

Station North Arts and Entertainment District

Past

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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



DEVELOPERS



CITY AND STATE



FUNDERS

Community Leaders, Artists and Entrepreneurs



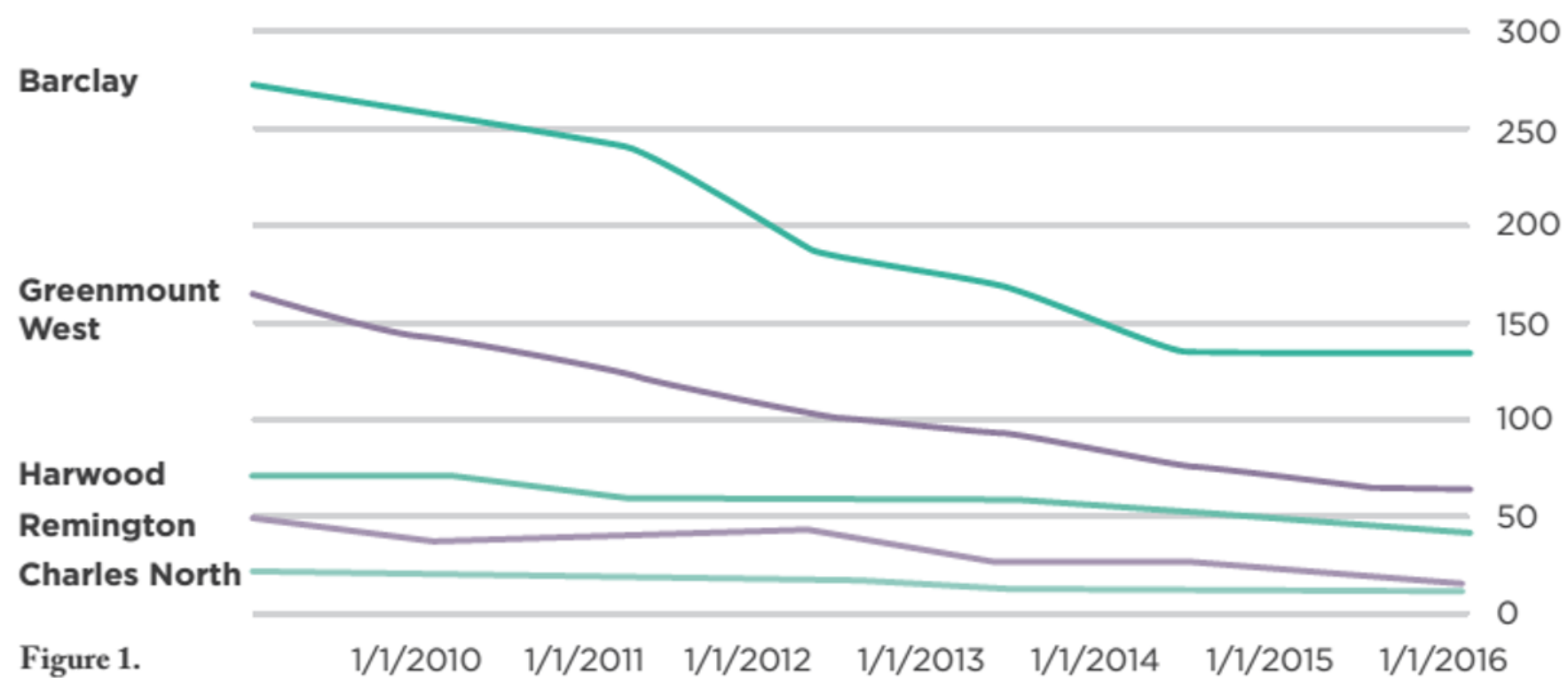
New Housing – 800 Units Rehabbed or New



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.



