

Equitable Transit-Oriented Development

The case of Langley Park and the Purple Line

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Rail~volution
Washington D.C.
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University Blvd. by New Hampshire Ave., Langley Park, MD; site of new bus transit center



Purple Line

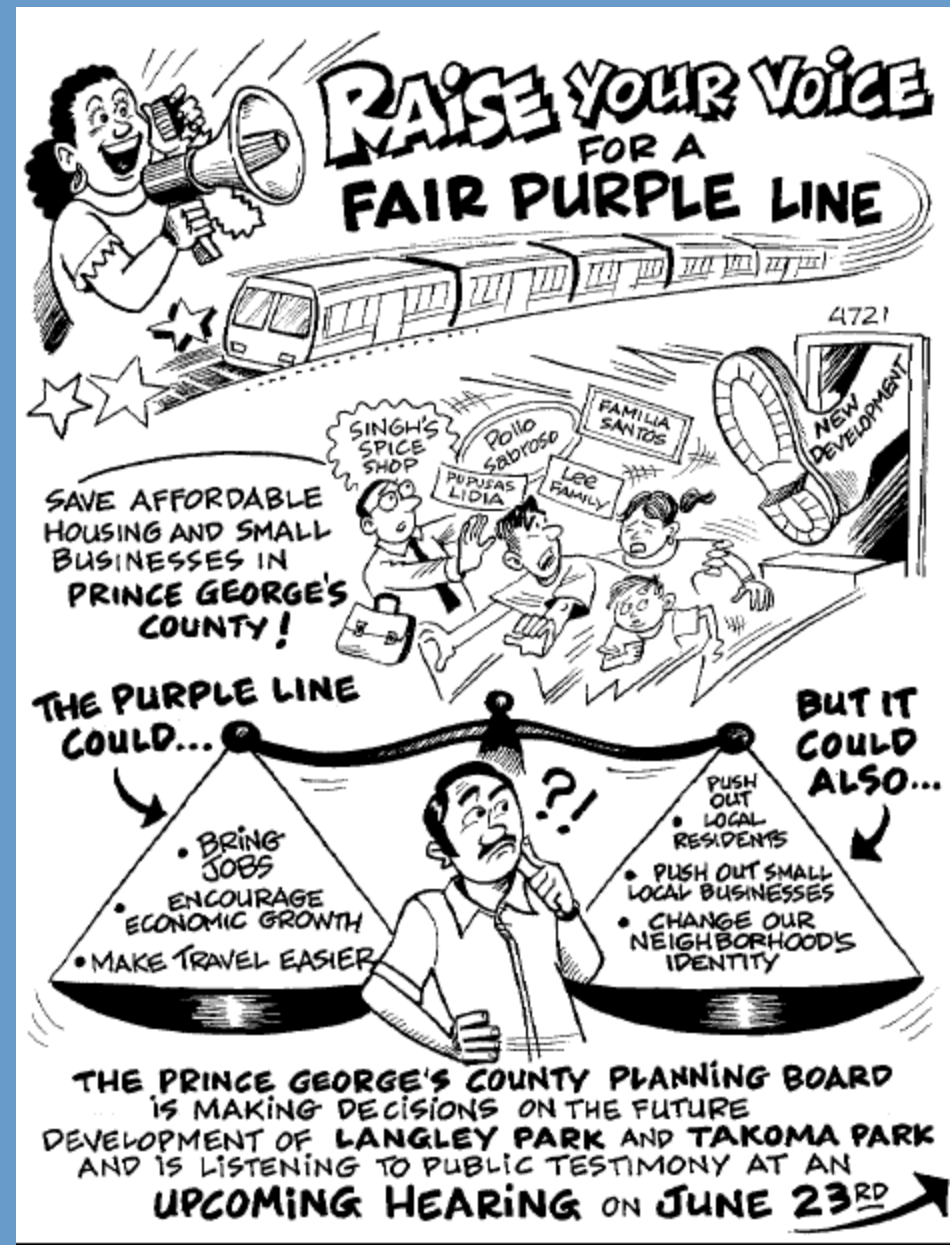
A planned light rail connecting Bethesda to New Carrollton by way of Silver Spring, Langley Park and College Park, Maryland

