



NEXT STOP —————> BALTIMORE  
PENN STATION

# Vision Plan Kickoff Meeting Summary Report

October 2018



NEXT STOP ———> BALTIMORE  
**PENN STATION**

—————> **The Vision Plan**

With the redevelopment of the Amtrak Property, Penn Station Partners (PSP) seeks to build on the creative talent and entrepreneurial energy embedded within Station North, Midtown, and the surrounding neighborhoods. Carrying out this kind of community-centered, innovative development requires an understanding of the people and the places that make up the neighborhoods that touch the project. This begins with the Next Stop Baltimore Penn Station Plan.

Next Stop Baltimore Penn Station is a joint planning effort between PSP, Amtrak, and the community that will establish a shared vision for the development of Baltimore Penn Station and adjacent Amtrak-owned property. The planning effort includes three public meetings, two of which will solicit public input and the third will summarize the result of the planning activities.

—————> **Planning Kickoff**

The planning kickoff meeting took place on July 31, 2018 from 5:30-8:00 p.m. at the William H. Thumel Sr. at the University of Baltimore. PSP deployed a robust public outreach strategy to attract diverse meeting participants that represent varied community’s perspectives and needs. As a result of this outreach, approximately **230+** people attended the meeting.

The session was organized in three segments. First, participants were encouraged to partake in arrival mapping activities, using large format posters to share information about where they live and work and how they engage with the station.

How do you get to the station today?		How would you prefer to get to the station in the future?		What brings you to this meeting?		How often do you visit the station?	
Walk	37%	Walk	31%	Community Member	41%	Daily	10%
Car	25%	Metro/Light Rail	24%	Station Enthusiast	18%	Weekly	44%
Bus	11%	Bike/Scooter	15%	Other	14%	Monthly	45%
Train	9%	Train	12%	Regular Commuter	12%	Never	1%
Rideshare	8%	Bus	10%	Business Owner	11%		
Bike/Scooter	6%	Car	10%	Local Student	4%		
Metro/Light Rail	4%	Rideshare	4%				

Then, Amtrak and PSP gave a presentation on the vision plan context and goals. Finally, team members from Amtrak and PSP facilitated roundtable discussions on three topics.



plazas, streetscape  
+ public realm



station experience  
+ transit connectivity



character, identity  
+ place

Participants weighed in on a range of questions related to each topic, jotting down their thoughts on sticky notes.

A survey was made available online after the meeting for those unable to attend. This survey posed the same questions asked during the roundtable session. There were **35** survey respondents.

## → Analysis

PSP performed an analysis on feedback from both the planning kick-off meeting and the online survey responses to common themes around the community's aspirations for the Penn Station redevelopment project. Please find an overview of those themes with specific community-generated recommendations below.

### Strong Identity Around Local Arts and Culture

- Integrate art with input from the community so that it serves as an ongoing channel for exposure and access.
- Include permanent art pieces as well as temporary installations.
- Consider a variety of permanent art modalities (murals, sculpture, installations, paintings). Do not rely on one singular piece of art.
- Consider art exhibits and installations in both the public realm and in the interior of the station.
- Provide a marketplace for the arts. Use wait line to highlight artists, film, interesting visual stimulus.
- Integrate spaces that support performances across music, theatre and the arts.
- Use digital modalities (i.e., LED billboard) to showcase local events.





## People Focused Public Realm (Walkable and Green)

- Make pedestrian-friendly streetscape and plaza improvements that support walkability, activation and public transit access (i.e., playgrounds, fountains, gardens, ice skating rink, reflection areas, amphitheater).
- Create green spaces.
- Expand bike infrastructure and support.
- Improve public realm amenities (i.e., waiting spaces, mothers' room, restrooms and public Wi-Fi).
- Create family/kid-friendly spaces (i.e., playground, water features).
- Expand connectivity to Jones Fall River Trail and other walking trails.
- Use traffic calming strategies to prioritize people over cars.
- Create safe and secure pedestrian access between the station and adjacent neighborhoods (i.e., lighting, clear signage).
- Consider the streetscape along the bridges as part of the public realm.
- Public spaces and retail should be outward facing and integrated with each other.
- Create a public realm that supports active lifestyle uses such as fitness, yoga, playground, basketball court.



