

## TOD Pilot Grant: West Baltimore MARC Red Line Station TOD Implementation Plan

The Maryland Department of Transportation Maryland Transit Administration is applying for federal funding through the Federal Transit Administration's (FTA) Pilot Program for Transit-Oriented Development (TOD) Implementation Plan for community-supported TOD around the planned West Baltimore Red Line Station.

The existing West Baltimore MARC Station area is positioned to receive significant transportation investment through both the Amtrak-led

Frederick Douglass Tunnel that will enable subsequent improvements in MARC service and the Maryland Transit Administration-led Red Line, a 15-mile connection between Woodlawn in western Baltimore County and Bayview in southeast Baltimore City. This TOD planning effort will help ensure that communities surrounding the existing West Baltimore MARC Station leverage the opportunity to reap the benefits of TOD stemming from these public investments. The Maryland Transit Administration will use grant funds to develop a TOD Implementation Plan in close partnership with neighborhood organizations, business owners, private partners, and other stakeholders. Collectively, this coalition will set a vision for equitable, mixed-use development that addresses the goals of the communities surrounding this evolving West Baltimore transit hub.

Based on definitions created by the FTA, the study area includes five census tracts designated as Environmental Justice (EJ) communities due to various economic, environmental, and other factors. The development of this TOD Implementation Plan will help to ensure these communities guide the vision and lasting impacts of the anticipated private development surrounding this critical transit hub.

The scope of this planning project will include:

- Public engagement and education regarding TOD concepts
- An evaluation of existing conditions, including a market analysis and assessment of local regulations and entitlements
- Development of alternative TOD land use scenarios aligned with community goals
- Implementation plans addressing specific opportunities for redevelopment, multiple financing mechanisms, and strategies for both mixed income and affordable housing

