots to adjacent owner-occupants and non-owner occupants for a fixed price of \$500 per 1500 square feet
- Allows sale of city-owned vacant lots to non owner occupants for a fixed price of \$1,000 per 1500 square feet, respectively

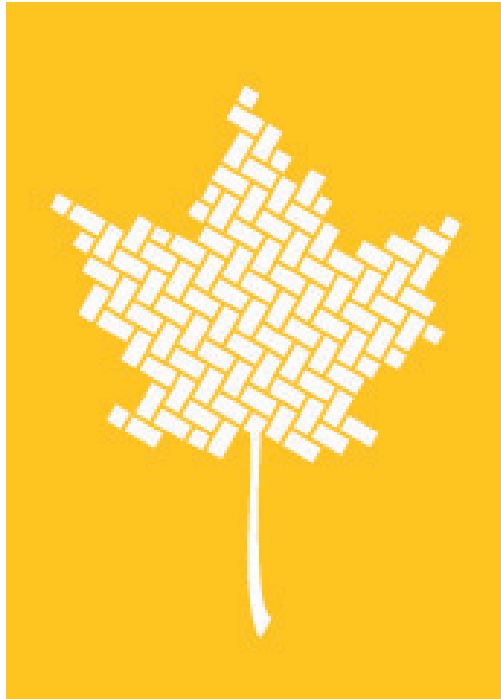


# Ash Street Garden



# Upton Gardens of Hope

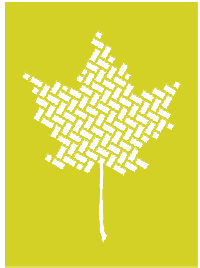




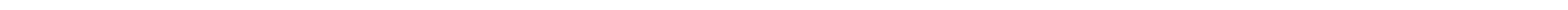
# PARKS & PEOPLE FOUNDATION

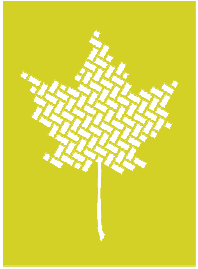
Valerie Rupp, Assistant Director of Community Greening  
& Great Parks Programs

[valerie.rupp@parksandpeople.org](mailto:valerie.rupp@parksandpeople.org)



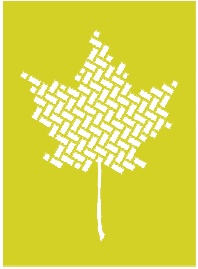
# ONE PARK





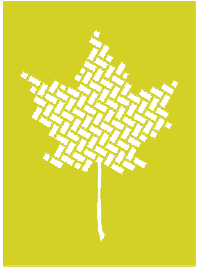
## Background & Programmatic Resource Overview





## Resources for Vacant Lot Improvement

- Land Access
  - Training & Technical Assistance
  - In-kind and Financial Resources
  - Collaboration and Stakeholder Coordination
  - Project Design and Management
  - Volunteer Project Management
  - Landscape & Tree Services (social enterprise)
-

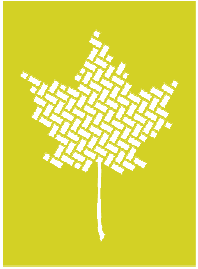


## Land Access

- Power in Dirt (city-owned)
- Self-help nuisance abatement assistance and referrals



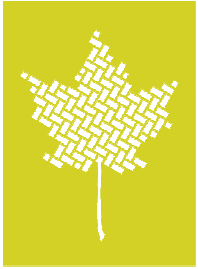




## Training & Technical Assistance

- Free trainings  
Examples:
  - Project development
  - Community organizing
  - Grantwriting
- Skill-building workshops  
Examples:
  - Building raised beds
  - Raising chickens in the city
  - Rain garden management

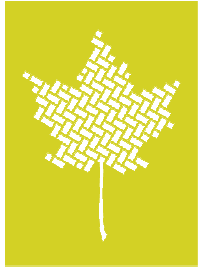




## In-kind and Financial Resources

- Community Grants
  - Neighborhood Greening Grants
  - Clean Water Mini-Grants
  - Garden Irrigation Fund
- Community Greening Resource Network (CGRN)
  - Materials & supplies
  - Tool libraries
  - Give-away days
  - Hands-on volunteer learning days





## Collaboration and Stakeholder Coordination

- Partnering with community groups, governments, business
    - Grant opportunities
  - Partner in City of Baltimore programs - Growing Green Initiative, Power in Dirt and TreeBaltimore
    - Develop vacant lot reuse strategies
    - Annual adopted lot assessment
    - Grant seeking/joint projects
    - Plantings and giveaways
    - Partner involvement in advisory committees
-

