



GREENMOUNT PARK

MASTER PLAN REPORT

MAY 2023



ACKNOWLEDGMENTS

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- ReBUILD Johnston Square Neighborhood Organization
- ReBUILD Metro
- Parks & People
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- Quinn Evans
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- Core Studio Design

Figure 01: Cover Photo - July Community Meeting at the Park site. (Floura Teeter)
Figure 02: Painted storage unit with park name. (Floura Teeter)



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CHAPTER 1:
JOHNSTON SQUARE

CHAPTER ONE JOHNSTON SQUARE

OVERVIEW

The master plan for Greenmount Park is the culmination of a shared community vision, developed over many years, and documented in the Johnston Square Vision Plan. The Vision Plan describes the transition of Johnston Square from country estate to vibrant African American community and can be found here:

https://rebuildmetro.com/wp-content/uploads/2020/02/Johnston_Square_Vision_Plan_Feb2020.pdf

Anchored by two affordable housing buildings, the park will be the heart of the Johnston Square neighborhood. The site is bound by Biddle Street to the north, Forrest Street to the east, Chase Street to the south and Barclay Street to the west. This parcel of 3 city blocks, or 3.4 acres, currently has a temporary field, storage container and a small playground, awaiting implementation of the final park vision.



Figure 03: View from top of Johnston Square Park towards downtown (Floura Teeter)



Figure 04: Overview map of Johnston Square and the surrounding neighborhoods

THE JOHNSTON SQUARE VISION PLAN

Johnston Square vision plan was developed and launched in 2020 in response to the ongoing resurgence of the neighborhood to formalize the community desires into one plan with the goals of creating an equitable neighborhood for all, removing blighted properties and crime, connecting to major transit nodes and institutions.

This inclusive and collaborative planning process Identified the following common themes:

1. Establish a clean and attractive neighborhood
2. Provide diversity of retail and housing options
3. Develop a variety of open spaces and Community assets
4. Create safe streets.

The following goals are supported by initiatives and Recommendations to advance the neighborhood Vision:

1. Create a Vibrant and Connected Public Realm for All
2. Build Impactful Developments to Create a Mixed Income and Diverse Community
3. Develop Sustaining Programs and Operations to Support Social Networks, Reinvestment and Economic Growth

These themes and goals have been incorporated into park design.



Figure 05: Graphics from the Johnston Square Vision Plan, including rendering of the field at Greenmount Park



Figure 06: Images of community meetings throughout the project. (Floura Teeter)

COMMUNITY ENGAGEMENT

Extensive community engagement took place over the course of the master plan design process. A series of meetings aligning with the broader Johnston Square gatherings informed residents and the surrounding community. An on-site public meeting encouraged people to experience the potential of the park for themselves. Continued community support through final design and implementation will be necessary for a successful project.

The workshops helped to clarify the neighborhood goals and desires for the park as well as future improvements to the other neighborhood parks, including Johnston Square Park and Henrietta Lacks Educational Park.

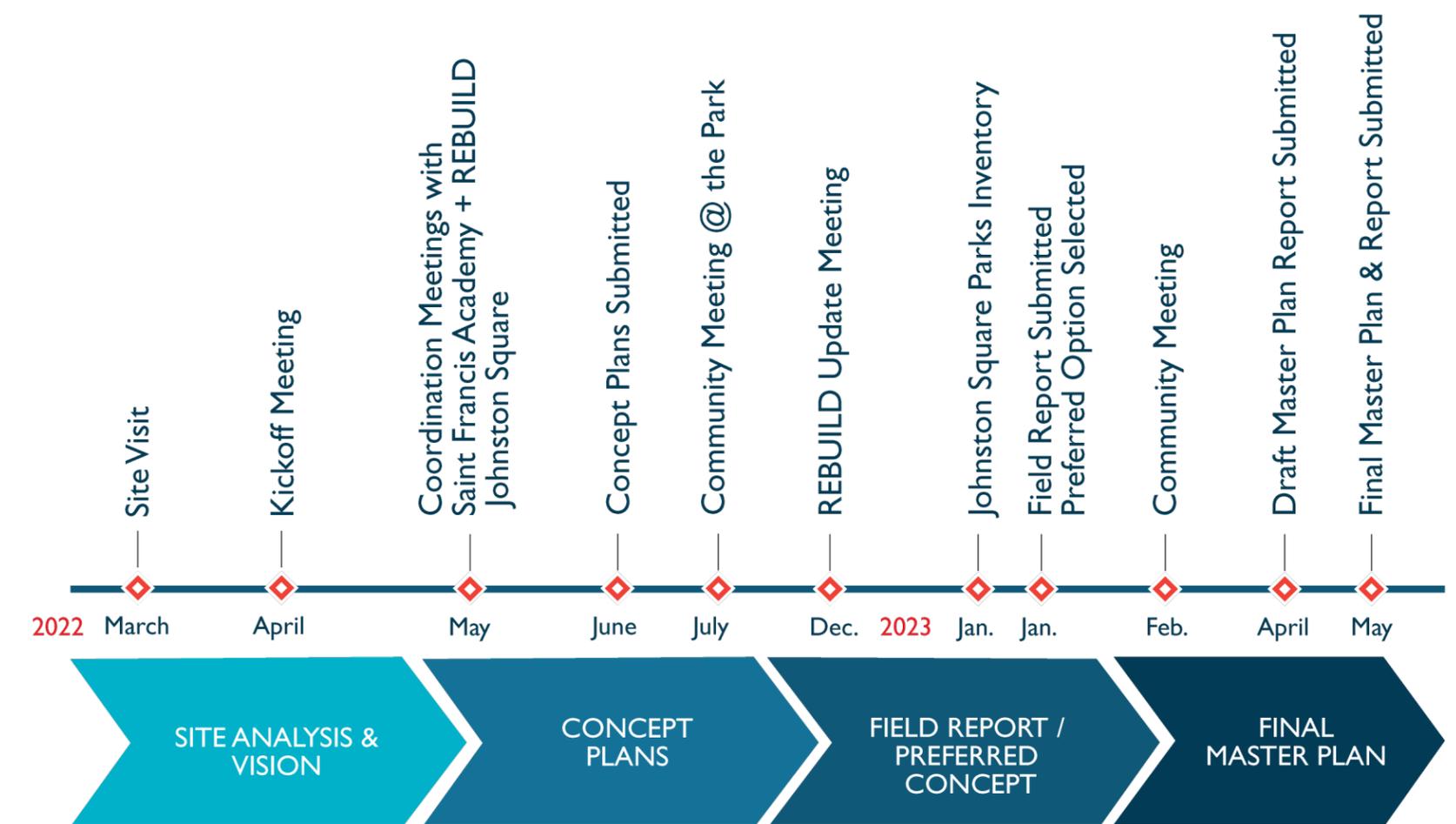


Figure 07: Timeline of the Master plan report process

JOHNSTON SQUARE RECREATIONAL INVENTORY

Greenmount Park is part of a network of existing green spaces in and adjacent to the neighborhood. For that reason, it was important that the recreational offerings within the neighborhood were evaluated so that Greenmount Park could fill in gaps, and provide amenities that enhance existing parks.

The recreational inventory was reviewed with the community several times and the final programming at Greenmount Park was developed based on this feedback.

