

# Social Sustainability, Development & Transit: Lessons from Baltimore

Henry Kay • Baltimore Transit Alliance

# Transit and Development in Baltimore

- 45 miles of rail built between 1983 and 1995
- TOD: more misses than hits
- Successes usually rely on aggressive public sector management
- New lines offer opportunity get it right

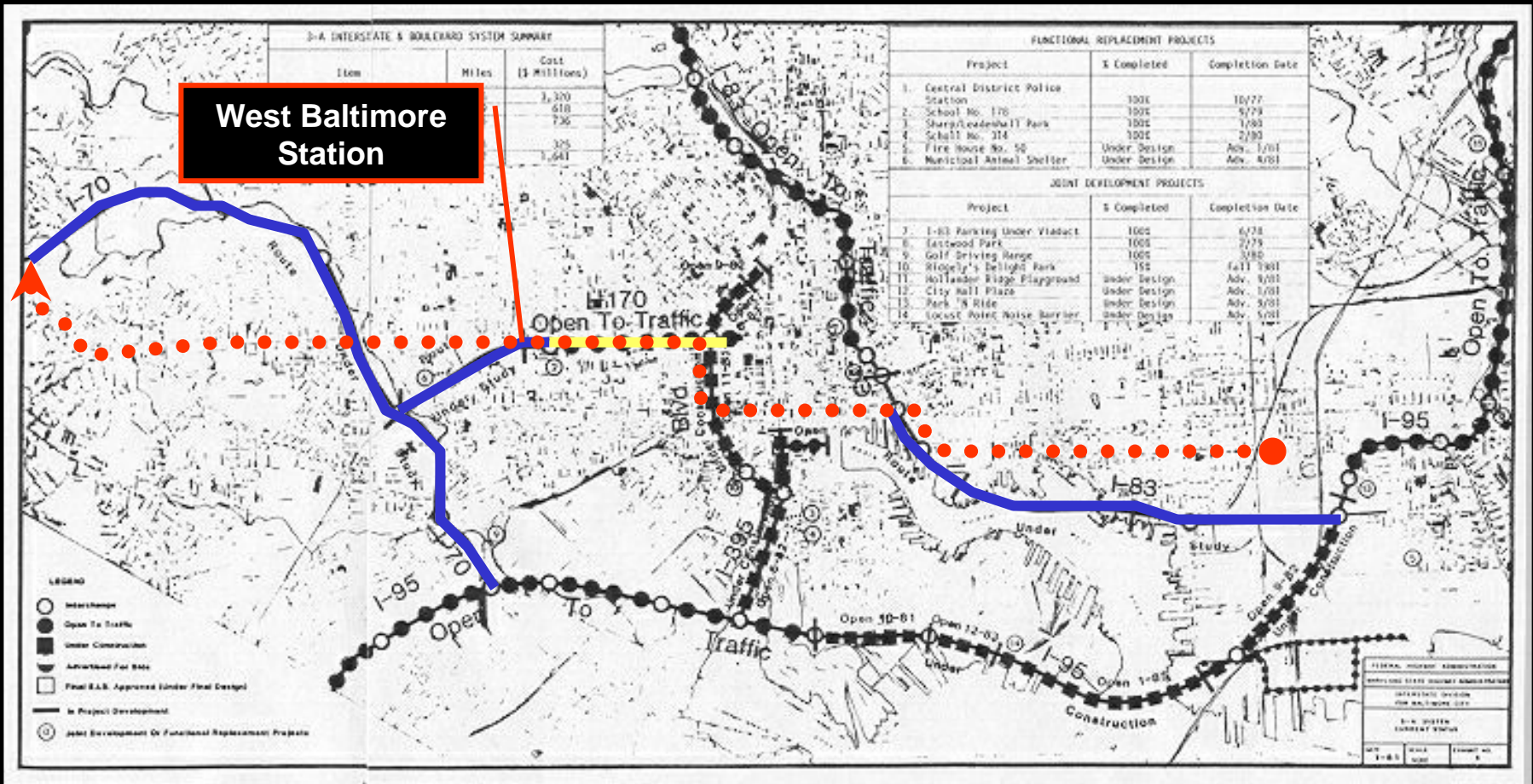
# Case Study 1: West Baltimore

- Existing commuter rail station; proposed Red Line station
- Terminus of truncated freeway completed in 1976
- High visibility development opportunity

# Station Area an Opportunity



# Built and Unbuilt Highways



# Wicked Ditch of the West



# Concentrated Poverty

Indicator (2000 except as noted)	Station Area	Baltimore City	Maryland
% Non-White	97.4	69	36
% Under 17 and Over 65	45.1	37.9	39.6
% Households Earning Less than \$25K	51	43	21
Unemployment Rate	18.2	10.9	3.2
Median Residential Sale Price (2003)	\$54,000	\$81,000	\$180,000 (Baltimore region)
Population Using Transit to Get to Work	16.6	15.2	7.2

# Community Perspectives

- 1976 is practically yesterday
- Prior history of blockbusting
- Black neighborhoods affected disproportionately
- Threat of condemnation as harmful as condemnation
- Distrust is rampant
- Fragmented community leadership



# Approaches

- Accept blame for the past, then start over
- Be patient
- Be honest about motivations
- Cultivate local leadership
- Know that gentrification is a threat even if it's not

