

# Community Profiles-- RPD 108



Baltimore Metropolitan Council  
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www.baltometro.org



## RPD 108 LOWER PARK HEIGHTS Baltimore City



Pimlico Racetrack

### PEOPLE

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
Total Population	36,969	29,367	-7,602	-20.6%	100.0%
White Population	1,250	682	-568	-45.4%	2.3%
Black Population	35,523	28,222	-7,301	-20.6%	96.1%
Other Non-White	196	463	267	136.2%	1.6%
Hispanic Pop	188	175	-13	-6.9%	0.6%
Pop 0-4 Years Old	3,211	2,122	-1,089	-33.9%	7.2%
Pop 5-17	7,504	6,410	-1,094	-14.6%	21.8%
Pop 18-44	15,622	10,111	-5,511	-35.3%	34.4%
Pop 45-64	6,963	6,742	-221	-3.2%	23.0%
Pop 65+	3,669	3,982	313	8.5%	13.6%
Pop <18	10,715	8,532	-2,183	-20.4%	29.1%
Median Age	30.4	35.7	5.3	17.6%	N/A

### HOUSEHOLDS

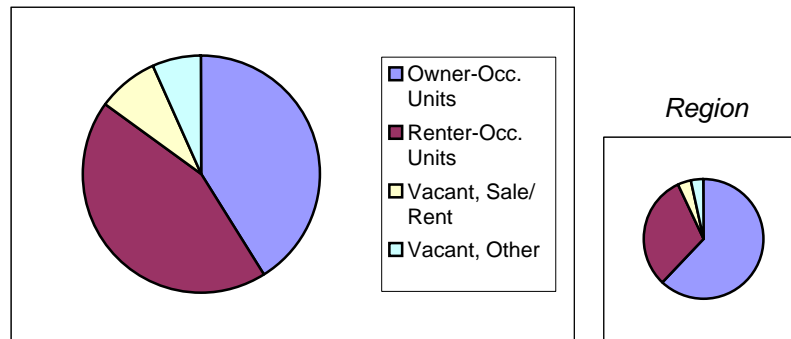
	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
Total Households	11,386	10,325	-1,061	-9.3%	100.0%
1-Person HH	2,509	2,906	397	15.8%	28.1%
Marr, No Children	1,691	1,697	6	0.4%	16.4%
Marr, w/ Children	1,788	757	-1,031	-57.7%	7.3%
Other Family HH	4,888	4,469	-419	-8.6%	43.3%
Non-family HH	510	496	-14	-2.7%	4.8%
Married Family	3,479	2,454	-1,025	-29.5%	23.8%
Single Mother	3,033	2,689	-344	-11.3%	26.0%
Total HH Pop	35,953	28,810	-7,143	-19.9%	98.1%
Group Qtrs. Pop	1,016	557	-459	-45.2%	1.9%
Persons/HH	3.15	2.79	-0.36	-11.4%	N/A

# Community Profiles-- RPD 108

## HOUSING

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
<i>Tot Housing Units</i>	12,388	12,133	-255	-2.1%	100.0%
<i>Owner-Occ. Units</i>	4,775	5,003	228	4.8%	41.2%
<i>Renter-Occ. Units</i>	6,611	5,322	-1,289	-19.5%	43.9%
<i>Vacant, Sale/ Rent</i>	737	1,006	269	36.5%	8.3%
<i>Vacant, Other</i>	265	802	537	202.6%	6.6%
<i>1-Family, Detached</i>	918	1,034	116	12.6%	8.5%
<i>1-Family, Attached</i>	7,708	7,368	-340	-4.4%	60.7%
<i>1-Family Total</i>	8,626	8,402	-224	-2.6%	69.2%
<i>Multi-family Units</i>	3,696	3,721	25	0.7%	30.7%
<i>Mobile Hms, Other</i>	66	10	-56	-84.8%	0.1%
<i>Median Hsg. Value</i>	\$42,248	\$53,150	\$10,902	25.8%	N/A
<i>Median Rent</i>	\$443	\$459	\$16	3.6%	N/A

