
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Harford County Government

NAME OF SUSTAINABLE COMMUNITY: Edgewood, Maryland

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- TAB #1 Applicant Information**

- TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**

- TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**

- TAB #4 Sustainable Community Plan**

- TAB #5 Progress Measures**

- TAB #6 Local Support Resolution**

- TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Harford

Name of Sustainable Community: Edgewood, Maryland

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The Edgewood Community Area is located in southeastern Harford County along the "Bay Corridor," which contains the County's earliest settlements along Philadelphia Road (MD Route 7) and Pulaski Highway (Route 40). The community is bounded by I-95 to the north, MD Route 152 to the west, the Edgewood area of Aberdeen Proving Ground to the south, and the Ha-Ha Branch of Otter Point Creek and the Bush River to the east. The Chesapeake Bay forms the southeastern border of the Edgewood community.

The proposed boundary for the Edgewood Sustainable Community Area (the "SC Area") is outlined in royal blue/purple on the attached maps. The boundary includes targeted, stressed, residential neighborhoods within census tracts 3016.01 and 3016.02. The boundary also follows the outline of the State designated Enterprise Zone, as well as the County's designated Chesapeake Science and Security Corridor and Edgewood Neighborhood Overlay District. The areas excluded from the SC Area within the Edgewood Community Area are the newer, more stable housing developments in both the southeast and northeast corners of the Edgewood Community Area. The SC Area boundary also excludes protected conservation areas, including the designated Isaak Walton League acres and the Anita Leight Estuary park. The proposed boundary represents a targeted portion of Edgewood that is in desperate need of reinvestment and revitalization. The multiple designations that already exist in this SC Area will encourage additional private investment to leverage future funding under the Sustainable Communities program.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 4,278

Existing federal, state or local designations (check all that apply):

- Community Legacy Area Designated Neighborhood
- Main Street Maple Street
- Local Historic District National Register Historic District
- A & E District State Enterprise Zone Special Taxing District
- BRAC State Designated TOD
- Other(s): Chesapeake Science & Security Corridor, Edgewood Neighborhood Overlay District, Chesapeake Bay Critical Area, Chesapeake Bay National Estuarine Research Reserve, National Estuarine Research

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

- Completed improvements to MARC Train station and streetscape on Old Edgewood Road (MD 755)- first phase of streetscape completed using State and County funding (MD 24 to Willoughby Beach Road); second phase (Willoughby Beach Road to MARC station) underway – funding needed to complete
- Chesapeake Science and Security Corridor (2008) §267-64 Harford County Zoning Code p. 255 (Commercial Revitalization District, added to Zoning Code per Bill 00-10)
- Edgewood Community Overlay District- added to the Harford County Zoning Code as Edgewood Neighborhood Overlay District (ENOD) per Bill 00-56 §267-66
- Washington Court – demolition of 52 units of dilapidated military housing, using over \$2,000,000 in funding from the Community Legacy program, the Neighborhood Conservation Initiative program, funding, and a Section 108 Loan from HUD, to eliminate slum and blight, creating 28 clean and green acres for future sustainable development
- Acquired and rehabilitated 9 (nine) foreclosed properties utilizing close to \$200,000 in Neighborhood Conservation Initiative funding
- Built a new Edgewood High School and Deerfield Elementary School; Edgewood Middle School renovated and modernized
- Renovated the Harford County Library, Edgewood Branch
- Built new Southern Precinct Sheriff's Office at intersection of US Route 40 and MD Route 152
- Built the Edgewood Community Center
- Received State Enterprise Zone designation

The above investments, improvements and designations within the SC Area have positively impacted families and businesses alike within the SC Area by providing resources for all age groups and income levels. The investments to improve schools, libraries, community centers, train stations and streetscapes are also a step in the right direction to give the Area a more connected community atmosphere. These investments and designations have set the stage for much-needed future redevelopment by providing development incentives and design guidelines to attract businesses and to enable the County to obtain additional funding to solve the remaining housing, economic development, and transportation problems within this SC Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

There are many challenges and barriers to revitalization in the Edgewood SC Area.

- Aging infrastructure requires significant private and public investment. Due to a large number of foreclosed properties, a high percentage of poverty among residents, and a high number of renters and absentee landlords, many residents are behind in paying their HOA dues. The result is defunct or non-operating HOA organizations. Because many HOA's cannot fund the maintenance of private roads and lighting within their neighborhoods, the SC Area is left with many private roads in very poor condition and non-working or non-existent lighting, which causes increased crime, which causes lack of pride and investment by existing homeowners and renters.
- The limited operating hours and lack of service routes for local transit and rail is a barrier that consistently inhibits residents' and commuters' ability to work late shifts. Business owners are hesitant to move their base to the SC Area due to the owners' and/or employees' lack of access to reliable transit and rail service with extended hours. Longer hours of operation, more frequent service, and direct routes that connect employment and commercial centers to residential areas are needed, however, these expanded services are costly, and lack of funding is the primary obstacle.
- A lack of street and sidewalk connectivity within the CSSC and ENOD areas of the community is a critical issue. Businesses need foot traffic to thrive and pedestrians need sidewalks to reduce reliance on transit. The EC Area is currently lacking that “main-street,” “community” feel due to lack of connectivity across its boundaries and especially along Route 40 and MD 755.
- New State mandated storm water regulation have made redevelopment a more difficult profit making venture by placing a more heavy burden on developers than in the past.
- Lack of overall funding to achieve the community's vision and goal for revitalization is clearly the largest obstacle. The overall plan set forth for the EC Area is redeveloping the area into a series of mixed use centers and a traditional Main Street that will enhance the character of the area's neighborhood along MD 755, while at the same time making the Route 40 corridor a viable commercial destination, by transforming underutilized properties to improve aesthetics and benefit the entire community.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

STRENGTHS

The Edgewood community is connected by I-95, US Route 40, and MARC train to Baltimore, Philadelphia, Wilmington, and the Mid Atlantic region. MD Route 152 and 24 cross the Edgewood community from the north to the south, connecting the Edgewood Area of Aberdeen Proving Ground to Bel Air, Fallston, and northern Harford County. Harford Transit LINK, MTA's Commuter Bus service, and two park and ride facilities, one at the Edgewood MARC station and the other along MD Route 24 just south of I-95, serve the Edgewood community. Harford Transit LINK operates local bus lines through Edgewood to and from other points in Harford County, including Harford Community College, and the MTA operates bus serve to and from Baltimore City.

The proposed Sustainable Community area has over 223 acres of County-owned parks, including waterfront parks, recreation fields, open green spaces, walking trails, and a boat launching facility. Edgewood Park, Edgewater Park, Flying Point Park and Flying Point Marina (both near the SC Area), Tydings Park, Willoughby Beach Landing, Winters Run Park, and Woodbridge Park are all located in the Edgewood community. Flying Point Park, just outside of the SC Area but within the Edgewood zipcode, is a waterfront park in the Willoughby Beach area with a playground and water access that serves all of Harford County. Edgewood Park has multiple ball fields for outdoor sports and recreation opportunities. The Anita C. Leight Estuary Center, adjacent to the SC Area located along the banks of Otter Point Creek adjacent to the SC Area, provides public awareness and appreciation of estuarine ecosystems.

The SC Areas boasts a wide variety of housing styles, options, and price ranges and has a mix of rental and owner-occupied housing near schools and community resources. Preservation of historic sites, such as the old Edgewood post office and many residential homes, are promoted by the Historic Preservation Commission and the Harford County Historical Society.

Edgewood maintains an active community council, which serves as a forum for community members to address community needs. Artistic and cultural resources are primarily provided by churches, the Boys & Girls Club, the Edgewood Senior Center, and a black women's society.

WEAKNESSES

- The SC Area is in need of significant lighting improvements and road repairs, including repaving and mill and fill, especially in residential neighborhoods.
- Overall condition of housing in many neighborhoods is poor. Absentee landlords and vacant, dilapidated properties have decreased home values and aesthetics in residential neighborhoods. Rehabilitation and façade improvements are much needed. 46.6% of Edgewood housing units are renter occupied, while the renter percentage for the County as a whole is only 20.4.
- The SC Area has the highest foreclosure rate in the County, and has been a DHCH hotspot for foreclosures almost consistently over the past three years.
- Two census tracts within the SC Area (3016.01 and 3013.02) have a poverty rate of 19.2%, while the poverty rate of the County as a whole is only 5.6%.
- Within the same two census tracts, 19.5% of residents are registered for food stamp benefits, while only 4.5% of the county as a whole are registered for these benefits. If these two census tracts are removed from the calculation, the County's food stamp rate decreases to 3.4%.
- The gateway into the SC Area near the Marc Train station (which is the only area many commuters ever see) is not welcoming or representative of the investments that have already been made in the community.
- There is a lack of retail and restaurant resources within the SC Area to attract contractors and industry bases to move their headquarters to be near their customers at APG.
- A lack of transit service routes and extended operating hours requires residents and commuters to be dependent on their vehicles to maintain employment in the SC Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The Edgewood community is located entirely within Harford County's Development Envelope. Established in 1977, this Envelope identifies the area defined by the I-95/US Route 40 and the MD Route 24 corridors as a designated growth area and guides land use policy to focus new growth and redevelopment within these boundaries. Area within the Harford County Development Envelope, which includes the proposed Sustainable Community Area of Edgewood, is recognized by the state as a Priority Funding Areas, consistent with the 1997 Smart Growth Act.

