

# CHALLENGING THE STATUS QUO

SESSION # AAJ156RT

## SOCIAL RESPONSIBILITY THROUGH DESIGN



2015 AIA ACADEMY OF ARCHITECTURE  
FOR JUSTICE CONFERENCE

**MIAMI**  
**NOVEMBER 18-21, 2015**



NOVEMBER 19, 2015 | 1:00 PM

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# Course Description

Cities and towns across America face social challenges as their economies transition, industries migrate and the requirements of a 21st century workforce change. Neighborhoods become ghosts of their former selves as buildings are abandoned and economic footholds decline. These issues exacerbate racial and economic tensions and the resulting disparities in opportunity can contribute to an atmosphere of mistrust between neighborhoods and the justice system. This is the unfortunate situation for Baltimore, Maryland. In 2012, 16% of Baltimore's housing stock was abandoned. The City is working diligently to use data driven solutions to analyze investment opportunities to re-invigorate the community. This session will focus on justice-oriented design strategies that begin on the front porch of our communities, rather than the courthouse steps. We will discuss development initiatives Baltimore is beginning to employ that seek to improve community justice and welfare outcomes through enhanced social cohesion. We will explore how investing in developments located in close proximity to businesses, community services and transportation can catalyze a resurgent pride of place among residents and build a sense of trust between the community and government. How can planning decisions at the community-level impact the criminal justice system and welfare of community residents?

- Learn about Baltimore's re-growth initiatives including investment in schools, transportation and financial incentives for re-use and rehabilitation.
- Engage in a dialogue focused on social responsibility through planning and design. Our responsibility is to engage all stakeholders in a process that challenges the status quo to right size buildings for their needs now and in the future as well as drive development in a socially and environmentally sustainable fashion.
- Discuss the advantages of community investment in transportation and public infrastructure as a key driver of redevelopment and subsequent impact on the justice system in the city. In a City racked with recent unrest and distrust of law enforcement how can redevelopment change the prevailing perception of the city.
- Hypothesize what the future will hold for planning and design including which stakeholders might be included in the process, what will be key-drivers for the future of our urban centers and what we can do in our current roles to sustain positive growth.



# Our panel



Kristine Johnson , AIA, LEED AP

moderator

Associate Principal – AECOM

Werner Mueller, AIA

panelist

Principal – AECOM

Ryan Bouma, RLA

panelist

Associate Principal, AECOM

Kirby Fowler, Downtown Partnership

panelist

President

Samuel Himmelrich Jr.,

panelist

Himmelrich Associates

Irena Savakova, RIBA, LEED AP BC+C

panelist

Associate Principal, AECOM

# Learning Objectives

## Learn about Baltimore's re-growth initiatives

- investment in the city schools system
- investment in transportation infrastructure
- financial incentives for re-use and rehabilitation

## Focus on the aspect of social responsibility during planning & design

- engaging all stakeholders in a process through planning and design
- challenging the status quo to right size buildings for current needs
- driving future development in a socially and environmentally sustainable fashion.

## Discuss how strengthening and empowering communities will have positive impact on the justice system in the city

- Explore what the future holds for planning and design
- Outline paths to include stakeholders in the process
- Analyze key-drivers for the future redevelopment of our urban centers
- Outline how professionals can contribute in sustaining positive growth.



# *Discussion overview*





# Discussion Synopsis

PLANNING STRATEGIES THAT BEGIN ON THE FRONT PORCH OF OUR COMMUNITIES.

Cities and towns across America are deeply affected by economic challenges. Industry has moved out in favor of the suburbs although dense downtowns are experiencing resurgence.

The social impacts of living in or near the “forgotten” neighborhoods often further perpetuates the social issues of racial and socio-economic profiling that are so prevalent in our society. This is the unfortunate situation for Baltimore, Maryland. In 2012, 16% of Baltimore’s housing population was abandoned. The City is working diligently to use data driven solutions to analyze investment opportunities to re-invigorate the community.

Our panel discussion today will focus on development initiatives that the city of Baltimore is beginning to employ and the effects of these initiatives on their community.

We will explore how investing in developments located in close proximity to businesses, community services and transportation can be the catalyst in re-creating a pride of place amongst its residents and an opportunity to build a sense of trust between the community and the government.

We will discuss how planning decisions that originate at the micro-level of the community impact the criminal justice system and welfare of community?

# Baltimore – a city of neighborhoods

Baltimore's re-growth initiatives – urban renewal

financial incentives for re-use and rehabilitation



\$130 million (private & public funds) - to revitalize Baltimore's depressed Sandtown-Winchester neighborhood in 1989  
decade-long project "extraordinary partnership"

DEVELOPERS

RELIGIOUS & COMMUNITY LEADERS

NONPROFITS

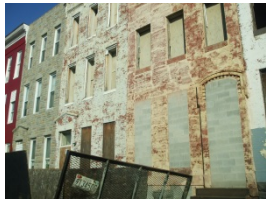
ELECTED OFFICIALS

Current status - neighborhood struggles to overcome entrenched issues

# Baltimore – a city of neighborhoods

## Baltimore's re-growth initiatives – urban renewal

- financial incentives for re-use and rehabilitation



\$13 million (private & public funds) - to revitalize Baltimore's Gilmore Homes, near depressed Sandtown-Winchester neighborhood

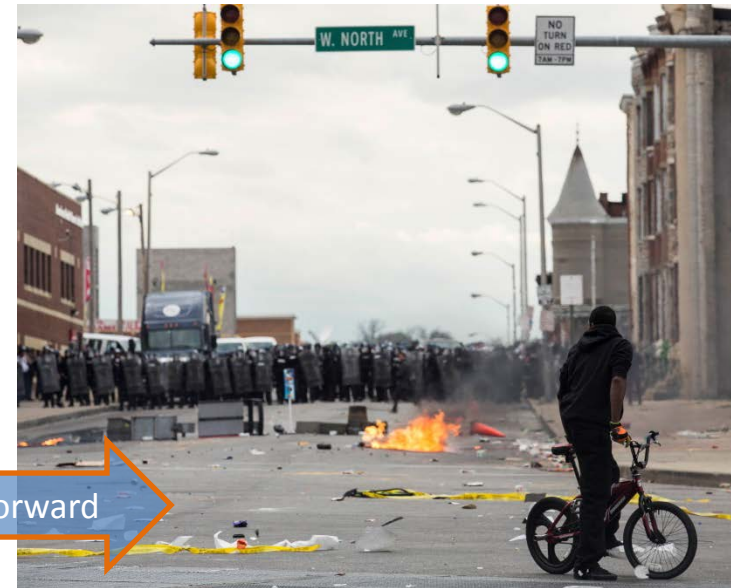
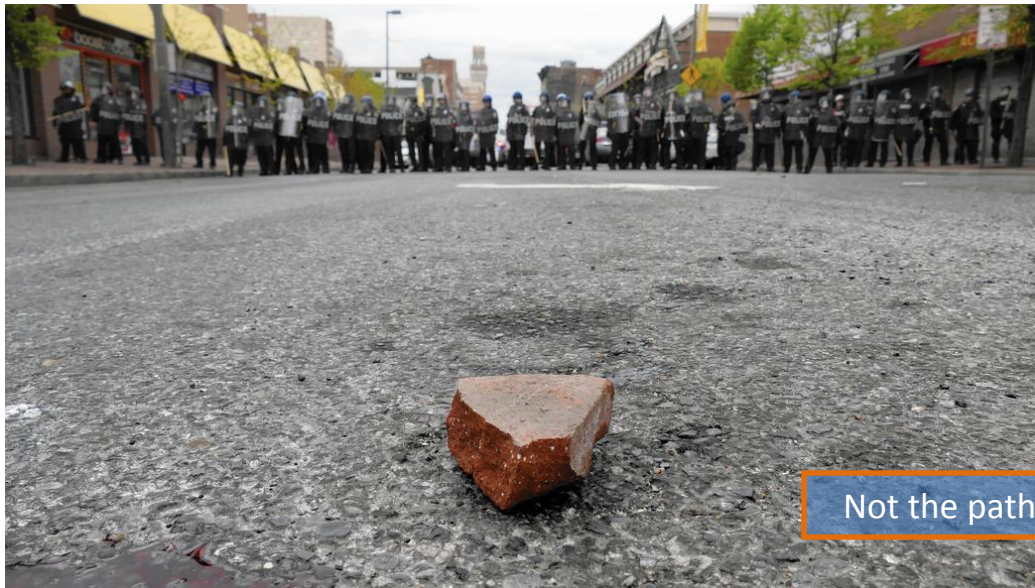
FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



# Baltimore a city of neighborhoods



Baltimore's re-growth initiatives – urban renewal



Not the path forward

\$13 million (private & public funds) - to revitalize Baltimore's Gilmore Homes, near depressed Sandtown-Winchester neighborhood

FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

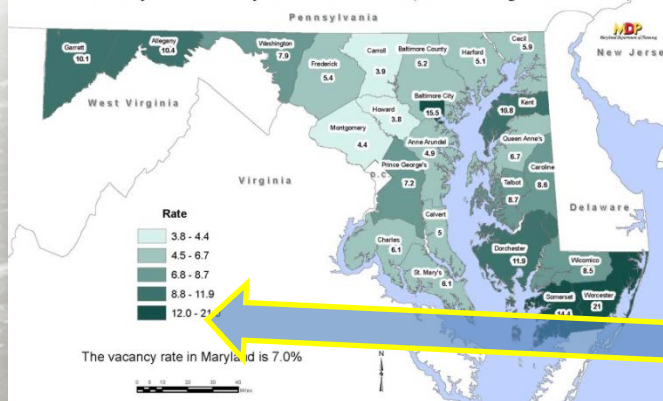
## Scope of services for investment

- housing construction and renovation costs
- family relocations, homeownership counseling
- title searches and appraisals, trees,
- bulk trash pickup and improvements to sidewalks

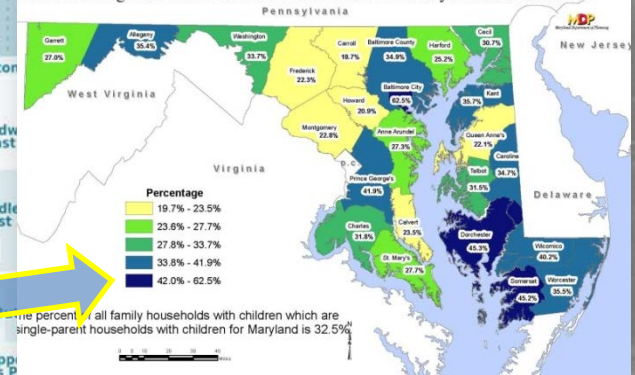
# Baltimore - a city of neighborhoods

## Baltimore's re-growth initiatives - urban renewal

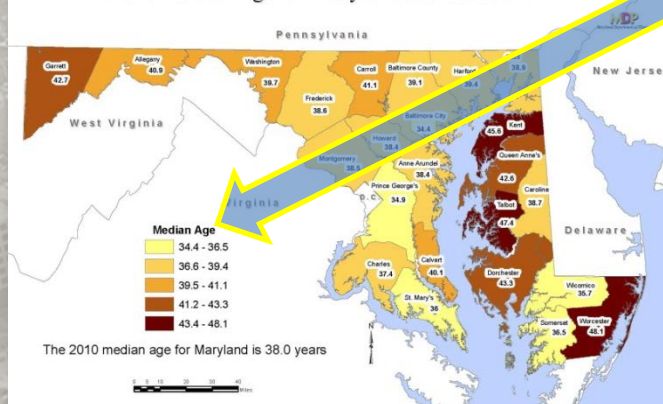
2010 Vacancy Rate for Maryland's Jurisdictions (not including seasonal units)



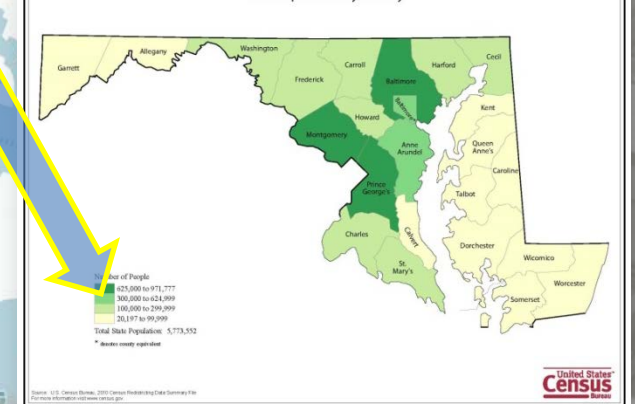
Percent of all Family Households with Children in 2010 which are Single-Parent Households with Children for Maryland's Jurisdictions