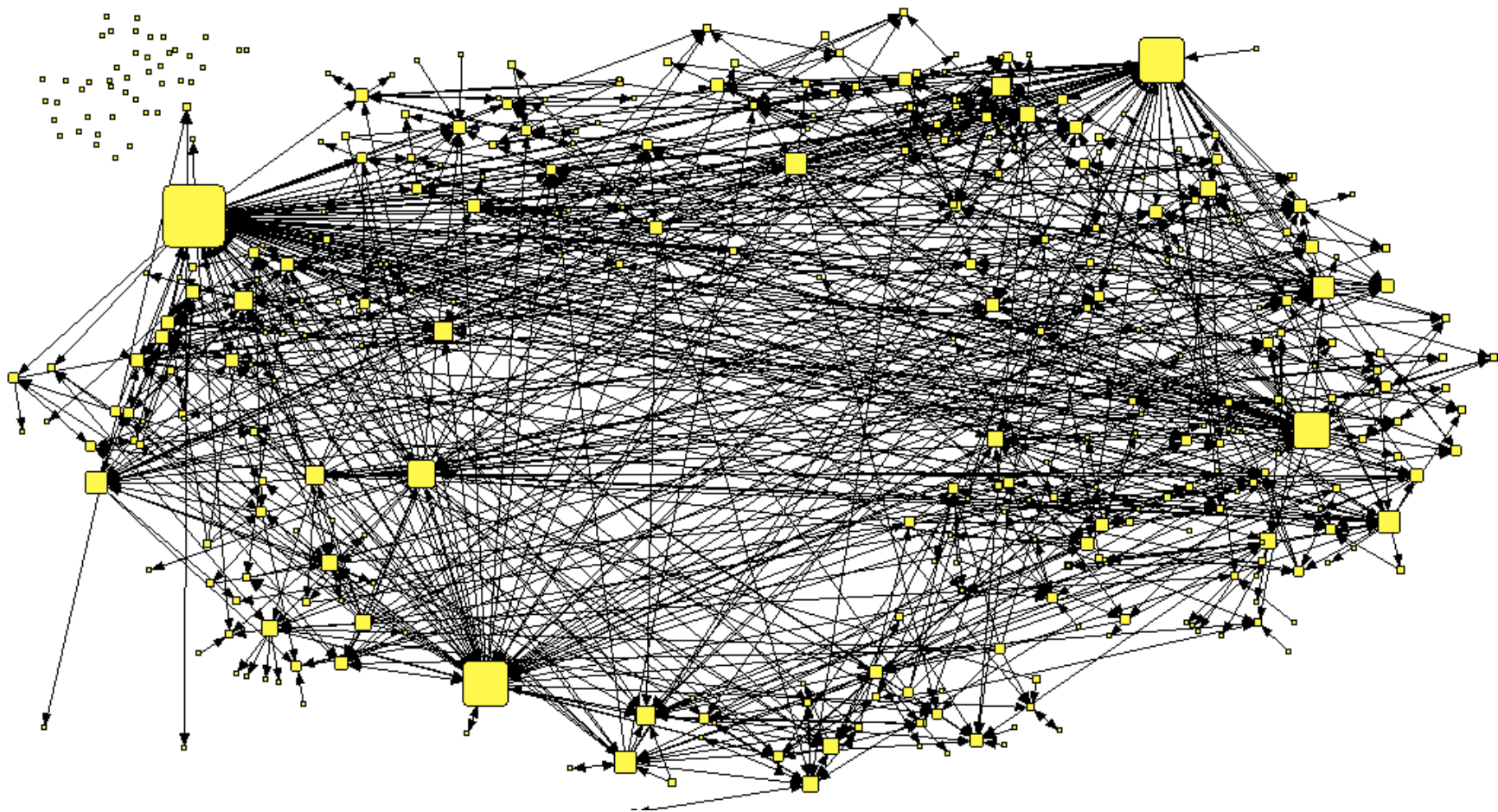
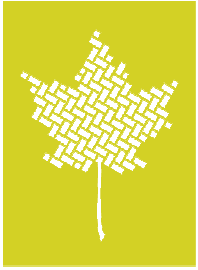
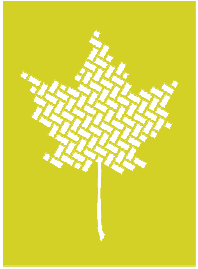