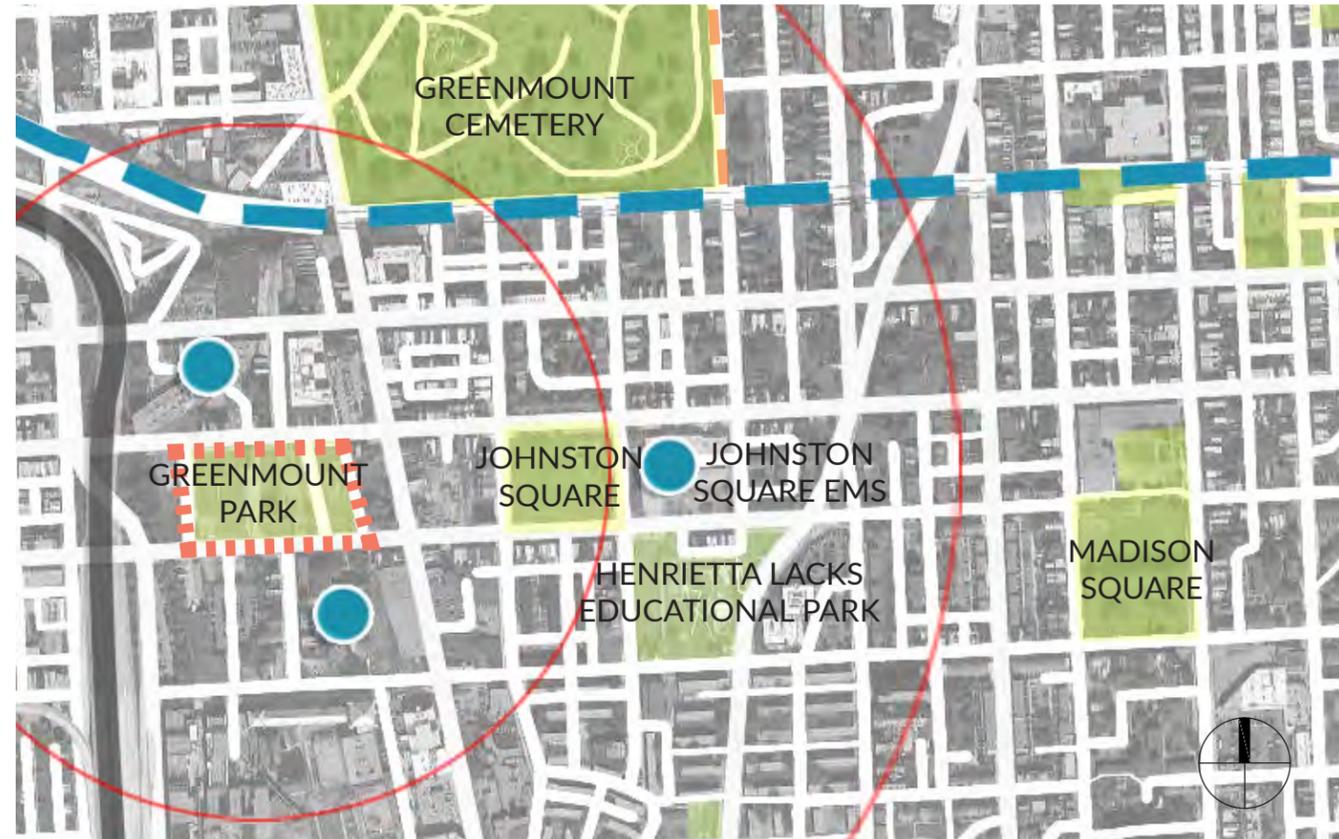
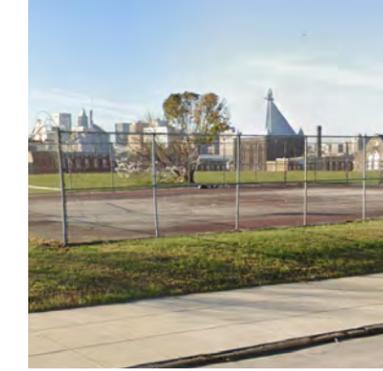


Figure 08: Map of Johnston Square Parks

Greenmount Park (Phase 1)



Johnston Square Park



Johnston Square Elementary School



Henrietta Lacks Educational Park



Basketball Courts		●		●
Baseball Fields		●		
Football Fields				
Soccer Field	●			
Multi - Purpose Field				
Pickleball				
Tennis Courts				
Sand Volleyball Courts				
Pool				●
Splash Pad				●
Misters				
Fitness Pods				
Restrooms				●
Pavilion + Shade Structure				●
Playgrounds			●	
Walking Paths		●		●
Running Track				
Benches / Seating				●
Amphitheater				
Community Gardens				
Concessions				

Figure 09: Johnston Square parks inventory of park elements and features.



CHAPTER 2: THE SITE

CHAPTER TWO

THE SITE

OVERVIEW

The proposed site of the park is bound by Biddle Street to the North, Greenmount Avenue to the East, Chase Street to the south and Barclay Street to the West.

Rebuild Metro and the Rebuild Johnston Square Neighborhood Organization were already designing and planning for additional developments surrounding the park. A new apartment building along Greenmount Avenue will bring additional residents along with retail on the ground level to provide amenities to the neighborhood. Additionally, there are plans to build another apartment building along the west boundary of the park. Barclay Street will become a primary pedestrian street promenade that and will be coordinated with the final park design. To the north side of Biddle Street, ReBuild Metro is working to rehab existing row homes and bring in new residents. Established anchors such as Charm City Meadworks and Saint Frances Academy are located on the north and south respectively. The park is covering 3 city blocks totaling 3.4 acres. The park will close Brentwood Avenue, Forrest Street and Nursery Place to create one large parcel of 425' by 320'.



Figure 10: Overview of the site and building massings of future development.

MOBILITY

Greenmount Park is quite accessible to many city landmarks including Penn Station, Greenmount Cemetery, and the Mount Vernon neighborhood. The park site is located next to main thoroughfares and transit lines. It is only a 15-minute walk to Baltimore's Penn Station for commuter rail, Amtrak, and light rail service. The BaltimoreLink bus also has several main lines serving the park, including the CityLink Yellow, Lime and Red bus lines. The East Coast Greenway also provides a safe protected bike / scooter connection from the northwest corner of the site to Penn Station and from Mount Vernon to the south. There are on-street bike lanes along both Biddle and Chase Streets. Bike storage and amenities would further support bike use to and from the park.

Sidewalks are present around the perimeter of the park, connecting it on all sides.



 **WALK SCORE 77**  **BIKE SCORE 75**

  **TRANSIT SCORE 75**

Figure 11: Mobility map of Johnston Square

TREE CANOPY

There are some remnant trees from previous developments, most in poor condition.

 EXISTING CONDITIONS: ~18%

BALTIMORE CITY CANOPY GOAL : 40%



Figure 12: Existing tree locations left overview from the previous rowhome condition.

SOILS

Greenmount Park was formerly city fabric – row houses, roads, and yards. The houses were demolished between the 1990's and 2020, leaving the road and utility infrastructure. Because the park was almost entirely impervious surface, the bulk of it is classified as “Urban Land” which means the soil has very little biological function. The areas in the

new park that will be pervious will require significant soil amendments to restore soil profile and function.



Figure 13: Soils map showing of the site from USDA web soils survey.

TOPOGRAPHY, HYDROLOGY AND DRAINAGE

The site has significant slope from west to east, some of it artificially created by fill spoil placed during house demolition. The low point of the site is at the southeast – the corner of Chase and Barclay. Because of the slope, significant re-grading will be required for development of the park.

