Central Baltimore

Building Strong, Diverse Neighborhoods

August 9, 2011
Central Baltimore Partnership

A collaboration between institutions, community organizations, stakeholders, and local government to foster the arts and sustainable development in healthy, transit-oriented neighborhoods at the center of the Baltimore Metropolitan Region.
Central Baltimore Partnership

1. University of Baltimore
2. Maryland Institute College of Art
3. Johns Hopkins University
Central Baltimore Steering Committee

A forum of leaders from public, private and community institutions gathered to support comprehensive, community-driven development in Central Baltimore.
Partners – diversity, commitment, common vision

Anchor Institutions: JHU, MICA, UB

Community Organizations

Neighborhood Associations

Non profit institutions

Property owners

Private businesses

Arts organizations

Foundations

Deputy Mayor

Social Service Agencies

City Agencies: Housing, Planning, Economic Development,

Neighborhoods, Sanitation, Police, School Board
New CDC Model

- Virtual development organization
- Collaborative with public, private & non-profit sectors
- Market driven, comprehensive
CBP Operating Model

- Multi-stakeholder, community-driven
- Decentralized, delegates tasks
- Commitment to front-line partners
CBP Operating Model, contd.

– Focused on “transcending” issues
– Results first, then publicity
– Continuously build relationships of trust
CBP Approach is Unique

- Commitments from highest level leadership at institutions, government
- Many partners, one voice
- Defines a fragmented area
Stages of Development

1. Getting organized
   • Building relationships & discovering common ground
   • Deciding to stick together & test collective action

2. Taking action
   • Low hanging fruit
   • Quality of life and crises; task forces

3. Oops! We need better plans
   • 3 neighborhood vision plans:
     Charles North, Barclay, Greenmount West
   • Amtrak Station and development site plan

3. Implementing project development
   • Immediate
   • Major projects & development gaps

4. Expanding social development & environmental elements
CBP Goals

– Foster a critical mass of large-scale, progressive commercial development

– Measurably reduce crime & increase safety

– Improve quality of life, employment & investment for residents between Mt. Royal Avenue & 24th Street
CBP Goals

- Secure & sustain long-term affordable & artist housing
- Promote sustainable market rate housing
- Build the capacity of partners & collaborations
CBP Task forces

Short term issue taskforces:

- Winter shelter
- Probation & parole
- Success academy
CBP Task forces

Community building efforts:

– Greenmount West workforce & community center
– Greenmount West anti-displacement
– Social service agencies network
Community Development Strategy

- Economic Development: market stimulus
- Housing Development
  - Market rate housing
  - Affordable family housing
  - Long-term, affordable artist housing
- Anti-displacement programs
Community Development Strategy

- Social development
  - Workforce
  - Community building
  - Schools
  - Quality of life (safety, sanitation, recreation, environment)
  - Arts & entertainment
Community Development Strategy

- Environmental orientation
  - Green cuts across all activities
  - Green spaces, park possibilities, energy conscious, small footprint
Central Baltimore Partnership

Why now?

Why here?
Central Baltimore Assets

- Location
- Investment opportunities
- Transit
- People
- Ready support
- Momentum
The People

– Diversity on every gradient
– Creative class
– Entrepreneurs
– Progressive property owners
– Strong community advocates
Reviving Adjacent Neighborhoods

Mount Vernon

Charles Village & JHU
Central Baltimore

Location

- Baltimore’s Crossroads
- Baltimore’s gateway
- Transit access to the max
- Rich history: once again, the great Center of the City
- Architecture and character
- Arts and Entertainment
- At the center, in the mix
Station North Arts & Entertainment District

Location

Station North Arts & Entertainment District Cultural Places of Interest

Legend
- Place of interest
- Park
- Central Baltimore Partnership Target Area
Station North Arts & Entertainment District

Thriving Businesses & Cultural Organizations:

- Liam Flynn’s Ale House - just opened!
- Two Boots Pizza
- OutTakes Café
- Baltimore Print Studios
- Bohemian Coffee House
- Café Mocha
- Cyclops Books and Music
- Windup Space Bar & Arts Venue
- Hexagon Space
- Strand Theater Company
- Galerie Myrtis
- Station North Arts Café
- Metro Gallery
- Single Carrot Theater
- Sofi’s Crepes
- Joe Squared
- Load of Fun
- Westnorth Studio
- Area 405
- Caribbean Paradise
- Everyman Theater
- Tapas Teatro
- Charles Theater
- Club Charles
- The Depot
- Gallery Bar & Restaurant
- Schuler School of Fine Art
Premier Transit Oriented Development Site in Maryland

Average daily traffic density, a.m. & p.m.