Image from “Preliminary Results of the Baltimore City  
Stewardship Mapping & Assessment Project (Stew-MAP)”  
presentation by Michele Romolini, Ph.D.  
(January 3, 2013)



## Project Design and Management

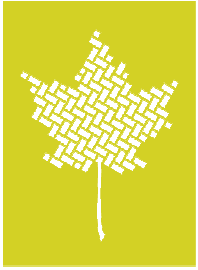
- Urban Forestry
    - Community engagement and projects
    - Partnerships (TreeBaltimore, etc.)
    - Training and Technical Assistance
      - TreeVision
  - Green infrastructure projects
-



# Volunteer Management

- Community organizing
- Preparation and on-site coordination
- Tools
- Equipment
- Supplies
- Training
- Post activity reflections





## Landscape & Tree Services

- Fully licensed and insured contractual team
- Workforce development programs
- Community involvement





Miriam Avins, Executive Director

[miriam.avins@baltimoregreenspace.org](mailto:miriam.avins@baltimoregreenspace.org)













## Criteria

- Request comes from the community
- Community can maintain the site for the long term
- Site really benefits the neighborhood
- Match between the soil and how the site is used

## Process

- BGS meets with Site Manager and others.
- Application filled out. Goes to board.
- Research. Another board vote.
- Acquisition.
- Celebration! Insurance! Annual visit!  
Technical Assistance!



**Greeners' Needs**



**Research**



**Programs and Advocacy**



# Preserving Community-Managed Open Spaces: Criteria and Process



February 2010  
Office of Sustainability  
Department of Planning  
Baltimore City  
with assistance from  
Baltimore Green Space



STEPHANE  
RAWLING-BLANK  
MAYOR

# Garden Irrigation Fund

Spaces:

**Deadline: March 15, 2013 at 5:00 p.m.**

More information coming soon at:  
[www.parksandpeople.org](http://www.parksandpeople.org)

The Garden Irrigation Fund (GIF) is a competitive fund that can provide up to \$3,000 in services to install irrigation in community-managed green spaces. This program is designed to help community-managed green spaces that have tried but have not been able to access water service with the City of Baltimore Department of Housing and Community Development's Adopt-a-Lot program ([http://www.baltimorehousing.org/adopt-a-lot\\_cmos\\_farm.aspx](http://www.baltimorehousing.org/adopt-a-lot_cmos_farm.aspx)) or prefer and can demonstrate a need for an onsite line to be installed.

### Eligibility

- Any community group managing a green space in Baltimore City may apply.
- Applicants must commit to securing or providing funds in excess of the award amount, a maximum of \$3,000.

### Review Criteria

- Projects should:
  - engage and provide benefits to the neighborhood and/or the larger Baltimore community.
  - include active volunteer involvement in the management of the green space.
  - show clear and logical plans for maintenance and sustainability of the green space.
- Demonstrate a reasonable need for irrigation.
- Preference will be given to sites that have been in existence for three or more growing seasons.

All GIF applicants will receive an estimate for installing an irrigation line at the project site. GIF awardees must work with the pre-approved contractor selected by GIF partners to keep costs at a minimum and ensure that proper procedure is followed.

To discuss a potential project or obtain an application, please contact Valerie Rupp, Community Greening Manager for the Parks & People Foundation at [valerie.rupp@parksandpeople.org](mailto:valerie.rupp@parksandpeople.org) or 410-448-5663 ext.114.



STEPHANE RAWLING-BLANK MAYOR

**Green Space**



# Garden Irrigation Fund

Deadline: M

Spaces:

The Garden Irrigation Fund provides services for...  
This program...  
Community Managed Site

### Eligibility

- Any...
- Apply...
- amount...

### Review Criteria

- Projects should...
- engage an...
- community...
- include active...
- show clear and...
- space...
- Demonstrate a reason...
- Preference will be given...
- seasons...

