

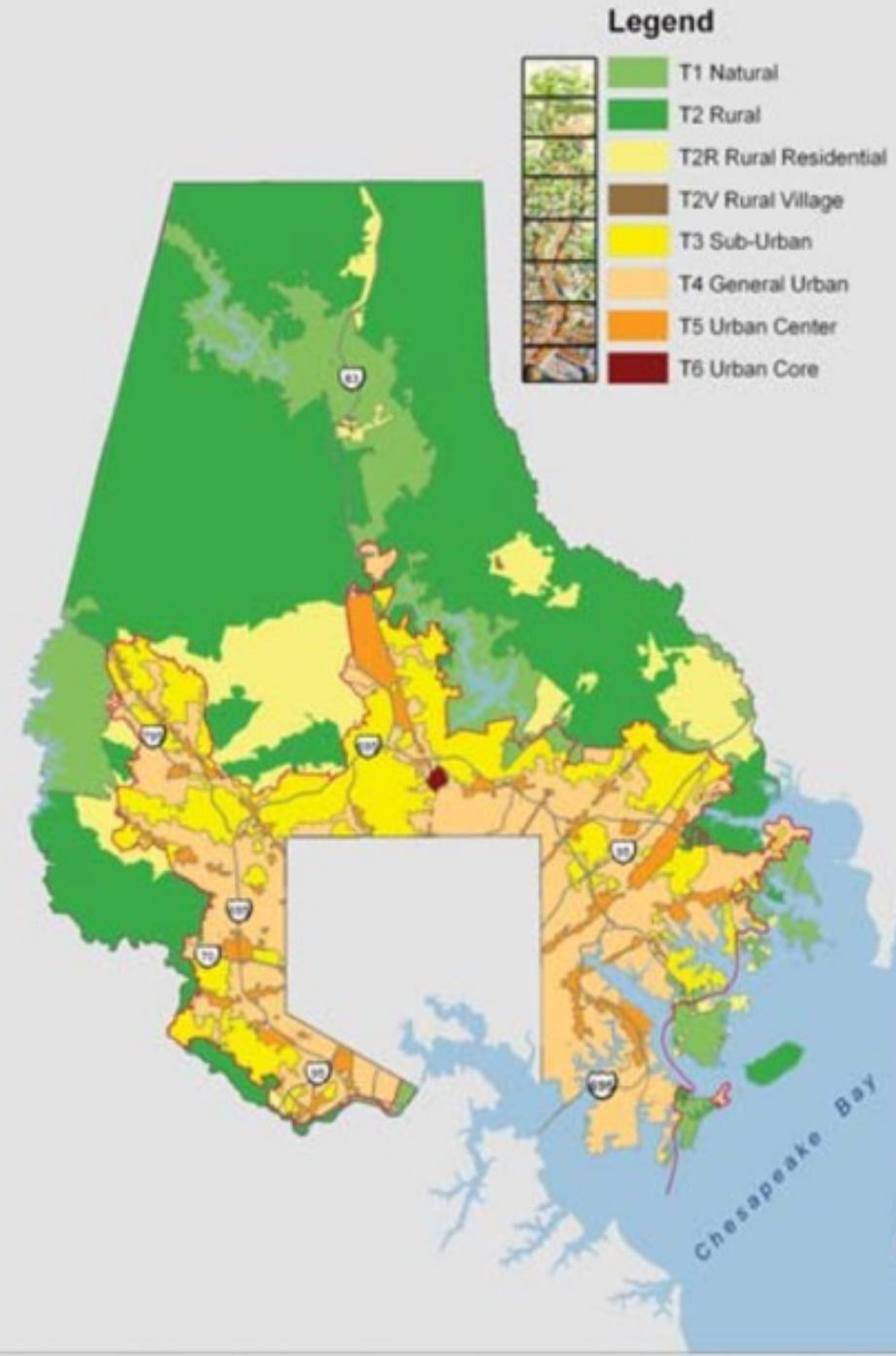


Baltimore

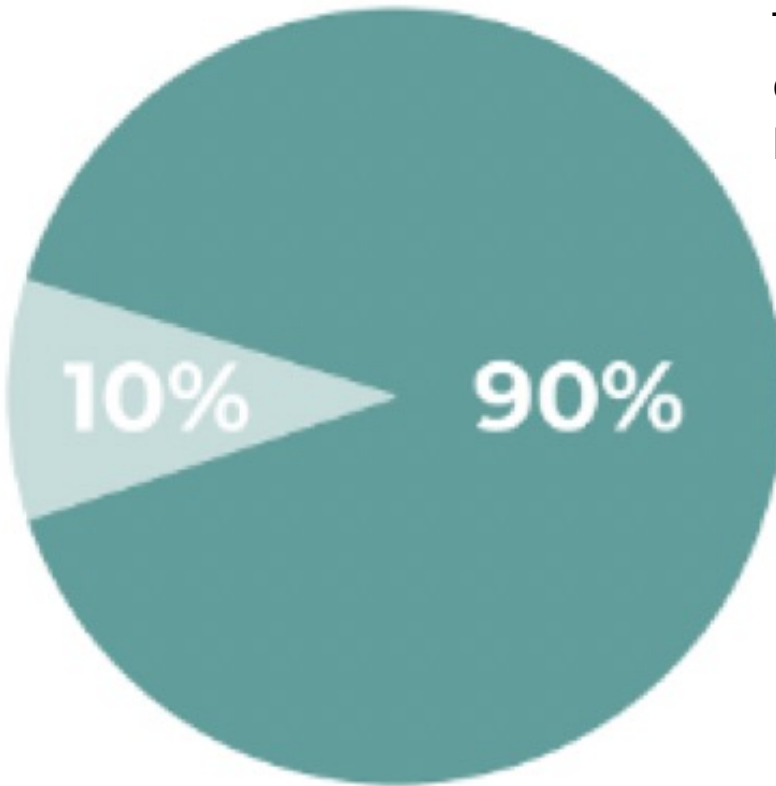
FUTURE OF LUTHERVILLE STATION

Topic :
Building the Future:
Opportunities and Challenges
of Transit-Oriented
Development in Baltimore
County