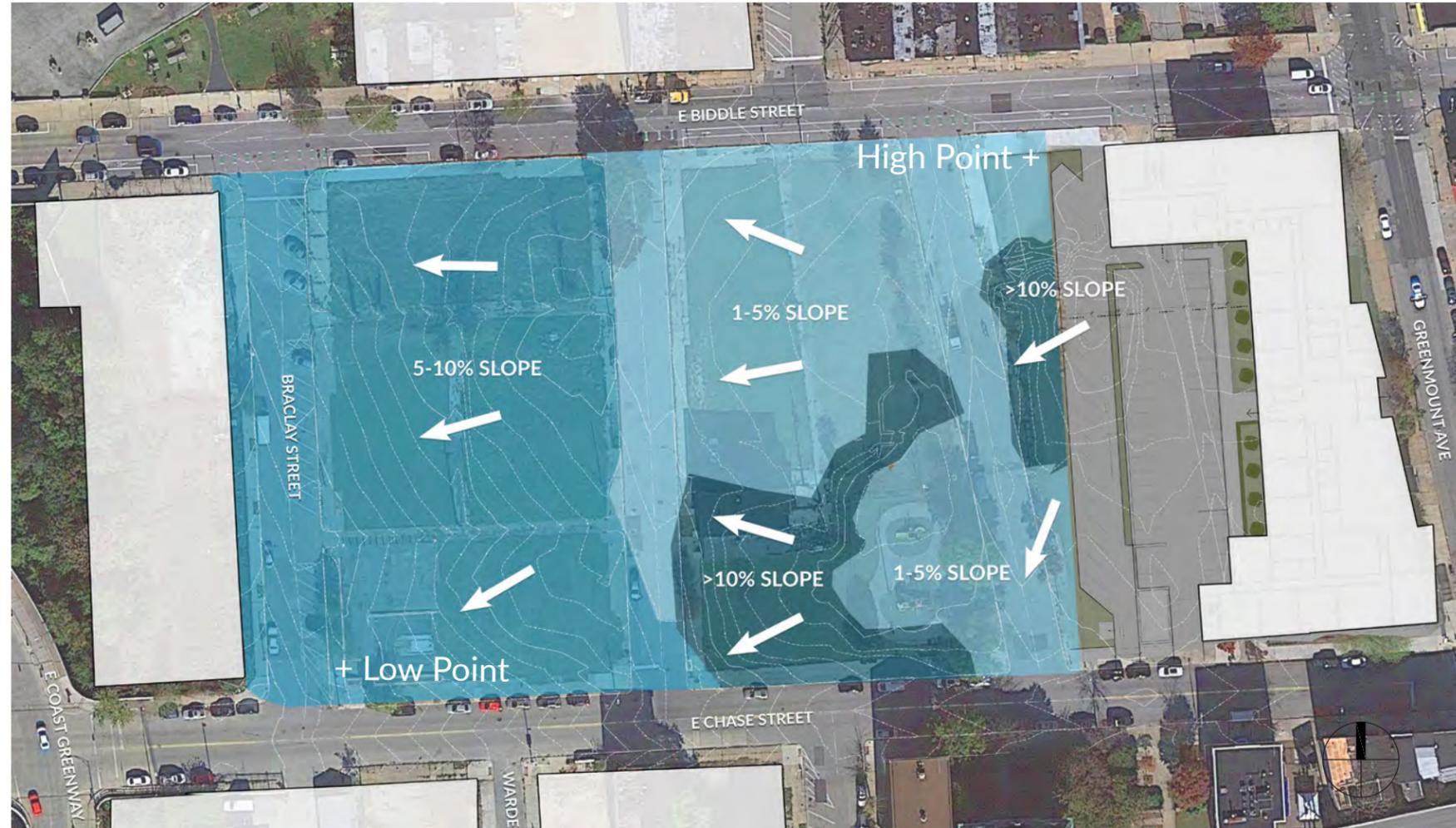


Figure 14: Existing site drainage conditions



Figure 15: Existing aerial photo of the site along the same section in the middle of the park site. (Floura Teeter)

INFRASTRUCTURE AND UTILITIES

There is abundant utility infrastructure located within the project area. Much of the infrastructure is associated with services to the legacy buildings and can be abandoned or removed. However, several utility lines convey services from off-site and must be maintained. A 75-inch diameter sanitary drain, located about 30 feet below existing grade, traverses the site from north to south between Brentwood Ave and Forrest St. A 24" stormdrain runs down Brentwood Ave, conveying flow from Biddle Street south. Finally, there are electrical, sanitary, and water utilities along the project periphery on E Biddle and E Chase streets. The

electrical and stormdrain utilities may be suitable for possible relocation provided the conveyance and/or service connections are maintained.

Utility easements will be required for any public utilities located outside the public right-of-way. Early coordination with DPW is recommended to discuss the utility easement requirements, restrictions, and any setbacks pertaining to the 75" sanitary main and 24" stormdrain.

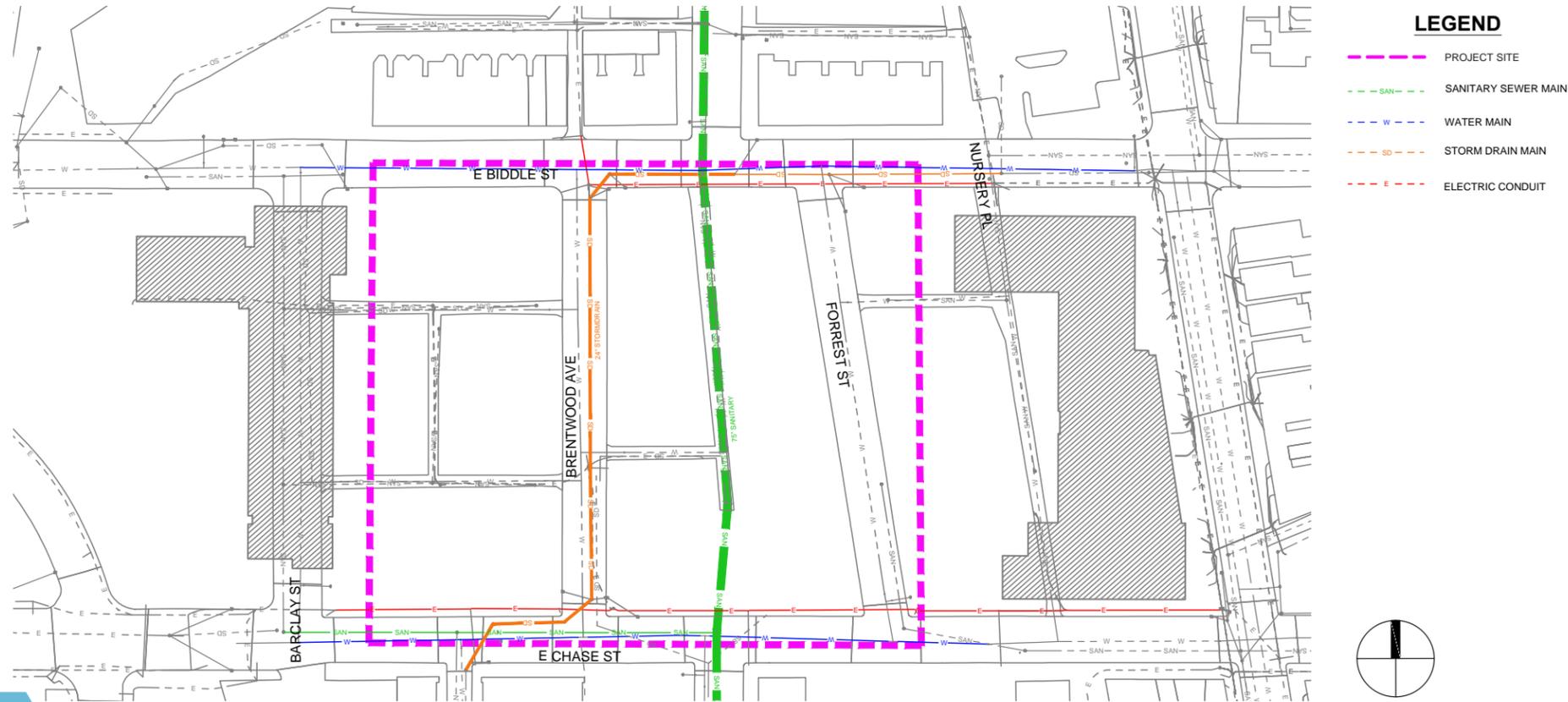


Figure 16: Existing site utility map and easements.