Housing in RPD 108-- Year 2000



## LABOR FORCE

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
<i>Total Labor Force</i>	16,693	11,107	-5,586	-33.5%	100.0%
<i>Employed</i>	14,572	9,531	-5,041	-34.6%	85.8%
<i>Unemployed</i>	2,121	1,576	-545	-25.7%	14.2%
<i>White-collar</i>	6,290	4,278	-2,012	-32.0%	38.5%
<i>Blue-collar</i>	4,372	2,155	-2,217	-50.7%	19.4%
<i>Service</i>	3,793	3,081	-712	-18.8%	27.7%
<i>Agricultural</i>	85	0	-85	-100.0%	0.0%
<i>Armed Forces</i>	32	17	-15	-46.9%	0.2%

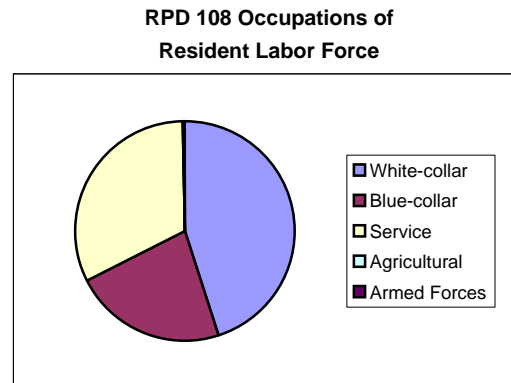
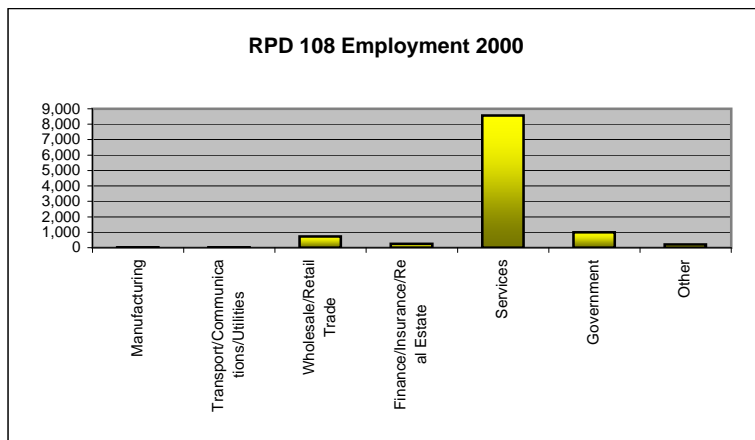
# Community Profiles-- RPD 108

## EMPLOYMENT (Place of Work)

	<u>2000</u>	<u>% '00 Total</u>
<b>Total Employment</b>	<b>10,772</b>	<b>100.0%</b>
Manufacturing	22	0.2%
Transport/Communications/Utilities	12	0.1%
Wholesale/Retail Trade	734	6.8%
Finance/Insurance/Real Estate	240	2.2%
Services	8,559	79.5%
Government	997	9.3%
Other	207	1.9%

