Leveraging New Transit for Better Communities: Transit Oriented Development as Catalyst and Stabilizer Along Redline

New Partners for
Smart Growth

Opportunity Collaborative

- Consortium charged with developing a Regional Plan for Sustainable Development (RPSD) for the Baltimore region.

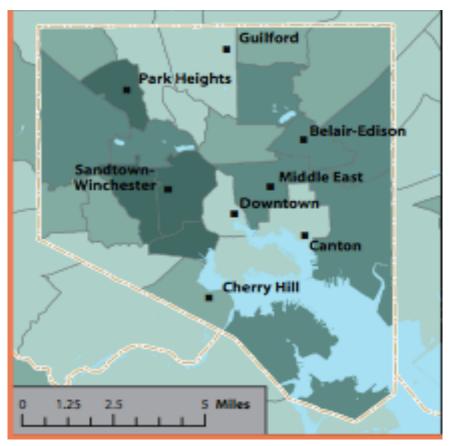 Local governments, State agencies, Universities and Nonprofit organizations.

  Regional Housing Plan and Regional Workforce Development Plan.

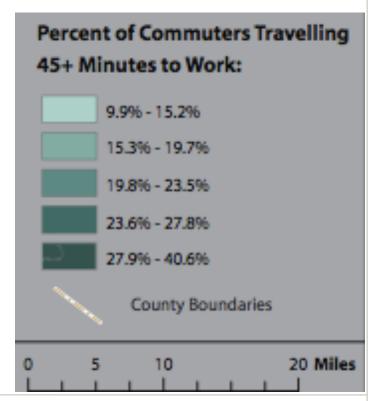- Funded by HUD and administered by the Baltimore Metropolitan Council

Opportunity Collaborative: Redline Related Findings

- Disconnect between job centers and affordable housing

- Healthcare industry employee demand trending upward

- Major healthcare employers located along the Redline:UMD, Hopkins, Bon Secours

- Commute times, costs of car ownership barrier to job/educational access
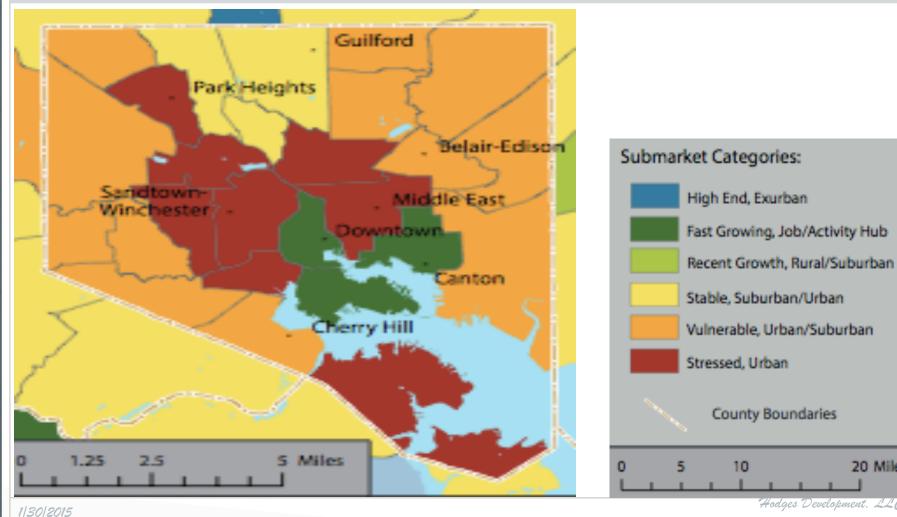
Baltimore Commute Time

OC Housing Report 11/2014

Percent of Commuters Travelling 45+ Minutes to Work:

- 9.9% - 15.2%
- 15.3% - 19.7%
- 19.8% - 23.5%
- 23.6% - 27.8%
- 27.9% - 40.6%
- County Boundaries

Housing Submarkets

Submarket Categories:

- High End, Exurban
- Fast Growing, Job/Activity Hub
- Recent Growth, Rural/Suburban
- Stable, Suburban/Urban
- Vulnerable, Urban/Suburban
- Stressed, Urban
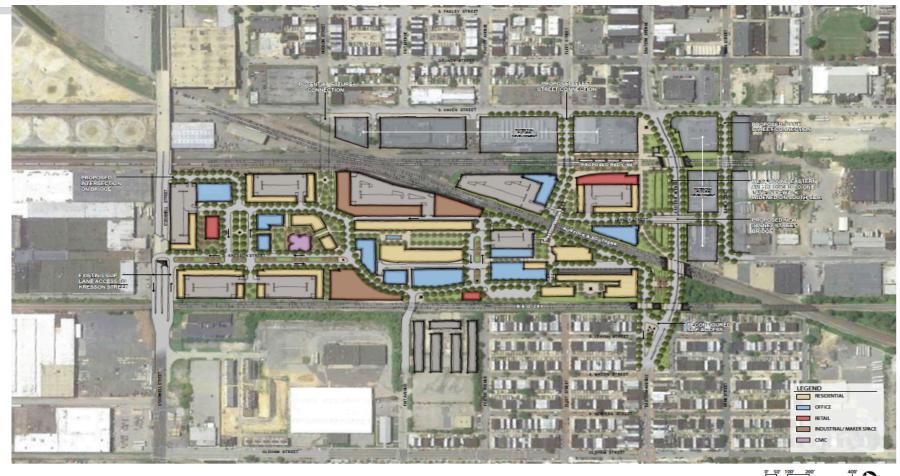
County Boundaries

