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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Baltimore County Department of Planning

**NAME OF SUSTAINABLE COMMUNITY:** North West Gateways

**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:** Baltimore

**Name of Sustainable Community:** North West Gateways

**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](mailto:Wolters@MdHousing.org)**

The area is bounded by I-695 on the east. On the south it is bounded by Gwynn Oak Avenue, Windsor Mill Road, and Baltimore County's urban rural demarcation line (URDL) which corresponds to the county's Priority Funding Area. The western boundary consists of Carriage Hill Circle, Pikeswood Drive, and Tulsemere Rd. The northern boundary consists of primarily of Winands Road, the Gwynns Falls, and an abandoned rail line. The rail line extends to Clarendon Avenue, continuing eastward to Reisterstown Road, then northward to I-695, east again to Park Heights Ave., and then south to the city line. The SC area is comprised of Census Tracts 4023.02, 4023.03, 4023.04, 4023.05, 4023.06, 4023.07, 4024.02, 4024.03, 4025.06, 4026.02, 4026.04, 4031, 4032.01, 4032.02, 4033, 4034.02, , and part of 4025.03. A portion of census tract 4025.03 lies outside the URDL, and that portion is not included in the SC area. The boundary of Census Tract 4034.02 was changed after the 2000 census. Census data comparing Year 2000 to more recent years were adjusted to account for the boundary change. The area includes parts of Randallstown, Pikesville, and Milford Mill.

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**Approximate number of acres within the SC Area: 8,679 acres

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area                               | <input type="checkbox"/> Designated Neighborhood                        |
| <input type="checkbox"/> Main Street  | <input type="checkbox"/> Maple Street                                   |
| <input type="checkbox"/> Local Historic District  | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District   | <input type="checkbox"/> State Enterprise Zone Special Taxing District  |
| <input type="checkbox"/> BRAC   | <input type="checkbox"/> State Designated TOD                           |
| <input checked="" type="checkbox"/> Other(s): <u>Commercial Revitalization District</u> |   |

## 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)**

- The 58k square foot Randallstown Community Center on Resource Drive which houses a multi-purpose gymnasium with 3 basketball courts, 2 volleyball courts, a 4-lane indoor track, and a 25-meter, 6-lane indoor pool managed by the YMCA of Central Maryland; a 300 seat performance hall; a tech center and activity room. Total cost: \$13m., including \$2.9m. in state funding and a \$400k federal grant.
- The relocation of businesses within a half-vacant shopping center on Brenbrook Drive to accommodate a new Walmart store that opened in 2012 to initial sales exceeding projections by 70%. Employs over 300 people, and represents an \$8m private investment.
- The 39k sq. ft. community resource center (the Liberty Center) including: a satellite campus of the Community College of Baltimore County offering continuing education classes and credit courses; one of 3 county-wide Workforce Development Centers; and a county Department of Social Services office. Built inside a former grocery store on Offutt Rd., the \$3 million county project provided vital community services while addressing the problem of vacant retail space.
- Collins Seafood & Grill adjacent to Liberty Center, opened in 2013. A locally-owned restaurant, it features sit-down dining, and employs 40 people. Capital investment: \$850k including a \$141k loan from the MDHCD's Neighborhood BusinessWorks program.
- The Brenbrook Drive extension to Old Court Rd. in 2009 for \$1 million improved street connectivity, and facilitated access to retailers on Brenbrook, and to county government facilities on Resource Dr.
- A stream restoration and stormwater retrofit along a 2k linear foot segment of Bens Run, completed in 2004 for \$571k.
- The County spent \$300,000 to relocate businesses within a half-vacant shopping center to accommodate a new Walmart store, which opened in 2012 and employs over 300 people. The county helped to facilitate the conversion of a closing K-Mart store to a successful Home Depot, and the establishment of a Ruby Tuesday restaurant. These new businesses in the "town center" enable Randallstown residents to obtain needed goods and services without having to leave their own community.
- \$30 m. in business improvements in along Reisterstown Road through business participation in county and state loan programs, tax credits, development assistance, and the county's architect on call program.
- \$10k annual grants to Randallstown and Pikesville's commercial districts, funded through the Pikesville Chamber of Commerce and the Liberty Road Business Association to strengthen business within the district (e.g. community events, street cleaning, landscaping).
- The Milbrook Friendly Neighborhood Program, managed by Comprehensive Housing Assistance, Inc. (CHAI), which oversees supportive services provided by a multi-agency team of professionals to vulnerable, low-moderate income residents of the Milbrook Park Apartments. Since FY 02, Baltimore County has provided \$254k to the program through the CDBG Program, leveraging an additional \$1.9m in public and private grants.
- 600 units of affordable, senior independent rental or co-op housing developed with county and state tax credits.
- Traffic calming facilities at 19 locations.
- Pedestrian safety/ADA improvements, storm drain repair, and resurfacing along Liberty Road from Washington Avenue to Pikeswood Drive, 1999-3013; \$6m investment.
- Reisterstown Road bridge over I-695 and associated interchange improvements completed in 2002 (\$17.1 million).
- Liberty Road bridge over I-695 and associated interchange improvements completed in 2012 (\$18.3 million).
- Three new tutoring rooms and a new entrance with improved access for people with disabilities at Randallstown Library (2011); expansion of Pikesville Library (2007).

## **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)*

Following are local and site barriers to smart growth in the SC area:

- Liberty and Reisterstown roads are gateways to the SC area and their respective town centers. Land uses at some locations lack visual appeal due to poor upkeep or visual clutter, belying the corridors’ strengths, and affecting their image.
- Activity centers within the town centers (II.B(2)) lack good, internal street connections; limited street connectivity:
  - oLimits opportunities for synergy among the various uses in these centers, which could enhance business performance.
  - oRequires drivers to make unnecessary vehicle trips to visit multiple destinations, and to access some destinations via major arterials, unnecessarily contributing to traffic congestion
- Liberty Road has had a significant number of vehicle crashes, and SHA has designated the corridor as a candidate for safety improvements. Perceived or actual traffic safety problems along both corridors:
  - oDiscourage walking and bicycling
  - oCompromise the safety of transit riders, who must cross the busy arterials to make connections, as well as other pedestrians
  - oReduce opportunities for synergies among businesses and other destinations on opposite sides of the road.
- The relatively small size of properties and fragmented land ownership will require coordination among property owners in some cases in order for significant redevelopment to occur successfully.
- The housing stock is diverse with respect to unit type, but the Liberty Road area, in particular, lacks market rate apartment and condo options for “empty nester” home owners.
- The student achievement gap at local schools (see II.B(3)) may affect not only the potential of students to realize their aspirations, but also the perception of the schools, which can impact homes sales, and the perception of the local labor force, which can affect employers’ locational decisions.
- The SC area has a persistently higher unemployment rate than the county as a whole (II.D(1)). Unemployment can destabilize families and communities, contributing to problems such as housing foreclosures.
- The area’s two Metro stations are physically isolated from established neighborhoods and business areas.
- Although adjacent to a compact, mixed use area to the east, the Milford Mill Metro station lacks passenger access on the east side, thus limiting the potential benefits of proximity to the station (see IV.E(2)).

In addition to the local and site barriers, there are also global barriers, such as the following:

- The cost and complexity of meeting environmental regulations, such as the current storm water management regulations, may discourage investment without offsetting incentives. Such regulations may pose greater barriers to smart growth than to sprawl development.
- Restrictive financing, a legacy of the 2008 financial crisis, continues to inhibit all kinds of economic activity. The challenge to obtain development loans may be compounded for mixed-use projects because the financial markets are still largely structured by land use category. Moreover many lenders may prefer the simplicity of Greenfield development to the relative complexity of redevelopment, making financing less competitive for smart growth projects.

## 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)**

The majority of historic resources are concentrated on the main transportation corridors of Liberty and Reisterstown roads, both of which were once turnpikes. Mount Olive United Methodist Church, for example, remains an active place of worship on Old Court Rd., with buildings and a cemetery dating to c.1860. Union Bethel A.M.E Church, now located nearby on Church Lane, was established by free African Americans in 1822 at a nearby site on Liberty Rd. A small cemetery remains on the original site, which once also included a school for African American children.

The Klohr House (1844), and Ruff House (1891) are among the oldest buildings in the area. They are located in the Fieldstone County Historic District, at Church La. and Liberty Rd., which also contains 30 stone dwellings built in the early 1900s, and occupied by home owners. Randallstown Elementary School has been continuously used as a school since 1908. Additions in 1926 and 1938 are excellent examples of early 20th Century school architecture.

Sudbrook Park, near the Pikesville business district, was designed in 1889 by Frederick Law Olmsted, Sr. It is one of only 3 intact suburban villages that Olmsted, Sr. designed in the US. The well-preserved, 204-acre neighborhood is home to 500 families. It was designated a National Register Historic District in 1973 and a County Historic District in 1993.