## MAJOR EMPLOYERS

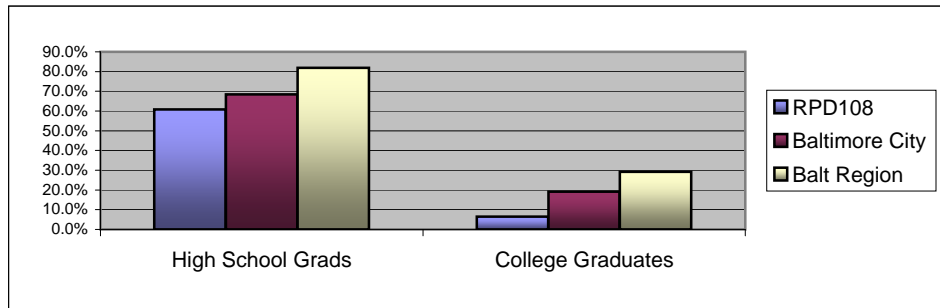
<u>Employer Name</u>	<u>Description of Business</u>	<u>SIC</u>	<u>Emp. (2000)</u>
Sinai Hospital of Baltimore	Health Services	8062	2690
Lifebridge Health Inc	Engineering, Accounting, Research, Management, And Related Services	8741	1403
Pimlico Racing Association	Amusement And Recreation Services	7948	600
Levindale Hebrew Geriatric Center-Hurwitz House	Health Services	8069	419
Police- Northwestern District	Justice, Public Order, And Safety	9221	233
Pleasant Manor Healthcare Inc	Health Services	8051	135
Blue Point Nursing & Rehab Center	Health Services	8051	100
Millennium Health & Rehab LLC	Health Services	8051	90
Dr. Martin Luther King, Jr. Elementary School	Educational Services	8211	68
Stewart Property Holding	Real Estate	6512	65
Park West Medical Center Inc	Health Services	8011	65



# Community Profiles-- RPD 108

## EDUCATION

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
High School Grads	11,894	11,083	-811	-6.8%	60.7%
College Graduates	939	1,188	249	26.5%	6.5%



## INCOME

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>
Median HH Income	\$21,614	\$23,377	\$1,763	8.2%
Med Fam Income	\$24,758	\$26,540	\$1,782	7.2%
Med HH Inc (\$99)	\$28,184	\$23,377	-\$4,807	-17.1%
Med Fam Inc(\$99)	\$32,284	\$26,540	-\$5,744	-17.8%

## RECENT DEVELOPMENT

updated 3/10

	<u>1998-2007</u>	<u>Per Yr 98-07</u>	<u>2008</u>	<u>2009</u>	<u>diff. '08-'09</u>
Total Resid. Units	46	5	1	1	0
1-Family Units	46	5	1	1	0
Multi-family Units	0	0	0	0	0
Value New Res.	\$2,880,000	\$288,000	\$130,000	\$220,000	\$90,000
Value New Non-res	\$27,887,000	\$2,788,700	\$3,800,000	\$0	-\$3,800,000

## MAJOR RECENTLY PERMITTED PROJECTS--VALUED AT \$1 MILLION + (2009)

<u>Residential Projects</u>	<u>Project Description</u>	<u>Value</u>	<u># of Units</u>
None			
<u>Non-Resid. Projects</u>	<u>Project Description</u>	<u>Value</u>	<u>Square Feet</u>
Associated Jewish Charities	Addition & alterations	\$20,000,000	
Sinai Hospital	Interior alterations	\$4,338,250	
Restoration Garden LLC	Alterations	\$3,600,000	
Associated Jewish Charities	Interior alterations	\$3,390,000	10,000
Associated Jewish Charities	Interior alterations	\$1,864,000	
Sinai Hospital	Renovation	\$1,100,000	

**POPULATION DATA FOR CENSUS TRACTS (CTs), 2000**

	<u>Total Pop</u>	<u>White Pop</u>	<u>Black Pop</u>	<u>Other Pop</u>	<u>Percent Under 18</u>	<u>Percent 65 +</u>	<u>Median Age</u>
151200	5,060	45	4,889	126	27.2%	14.7%	37.0
151300	5,386	40	5,266	80	33.2%	10.7%	31.4
271600	5,315	81	5,143	91	31.3%	11.4%	32.3
271700	6,039	409	5,520	110	24.5%	18.9%	40.5
271801	3,633	70	3,479	84	27.1%	15.1%	38.6
271802	3,934	29	3,830	75	31.4%	9.2%	32.6

