

## WEST BALTIMORE MARC STATION: TRANSIT CENTERED COMMUNITY DEVELOPMENT

### DC Transit Oriented Development (TOD) Tour

In April 2007, West Baltimore residents, city and state officials, and non-profit representatives toured Washington, DC's Columbia-Heights, Petworth-Georgia Avenue, U Street/Shaw, and the H Street neighborhoods. The West Baltimore Coalition's tour of other TOD sites offered a look at how similar projects helped strengthen neighborhoods. While the District of Columbia's transit system is more extensive than Baltimore's, these communities offer examples of successful community organizations capitalizing on change.

The tour gave West Baltimore residents a chance to see "on-the-ground" transit oriented development success stories and to talk with the people involved to learn from them what worked and what didn't.



#### Lessons Learned

- Seeing results from the planning process can take a long time and markets change so the plan needs flexibility.
- Charrette or workshop findings can not detail everything. The community must focus on what is most important and tell developers and land owners the community's needs and wants.
- Public ownership of land offers a better bargaining position because control of the land isn't left up to a private developer.
- Having formal community leadership can be very helpful in the implementation phase as it provides a structured way to keep lines of communication open between the developer and community.
- The DC groups visited could give the West Baltimore Coalition advice on how to become more influential.



West Baltimore Coalition members visiting successful transit oriented development sites in Washington D.C.



### Community Workshop October 12 (6pm – 9pm) and October 13 (9am – 5pm)

Lockerman Bundy Elementary School Gymnasium  
301 N. Pulaski Street

A description of the workshop activities can be found on page two.

For more information please contact: **Zelda Robinson**, Acting Chair of the WBC at [zelda888@msn.com](mailto:zelda888@msn.com) or (410) 566-1615; **Andrea Limauro**, City Planner for West Baltimore North of I-40 at [Andrea.Limauro@baltimorecity.gov](mailto:Andrea.Limauro@baltimorecity.gov) or (410) 396-5934; **Brent Flickinger**, City Planner for West Baltimore South of I-40 at [Brent.Flickinger@baltimorecity.gov](mailto:Brent.Flickinger@baltimorecity.gov) or (410) 396-5936; or **Marty Baker**, Planner for the Maryland Dept of Transportation at [mbaker1@mdot.state.md.us](mailto:mbaker1@mdot.state.md.us) or (410) 865-1294. Or visit the **West Baltimore Coalition's website** at <http://westbaltomarc.googlepages.com/home>.

The WBC meets the second Tuesday of each month from 6:30pm to 8pm. The location varies, so please check with Zelda Robinson or the WBC website for the meeting location.

### UPDATE FROM THE WEST BALTIMORE COALITION

Fall 2007

Hello West Baltimore -

The West Baltimore Coalition (WBC) invites you to a **very important event** for the future of West Baltimore: a major public workshop to plan for the West Baltimore MARC Station area. We see options and opportunities as we plan together to build a new West Baltimore Community with Affordable Housing, Economic Empowerment/ Employment/Entrepreneurship, and Healthy and Safe Neighborhoods.

All voices are needed: "Don't Be Left Behind!"

Our topics are:

- Housing: New, In-fill & Rehabs
- Transportation: Community Needs & Potential Benefits
- Economic Development: Large, Small, Existing & New Opportunities

Come prepared to actively participate. Get your questions answered concerning the who, where, when, and what as well as how this process of renewal,

redevelopment and planning affects your future. Bring your ideas about how YOUR neighborhood should look and feel.

Young people we need your presence as well. We want to hear the voices of our future who desire to live in West Baltimore. Who are you? What do you want? When do you want what you want? How do you propose that we make your dreams a reality? We want your voice to answer these questions.

"This time we do it our way!" We, the community of West Baltimore, are going to turn around The Road to Nowhere to Our Road to a Great Future that goes SOMEWHERE....

Again, 100% participation is our goal and **ONE VOICE** is what will be heard.

The West Baltimore Coalition expresses its thanks to all who are participating in this historical, radical, forward-moving, planning event for the neighborhoods and communities in this West Baltimore corridor.



The Route 40 right-of-way is a development opportunity that could bring jobs, services, and residential opportunities into the existing community