The Pikesville Armory was added to the National Register in 1985. As Maryland's second-oldest armory building (1903), the underutilized facility was designed by the prestigious firm of Wyatt and Nolting. It also derives significance from its association with the 20th century reorganization and expansion of the National Guard.

The area's single-family housing includes a mix of rental- and owner-occupied units. Most of the single family units were built in the 1950s, 60s, and 70s, and are generally well maintained. Some older homes are in need of system upgrades that its low- or moderate-income owners cannot afford. Deteriorating infrastructure, such as curbs and alleys, is a problem in some older neighborhoods. The area has several large rental apartment complexes, some of which suffer intermittently from neglect and high vacancy rates. There are over 600 units of relatively new affordable, independent living units for seniors within the SC area, with many additional units of affordable senior housing located just outside the SC area.

In 1952 Baltimore County pioneered the concept of the joint use school-recreation center, which has proven an economical way to provide high quality recreational facilities for both public schools and the larger community. The county and the school system share the cost of land acquisition, development and maintenance. Through cost sharing, the joint-use centers are able to provide amenities that could not otherwise be funded, such as recreation offices, activity rooms, full-size gyms, additional athletic fields, tennis and multipurpose courts, and comfort stations.

The SC area has 17 neighborhood schools, each with school-recreation facilities, located within a short walk or bicycle ride of many homes in this compact community. In addition, the area is served by recreational facilities at the Randallstown Community Center and Randallstown and Pikesville senior centers (see II.A(5)), and by several other small parks and playgrounds.

Street connectivity is variable. Barriers include stream systems, I-695, and rail lines. Some subdivisions are designed in a cul de sac format, which limits car, bicycle and pedestrian connections. Within the town centers some destinations lack direct street connections, which unnecessarily forces traffic onto busy arterials. Priority locations for bicycle and pedestrian facilities are identified in the Western Bicycle and Pedestrian Access Plan. The area is served by 2 Metro rail stations, Milford Mill and Old Court; and 7 MTA bus lines.

## **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 SC area is characterized by mature neighborhoods consisting of a mix of single- and multi-family housing linked by a network of collector streets to retail, service and office uses along Liberty, Old Court, Reisterstown, and Offutt roads and Brenbrook Drive, and light industrial uses on Lord Baltimore Drive, and Greenwood and Milford Industrial roads.

A mixed-use area is located on both sides of Liberty Road between Brenbrook Drive and Old Court Road. A large concentration and diverse mix of uses are located within a half mile radius of a center point on Liberty Road at Liberty Court Shopping Center. Some configuration of this area is informally known, and referred to herein, as Randallstown's town center. The half mile radius allows for a variety of 10-20 minute walks to multiple destinations. A quarter- to a half-mile is the maximum distance most people are willing walk, with longer distances walked if the environment is comfortable.

This town center includes nearly 2,000 housing units; service and retail establishments, 4 churches; an elementary school; 5 parks; and county services including the Randallstown Community Center and Liberty Center (see II.A(5)), a senior center and a clinic operated by the Health Department. The town center is anchored by Northwest Hospital, the area's major employer with over 1,400 employees, located on Old Court Road south of Liberty Road.

Similarly, a mixed use area located along Reisterstown Road is considered Pikesville's town center. Old Court and Reisterstown roads and Sudbrook Lane form a triangle containing shopping and professional services on the north side, and public facilities, including a county library, senior center, and the State Police Headquarters on the south side. The library and senior center are within an easy walk of apartment complexes, senior housing, and shopping on the west side of Reisterstown Road that lie outside the SC area, but these facilities are not readily accessible from other locations within the triangle, due to limited street connectivity. Land assembly is a particular challenge to revitalization efforts in this area. The triangle is surrounded by open space on the north and south—a cemetery and country club, which limits the potential for sprawl development.

Along Reisterstown Road, the county is particularly interested in the area south of the town center. The area is bounded by Park Height Avenue, the Metro rail line, Clarendon Road, and the city line. It has many older commercial buildings, single-family homes, and apartments buildings in need of modernization, including some vacant structures. Many of the residents are living on low- and moderate incomes, including many seniors and people with English as a second language. Both physical and social resources are needed to maintain this area's stability.

This area also has some relatively new buildings, including condos and apartments, and state and county police facilities. Adjacent to the Metro rail line is a light industrial park.

The Milford Mill Metro station is located just under a mile from the nearest point on Reisterstown Road. It has passenger egress only on the west side, creating a long, circuitous walk to nearby neighborhoods and businesses on the east side (see IV.E(2)). The station could be a greater catalyst for reinvestment in this area if passengers could disembark on the east side. Other barriers to redevelopment include the relatively small size and limited depth of parcels.

Both the current zoning map and the county's planned unit development (PUD) process provide ample opportunity for revitalization investment. The commercial areas along Liberty and Reisterstown roads, including the town centers, and the areas around the Metro stations, are designated in the Master Plan 2020 as future T-5 transect zones. T5 is characterized by higher density mixed use buildings, and a tight network of streets, with buildings set close to wide sidewalks.

## **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)**

The community is multi-cultural in the fullest sense of the word; and the local schools, businesses, places of worship, and organizations reflect this dynamic diversity. It is also a community with a strong positive sense of identity, and active neighborhood associations (See II.D.3).

Both traffic congestion and vehicle speeding are perennial concerns of residents, particularly in the Liberty Road area. An opinion survey conducted for the Liberty West Plan in 2005 cited the volume and speed of traffic as the top community concerns. SHA has confirmed that Liberty Road continues to have a significant number of crashes, and the agency has designated the corridor as a candidate for safety improvements. Speeding on neighborhood streets has also been identified as a problem by residents of the SC area. In response, the county has installed traffic calming devices at 19 locations within the area.

2013 traffic volumes were heaviest along the corridors near I-695. Near the town centers, there were 35k average daily trips on Liberty Road, and 33k on Reisterstown Road. In the Liberty Road town center many business and service establishments are not linked within the block. Thus patrons are diverted onto Liberty Road for access an adjacent establishment. The lack of connecting streets parallel to Liberty and Reisterstown roads unnecessarily increases traffic on those busy arterials. Limited street connectivity in the Pikesville town center requires drivers to access the library and senior center via Reisterstown Road, rather than a local street.

The SC area has 17 public schools, including 2 high schools, 4 middle schools, 10 elementary schools, and a public pre-school/kindergarten, most within an easy walk of nearby neighborhoods. The area also has several parochial schools, as well as specialized educational services for disabled children and adults.

Maryland School Assessment data show an academic achievement gap between students in most of the SC-area public schools and those county- and statewide. Various factors appear to be contributing to the gap, as indicated by Title I and Tier III school designations. Title I is a federal grant program. Its purpose is to provide supplemental resources to economically disadvantaged schools to support the achievement of students. Nine of the 17 schools in the SC area are Title I schools.

Tier III schools get extra support because they are impacted by variables such as higher mobility rates, free and reduced meal participation, and non-English speaking student enrollment. Eight schools in the SC area are categorized in the overlapping, Tier III category. Only 4 of the 17 schools are neither Title I nor Tier III. Educational quality and the achievement gap are expressed concerns of many area residents. The county executive and the school superintendent are working collaboratively, and are committed to eliminating student achievement gaps in the northwest and throughout the county.

Adjusted cohort graduation rates increased at greater rates over the past four years for both of the public high schools in the SC area than the county as a whole. Randallstown High School's graduation rate increased by 10% to an impressive 90% in 2013; Millford Mill Academy's, graduation rate increased by 4% to 86% in 2013; and the county's graduation rate increased by 3% to 86%. Baltimore County has the 3rd highest graduation rate in the nation for African American male students.

Crime, along with school performance, is invariably a high-priority issue for communities. Police data show that the per-capita incidence of Part I (more serious) crimes was virtually identical to the county's in 2013 at 39%. Part I crimes were down throughout the county by 5.0%, and within the SC Area by 10.2%, when comparing 2013 with the average for the previous 5 years. Part II (less serious) crimes were also down in the SC area during the period, by 7.8%.

## 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)**

Liberty Road bisects the SC area, and generally marks the division between the Gwynns Falls and Patapsco watersheds. The Scotts Level branch drains a 2,653-acre sub-watershed of the Middle Gwynn's Falls. This sub-watershed encompasses most of the SC area on the north side of Liberty Road. On the south side of Liberty Road, the SC area is drained by the Ben's Run and Brice Run, sub-watersheds of the Upper Patapsco Watershed. A small portion of the SC area adjacent to the city line near Reisterstown Road lies within the Western Run sub-watershed of the Jones Falls watershed. It contains no major tributaries.

Water quality problems in the SC area are chiefly the result of urbanization. The primary challenge is the significant amount of impervious surface in these communities of concentrated suburban homes and businesses, including large, surface parking lots and extensive mowed lawns. The impervious surfaces generate high rates of storm water runoff, which in turn leads to higher sediment and nutrient loads. Nearly 25% of the SC area's land cover is characterized by paving, including streets. Water quality degradation is exacerbated by trash and pollution from uncovered dumpsters, equipment stored outdoors, litter and pet waste.

