

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

Associate Principal – AECOM

moderator

Werner Mueller, AIA

Principal – AECOM

panelist

Ryan Bouma, RLA

Associate Principal, AECOM

panelist

Kirby Fowler, Downtown Partnership

President

panelist

Samuel Himmelrich Jr.,

Himmelrich Associates

panelist

Irena Savakova, RIBA, LEED AP BC+C

Associate Principal, AECOM

panelist

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



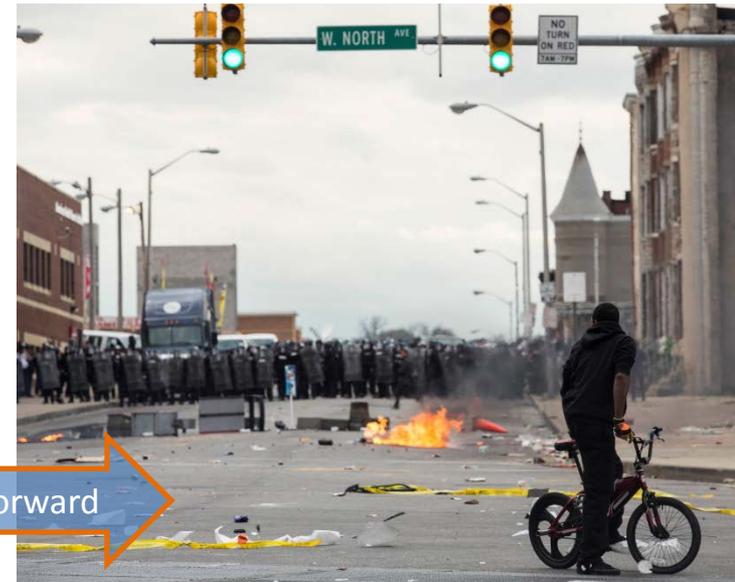
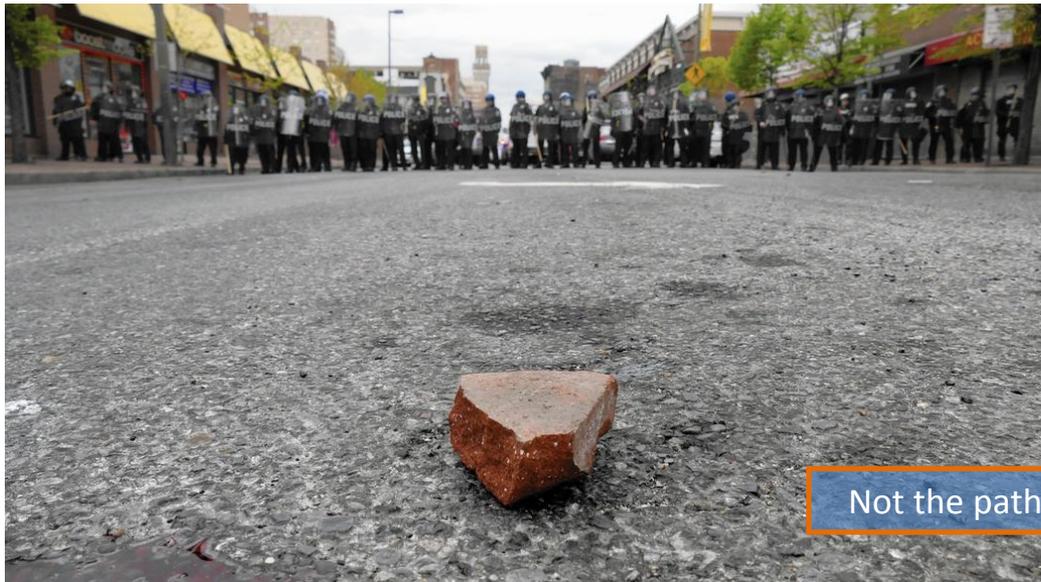
\$13 million (private & public funds) - to revitalize Baltimore's Gilmore Homes, near depressed Sandtown-Winchester neighborhood

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

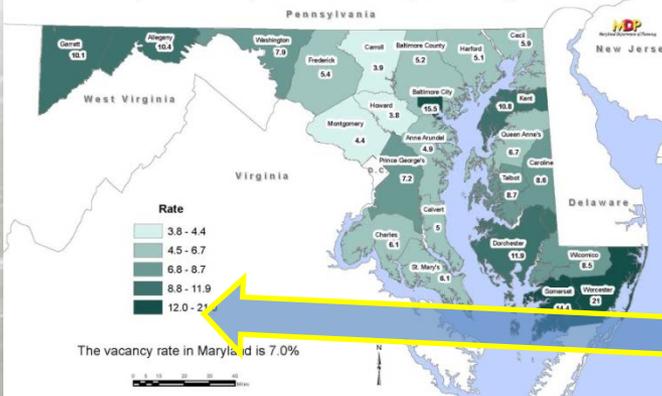
Scope of services for investment

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

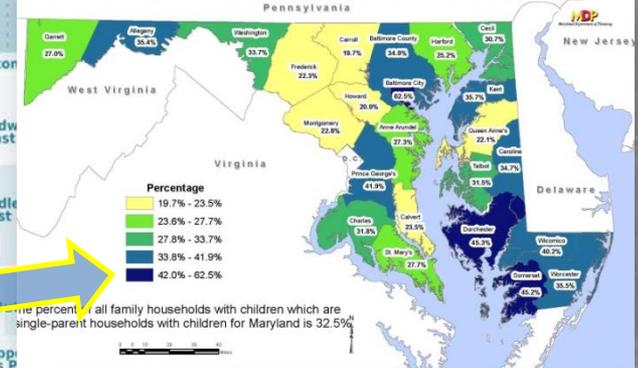
Baltimore - a city of neighborhoods

Baltimore's re-growth initiatives - urban renewal

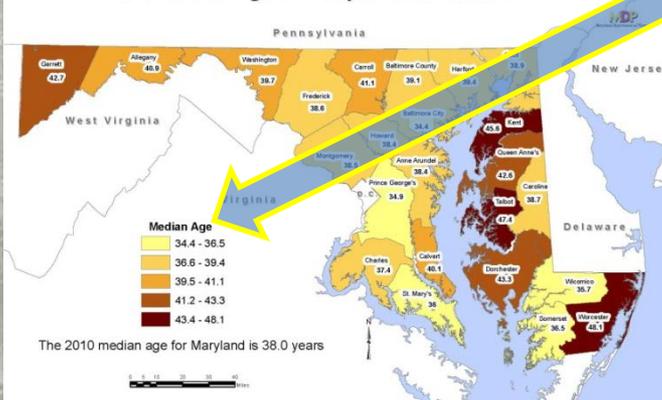
2010 Vacancy Rate for Maryland's Jurisdictions (not including seasonal units)



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

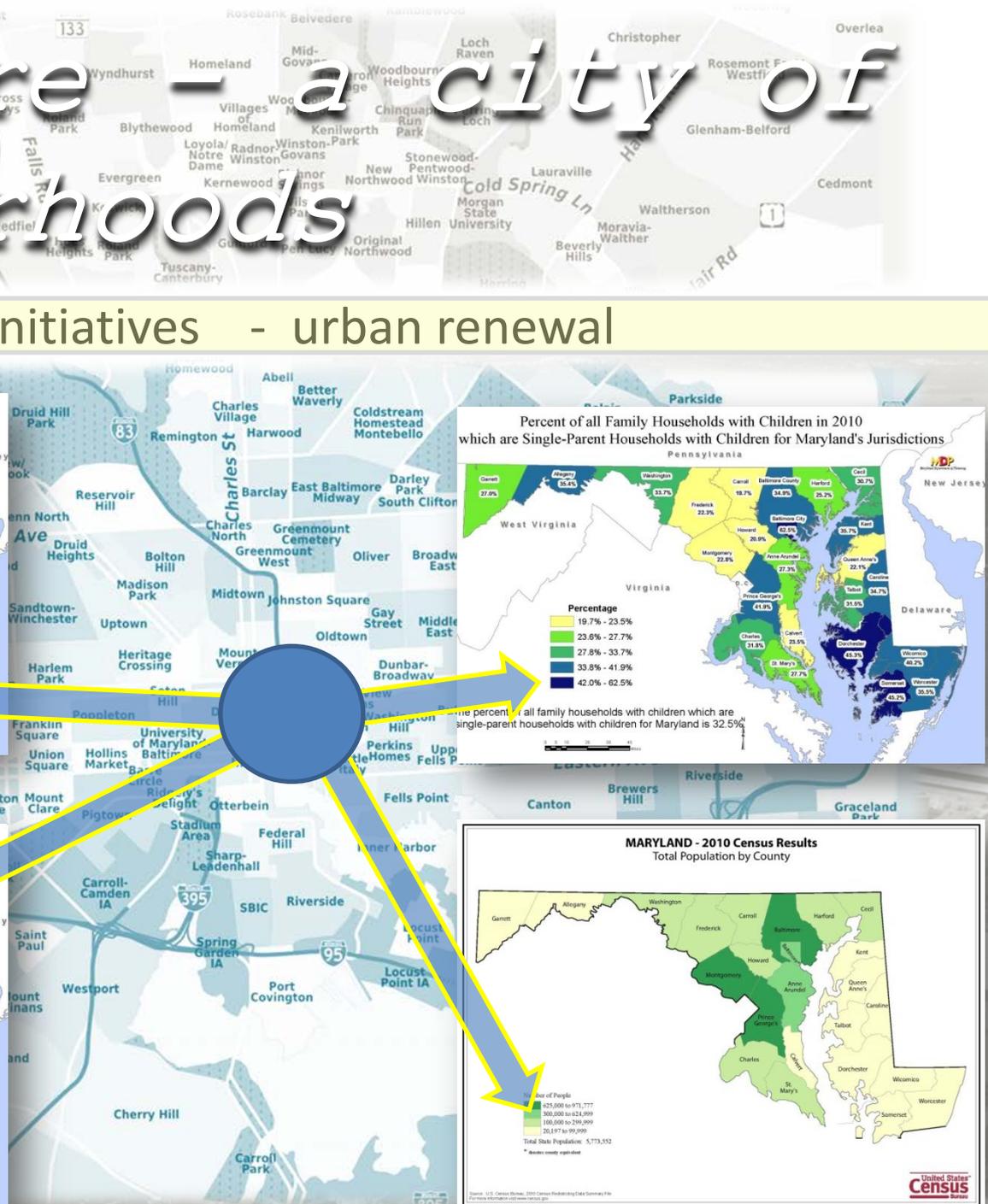
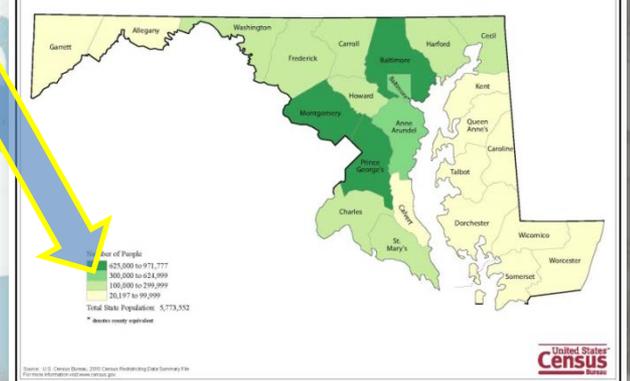