The proposed Edgewood Sustainable Community area is comprised of mixed land uses: agricultural, residential, commercial, office, industrial, transportation/utilities, institutional, parks/open spaces, unimproved land, and agricultural preservation, as well as low, medium, and high intensity land use. No single land use dominates in the Edgewood community, and the newly-implemented Edgewood Neighborhood Overlay District (ENOD) encourages mixed-use development. ENOD uses percentages to balance and prevent the dominance of any particular land use. Residential use accounts for 31% of existing Edgewood land use and is concentrated between MD 152 and MD 755, south of US 40 and north of Trimble Road, and on the Willoughby Beach peninsula.

Edgewood consists of three unique zoning districts: the Natural Resource District, Chesapeake Science and Security Corridor, and the Edgewood Neighborhood Overlay District. The Natural Resource Zoning District, as outlined in §267-62 of the Harford County Zoning Code, preserves significant/special environmental features, including steep slopes, nontidal wetlands, and streams to provide uniform guidelines for the use of land within the Natural Resource District so as to protect the area's ecology, steep terrain, water quality and quantity in streams, rivers, and water courses, as well as minimize erosion/siltation and protect native/noninvasive vegetation, nontidal wetlands, and persons and property from environmental hazards such as erosion, siltation, and floodwaters.

The Chesapeake Science and Security Corridor (CSSC), as outlined in §267-64 of the Harford County Zoning Code, encourages revitalization and redevelopment in the U.S. Route 40 corridor with the purpose of concentrating high-tech, science, and security related employment and educational opportunities. This overlay district is defined by the parcels between the CSX Railroad and U.S. Route 40, and those parcels lying along the south side of U.S. Route 40 with direct frontage on U.S. Route 40, and those parcels zoned B2 (Community Business District) or B3 (General Business District) without direct frontage on U.S. Route 40 within 2,000 feet of the right-of-way on the south side of U.S. Route 40. The corridor encourages the consolidation of small lots, mixed use development, and the establishment of employment and office opportunities. With the recent implementation of BRAC, the Edgewood area of the CSSC is a prime location for new professional, research, and security businesses to locate as part of a larger mixed use project including retail and various housing options.

The Edgewood Neighborhood Overlay District (ENOD), as defined in §267-65 of the Harford County Zoning Code, implements the Edgewood Community Plan adopted by Harford County. This district provides incentives and establishes standards to encourage quality redevelopment in the land between Maryland Route 152 and Otter Point Creek, north of the Aberdeen Proving Ground, and south of the Chesapeake Science and Security Corridor. Traditional Neighborhood Developments are encouraged in ENOD to accommodate a broader range of uses than single-use districts, including flexible design standards for residential uses, open space uses in conjunction with residential development, and incorporating institutional uses permitted within urban residential districts (R1, R2, R3, and R4) with traditional neighborhood development.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

Crime

The main policing agency for the Edgewood Area of Harford County is the Harford County Sheriff's Office. Approximately 11% of the county's population resides in Edgewood. In 2012 the Harford County Sheriff's Office responded to 136,001 calls for service. 30,626 or approximately 23% of those calls were in the Edgewood Area. During that same timeframe 28% of the robbery calls were in the Edgewood area. Additional percentages of calls in the Edgewood Area during 2012 were as follows; Rape 16%, Burglary 16%, Theft 16%, Motor Vehicle Theft 23%. The Harford County Sheriff's Office utilizes fiscal and grant funds to provide additional resources and initiatives in the Edgewood Area. The Harford County Sheriff's Office along with the Harford County Housing Agency obtained grant funding to implement the County Watch program. Cameras were placed on poles along Brookside Drive and are used to monitor activity in that area of Edgewood. At the beginning of the 2013 summer the Harford County Sheriff's Office saw an increase in violence in the Edgewood Area. The Sheriff's Office began its Edgewood Initiative to combat this increase in crime. The Harford County Sheriff's Office also uses grant funding for the Harford County Safe Streets Initiative. The Safe Streets Initiative addresses incidents of violent crime in Harford County. Out of the 53 active Safe Street offenders 26 or 49% reside in the Edgewood Area.

Due to non-functioning HOA's, poorly maintained roads and lighting, absentee landlords, and vacant and foreclosed properties in neighborhoods such as Brookside Drive, Grempler Way, Gliway, Fountain Rock, Windstream, Judy Way, Eloise Lane, Top View, Simons Court, Crimson Tree Way, and Waterside Court, to name just a few, crime and violence are a major problem. Initiatives to increase code enforcement by the County and traffic violations by the Sheriff's Office are being implemented and enforced, but significant funding is needed to improve infrastructure and housing to truly revitalize these neighborhoods.

Educational Choices

Six elementary schools (Edgewood, Deerfield, William Paca Old Post, Magnolia, Riverside, and Joppatowne), three middle schools (Edgewood, Magnolia, and Fallston), and two high schools (Edgewood and Joppatowne) serve the Edgewood community. In 2010, new facilities were opened for Deerfield Elementary School and Edgewood High School, and Edgewood High School now offers an International Baccalaureate Global Studies magnet program open to all Harford County Public School students. Additionally, Harford Community College offers coursework at the Edgewood Public Library, and Harford Transit LINK provides service to Harford Community College's campus in Bel Air.

Community Resources

The Edgewood Boys and Girls Club, Edgewood Recreation/Police Activities League (PAL) Center, Edgewood Senior Center, and Edgewood Recreation and Community Center (part of the Edgewater Village Community) serve the proposed Sustainable Community Area. The southern precinct of the Harford County Sheriff's Office, located on U.S. Route 40, serves the Edgewood community, as do substations of the Abingdon Volunteer Fire Company and the Joppa-Magnolia Volunteer Fire Company, both located in Edgewood. The Edgewood Branch of the Harford County Public Library, located at the intersection of Edgewood Road (MD 755) and Hanson Road, provides the Edgewood community with many diverse resources. A post office serves the Edgewood community, and community and health services are available at centers in Edgewater Village Shopping Center and on Trimble Road. Edgewood maintains an active community council, which serves as a forum for community members to address community needs. Artistic and cultural resources are primarily provided by churches, the Boys & Girls Club, the Edgewood Senior Center, and a black women's society.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

The Edgewood community contains many environmentally valuable properties of the Piedmont Plateau, which comprises the northern 15% (925 acres) of the community, and also the Coastal Plain, which comprises the remaining 85% (5,193 acres) along the Bush River. Land area within 1,000 feet of tidal water is designated as a Chesapeake Bay Critical Area, accounting for 20% (1,235 acres) of the Edgewood community. The community is comprised of three watersheds: the Bush River Watershed, Winters Run Watershed (lower), and the Gunpowder River Watershed. Additionally, Edgewood contains Tier II streams, as designated by Maryland's Antidegradation Policy and defined by EPA regulations. Otter Point Creek Marsh, a large wetlands complex of forested shoreline, tidal wetlands, non-tidal wetlands, and open waters, borders the Bush River Basin in the Edgewood community. This site is designated as a National Estuarine Research Reserve and is monitored and studied on a national scale. Willoughby Woods, a 233-acre forested wetlands complex on the Willoughby Beach peninsula, is the largest remaining wooded tract along the Bush River shoreline and represents perhaps the largest woodland containing vernal pools in the County. Willoughby Woods is designated as a Habitat of Local Significance in the Chesapeake Bay Critical Area Program. The Edgewood community also includes a Forest Interior Dwelling Bird Species habitat. The Isaac Walton League and the Harford Land trust manages these environmentally important lands that serve as forest buffers to local waterways and habitats for plants and animals, including multiple rare plant species.

PlanMaryland identifies Edgewood as containing Targeted Ecological Areas, Wildlife and Rare Species Habitats, Green Infrastructure Hubs and Corridors, Forests Important for Water Quality, and Wellhead Protection Areas. However, the Edgewood community contains no sea level rise vulnerability areas.