Baltimore County has assessed its tree canopy in cooperation with the USDA Forest Service and the University of Vermont. The county has set multiple tree canopy goals for communities, watersheds and reservoirs, and countywide. The county recommends that each Census Designated Place reach a goal of 40% tree canopy cover, consistent with the State's goal. The State has also adopted a no net loss policy for its forests.

41% of the SC area's land cover is tree canopy. The tree canopy cover is concentrated along the area's streams, and in 2 large cemeteries. The stream systems are protected from development by buffer areas maintained primarily through environmental easements, open space easements, or in-fee ownership by the county.

In 2004 Baltimore County and Baltimore City joined forces to conduct a major technical study of the Gwynns Falls Watershed. The purpose was to 1) identify and evaluate non-point source stormwater pollution and stream degradation; 2) determine measures to reduce this pollution and reestablish stream stability; and 3) provide a watershed restoration framework for the city and county. This project was the first cooperative effort between the two jurisdictions on water quality restoration.

Based on this technical framework, Baltimore County prepared a small watershed action plan (SWAP) for the Middle Gwynns Falls watershed in 2013. The SWAP provides a detailed analysis of water quality problems, and identifies specific strategies at specific locations to bring the watershed into compliance with water quality standards. The strategies include government capital projects as well as actions in partnership with local watershed associations, citizen awareness campaigns and volunteer activities. The county is scheduled to prepare a SWAP for the Upper Patapsco Watershed, which includes Bens Run and Brice Run in 2015. It will involve similar analysis and yield a comparably-detailed strategy.

In 2004 the county conducted a stream restoration and stormwater/wetland retrofit along 2,000 linear feet of Bens Run, which affected 60 acres within the SC area. A similar project is under construction along Scotts Level Branch at McDonogh Road, affecting 1,125 linear feet of stream within the SC area.

The SC Area is not located in a coastal zone.

## 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)**

Interest in reducing the collective carbon footprint and using energy more sustainably has grown countywide. The county conducted a greenhouse gas (GHG) inventory of its buildings and operations in 2006, and has taken steps to reduce county government's energy consumption and contribution to climate change. Developers and households seeking county government resources for rehabilitation or new construction must use green building practices to ensure energy efficiency. The county sets an example by designing and constructing new county buildings, such as the Randallstown Community Center, to meet LEED Silver or comparable standards.

Baltimore County has an ongoing relationship with the State to reduce its carbon footprint in all of its communities through clean energy loan programs and clean communities grants. Through these state grant and loan programs, the county has been able to promote weatherization, and encourage community residents to purchase compost bins from the county; plant young slow-growth trees, and obtain rain barrels and create rain gardens.

The County's Green Building Program requires the use of sustainable building and remodeling practices when using county financing for housing for moderate-income households, individuals or communities. The goals are to improve energy efficiency and indoor air quality.

Baltimore County is a national smart growth showcase for its land preservation policies, and the early establishment of an urban growth boundary, the URDL, in 1967. However, within the URDL, as in many suburban communities, new development became increasingly automobile-oriented, starting in the mid-20th century. In many areas, including the SC area, it can be difficult to manage daily life without a personal automobile.

The county is taking steps to move in a more sustainable direction with respect to transportation. It has adopted a Bicycle and Pedestrian Access Plan and a Complete Streets policy to help improve bicycle and pedestrian access to transit stops and destinations. Programs to encourage the use of alternative transportation modes can contribute to the reduction in GHG emissions from private automobiles.

County efforts to maintain and boost tree canopy cover in the SC area (see II.C(1)) can have a significant impact on its carbon footprint.

Environmental sustainability depends significantly on responsible solid waste management and recycling practices. The county's commercial and residential waste diversion rate of 63% in 2008, as calculated by the Maryland Department of the Environment, ranked first out of all Maryland jurisdictions. The County experienced substantial growth in residential recycling tonnages since the February 1, 2010 start of single stream recycling for 237,000 single-family homes. County employees already have easy access to single stream-recycling collection at work. The public schools and the community college system have also implemented recycling programs.

There remain opportunities for improvement with regard to waste. Within the residential sector most recyclable material continues to be discarded as trash. Interring this at Eastern Sanitary Landfill (ESL) comes at a considerable cost to the taxpayer. Even more costly in financial and environmental terms would be the establishment of a new landfill in order to take pressure off the ESL, which has a projected 30-year operational capacity as of 2010. The county is actively working to expand single stream recycling to apartments and condominiums. Waste prevention and recycling is the most practical, convenient way that residents can make a positive difference with the environment and reduce landfill costs.

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## **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)**

Baltimore County has been delegated the authority by the State of Maryland to enforce stormwater management (SWM) regulations. The SWM program, managed by the Department of Environmental Protection and Sustainability, currently implements the requirements of the 2000 Maryland Stormwater Design Manual to new and redevelopment activities. The Stormwater Management Act of 2007 was incorporated into the County's regulations in May 2010 and further refinements will be integrated when all State regulatory changes have been completed. Some of the more significant changes are:

- Environmental Site Design to the Maximum Extent Practicable must be addressed for all projects, including redevelopment.
- Three sequential plan submissions and reviews are now required: Concept Storm Water Management (SWM) Plan; Development SWM Plan; and Final SWM Plan.
- Redevelopment projects now require 50 percent reduction in impervious surface or equivalent water quality management. The past requirement is 20 percent.
- No grading or building permits may be issued until sediment control and SWM plans are approved.

Large parts of the SC area were developed in the 1950s, 60s and 70s, before modern stormwater regulations were adopted. Potential opportunities for redevelopment within the SC area will be exploited under the initiative of private investors. As redevelopment occurs, it can provide a significant opportunity to improve stormwater management. Through redevelopment, any point sources can be identified and remediated, existing SWM facilities can be evaluated for conversion/retrofit, and new SWM facilities can be constructed. The county will work to ensure that stormwater controls are designed effectively and attractively following Environmental Site Design as best management practices.

## 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)**

The SC area is situated between two major employment centers, Owings Mills to the northwest, and Woodlawn to the south. It is a bedroom community that enjoys moderate buying power, with a median income of \$58,285, compared to the county's \$66,068.

Between decennial censuses, unemployment figures are provided only as multi-year averages at the census tract level. The average unemployment rate for the period 2000 – 2012 was 9.05% for the SC area, and 7.32% for the county. Unemployment has been higher in the SC area than in the county during both weak and strong economic periods. This may be attributed in part to the area's lower educational attainment, particularly at the post-graduate level (see II.D(3)), and achievement gaps in public education (see II.B(3)).

The county is working assertively to eliminate academic achievement gaps throughout the school system, and graduation rates are up at the SC area's 2 high schools, which should improve the employment prospects of area residents over time, but which will not ease the difficulties of adults currently facing unemployment or underemployment.

To address these difficulties the SC area hosts the Liberty Center, one of the county's 3 Workforce Centers, which opened 3 years ago. The Center assists adults seeking to improve their job skills, and employers to meet their workforce needs. A satellite campus of CCBC offers continuing education classes and credit courses.

The area's major economic driver is Northwest Hospital. Located on Old Court Road in Randallstown it has 1,450 employees. The hospital has invested over \$100 million in capital improvements and expansion, including a new 50k sq. ft. medical office building on Old Court Road, a state of the art emergency room, and a women's wellness center and breast cancer center.

The Liberty Road corridor is poised to attract new private investments. In the past 10 years a Walmart Superstore, a Home Depot, 4 new restaurants and 2 coffee shops have been established, creating over several hundred private sector jobs.

Competitive advantages of both corridors include easy access to I-695, with the renovated interchanges at Liberty and Reisterstown roads; bus lines and the Metro line for workforce transit; and the generally strong support of residents for development.

The Pikesville town center is a successful retail and professional services center for relatively affluent residents who live mostly outside of the SC area. The town center is included in the SC area primarily for data purposes. It is part of a whole census tract that also encompasses aging neighborhoods and commercial properties closer to the city line, which are beginning to show neglect. It is these older areas that are of particular concern to the county. The lack of curb appeal is an economic barrier at the gateways from the city along both Reisterstown and Liberty roads.

The Metro stations are among the competitive assets in the northern part of the SC area, but a barrier to these benefits is there physical isolation from established neighborhoods and commercial areas (see IV.D(2)).

The county's urban rural demarcation line which defines the SC area's southern boundary forces new retail to locate in previously built-out commercial centers as opposed to greenfields. The designation of both the Reisterstown Road and Liberty Road corridors as a Commercial Revitalization Districts provides incentives to attract new businesses, and improve the appearance, operation, and profitability of existing businesses.