2010 Median Age for Maryland's Jurisdictions



MARYLAND - 2010 Census Results  
Total Population by County



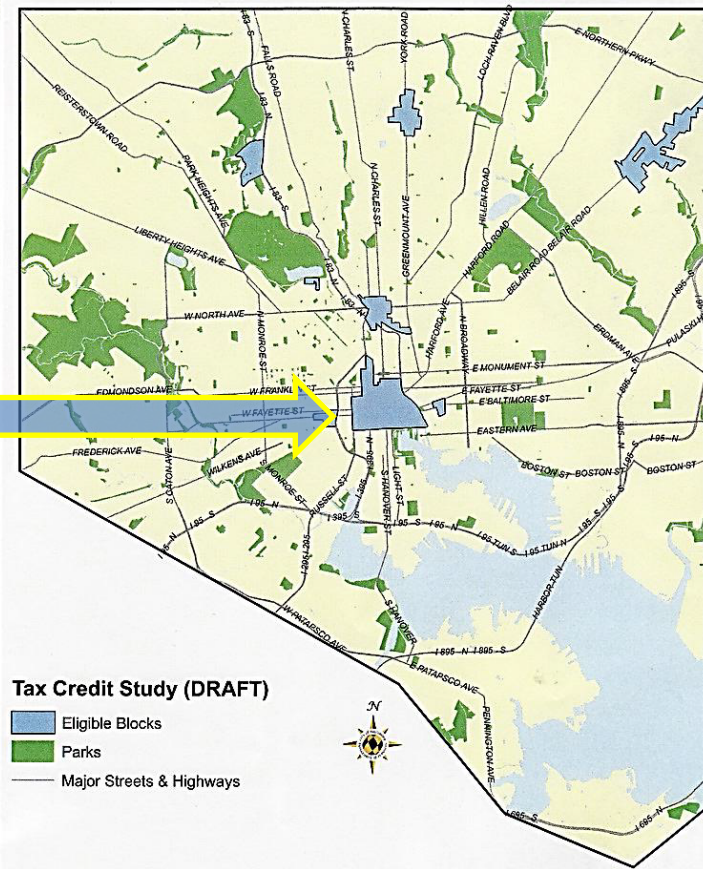
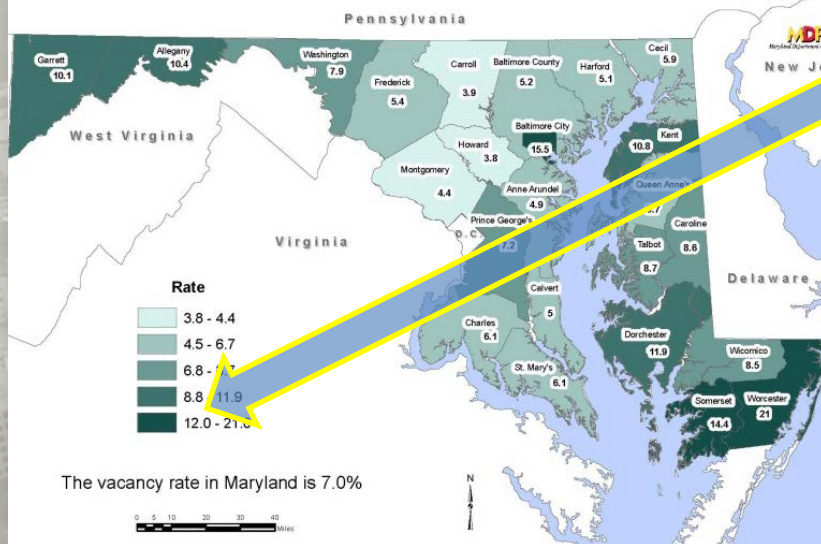


# Baltimore - a city of neighborhoods

## Market rate apartment tax credit



2010 Vacancy Rate for Maryland's Jurisdictions (not including seasonal units)



Tax Credit Study (DRAFT)

- Eligible Blocks
- Parks
- Major Streets & Highways



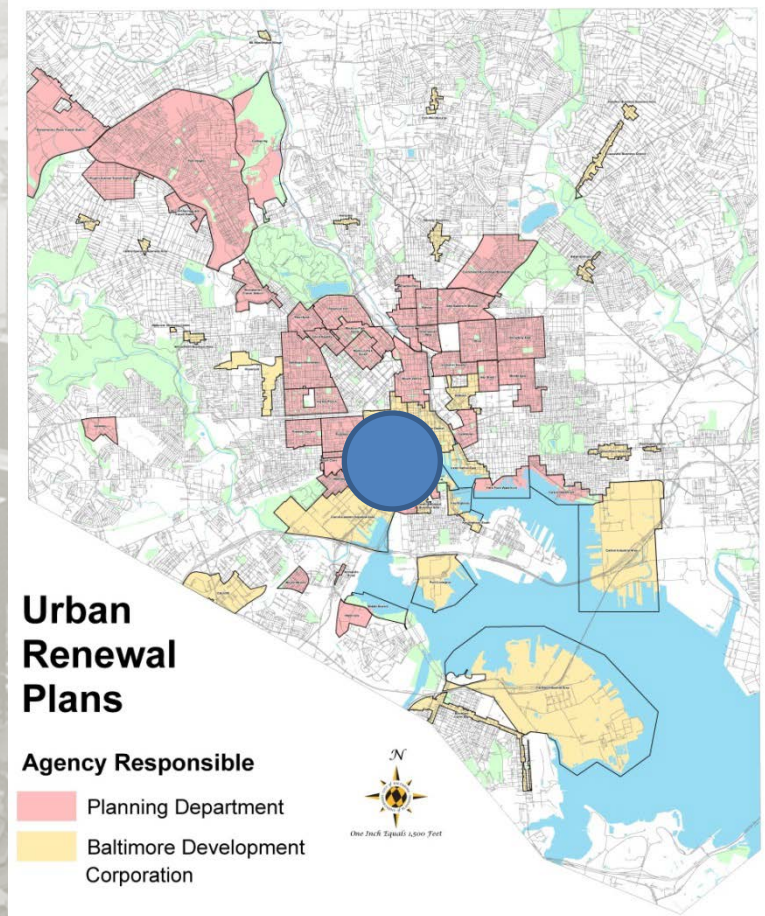
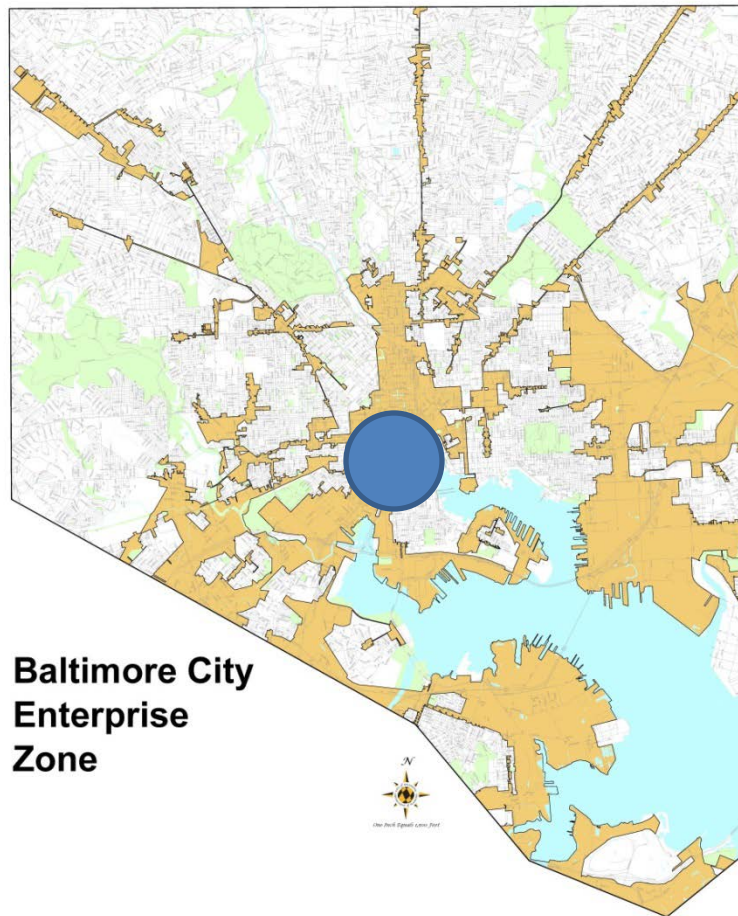
Stephanie Rawlings-Blake  
Mayor  
Thomas J. Stoker  
Director of Planning

February 2013



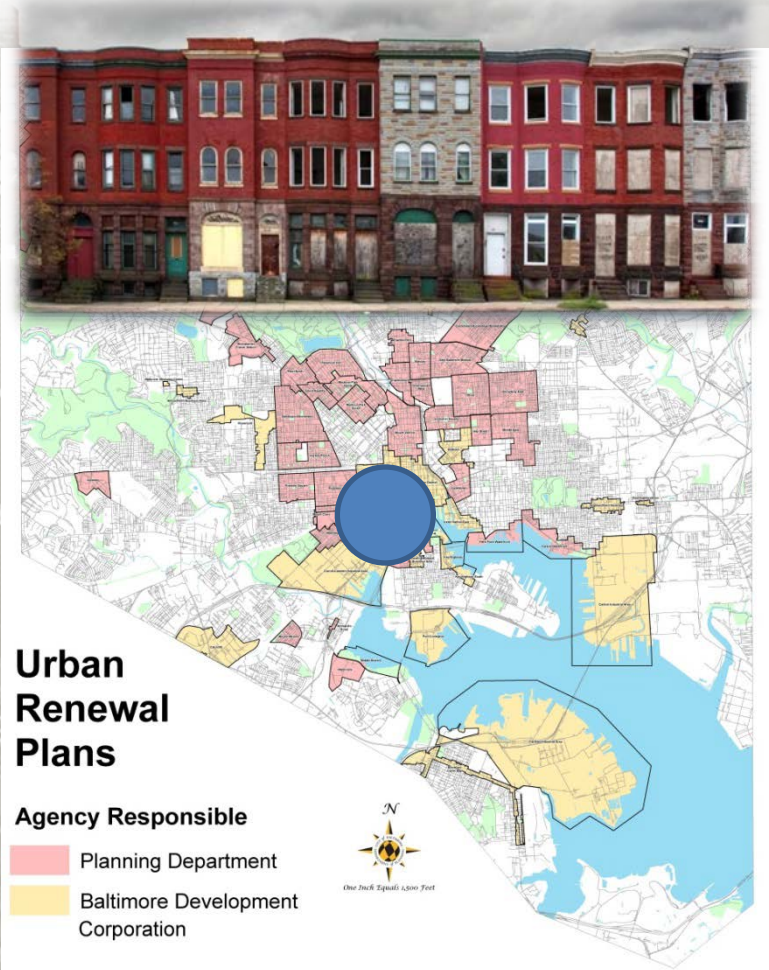
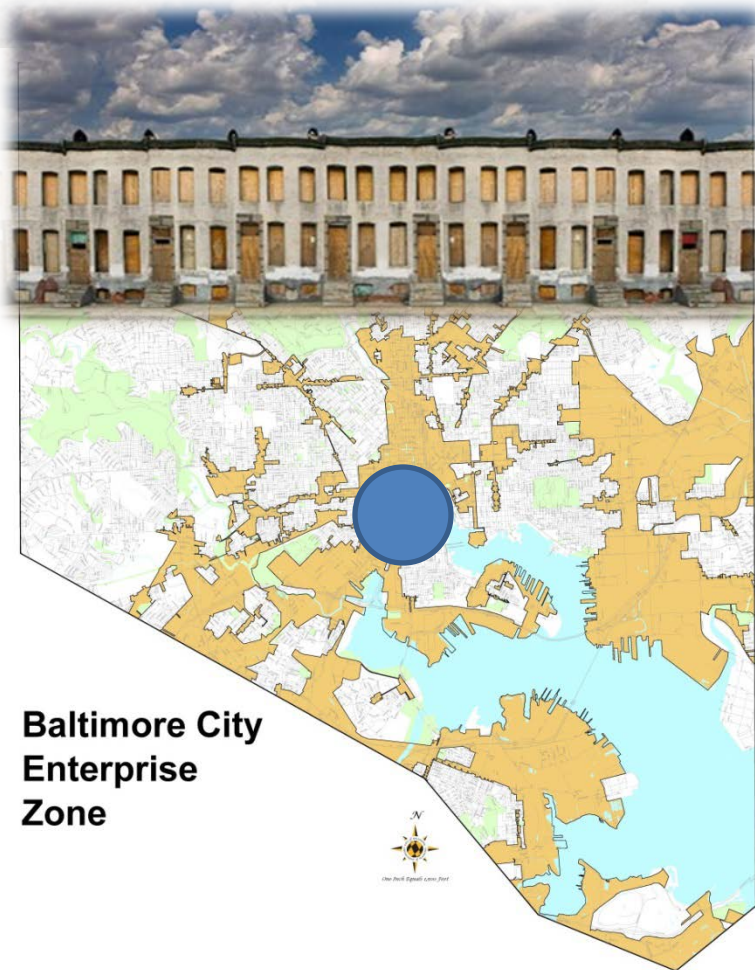
# Baltimore - a city of neighborhoods