The community needs to consider environmental protection and conservation as part of meeting the new Total Maximum Daily Load (TMDL) targets that are being established as part of the Phase II Watershed Implementation Plan (WIP). The WIP will set goals for nutrient reduction levels that need to be met or exceeded. Strategies that can be used in the Development Envelope to meet these reduction levels including reducing impervious surfaces, retrofitting existing development with best management practices for stormwater, and buffering streams.

Weaknesses: Watershed studies in the Edgewood area have noted the negative impacts of urbanization on the natural environment. Increased amounts of impervious surfaces, such as roads, rooftops, parking lots, etc., have detrimental effects on water quality and stream health. Urban stormwater runoff is a major source of pollution, delivering increased amounts of nutrients, sediment and bacteria to local waterways. Increased flows from urban stormwater also result in degraded stream channels and channel erosion. A recent watershed assessment of Sam's Branch in the Edgewood area documented through stream sampling a macroinvertebrate community not indicative of a diverse healthy aquatic system. The watershed studies have identified strategies to improve the water quality and habitat in the watershed, including stormwater retrofit and stream restoration projects, riparian buffer plantings, and removal of impervious surfaces.

The Edgewood Sustainable Community Area has limited tidal impact due to climate induced sea level rise. The majority of the defined area is not impacted.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

1) An urban tree canopy study recently conducted in the Edgewood community shows that approximately 45% (2,812 acres) of the Edgewood community area (6,193 acres) consists of existing tree canopy. This study was funded by the Chesapeake Bay Trust, which also funds Edgewood's annual Arbor Day celebration at the Edgewood Elementary School/Boys & Girls Club. At this year's Arbor Day celebration, 350 volunteers came together to plant 160 street trees and an additional reforestation area adjacent to a stream by Edgewood Elementary School. Informational signs are currently being made and placed on site to educate students and community members about the benefits of street trees and stream buffers. Additionally, 200 trees on one acre within stream and wetlands buffers were planted at a tree planting at Willoughby Beach Public Landing Park this past spring.

2) Buy Local Campaign has been part of the Edgewood Community since 2007. Local farmers set up stands at the Edgewood Farmers Market and sell their locally grown produce that is in season.

3) Edgewood Farmers Market, located across from the Edgewood MARC Train Station is a weekly farmers market offering a covered pole barn experience for access to in season, locally-grown produce, crafts, local specialties and organic food. The market operates Thursdays 3pm-6pm mid-May through mid-October. WIC Voucher accepted by vendors and a bus to market from Edgewater Village for income eligible residents to get access to fresh food.

4) Access to Healthy Foods – Equitable access to healthy food is a cornerstone for healthy communities in which all residents has the opportunity to participate, work, prosper and enjoy healthy, productive lives. The Edgewood Community is fortunate to have the availability of restaurants, supermarkets, farm stands, and a farmers market available for access to healthy food. In addition, the Harford County Health Department's Obesity Task Force continues to champion this effort to help residents choose health and to strengthen their ability to make healthy decisions, remove obstacles to health choices, and create more opportunities to be healthy.

5) U.S. Route 40 Carbon Neutral Corridor is an initiative that focuses corridor growth to maximize opportunities to conserve and protect agricultural and natural lands and minimize the proportion of growth occurring outside the PFA boundaries. Town center development includes higher densities, mixed residential and commercial uses, a higher share of multi-family and single-family attached housing, opportunities for low and medium income housing, and transit oriented development. The Edgewood Community plan is consistent with key elements of this initiative.

6) Solar/Geothermal Energy Tax Credit: the total real property tax credit allowed under the provisions of this section shall be the lesser amount of up to a maximum of \$2,500 for the cost of materials and installation or construction of the solar energy device or geothermal energy device, to apply against 1 year of property taxes, or the total amount of the real property taxes levied against the buildings or structures that is to be paid by the taxpayer for 1 year following the approval of the application.

7) Harford County Green Business Network (HCGBN) was designed to foster a networking environment for businesses to collaborate and discover innovative sustainable business practices. With the support of the Harford County Office of Economic Development, the HCGBN recognizes businesses who demonstrate a commitment to sustainability through promotion of energy efficiency, resource management or environmental stewardship within their business model. Furthermore, it showcases these sustainable business practices not only with customers, but with other businesses in Harford County.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

The community needs to consider environmental protection and conservation as part of meeting the new Total Maximum Daily Load (TMDL) targets that are being established as part of the Phase II Watershed Implementation Plan (WIP). The WIP will set goals for nutrient reduction levels that need to be met or exceeded. Strategies that can be used in the Development Envelope to meet these reduction levels including reducing impervious surfaces, retrofitting existing development with best management practices for stormwater, and buffering streams. In addition, residents within the community area will continue to be served by the Sod Run wastewater treatment plant that is being upgraded with the latest state-of-the-art nutrient reduction technology

Harford County as required by state law has adopted legislation to require stormwater management for new development to meet the Stormwater Act of 2007 that requires environmental site design to the maximum extent practicable. The stormwater regulations encourage redevelopment by allowing reduced requirements. Harford County has completed a small watershed restoration plan for an unnamed tributary to Otter Point Creek (internally called Sam's Branch) whose headwaters originate near Edgewood Elementary School. The plan focuses on stormwater management retrofit, stream restoration and other various restoration such as permeable pavers and tree plantings. The report was completed in 2012 with implementation anticipated to begin in 2014.

Harford County is a Phase 1 MS4 (Municipal Storm Separate Sewer System NPDES permit) community that is required to provide water quality restoration and to comply with all applicable TMDL regulations. Harford County is also required to comply with House Bill 987 to establish funding to comply with the permit. The County is currently determining the appropriate utility fee structure to charge residents in order to fund the required restoration.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

Strengths

The Edgewood SC Area is home to a wide assortment of businesses and industry. It is ideally situated for redevelopment and economic growth, as the Edgewood Area of APG is part of a "megabase", known world-wide for its expertise in chemical and biological defense. Extensive changes through the Department of Defense's Base Realignment and Closure Act in 2005 brought 500 additional jobs with a number of people from Virginia, Washington, D.C. and New Jersey.

The Joint Program Executive Office for Chemical and Biological Defense (JPEO-CBD), now located in Edgewood, is leading an effort of transformation for the southern part of APG. Two major construction projects took place with the BRAC 2005: the Joint Program Executive Office of Chemical and Biological Defense, and a military medical laboratory complex which will house the Medical Research Institute for Chemical Defense (MRICD) in 2014.

Since most of the new jobs are bringing talented scientists from around the world, the expectations are higher for services, with immediate concentration on retail and related services that would support this new population. US Rt. 40 has been touted as a "Technology Corridor" which ultimately will need to be supported by upgrades in services and amenities. The former Edgewood Officer's Club was closed during BRAC 2005 and there are few other places for Edgewood APG employees to eat. Services like coffee shops, dry cleaning and restaurants would be welcomed by the current and new employee population.

Weaknesses/Barriers

A concentrated higher crime rate and a perceptual issue about the schools in the area continue to be barriers for Edgewood's economic competitiveness. Many of the transferred employees are used to the amenities of higher-end retail and transit than can be found in Edgewood. Growth opportunities on the Post will coincide with the upgrades that could occur just outside the Post. This will also create a market driven opportunity along U.S. 40 and MD 755 if some national chains were to locate retail and services in the area.

While much investment has been made in this SC Area, commuters do not feel a sense of community when they arrive in Edgewood. Without food and retail amenities, like dry cleaners or rental car companies to make to meet their needs during the work day, it is difficult to attract businesses or high-level employees to this area.

Broadband

Broadband providers in the Edgewood community include: Comcast Corporation, Verizon Communications, Inc., AT&T, Inc., T-Mobile, Sprint Nextel Corporation, Platinum Equity, LLC, Leap Wireless International, Inc.. The most common speed of broadband service in Edgewood is 10 Mbps. Additionally, Harford County Metro Area Network (HMAN) is a fiber-optic, carrier grade network being constructed through Harford County to provide equitable broadband access to county agencies, schools, libraries, and public safety sites, as well as private businesses and residents.

Business Support Services/Trends

Workforce Technical Training grants, specialized training coordination, job fairs and recruitment coordination have all been part of the County's BRAC incentives. Major employers such as Kohls, AGCO and Smiths Detection have been "Fast Tracked" for permitting so they could open and start employing local citizens. Unfortunately, none of these businesses or job opportunities are located in the "downtown" Rt. 755 area of the SC Area, where redevelopment is needed most.