- 16 miles long; \$1.5 billion
- Alignment planned inside the Beltway, through inner suburban communities
- Connects wealthy job centers on the west with less affluent inner suburbs to the east
- Links spokes of the Metrorail system
- Add 48,000 transit riders
- 10,000–13,000 daily bus riders
- Bus transit center in near term



Fear of displacement

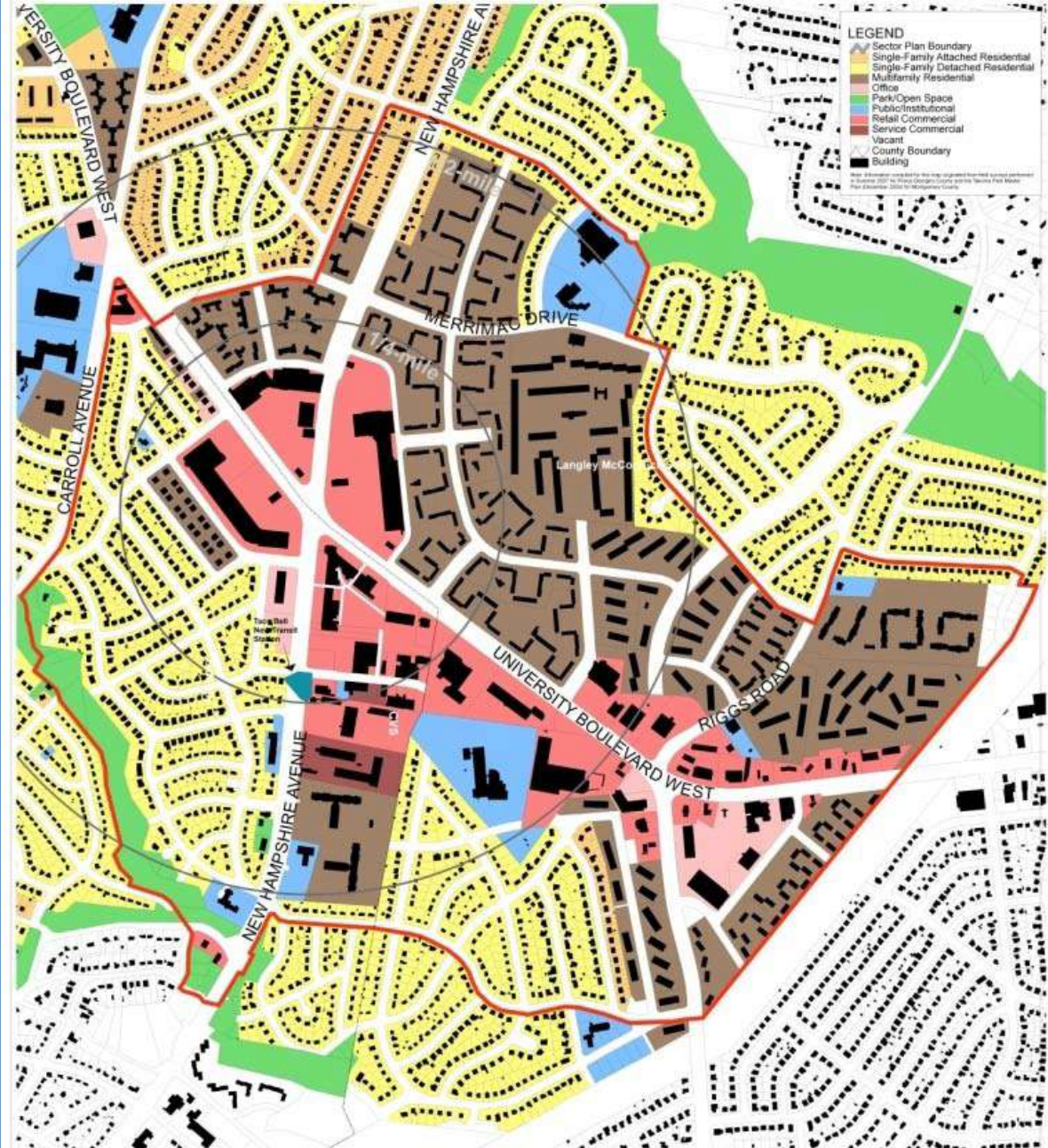
- Langley Park is a low income immigrant community
- 68% of 20,000 residents are renters
- 58% Hispanic or Latino
- 3 of 5 foreign born
- Median income: \$37,000 a year
- Thriving small business sector
- 20% ride transit to work; 34% drive alone
- High foreclosure rate
- CASA de Maryland & Catholic Church presence