## Baltimore's re-growth initiatives overview





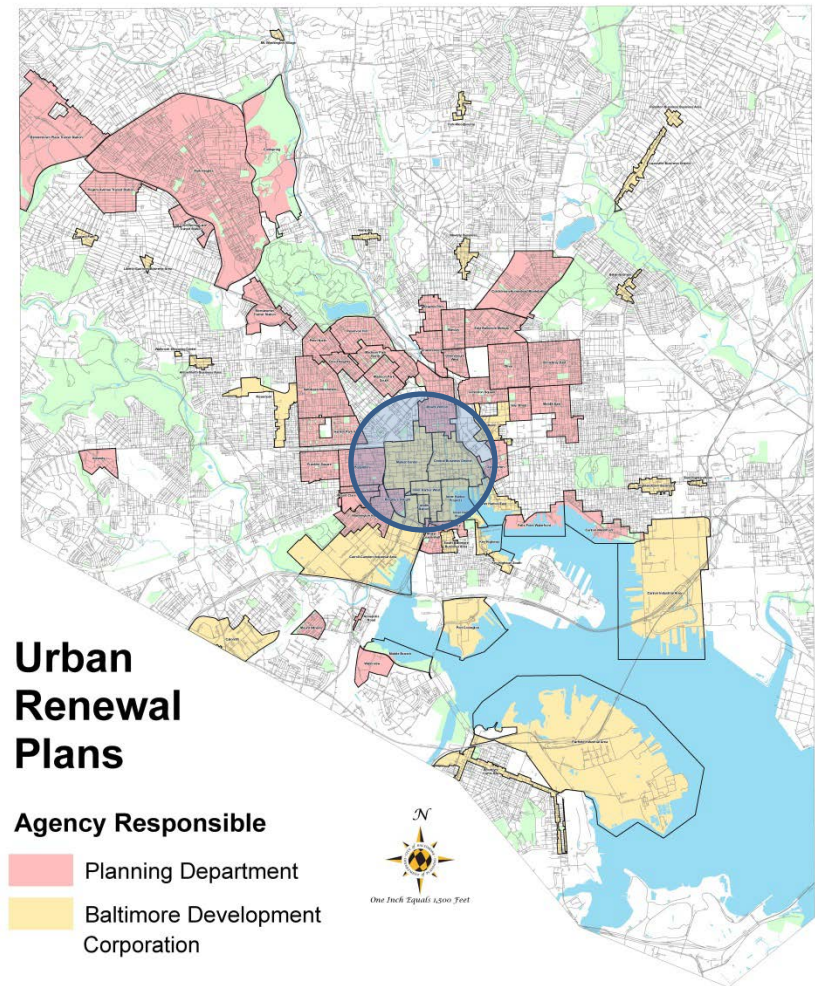
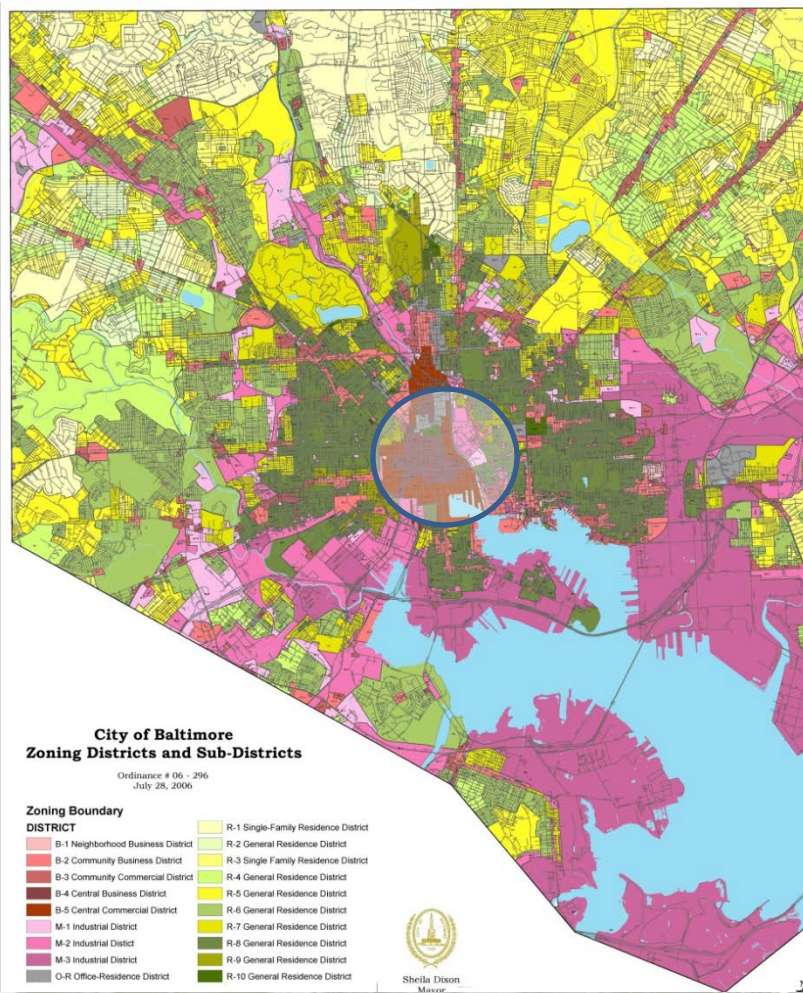
# Baltimore - a city of neighborhoods





# Baltimore - a city of neighborhoods

## Baltimore's re-growth initiatives








# *discussion*



## I. Baltimore's re-growth initiatives

- 
- investment in the city schools system

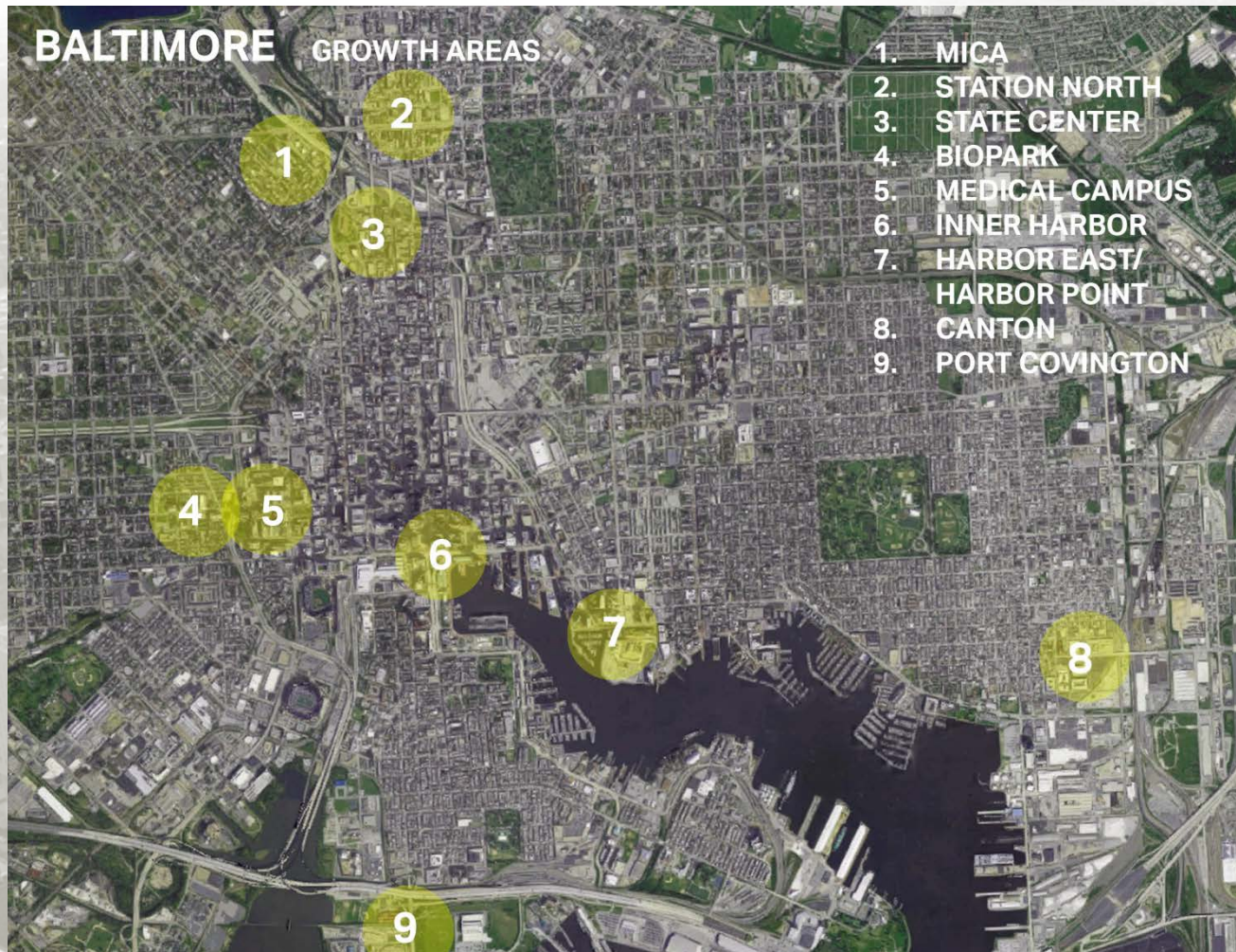
- 
- investment in transportation infrastructure

- 
- financial incentives for re-use and rehabilitation
- 



# *discussion*

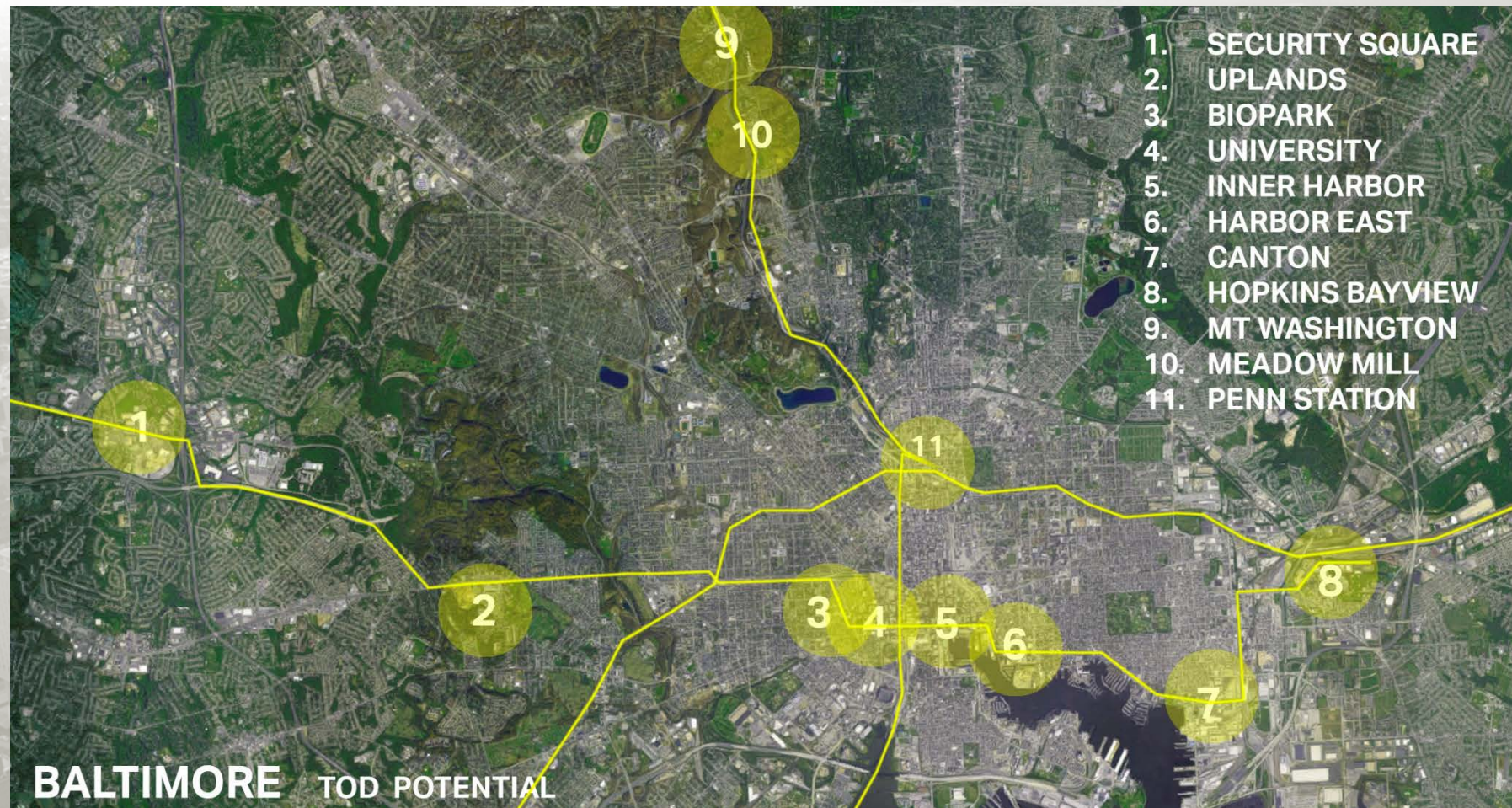
## Baltimore's re-growth initiatives - urban renewal