The Edgewood/Joppa Enterprise Zone is comprised of 3,900 acres and is used as an incentive to locate businesses in the Edgewood/Joppa areas. Since 2006, an estimated \$29.1 million has been invested in land, new building starts, renovations and equipment. In addition, over 511 new full-time and part-time jobs have been created. Additional funds of over \$160,000 in workforce training grants have been given to 10 different major employers in the Edgewood Area since 2003.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

A low to moderate income community with a high minority concentration, Edgewood is home to many single female head of households and families with less than a high school degree. Areas within Edgewood most stressed are townhome and apartment communities with private roads and private water & sewer. With aging, failing infrastructure, and a high number of rental units, many homeowner associations have been unable to keep up with necessary repairs and expenses causing a deterioration in the community and a decrease in housing values. A multitude of services and support have been brought to the Edgewood community over the past few years with faith based groups playing a significant role in the County's revitalization efforts. However, more resources are needed to make a significant impact.

Since the economic downturn, new residential development has been slow in Edgewood. The number of building permits issued for construction in the Edgewood community was down by 34% from 2000 to 2009 with a very slight increase in 2010. However, there is a range of housing opportunities that exist for present and future residents, and affordable workforce housing is plentiful. Subsidized apartment complexes in the Edgewood Community include the Villages at Lakeview, Woodbridge Commons, and three sections of Windsor Valley Apartments. The Harford County Housing Agency has worked hard to deconcentrate the location of its Section 8 vouchers, as required by HUD, but the SC Area still houses approximately 30% of the County's vouchers. While the availability of affordable housing options is not a severe problem for this community, other problems such as foreclosures, high vacancy rates, absentee landlords, and high crime rates have hampered the "community feel" in this community of over 28,000 residents. For example, in the townhouse community located on Grempler Way, 47% of the residents are renters, and 87% of those landlords reside outside of the Edgewood community area. Many even reside outside of the state of Maryland. This is typical of multiple stressed neighborhoods in the SC Area where properties are not being properly maintained and HOA fees are not being paid, causing a domino effect of deteriorating private roads, lighting and common areas and lack of effective, maintained lighting to deter crime. Rehabilitation of existing housing will be the focus in Edgewood over the next few years in order to revitalize these deteriorating neighborhoods and improve community morale. Changing demographics caused by the influx of high-level BRAC contractors and employees have also spurred a need for more moderate income rental housing to meet the needs of this changing community.

According to the 2010 U.S. Census, 53.4% of housing in Edgewood is owner occupied, while 46.6% is renter-occupied. This is a much higher rate for renter occupied housing than for the County as a whole, which is only at 20.4%. Two census tracts within the SC Area (3016.01 and 3013.02) have a poverty rate of 19.2%, while the poverty rate of the County as a whole is only 5.6%. Within the same two census tracts, 19.5% of residents are registered for food stamp benefits, while that number is only 4.5% for the county as a whole. With a median household income of \$55,207, the housing cost burden is shown to be a hurdle for Edgewood residents. 42% of owners with mortgages, 35% of owners without mortgages, and 68% of renters in Edgewood are paying 30% or more of their household income on housing.

Median monthly housing costs for mortgaged owners is \$1,501, for non-mortgaged owners is \$558, and for renters is \$1,091. The Edgewood zip code has also been included almost consistently over the past 3 years as a "foreclosure hotspot" in DHCD's quarterly Property Foreclosures in Maryland report. It was most recently included as a "high foreclosure community" in the last quarter of 2012, as well as the first two quarters of 2013.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

The total population of the Edgewood community has increased from 23,378 in 2000 to 28,086 in 2010, and the total number of households has increased from 8,299 in 2000 to 10,101 in 2010. While married family households have decreased by 6% since 2000, female head of household families with no husband present households has increased 6.7%. Currently, 53.8% of Edgewood's population is white as compared to 70.2% in 2000, which represents a 16.4% decrease. 42.2% of Edgewood's population is currently black or African American, which represents a 16.5% increase since 2000, and 6.7% of Edgewood's total population is Hispanic or Latino, a 3.3% increase since 2000.

Median age is 32.1, a slight increase since 2000. Median household income has risen \$8,057 since 2000 to a current value of \$55,207.* Unemployment increased 2.9% since 2000 to a rate of 7% in 2010. 15.5% of Edgewood families live below the poverty line, an increase of 7% since 2000.* Although approximately the same percentage of males (16.6%) and females (17.9%) are currently below the poverty line, the percentage of females below the poverty line has decreased by 7.8% since 2000, whereas the percentage of males below the poverty line has increased by 7.5% since 2000. Educational attainment has increased in the Edgewood community since 2000. 90.6% of the Edgewood community 25 years and older holds a high school diploma or higher, a 7.7% increase since 2000, and 19.6% of the community 25 years and older holds a bachelor's degree or higher, a 6.3% increase since 2000.

According to the 2010 U.S. Census, 53.4% of housing in Edgewood is owner occupied, while 46.6% is renter-occupied. This is a much higher rate for renter occupied housing than for the County as a whole, which is only at 20.4%. Two census tracts within the SC Area (3016.01 and 3013.02) have a poverty rate of 19.2%, while the poverty rate of the County as a whole is only 5.6%. Within the same two census tracts, 19.5% of residents are registered for food stamp benefits, while that number is only 4.5% for the county as a whole.

*The increase in median household income in Edgewood between 2000 and 2010 is largely attributed to BRAC, as many high-level, high income-earning contractors and employees were re-assigned to the Edgewood base of Aberdeen Proving Ground.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

Harford County's Department of Community Services, specifically its Community Development Division, will serve as the lead agency for implementation of the SC Area Plan. The Community Development Division has assembled a diverse Sustainable Communities Workgroup, which has provided valuable input into the creation of the Plan, and which will be consulted as an advisory group prior to the implementation of any projects linked to the Plan. Harford County's Sustainable Communities Workgroup includes the following members:

Members (alphabetically)

Christine Buckley, Harford County Department of Public Works

Denise Carnaggio, Harford County Department of Economic Development

Jen Davis, Harford County Department of Administration

Lt. Hugh John Dougherty, Harford County Sheriff's Office

Luke Erickson, Mountain Christian Church and The EpiCenter at Edgewood

Erin Ferriter, Harford County Sustainability Office

Janet Gleisner, Harford County Planning & Zoning

Shawn Kingston, Harford County Housing Agency

Tim McNamara, JPEO – CED

Elizabeth Meadows, Harford County Department of Community Services

Pat Pudelkewicz, Harford County Department of Planning & Zoning

Alex Rawls, Harford County Department of Planning & Zoning

Tiffany Robinson, Harford County Department of Community Services

Daniel Rooney, Harford County Department of Planning & Zoning

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

Harford County's Department of Community Services, specifically its Community Development Division, has over fifteen years of experience as an entitlement community administering HUD funding for community development initiatives. The County's Department of Community Services has also successfully administered revitalization plans and projects utilizing State and local funding, including Community Legacy and NSP. The Department's Community Development division has an ongoing relationship with a multitude of community organizations and partners and has specifically committed funding to neighborhood revitalization efforts in Edgewood for many years. As a part of the grant and project administration process, Harford County is able to show its successful track record by its ability to:

- Review and select eligible projects applicants' capacity, readiness, leveraging of funds, eligibility and fit with comprehensive revitalization efforts.
- Meet HUD timeliness standards on the proper expenditure of funds and documenting this timeliness through the IDIS system.
- Understand, document and ensure eligibility with CDBG national objectives and eligible activities.
- Prepare environmental reviews and undertake the Release of Funds process for its grantees and subrecipients prior to the execution of grant agreements.
- In addition to federal procurement requirements, successfully comply with all Davis Bacon and MBE/WBE requirements.
- Ensure activities under this program remain affordable to income eligible households.
- Understand and be compliant with HOME program standards, including but not limited to affordability requirements.
- Ensure appropriate fiscal systems and controls are in place throughout the grant process.

While the Department of Community Services will take the lead in implementing revitalization initiatives under the SC Area Plan, Harford County's diverse Sustainable Communities Workgroup brings years of experience and expertise to the table, as described below, and will serve as an advisory group to the Department of Community Services during the implementation of the Plan.

Harford County Office of Economic Development (OED) offers programs and services to help foster business retention, growth and investment in order to stimulate job creation and enhance the County's quality of life. Development of the technology industry is of particular interest to OED, specifically the areas of homeland defense, research and development, and high-value manufacturing. OED utilizes Harford's strategic Mid-Atlantic location, "Fast Track" permitting capabilities, and technology resources available at Aberdeen Proving Ground and the Higher Education and Conference Center at HEAT (HECC) to attract new business and investment. In addition, OED has increased in-house resources and programming to aid new expanding businesses, fuel redevelopment along the U.S. Route 40 Corridor, subsidize workforce training, and help diversify and expand the tourism industry.