Baltimore County Data: The Case for Mixed Use Redevelopment



82,216
INHABITANTS



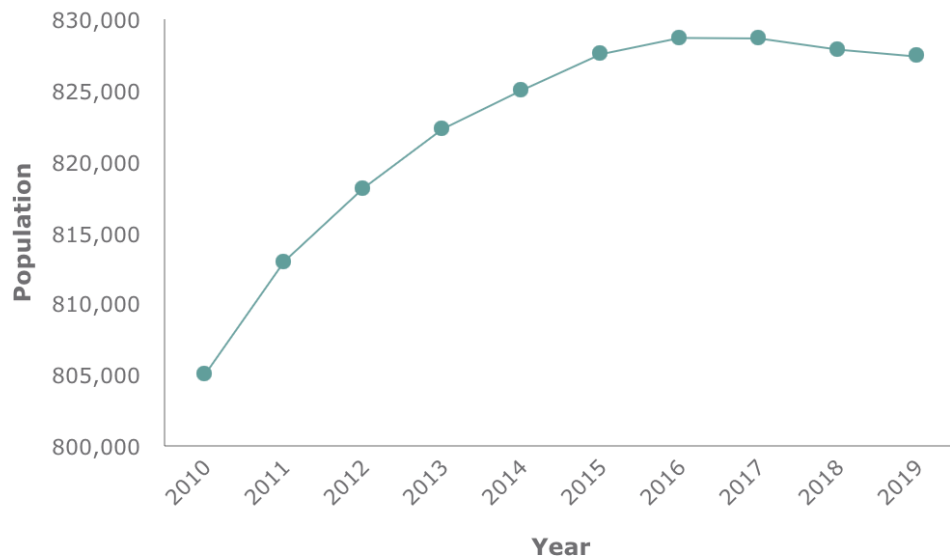
772,307
INHABITANTS

The County did try a “town center” approach, but they became low-density sprawl

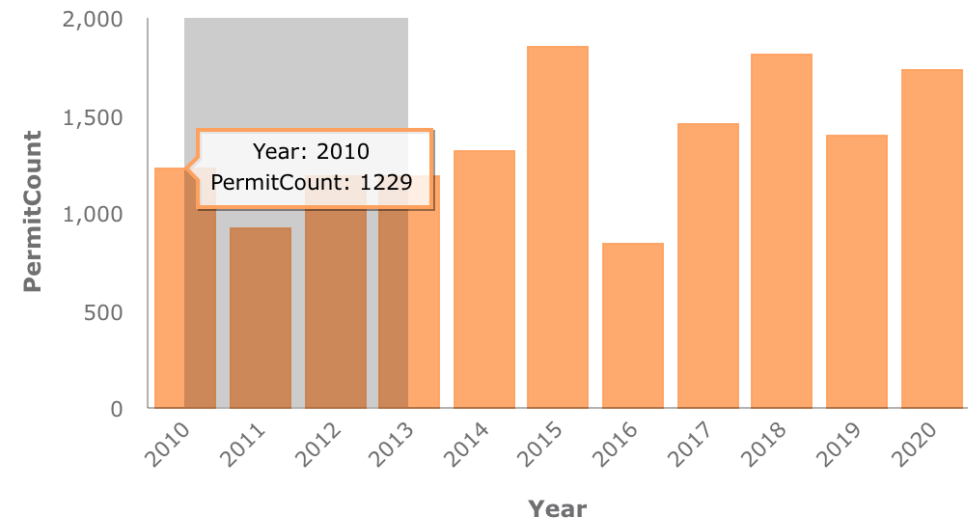
