



**CHERRY HILL COMMUNITY COALITION  
806 CHERRY HILL ROAD  
BALTIMORE, MARYLAND 21225**

**Member  
Organizations**

*Cherry Hill  
Development Corp  
Cherry Hill Homes  
Tenant Council  
Cherry Hill Nehemiah  
Homeowners  
Cherry Hill  
Ministerial Alliance  
Cherrydale Tenant  
Association  
Cherry Hill Trust, Inc.  
CHAT  
Harbor Hospital  
Center  
Cherry Hill Learning  
Zone  
Friends of Patapsco  
Recreation Center  
Chemical People Task  
Force Cherry Hill Safe  
Streets  
Family Health Centers  
of Baltimore  
Southern District  
Community Relations  
Friends of Middle  
Branch  
Cherry Hill Senior  
Manor  
Cherry Hill Town  
Center  
Our House  
St Veronica Headstart  
Spelman Road  
Gentleman's Club  
LAVISTA  
Foundation  
Larue Square  
Improvement Assn.  
Cherry Hill  
Community Garden  
Project  
Residents at large*

February 21, 2020

The Honorable Bernard C. "Jack" Young  
100 N. Holliday Street  
Baltimore, MD 21201

To Whom It May Concern:

Dear Mayor Young:

The **Cherry Hill Community Coalition** would like to offer its support for the planned Middle Branch Fitness and Wellness Center and the entire site plan, including the parking lot, per the map provided at your community meetings. Originally located within Cherry Hill proper, the center was moved to lower end of the community at the end of the Gwynns Falls Trail so that its reach extended beyond the Cherry Hill community could be more accessible to neighborhoods of Westport and Brooklyn.

We believe that the new center will help further transform the southern end our City and will provide assets critical to both the physical and emotional wellbeing to the surrounding communities. We enjoyed the opportunity to engage in and comment on the design process. We feel that the resulting master plan for the site incorporates our some of community's recreational needs. We hope that alternative means of transportation such as enhanced MTA bus service and/or a Circulator for the southern end of South Baltimore are provided for those in surrounding neighborhoods that would prefer not to drive or do not own a car.

The **Cherry Hill Community Coalition** is delighted to endorse the redevelopment of Reedbird Park and looks forward to the opening of the new Middle Branch Fitness and Wellness Center.

Thank you for time and consideration.

Sincerely,

Michael Middleton, Chair  
Cherry Hill Community Coalition



THE MARYLAND GENERAL ASSEMBLY  
LEGISLATIVE DISTRICT 46  
BALTIMORE CITY

March 12, 2020

Edward Reisinger, Chairman  
Members, Land Use Committee  
100 N. Holliday Street, Suite 400  
Baltimore, MD 21202

Ladies and Gentlemen:

The 46<sup>th</sup> delegation supports plans for the Middle Branch Fitness and Wellness Center and surrounding amenities as shown in the Master Plan for Reedbird Park. We believe that the rec center and future phases to improve the rest of the site will allow recreational, health, and wellness opportunities that are currently unavailable in South Baltimore. This regional park facility will serve multiple neighborhoods and generate a greater sense of community amongst all generations.

The design process for this project was inclusive and transparent throughout. It was great to see residents contribute to the design discussion and have their comments realized in later iterations of the plan. As a result, the plan looks poised to serve their recreational needs while transforming a former landfill into something we all can be proud of.

With regards to the Ordinance required for the parking lot portion of the plan, we feel that there was fair consideration to the scale and location of the parking. By placing the lot at the edge of the property and preserving the interior of the park for pedestrians only, the plans have found a balance between access and a safe user experience. Though the proposed parking is certainly needed, we encourage BCRP to work with sister agencies, the MTA, and the Greenway Trails Network to provide enhanced multimodal options to get to the park.

In closing, we are tremendously excited to see this project built for the well deserving citizens of Baltimore.

Sincerely,

Handwritten signature of Bill Ferguson in blue ink.

Bill Ferguson  
Senate President

Handwritten signature of Brooke Lierman in blue ink.

Brooke Lierman  
Delegate, District 46

Handwritten signature of Robbyn Lewis in blue ink.

Robbyn Lewis  
Delegate, District 46

Handwritten signature of Luke Clippinger in blue ink.