2010 Median Age for Maryland's Jurisdictions



MARYLAND - 2010 Census Results

Total Population by County

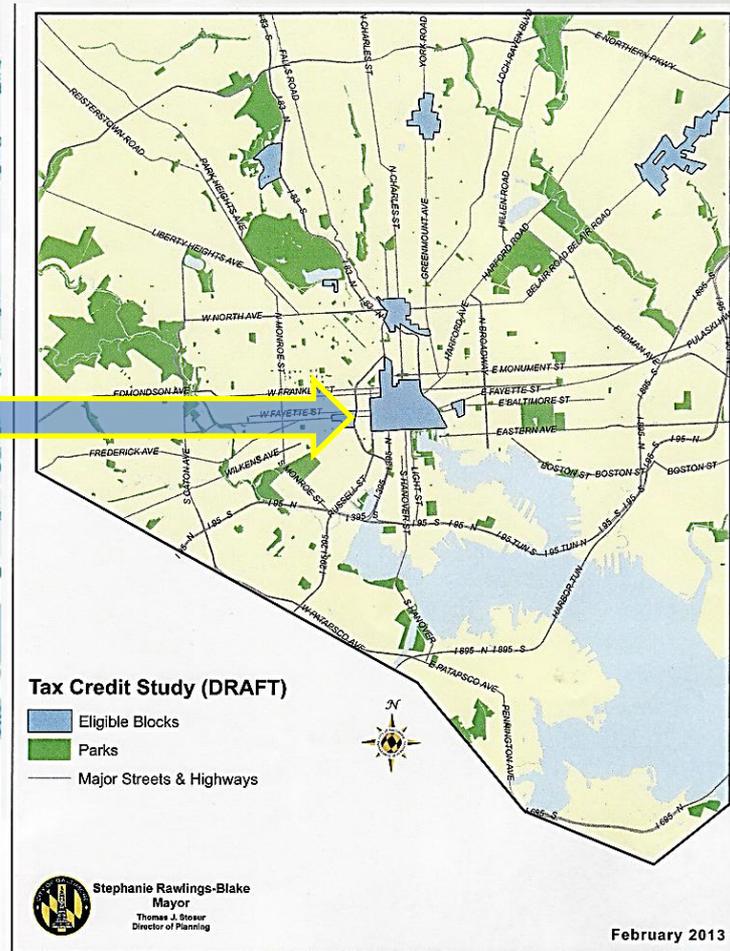
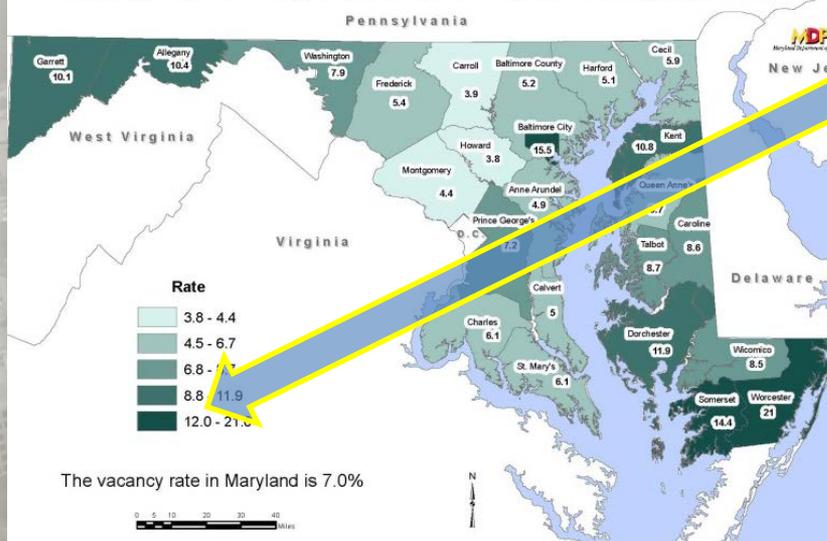


Baltimore - a city of neighborhoods

Market rate apartment tax credit

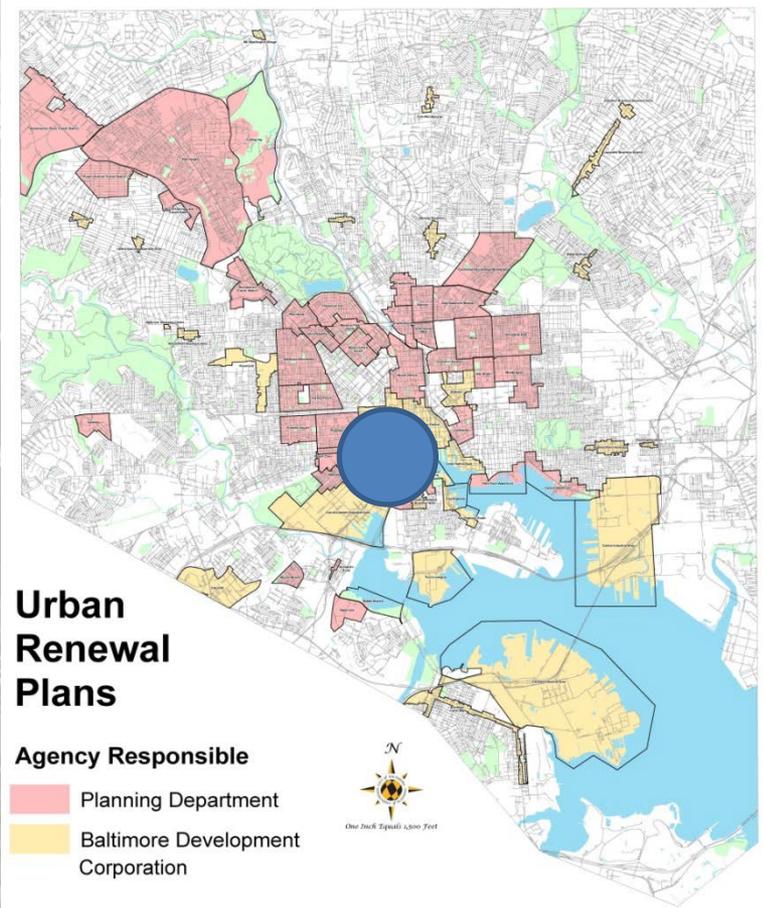
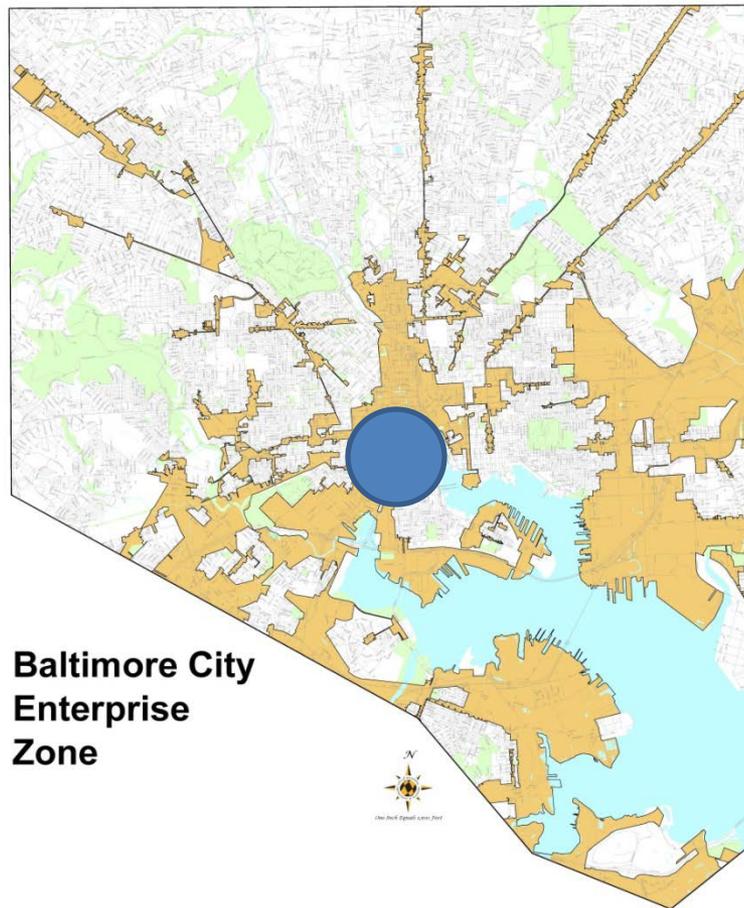