Figure 17: Existing site aerial showing the existing utility poles and infrastructure that will need to be addressed in the final design. (Floura Teeter)



CHAPTER 3: THE DESIGN PROCESS

CHAPTER THREE

THE DESIGN PROCESS

As stated in the vision plan, Johnston Square has had a hard-won transition towards re-making their community.

“We are here as our NEXT STEP on our journey to rebuilding Johnston Square to serve as a model for all the goodness that occurs when we all lock arms and organize together to REBUILD Baltimore. There is no stopping us!”



Regina Hammond,
Executive Director of
ReBUILD Johnston Square

The community was integral to the development of the Greenmount Park Master Plan. Many meetings were held to discuss park programming, review design options, discuss maintenance and stewardship and approve the final plans.

The final master plan reflects these conversations and the community’s priorities. One feature which was discussed at length was the inclusion of an artificial multi-use turf field which is intended to be used by the St. Francis Academy for football practice, junior varsity games and potentially as a revenue generating rental field. The field occupies the bulk of the site and, because of the elevation change, will require walls to build. Although it will be available for community use, it will be fenced and will require high netting for the goal posts, which visually impacts the connection between Chase and Biddle Street. Seven options were explored for this field – exploring different locations, amenities, and field sizes on the site.

Minimum dimensions of a high school field were utilized based on the National Federation of State High School Associations’ standards. The field study also was dimensioned to include a soccer field to maximize use. Minimum dimensions were used to maximize the amenity space available in the rest of the park.

Because artificial turf is considered impervious surface, extensive stormwater management will be required to mitigate the artificial turf field and additional hardscape for this concept. These requirements will add both cost and complexity to the project.

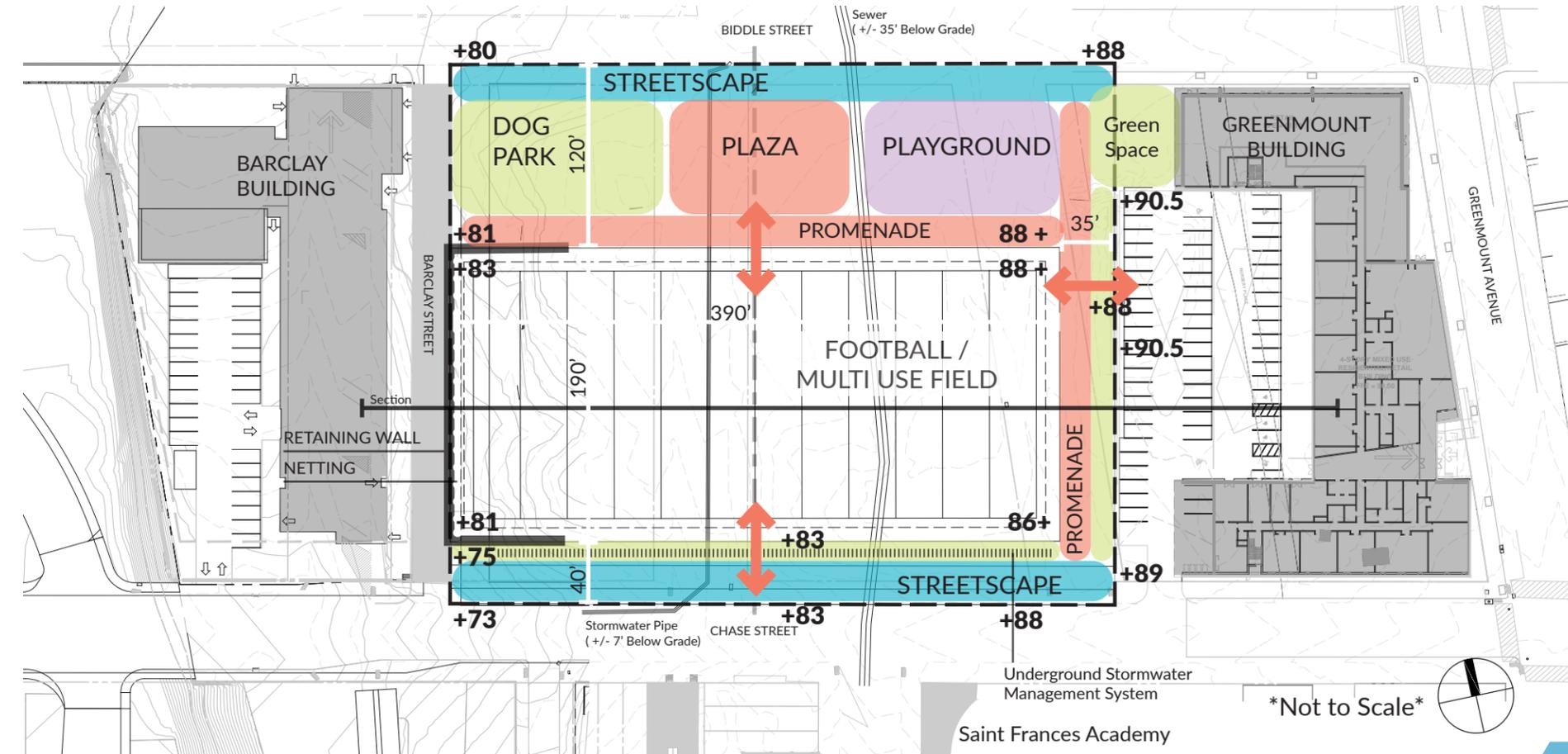


Figure 18: Preferred option field dimensions and surrounding uses.

CONCEPT DEVELOPMENT

Two concepts emerged, based on community feedback about the desires and needs for the park. The first option focused on providing a regulation size artificial turf field. The second option eliminated the formal field but provided a flexible lawn which could be used informally by both The Johnston Square community and St. Frances Academy.



Figure 19: Community feedback on various precedent images and concept plans. (Floura Teeter)



Figure 20: Community members reviewing the concept options at the park site. (Floura Teeter)

OPTION 1 - THE FIELD

The first option included the field as a focus of the park. Due to the existing topography, retaining walls would be needed to create a level surface for a regulation size field. The field stretches the length of the property from east to west, allowing a promenade connecting Chase and Biddle Streets on the east side of the park.

A wide walk, the Hammond Greenway, runs the length of the field, connecting Greenmount Park Apartments and Barclay Apartments. This generous, tree-lined walk will provide seating for field viewing and for socializing, and will be wide enough to promote socializing and gathering. This is the main spine which connects all the park elements.

Community amenities are located on the Biddle Street side of the park and include a gateway plaza, dog park, entry plaza with small building and splash pad and playgrounds for both Littles and Big Kids. This part of the park is intended to serve community members daily, to provide safe and accessible multi-generational space for Johnston Square residents to meet and enjoy themselves.