Luke Clippinger  
Delegate, District 46



**Cherry Hill Eagles Foundation, Inc.**  
926 Bridgeview Road Suite 101  
Baltimore, Maryland 21225-1402

February 25, 2020

The Honorable Bernard Young  
100 N. Holliday Street  
Baltimore, MD 21201

Dear Mayor Young:

The Cherry Hill Eagles Foundation also known as the Cherry Hill Eagle Youth Development Program would like to offer our full support for the planned Middle Branch Fitness and Wellness Center. The Proposed site master plan will prove to be in the best location and will be more accessible to the neighborhoods of Westport, Brooklyn and this South Baltimore corridor in general. Additionally, the plan for the proposed parking lot portion of the plan is an excellent addition. This will reduce any questions regarding overflow parking on public streets that may impact the homeowners adjacent to Fitness and Wellness Center.

Since our inception in 2002, The Cherry Hill Eagles Foundation has become a leader in the community. We often partner with schools, local businesses, churches, community leaders and for the past few years; the leaders at Recreation and Parks, to provide direct services and support for the youth and residence of Cherry Hill. We have also worked to minimize the negative outcomes that were typically caused by various socioeconomic factors and influences, including lack of access and opportunity. Through the ongoing direct services and specifically our Youth Development initiatives that our full staff of volunteer coaches and team mothers provide, we have given support and assistance to more than 250 youth and their extended families and friends.

The leadership of the Cherry Hill Eagles Foundation believes in innovative solutions for the basic principles of growth and development of the youth. Our upcoming Cherry Hill Eagles Youth Development Center (CHEYDC) will be the first of its kind in Cherry Hill - A community center where youth development will be the nucleus of the mission with new, expanded programming specifically designed to meet their unique needs. The Cherry Hill Eagles Foundation's new, expanded programming consists of four modules: Trauma Informed Coaching, Youth Mentorship, Leadership Development, and the iChoose Youth Leadership and Values Program. These programs will be available to the youth and their families, coaches, and the community volunteers. The incorporated mentorship and leadership development programs will provide the tools needed to enhance the youth's skills at various levels. The coaches and youth leaders that will support this process were chosen because of their passion to make an impact. We collectively will be active leaders and participants in the process.

We believe with the addition of the Middle Branch Fitness and Wellness Center located at Reedbird Park; the Cherry Hill community will continue to flourish. The Cherry Hill Eagles Foundation is happy to endorse the City's efforts to bring such a project.

Sincerely,

A handwritten signature in blue ink, appearing to read "RB".

Raheem Brown, Jr.  
Founder/President



**Westport Neighborhood Association, Inc.**

December 29, 2019

The Honorable Bernard C. "Jack" Young  
100 N. Holliday Street

Baltimore, MD 21201 Dear

Mayor Young:

The Westport Neighborhood Association would like to offer its support for the planned Middle Branch Fitness and Wellness Center. Originally located within Cherry Hill proper, the center was moved to lower end of the community at the end of the Gwynns Falls Trail so that its reach extended beyond the Cherry Hill community could be more accessible to neighborhoods of Westport and Brooklyn.

We believe that the new center will help further transform the southern end our City, and will provide assets critical to both the physical and emotional wellbeing to the surrounding communities. We enjoyed the opportunity to engage in and comment on the design process. We feel that the resulting master plan for the site incorporates our some of community's recreational needs. We hope that alternative means of transportation such as enhanced MTA bus service and/or a Circulator for the southern end of South Baltimore are provided for those in surrounding neighborhoods that would prefer not to drive or do not own a car.

Westport Neighborhood Association is delighted to endorse the redevelopment of Reedbird Park shown in the attached site plan, and looks forward to the opening of the new Middle Branch Fitness and Wellness Center.

Regards,

*Keisha Allen*

Keisha Allen  
Westport Neighborhood Association



March 9, 2020

The Honorable Bernard Young  
100 North Holiday Street  
Baltimore, Md 21201

Dear Mayor Young:

Greater Baybrook Alliance (GBA) is excited to support the Department of Recreation and Parks in pursuit of approved plans for the Middle Branch Fitness and Wellness Center. GBA is an organization that acts as a catalyst and conduit for equitable development and reinvestment in the Brooklyn, Brooklyn Park, and Curtis Bay neighborhoods. Investment in the social and physical wellbeing of South Baltimore residents is a positive step towards mitigating a long list of health issues plaguing our communities. The presented plans for Reedbird Park will serve as an important asset for the neighborhoods which GBA serves.