2010 Vacancy Rate for Maryland's Jurisdictions (not including seasonal units)

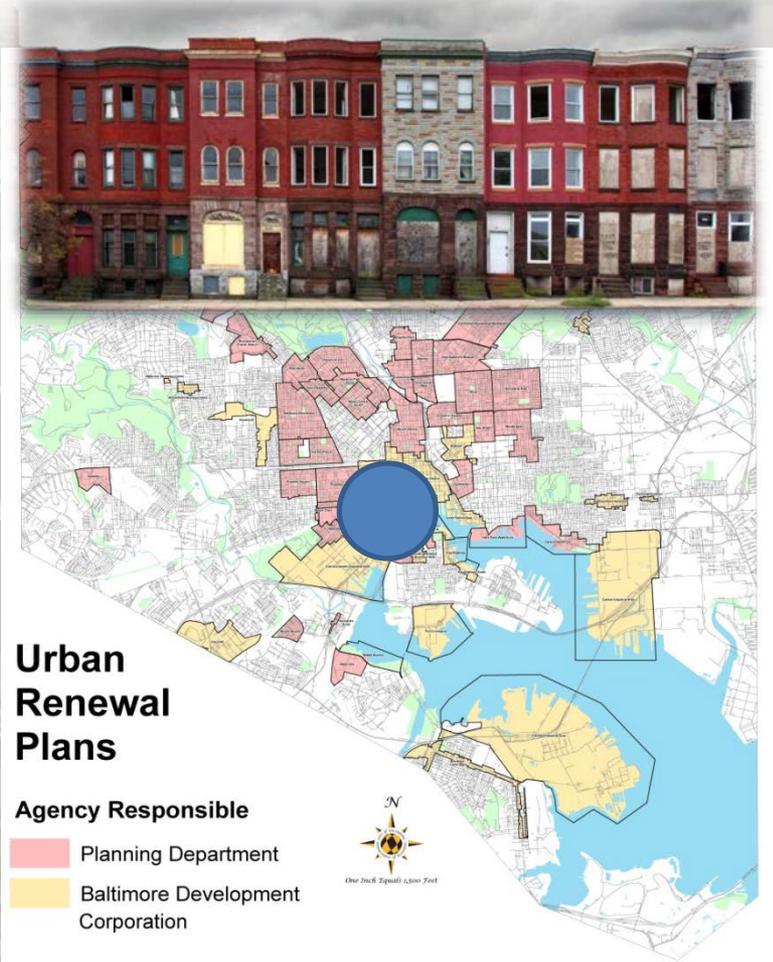
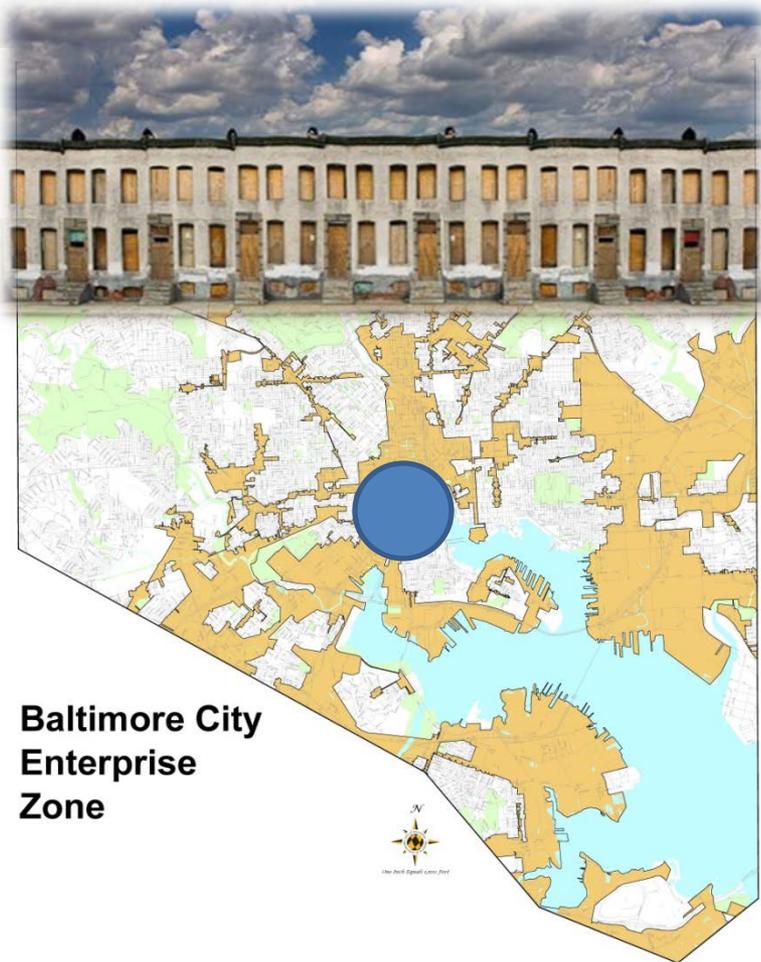


Baltimore - a city of neighborhoods

Baltimore's re-growth initiatives overview

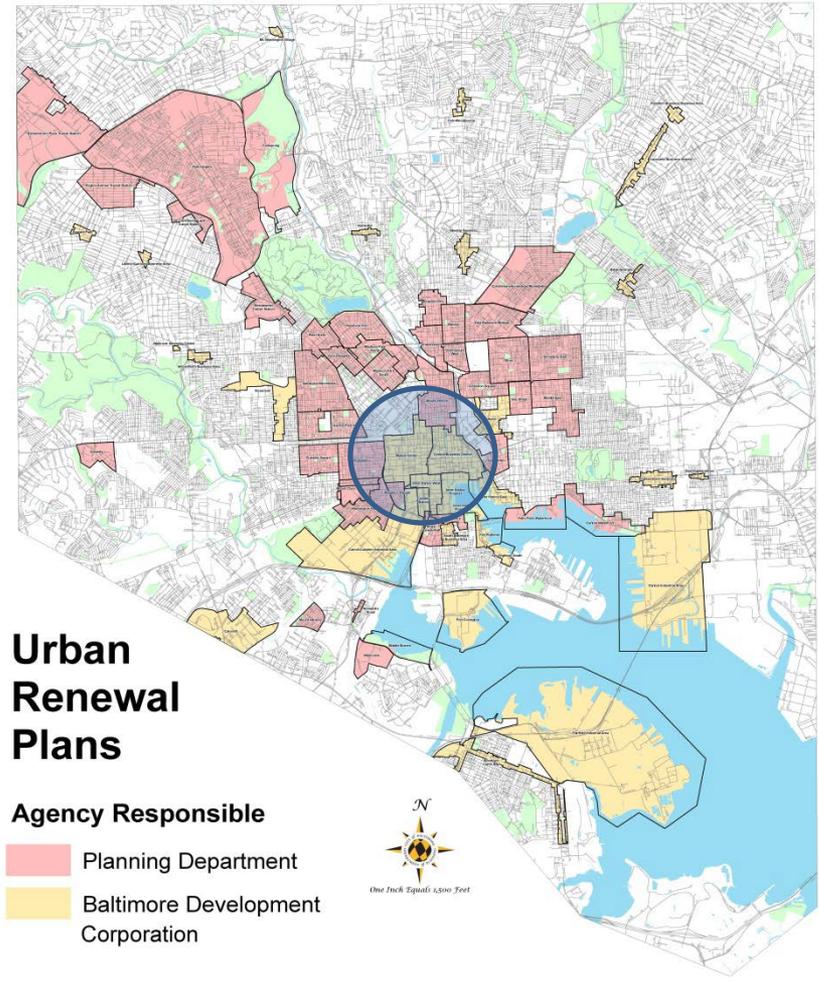
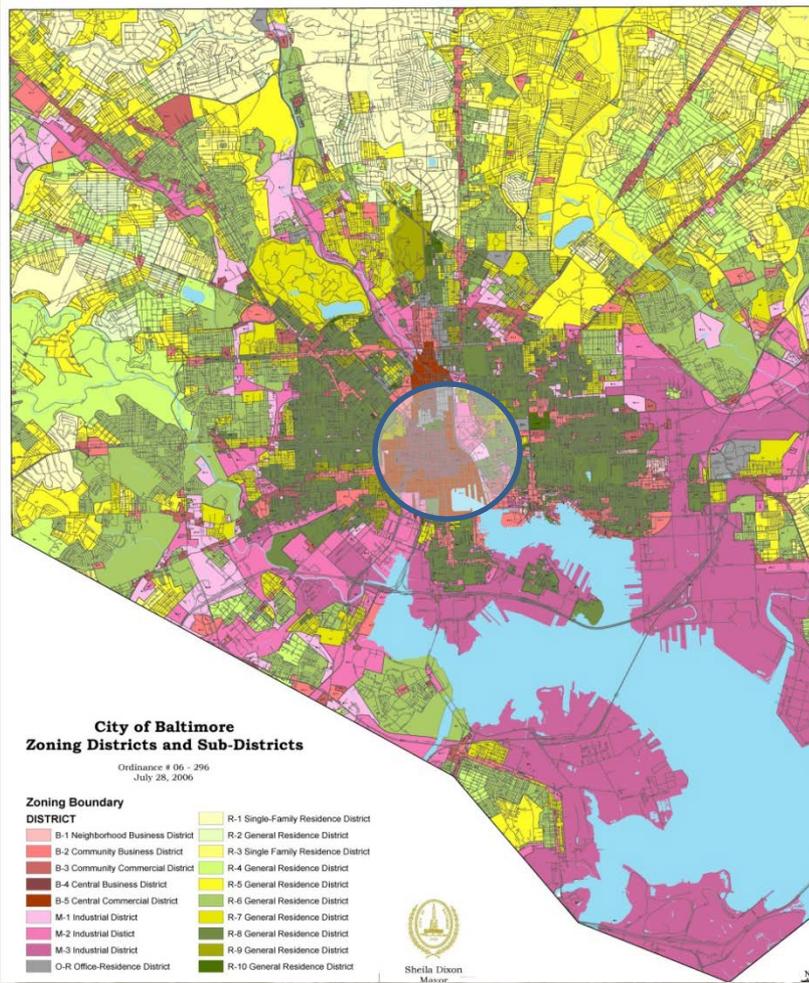