## A Multi-Modal Transit Hub

- Create a transit experience that serves all of Baltimore city through bus, light rail, and bike connectivity as well as MARC and Amtrak.
- Prioritize intuitive and clear wayfinding.
- Support East-West connectivity, as well as North-South connectivity.
- Create multiple entrances and exits to the station that connect passengers to the community.
- Create a bus hub directly adjacent to the station, consolidating Bolt Bus, Megabus, Circulator, shuttles, etc. and connecting local bus and inner city rail.
- Create a subway line connection from Penn Station to Downtown.
- Offer more high speed trains to accommodate the future of travel.
- Celebrate the trains and commuters through an observation deck or viewing platform.



## The Station District as a Gateway, Connector and Civic Destination for Baltimore

- Emphasize the station as a point of discovery for the city, taking advantage of the opportunity to be a point of civic pride and engage visitors and residents beyond the commuter population.
- Position the station as a community/city destination that goes beyond transportation.
- Create intuitive and clear wayfinding that communicates walkable amenities and destinations in adjacent neighborhoods.
- Strengthen the connection and integration with Jones Fall Bike Trail, water views, history and narrative.
- Strengthen the connection to nearby cultural and historic assets (i.e., Streetcar Museum, North Avenue). Explore the opportunity to support a visitor center, neighborhood guides, historical tours.
- Showcase locally made goods, artwork, products.

## Vibrant and Active Mixed Use

- Consider the diversity of scale, service styles, price accessibility in retail and dining that serves the community and residents beyond the commuter population.
- Develop a program that includes mixed-use, retail, and food offerings, with an emphasis on curating local vendors. Most recommended uses include: coworking, incubator spaces, food halls, local retail, hotel, and event spaces.
- Avoid chain retailers.
- Prioritize expanded food offerings across varying price points, and service styles.
- Offer more event based, temporary retail.
- Public spaces and retail should be outward facing and integrated.
- Support job creation with training programs for historically disenfranchised communities.
- Offer convenience services like Amazon locker locations.
- Create density through residential offerings.

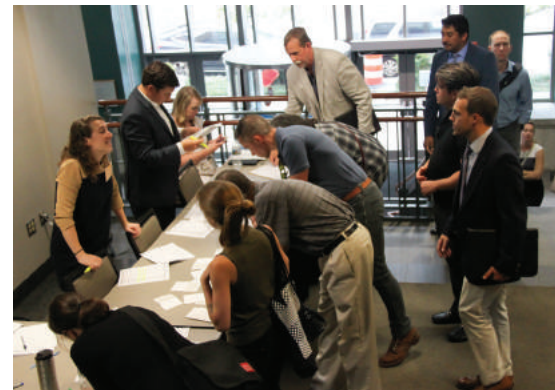


## Character and Identity

- Take advantage of the opportunity to marry the old with the new and use the station development as a opportunity to better bridge the grandeur of the Mount Vernon neighborhood with the forward thinking edginess of the Station North neighborhood.
- The station should complement and bridge the identities of the distinct neighborhoods.
- Present as a north anchor for Mount Vernon and a new entrance/gateway for Station North.
- Keep the historic character of existing station intact.
- Maintain appropriate scale relative to the adjacent neighborhoods.

## Community Engagement/Design Process

- To achieve the desired diversity and authenticity, engage the local community to foster support.
- Host meetings in neighborhoods, not just at the University of Baltimore.
- Disseminate information in a timely and equitable way .
- Ensure ongoing involvement and engagement efforts for the duration of the projects.



**Penn Station Partners (PSP)**, a Baltimore-based team with global expertise, was created to realize value for Amtrak while strengthening the creative heart of the city. It is a team of renowned experts who are prepared and highly motivated to unlock the untapped potential of Baltimore's Penn Station. It is a team that has unlocked the untapped value of significant parcels of land in Baltimore and at some of the most renowned rail stations in the United Kingdom.

PSP is lead by Beatty Development Group (BDG) and Cross Street Partners (CSP), two Baltimore-based teams that have an established history of working together to drive positive outcomes for the city.

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