Harford County Housing Agency offers economic opportunities to families of all income ranges. Programs include rental assistance, renter protection through Livability Code enforcement, first-time homebuyer, housing preservation, foreclosure prevention, economic mobility, family self-sufficiency, and financial literacy. The Housing Agency has a major financial impact in Harford County, injecting more than 7 million dollars annually into the economy.

Harford County Department of Planning & Zoning is responsible for planning the physical development and growth of Harford County, including the preparation and revision of Master Plans and the preparation and revision from time to time of rules and regulations governing subdivisions. It is also responsible for the preparation, administration and enforcement of a Zoning Map and of zoning rules and regulations, which shall constitute a Zoning Code.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

On April 10, 2013, the public was invited to the Edgewood Community Council Meeting, where a presentation was shared to outline efforts for redevelopment of this SC Area in accordance with the smart growth initiatives contained in Plan Maryland. This public discussion spurred a much larger County-wide initiative to work together to revitalize this area.

In addition, the public was invited to the Edgewood Community Council meeting on July 10, 2013, where the Harford County Sheriff provided detailed crime statistics related to the SC Area after news broke of a recent homicide and increased violence in the community. The Harford County Executive spoke at this heavily attended meeting, informing the public of all the investments that had already been made in Edgewood and committing County support to continued and increased efforts to revitalize the community and work with the Sheriff's Office to target the most stressed neighborhoods. The County's Administrator of Community Development within the Department of Community Services informed the public about the proposed Sustainable Community application and plan for Edgewood and invited residents to submit comments or concerns by email or phone.

On July 18, 2013, in partnership with the Harford County Sheriff's Office, the Harford County Executive lead a bus and walking tour through the following stressed neighborhoods and apartment communities within the SC Area: Brookside Drive, Judy Way, Grempler Way, Sunrise Condominiums, Village of Lakeview Apartments, Lake Serene at Edgewater Village Park, and Windsor Valley Apartments. The public was invited to join the County Executive and his Cabinet members, as well as the Harford County Sheriff, as they learned about crime statistics and saw firsthand the poor condition of housing, roads and lighting in these neighborhoods. Many faith based groups, nonprofit leaders, and members of the public joined the tour. Elected County officials and Cabinet members brought back information and complaints received by community members. This information was shared at a follow-up meeting with additional Harford County Government directors and employees on July 25, 2013 in an effort to support the Sustainable Communities Workgroup efforts in completing this Application and Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

The Harford County Land Use Element Plan emphasizes a sustainable approach to land use planning – one that promotes healthy, vibrant communities that offer affordable housing opportunities for all residents. The plan identifies designated growth areas which will accommodate new development associated with a growing population while minimizing impacts to agricultural lands and other natural resources. The County's designated growth areas are defined in accordance with the State's Smart Growth initiative. The Edgewood Community is located within the County's Development Envelope – an area designated for redevelopment and revitalization.

The Development Envelope is Harford County premier growth management tool designed to ensure that development is targeted to areas planned for public water and sewer and that growth is discouraged in rural areas. Since the inception of the Development Envelope in 1977, the goal has been to direct new growth to this specific area. In the Development Envelope, land uses designations provide residential, commercial, and industrial land uses in areas where public facilities and services can be provided. Outside the Development Envelope, the objective has been to minimize the impacts of growth on agricultural lands and other resources. Since 1990, an average of 83% of new residential development has occurred within the Development Envelope.

The Edgewood Community has a history of successful smart growth accomplishments:

- ENOD & CSSC Designation
- Washington Court acquisition and elimination of slum & blight with clean and green
- Rt. 755 sidewalk enhancements
- MARC Train Station enhancements
- Edgewood Farmers Market
- Deerfield Elementary & Edgewood High School new construction
- Tree planting initiative with Boys & Girls Club on Cedar Lane
- Sheriff's Office Southern Precinct – clean-up and redevelopment of formally contaminated site
- Edgewood Library renovation and new HCC partnership to bring college classes to community

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

Contained entirely within the Edgewood SC Area is the Sam's Branch watershed. The Sam's Branch watershed encompasses 373 acres of Eastern Harford County in the WintersRun/Otter Point Creek watershed. The watershed's land use is predominantly residential. At 64.6% of the watershed, the residential category is composed of 54.3% medium density residential, defined as 1 to 4 dwellings per acre, and 10.3% high density residential, defined as greater than 4 dwellings per acre. The remaining 35.4% of the watershed's land use is characterized as forest (15.1%), institutional (9.8%), commercial (9.5%), bare ground (1%), and open water (0.03%), in descending order.

Harford County's Department of Public Works contracted Biohabitats, Inc. to conduct upland assessment, baseline stream monitoring and analysis services for the Sam's Branch tributary and surrounding drainage area from April 2008 through December 2011. The purpose of the assessment was to determine baseline watershed conditions from this predominantly medium density residential watershed. In addition, the watershed assessment resulted in the identification of restoration opportunities that could result in improvement of water quality from nonpoint source runoff and enhancement of habitat in the Sam's Branch watershed.

Sam's Branch baseline assessment and monitoring goals and objective include documentation of drainage area conditions through collections of stream monitoring data and upland field observations through the drainage area. Through data analysis and processing of field observations, several retrofit and restoration opportunities have been identified with the intent of improving water quality conditions of Sam's Branch. The goal of proposed restoration opportunities included improvements to water quality from nonpoint source runoff and enhancements to habitat in the Sam's Branch watershed.

Summary of Retrofits Opportunities & Restoration Opportunities by Initial Ranking Category with Priority ID

Overall ID	Priority	Practice Type	Cost
Priority	Ranking		
1	SBD High	Regenerative SW Conveyance	\$48,000
2	SBD High	Retrofit Existing Basin	\$135,000
3	SBD High	Retrofit Existing Basing	\$90,068
4	SBE High	Sand Seepage Wetland	\$60,000
5	SBN High	Pollution Prevention Strategies	\$2,000
6	SBA High	Bioretention	\$57,600
7	SBC High	Bioretention	\$50,400
8	SBC High	Revegetation	\$8,700
9	SBC High	Bioretention	\$25,200
10	SBN High	Bioretention	\$11,760
11	SBL Medium	Regenerative SW Conveyance	\$40,000
12	SBL Medium	Revegetation	\$6,000
13	SBB Medium	Impervious Surface Removal	\$54,000
14	SBJ Medium	Bioretention	\$138,600
15	SBK Medium	Bioretention	\$63,000
16	SBF Low	Bioretention	\$50,400
17	SBO Low	Bioretention	\$33,600
18	SBL Medium	Permeable Paving	\$403,200
19	SBI Medium	Permeable Paving	\$151,200

ID KEY:

- SBA – Medium density residential neighborhood
- SBB – Abandoned high density residential
- SBC – Edgewood Elementary School and sports field
- SBD – Gas station and three stormwater detention basins
- SBE – Harford Commons high density residential neighborhood
- SBF – Medium density residential neighborhood
- SBG – Commercial/retail single detached building and parking lot
- SBH – Edgewood High School and Deerfield Elementary School (determined to be outside of watershed limits)
- SBI – Medium density residential

SBJ – Culvert under Perry Road with surrounding wetland and buffer potential

SBK – Commercial/retail single detached building and parking lot

SBL – High Density Residential

SBM – Car wash and stormwater detention basin

SBN – Public library and commercial/retail building with hair salon, restaurant, and mini-mart

SBO – Two corner gas stations

Biotec, Inc. August 2012. Sam's Branch Tributary Watershed Assessment and Baseline Stream Monitoring Assessment and Baseline Report, pages 1,2, 8, 18, 91 & 92

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

Sustainable Efforts in the Edgewood Community:

- 1) Buy Local Campaign has been part of the Edgewood Community since 2007. Local farmers set up stands at the Edgewood Farmers Market and sell their locally grown produce that is in season, and the County provides "Buy Local" signage to any farmer within the County.
- 2) Edgewood Farmers Market, located across from the Edgewood MARC Train Station is a weekly farmers market, recently highlighted in the new South County magazine, offering a covered pole barn experience for access to in season, locally-grown produce, crafts, local specialties and organic food. The market operates Thursdays 3pm-6pm mid-May through mid-October. Harford County's Division of Agriculture funds supports over \$5,000 in WIC Vouchers and Senior Farmers' Market coupons, above and beyond State/Federal funded coupons. (County coupons are only accepted at the Havre de Grace and Edgewood farmers' markets.) A bus is provided to the market from Edgewater Village for income eligible residents to get access to fresh food.
- 3) Access to Healthy Foods - Equitable access to healthy food is a cornerstone for healthy communities in which all residents have the opportunity to participate, work, prosper, and enjoy healthy, productive lives. The Edgewood Community is fortunate to have the availability of restaurants, supermarkets, farm stands, and a farmers market available for access to healthy food. In addition, the Harford County Health Department Obesity Task Force continues to champion this effort, to help residents choose health – strengthen their ability to make healthy decisions, remove obstacles to healthy choices, and create more opportunities to be healthy.
- 4) Recycling - It is Harford County's responsibility to manage and dispose of solid waste and recyclables generated by residents, businesses and institutions in the Edgewood Community. The County provides for safe, environmentally sound integrated solid waste management program which promotes waste reduction, increases recycling and resource recovery, and decreases the quantity of solid waste requiring landfilling. In September 2010, the County embarked on an extremely successful change to its recycling program, switching from a dual stream to single stream system, enabling the County to increase its curbside rate.
- 5) U.S Rte. 40 Carbon Neutral Corridor is an initiative that focuses corridor growth to maximize opportunities to conserve and protect agricultural and natural lands and minimize the proportion of growth occurring outside the PFA boundaries. Town center development includes higher densities, mixed residential and commercial uses, a higher share of multi-family and single-family attached housing, opportunities for low and medium income housing, and transit oriented development. The Edgewood Community plan is consistent with key elements of this initiative.
- 6) Solar/Geothermal Energy Tax Credit: the total real property tax credit allowed under the provisions of this section shall be the lesser amount of up to a maximum of \$2,500 for the cost of materials and installation or construction of the solar energy device or geothermal energy device, to apply against 1 year of property taxes, or the total amount of the real property taxes levied against the buildings or structures that is to be paid by the taxpayer for 1 year following the approval of the application.
- 7) Harford County Green Business Network was designed to foster a networking environment for businesses to collaborate and discover innovative sustainable business practices. With the support of the Harford County Office of Economic Development, The Harford County Green Business Network (HCGBN) recognizes businesses who demonstrate a commitment to sustainability through the promotion of energy efficiency, resource management or environmental stewardship within their business model.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Harford County Office of Economic Development
- Harford County Sustainability Office
- Harford County Planning & Zoning
- Harford County Division of Agriculture
- Harford County Department of Public Works, Department of Highways & Stormwater Management
- Harford County Department of Public Works, Division of Environmental Services

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The concept for the Edgewood Community is employing smart growth development and redevelopment. The Edgewood population and employment growth will be focused in activity centers and within transit oriented development (TOD). The smart growth strategies and site design encourage mixed income and multifamily housing, transit use, bike and pedestrian trips, resulting in minimizing vehicle miles traveled by reducing the need to for motorized travel and reducing trip lengths, and by providing additional transportation options.

The Edgewood community is well connected regionally with easy access to I-95, U.S. Route 40 and the MARC train. All these facilities take people and goods to the southwest towards Baltimore, and the roads can be used to go northeast towards Wilmington and Philadelphia. MD Route 7, one of the original roadways between Baltimore and Philadelphia, still exists today, but is now mostly used for local connections. MD Routes 152 and 24 also cross the Edgewood Community in a north/south direction, connecting the Edgewood Area of Aberdeen Proving Ground to Bel Air, Fallston and northern Harford County. The area is served by Harford Transit LINK and MTA's Commuter Bus service and is on the Penn Line of the MARC system. There are also two park and ride facilities, one at the Edgewood MARC station and the other along MD Route 24 just south of I-95.

The Harford County Sheriff's Office has a newly constructed southern precinct located on U.S. Route 40 near the intersection of Route 152. Fire and EMS service is provided by two different volunteer companies, the Abingdon Volunteer Fire Company and Joppa-Magnolia Volunteer Fire Company. Both have sub-stations located in the community. The community is also served by a branch of the Harford County Health Department which is located in Woodbridge Station Way near U.S. Routes 40 & 152.

The Edgewood branch of the Harford County Public Library is located at the intersection of MD Route 755 (Edgewood Rd.) and Hanson Road, and the Edgewood Recreation and Community Center is part of the Edgewater Village Community. Edgewood also has a post office, a Boys & Girls Club, a Senior Center, and numerous other community centers and entertainment facilities. Three elementary schools (Edgewood, Deerfield, and William-Paca-Old Post), Edgewood Middle and Edgewood High School are located in the community. New facilities for Edgewood High and Deerfield Elementary were opened for the 2010 school year, and Edgewood High offers a Global Studies magnet program

Parks & Recreation – Open space and natural landscapes are an important component of any community and contributes to it identity, livability and viability. Recreational opportunities are abundant in Edgewood with ball fields, walking trails and a boat launching facility. Flying Point Park is a waterfront park in the Willoughby Beach area with a playground and water access. Edgewood Park, Willoughby Beach Park, Woodbridge Park, and the lower part of the Winters Run Greenway Park are also located in Edgewood. Along the banks of Otter Point Creek is the Anita C Leight Estuary Center, providing public awareness and appreciation of estuarine ecosystems.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

The Edgewood Community Plan promotes a mix of land uses in residential and non-residential areas in order to attract the physical development necessary to achieve the community's vision and goal for revitalization. The overall plan set forth for the Edgewood Community is redeveloping the area into a series of mixed use centers and a traditional Main Street that will enhance the character of the area's neighborhoods. The plan for Main Street Edgewood calls for a mix of uses including civic, commercial, residential, employment, and green space along the MD Route 755 (Edgewood Road) corridor. In the Harford County Zoning Code, the Edgewood Neighborhood Overlay District was established to provide enhanced design guidelines and development incentives for this community. To encourage traditional neighborhood and Main Street development by building on the existing transportation strengths in the community, the plan for the Edgewood Community is to focus on incorporating safe, convenient pedestrian, bicycle and transit options into the current system to provide alternatives to dependence on the automobile for all trips. Compact, mixed-use building forms allow the accessibility necessary for successful walking, cycling, and transit networks

Revitalization of the U.S. Route 40 corridor into a viable commercial destination remains a top priority. Redevelopment of underutilized properties that provide enhanced aesthetics and service offerings to the entire community is strongly encouraged. To promote redevelopment along the U.S. Route 40, the County established the Chesapeake Science and Security Corridor (CSSC). The CSSC is an overlay district designed to offer incentives that encourage redevelopment along corridor and to adjoining properties through development incentives. The corridor encourages the consolidation of small lots, the development of mixed use communities and the establishment of employment and office opportunities. Flexibility in land uses is combined with enhanced design guideline standards to ensure compatibility with adjacent neighborhoods. With the recent implementation of BRAC, the County will continue to market the CSSC as a prime location for new professional, research, and security businesses to locate as part of a larger mixed use project including retail and various housing options. This approach supports regional CSSC efforts.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground. *(Answer Space 4,000 characters)*

Harford County's park system and the recreation programs, in partnership with local recreation councils, have provided residents with constructive, life-enriching leisure and educational activities. The County makes a variety of quality recreational environments and opportunities available to the Edgewood Community which contributes to their physical and mental wellbeing. The use of parks and recreation facilities as amenities to make the community a more desirable place to live, work and visit:

Parks

- Flying Point park (near the SC Area within the Edgewood community)
- o Waterfront park in Willoughby Beach area with playground and water access
- Edgewood Park
- o Multiple ball fields
- Edgewater Park
- Willoughby Beach Park
- Woodbridge Park
- Lower part of Winters Run Greenway Park

Natural Resources

- Otter Point Creek Marsh (borders Bush River Basin)
- Willoughby Woods (233 acre forested area) ? largest remaining wooded tract along Bush River shoreline; largest woodland containing vernal pools in Harford County

Recreation Council:

The Edgewood Community has one of 20 recreation councils active in Harford County. Recreation councils are a critical partner in helping to meet the recreation needs of residents. The Edgewood Recreation Council offer many program opportunities, provide guidance for youth in form of coaches and officials for organizational sports, operate concession, conduct fundraising, and perform other functions including administration. Each council operates as a separate, private, nonprofit organization. The Edgewood Recreation Council is operated out of the Edgewood Recreation & Community Center at 1980 Brookside Drive, which is a County owned building.