90% of County population inhabit the urban area while only 10% inhabit the rural area.

Population 2010-2019 – Residential Permits

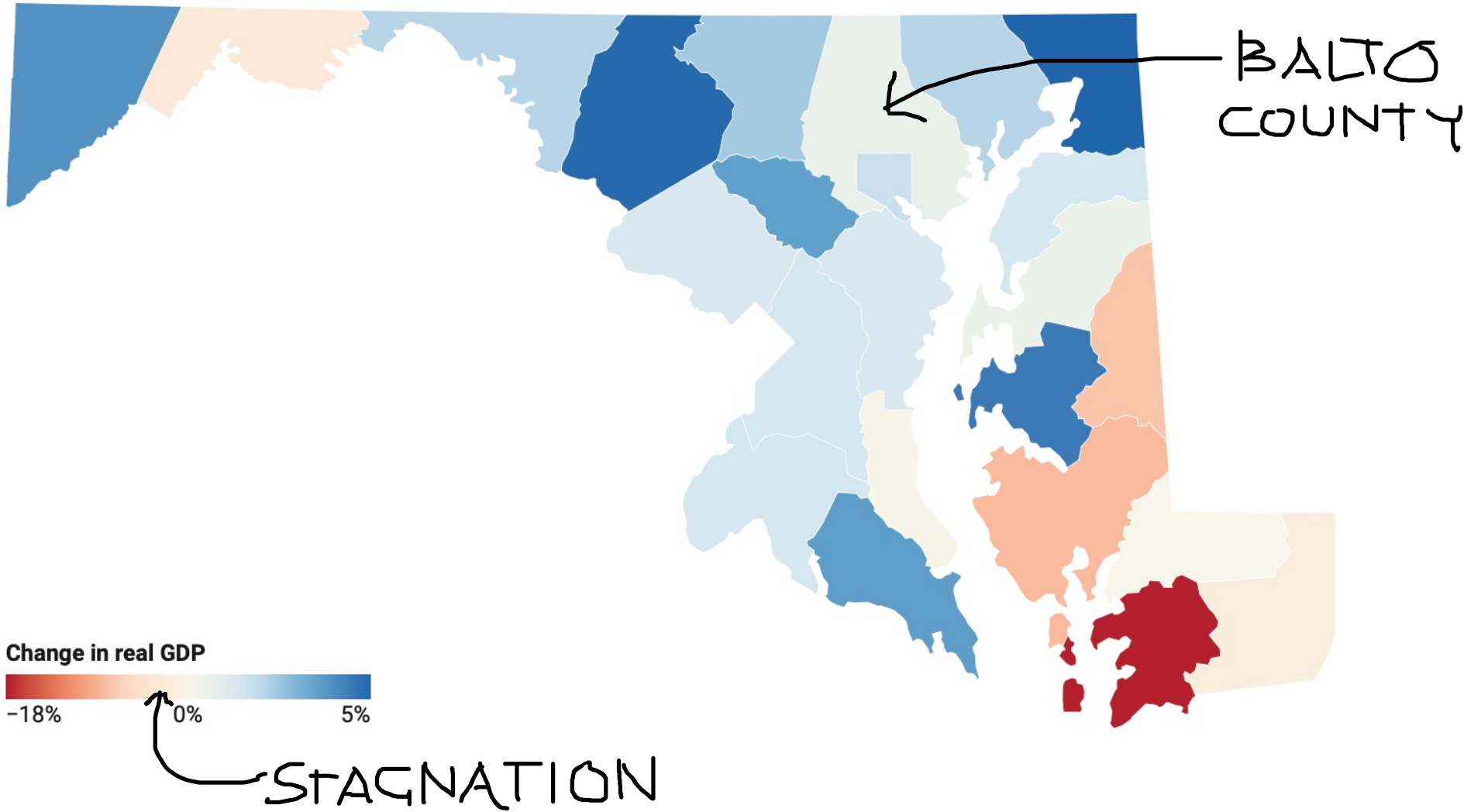
Annual Estimates of Residential Population, 2010 through 2019 (Source: US Census Bureau)