- JFX: 113,475
- Mount Royal Ave.: 17,375
- North Ave.: 24,225

**TOTAL**: 155,075

Average daily rail boardings

- MARC: 2,589
- Light Rail: 684
- Amtrak: 3,500
Charles North is the crossroads of all points in Baltimore, where East and West meet North and South.

- **Light Rail**
  - 34,700 weekday riders

- **Charm City Circulator**
  - 4,500 passengers daily

- **Bus Lines**
  - 9 MTA routes in walking distance

- **Jones Falls Bike Trail**

- **Zipcar**
Central Baltimore

Location

- Proximity to growing universities & colleges
Central Baltimore Momentum

- Decrease in violent & non-violent crimes
  - Development of comprehensive public safety plan with institutions
- Local & National Visibility
  - Attention to cultural development and community revitalization
- Investment
  - Growing national recognition and investment from banks & foundations
- Political Will
  - Major commitments from City, business owners & local philanthropy
- Ground work is laid
  - Development plans in place
Central Baltimore Ground Work

Strategic plans in place

• Charles North Vision Plan
• Greenmount West Vision Plan
• Barclay-Midway-Old Goucher Redevelopment Plan
A New Approach for Urban Regeneration

- Regional destination
- Entertainment destination point
- Substantial residential increase
- Strategy for attracting private investment
- Catalyst for urban revitalization
- Multi-phase development initiative
- Multiple audiences with common goals and themes
- Model for a cleaner, greener Baltimore
Charles North Vision Plan

The Four Anchors

1. Charles Gateway/Penn Station
2. Charles and North Corners
3. Asia Town
4. Creative/Design Zone
Charles North Vision Plan

1. Charles Gateway/Penn Station

- Substantial residential increase in small footprint high-rises
- Preserve historic buildings
- Retain historic pedestrian friendly street level
- Robotic parking
Charles North Vision Plan

1. Charles Gateway/ Penn Station
Charles North Vision Plan

2. Charles and North Corners

Critical Projects
• The Parkway Theater
• Old Bank Building
• 4 West North Avenue (Former Chateau Hotel)
• North Avenue Market
• Immediately increase use and activity through North Avenue Fairs
Charles North Vision Plan

3. Asia Town

- Underutilized land and buildings along 20th Street
- A unique new community
- Micro investment
- Garden courts
Charles North Vision Plan

4. Creative/Design Zone

- Baltimore Design Center
- MICA Studio Center
- Live-Work-Study Center
- Live-Work Gateway Project
- Load Of Fun
- Falls Way Park
Greenmount West Vision Plan

Community Goals

- Sustainable
- Diverse and welcoming to working people, professionals, artists & students
- Attractive quality of life
- Engaged community
- Family-oriented & long-term households
Greenmount West Vision Plan

Comprehensive Redevelopment Approach

- Increase neighborhood population
- Build market for homeownership & market-rate housing
  - Attractive to low- to medium-density housing, alternatively situated next to the higher-density Charles North community
- Enhance overall quality of life
- Increase community engagement
- Mutually beneficial development
Greenmount West Vision Plan

Momentum...

- City Arts
- Baltimore Design School
- Cork Factory
- Area 405
- NGWCA Community Center
- Baltimore Montessori School
- Brentwood Gardens
- Increased Community Engagement
- Open Space Plan
Barclay Redevelopment

Multi-phase Neighborhood Redevelopment

1. Mixed-use and mixed-income housing development
2. Convenience commercial
3. Multi-neighborhood Greenmount Avenue strategy to be developed
Barclay Redevelopment

Momentum

• Workforce development
• Community gardening & parks
• Youth Safe Haven after-school program
Barclay Redevelopment

Telesis Barclay Housing Project
Barclay Redevelopment

People’s Homesteading Group

Before…

After!
Central Baltimore Momentum

Recent & New Developments
• New Bars, Restaurants, Galleries & Theaters!
• Developments since 2007: $203 million
• Developments underway: $236 million
• Over 1,300 new residential units
Major New Development

Fitzgerald

Chesapeake Restaurant

UB Law Center

MICA Studio Center
Central Baltimore: Premier Transit-Oriented Development

Completed & Underway Projects
1. City Arts Apartments
2. Station North Townhomes
3. Railway Express Mixed-Use
4. Landbank Lofts
5. Printers Square
6. The Gateway Mixed-Use
7. Miller's Court Mixed-Use
8. Chesapeake Restaurant
9. The Fitzgerald Mixed-Use
10. North Avenue Market
11. Telesis Mixed-Income Redevelopment
12. UB Law Center
13. MICA Studio Center
14. People's Homesteading Group - Anchors of Hope

In Development Projects
15. 25th Street Station Mixed-Use
16. Baltimore Design School
17. Penn Station Mixed-Use
18. Parkway Theater
19. Metro Gallery
Central Baltimore

Thank You!

Questions?