**HOUSEHOLD DATA FOR CENSUS TRACTS (CTs), 2000**

	<u>Total Households</u>	<u>Pop in HHs</u>	<u>Pop in Group Qtrs</u>	<u>Persons per HH</u>	<u>Pct Married w/ Children</u>	<u>Percent Female -hd</u>	<u>Percent Non-family</u>
151200	1,888	5,053	7	2.68	6.7%	33.7%	4.1%
151300	1,806	5,365	21	2.97	6.5%	44.2%	5.4%
271600	1,771	5,141	174	2.90	7.0%	42.3%	4.6%
271700	2,214	5,753	286	2.60	9.0%	29.2%	4.6%
271801	1,414	3,627	6	2.57	6.2%	30.6%	5.4%
271802	1,232	3,871	63	3.14	8.4%	44.0%	5.0%

**HOUSING DATA FOR CENSUS TRACTS (CTs), 2000**

	<u>Total Hsg Units</u>	<u>Percent Owner-occ</u>	<u>Percent Renter-occ</u>	<u>Pct Vacant Sale/Rent</u>	<u>Pct Vacant Other</u>	<u>Median Value</u>	<u>Median Rent</u>
151200	2,261	32.8%	50.7%	6.7%	9.8%	\$51,300	\$385
151300	2,173	39.4%	43.7%	9.0%	7.9%	\$48,600	\$432
271600	2,100	37.9%	46.5%	4.6%	11.0%	\$56,300	\$523
271700	2,471	47.8%	41.8%	5.3%	5.1%	\$59,100	\$448
271801	1,606	47.9%	40.2%	10.5%	1.5%	\$52,700	\$375
271802	1,522	43.0%	38.0%	5.8%	13.3%	\$50,300	\$498

**PROJECTIONS FOR TRANSPORTATION ANALYSIS ZONES (TAZs)**

updated 11/10

	<u>Population</u>		<u>Households</u>		<u>Employment</u>	
	<u>2010</u>	<u>2035</u>	<u>2010</u>	<u>2035</u>	<u>2010</u>	<u>2035</u>
0044	4,647	4,544	1,741	1,748	311	311
0045	5,217	5,683	1,756	1,965	551	569
0046	5,222	5,331	1,742	1,816	857	879
0047	5,952	5,804	2,185	2,178	6,440	6,603
0048	6,831	6,378	2,400	2,316	1,607	1,264
<b>Total</b>	<b>27,869</b>	<b>27,740</b>	<b>9,824</b>	<b>10,023</b>	<b>9,766</b>	<b>9,626</b>