Current Land Use



- Garden Apartments
- Strip malls
- Wide, high speed roads



Change

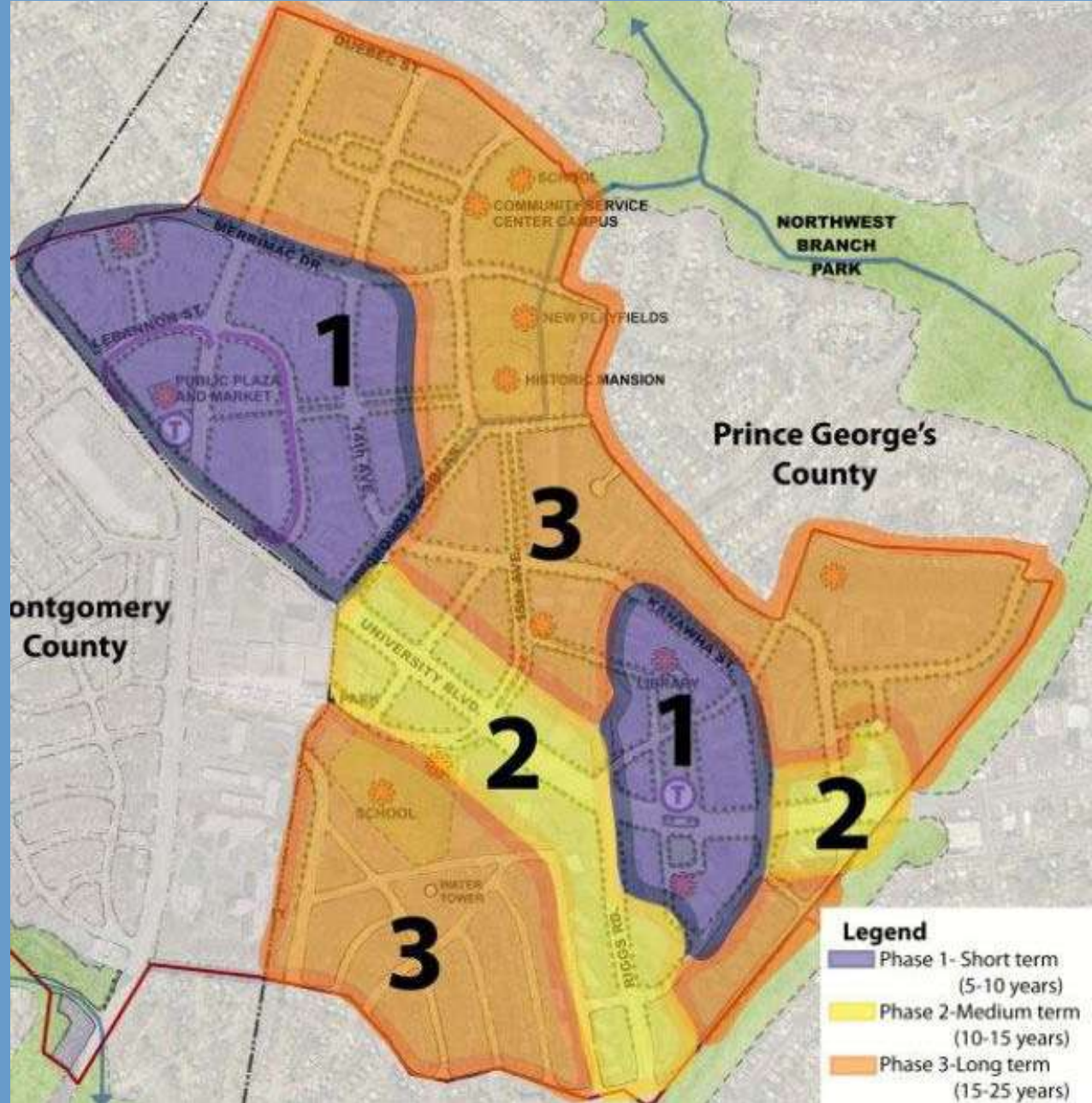