Population Trend of Target Neighborhoods from 2011-2015

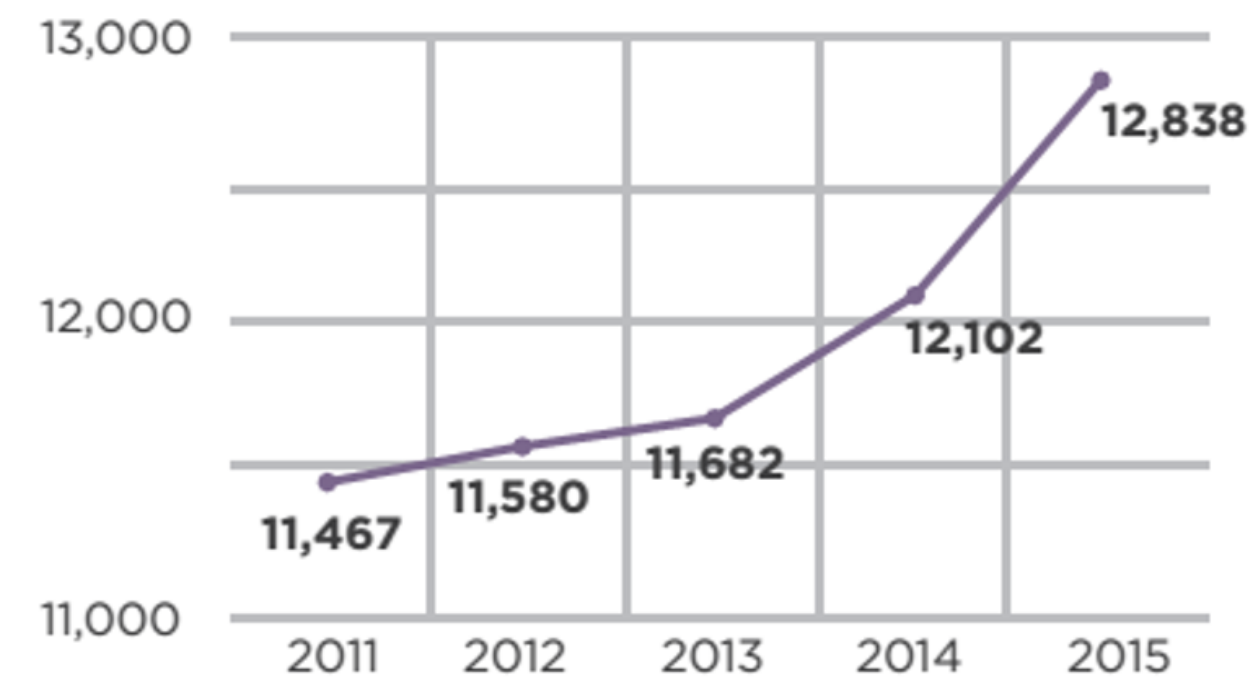
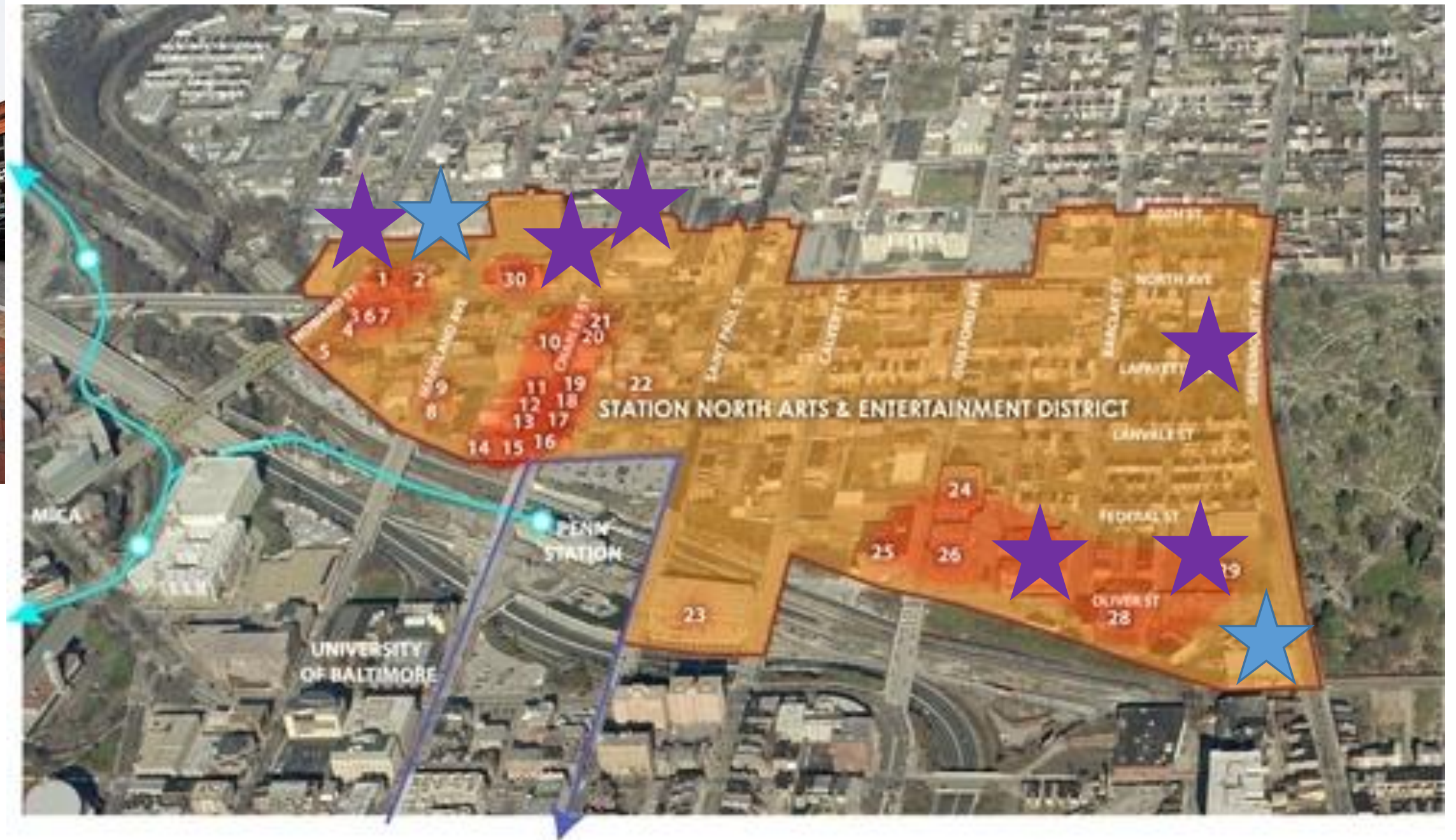


