Baltimore City

Smart Growth Successes
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Baltimore City is the state’s cultural, institutional, transportation and financial capital, and the epicenter of Smart Growth success in Maryland. Baltimore continues to reinvent itself: The population losses of the 1990s have slowed considerably. Efforts to attract residents back to town are succeeding through programs like Johns Hopkins’ Live Near Your Work and Live Baltimore’s Buying into Baltimore tours. These initiatives, coupled with the creative thinking and progressive action of Baltimore’s planners, architects, developers, lenders and builders, have combined to position the city as Maryland’s centerpiece of Smart Green & Growing at work.

Maryland, Smart, Green & Growing
Baltimore City
Priority Funding Areas & Protected Lands

The map above illustrates the promotion of Smart Growth in Priority Funding Areas and the protection of land outside of Priority Funding Areas. It illustrates where to grow and where not to grow to adhere to environmentally sound Smart Growth principles.

The map is indexed to examples in this booklet:

1. Miller’s Court
2. State Center
3. Red Line
4. Comprehensive Zoning Reform
5. Community Greening
6. American Brewery
7. Maritime Industrial Zoning Overlay District
8. Baltimore Sustainability Plan
9. Middle Branch master plan
10. Johns Hopkins Live Near Your Work Program
1. Miller’s Court

An innovative adaptive re-use of a vacant historic building, Miller’s Court now provides affordable workforce housing for teachers and incubator space for education–related businesses and non-profits in a LEED Gold certified building.

The property was not only an ideal space, it was in an ideal location. It is near the headquarters of the Baltimore City Public Schools, and four blocks from the Johns Hopkins University School of Education, where many Teach for America participants earn master’s degrees while working in the city school system.

Through a combination of historic preservation tax credits and enterprise zone credits, the project opened in 2009. What has made this facility unique, however, is not just its focus on environmental and economic sustainability, but on social sustainability as well, supporting the city’s educational system.
The goal of the State Center TOD Project is to create an attractive and vibrant arts, entertainment, retail and residential district.

2. State Center

Located in midtown where the State Center/Cultural Center Metro Station and the Cultural Center Light Rail Station connect, State Center is the focus of a cooperative effort between the State and the City to revitalize the State’s largest office complex and the surrounding neighborhoods through Transit Oriented Development (TOD) principles. The project seeks to ensure a commitment to certain core values:

- Affordable housing
- Green design
- Senior friendly design
- Historic preservation and appropriate design
- Support of creative arts and culture

Construction is expected to begin in early 2011.
3. Red Line

The Red Line is a planned 14-mile, east-west transit line to connect Woodlawn, Edmondson Village, West Baltimore, downtown Baltimore, Inner Harbor East, Fells Point, Canton and Johns Hopkins Bayview. The Red Line will be a Light Rail Transit (LRT) line to run mostly as a dedicated surface transitway in the median of existing streets with tunneling under Cooks Lane, downtown and Fells Point. The project will enhance mobility and provide connections to existing transit systems – MARC, Metro, Light Rail and local and commuter bus routes.
Public comments on Transform Baltimore can be submitted online at www.rewritebaltimore.org

4. Comprehensive Zoning Reform

Transform Baltimore is a city-wide effort led by the Planning Department to develop a new zoning code that features more effective zoning tools to support and guide city investment, protect neighborhood character and guide private development in a cohesive manner. The public comment period is open until September 10, 2010 and is accessible online at www.rewritebaltimore.org
5. Community Greening

Homeowners on a block in East Baltimore joined together to improve the safety and appearance of their alley. Many groups offered support, including the Patterson Park CDC, Community Greens, University of Maryland Law School, Hogan & Hartson Law Firm, Patterson Park Neighborhood Association, Office of the Mayor, and the Neighborhood Design Center.

A visioning exercise resulted in a desire to create a shared garden in the alley. HB 1533, passed in 2004, changed the Baltimore City Charter to give the city the right to close and lease alleys to legal entities. The City passed an alley gating and greening ordinance in 2007. In this example, residents raised more than $14,000 to gate and green their alley and 100 percent signed the petition.
Situated in a blighted neighborhood in East Baltimore, the American Brewery building looks better than ever and stands as a beacon of revitalization.

6. American Brewery

Built in 1887, the American Brewery in East Baltimore was one of the largest breweries in Maryland. Prohibition shut down the facility in 1920. The Weissner family sold the brewery to the American Malt Company in 1931, which modernized the interior equipment and operated the brewery until 1973. The building was listed that year on the National Register of Historic Places.

After a long period of abandonment, the brewery has since become the new home for Humanim, a Columbia, Maryland non-profit. It secured $22.5 million to renovate the American Brewery Complex into its new headquarters.
This district defined an area where maritime shipping can be conducted without intrusion of non-industrial uses and where investment in maritime infrastructure is encouraged.

7. Maritime Industrial Zoning Overlay District

Responding to the threat of residential land-use encroachment, the Maritime Industrial Zoning Overlay District was adopted in 2004 to preserve deep-water frontage of the Port of Baltimore. Included are existing areas zoned heavy industrial (M-3) in Canton, Fairfield, Curtis Bay, Hawkins Point, and Locust Point. Preservation is accomplished by prohibiting the following uses in the overlay area:

- Hotels and motels
- Offices, business and professional, other than accessory
- Planned unit developments
- Restaurants and lunch rooms, other than accessory
- Live entertainment or dancing in accessory restaurants
- Taverns
The plan defines sustainability as “meeting the environmental, social, and economic needs of Baltimore without compromising the ability of future generations to meet these needs.”

8. Baltimore Sustainability Plan

Baltimore’s new Sustainability Plan is the product of months of hard work by a dedicated 21-member Commission on Sustainability, representing local community organizations, non-profits, labor, private industry, institutions and government. The purpose of the Sustainability Plan is to:

- Engage the Baltimore community in a comprehensive discussion on sustainability
- Inventory existing programs, organizations, and resources
- Articulate and prioritize sustainability goals for the Baltimore community
- Serve as roadmap for future legislation, public/private partnerships, programs, educational campaigns, etc.

The commission sought meaningful public input on a variety of fronts. Many informative ideas and policies emerged covering a range of topics including cleanliness, resource conservation, greening, transportation, education and awareness and the green economy.
Baltimore’s Middle Branch is poised to serve as a 21st century model for waterfront redevelopment.

9. Middle Branch master plan

Just as the Inner Harbor served as a model for 20th century waterfront redevelopment, Baltimore’s Middle Branch is poised to serve as the 21st century model. The Middle Branch redevelopment will feature passive recreation, alternative modes of transportation, “soft” edges along the water, and LEED-certified development including the new Westport Waterfront.
The program now offers cash grants ranging from $2,500 to $17,000 to help employees buy homes in targeted areas around JHU’s Homewood and medical center campuses.

10. Johns Hopkins Live Near Your Work Program

This employer-assisted home-buying program is the longest running and most successful Live Near Your Work Program in the state. It began as a partnership of the city’s largest employer with the City and the State in 1997. The program now offers cash grants ranging from $2,500 to $17,000 to help employees buy homes in targeted areas around JHU’s Homewood and medical center campuses. The resulting investment in neighborhoods, buildings and people is a clear quality of life benefit for the city as a whole.
Smart, Green & Growing
Green.Maryland.gov
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Anthony G. Brown, Lt. Governor

Assist the State Growth Plan process at:
Plan.Maryland.gov

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Planning.Maryland.gov
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