Station North Arts and Entertainment District

Past
Station North Arts & Entertainment District

Amy Bonitz, Andy Frank and Joe McNeely
Redevelopment in Central Baltimore since 2007

- 12 neighborhoods
- 80 Partners
- $500 million in investment
- 800 new housing units
Central Location
Asset-Based Approach

• Anchor Institutions – tenancy, employment and talent
• Existing base of creatives in long-time spaces
• Central location with transit
• Incredible historic buildings that create a sense of place
• Investment in strong non-profit and community leadership
Intermediary – GLUE!
Broad Partnership with Many Stakeholders

ANCHORS
- MICA
- Johns Hopkins University

DEVELOPERS
- ReBUILD
- Telesis Corporation
- Seawall
- BARCO

CITY AND STATE
- Jubilee Baltimore
- Maryland Department of Housing and Community Development
- Baltimore City Department of Housing & Community Development

FUNDERS
- Goldseker Foundation
- Robert W. Deutsch Foundation
- Reinvestment Fund
Community Leaders, Artists and Entrepreneurs
New Housing – 800 Units Rehabbed or New
53% Decrease in Vacancy; 1,000 New Households

1. Vacant Building Notice, 2010-2016
Between 2010 and today, the ten HCPI neighborhoods together went from 591 to 280 vacants in this period, a 53% decrease.

Figure 1.

Population Trend of Target Neighborhoods from 2011-2015

Figure 5. Source: 2011-2015 American Community Survey 5-Year Estimates
Station North – Eight Major Projects in 5 years
Impact

• $13 million project
• $9.9 million direct annual economic impact in Maryland
• Serves more than 350 members and 55 small businesses and non-profits
• Provides skills training to more than 3,000 adults and children each year
• 118 direct jobs
• 43% of users are people of color and 60% are from Baltimore
Residential Redevelopment

Rebuild Metro – Greenmount West Neighborhood

Greenmount West Outcomes

- **$32 million** in single and multi-family development
- **75% reduction** in Vacant Properties from 185 to 46 properties
- **275% increase** in Median Sales Price from $11,250 to $72,000
Residential Redevelopment

Greenmount West Neighborhood

KEY RESULTS:

Greenmount West
Vacancy Rate and Sales Activity

- Vacancy Rate
- Median sales price (Citywide)
- Median sales price (neighborhood)