# *discussion*

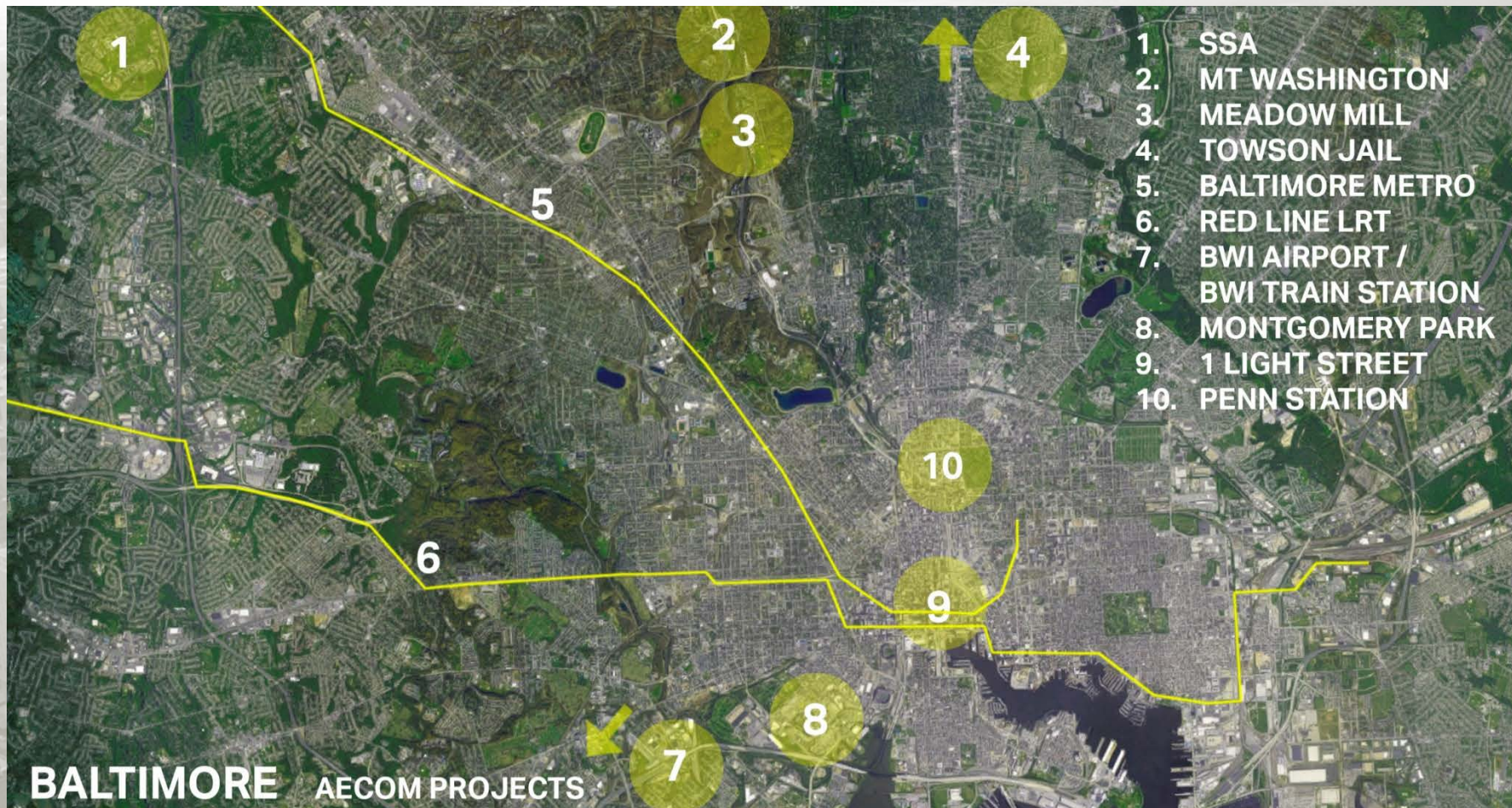
## Baltimore's re-growth initiatives - urban renewal





# *discussion*

## Baltimore's re-growth initiatives - urban renewal





# *discussion*

## II. Social responsibility during planning & design - case studies

- Challenging the status Quo and involving the public
- Reclaiming Public Spaces for the Public



# *discussion*

## II. Social responsibility during planning & design - case studies



BEFORE

2006 2 21



# *discussion*

## II. Social responsibility during planning & design - case studies



AFTER



# *discussion*

## II. Social responsibility during planning & design - case studies



BEFORE



# *discussion*

## II. Social responsibility during planning & design - case studies





# *discussion*

## II. Social responsibility during planning & design - case studies



PROGRAMMING & DESIGN – PUBLIC INPUT



# *discussion*



## II. Social responsibility during planning & design



**TRANSPORTATION INFRASTRUCTURE - BUILDING SUCCESSFUL TRANSIT FOR ALL**

# discussion

## II. Social responsibility during planning & design





# discussion

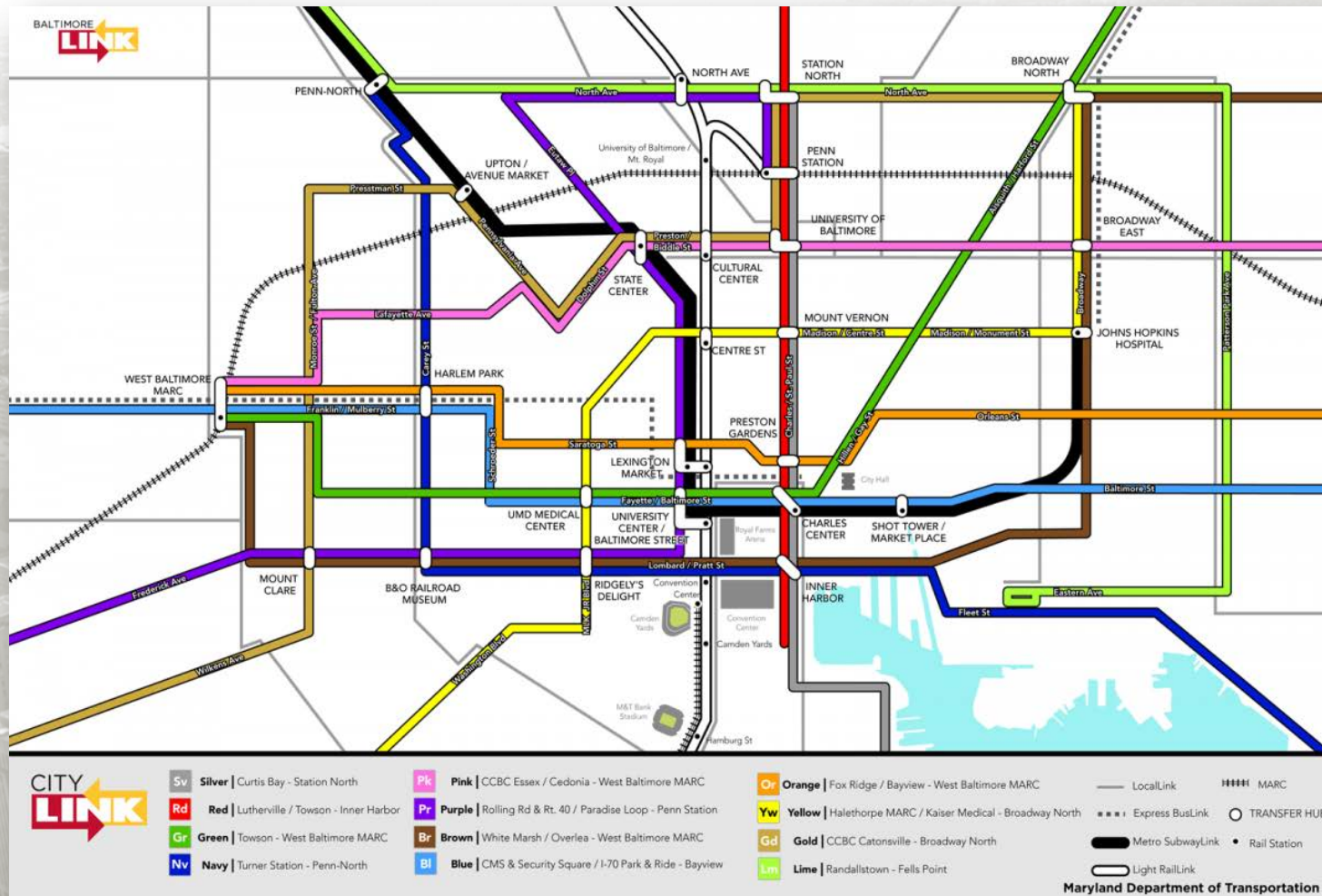
## II. Social responsibility during planning & design



# discussion



## II. Social responsibility during planning & design





*discussion*

**CHARM CITY  
CIRCULATOR**

CHARM CITY CIRCULATOR



# *discussion*



- **31%** of riders have household incomes under \$25,000.
- **50%** of riders have household incomes under \$45,000.
- **55%** of riders identified themselves as minorities.

(Source – 2012 rider survey)

# *discussion*



## Baltimore's re-growth initiatives





# discuss



## Baltimore's re-growth initiatives



**BALTIMORE RED LINE**

Spring 2012



### Station Design

The Baltimore Red Line is a 21st Century light rail transit system that will connect local neighborhoods and also link Baltimore to the world.

The design team looked at existing systems in Baltimore, the region and the world to understand the best practices that can be applied to the new Red Line route.

At the surface stations, the goal is to create a station and station area that is safe, secure and well lit. The canopies on the platforms provide shelter from sun and weather and create enough presence that the rider feels protected waiting for the train. The design of the canopies draws from heritage of Baltimore and is shaped and scaled to be respectful in all neighborhoods along the line.

At the underground stations, the objective is to create an environment that intuitively orients the customer moving in and out of the station. By shaping the ceiling plane and using a combination of direct and indirect lighting the station begins to feel more day-lit and inviting. Vertical planes are accentuated to emphasize openness and connect the platform and mezzanine levels.

The Red Line stations are connected by a palette of materials, textures and forms that orient the rider to the line they are on.

The station design is ongoing and next steps will include further integration with each station area and community.



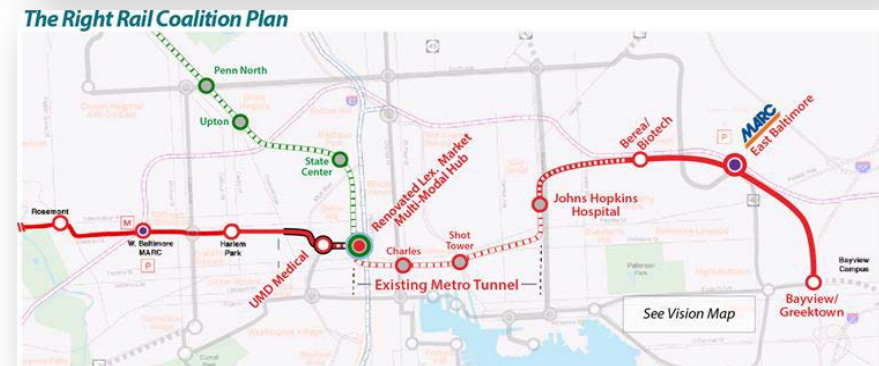
Concept Sketch of Underground Station Mezzanine

#### Design Goals

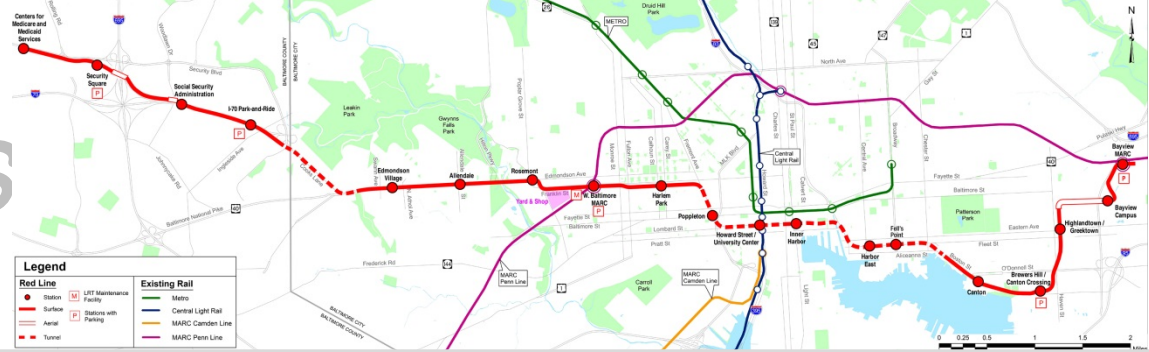
- 21st Century Transit
- Baltimore Heritage
- Community Integration
- Design Excellence
- Visual Marker for Neighborhood
- Day / Night Street Presence
- Open Platform
- Safe / Secure / Well Lit
- High Quality Rider Experience
- Canopy Coverage
- Passenger Amenities