## **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)**

Baltimore County leads the region and ranks second in the state in terms of housing inventory. Most housing in the county is made up of owner-occupied single-family detached and townhouse units. Of the County's 327, 271 housing units, 64 percent were built prior to 1980. More than 90 percent were constructed prior to 1990. Approximately one-third of households are renters, with most renters occupying multifamily buildings with five or more units.

Baltimore County has led the region in residential construction, although the pace of new units has declined in recent years. Between 2000 and 2010, 24,265 units were built, including 15,910 single-family structures and 8,355 multifamily units. The homeownership rate of 67% mirrors the national average. It declined by only 0.75% between 2000 and 2010. Multi-family construction has been increasingly important due to economic conditions and current housing market dynamics.

Between 2000 and 2012, the median value of owner-occupied housing in Baltimore County increased by 121.8%, and the median gross residential rent increased by 91.8%. Between 2000 and 2010, the median household income increased by only 30.4%. The housing value figure for 2012 is from the American Community Survey (ACS); it represents an average value for the period 2008-2012.

There were slightly more than 26,000 foreclosure filings in the county between 2006 and 2013, according to Realty Trac, as published by DHCD. Foreclosure filings peaked at 4,724 in 2010, declined for two years, and then rose again in 2013 to the highest level for the period: 6,602.

Between 2000 and 2010, The Housing Choice Voucher Program waiting list grew from 2,000 to 20,000 households. The region's supply of affordable for-sale housing is heavily concentrated in and directly surrounding Baltimore City. These areas have a supply of inexpensive housing as a result the age of the structures as well as the national economic downturn, the housing market decline, and an increase in foreclosures.

The county's Housing Opportunities Program (HOP) administers CDBG funds, HOME funds and other HUD state and federal programs. The HOP originates, underwrites, administers and services housing loans, grants and tax incentives utilizing state, local, and federal resources. The program works to increase the supply of affordable housing, improve and maintain the existing housing stock, and strengthen neighborhoods through expanding public facilities and community amenities.

The County has undertaken several specific actions to expand housing opportunities for low and moderate income families. The county's first affordable, rental housing development for families, Hollins Station in Arbutus, is approved and in permitting. Other affordable housing projects include Arbutus Supportive Housing, a 13 unit Single Room Occupancy facility for chronically homeless women; The Greens at English Counsel, a new affordable senior housing development in the Baltimore Highlands area; Pikeswood Apartments, a rehabilitated mixed income apartment property in the Liberty community; The Greens at Liberty and Old Court Estates, both new affordable senior projects in Randallstown. Other projects elsewhere in the County include Renaissance Square, a mixed income, mixed housing type project in Essex and The Greens at Logan Field, an affordable senior property to be constructed in Dundalk.

## **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)**

Race & Ethnicity. The SC area had 66,036 residents in 2012, representing a slight decline in population of 0.5% from 2000. During the same period, the Black/African American population in the SC area increased by 12%. Black/African American residents comprised 78% of the SC area's population in 2012, compared to 26% of the county's. Although free African Americans settled in Randallstown as early as the 1820s, African Americans did not migrate to the SC area in large numbers until the 1970s. Along with other Black residents, they are now the dominant racial group.

While Hispanic/Latino and Asian residents represent only 4% and 2%, respectively of the SC area population, these groups increased in population by 169% and 47%, respectively between 2000 and 2012. Non-Hispanic white residents, the largest minority in the area, represented 14% of the area's population in 2012. Their numbers declined by 47% during the period.

The census figures do not fully capture the cultural diversity of the area because the census does not address religion or national origin. The area has a significant and diverse Jewish population which has shaped cultural institutions and businesses, particularly in Pikesville. Successive waves of settlement by Jewish residents began when relatively wealthy members of Reform synagogues moved from northwest Baltimore to Pikesville by the 1920s, followed by Russian Jewish immigrants and members of Orthodox congregations. The first two synagogues in the SC area were established in Milford Mill in the early 1950s. A wave of Russian and Ukrainian Jewish immigration to the area began in 1975 and surged in the 1980s, increasing from hundreds to thousands. A large influx of Orthodox Jewish families, primarily from New York, occurred in the 1990s.

The area continues to attract new ethnic groups. In addition to the Latino and Asian populations documented by the census, Pikesville continues to attract Russian-speaking settlers. In Randallstown new-comers are from places including Nigeria, Korea, China and the Caribbean. Reflecting this diversity, the Pikesville library has a collection of adult materials in Russian, and the Woodlawn library (near Randallstown) has a collection of adult materials in Korean.

Age. The SC area population between 55 and 64 years of age increased by 49% during the period for both the SC area and the county. This group represents a slightly higher percentage of the SC area's total population than the county's: 14.6% compared to 12.6%. As these "baby boom" residents grow older they will need a variety of specialized public and commercial services.

Education. The SC area's adult educational attainment was just slightly lower than the county's for high school graduation or higher: 89%, compared to 90%. But it compared less favorably to the county's for bachelors degree or higher: 27% versus 35%. These figures are from the American Community Survey (ACS) and represent an average value for the period 2008-2012.

Economics. Unemployment is decreasing, but it is higher for the SC area than for the county. The average unemployment rate, 2008-2012, was 9.05% for the SC area, compared to 7.32% for the county, according to the ACS. The U.S. Bureau of Labor Statistics (BLS) provides more recent figures (based on a different methodology), but not for small areas.

The SC area's median household income averaged for 2008-2012 was \$58,285. 27% of SC area households had incomes less than 50% of the regional median, compared to 24% for the county; 49% of SC area households had incomes less than 80% of the regional median, compared to 43% for the county; and 56% of SC area households had incomes less than 120% of the regional median, compared to 50% for the county. These thresholds are used by HUD to identify very low, low, and moderate-income households for eligibility for HUD grants and programs.

### **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)**

The Baltimore County Department of Planning assumes lead responsibility for preparing Sustainable Community applications and for creating and implementing Sustainable Community Action Plans. The agency has the capacity and the will to maximize the impact of the SC designation. The agency has formed a county-government based Sustainable Communities Workgroup. Presently, two additional county agencies are active in the group, the Department of Economic and Workforce Development and the Department of Environmental Protection and Sustainability. Additional agencies, such as Recreation and Parks and Public Works, are engaged through their prior participation in existing plans that are important components of our applications and future projects. Our government-based workgroup and more formal agency representation will expand as we move forward.

The county's SC Workgroup has a leadership team composed of the department director, two division heads and five additional staffers who are highly experienced in community planning, community development, community revitalization, community outreach, public relations and demographics. Members of this team are:

Andrea Van Arsdale, Director, Department of Planning;  
Liz Glenn, Deputy Director of Neighborhood Improvement;  
Jeff Mayhew, Deputy Director of Community Development;  
Dave Green, Division Chief, Neighborhood Response Team (NRT);  
Donnell Zeigler, Western Sector Coordinator  
Kui Zhao, Demographer and Master Plan coordinator;  
Troy Leftwich, Commercial Revitalization Specialist;  
Kathy Schlabach, Division Chief, Strategic Planning;  
Karin Brown, Historic Preservation Services.

The SC leadership team will guide and supervise several departmental divisions that will be engaged. The department's recently established Neighborhood Response Team will take on leadership and implementation responsibilities associated with individual sustainable communities. The response team will interface with community-based organizations, non-profit organizations, local business associations, and other stakeholders. Additionally, Sharon Klots of the County Department of Economic and Workforce Development will be involved, as will Ayla Haig, Department of Environmental Protection and Sustainability.

Additional resources include the agency's Housing Opportunities Program and Commercial Revitalization Program. The Commercial Revitalization Program consists of experienced professionals from various disciplines including planning, commercial real estate, neighborhood stabilization, and banking. The program will continue to offer low interests loans, tax credits, and technical and business assistance to attract new investment.

### **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)**

The Department of Planning is well versed in leading large-scale planning efforts and implementing a wide variety of projects associated with those revitalization plans. This robust capacity includes plans that have received crucial support from the Maryland Community Legacy Program administered by DHCD and gap financing for revitalization projects generating downtown employment with DBED and MDOT. All of this work has involved close collaboration and partnerships with key county agencies, state agencies, federal agencies, community organizations and private-sector stakeholders. This work also involves many contracts, requests for proposals and memoranda of understanding to clearly guide the involvement of formal partners.

The County has undertaken significant redevelopment projects involving the transformation of formerly blighted and neglected properties. Working with HUD and other partners, the County gained control of the former Riverdale apartments and resolved a longstanding case of blight and neglect in Middle River. The property—now known as Waterview—stands as a beacon of neighborhood stability, comprising more than 60 acres of newly built residences. Similar transformative initiatives to overcome blight were carried out at the former Kingsley Park apartments in Middle River and the former Yorkway apartments in Dundalk. Newly built residences, including a multi-family building at Kingsley Park, now occupy both of these properties.