# Next Community Workshop October 12th and October 13th... PLEASE COME!

## October 12 and 13 Community Workshop Agenda

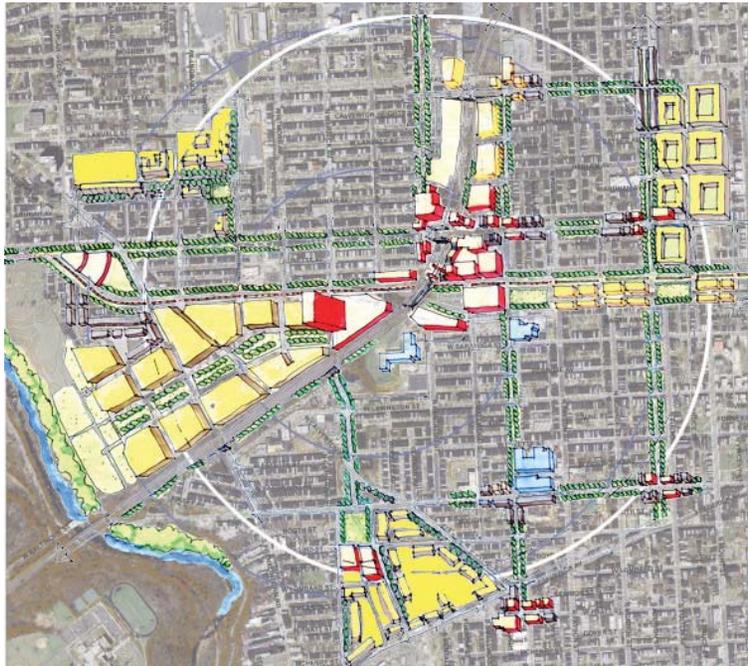
Lockerman Bundy Elementary School Gymnasium  
301 N. Pulaski Street

Friday October 12 - 6:00pm – 9:00pm

- Learn about the West Baltimore MARC station planning process and the potential for transit-centered community development
  - Hear from your neighbors and elected officials about their involvement with the project
  - See what came out of the October 2006 charrette process and how it's been refined based on West Baltimore Coalition member input
  - Prepare for Saturday's intensive community small group work sessions.
- Invited Speakers/Participants:
- Congressman Elijah Cummings
  - Baltimore City, Mayor/Mayor's Office
  - Baltimore City Council, Councilwoman Agnes Welch
  - MD Dept. of Transportation, Secretary John Porcari
  - MD Transit Administration, Deputy Administrator Tony Brown
  - Baltimore City, Dept. of Planning, Director Doug McCoach
  - MD Dept. of Planning, Secretary Richard Hall

Saturday October 13 - 9:00am – 5:00pm

- Work with your neighbors in small groups to map West Baltimore's future
- Identify short and long term actions needed to make West Baltimore succeed in the areas of housing, economic development, and transportation
- Meet with agency representatives to discuss specific programs available



Preliminary concept diagram for West Baltimore generated at the October 2006 Workshop

## Subcommittee Reports

In June, the West Baltimore Coalition decided to form three subcommittees focused on Economic Development, Housing, and Transportation issues. The purpose of the subcommittees is to give WBC members a chance to spend more time on the issues and topics that they feel are most important to the community. Summaries of the subcommittee meetings are presented at the WBC meetings so that all members are informed about the work the subcommittees have done.



## Economic Development Subcommittee

The focus of the Economic Development subcommittee is the economic potential of West Baltimore. The subcommittee includes area residents; local landowners; and representatives from Baltimore City, Maryland Department of Transportation, and local nonprofit groups.

At the first meeting, members agreed on the following priority issues: identifying large-scale businesses and redevelopment opportunities, assisting small businesses, and increasing local jobs and job training for residents.

The most recent meeting identified large-scale business and redevelopment opportunities, such as developing city-owned land first and transforming the Route 40 divide into a new destination with businesses to serve existing and new residents. Members emphasized the importance of having developers hire contractors that employ skilled labor from within the community first before seeking it elsewhere.

For more information on the Economic Development subcommittee, please contact **Brent Flickinger** at (410) 396-5936 or [brenton.flickinger@baltimorecity.gov](mailto:brenton.flickinger@baltimorecity.gov).

## Housing Subcommittee

The Housing subcommittee members stated that the guiding principle for housing is avoiding displacement of existing residents – both renters and homeowners. Additional issues of concern to the members are preserving and rehabilitating existing housing, developing strategies for encouraging infill development, and creating a mixed-income community.

With these issues in mind, the Housing subcommittee reviewed information about existing city and state programs related to home improvements and repair, homeowner tax credits, homeownership, seniors, and disabled residents. The Housing subcommittee further detailed strategies to allow area residents more access to jobs, especially for new projects in the area.

For more information on the Housing subcommittee, please contact **Andrea Limauro** at (410) 396-5934 or [andrea.limauro@baltimorecity.gov](mailto:andrea.limauro@baltimorecity.gov).



## Transportation Subcommittee

Transportation facilities play an important role in West Baltimore. The neighborhood will succeed when it has taken advantage of the positives (for example, quick and easy access to downtown Baltimore and Washington, DC) and minimized the negatives (such as high speed traffic on local roads and commuter parking on neighborhood streets). The Transportation subcommittee has been working to develop strategies for how transportation improvements should be integrated into the community and has focused its attention on three questions:

- 1) How does, and should, each roadway and pedestrian path in the study area function?
- 2) How should the immediate MARC station area be improved to achieve community and commuter goals?
- 3) How can the Red Line support the area's redevelopment?

For more information on the Transportation subcommittee, please contact **Kyle Leggs** at (410) 396-4135 or [kyle.leggs@baltimorecity.gov](mailto:kyle.leggs@baltimorecity.gov).