Concept Sketches



# *discuss*

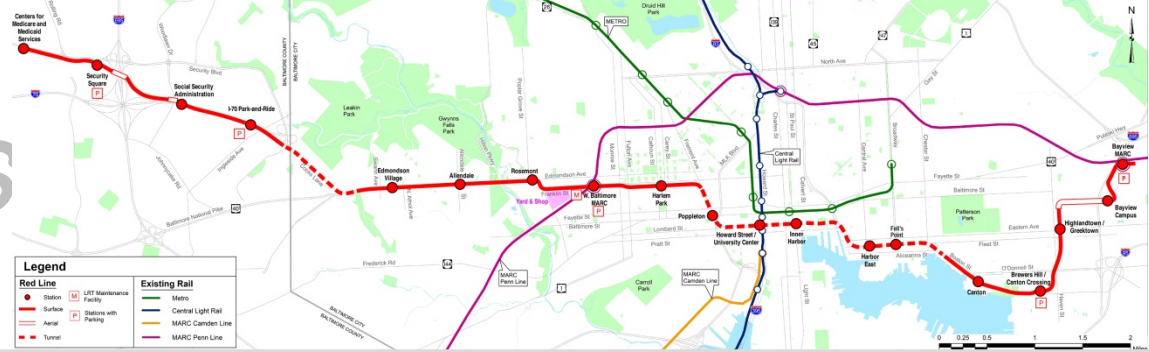


## Baltimore's re-growth initiatives





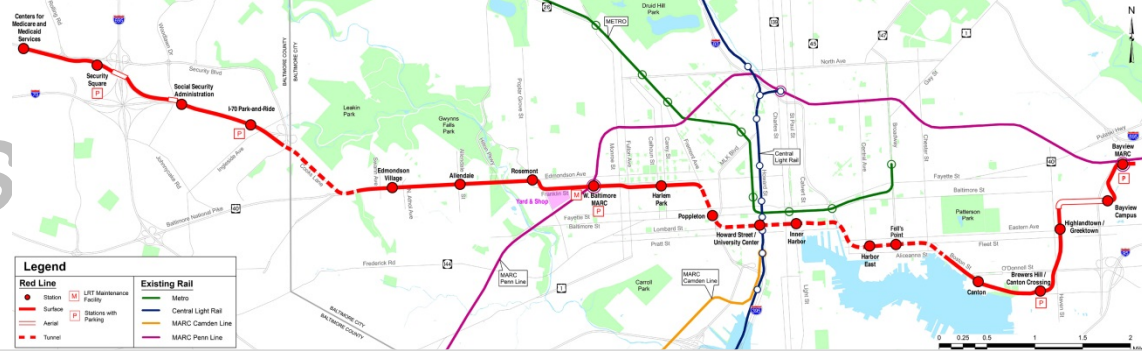
# *discuss*



## Baltimore's re-growth initiatives



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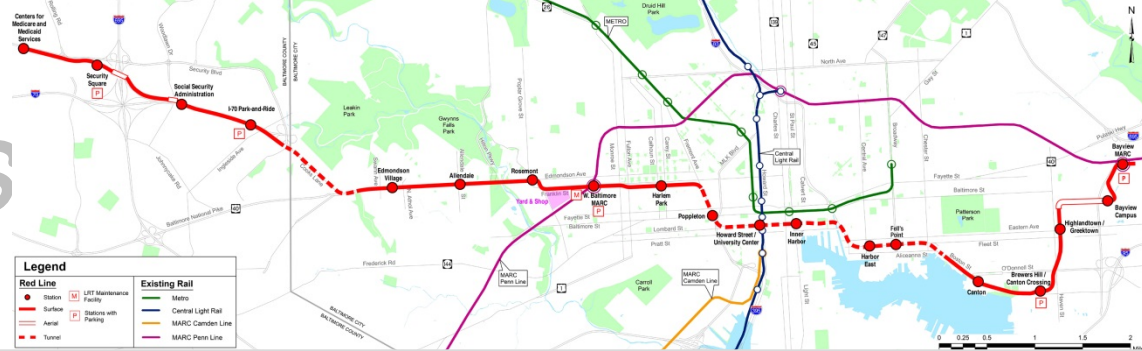


## Baltimore's re-growth initiatives





# *discuss*

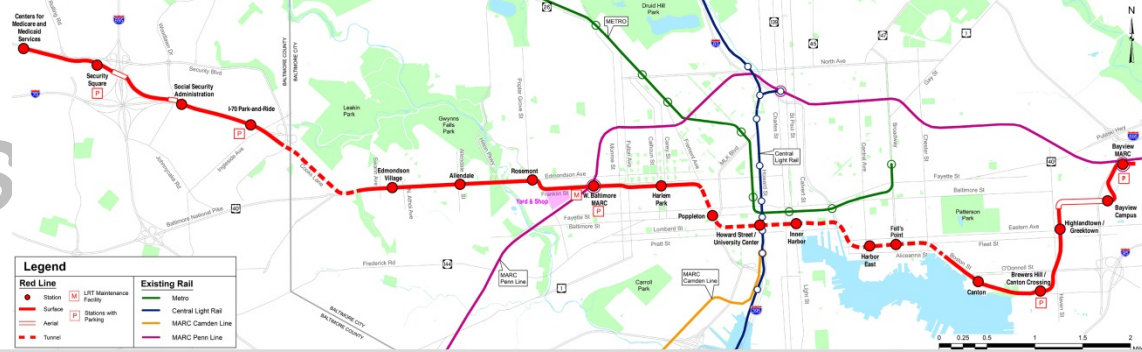


## Baltimore's re-growth initiatives





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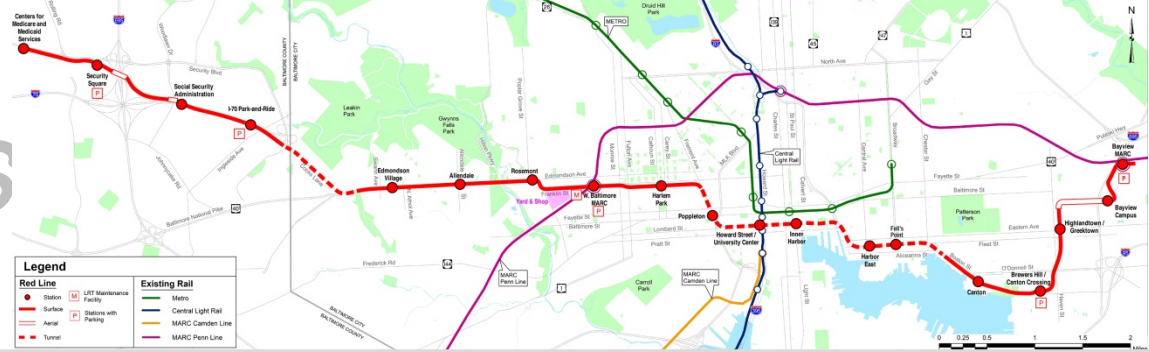