# Case Study 2: State Center

- Two rail stations
- State office complex only partially built
- Surrounded by diverse, historic neighborhoods

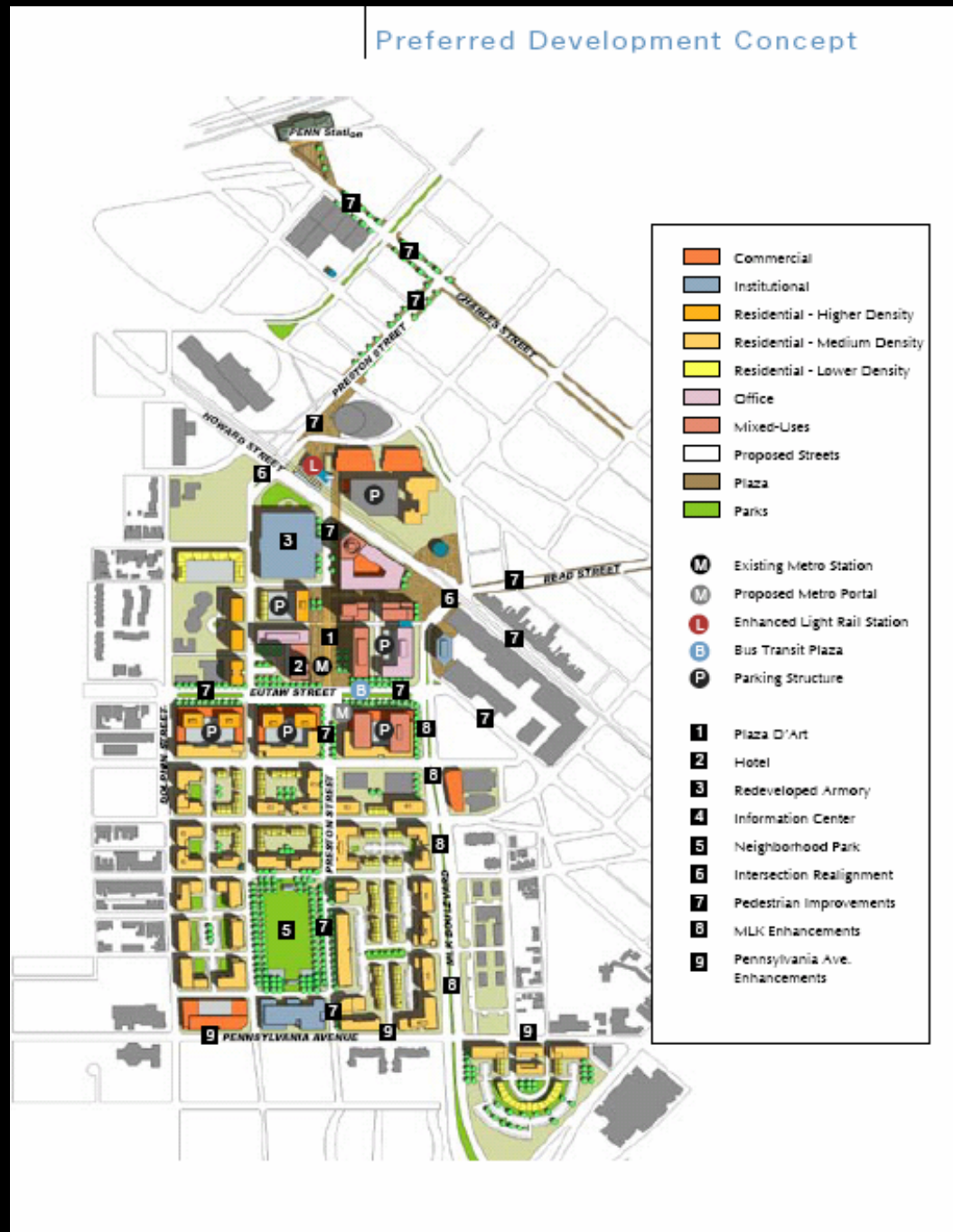
# Urban Renewal Was Here...



# ...Leaving No Sense of Community



# State-led Process Produced Consensus Concept



# Development Program

## Development Program

Use	Existing Development <i>State Center &amp; McCulloh</i>	Total Development <i>Eutaw District</i>
Office	1.2 million sq. ft.	1.2 million sq. ft.
Institutional	0 sq. ft.	63,000 sq. ft.
Retail, Culture & Entertain.	1000 sq. ft.	571,000 sq. ft.
Residential	970 dwelling units	3,100 dwelling units
Hotel	0 rooms	200 rooms
Parking	est. 2,500 spaces	5,500 spaces

# Community Perspective

- Bunker mentality
- Stability is fragile
- Public housing tenants lack voice
- History of poor planning; failure to implement

# State Center Neighborhoods Alliance

- Goals
  - Affordable housing
  - Support for local schools
  - Minority participation in project
  - Family-oriented retail (not just young urbanites)
  - Increase transit options
  - “...not a new neighborhood, but an enhanced core for existing neighborhoods.”



# Approaches

- Provide advocate for public housing tenants
- Formalize organization to provide community voice
- Meet early and often

# Conclusions from Baltimore

- History matters more than it should
- Goals not necessarily shared
- Allow time for relationship building
- You are always an insider or an outsider