

Analysis of Transit Oriented Development Trends & Potential Near Central Maryland Transit Stations

Scope of Work

Task 0: Ongoing Project Management

Reconnecting America (RA) will work with CMTA staff and the Steering Committee to ensure the effort proceeds smoothly and efficiently and that deliverables are met in a timely manner. RA will participate in monthly meetings with the Steering Committee and additional conference calls as necessary. RA will work with CMTA and the Steering Committee to determine an appropriate schedule for Working Group meetings.

Deliverables

- Monthly progress reports
- Monthly Steering Committee meetings
- Conference calls with CMTA and Steering Committee as necessary

Task 1: Information Gathering and Regional TOD Scan

Prior to the first Steering Committee meeting, RA will gather relevant documents and information on already completed land use and transit planning projects to get a better sense for the regional TOD context, building from the information gathered both during and after our December site visit. To complete this scan, RA will conduct additional site tours of existing transit stations in the region with Baltimore City and State staff in order to better understand the current planning context. Using existing plans and data as well as RA's national TOD database, RA will provide the Steering Committee with an initial report and analysis on the state of regional TOD that will outline some of the challenges and opportunities and help the project partners hone in on key TOD goals, starting from the list the CMTA has already generated through conversations with Steering Committee participants. A clearly articulated set of goals will help guide key policy recommendations that will serve to further catalyze TOD in the region.

Deliverables

- Ratified TOD Goals and Objectives
- Analysis of Regional TOD Opportunities and Challenges
- Steering Committee Meetings #1 and #2

Task 2: Red Line Corridor TOD Analysis

Following the initial scan and analysis at the regional level, RA will work with the Steering Committee to focus in on specific challenges and opportunities along the Red Line corridor. RA will develop detailed mapping of conditions in the Red Line corridor as related to the real estate market, development opportunities, demographics and other key indicators that will inform the appropriate policy response that will serve to encourage and catalyze the desired forms of development along the Red Line corridor. This methodology will follow closely on similar corridor analysis efforts RA has conducted in Boston, the Twin Cities, and California.

RA will share the analysis with the Steering Committee in order to gather feedback on the outcomes and in order to prioritize stations for more detailed assessment. Working with the Steering Committee, RA will select up to 3 stations for further analysis of barriers to transit-oriented development. During the course of the Red Line Corridor TOD Analysis, RA will share the findings of the regional scan in a community meeting to be organized by CMTA and the Steering Committee partners. RA will present the agreed TOD Goals and Objectives and the regional scan of TOD opportunities and challenges. RA will then work with participants to discuss challenges and opportunities along the Red Line Corridor in order to further inform the corridor-level analysis. RA will work with the Steering Committee to determine the most appropriate format for the meeting, which may include breakout groups or other forms of small group activity.

Deliverables

- Steering Committee meeting #3 and #4
- Red Line Corridor TOD Assessment
- Community Meeting #1

Task 3: Station Area TOD Analysis

Following the selection of up to 3 stations for more detailed analysis, RA will create station area profiles and outline opportunities and constraints to fostering transit-oriented development at the station level. This analysis will take into account current zoning regulations and development policies, and station area multi-modal access. The results of this analysis will be shared with the Steering Committee for feedback. During the course of the Station Area Analysis, RA will share the findings of the corridor analysis in a community meeting to be organized by CMTA and the Steering Committee partners. RA will present the Corridor Analysis and the initial portions of the Station Area TOD Analysis and discuss challenges and opportunities around each station with participants, potentially in smaller breakout groups. Some of the Policy Tools and Case Studies developed concurrently in Task 4 will also be shared with the community at this point.

Deliverables

- Steering Committee meeting #5
- Station Area Analysis Memo
- Community Meeting #2

Task 4: Policy Tools and Case Studies

Throughout the course of the project, RA will discuss case studies and potential policy tools with the Steering Committee. After the completion of the station area analysis, RA will gather the case studies and policy tools that are most applicable to the findings produced in Tasks 1-3. These tools and case studies will be discussed with the Steering Committee to ensure they are not in conflict with current initiatives or the unique qualities of development regulations in Baltimore and Maryland. The finalized case studies and policy tools will be incorporated into the final report.

Deliverables

- Steering Committee Meeting #6
- Summary memo on case studies and policy tools

Task 5: Next Steps and Priorities

RA will gather the interim memos into a final document with next steps and priorities for all of the key parties in creating regional transit-oriented development. RA will work with the Steering Committee to determine the most appropriate venue for releasing the findings of the project, including potentially a capstone public summit on the findings and next steps in fostering TOD.

Deliverables

- Steering Committee #7
- Final Regional TOD Strategy
- Potential Capstone TOD Summit