**PROJECTIONS FOR TRANSPORTATION ANALYSIS ZONES (TAZs)**

updated 11/10

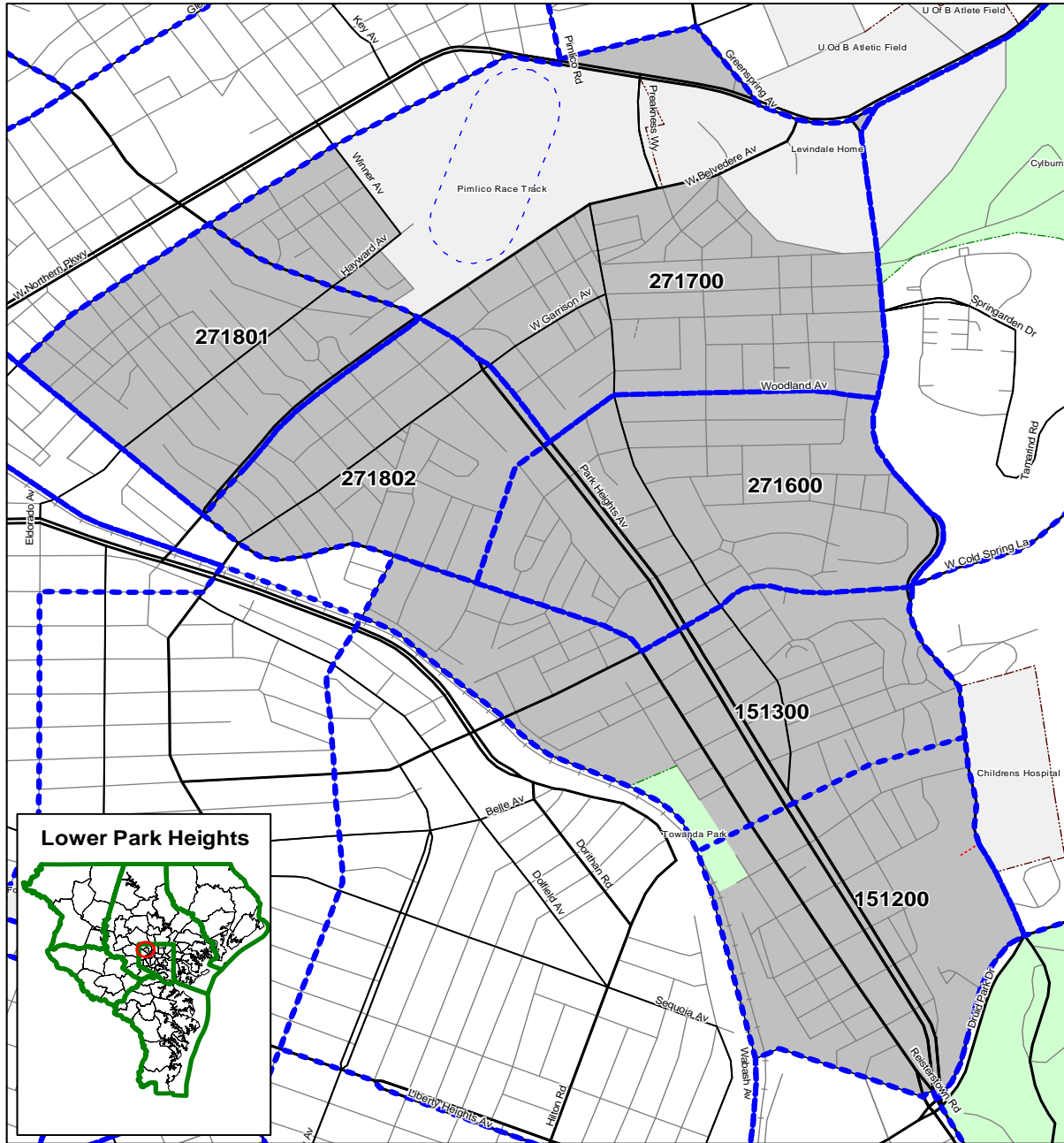
	<u>Median Income (1999\$)</u>		<u>Pop Density (pop/sq.mi)</u>	
	<u>2010</u>	<u>2035</u>	<u>2010</u>	<u>2035</u>
0044	\$20,708	\$25,530	15,632	15,286
0045	\$22,034	\$27,453	14,656	15,965
0046	\$29,079	\$36,132	16,101	16,437
0047	\$33,068	\$41,169	8,976	8,753
0048	\$25,741	\$31,659	16,195	15,121

Note: Population density projections assume that the size of the TAZ remains the same over time.


Sources: People, Households, Housing, Labor Force, Education, Income, Data by Census Tract (1990 and 2000 U.S. Decennial Census)  
 Employment, Major Employers (1995 and 2000 BMC Master Establishment File)  
 Recent Development, Major Recently Permitted Projects (BMC Building Permit Data System)  
 Projections for Transportation Analysis Zones (BRTB Cooperative Forecasts Round 7C - Median Income is unchanged from 7B)  
 For more detailed source information, please consult the Community Profiles Technical Appendix

