

# HOW ONE SMALL CITY IS USING SCIENCE TO CHANGE ITS WORLD



BERLIN,  
MD

# LOCATION



# *'America's Coolest Small Town'*

## **BERLIN, MARYLAND**



**'America's Coolest Small Town'**  
*Budget Travel Magazine - 2014*

**'Certificate of Excellence Award'**  
*Tripadvisor - 2015*

**'Top 50 Most Beautiful Towns'**  
*Country Living Magazine - 2015*

**'20 Best Small Towns to Visit in  
2016'**  
*Smithsonian.com - 2016*

**'South's Best Small Towns'**  
*Southern Living Magazine - 2016*





# BERLIN FALLS PARK



# BERLIN FALLS PARK

- 60 acres
- Blighted property
- Former chicken processing plant
- Focused on remediating ponds
- \$2.5 million



**PROGRAM ELEMENTS**

- Action Sports Center
- Skate Park
- BMX Park
- Climbing Walls
- Mountain Biking
- Zip Line Course
- Outdoor Education Facility
- Bird Watching Facility
- Elevated Promenade
- Ice Rink
- Amphitheater
- Event Retail and Concessions
- Event Grounds
- Police Substation
- Recreation Facility
- Train Depot
- Bike and Walking Paths

*\*Note: Program elements are throughout the various concept not be a determining factor of viability.*

**CONCEPT KEY HIGHLIGHTS:**

Concept B can be easily characterized as 'The Falls,' given the grand gesture of physically bringing the elevated water body amenity to the lower, more active zone that relation to the water. This will be done by incorporating an aerating and cleansing that will act as the project focal point. The Falls will have both a visual and audio areas of the lower basin and form the organizing element that programmed uses: excursion train depot and retail village will extend from the loading zone to the edge creating a pedestrian link from the active to passive zones of the project. It is oriented to the east of the falls and be planned in two stories, both with water as the hub of outdoor passive activities and educational programs. The YMCA facility east near the new proposed entrance through the senior center site, providing and potential future expansion opportunities through adjacent parcel acquisition of existing processing facility will be simply refinished and repurposed as a flexible space of activities and functions that can be rented, retrofitted or permanently redone to changing community need or want.

DRAFT FOR REVIEW ONLY

WORKSHOP SKETCH PLANS TYSON  
SEPTEMBER

# THE PLAN

# OPPORTUNITIES

- **Technical assistance**
  - **Free**
  - **Expert**
  - **Specialized**





# OPPORTUNITIES



- Objective analysis
- Chance to learn

# CHALLENGES

- Volunteer
- Managing results
- Competing priorities
- Public perception
- Team conflicts
- Unclear roles

# LESSONS LEARNED

- Social science
- Team
- Dynamic



# HOW WE WORK

- We're unique
- Increasing demand
- Politics matter
- Shiny penny
- Emotional decisions
- Money is tight



# THANK YOU



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