Baltimore - a city of neighborhoods



Baltimore - a city of neighborhoods

Baltimore's re-growth initiatives



discussion



I. Baltimore's re-growth initiatives

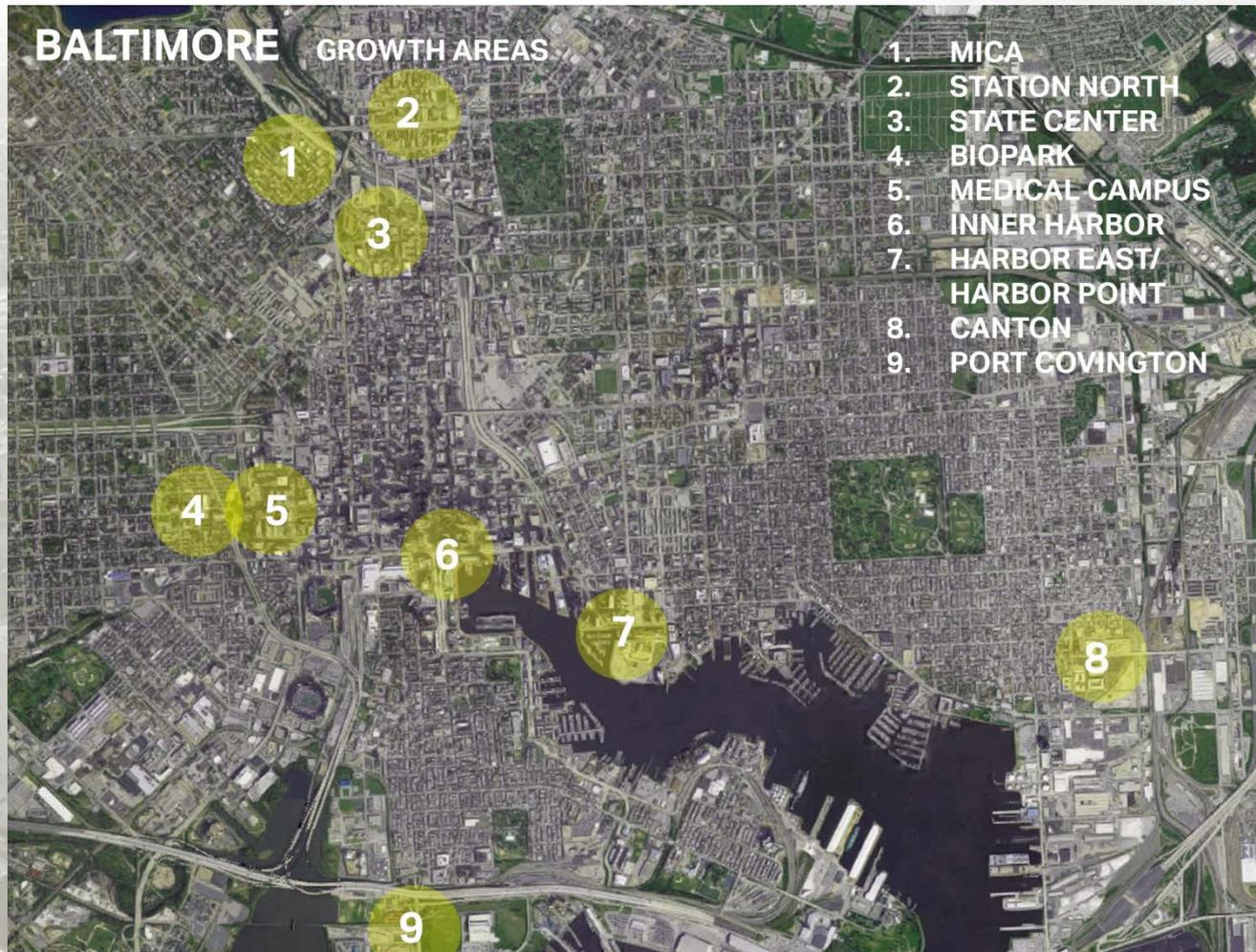
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- investment in transportation infrastructure

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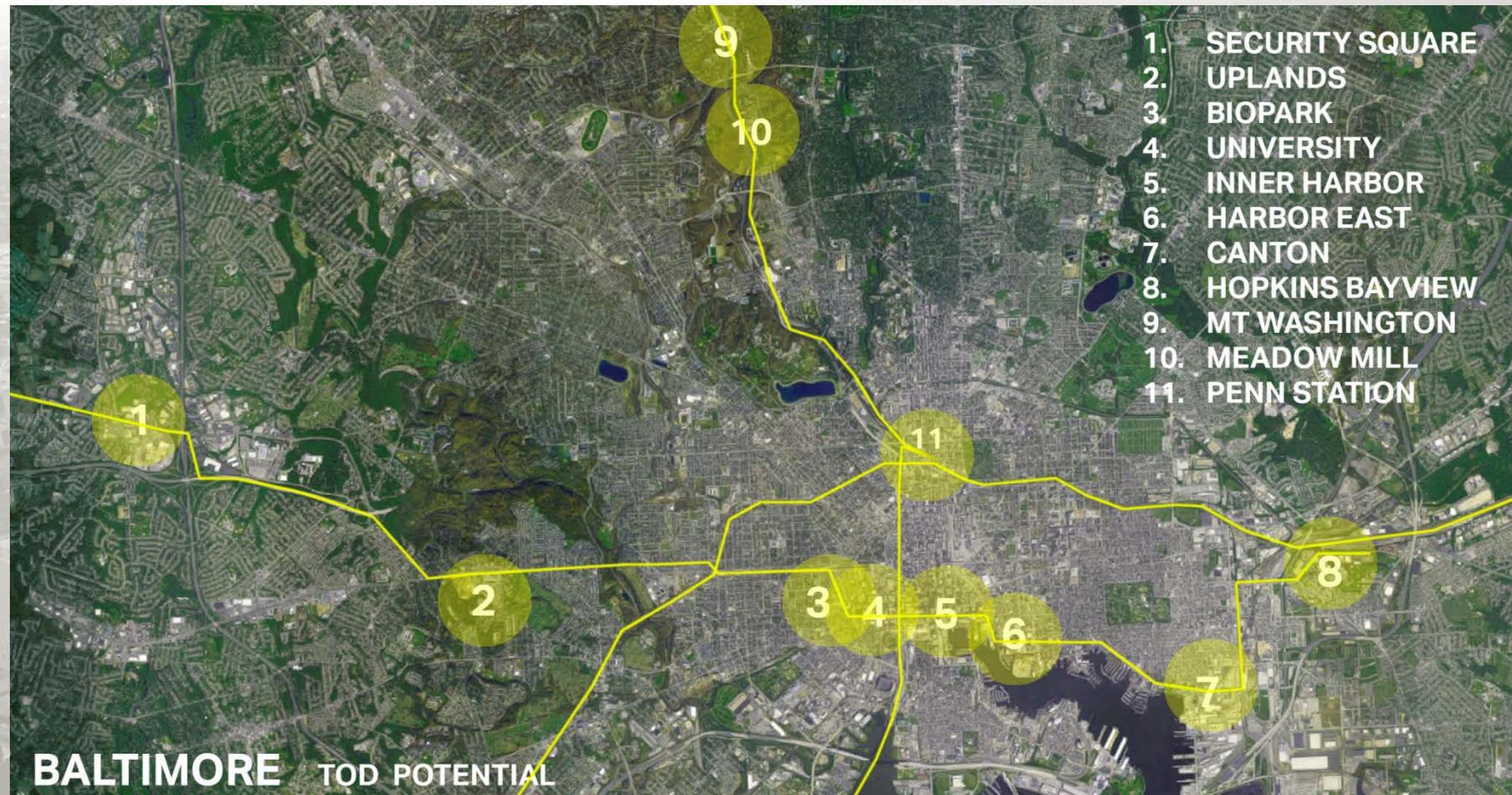
discussion

