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
Housing Submarkets
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
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Future Focus

- Site Control
- Politics, Interagency relations, coordination
- Financing
- What is market rate?
- Development pressures