Future improvements:

The 2013 Harford County Land Preservation, Parks and Recreation Plan for the Edgewood community includes: \$450,000 for improvements to the Edgewood Recreation and Community Center; \$600,000 for Edgewood Recreation Park for development of park related amenities including storage and concession stands; \$950,000 for Willoughby Beach Park Development for construction of a park facility in Edgewood; \$1,317,500 for Bush River Boat Ramp for construction/acquisition of new boat launching facility; and \$3,305,000 for Bush River Dredging and DMP Site for the dredging of Bush Rive and Otter Point Creek to facilitate navigation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Edgewood Recreation Council
- Harford County Department of Parks & Recreation
- Harford County Planning & Zoning
- Harford County Department of Public Works

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

The County will continue to offer a number of incentives in providing workforce training grants with a concentration in doing more with small businesses in the Edgewood Area.

The Office of Economic Development's Green Business Network, in conjunction with the Harford County Office of Sustainability, will continue to collaborate and offer programs to assist the Edgewood business community in ways to save money while being sustainable.

Focus will continue in targeting companies receiving contracts with the Edgewood Area tenants at Aberdeen Proving Ground to locate and expand their companies in this area so they can be in close proximity to their customer.

Continued participation in the NBC Industry, AUSA and Army Alliance gives direct access to the companies doing business with the Edgewood Area APG tenants. Continued redevelopment of Route 40 and the MD 755 corridor near the Marc Train Station into mixed use centers with much needed restaurants and retail, such as dry cleaners and rental car companies, would go a long way to help attract the contractor industry base to this SC Area.

The Edgewood Enterprise Zone program sunsets in 2014, however, the Office of Economic Development staff has already begun preparation to extend these credits for Edgewood beyond the expiration date. The group is working towards recertification and expansion of the current Edgewood boundaries in order to attract new businesses and expand resident businesses.

A number of financing tools are also available from Harford County's Department of Economic Development: IRB Bonds and Tax exempt financing for the acquisition of land, buildings, and equipment. The Economic Development Opportunity Fund (EDOF) loan fund is a low interest "gap" financing tool used to enhance the capabilities of traditional local lenders. Other programs include the Enterprise Loan Fund which is targeted to businesses located along the U.S. 40 Corridor. The Department also works with companies in SBA loan funding with the SBA 504 and SBA 7A programs. Fast Tracking of permits for companies meeting certain job criteria will continue to be an incentive in helping to attract new companies and well as assist in their expansion.

The County's Department of Economic Development, working alongside the County's professional organizations, has participated in a number of workforce development activities which concentrate in mentoring young people in the community in STEM, International Baccalaureate and business related programs at Edgewood and Joppatowne High Schools.

The Harford County Office of Economic Development will continue to target resources that will sustain and grow this important community.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

As stated above, the County will continue to offer a number of incentives in providing workforce training grants with a concentration in doing more with small businesses in the Edgewood Area.

The Office of Economic Development's Green Business Network, in conjunction with the Harford County Office of Sustainability, will continue to collaborate and offer programs to assist the Edgewood business community in ways to save money while being sustainable.

The goal for this SC Area is to target and attract industry base companies to move office to the SC Area closer to their APG customers, which could provide job opportunities for local residents. At the same time, the County is working to attract brand name businesses that could support these new offices, such as dry cleaners, rental car companies, and of course restaurants providing breakfast and lunch. While the large contractors would provide high-level jobs in the SC Area, including possible green jobs on base, these supporting businesses would provide a multitude of jobs for employees with various levels and types of experience.

The County's Department of Economic Development, working alongside the County's professional organizations, has participated in a number of workforce development activities which concentrate in mentoring young people in the community in STEM, International Baccalaureate and business related programs at Edgewood and Joppatowne High Schools.

The Harford County Office of Economic Development will continue to target resources that will sustain and grow this important community.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

The SC Area has indeed been impacted by BRAC:

- The Joint Program Executive Office for Chemical and Biological Defense (JPEO) headquarters were relocated to APG Edgewood as a result of BRAC
- The US Army Medical Research Institute of Chemical Defense was consolidated and moved into a new state of the art facility on APG - Edgewood
- Tim McNamara, Chief of Infrastructure, Safety & Security; Installation & Community Relations at Joint Program Executive Office for Chemical and Biological Defense (former Deputy Garrison Commander) is now working on and representing APG – South within the local community and county (Mr. McNamara is also a member of the SC Workgroup)
- Edgewood has received new “BRAC” residents; however, the numbers are difficult to calculate because the installation will not release personnel data. Example: we know that a minimum of 55 new households chose Edgewood as their home from C4ISR (Ft. Monmouth) alone. The data used to obtain this number is from only one BRAC relocated organization, self reported from employees.
- BRAC related school construction benefited the Edgewood area greatly
- The U.S. Army Edgewood Chemical Biological Center (ECBC) established a mentor program in the Edgewood area secondary schools
- A recently completed University Research Park study identified a technology corridor concept that will greatly impact Edgewood in coming years (mainly due to the relocation of major Chem / Bio missions and their support contractors to APG – South)
- New and expanded contractor presence is visible in the SC Area
- Increased installation community partnership through the Edgewood Community Council has been established due to BRAC

The initiatives and projects in this plan not only complement the obvious BRAC-related growth within the SC Area, but they are necessary to support this growth and to sustain the new population of contractors and residents. In order to sustain the new population of contractors and employees, the SC Area needs to be revitalized and improved to provide connectivity and a welcoming sense of community.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Harford County Department of Community Services
- Harford County Department of Economic Development
- Harford County Department of Planning and Zoning

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

Edgewood currently has a generous mix of rental and homeowner occupied housing, ranging from subsidized apartment complexes to large, single family homes. Some of the more stable developments within Edgewood's community area were excluded from the proposed Sustainable Communities boundary so as to direct funding to the most stressed neighborhoods, such as Brookside Drive and Grempler Way, which were mentioned in the Baseline Information section, and serve as examples of many stressed neighborhoods within the SC Area.

Harford County will focus on redevelopment through acquisition and rehabilitation of existing properties, such as vacant, dilapidated, and foreclosed housing. The County plans to continue current revitalization efforts in additional stressed neighborhoods to stimulate current homeowners and renters to take pride in their improved neighborhoods and to provide additional affordable housing choice to low-moderate income homebuyers and renters. Harford County will also continue to aggressively address code enforcement within the SC Area, especially within the stressed neighborhoods with high renter percentages. The fewer vacant, dilapidated and foreclosed properties in a neighborhood, the more revitalized and stable it becomes.

The redevelopment of the County-owned Washington Court property is also currently being evaluated, with affordable senior housing, including accessible units, seriously being considered as an option. This 28-acre property within walking distance to 755, has the potential of providing both affordable housing, services and open space to our rapidly aging population.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

Many of the SC Area's stressed neighborhoods are located within walking distance to Route 40, which offers a multitude of resources, including retail, employment centers, and bus service. Housing improvements in these stressed neighborhoods, accompanied by road and lighting improvements, will create a safer community where residents are more likely to take advantage of the ability to walk to the available resources nearby.

The vision along 755 is to convert some of the existing vacant commercial properties into mixed-use developments to include office and/or retail with potential apartments on the second and third floors, which would greatly increase the walkability of this main-street-like area. Creating housing options along 755 would allow residents the opportunity to walk and/or bike to resources such as the post office, library, farmers' market, and Marc Train station along this downtown hub.

Additional bike lanes, sidewalk linkages, and other pedestrian improvements planned for the 755 Streetscape and other parts of the SC Areas will also improve community walkability and decrease transportation costs among residents.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

As the Edgewood community already has an ample supply of affordable workforce housing, as well as a high concentration of Section 8 vouchers being utilized, Harford County will focus on redevelopment of existing properties, such as vacant and foreclosed housing. Nonprofit partners in the County have had success in slowly revitalizing Harford Square by acquiring and rehabilitating vacant and foreclosed properties and selling them to homeowners earning less than 60% of the area median income. The County plans to continue these revitalization efforts in additional stressed neighborhoods to stimulate current homeowners and renters to take pride in their improved neighborhoods and to provide additional affordable housing choice to low-moderate income homebuyers. The number of units to be rehabilitated would primarily depend on available funding. The fewer vacant and foreclosed properties in a neighborhood, the more revitalized and stable it becomes. Nonprofit partners in the County could easily tackle the rehabilitation of four (4) homebuyer properties per year, which, depending on the nonprofit partner, would benefit very low income households earning less than 50% AMI, up to low-moderate income households earning between 50% and 80% AMI.

In an effort to create affordable housing choice near the Marc train station, the vision is to convert some of the existing vacant properties into mixed-use developments to include office and/or retail with potential apartments on the second and third floors. As the 755 Streetscape improvements continue, allowing residents the opportunity to walk and/or bike to businesses, resources, and transportation along this route, additional workforce housing options will become desirable in Edgewood's downtown hub. This type of mixed-use development will not only increase foot traffic to local businesses, including the post office, library, farmers' market, and Marc station, but it will also create unique main-street-like affordable housing choice for renters that is not currently offered elsewhere in the community.