The county launched its partnership with DHCD's community legacy program as part of the Dundalk Urban Design Assistance Team (UDAT) planning process. The partnership continues to thrive and spawned the Dundalk Renaissance Corporation (a certified community development corporation). The county and the DRC have implemented many revitalization projects, including: Dundalk Avenue streetscape, Dundalk Community Center, Turner Station Community Center, Watersedge Community Center, Turner Station-Watersedge Roundabout, [[transformation of former Yorkway apartments,]] acquisition and rehab of 12 residences, Main Street designation, Maple Street designation and residential energy audits.

Baltimore County received crucial community legacy funding that supported the Randallstown UDAT plan (see III.C) of 2003-2004. This planning process received a community participation award from the American Planning Association. The plan's leading recommendation was to establish a multi-faceted community center. The county's response was to develop the Randallstown Community Center, described in II.A(5) was opened in 2009.

Baltimore County administers a comprehensive Commercial Revitalization Program that seeks to reposition its downtown and neighborhood business districts. Using targeted public investment to leverage private reinvestment, the program offers a range of complementary development and financial assistance tools to implement area-specific revitalization strategies. These include an Architect on Call Program, Building Improvement Loan Program, tax credits, property and demographic data, small business loans, infrastructure improvements, business organization grants, regulatory changes, etc. Prior to the economic downturn, the County generally loaned over \$650,000 annually for revitalization projects and granted \$150,000 annually to business organizations for a variety of promotional events and beautification projects. The County has partnered with the State on several large revitalization projects, most recently with DBED on the complete renovation of the 150,000 SF Towson City Center and with MDOT on the Towson Square entertainment complex.

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### **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)**

For several decades Baltimore County has conducted numerous community planning processes. They have invariably involved a significant level of engagement with community residents, business leaders, and other interests. Following is a list of adopted community plans, each of which focuses on a geographic area that includes some portion of the SC area.

- Liberty Action Plan (1980)
- Liberty Road Revitalization Area (1991)
- Woodlawn/Liberty Community Plan (1993)
- Raiston Community Plan (1998)
- Lochearn-Forest Garden-Haywood Heights Plan (2002)
- Pikesville Revitalization Plan (2003)
- Liberty West Community Plan (2006)

In addition to the adopted plans, an "Urban Design Assistance Team" (UDAT) facilitated a planning process for an extensive segment of Liberty Road in 2003. The professional planning team was guided by a 43-member steering committee representing various stakeholder interests. The process included panel discussions and small meetings with groups ranging from high school students to local business owners. It culminated in a "town hall" meeting with 400 participants. Although not formally adopted as a master plan amendment, the UDAT plan is a good source of information about community concerns and goals, given the high level of participation.

The Action Plan is also an outgrowth of Master Plan 2020, the Eastern Baltimore County Pedestrian and Bicycle Access Plan, and the Middle Gwynns Falls Small Water Action Plan; the 5-Year Workforce Investment Act Plan; and the Economic Development Strategic Operations Plan.

Each of these plans benefited from public input in the form of advisory committee meetings, large-group public meetings, workshops, open houses, and/or public hearings.

County Executive Kamenetz has established an Office of Community Outreach comprised of four professionals whose job is to maintain close and regular contact with the county's community and business organizations. The professional staffs of the county council representatives, as well as numerous county agency staff, including planning, are similarly engaged. Feedback from these sources allows planners to reaffirm that the broad goals identified of past community plans remain valid, while staying current on shifting community priorities.

## **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)**

Baltimore County has been successful in safeguarding its urban communities as viable places to live, work, play, and raise families. The establishment of the Urban Rural Demarcation Line (URDL) in 1967, designation of the Owings Mills and White Marsh Growth Areas in 1975, creation of land management areas in the 1980s, and formation of the Middle River Redevelopment Area in 2010 are essential to maintaining the sustainable development and resource preservation throughout county communities. The county's growth and development has mainly taken place within the URDL. Ninety percent of its population resides in the urban areas. So has been new residential or commercial development.

Development statistics authenticate Baltimore County's success in enhancing community conservation and resource preservation. Within the county's urban areas, there exists a diversity of housing types for an emerging diversity of residents. The largest growth has occurred in the community conservation districts, designated growth and redevelopment areas, and urban core. Major redevelopment projects have featured high-density, multi-family dwellings in recent years. In addition, the county's permanent conservation goal established in 1989 is to preserve 80,000 acres of agricultural and resource preservation areas. Baltimore County has ranked among the top dozen counties nationwide for preservation progress, successfully saving approximately 52,000 acres of such valuable land.

The Master Plan 2020 continues the county's success with growth management and emphasizes promoting healthy and cohesive neighborhoods, supporting transit-oriented and walkable development, improving functional and efficient transportation networks, enhancing workforce training and business attraction, and reinvesting in existing infrastructure and aging housing stock.

Building on nationally renowned strengths and success, Baltimore County has made its best effort in providing an adequate supply of residential dwellings with a variety of types to meet the needs of people at different ages and stages of their lives. Approved by the U.S. Department of Housing and Urban Development (HUD) in 2011, the Consolidated Plan is a five-year strategy proposing utilization of federal, state, and local resources and funds to create decent housing, expand economic opportunities, and ensure a suitable living environment for low- to moderate-income people. The Consolidated Plan represents a deliberate effort in an open and participatory process, fosters accountability between the county government and residents, and manages funding allocation according to performance and desired outcomes.

Reflecting the national phenomenon, affordable housing is crucial to many county residents. Baltimore County has implemented policies to assist its renters with affordable housing. The county also is committed to increasing availability and accessibility of public services, economic advancement, transportation opportunities, and vital resources to improve the quality of life of minorities and low to moderate-income families and communities.

Baltimore County's overall housing approach is to sustain neighborhoods, support broad community development activities, and renovate public facilities and infrastructure by means of the designation of the Sustainable Communities in partnership with the Maryland Department of Housing and Community Development (DHCD) and collaboration with the Baltimore Metropolitan Council (BMC) on HUD Sustainable Communities Initiative.

#### **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)**

Several key public investments are currently envisioned, programmed or under way that will help to reposition the SC area market for more sustainable growth. Private redevelopment that increases real estate values and profitability will enable developers to invest more in high-quality green infrastructure. See also, IV.E(1).

- Stream restoration projects and water quality testing along segments of Scotts Level Branch and Bens Run will help meet TMDL requirements for the respective watersheds. Additional projects will be undertaken as current ones are completed. Data from post-restoration testing will continue to inform and enhance the effort. (See IV.A(3) and IV.B(3).)
- Planned improvements to Rolling Road in 2015 will improve access to the Woodlawn employment center, and will include stormwater management upgrades.
- SHA will spend \$120,000 this year constructing new sidewalks along westbound side of Liberty Road between Offutt and Chapman roads.
- A major connector road, Owings Mills Blvd. is currently under construction. It will connect Liberty Road to the Owings Mills growth area, catalyzing new investment in the SC area.
- The County is currently funding construction of a 700-seat elementary school just outside the SC area which will relieve longstanding overcrowding in the northwest.
- The county is systematically air conditioning all of its schools, which will mitigate the effects of climate change. Air conditioning improves students' health and their ability to focus on school. Like hunger, excessive heat can be a distraction, as well as a health hazard. Air conditioning is also an amenity that can attract families to county neighborhoods. Two elementary schools and a middle school in the SC area are slated for air conditioning in the current fiscal year. Three elementary schools are not currently air conditioned, and not yet scheduled for it.

The feasibility of the following should be investigated: 1) additional streetscaping along Liberty and Reisterstown roads, with related pedestrian safety improvements; and 2) improved street connectivity in the town centers. The resurfacing of Reisterstown Road from I-695 to the city line is a candidate for construction funding in FY-17-18. Street trees and other pedestrian amenities should be considered in conjunction with that project.

#### **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)**

The county is currently completing a wetland and stream restoration project at Scotts Level Branch near McDonogh Road. This capital project was an outgrowth of a SWAP planning process (see II.C(1)) that proposed strategies to improve water quality and stream health in the Middle Gwynns Falls Watershed. The county will conduct as many as 13 stream restoration projects on Scotts Level Branch over a period of years. The county will undertake a SWAP planning process for the Upper Patapsco Watershed in 2015. An expected outgrowth of the SWAP is additional stream restoration projects on Bens Run and similar projects on Brice Run. The county conducts water quality monitoring in advance of implementing capital projects, and for 10 years following the projects.

An integral part of the strategy for implementing SWAPs is to engage the local community in citizen awareness campaigns and volunteer activities. The county will seek to work in partnership with the local community to identify and implement community based initiatives such as tree plantings and stream clean-ups, and will look for opportunities to inform local residents about the effects and implications of human behavior on stream quality.