Takoma/ Langley Sector Plan

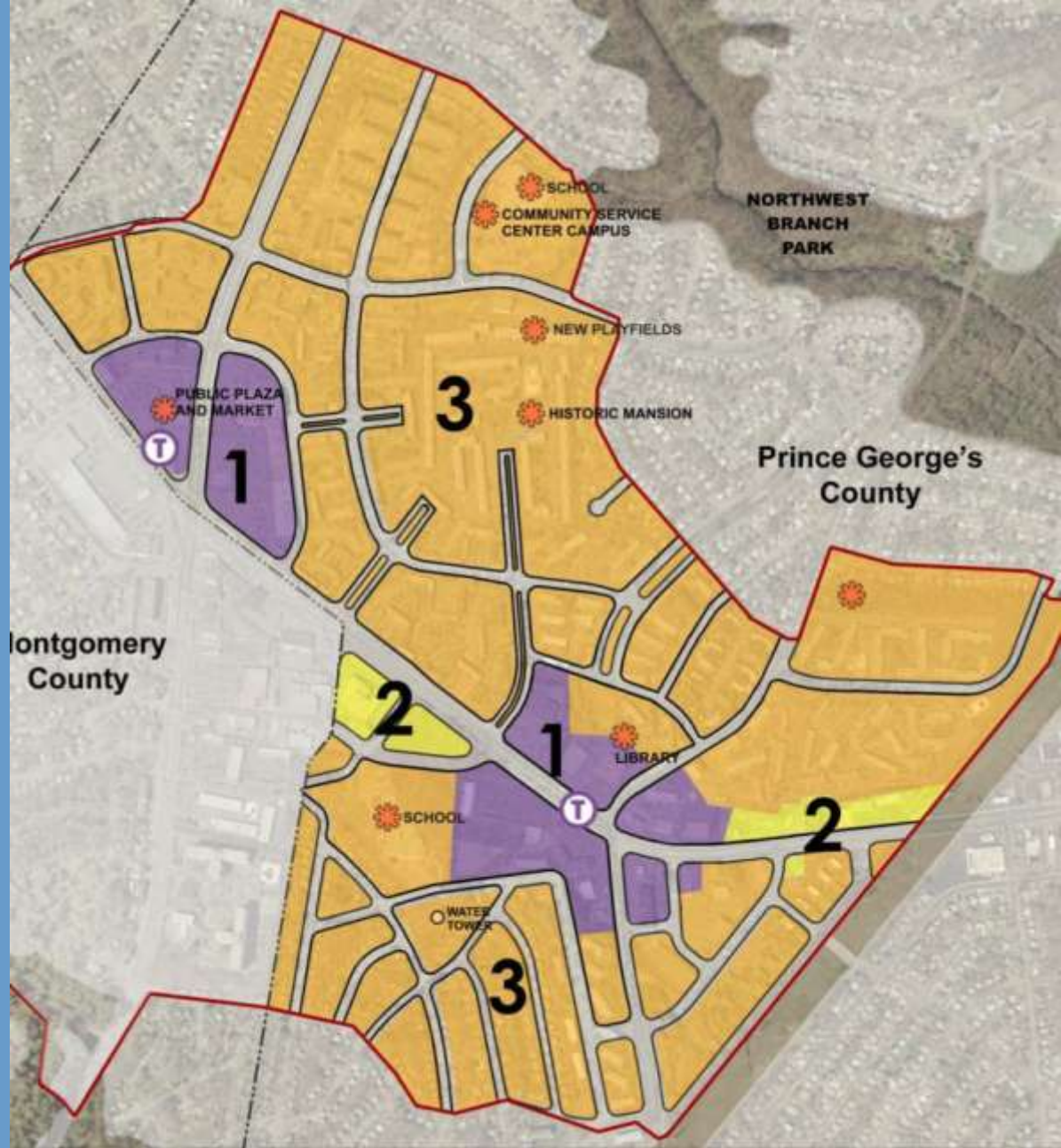
(Prince George's Co.)