## Baltimore's re-growth initiatives





# *discuss*

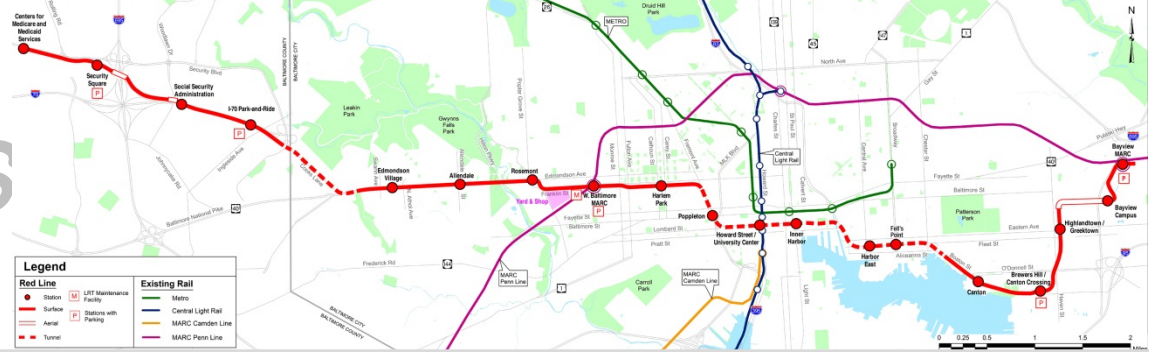


## Baltimore's re-growth initiatives





# *discuss*

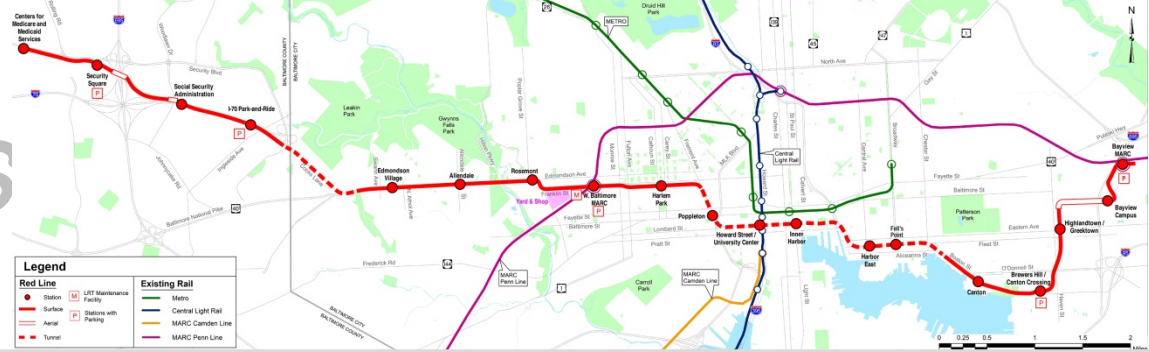


## Baltimore's re-growth initiatives

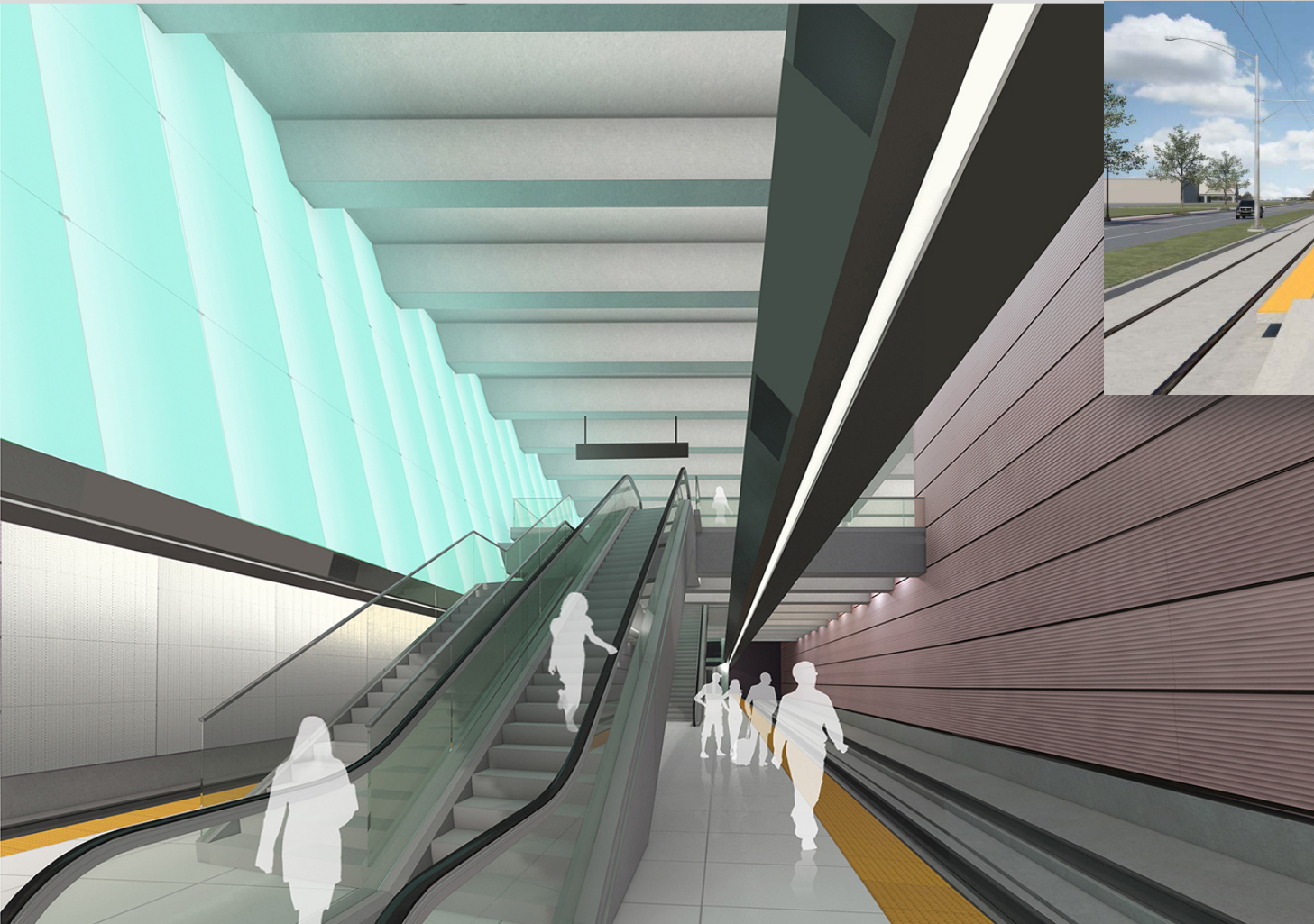




# *discuss*



## Baltimore's re-growth initiatives





# *discuss*



## Baltimore's re-growth initiatives





# *discussion*

## II. Social responsibility during planning & design - case studies

- City infrastructure – transit options

- **Public private partnerships – case studies**

- Feasibility studies

# *discussion*

## II. Social responsibility during planning & design - case studies

- **Public private partnerships – case studies**



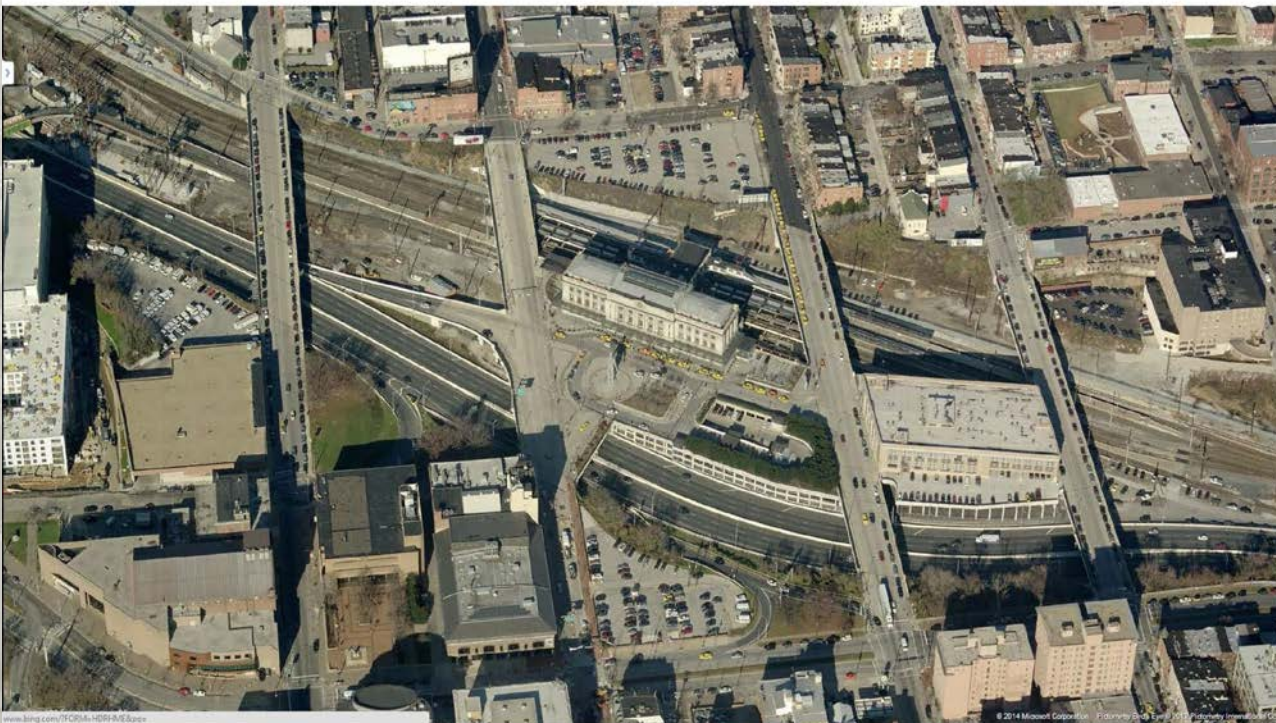


# *discussion*



## Public private partnerships – case studies

### 5. LANVALE SITE, PENN STATION & LANDS



July 31, 2014



Penn Station State of Good Repair –  
Phase 4 Business Plan

AZCOM



# *discussion*



## Public private partnerships – case studies



Source: Beatty Development

-  Retail
-  Residential
-  Concourse/Lobby
-  Parking

July 31, 2014



Penn Station State of Good Repair –  
Phase 4 Business Plan

AECOM



# *discussion*

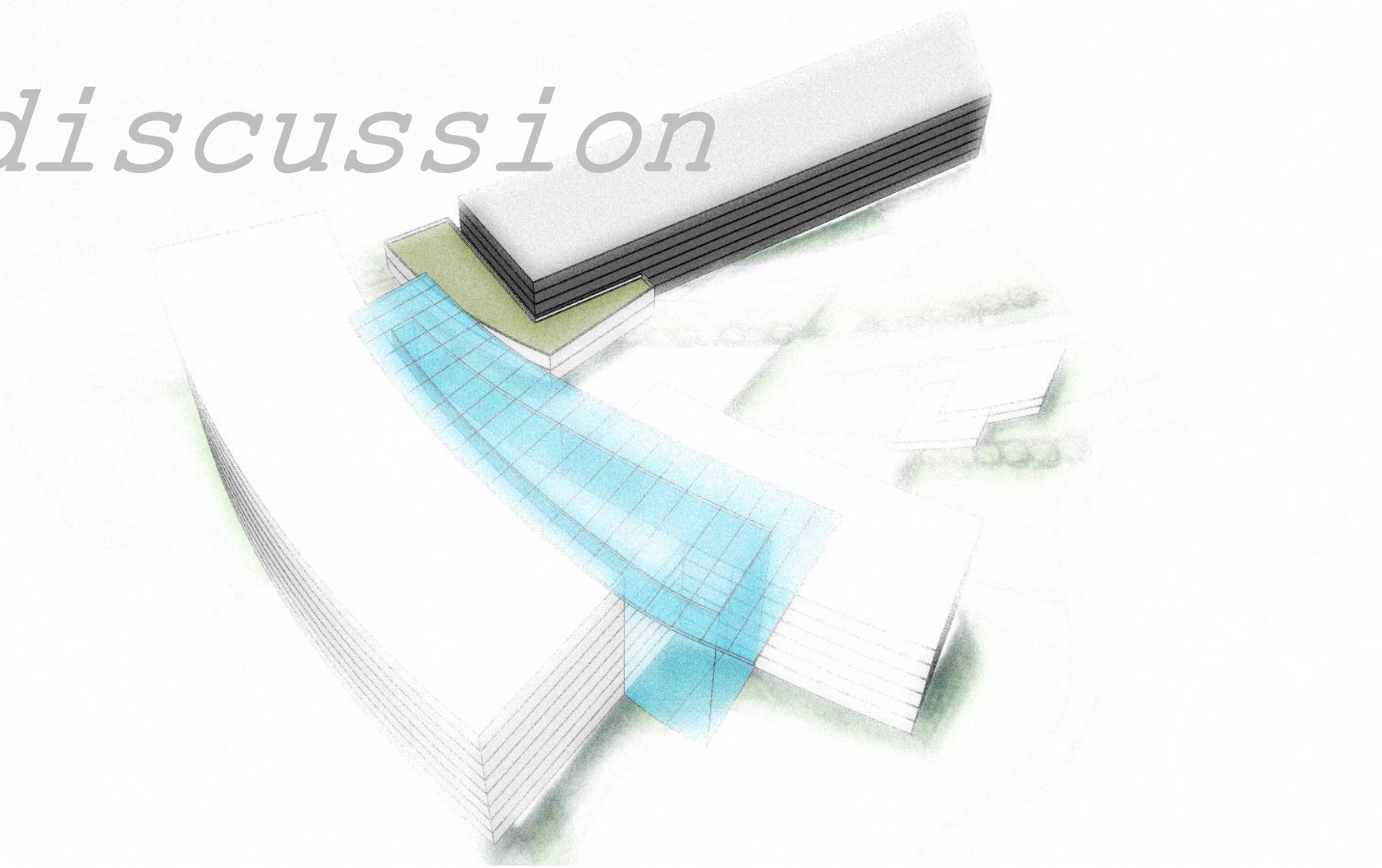


## Public private partnerships – case studies



Source: Beatty Development

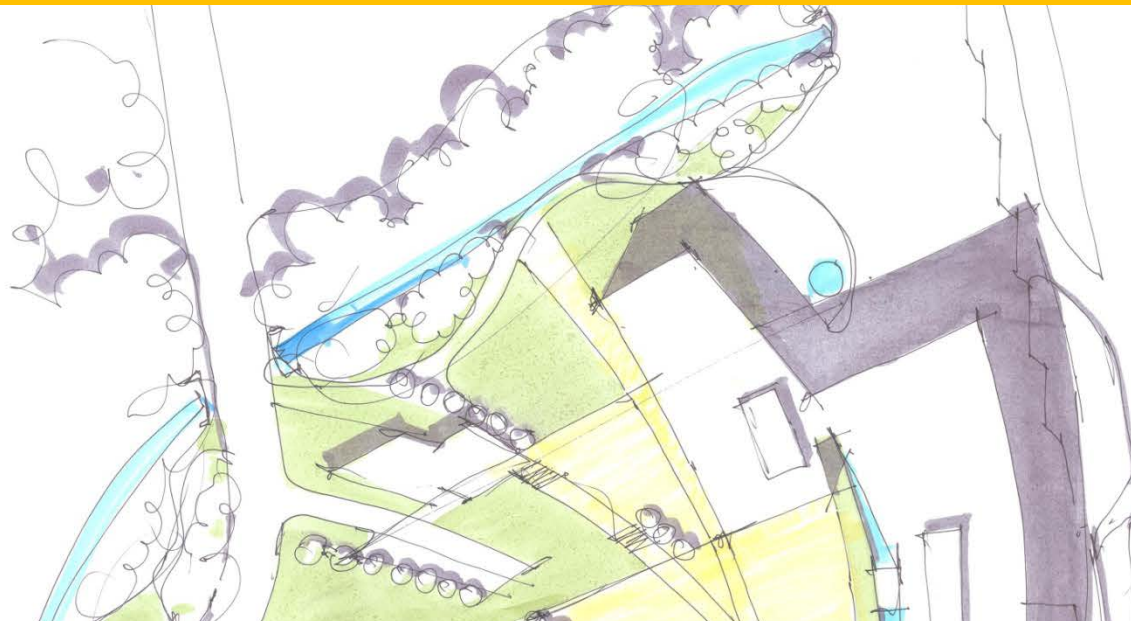
*discussion*







## 1 The TEAM



Success



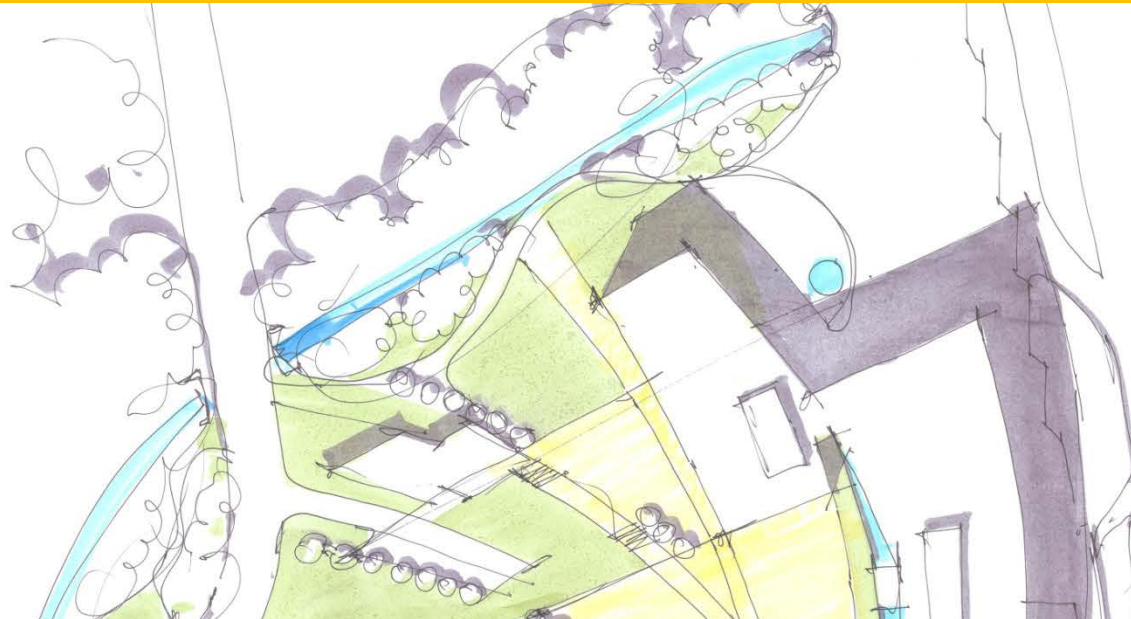
what people think  
it looks like

Success



what it really  
looks like

## 1 The PROCESS





“With its proximity to Reisterstown Metro, this new facility demonstrates the importance of expanding transit-oriented development in Baltimore. When federal, state and local agencies embrace transit-oriented development, such projects directly improve the lives of thousands of Baltimore commuters.”