The county is currently preparing to engage community residents. One possible approach is to work through the local schools. Two of the area's 17 schools are adjacent to the Scotts Level Branch; 2 are adjacent to Bens Run, and one is adjacent to the Gwynns Falls. In these five cases, the schools have direct access to the streams without crossing private property. Several other schools are close to streams. There is good potential for synergies among the county's goals for water quality, recreation (see IV.B (3)) and education.

Given the current emphasis on STEM education, there may be opportunities to incorporate educational materials about stream restoration into local schools' science programs. Many students may not realize that their school is near a stream, and it is unlikely that they are aware of the stream restoration projects underway in their communities. Contact with county technical staff implementing the projects through classroom sessions or field trips could provide a valuable example of the hands-on application of science and engineering knowledge to students. Exposure to these projects and the underlying issues and problems could affect their daily behavior, and make some of them lifelong advocates for healthy watersheds. The county will explore with school administrators the potential to engage students in the classroom, in the field, or both at an appropriate level of understanding for their grade level.

Randallstown Library, with its focus on the local community, is a potential venue for engaging children and adults about the county's watershed improvement projects, and how they can become involved at the local level. The county may organize educational programs to be followed by hand-on projects, such as stream cleanups. These activities may be undertaken in partnership with watershed advocacy groups, churches, or scout troupes.

The Scotts Level Branch was identified in a study by the county as an Environmental Justice (EJ) area. EJ efforts focus on the equal distribution of environmental harms and environmental and health benefits, regardless of race, income or socio-economic status. It involves the fair treatment and equal involvement of all people in environmental decision making. The EJ designation prioritizes this subwatershed for investments in capital improvements and educational initiatives. Capital projects are underway, and educational programs are being planned.

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#### **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)**

Key Public Agency Stakeholders:

- Baltimore County Department of Economic and Workforce Development
- Baltimore County Department of Environmental Protection and Sustainability
- Baltimore County Department of Public Works
- Baltimore County Department of Recreation and Parks
- Baltimore County Public Schools
- Maryland Department of the Environment
- Maryland Department of Planning
- Maryland Department of Housing and Community Development
- Maryland Energy Administration
- Maryland Transit Administration

Key Community Stakeholders:

- Liberty Road Business Association
- Liberty Road Community Council
- Combined Communities Advocacy Council
- Stevenswood Community Association
- Fieldstone Community Association
- Old Court Estates
- Stoneybrooke Community Association
- Rockdale Community Association
- Kings Point Community Association
- Hernwood Heights Community Association
- Colonial Village Neighborhood Improvement Association
- Ralston Association
- Pikesville Chamber of Commerce
- Pikesville Communities Corporation
- Pikesville Greenspring Community Coalition, Inc
- Scott Hill Community Association
- Sudbrook Park Inc.
- Las Amigas Baltimore Chapter, Inc.
- Pahl's Crossing HOA

Other Partners:

- Comprehensive Housing Assistance, Inc. (CHAI)
- Associated Jewish Charities
- Middle Gwynns Falls SWAP Steering Committee
- Blue Water Baltimore
- The Waterfront Partnership
- The Baltimore County Public Schools, principals and teachers
- CCBC

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## **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 area has a large number of valuable community assets

- Good regional highway access
- Two Metro rail stations and several bus lines
- Proximity to good jobs
- Northwest hospital – a real estate anchor
- Two mixed use town centers
- New investment by national chain establishments
- Independent businesses
- A healthy consumer market
- County recreational and cultural facilities in the town centers
- Scotts Level Branch, Bens Run and Brice Run
- Strong neighborhood, community, and business organizations
- Strong non-profit service organizations
- Reasonably well connected neighborhoods
- Neighborhood schools, parks and recreation centers that can be reached on foot or by bike
- As many as 60 historic buildings or sites that reflect the area's long and interesting past
- A diverse social and cultural fabric, which is reflected in a variety of specialty businesses, cultural activities, and places of worship

#### **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)**

Many of the commercial buildings along Reisterstown Road in Pikesville have all or most of their off-street parking located to the rear or side, in keeping with a traditional Main Street format. In the Pikesville town center in particular, many older commercial buildings exhibit classic Main Street entrances, display windows, and other features. Design guidelines adopted for Pikesville in 2003 seek to reinforce these features throughout the corridor when properties are redeveloped. All commercial redevelopment along Reisterstown Road within the SC area is subject to review by the county Design Review Panel (DRP).

Randallstown does not have a traditional Main Street, and its commercial redevelopment is not subject to DRP review, but many of the features of traditional Main Streets, such as better connected streets and more pedestrian amenities could be incorporated into future redevelopment scenarios, particularly in the town center, to create a stronger sense of place and a more livable environment. Redevelopment in all of the priority funding areas is subject to compliance with the more general design guidelines contained in the Comprehensive Manual of Development Policies, and the county's Complete Streets policy, both of which will influence future development.

The SC area has valuable historic assets that contribute to its positive character (see II.B(1)). Residents of the Fieldstone and Sudbrook Park historic districts are strong advocates for measures to preserve the character of their respective neighborhoods, as well as the larger community, and the county.

The Pikesville Armory is underutilized and likely to be designated as surplus property within the next 2 years. The Maryland Historical Trust (MHT) is generally involved with any state surplus lands as part of Section 106 regulations. MHT has to complete its historic preservation review prior to the property becoming surplus, and it may identify character-defining features and other requirements for preservation that could become a factor in any adaptive reuse. For state-owned facilities identified as surplus, the State Clearinghouse process is employed, and appropriate agencies review and comment on the proposed divestiture.

Baltimore County government's historic preservation program is recognized by MHT, Maryland's State Historic Preservation Office (SHPO), as a Certified Local Government (CLG) agency. The CLG also has a functional Landmarks Preservation Commission (LPC) that meets monthly to review nominations to Baltimore County's Final Landmarks List and the National Register of Historic Places.

The LPC also issues Certificates of Appropriateness or Notices to Proceed for historic permits. The county also reviews and approves applications for the Historic Tax Credit program administered by the county and the MHT, which provides an incentive for property owners to preserve and retain historic features. The county's recognition as a CLG allows staff to participate in Section 106 consultations to ensure that appropriate measures are taken to identify, avoid and mitigate any potential adverse effects to historic properties.

The area's authentic sense of place is an outgrowth of its cultural diversity, and the distinct cultural groups that make up its communities (see II.D(3)). A visible manifestation of the area's sense of place is its independent, small, and 2nd or 3rd generation businesses that cater to local needs and tastes, such as the African and Caribbean shops along Liberty Road and the Kosher groceries and bakeries on Reisterstown Road. The county will help to sustain this area's sense of place in part by supporting the continued stability of its established neighborhoods. Actions include continuing to provide effective, basic government services, particularly good schools; continuing targeted services to specific groups with special needs, from non-native English speakers to seniors aging in place.

#### **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)*

Most of the SC area is well served by school-recreation centers (see II.B(1)), other small neighborhood parks, and the Randallstown Community Center (see II.A(5)). Nevertheless, there is a potential opportunity to satisfy a growing public demand for trails. A statewide recreational demand survey conducted in 2003 found that the most popular recreational activity out of 50 choices was walking.

Scotts Level Branch, Bens Run, and the main branch of the Gwynns Falls are protected from development by stream buffer easements, and designated in the Western Bicycle and Pedestrian Plan as potential future locations for off-road, unpaved, shared use paths. If well-planned and sensitively developed, paths along these streams could provide a valuable amenity for this dense community.

Shared-use paths along streams could provide for a linked system of open spaces, since five school-recreation sites are located directly adjacent to one of the 3 streams mentioned above (see IV.A.(3)). A 2-mile long segment of Scotts Level Branch and its buffer area totaling 38 acres, and known as Scotts Level Park, is owned by Baltimore County and designated as parkland, but unimproved. The park is current inaccessible to the community, except for a path to the stream and a footbridge spanning it at Hendon St., which enables students cross the stream to walk to Scotts Level Elementary School.

The county also owns an unimproved, +/- 80 acre tract along the Gwynns Falls known Villanova Park, which was acquired for flood protection. This property is part of a stream system that links to Scotts Level Park. It could eventually become part of an extended stream valley park.

Initiatives to provide community residents with better access to local streams, such as the shared use paths identified in the Bicycle and Pedestrian Access Plan, can support the county's Environmental Justice policy (see IV.A(3)), provide a valuable recreational amenity, and generate greater community awareness of local streams and watersheds. The first step is to conduct feasibility studies.

In addition to school recreation centers and small county parks, many neighborhoods have access to local open space that was reserved for recreation at the time of subdivision. A golf course, 2 large cemeteries, and privately-owned, environmental stream buffers provide visual amenity and substantial tree canopy cover, but do not afford opportunities for public recreation.

Much of the Randallstown community is within a 15-minute drive of Patapsco Valley State Park for weekend outings to hike or picnic. A relatively simple way to enhance access to open space is to ensure that residents are aware of this park, and the amenities it offers. This could be accomplished through informational programs at the Randallstown library, and networking with local schools, scout troops, and other civic groups. These opportunities will be explored.