Baltimore's re-growth initiatives - urban renewal



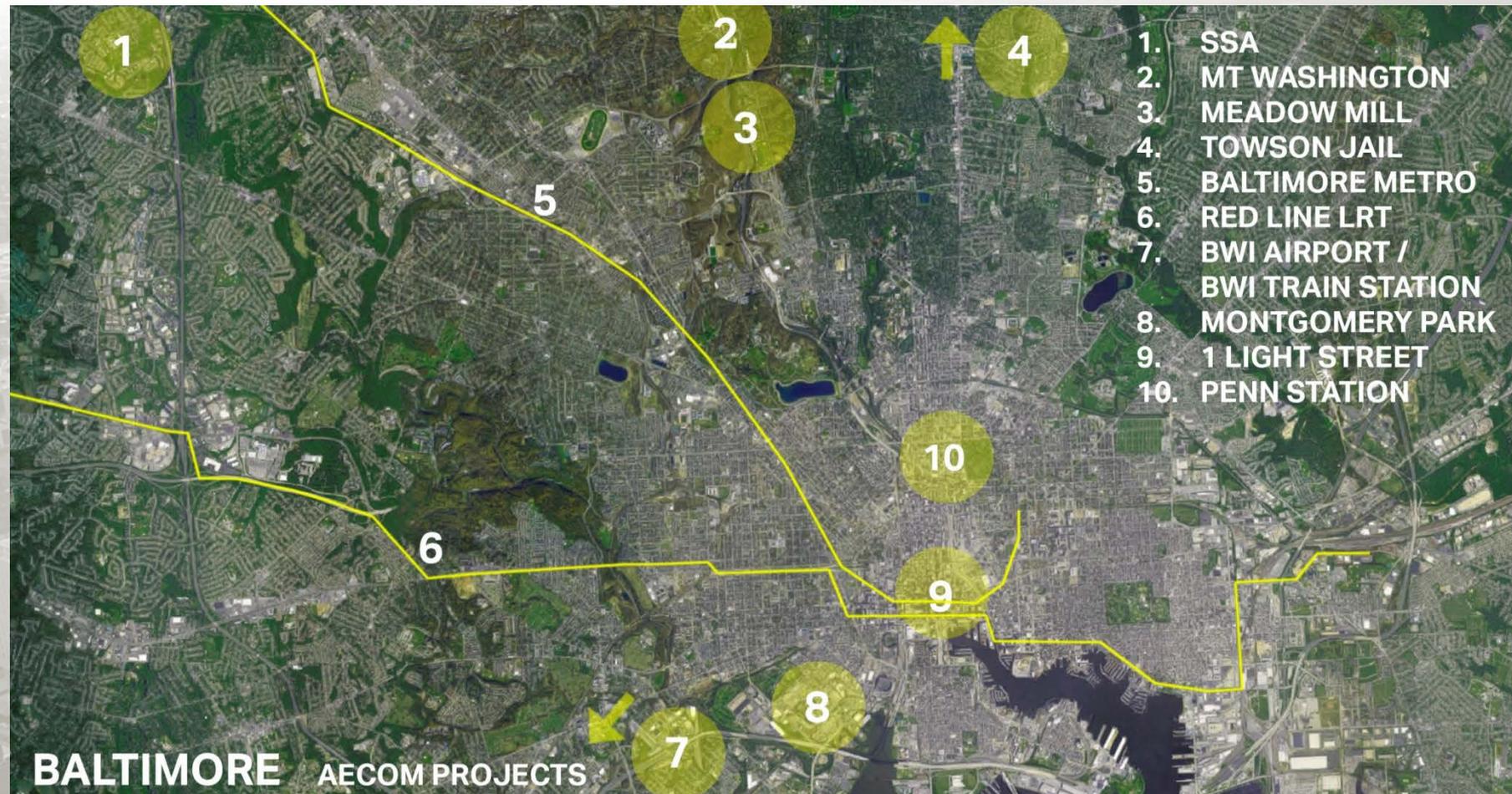
discussion

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

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



AFTER

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

**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


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.

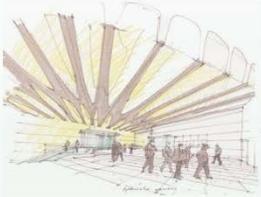
The design team looked at existing systems in Baltimore, the region and the world to understand the best practices that can be applied to the new Red Line route.