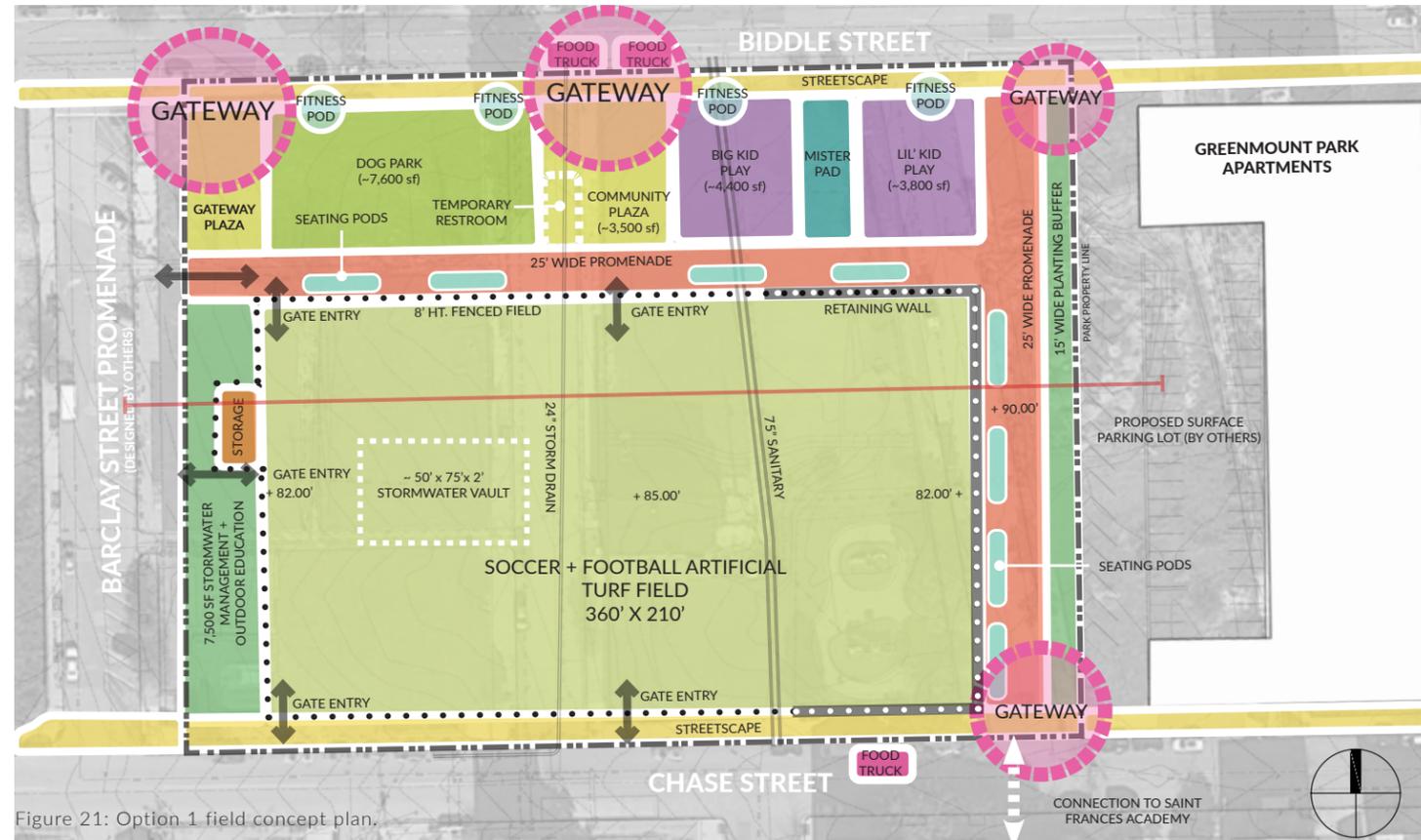


Figure 21: Option 1 field concept plan.

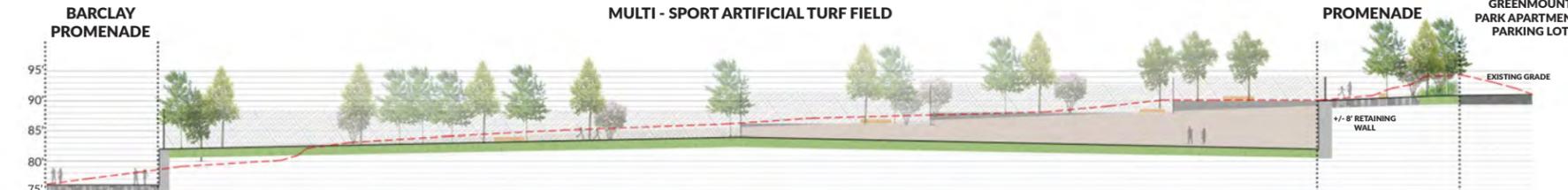


Figure 22: Option 1 field concept plan and section of the site showing the field and walls.

OPTION 2 – THE ELLIPSE

A second option was presented, which maximized the community amenities, surrounding a large flexible use lawn. Because the field was such a dominant part of the landscape, a second option was presented, which maximized the community amenities, surrounding a large flexible use lawn which could serve St. Frances' need for sports practice. The lawn would not allow for regulation play for football or soccer but could be used for scrimmages and free play.

Configuring the park in this way allows it to be more visually and physically open, with limited fencing, focusing on the ellipse of natural turf lawn, open to the community at all times.

A walking trail on the perimeter of the lawn affords opportunities for walking and seamlessly connects Biddle and Chase Streets. Similar amenities were provided on the perimeter of the ellipse including a sport court, pavilions and plazas, a dog park and storage. The Ellipse does not require stormwater management because it increases pervious surface which in turn mitigates heat island and provides greater environmental benefits than The Field.

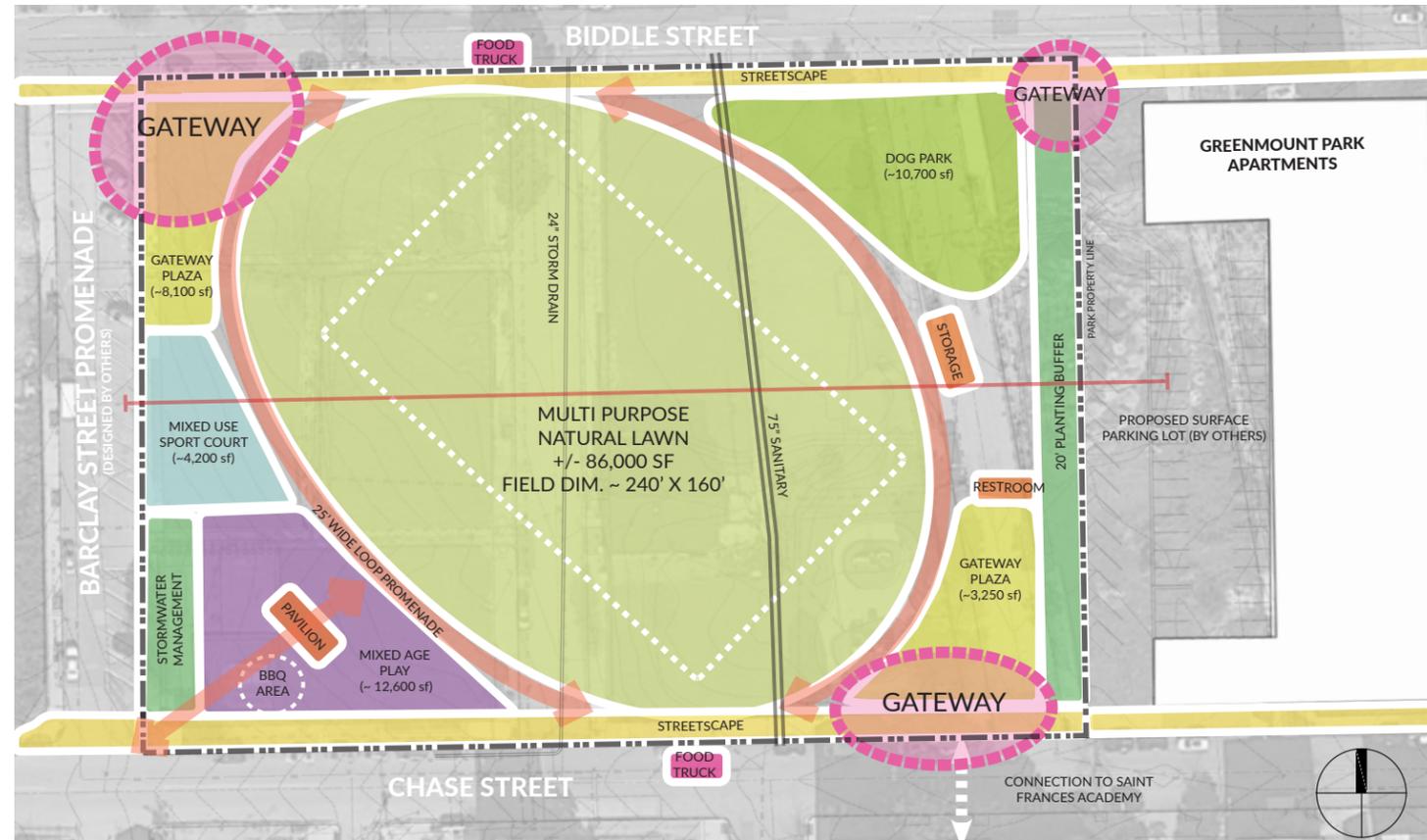


Figure 23: Option 2 ellipse concept plan.