Figure 5. Source: 2011-2015 American Community Survey 5-Year Estimates

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

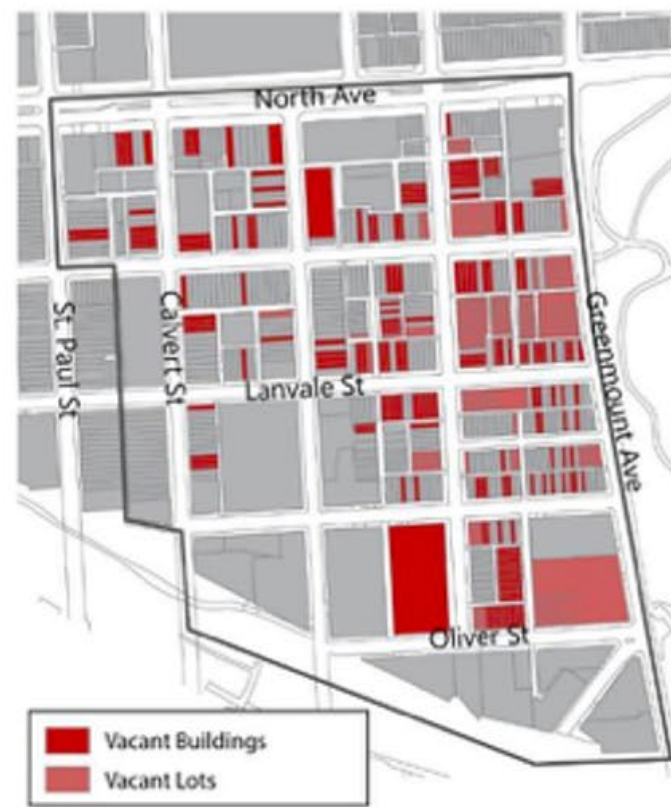


Residential Redevelopment

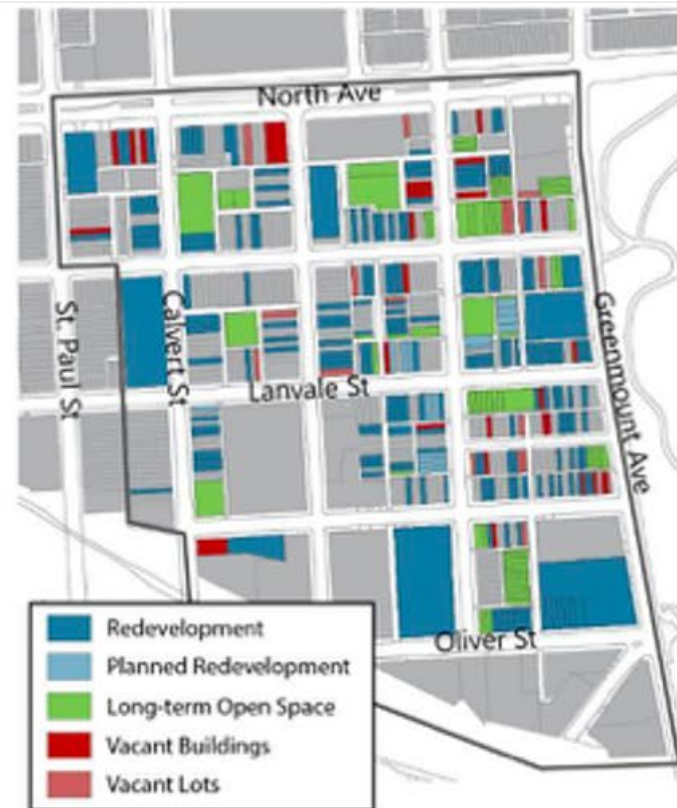
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Rebuild Metro – Greenmount West Neighborhood

2009: 185 Vacant Properties



2017: 75% reduction in vacant properties



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