New Residential Units in Occupancy Permits, 2010 through 2020 (Source: Baltimore County Dept. of Planning)

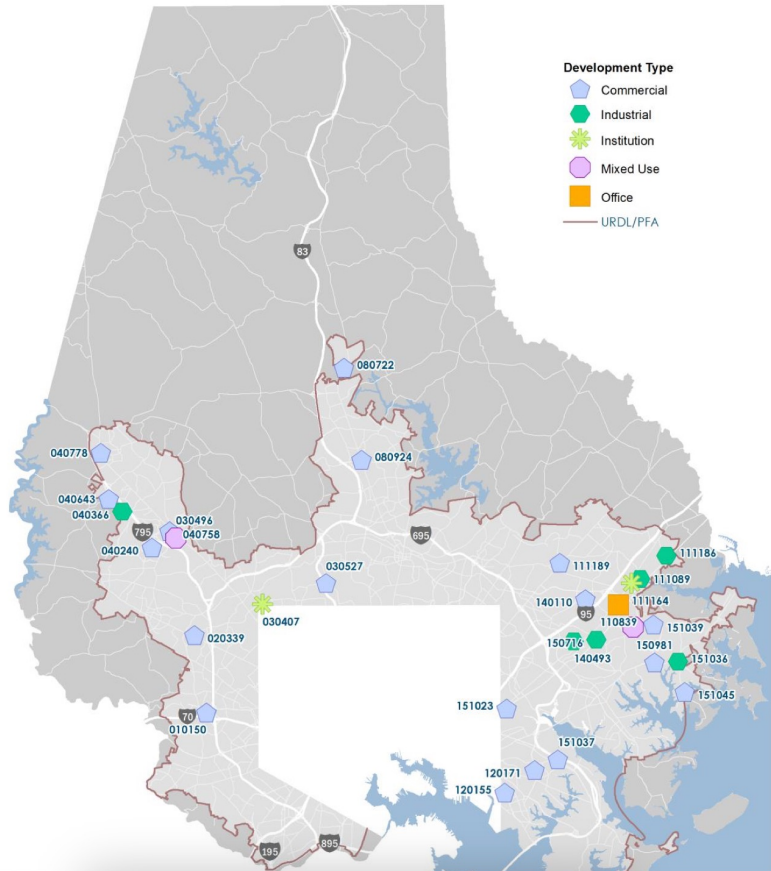


How did the size of Maryland jurisdictions' economies change from 2022 to 2023?