**Stephanie Rawlings-Blake**  
Mayor of the City of Baltimore



the **CAMPUS** and the **URBAN FABRIC**



the **CAMPUS** and the **URBAN FABRIC**





# REISTERSTOWN TRANSIT STATION URBAN RENEWAL

PROMOTE MIXED-USED DEVELOPMENT

ENSURE AMENITIES FOR BOTH SITE USERS & THE NEIGHBORHOOD COMMUNITY

ENCOURAGE PEDESTRIAN-FRIENDLY DEVELOPMENT



## ORIENTATION OF THE PRIMARY OFFICE SPACE TOWARDS TRANSIT &

### MAJOR STREETS

HIGH DENSITY ALONG THE URBAN EDGES to MAXIMIZE OPEN GREEN SPACE

OPPORTUNITIES

## ORIENTATION OF THE PRIMARY OFFICE SPACE TOWARDS TRANSIT &

### MAJOR STREETS

TRANSPARENCY WITHIN THE PRIMARY BUILDING VOLUME

CONNECTIVITY TO ADJACENT USES BOTH EXISTING  
PLANNED

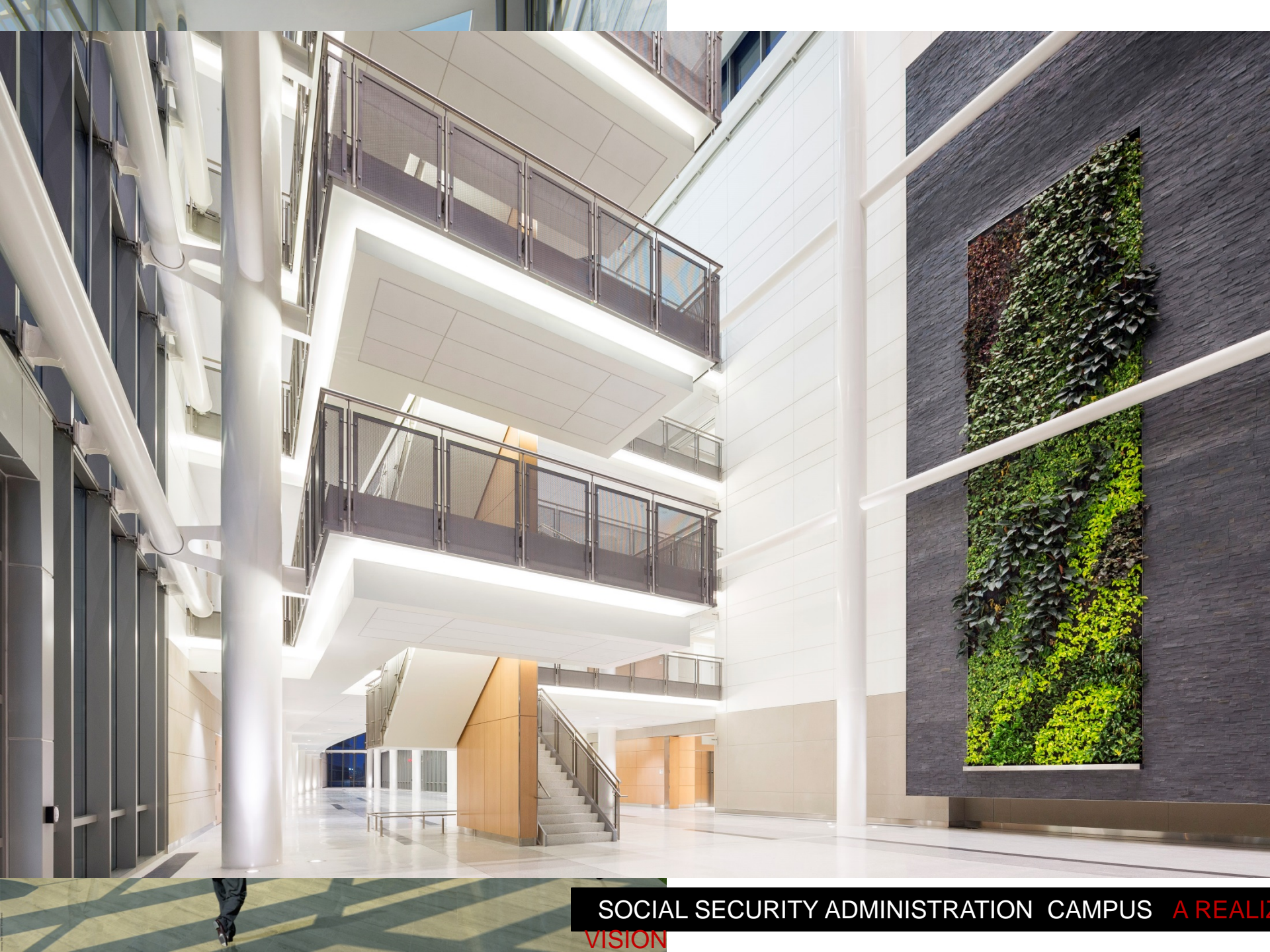
POWDER MILL CREEK RESOURCE FOR THE CAMPUS AND THE COMMUNITY

PEDESTRIAN, BYCICLE, VEHICULAR THROUGH CONNECTIVITY

HIGH DENSITY PARKING AND PROXIMITY TO THE TRANSIT STATION

MIX OF LAND USES TO ACTIVATE THE SITE & DISTRIBUTION TO ENCOURAGE COMMUNITY  
TALITY





SOCIAL SECURITY ADMINISTRATION CAMPUS A REALIZATION  
VISION







# *discussion*



## Baltimore's re-growth initiatives



Adaptive re-use – incentivized by tax credits



# *discussion*



Baltimore's re-growth initiatives



Adaptive re-use – incentivized by tax credits



# *discussion*



Baltimore's re-growth initiatives



Adaptive re-use – incentivized by tax credits



# *discussion*



## Baltimore's re-growth initiatives

### **BALTIMORE** MONTGOMERY PARK

1. MONTGOMERY PARK
2. 2015 WASHINGTON BOULEVARD
3. CARROLL PARK
4. I-95



Adaptive re-use



# *discussion*



## Baltimore's re-growth initiatives



Adaptive re-use

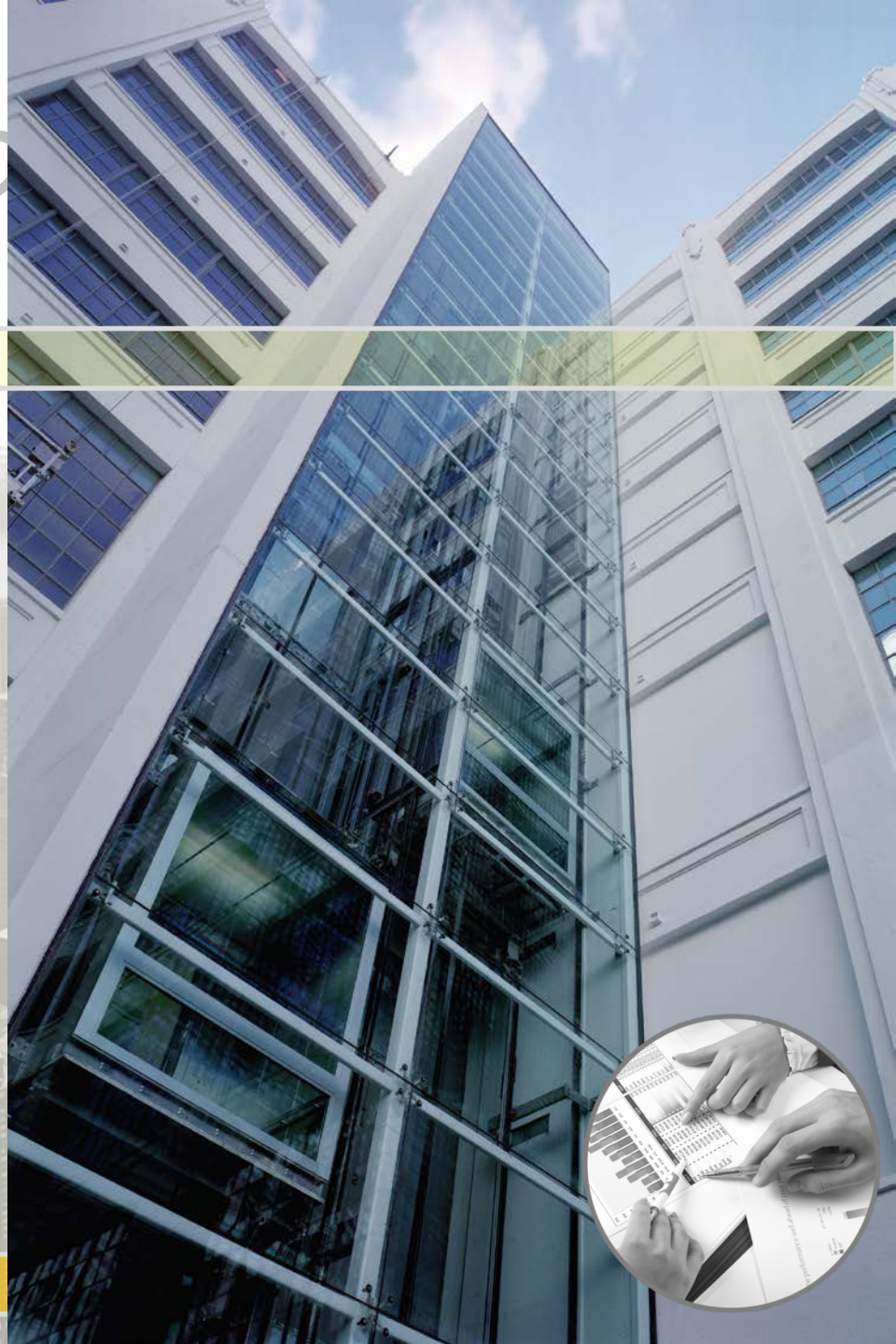


# *discussion*

## Baltimore's re-growth initiatives



Adaptive re-use





# *discussion*



## Baltimore's re-growth initiatives



Adaptive re-use



# *discussion*



## Baltimore's re-growth initiatives



Adaptive re-use



# *discussion*



## Baltimore's re-growth initiatives



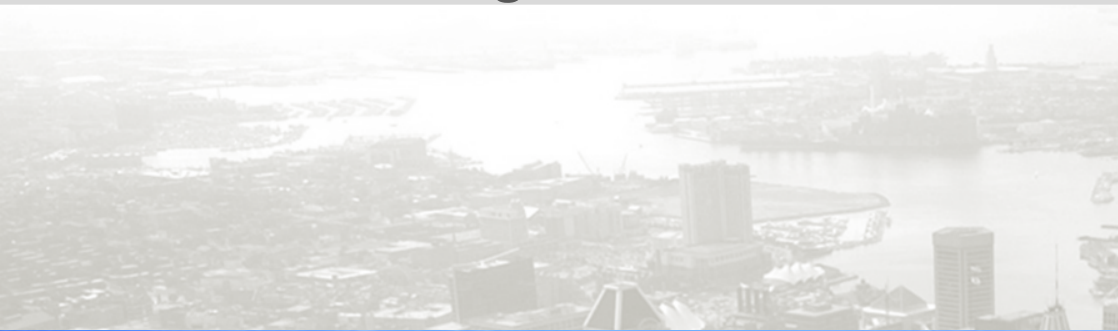
Adaptive re-use



# *discussion*



## Baltimore's re-growth initiatives



## Adaptive re-use



# *discussion*



## Baltimore's re-growth initiatives



Adaptive re-use – justice facilities



# *discussion*



## Baltimore's re-growth initiatives



Adaptive re-use – justice facilities



# *discussion*

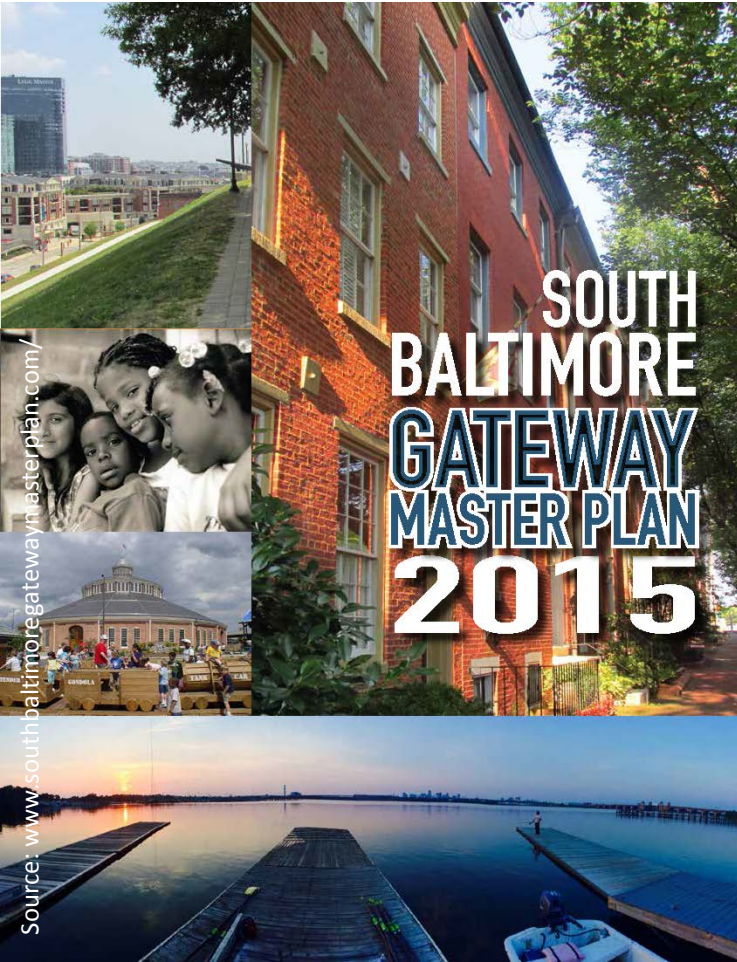
## Baltimore's re-growth initiatives



## Adaptive re-use – justice facilities



# *discussion*





# *discussion*



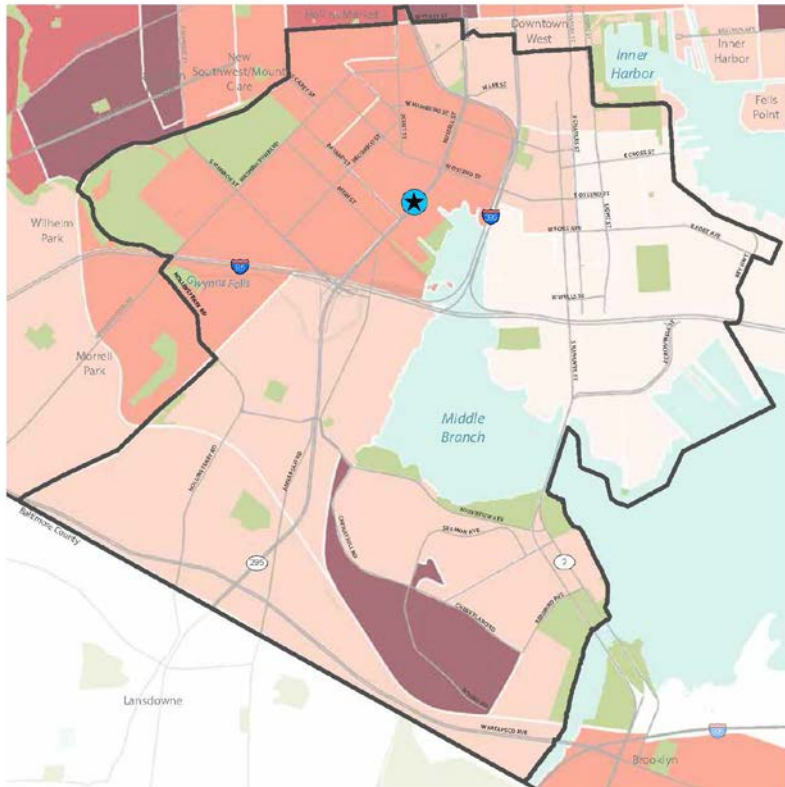


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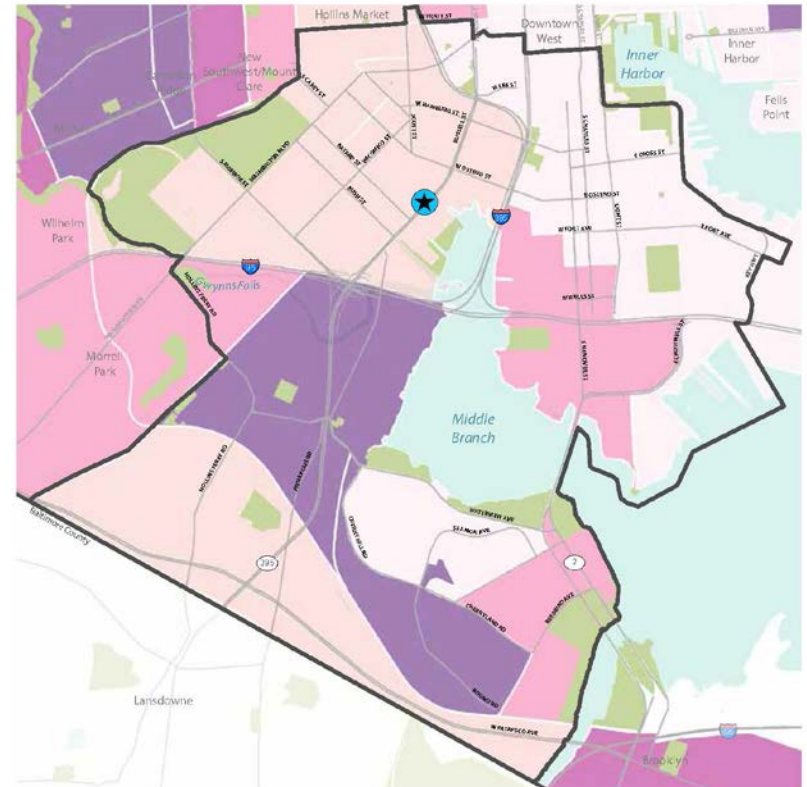
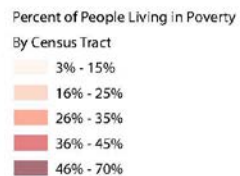


# discussion



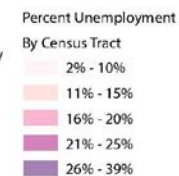
**Poverty Rate by Census Tract**

- Casino
- South Baltimore Gateway Boundary
- Major Roads
- Park
- Water



**Unemployment Rate by Census Tract**

- Casino
- South Baltimore Gateway Boundary
- Major Roads
- Park
- Water





# *discussion*



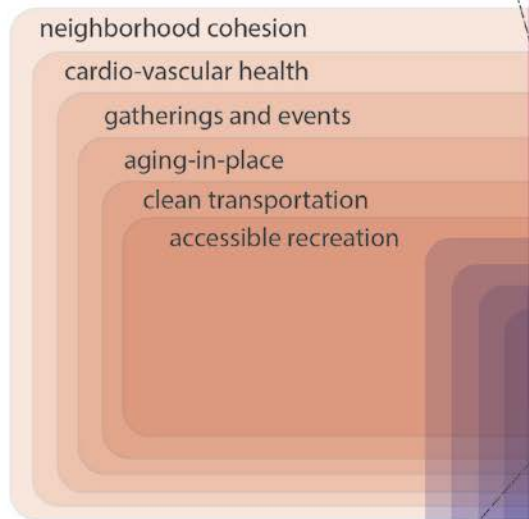


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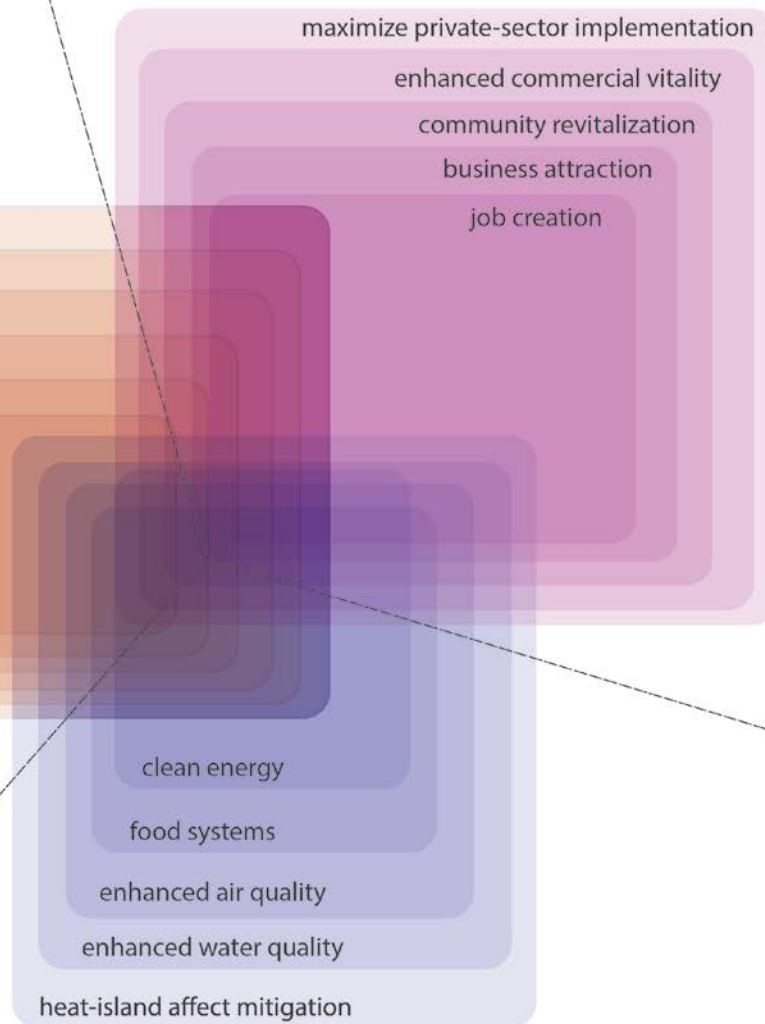