Figure 24: Option 2 field concept plan and section of the site showing the ellipse.



CHAPTER 4: RECOMMENDATIONS

CHAPTER FOUR RECOMMENDATIONS

FINAL MASTER PLAN

The two design options were discussed with the community several times to be sure that the implications of each plan were considered. Option 1: The Field was preferred. Both the community and St. Frances desired the field as both a community draw as games are played but also as a potential source of rental revenue. Using the minimum regulation field size and reducing amenities within the fenced areas allowed additional space for community amenities.

PARK ELEMENTS

- | | | | |
|----|-----------------------------------|----|--------------------|
| 1 | ENTRY PLAZA | 11 | FIELD HOUSE |
| 2 | GATEWAY PLAZA / MISTER PAD | 12 | ROCK WALL |
| 3 | DOG PARK | 13 | AMPHITHEATER |
| 4 | LAWN | 14 | PAINTED CROSSWALKS |
| 5 | PAVILION + COMFORT STATION | 15 | FOOD TRUCK AREA |
| 6 | LITTLE KID PLAYGROUND (2-5 YEARS) | | |
| 7 | BIG KID PLAYGROUND (5-12 YEARS) | | |
| 8 | HAMMOND GREENWAY | | |
| 9 | FOOTBALL + SOCCER FIELD | | |
| 10 | FITNESS POD | | |



Figure 25: Preferred final concept plan.

THE FIELD AND CHASE STREET

The desire by the community to have a rentable field that can accommodate both high school football and soccer games is reflected in the plan. The field includes field lighting, bleacher seating on the Hammond Greenway, and a Field House on Chase to accommodate storage and concessions for St. Frances. Piers and a formal entrance mark the 50-yard line of the field on each end, creating a central axis for the park. Netting will be needed to be at either end of the field and will extend 30' high to catch any balls that may leave the field. The field will be artificial turf, requiring additional stormwater management in a storage tank below the field.

A generous green space on Chase Street allows additional surface stormwater treatment and is activated with fitness pods, street tree plantings and a climbing wall along the west end of the field.



Figure 25: Aerial view from Chase Street looking northeast.

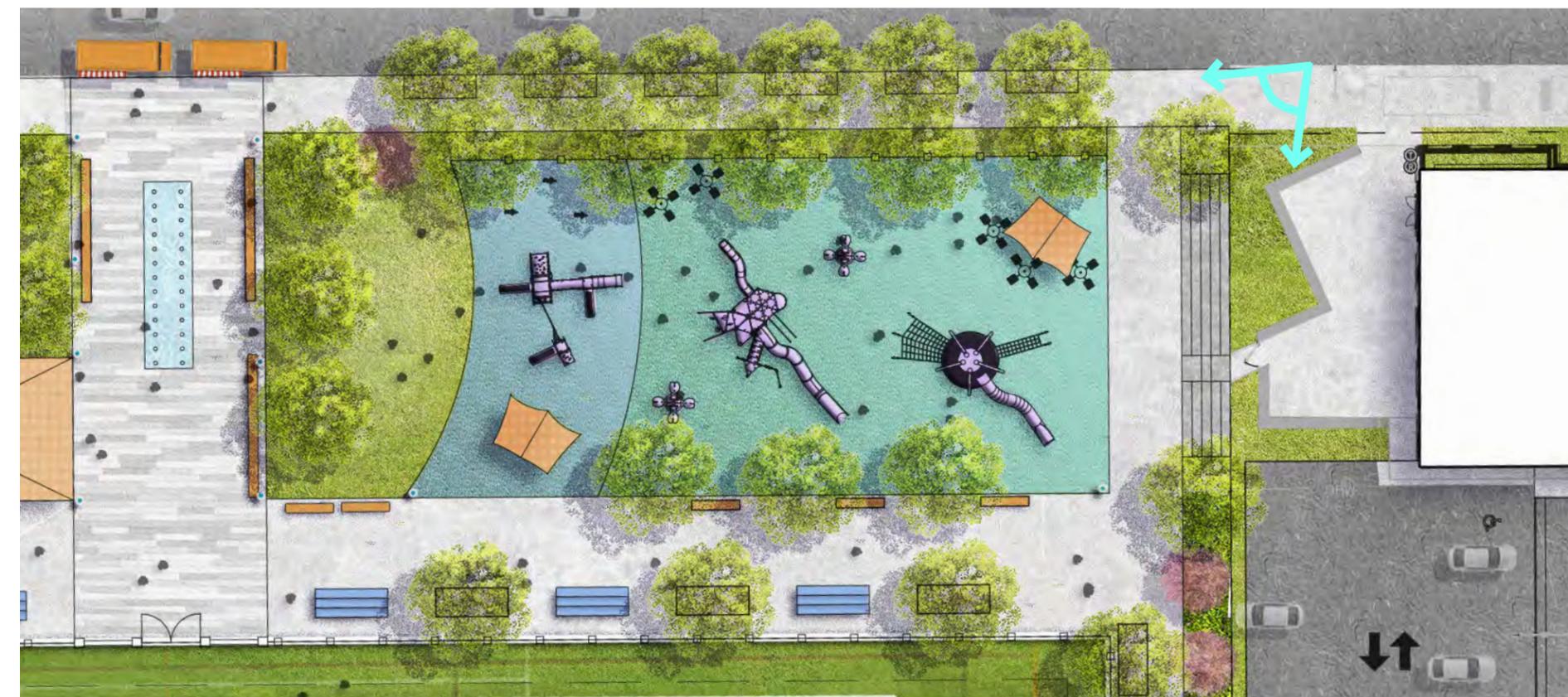




Figure 26: Aerial view from Biddle Street

COMMUNITY PLAY

The playground will be along the northeast end of the park and will have a connection to the plaza adjacent to the Greenmount Apartment building. Amphitheater seating along the slope between the apartment building and playground will allow parents to watch their children play and relax. There will be a designated area for both big kids and little kids with the appropriate play equipment. A small flexible lawn is adjacent for spontaneous events and play. There will be several shade elements to keep people out of the hot sun.



GREENMOUNT SOCIAL

Connecting and strengthening community is a prime goal of Greenmount Park. Greenmount Social is an area where positive social interactions are promoted by a generous plaza and mister pad, pavilion, open lawn, and dog park.

The plaza, centered on the 50-yard line of the field, with the entry gate as focal point, features seating at the edge and a mister pad in the center. The mister pad feature is intended to provide cooling and activation during the summer months but to be invisible during the off season.

A 30' x 60' pavilion is located at the intersection of the plaza and Hammond Greenway. Envisioned as a casual seating area under cover, event space and potential rental space, the pavilion will include restrooms to serve both the park and the field, a pump room for the mister pad and a storage space for the Johnston Square community. This structure could also host pre-game events and concessions if needed.