2023 Non-Residential Development

2023 Non-Residential Development Plans

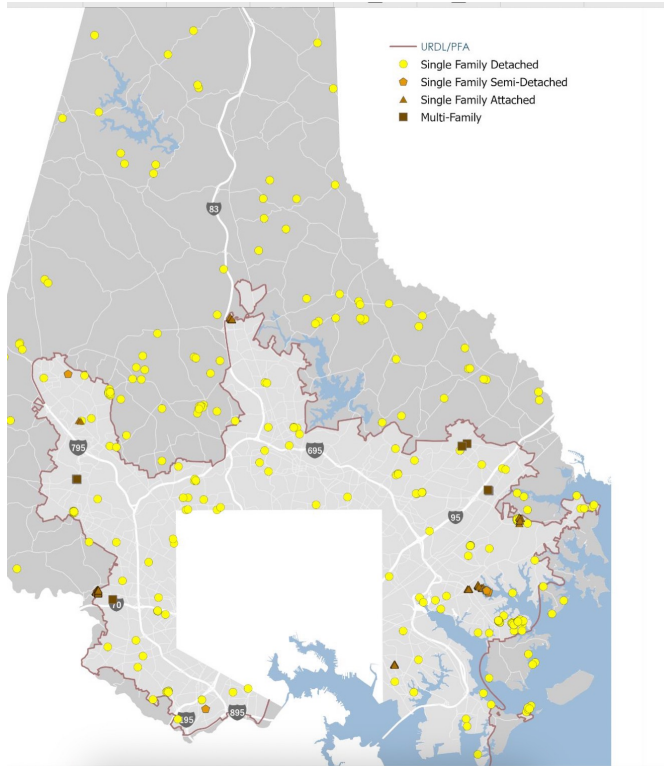


Non-Residential Occupancy. Occupancy permits for non-residential construction indicate that industrial development represented the largest use type, accounting for 49.0% (820,667 square feet) of the total floor area among new buildings in 2023 (Table 4). Map 4 illustrates the spatial distribution of non-residential occupancy permits throughout the County in 2023.

Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2023

Use Type	Floor Area (ft ²) by Type	% Total Floor Area
Commercial	279,752	16.7%
Industrial	820,667	49.0%
Institutional	560,653	33.5%
Mixed-Use	0	0%
Office	14,400	0.9%
Total	1,675,472	100.00%

Residential in 2023: 78% single-family units



A-1-2. Occupancy and Razing Permits

Residential Occupancy. Table 3 shows that in 2023, the number of constructed units issued with occupancy permits was 871 which was lower than in 2021 (1,230 units). Map 3 displays the spatial distribution of residential occupancy permits issued throughout the County in 2023. In 2023, there were significantly less new multifamily units occupancies than in 2022 (534 units). Multifamily units accounted for 22.0% (192 units) of the total number of residential occupancy permits in 2023, whereas in 2022 multifamily units accounted for 43.4% of all new residential units. Single family units accounted for 78.0% (679 units) of all new residential units in 2023; however, there was not a significant difference between new single family unit occupancy from 2022 to 2023.

Table 3. New Residential Units in Occupancy Permits, 2023

Housing Unit Type	Units by Type	% Total Units
Multiple Family (MF)	192	22.0%
Single Family Attached (SFA)	368	42.3%
Single Family Detached (SFD)	290	33.3%
Single Family Semi-Detached (SFSD)	21	2.4%
Total Residential Units	871	100%
All Single Family Units	679	78.0%