Another potential option for the development of additional affordable rental housing for families, seniors or the disabled is to utilize the Washington Court property for a multi-family project. The County is currently evaluating the best use of this 28-acre property within walking distance to 755, exploring the possibilities of retail, park open space and senior housing.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Harford County Department of Community Services
- Harford County Housing Agency
- Nonprofit Housing Developers
- For profit Housing Developers
- Edgewood Home Owners Associations
- Edgewood Community Council

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

The concept for the Edgewood SC Area is to employ smart growth development and redevelopment. The Edgewood population and employment growth will be focused in activity centers and within transit oriented development (TOD). The smart growth strategies and site design encourage mixed income and multifamily housing, transit use, bike and pedestrian trips, resulting in minimizing vehicle miles traveled by reducing the need to for motorized travel and reducing trip lengths, and by providing additional transportation options.

One of the keys to increasing the use of transit and rail involves improving accessibility. Utilization of these options is likely to succeed if population, employment centers, or other destinations are connected and are within walking distance of the transit or rail stop. Establishing land use patterns to support a population base of potential riders, while also providing destinations around existing or future routes, would help to increase ridership and reduce the number of users who are auto dependent.

The plan is to focus on incorporating safe, convenient pedestrian, bicycle and transit options into the current system to provide alternatives to dependence on the automobile for all trips. Compact, mixed-use building forms allow the accessibility necessary for successful walking, cycling, and transit networks. Helping to facilitate this:

- In order for local transit services to be a viable option, the transit service in the Edgewood Community needs to be expanded. Longer hours of operation, more frequent service, and direct routes that connect employment and commercial center to residential areas are needed
- Opportunities to expand and improve service should be investigated to include coordinating transit departure time with shift schedules for major employers not only in the Edgewood community but also in the Baltimore region. To support economic opportunities for living wage jobs and ability to work a full eight hour shift.
- To encourage pedestrian and multimodal movement throughout the Edgewood Sustainable Community, street and sidewalk connectivity within the CSSC and ENOD areas of the community is a critical element.
- Need to provide traffic calming improvements within these areas to promote safe bicycle and pedestrian-friendly transit.
- Need to increase use of car pools, van pools, and transit and other TDM options within the CSSC and ENOD areas

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

The SC Area is connected regionally with easy access to I-95 and US Route 40 and the Marc train. All of these facilities take people and goods to the southwest towards Baltimore, and the roads can also be used to go northeast towards Wilmington and Philadelphia. MD Route 7, one of the roadways between Baltimore and Philadelphia, still exists today, but is used mostly for local connections. MD Routes 152 and 24 also cross the community area in a north/south direction, connecting the Edgewood area of APG to Bel Air, Fallston, and northern Harford County. The area is served by Harford Transit Link, which operates local bus lines through Edgewood to and from other points in Harford County, including Harford Community College. MTA's Commuter Bus service is also available for service to and from Baltimore City, and this SC Area is also on the Penn Line of the Marc rail system. Two park and ride facilities, one along the Edgewood Marc station and the other along MD Route 24 just south of I-95, serve the Edgewood community to reduce reliance on single-occupancy vehicles.

The SC Area would benefit from increased rail service and extended local Transit Link operating hours, as commuters currently must rely on a vehicle to work a night shift.

While the Edgewood Marc Train Station is not currently a designated TOD, this may be an option for the future. Currently, there are many opportunities for redevelopment of commercial space and for streetscape and pedestrian improvements along Route 755 from the Marc Train Station to Willoughby Beach Road, some of which have already been initiated.

The strategy is to convert some of the existing vacant properties into mixed-use developments to include office and/or retail with potential apartments on the second and third floors. As the 755 Streetscape improvements continue, allowing residents the opportunity to walk and/or bike to businesses, resources, and transportation along this route, additional workforce housing options will become desirable in Edgewood's downtown hub. This type of mixed-use development will not only increase foot traffic to local businesses, including the post office, library, farmers' market, and Marc station, but it will also create unique main-street-like affordable housing choice for renters that is not currently offered elsewhere in the community.

Additional initiatives to increase bike paths and signage, pedestrian improvements, and bus shelters will also encourage walkability and increased transit ridership.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

- Harford County Department of Community Services
- Harford County Department of Planning & Zoning
- Harford County Department of Economic Development
- Harford County Department of Public Works
- Maryland Transportation Administration

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

The Sustainable Community Workgroup will continue to meet quarterly to track funding received and progress toward the initiatives contained in this plan. Each member will inform their own department/organization of the priorities and needs identified within the SC Area and will commit either funding or in-kind services towards these initiatives in their FY15 budgets. The Workgroup will also partner with the business and nonprofit communities to promote the positive changes taking place in the SC Area in order to maximize and increase funding and investment.

The County's public campaign to revitalize the SC Area is certainly complimented by the Workgroup's support and dedication to this Plan. The Workgroup will also work closely with the Sheriff's Office to remain abreast of changing waves of crime statistics and to track the progress taking place within identified neighborhoods.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? (Answer Space 4,000 characters)

The projects and initiatives included within this Sustainable Community Plan are consistent with the following plans in that it pulls together the various priorities specifically for the SC Area from each plan into one document. This results in a coordinated Plan for the SC Area, which is committed to the Livability Principles. The Plan proposes revitalization efforts in order to create a more vibrant economy and community for the residents, businesses, commuters and visitors to this SC Area.

- Edgewood Community Plan: March 2000
- 2012 Master Plan and Land Use Element Plan
- Harford County Zoning Code
- Managing Maryland's Growth: Smart Neighborhoods (featuring ENOD)
- Harford County Natural Resources Element Plan 2009
- 2013 Bicycle and Pedestrian Master Plan
- Transportation Element Plan 2010
- Harford County Economic Development Advisory Board Visioning and Work Plan (2011)
- PlanMaryland
- Carbon Neutral Corridor Study

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

The entire Edgewood community area is already designated as a Priority Funding Area and much of the area is also designated as an Enterprise Zone by the state. Local designations, such as the Chesapeake Science and Security Corridor and the Edgewood Neighborhood Overlay District, in addition to these state designations, make the area very attractive for private sector investment. Harford County's Development Envelope also encompasses the entirety of Edgewood, so the water and sewer infrastructure and established zoning make the area ripe for a multitude of development, redevelopment and revitalization opportunities.

This SC Plan will promote and sustain more private sector investment due to the evident local and State support of the priorities listed within the Plan. The Plan will serve as a focused investment strategy for the private sector, as it will seek tax credits and funding for projects that are already fully supported and encouraged by the local and state government. Revitalization efforts in Edgewood will result in a more vibrant community, which will improve the economy, as well as business and homeowner retention, which will sustain even more future investment in this growing, changing community.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

The completion of the SC Plan has been an exercise that has helped the County to identify, coordinate, and prioritize projects for the next five years. The following is a list of projects and initiatives that Harford County will pursue local and state resources to complete.

- Create a sense of community within the SC Area
- Redevelopment of Washington Court as park open space and/or housing
- Acquisition and rehabilitation of homeowner units in stressed neighborhoods
- Road and lighting improvements in stressed neighborhoods
- Completion of Route 755 Streetscape Plan – sidewalk connectivity, traffic calming devices, safety enhancements to encourage biking and walking between neighborhood centers and business
- Facade improvements
- Redevelopment of Edgewood Community into mixed use centers allowing ability to walk and bike between centers
- Support brand name businesses and amenities as anchors for the Route 755 corridor, particularly in close proximity to the entrance gate to APG – Edgewood Area
- Increase the multimodal transit capacity for Harford Transit LINK, Maryland Transit Administration, and MARC train station to decrease gaps in services hours and increase the frequency of routes to allow transit dependent works to be able to work a full eight hours
- Increase “Welcome” signage near the Marc Train Station and the APG gate
- Increase the number of bus shelters
- Support stormwater management upgrades
- Identify and prioritize strategic projects that will yield the greatest impact in the SC Area

V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

It is the goal of the County to aggressively pursue the projects and initiatives outlined in this plan within a five year timeframe. Progress measures will be recorded on a quarterly basis to DHCD when State grant funding has been secured for projects. Additionally, the Department of Community Services issues an annual report, where all progress measures will be made available to the public. Some of the benchmarks that will be used to measure progress will include:

- Number of housing units rehabilitated
- Number of jobs created/supported
- Number of new businesses supported
- Roadway Sections improved
- Percentage reduction in crime and foreclosure statistics
- Increased transportation service
- Number or section of bike paths created or pedestrian improvements made
- Number of neighborhoods improved with added lighting

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date