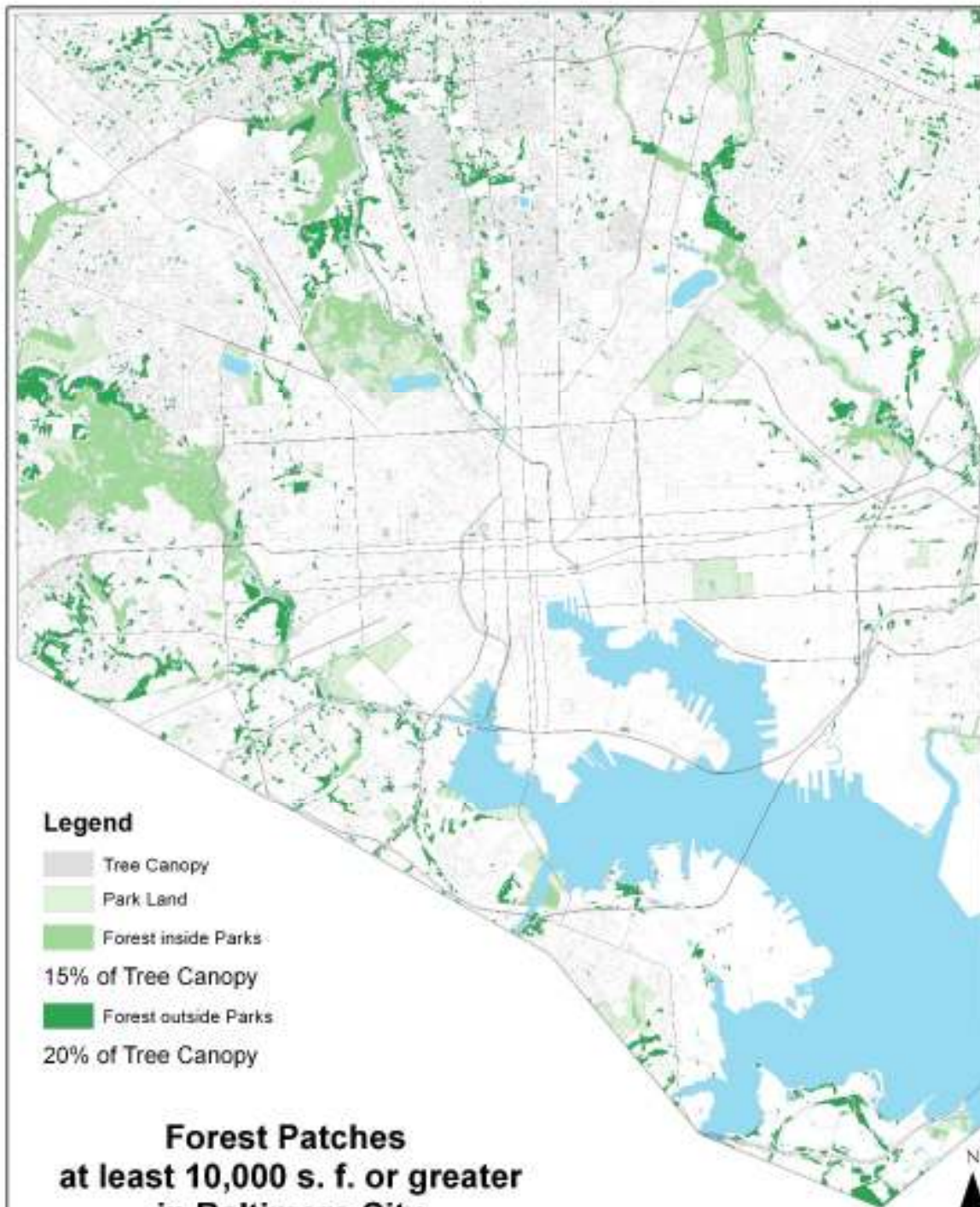
All GIF applicants will receive an estimate...  
GIF award does must work with the pre...  
costs at a minimum and ensure that pr...

To discuss a potential project or obtain an...  
Greening Manager for the Parks & People...  
448-50...