Housing

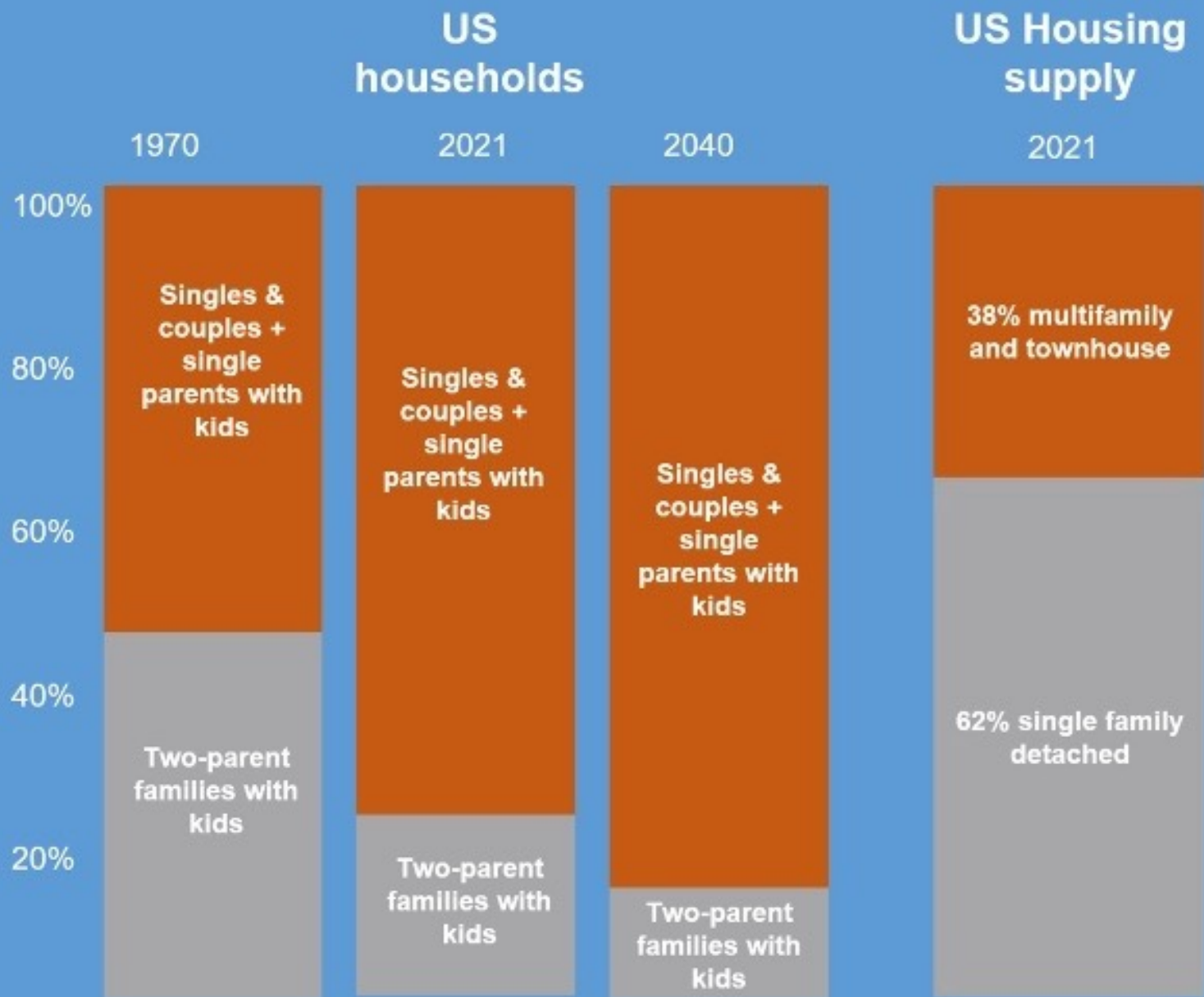
- Baltimore County built 679 new units in 2023, but we need 1,739 units annually to meet demand. In comparison, Montgomery County built 2,343 units in 2023
- Between 2019-22, state median home prices increased by 27% (reaching a decade high in 2021), while housing inventory decreased by 57%; Baltimore region housing supply is less than half the normal level

The Great Housing Mismatch

NEW NORM 101: Demographics

Urban opportunity

For the next 2 decades
~80% of net new households
will be **singles and couples
and single adults with
kids**—the most urban
housing market in US
history



A County at a Crossroads

1. Housing crisis – Stagnant Population
2. Commercial vacancy (Security Square, Liberty Road, Lutherville-Timonium, Eastern Boulevard, White Marsh, Eastpoint Mall)
3. Budget crisis
4. Decreasing taxes from commercial property
5. Lack of economic development
6. Open space – 65% of residents lack access to adequate open space within walking distance, and none of our 16 inner suburbs are considered walkable
7. Poverty: ALICE households in Maryland increased by 57% from 2007 to 2018 as a direct result of housing costs (Asset Limited, Income Constrained, Employed)
8. Transportation: long commute times (14th worst in country), poor transit

Lutherville Station

- This large failed mall commercial center can address several of Baltimore County's issues:
 - Increase the tax base
 - Increase housing specifically an underserved type of housing: apartments
 - Increase open space
 - Bring in young qualified talent
 - Reduce automobile traffic by being located at rail





According to a 2023 University of Baltimore study, the redevelopment of the Lutherville Station Project would increase the estimated County property taxes from current levels of \$90,000 to an estimated \$2,600,000 per year.

The office/retail and apartment tenants attracted to the redeveloped property could add \$700,000 in estimated annual County Income Tax Revenues

