



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### Staff Report



Tim Keane  
Director

**December 11, 2025**

**SUBJECT:** Oliver Neighborhood Plan – Greening Amendment

For the purpose of amending the existing adopted Oliver Neighborhood Plan to include a section on stormwater management and green infrastructure mitigation strategies.

**RECOMMENDATION:** Accept

**STAFF:** Imani Fox, Danielle Bilot

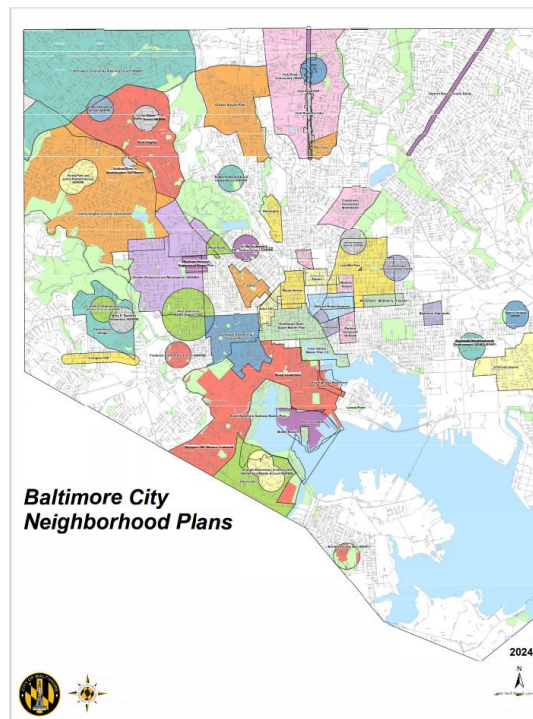
**OWNER:** Historic Oliver Community Association

**COUNCIL DISTRICT:** 12<sup>th</sup> Council District, Councilman Jermaine Jones

### HISTORY

Community Managed Plans (general):

- ✓ Oliver Neighborhood Vision Plan, Accepted October 2024
- ✓ East Baltimore Revitalization Project, Accepted September 2018



City Managed Plans:

- ✓ Oliver Urban Renewal Plan Adopted 1971, extended 2022
- ✓ Our Baltimore, Adopted 2024
- ✓ Watershed Improvement Plan Adopted 2023

During the creation of the Oliver Neighborhood Vision Plan a greening plan was identified as a need. Rather than have a section of the Vision plan dedicated to general greening strategies, the community wanted to take additional time to create a greening plan that could also identify impactful projects for the community to pursue. Supporting the Greening Plan is an item from the implementation matrix of the Oliver Neighborhood Vision Plan and is a positive step forward in the community led implementation of their plan.

## **PROCESS & REQUIREMENTS**

Community Managed Plans are subject to a series of requirements before proposing acceptance by the Department of Planning and Planning Commission.

### **Community-managed Plan Procedures & Guidelines**

These guidelines apply to plans created by organizations other than the Department of Planning and other City agencies. In preparing a community-led plan pursuing Planning Commission recognition, the community sponsor must:

- ✓ Meet with DoP staff to discuss the nature of the plan, proposed boundaries, preliminary stakeholders identified, etc.;
- ✓ Create an advisory committee to guide the planning process that includes DoP staff;
- ✓ Host at least three (3) open, public meetings during the process with broad notification at least 10 days in advance;
- ✓ Provide documentation of all meeting notifications; and
- ✓ Meet with stakeholders who will be affected by the plan's recommendations (property owners, institutions, public agencies, other neighborhoods, etc.).

The Planning Commission will not accept more than 1 community-managed plan for the same geographic area. Good-faith efforts by the sponsoring community organization(s) must be made to address any geographic boundary issues or conflicts during the planning process.

The plan document must:

- ✓ Be consistent with the City's Comprehensive Master Plan and other City policies;
- ✓ Include standardized topics such as process, existing conditions, background data, goals, strategies, recommended action steps;
- ✓ Include a detailed implementation chart, in a format acceptable to the Planning Department; and
- ✓ Be in a well-designed, easy to read format.

## **EQUITY ANALYSIS**

As the Department of Planning Equity Statement says “An equitable Baltimore addresses the needs and aspirations of its diverse population and meaningfully engages residents through inclusive and collaborative processes to expand access to power and resources”. This plan amendment was created through a collaborative and inclusive process to address community greening needs that are currently unmet. In the 2025 Equity Action Plan update, we explicitly state the goal of “Empowering communities to advocate for themselves to partner with city agencies and to hold DOP and other agencies accountable”. Planning Commission acceptance of this plan amendment would entirely align with that goal and continue the Commissions track record of supporting neighborhoods in their community planning efforts.

## **SUMMARY OF CONTENTS**

The Oliver Greening Plan focuses on green infrastructure to support overall neighborhood revitalization. In addition to identifying several greening strategies, the Plan also identifies pilot projects at key gateways throughout the neighborhood that can impact stormwater drainage, traffic calming, and neighborhood placemaking. A brief listing of the Plan contents is below:

- Summary of the existing planning efforts.
- Inventorying of the existing watershed characteristics.
- Summary of the user and community input.
- Recommendations for the community.

**NOTIFICATION:** The following community groups have been notified of this action.

- The People’s Association of Oliver
- Historic Oliver Community Association



**Tim Keane**  
**Director**