Complimentary Programs/ Stakeholders

- Central MD Transportation Alliance TOD Steering Committee

- Vacants to Value City Development

- 21st Century Schools Program

- West Baltimore MARC Master Plan

Development Opportunity Challenges

- Community-Based Planning with groups that have varying levels of capacity

- Balance increasing land values with preservation of affordable housing

- Intentional market creation around Redline stations

- Equity in minority hiring and contracting
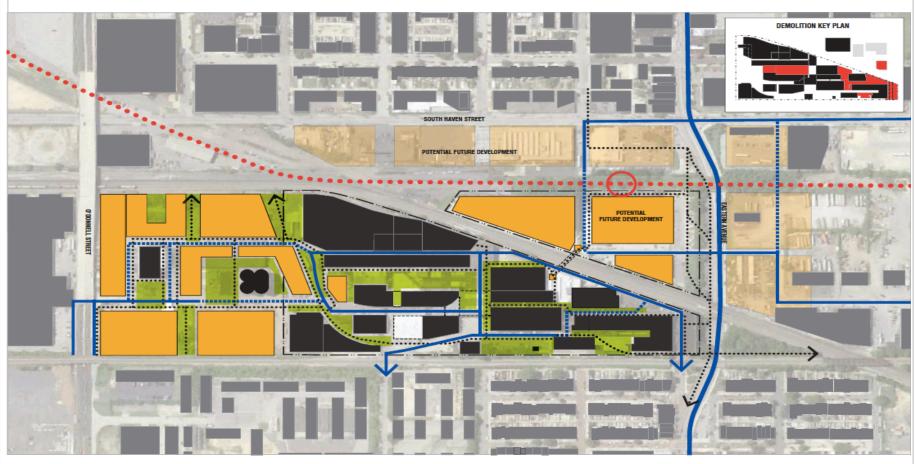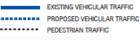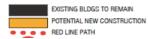
Case Study: Crown, Cork & Seal

LEGEND
- RESIDENTIAL
- OFFICE
- RETAIL
- INDUSTRIAL/ MAKER SPACE
- CIVIC

Case Study: Crown, Cork & Seal

DEMOLITION KEY PLAN

SOUTH HAVEN STREET

POTENTIAL FUTURE DEVELOPMENT

POTENTIAL FUTURE DEVELOPMENT

O'DONNELL STREET

EASTERN AVENUE

	EXISTING VEHICULAR TRAFFIC		EXISTING BLDGS TO REMAIN
	PROPOSED VEHICULAR TRAFFIC		POTENTIAL NEW CONSTRUCTION
	PEDESTRIAN TRAFFIC		RED LINE PATH

POTENTIAL DEVELOPMENT DIAGRAM
CROWN INDUSTRIAL PARK

SCALE : 1:100

Case Study: Crown, Cork & Seal

KEY:
• • • • FUTURE RED LINE ROUTE
▭ FUTURE ELEVATED RED LINE
● RED LINE STATIONS

SITE CONTEXT: NEIGHBORHOODS
CROWN INDUSTRIAL PARK

MARKS, THOMAS ARCHITECTS

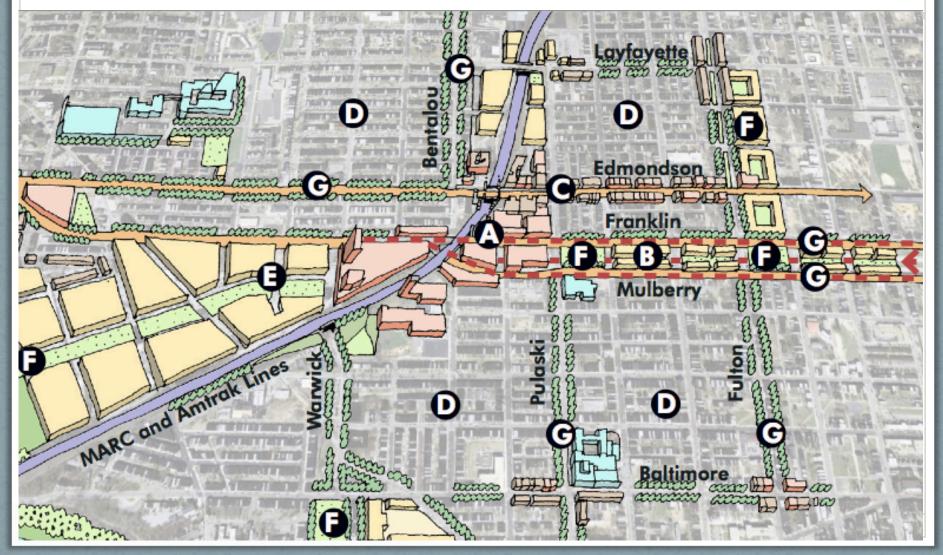OCTOBER 1, 2014

SCALE : 1:400

Case Study: West Baltimore MARC

Case Study: West Baltimore MARC

Case Study: West Baltimore MARC

Future Focus

- Site Control

- Politics, Interagency relations, coordination

- Financing

- What is market rate?

- Development pressures