A small gateway plaza is located at the northwestern edge of the park. This plaza welcomes visitors from the Mount Vernon neighborhood and beyond to Johnston Square and connects to Charm City Meadworks across Biddle Street. It is the entrance to a small dog park which is a feature greatly needed by current and future community members.



Figure 27: View of the entry plaza and splash pad aligned with the center of the field.



Figure 28: Harmonizing the connectivity of seating and amenities between the field and dog park.

UNIVERSAL DESIGN

Universal design is defined as “the composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability, or disability” (National Disability Authority). Sometimes confused with compliance with the Americans with Disabilities Act, universal design facilitates use of a site seamlessly, rather than providing accommodations which are separate from key park elements. Greenmount Park is designed to facilitate for use by all. Understanding the community’s desire for multi-generational use, all walks will be graded to be accessible, shade and seating will be provided throughout the park, wayfinding will be clear, and lighting will provide a safe environment.



Figure 29: Playground and amenities will be selected to meet all abilities. (Kompan)

SITE FURNISHINGS AND MATERIALS

In support of universal design, providing comfortable, durable, and flexible site furnishings will be an important component of Greenmount Park's success. Multiple styles of furnishings including bleacher seating, the amphitheater, benches with armrests and movable seating will provide choice and comfort.

Shade is provided by trees, shade structures and the pavilion to ensure that people can comfortably use the park in the heat of summer or in inclement weather.

Adequate and attractive lighting will allow people to use the park in winter or for evening events and feel comfortable walking through. Attractive, pedestrian scale pole lighting meets Dark Skies requirements and reduces glare to adjacent properties. Field lights can be used when there are events but will be designed to reduce trespass into adjacent buildings.

Wayfinding, regulatory and interpretive signage will help visitors navigate the park. Interpretive signage can convey information about Johnston Square history, environmental performance or even sports information.

Adequate trash and recycling cans will help to reduce trash in the park but must be collected regularly to be effective.

Other park amenities include dog waste stations, water bottle filling stations, and adequate hose bibbs for cleaning and watering plants.

Paving materials should be selected to be attractive, durable and reflective to reduce heat island within the park. Concrete or brick pavers can relate to adjacent buildings but should be easy to maintain.

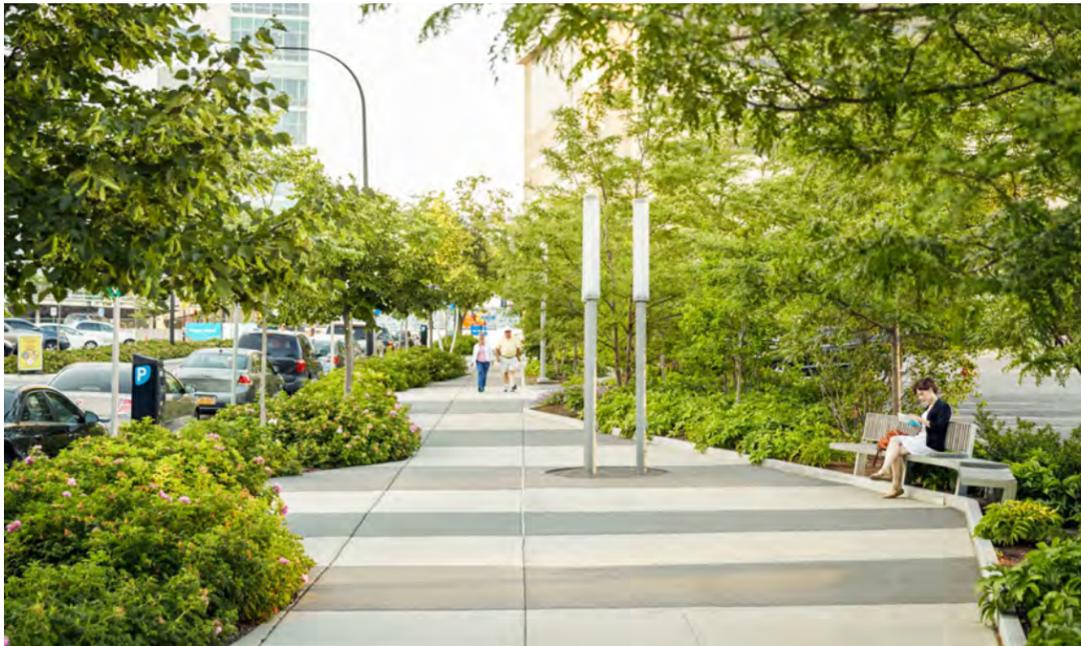


Figure 30: Precedent images of park amenities that could be in the park. Top: Pavilion (Dixon Water Foundation, Lake Flato), Bottom: Dog Park (Eagle Rock Dog Park, Recreation and Parks Los Angeles)



Figure 31: Precedent images of park amenities that could be in the park. Top left: Tiered seating (Streetlife), Top right: Picnic Table (Landscape Forms), Bottom left: Stone amphitheater: (Landscape Forms), Bottom right: Benches (Scape Studio)





PLANTING

Many trees are proposed for the park, ultimately expecting to provide 40 percent canopy coverage. These trees should be selected to be locally native, to thrive in urban conditions and to maximize both shade and habitat. Adequate soil volume should be provided for all tree plantings to reduce maintenance commitments and to allow them to thrive for the long term.

Shrubs and perennials should also be locally native and should be planted densely and in large masses to provide maximum benefit and reduce the maintenance burden by preventing weed infiltration.

Soil amendments should be provided for all plantings prior to installation.



Figure 32: Precedent images of plantings that could be in the park. Top left: Planted Walk (Buffalo Niagara Medical Campus, SCAPE), Flexible seating (David Koch Plaza, Olin), Lush plantings (Cultural Landscape Foundation, GGN), Bottom right: Flexible lawn (John Barkley Plaza, Confluence)

Figure 33: Precedent images of plantings within the park. (Dr. Lillian McGregor Park, DTAH)

STORMWATER MANAGEMENT - REQUIREMENTS

The baseline existing conditions for the stormwater management computations are established from 2010, which was the year the existing stormwater management regulations were adopted and the City's baseline impervious area metrics were established. In 2010, several buildings were still present on the lots. The proposed site area (limit of disturbance) for this project is 3.4 acres. The existing impervious area is 2.2 acres and the proposed impervious area is 2.8 acres. This project would be considered a

combination of new and redevelopment because the existing condition impervious area is greater than 40% but there is a net increase of 0.6 acres of impervious area. The total impervious area requiring treatment (IART) is 1.7 acres. The estimated stormwater requirements include a Water Quality Volume (WQv) of 6,200 cf and an Environmental Site Design Volume (ESDv) of 8,200. Further, quantity management for the 10-year and 100-year flood events is required for the 0.6 acres of new impervious area.



Figure 34: Aerial photo from 2010, showing the baseline conditions at the proposed Greenmount Park site.

STORMWATER MANAGEMENT DESIGN

Several microbioretention areas are proposed along the south portion of the site to satisfy the water quality requirement. All together, the micro-bioretention areas can be designed to treat the 1.7 acre IART and satisfy the project's WQv requirement. A series of storage chambers are proposed beneath the artificial turf field to treat the remaining ESDv and provide 10-year and 100-year storm mitigation. Detailed drainage analysis and hydrologic computations will be required during future project design phases to refine

the exact sizing requirements for the storage chambers. For the master plan, the chambers have been sized to completely store the balance of the ESD requirement (2,000 cf). Preliminary stormwater management computations are included as Appendix I.