Year Started	Site Name	Record Type	Type	Block Lot Number	Street Address	Zip
2009	(T)Here: A Park	Community Managed Site	Garden	044 0410	212 E Lanvale St	21218
unknown	1222 W Lombard St. Clean & Green	Community Managed Site	Clean and Green	0249 043	1225 W Lombard St.	21223
unknown	1222 W Lombard St. Clean & Green	Community Managed Site	Clean and Green	0233 036	1222 W Lombard St.	21223
2008	200 South Loudon Ave	Community Managed Site	Garden	2539 001	200 South Loudon Ave	21229
2002	2109 Orleans Street	Community Managed Site	Clean and Green	1687 018	2109 Orleans Street	21212
2002	301 S. Calhoun Street	Community Managed Site	Garden	0281 054	301 S. Calhoun Street	21205
2011	4004 Frederick Ave	Community Managed Site	Clean and Green	2539 029	4004 Frederick Ave.	21205
2011	4417 Ivanhoe Ave.	Community Managed Site	Garden	5200 036	4417 Ivanhoe Ave.	21213
2011	500 N. Block Duncan Street Community Garden	Community Managed Site	Garden	1652 061	502 N. Duncan Street	21213
2011	500 N. Block Duncan Street Community Garden	Community Managed Site	Garden	1652 062	504 N. Duncan Street	21213
2011	500 N. Block Duncan Street Community Garden	Community Managed Site	Garden	1657 023	504 N. Duncan Street	21213
2011	542 North Lakewood Ave.	Community Managed Site	Clean and Green	1138 063	542 North Lakewood Ave.	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 071	1612 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 074	1612 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 094	1628 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 095	1605 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 084	1614 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 089	1616 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 059	1625 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 073	1604 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 068	1604 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 096	1603 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 090	1622 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 082	1618 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 076	1606 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 061	1621 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 070	1609 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 085	1620 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 086	1608 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 097	1626 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 079	1627 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 065	1629 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 088	1615 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 092	1602 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 072	1616 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 060	1610 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 078	1606 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 099	1613 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 057	1624 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 069	1600 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 064	1624 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 101	1614 E Hoffman St	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 083	1628 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 075	1623 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 100	1607 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 091	1626 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 081	1608 Llewelyn Ave	21213
2011	6th Branch Bike Park	Community Managed Site	Clean and Green	1138 081	1619 Llewelyn Ave	21213





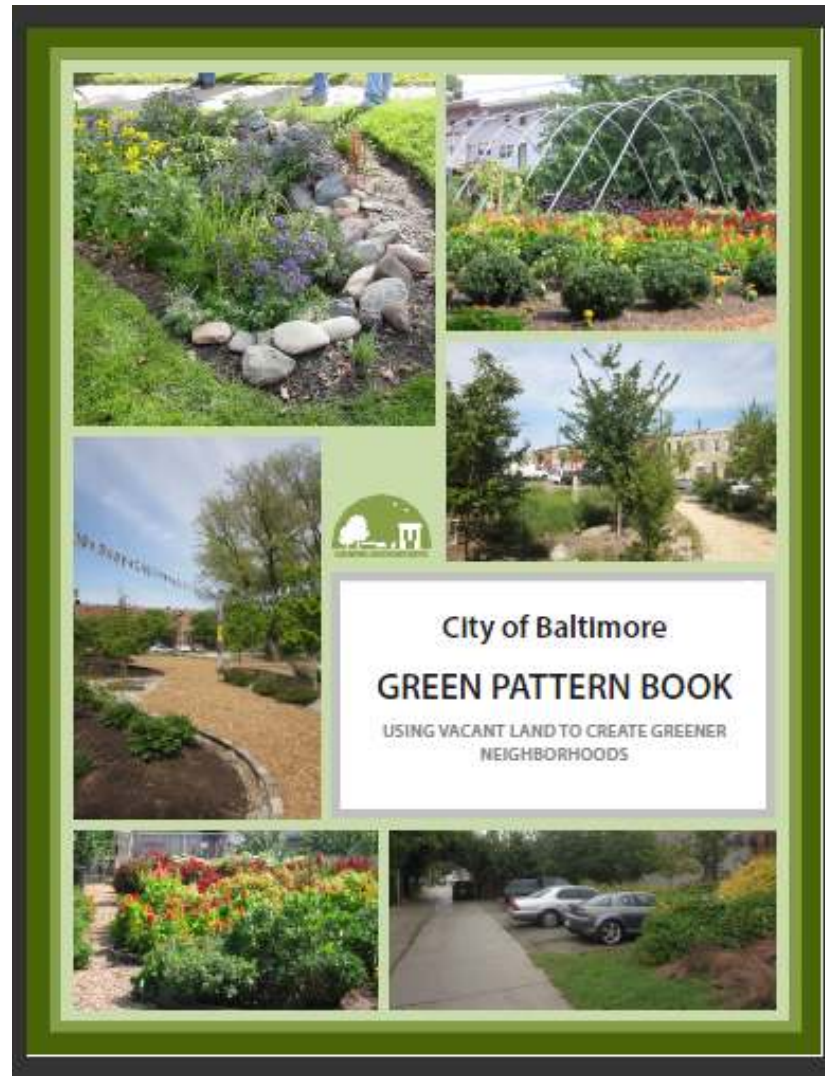








# Lot by Lot: Charrette



# Lot-by-Lot: Baltimore Strategies for Creating a New Urban Landscape through Vacant Lot Reuse



Moderator: Mark Cameron

Presenters: Miriam Avins, Rashelle Celestin, Valerie Rupp, Beth Strommen