# Census Tracts

## RPD 108-- Lower Park Heights

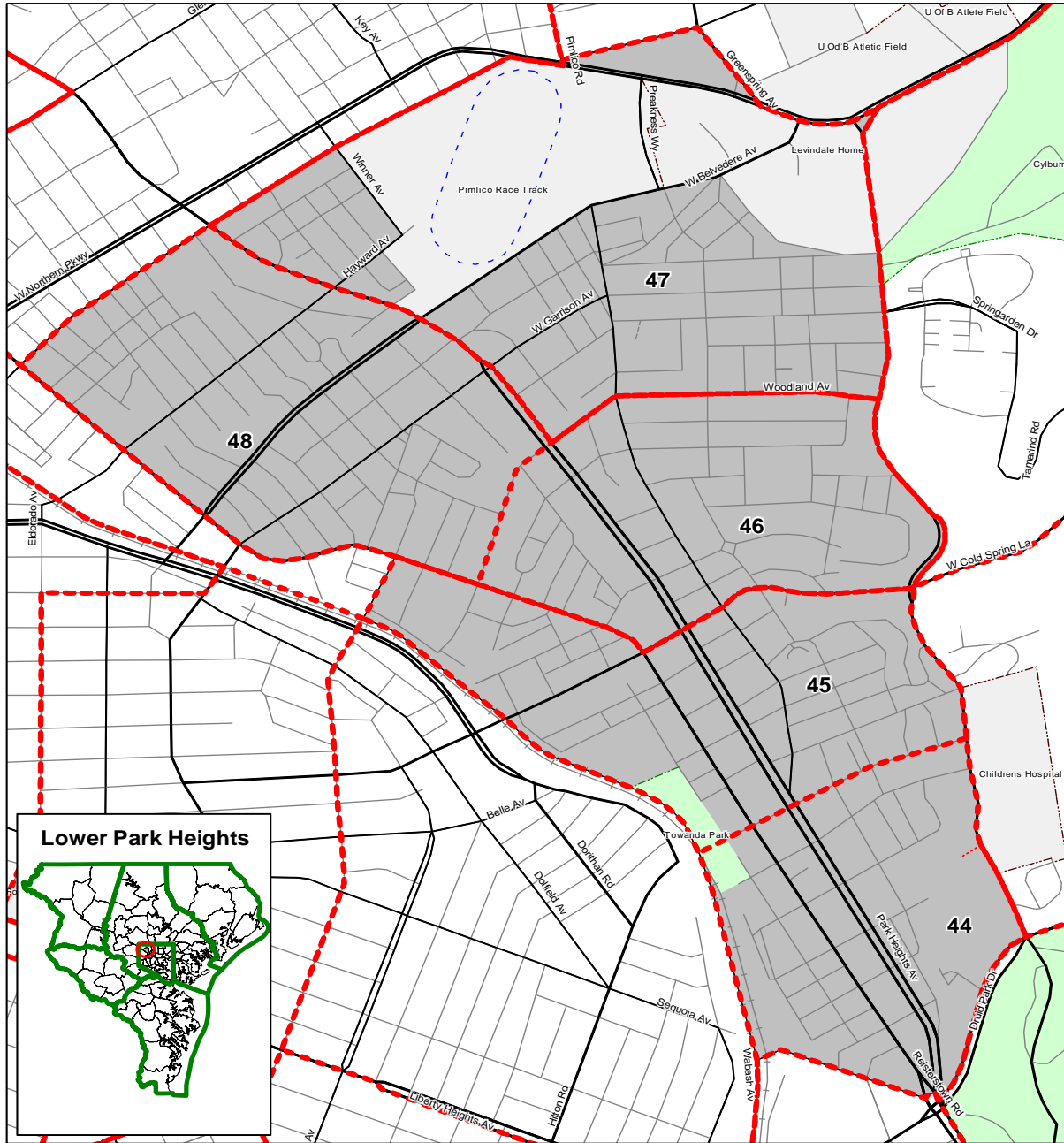


 Census Tracts


 Baltimore Metropolitan Council  
June 2003

# Transportation Analysis Zones

## RPD 108-- Lower Park Heights



 Transportation Analysis Zones

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June 2003