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



The Right Rail Coalition Plan



discuss



Baltimore's re-growth initiatives



discuss



Baltimore's re-growth initiatives



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



discuss



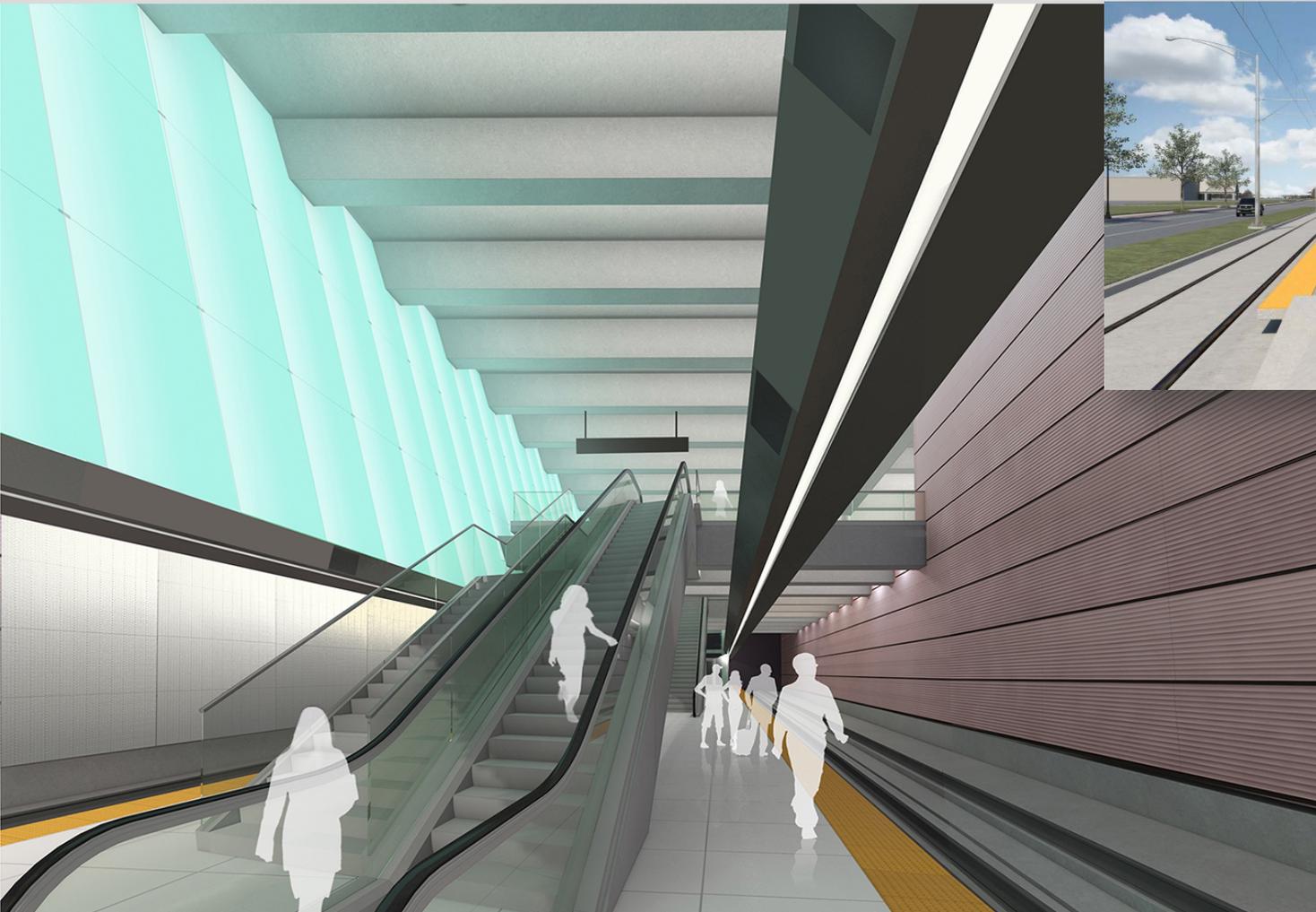
Baltimore's re-growth initiatives



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**

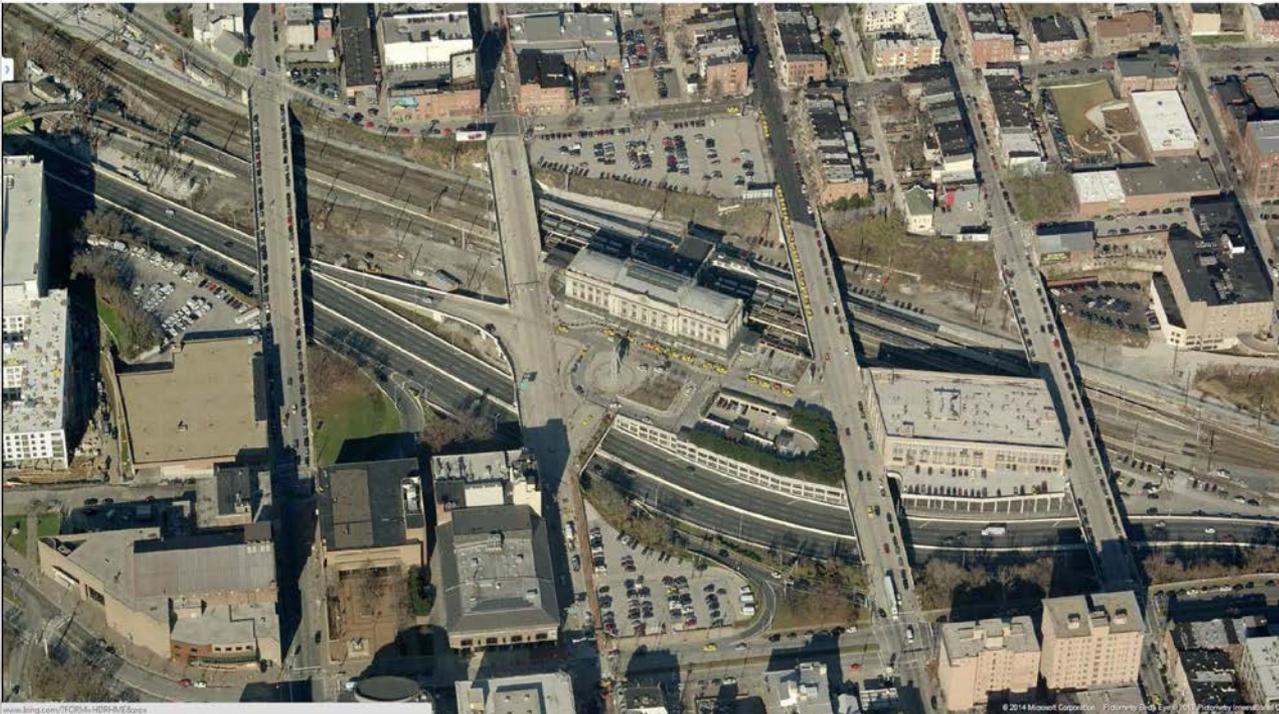


discussion



Public private partnerships – case studies

5. LANVALE SITE, PENN STATION & LANDS



July 31, 2014



Penn Station State of Good Repair –
Phase 4 Business Plan



discussion



Public private partnerships – case studies



Source: Beatty Development

-  Retail
-  Residential
-  Concourse/Lobby
-  Parking

discussion

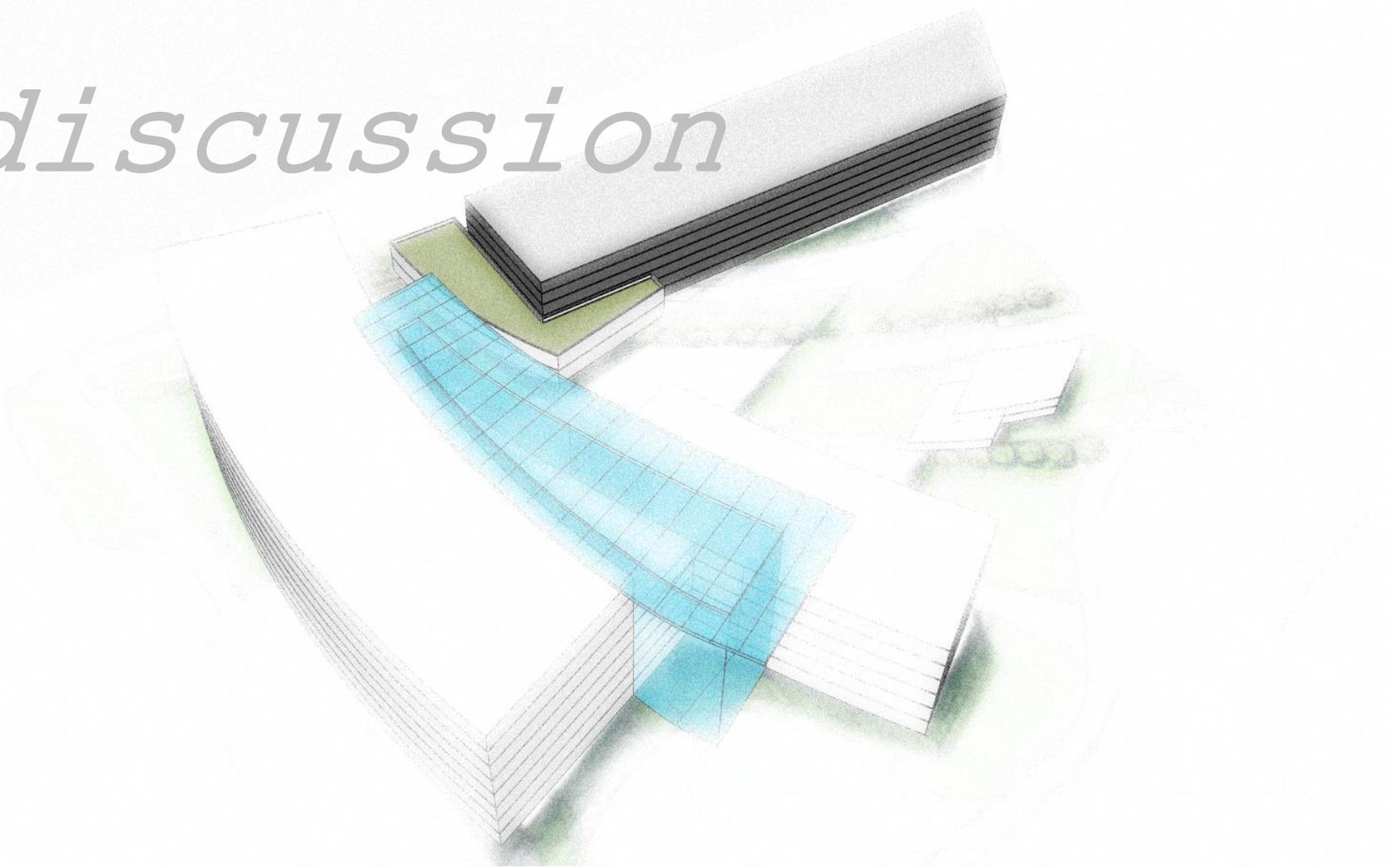


Public private partnerships – case studies



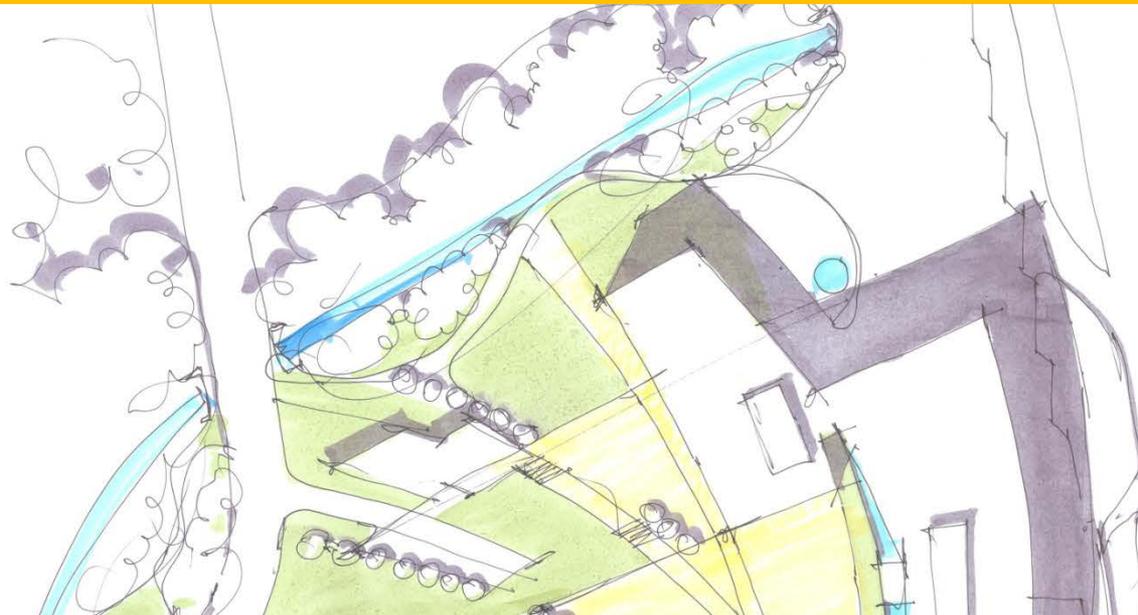
Source: Beatty Development

discussion





1 The TEAM



Success



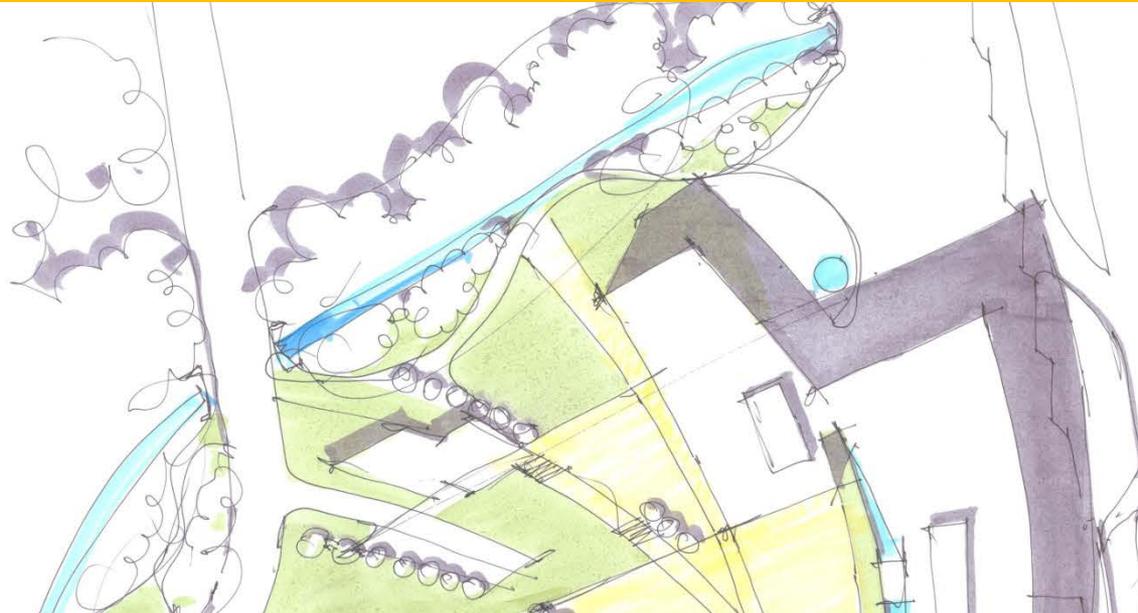
what people think
it looks like

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

The image is an aerial photograph of an urban area, overlaid with a red line and arrows. The red line starts at a red circle at the top, goes down to a second red circle, then curves left to a green circle, then curves right to a third red circle, and finally goes down to a fourth red circle. Red arrows point away from these circles: one pointing up-left from the top circle, one pointing down-right from the second circle, one pointing down-right from the third circle, and one pointing down-right from the fourth circle. The map shows streets like Patterson Ave, Waterfront Plaza Metro Station, Hope Drive, Wash Ave, and W North. The text is overlaid on horizontal colored bands: yellow for the top, orange for the middle, and green for the bottom.