#### **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)**

Key Public Agency Stakeholders:

- Baltimore County Department of Economic and Workforce Development
- Baltimore County Department of Environmental Protection and Sustainability
- Baltimore County Department of Public Works
- Baltimore County Department of Recreation and Parks
- Baltimore County Public Schools
- Maryland Department of the Environment
- Maryland Department of Planning
- Maryland Department of Housing and Community Development
- Maryland Energy Administration
- Maryland Transit Administration

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- Pikesville Communities Corporation
- Pikesville Greenspring Community Coalition, Inc
- Scott Hill Community Association
- Sudbrook Park Inc
- Las Amigas Baltimore Chapter, Inc
- Pahl's Crossing HOA- None
- 

Other Partners:

- Comprehensive Housing Assistance, Inc. (CHAI)
- Associated Jewish Charities
- Middle Gwynns Falls SWAP Steering Committee
- Blue Water Baltimore
- The Waterfront Partnership
- The Baltimore County Public Schools, principals and teachers
- CCBC

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## **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 SC area contains 2 Commercial Revitalization Districts comprised of several commercial nodes along Liberty and Reisterstown roads. The district designation provides incentives for economic development. The general goals of the districts are to retain and attract a mix of uses that create a well balanced and economically vital commercial area, improve the appearance and walkability of the districts and promote the districts to potential businesses and patrons. This will be achieved through use of the following resources:

- Building Improvement Loan Program
- Commercial Revitalization Tax Credit
- Assistance from Architect On Call program
- Partnering with the Liberty Road Business Association (LRBA), and the Pikesville Chamber of Commerce
- Staff assistance with branding and marketing
- SHA support to improve pedestrian and bicycle access on and across Liberty Road
- Continue efforts to foster redevelopment near the hospital, and linkages to the cluster of county services on Resource Drive.

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#### **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)**

Health care and education are the employment sectors that generally report job stability and growth despite economic downturns. Most of the private employment within the SC area is in either the medical/dental sector or the retail or service sectors. Job growth could occur through redevelopment and the creation of new Class A offices near Northwest Hospital, or through another hospital expansion.

The SC area is well situated between Owings Mills and Woodlawn, 2 of the 4 areas where the county's largest employers are located. The headquarters for the Social Security Administration and Centers for Medicare and Medicaid Services along with a core of IT contractors form the Woodlawn Federal Center, the epicenter of national health care reform. One strategy to boost employment is ensuring that employment outside the SC area remains accessible to SC area residents. The Woodlawn Federal Centers are less than 10 minutes by car or 30 minutes by transit from the Randallstown Library. Employment in Owings Mills is readily accessible to residents of Milford Mill and Pikesville via I-795 and Metro rail. Access to Owings Mills from Randallstown will improve when Owings Mills Blvd. connects to Liberty Road in 2015.

Baltimore County utilizes the Baltimore Regional Careers Pathways Initiative for its workforce initiatives. The Initiative is a series of connected education and training programs and student support services that enable individuals to secure a job or advance in a demand industry or occupation. This program is partnering with the Community College of Baltimore County (CCBC) in an "Accelerated Connections to Employment" program. The SC area benefits from having a Workforce Development Center co-located with a satellite campus of CCBC within the Randallstown town center.

The Workforce Development Centers are local One-Stops designed to build a pipeline of workers who will be prepared to enter targeted industries through the identification of skill sets that can be transferred to these industries as well as supporting job seekers in building skills that are needed in these areas of employment.

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#### **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)**

As of September 15, 2011, the relocation of all direct Federal jobs identified for movement to Aberdeen Proving Ground and Fort Meade under BRAC 2005 was complete. Approximately 21,000 new Federal jobs came to Maryland in the move. However, most contractor expansions and relocations to date have settled very close to the APG and Fort Meade installations themselves. As a result, although Baltimore County will continue to be alert for opportunities to attract military contractors with more flexible location requirements to the County, the BRAC impact on Catonsville is not expected to be significant.

## 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)**

Key Public Agency Stakeholders:

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- Pikesville Communities Corporation
- Pikesville Greenspring Community Coalition, Inc
- Scott Hill Community Association
- Sudbrook Park Inc
- Las Amigas Baltimore Chapter, Inc
- Pahl's Crossing HOA- None

Other Partners:

- Comprehensive Housing Assistance, Inc. (CHAI)
- Associated Jewish Charities
- Middle Gwynns Falls SWAP Steering Committee
- Blue Water Baltimore
- The Waterfront Partnership
- The Baltimore County Public Schools, principals and teachers
- CCBC

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## **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)**

Affordability is the most important element of housing sustainability. A housing cost burden is experienced when a household's housing costs exceed 30% of the household's income. The county will use its federal resources to increase and preserve the number of affordable housing units available to renter households and owner occupied households. The County will provide a variety of financing mechanisms to achieve this goal.

Baltimore County's Department of Planning's Housing Opportunities Program has administered housing programs and services for more than 30 years. The mission of the Housing Opportunity Program is to provide resources that provide access to affordable, high quality, durable, and sustainable housing for low to moderate income households in Baltimore County. The Housing Opportunities Program offers a myriad of affordable housing programs and incentives including the Single Family Rehabilitation Loan and Emergency Grant Program, Lead Safe Baltimore County (lead hazard reduction demonstration program), the Settlement Expense Loan Program, the Mortgage Assistance Loan Program, the Payment In Lieu of Taxes Program (PILOT), the Rental Assistance program and the Multifamily Housing Finance Program.

These programs seek to expand the supply of affordable rental housing for families, disabled and homeless households, and elderly households. Existing homeownership programs including the Settlement Expense Loan Program and the Mortgage Assistance Loan Program provide deferred loans and grants to provide affordable homeownership opportunities for low to moderate income households. Further, Single Family Rehabilitation Loan Program, Lead Hazard Reduction Program, and Emergency Repair Grant Program help existing homeowners make repairs and improvements to their homes to maintain and improve value, bring the properties up to the current building code, and to enable aging homeowners to remain in their homes.

Emphasis on sustainability requires that developers and households seeking resources for rehabilitation or new construction must use green building practices to ensure energy efficiency, improved indoor air quality, and water conservation. All new construction must be Energy Star compliant at a minimum. These programs, along with a focused community-based strategy that builds upon the community's existing strengths, and engages the community leadership and residents will be utilized to revitalize and stabilize communities within the SC area.

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#### **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)*

Our criteria for funding housing investments are based on the principles of sustainability, walkability, energy efficiency, and respect and sensitivity to the local character and context of the community. The county will support the construction of new affordable housing located close to transportation, employment and services to provide occupants with the ability to sustain their housing and access to employment opportunities. Baltimore County will assist partnerships and linkages to increase access to transportation and transportation services.

The county will participate in initiatives that seek resources that revitalize, stabilize, and enhance communities, including transportation access as a key resource. The housing initiatives that will be undertaken within the SC action areas will be investments that address maintaining and improving the existing housing stock, as well as those investments that will result in housing opportunities in proximity to transportation, employment, recreational amenities, shopping, healthcare and medical facilities.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of 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)**

Baltimore County receives federal funds through HUD's CDBG, HOME and ESG entitlement programs. The county is required to certify to HUD each year that it will conduct its HUD entitlement programs in a non-discriminatory manner that affirmatively furthers fair housing in accordance with the Civil Rights Act of 1964 and the federal Fair Housing Act.

To ensure that Baltimore County is meeting this obligation, the county has participated with a broad coalition of public and private sector partners known as the Opportunity Collective in identifying and prioritizing Opportunity Areas (OAs) for public and private investment, including HUD and other publicly-assisted affordable housing.

The Opportunity Collaborative is a consortium charged with developing the Baltimore Metropolitan Area's Regional Plan for Sustainable Development. This 25-member coalition includes six local governments, the metropolitan planning organization, three Maryland state agencies, two universities and local philanthropy and advocacy organizations. The Collaborative is developing a regional plan that links housing, transportation, and workforce development investments, with specific focus on reducing regional disparities.

Preliminary work by the Collaborative to address regional housing disparities under the Fair Housing Act has resulted in the designation of five Opportunity Areas for the siting of assisted housing, in order of preference: very high, high, moderate, low, and very low. The county will actively target areas with the very high, high and moderate designations for assisted housing, but may make strategic reinvestments to support, revitalize, or stabilize selected neighborhoods regardless of designation. The SC area has a mix of all the designations.

#### **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)**

Key Public Agency Stakeholders:

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- Baltimore County Department of Public Works
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- Middle Gwynns Falls SWAP Steering Committee
- Blue Water Baltimore
- The Waterfront Partnership
- The Baltimore County Public Schools, principals and teachers
- CCBC

## 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)**

Several key transportation projects are currently envisioned, programmed or under way that will help to reposition the SC area for more sustainable growth.