social health



economic health



environmental health



# *discussion*



## Baltimore Climate Action Plan



(Source: Baltimore City)



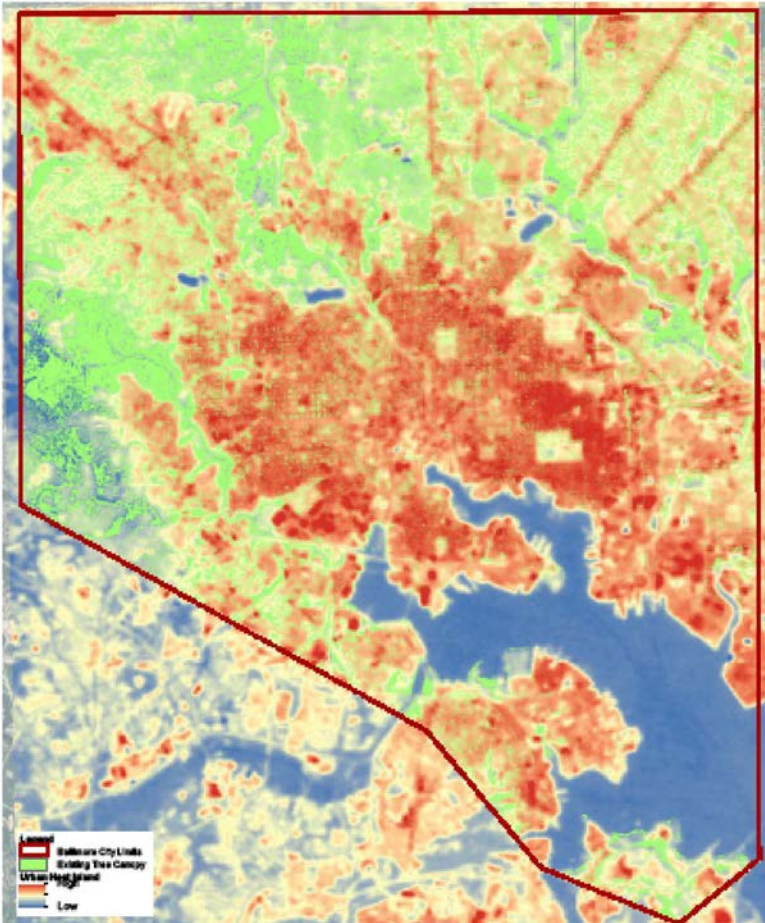
(Source: Baltimore City)



# discussion

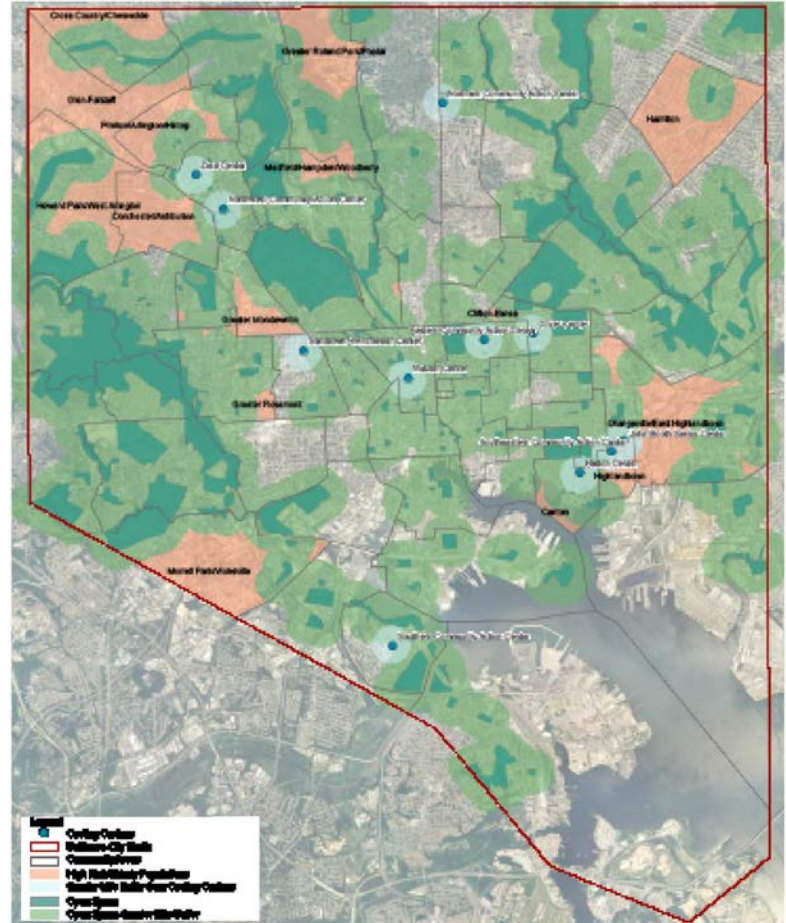


Figure 6 Tree Canopy and Urban Heat Island Effect Map



Source: AECOM 2012

Figure 7 Most Vulnerable Elderly Populations Map



Source: AECOM 2012



# *discussion*



Source: AECOM



Source: AECOM

# *discussion*



[https://www.youtube.com/watch?v=Rac7pGaBYhl&feature=player\\_detailpage](https://www.youtube.com/watch?v=Rac7pGaBYhl&feature=player_detailpage)



# *discussion*

## Social responsibility during planning & design - case studies

- Challenging the Status Quo & Engaging the General Public

- City infrastructure – transit options

- Public private partnerships – case studies

- Interactive design discussion –  
engage with our panel in a project study



*“While we as a City alone cannot change the course of world climate patterns, we must do our part. The City of Baltimore’s Climate Action plan is our promise to take action, reduce our greenhouse gas emissions, increase our quality of life, and grow Baltimore.”*

-Stephanie Rawlings-Blake, Mayor





## *Energy Savings & Supply:*

- *Disclose residential energy bills and energy efficiency improvements at the beginning of the sale or rental process*
- *Benchmark and disclose energy performance and improvements of city –owned and privately-owned commercial, industrial and institutional buildings*
- *Retrofit Baltimore’s street lights for more efficient energy usage*
- *Conduct outreach for solar installations, to achieve 30 MW of PV installed in total, across all sectors (government, commercial, institutional, multifamily, and residential) by 2020*
- *Promote cool roof installations and other roofing technologies*

## *Land Use & Transportation:*

- *Create high-quality pedestrian- and transit-oriented neighborhoods*
- *Promote establishment of qualified bike commute reimbursement programs*
- *Provide alternatives to monthly parking passes*
- *Develop a pedestrian master plan*

## *Growing A Green City :*

- *Develop a comprehensive recycling plan*
- *Reduce construction and demolition waste*
- *Repair water supply infrastructure*
- *Increase the number of trees planted*



### *Energy Savings & Supply:*

*In what ways can the design, construction and operation of Sustainable facilities **Best** contribute to healthier, more just communities?*

### *Land Use & Transportation:*

*In what ways can the justice system have the **Greatest** positive impact on urban land use and mobility in evolving cities?*

### *Growing A Green City :*

*In what ways can the planning and design of our justice system, and its facilities, most enhance social cohesion and community identity within our neighborhoods?*



# CHALLENGING THE STATUS QUO

SESSION # AAJ156RT

*Thank you*



2015 AIA ACADEMY OF ARCHITECTURE  
FOR JUSTICE CONFERENCE

**MIAMI**  
**NOVEMBER 18-21, 2015**

NOVEMBER 19, 2015 | 1:00 AM