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

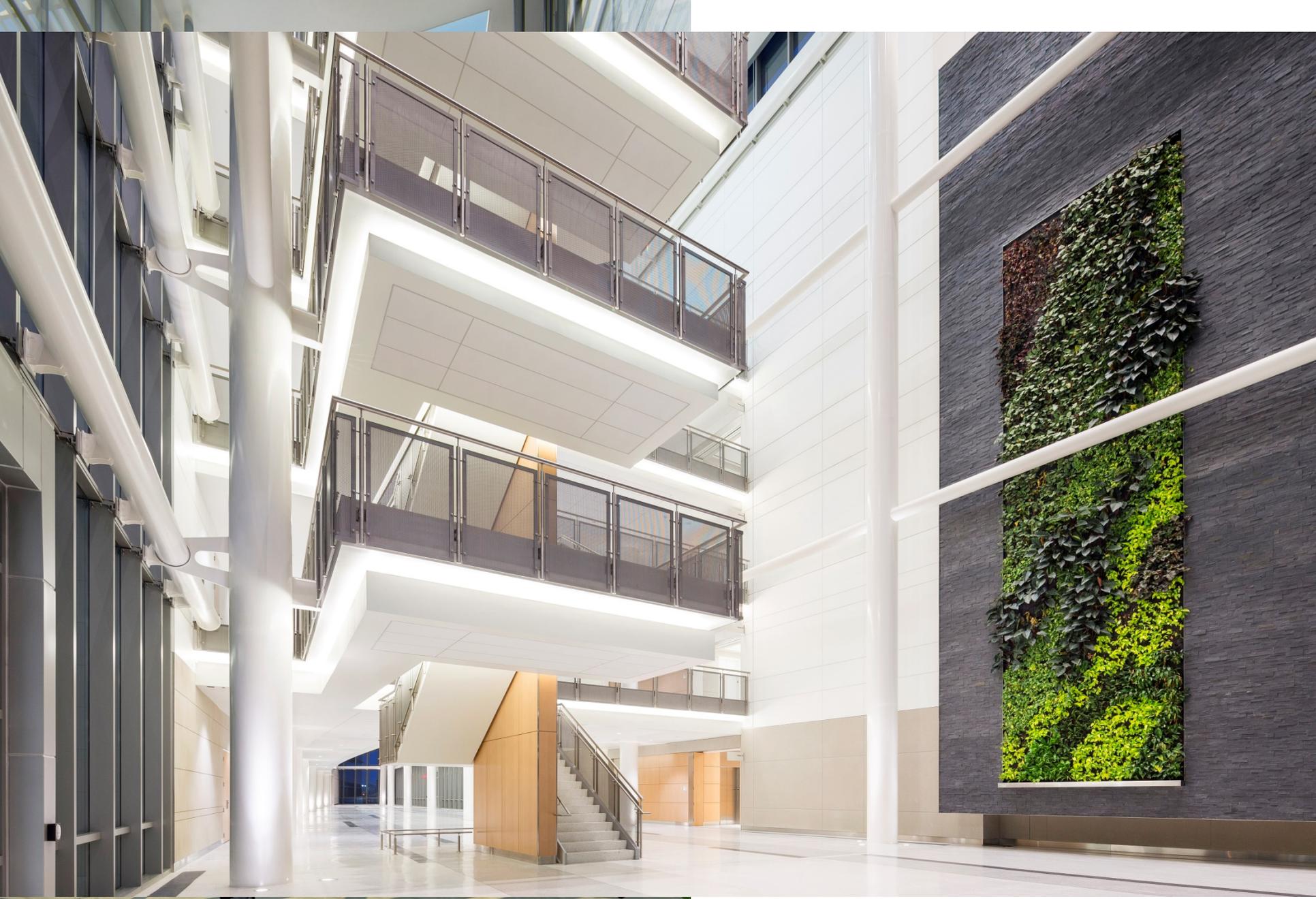
CONNECTIVITY TO ADJACENT USES BOTH EXISTING
PLANNED

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
ACTIVITY



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



1. MEADOW MILL
2. FUTURE TOD
3. CLIPPER MILL
4. UNION MILL
5. LIGHT RAIL STATION

BALTIMORE MEADOW MILL

Adaptive re-use

discussion



Baltimore's re-growth initiatives



Adaptive re-use

discussion



Baltimore's re-growth initiatives

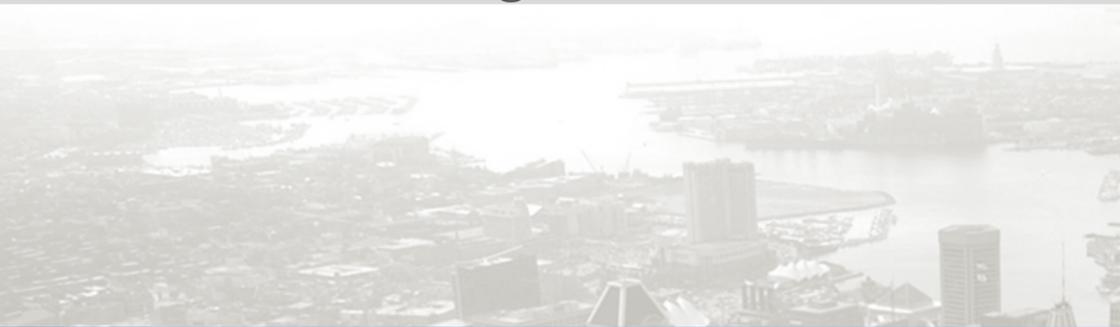


Adaptive re-use

discussion



Baltimore's re-growth initiatives



Adaptive re-use

discussion



Baltimore's re-growth initiatives



Adaptive re-use – justice facilities

discussion



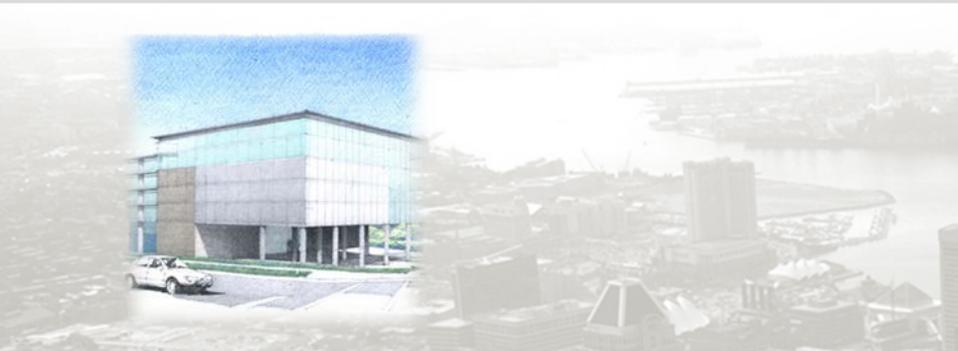
Baltimore's re-growth initiatives



Adaptive re-use – justice facilities

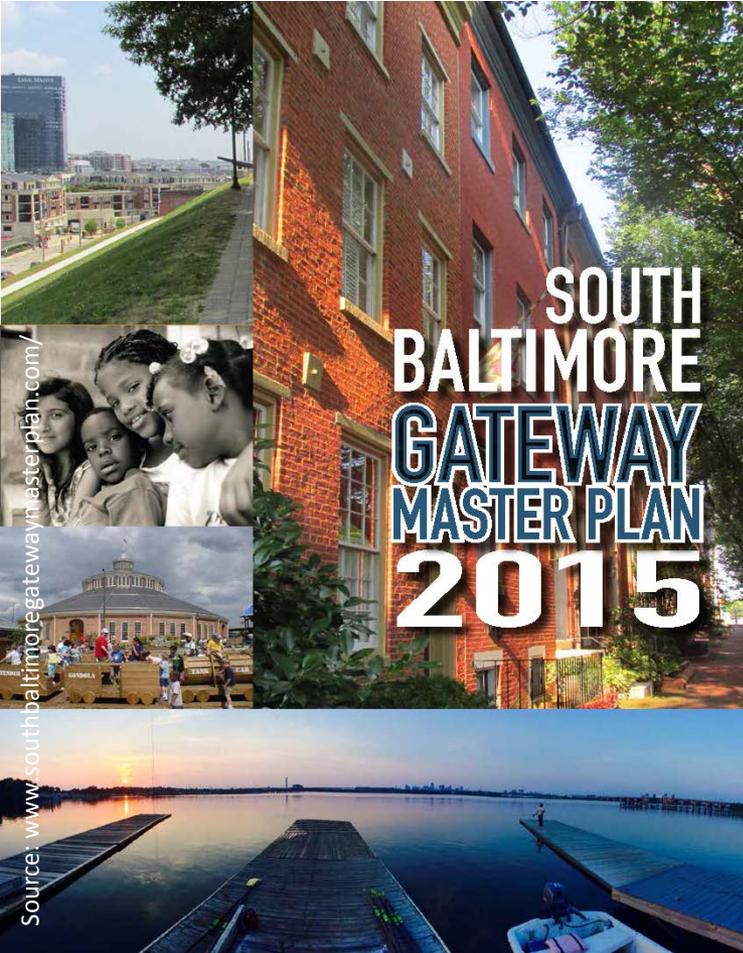
discussion

Baltimore's re-growth initiatives



Adaptive re-use – justice facilities

discussion



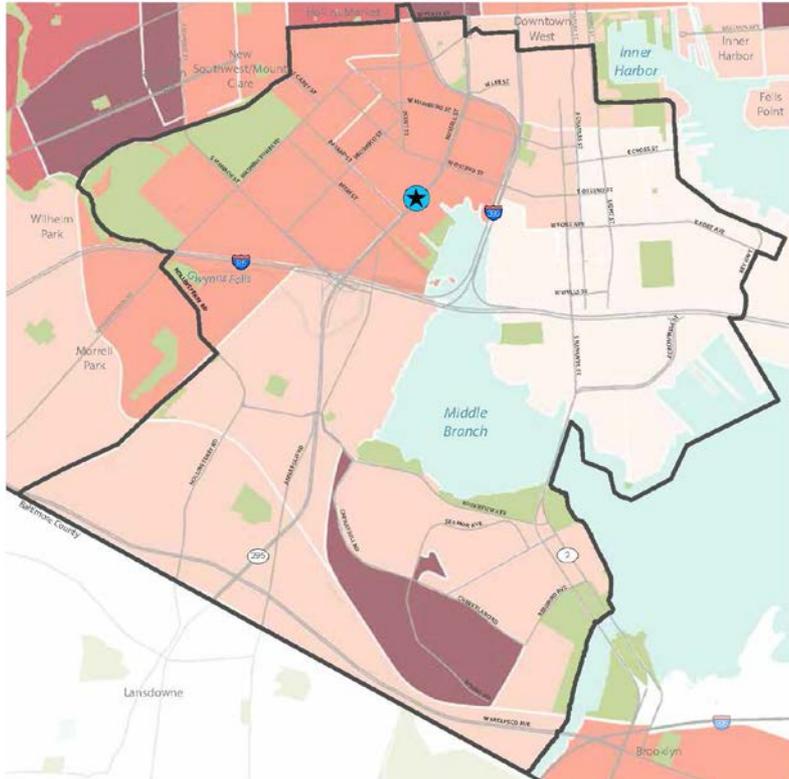
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discussion



discussion

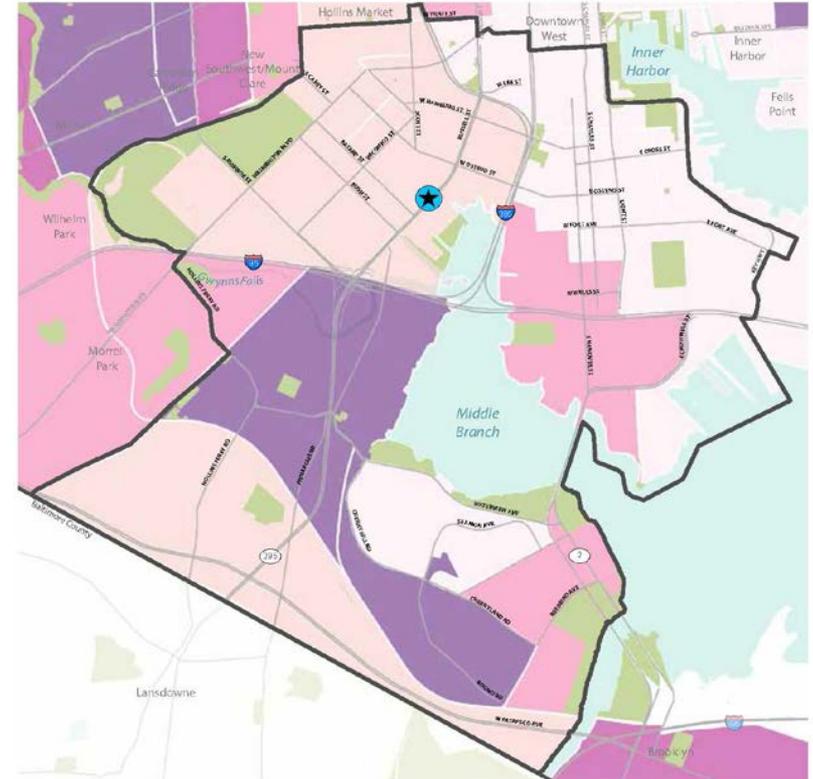


Poverty Rate by Census Tract