- The county executive has asked the MD Secretary of Transportation to fund a \$5 million streetscape enhancement on Liberty Road between Rolling and Courtleigh roads.
- Rolling Road is slated for widening, the addition of sidewalks, and storm drain upgrades in 2015, from Windsor Mill Rd. to Kimble Rd. This \$8 million project will relieve congestion on a busy collector, and improve access to jobs in the Rutherford Business Center, and at CMS and Social Security.
- SHA will spend \$120,000 this year constructing new sidewalks along westbound side of Liberty Road between Offutt and Chapman roads.
- The county will extend Owings Mills Blvd. from Winands Road to Liberty Road. The \$13 million project expected to be completed in 2015 will relieve congestion on Liberty and Brenbrook roads, and better connect Liberty Road to the Owings Mills office and retail market.
- SHA has preliminary plans to resurface Reisterstown Road from I-695 to the Baltimore city line. The resurfacing project is a candidate for construction funding in FY 17-18.

The county will explore opportunities to improve connectivity and to create a more walkable environment through the Randallstown and Pikesville town centers. In both town centers, improved connectivity could improve access to destinations, shorten automobile trips, eliminate some auto trips, and reduce congestion on the major arterials. Improved connectivity and pedestrian facilities could create synergies among activity centers, increase foot traffic, help businesses to prosper, and generate further private business investment.

Northwest Hospital's 1,450 employees would be more likely to walk to the Randallstown Library or restaurants in the Liberty Shopping Center at lunchtime, about a quarter mile away, if it were safer and more comfortable to cross Liberty Road at Old Court Road. Similarly, hospital employees might walk rather than drive to the gym in the Community Center at lunchtime if an off-road footpath spanned the quarter mile distance.

The county will work with SHA to make Liberty and Reisterstown roads safer for pedestrians, bus riders (see IV.E(2)), bicyclists, and drivers in conjunction with future improvements, such as the planned resurfacing of Reisterstown Road. In addition to Liberty Road, the segment of Pikesville below Clarendon Avenue could particularly benefit from improved pedestrian access and amenities.

In Randallstown, the county will advocate for linked activity centers on each side of Liberty Rd. by adding street connections with appropriate bicycle and pedestrian facilities parallel to Liberty Rd. where feasible as private redevelopment occurs. These connections will relieve congestion on Liberty Rd. by enabling people to make local trips on local streets within the town center. Similar opportunities will be explored for the Pikesville town center.

Throughout the SC area, the county will implement recommendations of the Bicycle and Pedestrian Access Plan over time, beginning with high-priority projects and those that can be coordinated with other capital projects. All of the actions discussed in this section can be facilitated by the county's newly enacted Complete Streets policy.

#### **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 served by 2 Metro rail stations, Milford Mill and Old Court; and 7 MTA bus lines, including 4 along Liberty Road (#52, #54, #77, and #99); and 2 along Reisterstown Road (#53 and #59). Bus lines link area commuters to nearby employment centers, and to the 2 Metro stations. Old Court station is served by 3 bus lines, and Milford Mill station by one, #54.

Both of the Metro stations are isolated from established communities; Old Court in particular. The stations work most effectively for park and ride commuters. The Milford Mill station has passenger access only to the west, the side opposite from the compact older neighborhoods and businesses between the Metro line and Reisterstown Road. An active CSX rail line runs adjacent to the Metro line on the east side, which would have made it more technically-difficult and costly to construct a station with east-side access.

The #54 bus has headways of 10- 20 minutes. A transit-dependent passenger arriving on the Metro at Milford Mill station could wait up to 20 minutes for the bus, and would have to transfer onto a #53 or #59 bus to continue north or south on Reisterstown Road.

Alternatively, the passenger with an ultimate destination on Reisterstown Road could walk to Reisterstown Road to board a north- or south-bound bus or patronize local businesses. The shortest walk from the station to Reisterstown Road is close to a mile (+/-20 minutes) over a bridge. If the station were located a few feet to the north at Old Milford Mill Road, and had direct access to the east side, the walking distance to Reisterstown Road would be less than half a mile (+/-10 minutes). MTA's trip planner shows an 11-minute walk from the station to Reisterstown Road, which assumes incorrectly that there is passenger access on the east side. Studies show that many passengers will walk up to a half mile for good transit connections, but generally not much more.

Milford Mill station is a potential asset for the lower Pikesville business areas, but the lack of easy pedestrian access from the station to nearby homes and businesses on the east side is a significant barrier. Park and ride commuters who arrive by Metro will tend to leave the area, once in their cars, rather than stay to shop or dine out. It is foot traffic that makes TOD successful.

The easiest location for TOD at this station would be the station's large parking lot on the west side. But development there would be isolated from the residents and businesses to the east, which would have difficulty benefitting from it, and which could possibly be undermined by it. These issues should be fully explored before any efforts are made to promote TOD at Milford Mill station.

Baltimore County is an automobile-oriented suburban jurisdiction. The transition to a more multi-modal transportation system and to TOD will take time. It will be facilitated by the addition of new connections to the regional rail network, and by the demonstrated, successful implementation of the county's first TOD at Owings Mills. It will also require careful planning to ensure that new TOD supports rather than undermines established communities.

Many SC area residents already depend on public transit, particularly MTA buses. A bus rider usually has to cross a street at least once for each round trip, and many bus lines are located along busy arterial roads. Step can be taken to improve the safety and overall quality of the experience of current bus riders. The county will work with SHA and MTA to conduct pedestrian audits along Liberty and Reisterstown roads to identify locations where changes are needed to make bus stops easier and safer to access. The county will pursue collaboration with MTA to conduct similar assessments along county roads with bus lines. In addition, locations where bus stops are missing shelters or benches should be identified, and the facilities installed.

## 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)**

Key Public Agency Stakeholders:

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## **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)**

County staff will be amply able to coordinate public policies and funding streams, especially as the Capital Improvement Program is extensively reviewed by the Department of Planning. Staff has also become quite skilled at seeking alternative funding.

The Sustainable Communities Workgroup recognizes that collaborations and partnerships are essential to attracting high-quality developers and re-development to established communities. Redevelopment cost can be a deterrent for developers. Many established communities may be more costly to develop due to the need to upgrade existing infrastructure or provide amenities that make the community more attractive. The Sustainable Communities Workgroup will attempt to attract good developers by offering incentives to invest in projects that demonstrate community support, walkability, job creation and improved sense of place for the Liberty and Reisterstown road corridors.

The Sustainable Communities Work Group includes the Housing Opportunity Program, the Commercial Revitalization Program, Neighborhood Response Team, and the Department of Economic and Workforce Development. All of these organizations have available resources to attract new investment to sustainable communities. The Sustainable Community Work Group will aggressively market available resources to maximize funding efforts when a desirable sustainable community project is identified and proves to be a good investment. Some of the resources that will be available include low interest loans, grants, tax credits, and architect on call programs.

The Sustainable Communities Work Group will coordinate access to stakeholders, including residents, civic groups, developers, property owners, established community and business associations, and government officials, to collaborate in implementing the plan.

**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)**

See III.C.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

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

Stakeholders have become increasingly aware of declining public funding and recognize the necessity of joint public/private/not for profit partnerships. Groups are becoming more creative in cobbling various funding sources together to achieve a common outcome. Likewise, stakeholders and funders are demanding clear outcomes and tangible results that benefit the community. County loan and grant programs have always required a private sector match and that will continue.

**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 town centers and gateway area are revitalized  
Vulnerable neighborhoods are identified and stabilized  
Pedestrian, bicycle and transit access are improved  
Educational gaps close; student performance improves  
Access to family-supporting jobs increases; unemployment continues to decline

---

## **V. PROGRESS MEASURES**

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

The town centers and gateway area are revitalized

- New office development and apartments are incentivize near Northwest Hospital
- The renovation or replacement of deteriorating commercial buildings and strip shopping centers are incentivized at the gateways

•Streetscaping is provided to enhance the pedestrian experience and reduce visual clutter

•Street connections are improved within the town centers as redevelopment occurs

Vulnerable neighborhoods are identified and stabilized

•Strategic reinvestments are made to upgrade curbs, sidewalks, alleys and other infrastructure

•Essential home upgrades (energy efficient) are incentivized through low-interest or interest-free loans to low-/moderate income home owners;

•Basic and targeted direct services continue to be provided to seniors and families

Pedestrian, bicycle and transit access are improved

•Pedestrian, bicycle, and transit facilities are incorporated into resurfacing projects

•Pedestrian and Bicycle Access Plan elements are implemented

•Redevelopment and infrastructure improvements comply with county and state "complete streets" policies

Educational gaps close; student performance improves

•Students' special needs are assertively addressed through Title I, Tier III, and other targeted programs

•All schools in the SC area are air conditioned; any additional renovations that are needed are completed

Access to family-supporting jobs increases; unemployment continues to decline

•The county's comprehensive workforce development program continue to be implemented

**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