Changes we won

- ✓ Don't rezone residential areas before housing preservation strategy
- ✓ Focus on the commercial core, not apartments
- ✓ Establish an affordable housing work group



Phase 1 shunk to commercial parcels at stations



What we won

- ✓ Delete streets & parks overlaid on existing housing, make pedestrian connections instead.
- ✓ Public Market Housing – state in text (shown on map)



What we did not get (yet)

Ask: Preservation of affordable housing as a clear, specific goal.
New language: “provide phasing strategy for reinvestment in distressed housing.”

Ask: Tie density bonus to small business space set aside in redevelopment

Ask: Create a Small Business work group – not simply a marketing group.



Housing preservation – in advance of any rezoning

- Affordable housing preservation strategy
- Leverage federal, state and local funds
- Buy large apartment complexes in foreclosure
- Inclusionary zoning
- Housing Trust Fund
- Renters' first right of refusal
- Condo conversion controls
- No net loss of affordable homes



Small business & local jobs

- Small business assistance program
- Local and minority hiring
- Funding for business tenants to purchase their buildings
- Public market house for small businesses
- Discounted space for small businesses in new buildings



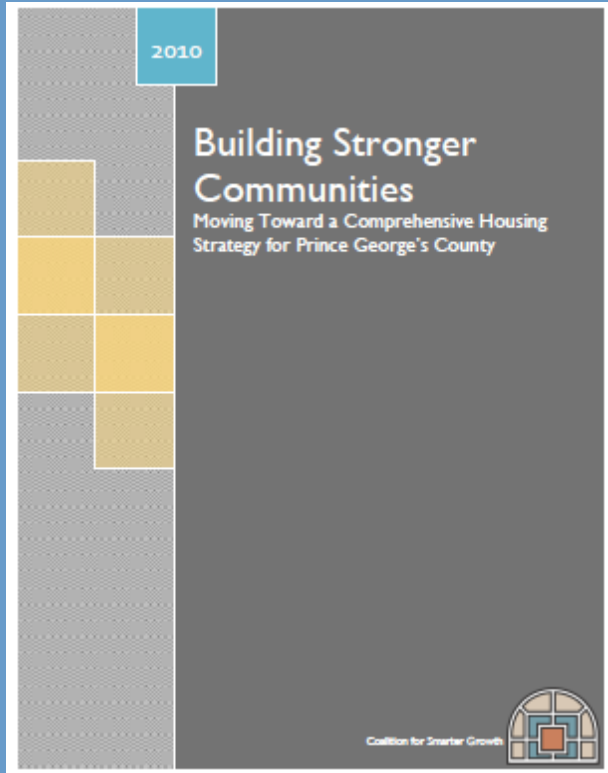
Fair Development Campaign

The Campaign for Good Jobs and Stable, Healthy Communities

CASA de Maryland
Coalition for Smarter Growth
Catholic Community of Langley Park
St. Camillus Church
Justice & Advocacy Council
of Prince George's County
Jews United for Justice
PRISCM



Coalition for Smarter Growth's countywide policy & education strategy



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Coalition for Smarter Growth

Purple Line in Langley Park