The proposed location and amenities also strengthen our funded SEED grant to develop a separated bike lane connecting our residents to the new facility, as well as other recreation and transportation networks to our north and south. While our communities benefit from easy access to major highways, it is difficult to traverse the peninsula. The Wellness Center will catalyze our vision to create a regional alternative transportation network in South Baltimore. We're delighted to see the new Middle Branch Fitness and Wellness Center start construction.

Thank you for your support of this essential community asset. Please reach out to me with further questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read 'Meredith Chaiken', is written over a light grey horizontal line.

Meredith Chaiken  
Executive Director  
Greater Baybrook Alliance

Via Email on March 25, 2020

Subject: RE: Middle Branch Fitness & Wellness Center at Cherry Hill

Dear Adam:

Kudos and thumbs up on the fine work done by Baltimore Recreation and Parks on

The Middle Branch Fitness and Wellness Center at Cherry Hill. The concept development, comprehensive background work, details and planning has been excellent and comparable to that of a successful Fortune 500 company.

I congratulate the Department on the full usage of Reedbird Park and revives its past with the multi recreational use. In my youth, Reedbird Park had baseball and football fields, much needed outlets in the Cherry Hill community and the surrounding South Baltimore neighborhoods. The indoor track and pool facility will make it one of the premier facilities in Baltimore City.

I enjoyed the opportunity to work through the design process with BCRP and their consultants. The resulting plans for the rec center and exterior park will address the recreational needs of all ages and abilities.

With regards to the Ordinance required for the parking lot portion of the plan, I believe that the proposed parking is necessary to serve parks users without negatively impacting the adjacent neighborhood. Even before these improvements, the neighborhoods have experienced parking issues during the Summer when pool users flock to the park. The proposed parking lot should alleviate that issue.

Though the proposed parking is needed, I would still like to see sidewalks and crosswalks leading to the park improved. There should be the means for everyone to access this park. I trust that BCRP and DOT will work together to find those solutions.

In closing, I am in full support of the proposed plans for the Middle Branch Fitness and Wellness Center at Cherry Hill.

Best,  
Alvin

Alvin J Lee  
President and CEO  
ABC Ventures, Inc.  
410 355 3134

**From:** [Brad Rogers](#)  
**To:** [Tiso, Eric](#)  
**Cc:** [Boarman, Adam](#)  
**Subject:** Written testimony: Support of 9. CITY COUNCIL BILL #20-0497/ ZONING – CONDITIONAL USE PARKING LOT – A PORTION OF THE PROPERTY KNOWN AS 201 REEDBIRD AVENUE (Tenth District)  
**Date:** Thursday, March 26, 2020 10:14:58 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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WRITTEN TESTIMONY IN SUPPORT OF:

**CITY COUNCIL BILL #20-0497/ ZONING – CONDITIONAL USE PARKING LOT – A PORTION OF THE PROPERTY KNOWN AS 201 REEDBIRD AVENUE (Tenth District)**

As the Executive Director of the South Baltimore Gateway Partnership, I am writing in support of the Middle Branch Fitness and Wellness Center at Reedbird Park in Cherry Hill. This critically needed recreational complex is ten years in the making, the result of huge amounts of public input and community organizing. The Center is also an essential part of the Middle Branch restoration process, as we transform 11 miles of the Middle Branch shoreline into Baltimore’s next great waterfront.

We believe in this project so much that we have invested some \$3 million into making it a reality. This includes investing not just in the building, but in the turf field that we intend to build alongside it in partnership with the Cal Ripken, Sr. Foundation.

This will be the nicest recreation facility in the city, and will house large numbers of sports events. While we have done everything in our power to encourage non-motorized travel (including relocating the center to a site where there are major bus routes and a biking trail) the sports events will generate enough visitation that we must make sure that cars don’t overwhelm the adjacent neighborhood. Therefore we are in support of the parking lot on this site.

Sincerely,

**Brad Rogers**

***Executive Director, South Baltimore Gateway Partnership***

101 W. Dickman Street, Suite 1000, Baltimore, MD 21230

410.493.0852 (Mobile) | [brogers@sbgpartnership.org](mailto:brogers@sbgpartnership.org)



# SITE MASTER PLAN



MIDDLE BRANCH FITNESS & WELLNESS CENTER AT CHERRY HILL  
REEDBIRD PARK IMPROVEMENTS