Figure 35: Precedents of microbioretention area.
(Sources: Strada <https://stradallc.com/2014/07/18/designing-stormwater-naturally/>,
(<http://water.epa.gov/infrastructure/greeninfrastructure/images/Green-Street-Planters.jpg>)

PERMITTING REQUIREMENTS

Next steps includes coordination with City Agencies regarding utility abandonments and easement requirements. Pre-development meeting with the City Planning Department and coordinating anticipated reviews. These include:

- Forest Conservation Plan Review
- Stormwater Management and Erosion & Sediment Control Review
- SPRC Review
- Right of Way Permitting
- Possible Zoning variances for lot coverage.

Anticipated plan review requirements include the following:

- COP Pre-development meeting
- DOP Site Plan Review Committee
- DOP Forest Conservation Plan Review
- DPW Stormwater Management Review
- DPW Erosion & Sediment Control Review
- MDE Construction General Permit
- DOT Developer Agreement for ROW improvements

Key items for early coordination include discussions with City agencies regarding:

- Project zoning requirements
- Utility abandonments and relocations
- Utility easements, and
- Street abandonment and ownership transfer

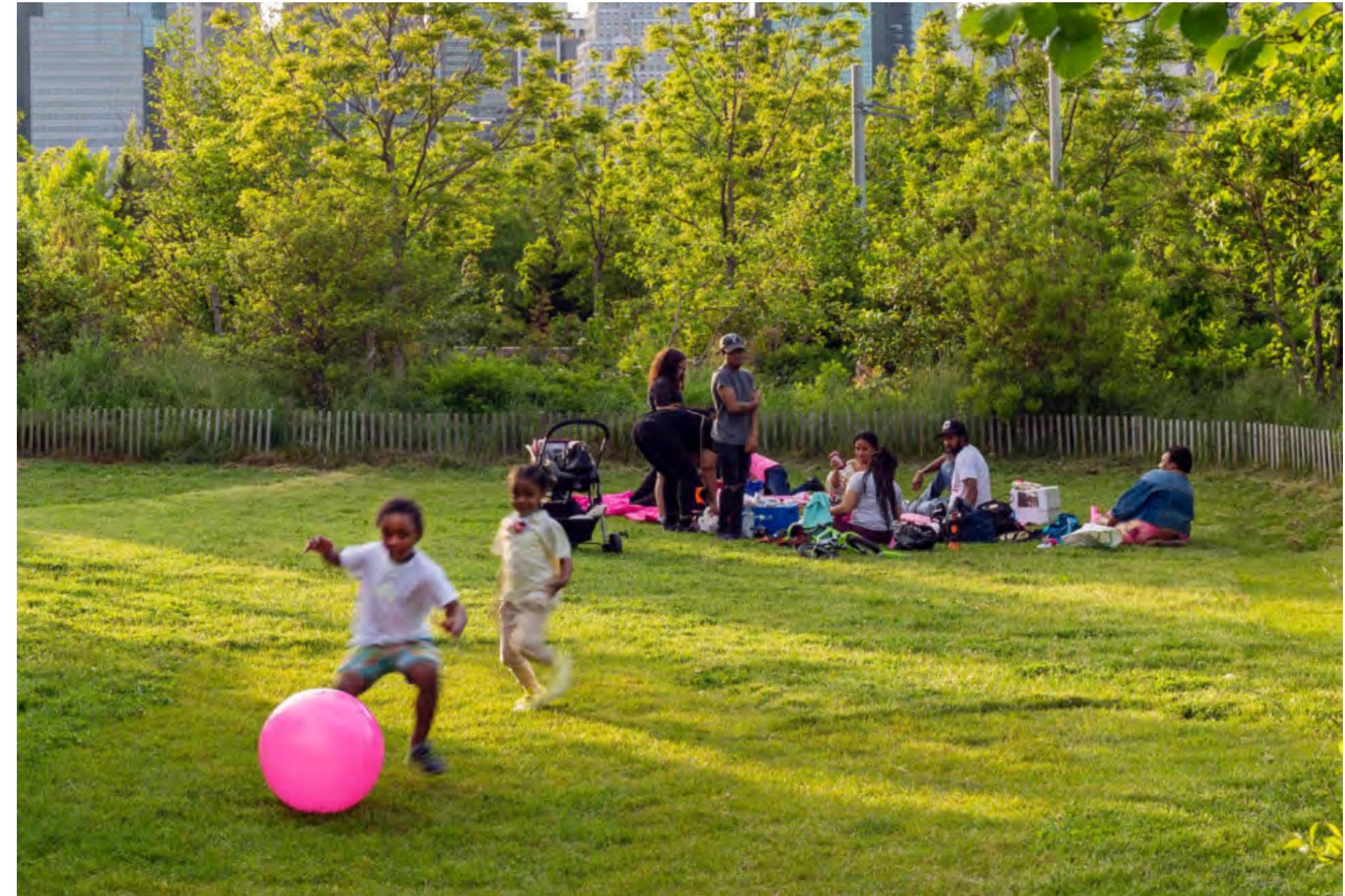


Figure 36: Places for flexible play and use for families and children. (Brooklyn Bridge Park, MVVA)



CHAPTER 5: PHASING + IMPLEMENTATION

CHAPTER FIVE

PHASING + IMPLEMENTATION

It is the intention of ReBuild Metro, Parks & People, ReBuild Johnston Square Neighborhood Organization, and St. Frances Academy to implement Greenmount Park as one project. Because of the imminent construction of Greenmount Park Apartments (estimated for December 2023), the land adjacent to the park site will be graded. It makes sense to rough grade the park site to connect to these elevations where possible, avoiding current features such as the temporary field or the existing playground.

Fundraising is currently underway for all park features.

The development of construction documents, based on the approved master plan, are the next step toward implementation. A design team which includes landscape architects, civil, structural, and mechanical engineers, architects (should custom buildings be desired), and sports field consultants should be formed. It is estimated that the design and permitting phase will take 12 -18 months from beginning to permit release. A 6-month bid process would be followed by an 18-24-month construction period.

IMPLEMENTATION TIMELINE

Fundraising - 1 Year

Concept Design - 6 months

- Pre-Development Meeting
- Zoning review
- Utility Agency Coordination for Utility abandonment/relocation and easements
- Geo-technical Investigations
- Environmental Assessments (?) - VERIFY IF THESE WILL BE NEEDED
- SWM Demolition Permit requests
- Traffic Impact Study - VERIFY IF THIS IS NEEDED
- Site Plan Review Committee Meeting #1

Design Development - 6 months

- SWM/FCP Concept Plan Submittal
- Site Plan Review Committee Meeting #2
- Preliminary Developer Agreement Plans
- Construction Documents - 4 months
- SWM/FCP/ESC Site Development Plan Submittal
- SWM/FCP/ESC Final Plan Submittal
- Site Plan Review Committee Meeting #2
- Semi-Final and Final Developer Agreement Plans

Final Permitting - 2 months

- MDE Construction Permit NOI
- EPlans Grading/Building Permit Approval
- DPW 'Green Stamp' Plans
- Developer Agreement
- Temporary Use of the ROW Permit

Bid Phase - 6 months

Construction - 18-24 months

STEWARDSHIP

Greenmount Park cannot be successful without careful consideration of how the park is cared for after it is opened. In addition to funding for design and construction, an endowment should be created to fund maintenance, programming, security, and events.

It is the intention of ReBUILD Metro, ReBUILD Johnston Square Neighborhood Organization, and St. Frances Academy to establish a separate entity to manage the park. This organization will be responsible for raising the funding to operate the park, and hiring staff for maintenance, programming, and security.



Figure 37: Maintenance of the park is important to ensure longterm success of the park. (Fairmount Park Conservancy)



Figure 38: Community members at the ribbon cutting of Phase 1 of Greenmount Park. (Parks & People)



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