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

Percent of People Living in Poverty
By Census Tract

	3% - 15%
	16% - 25%
	26% - 35%
	36% - 45%
	46% - 70%



Unemployment Rate by Census Tract

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

Percent Unemployment
By Census Tract

	2% - 10%
	11% - 15%
	16% - 20%
	21% - 25%
	26% - 39%

discussion



discussion



social health

- neighborhood cohesion
- cardio-vascular health
- gatherings and events
- aging-in-place
- clean transportation
- accessible recreation

economic health

- maximize private-sector implementation
- enhanced commercial vitality
- community revitalization
- business attraction
- job creation

environmental health

- clean energy
- food systems
- enhanced air quality
- enhanced water quality
- heat-island affect mitigation

discussion



Baltimore Climate Action Plan



(Source: Baltimore City)



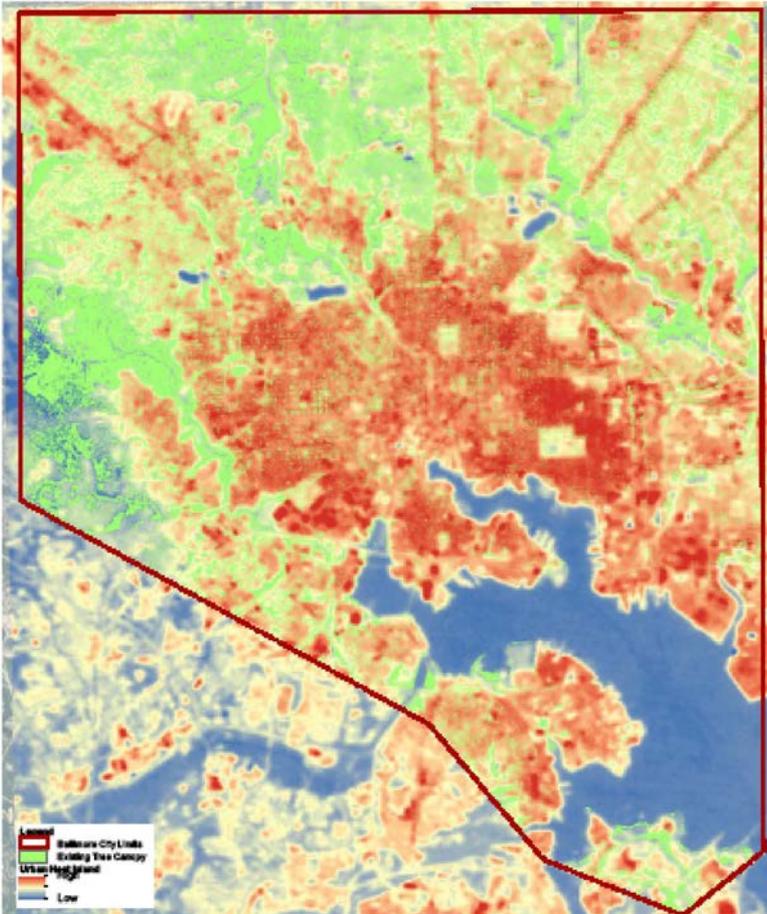
(Source: Baltimore City)



discussion

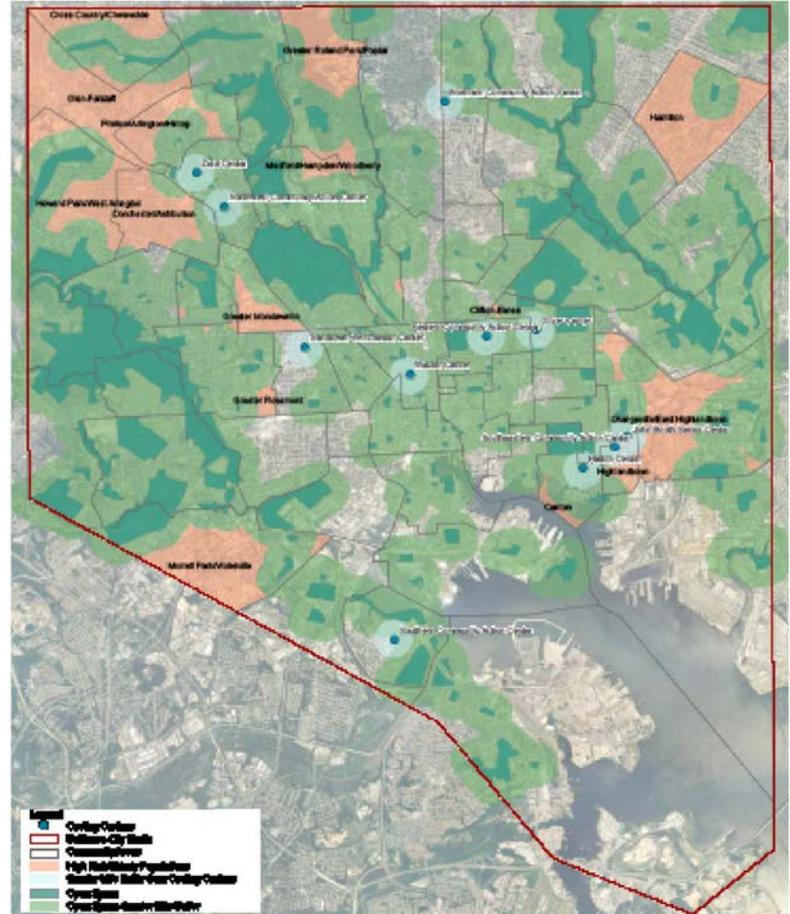


Figure 6 Tree Canopy and Urban Heat Island Effect Map



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=Rac7pGaBYhI&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



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