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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** City of Aberdeen

**NAME OF SUSTAINABLE COMMUNITY:** Aberdeen Sustainable Community Area

**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.**

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community:** Aberdeen Sustainable Community Area

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**Legal Name of Applicant:** City of Aberdeen

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**Federal Identification Number:** 52-6000957

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**Street Address:** 60 N. Parke St.

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**City:** Aberdeen

**County:** Harford

**State:** MD

**Zip Code:** 21001-

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**Phone No:** (410) 272-1600

**Fax:** (410) 273-7402

**Web Address:**

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**Sustainable Community Contact For Application Status:**

**Name:** Kate Autry

**Title:** Grant Coordinator

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**Address:** 60 North Parke Street

**City:** Aberdeen

**State:** MD

**Zip Code:** 21001

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**Phone No:** 410-272-1600 x

**Fax:**

**E-mail:** [kautry@aberdeen-md.org](mailto:kautry@aberdeen-md.org)

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**Person to be contacted for Award notification:**

**Name:** Kate Autry

**Title:** Grant Coordinator

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**Address:** 60 North Parke Street

**City:** Aberdeen

**State:** MD

**Zip Code:** 21001

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**Phone No:** 410-272-1600 x

**Fax:**

**E-mail:** [kateautry@aberdeen-md.org](mailto:kateautry@aberdeen-md.org)

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

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

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

### **A. Proposed Sustainable Community Area (s):**

**County:** Harford

**Name of Sustainable Community:** Aberdeen Sustainable Community Area

**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 boundaries for the proposed Sustainable Community Area can be described as: beginning at the southeastern point of the Aberdeen corporate limits adjoining Aberdeen Proving Ground continuing along East Bel Air Avenue to the intersection of the Amtrak rail line through to West Bel Air continuing along and stopping at the CSX rail line. Beginning at the intersection of MD 715 to US Route 40 and proceeding along MD 7 to US Route 40 and ending at the MD 22 overpass along US Route 40.

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 834 Acres

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

- Community Legacy Area
- Designated Neighborhood
- Main Street
- Maple Street
- Local Historic District
- National Register Historic District
- A & E District
- State Enterprise Zone Special Taxing District
- BRAC
- State Designated TOD
- Other(s): \_\_\_\_\_

## **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)**

Within the last decade, Aberdeen has made great strides in revitalizing the downtown and US 40 business areas. Since 2000, approximately \$35,000,000 of private funding has been invested in 31 revitalized commercial properties within the Aberdeen Sustainable Community Area. The proposed Sustainable Community Area is located in a targeted revitalization area. Several economic development tools currently exist and aide business owners: 1) Greater Aberdeen – Havre de Grace Enterprise Zone Program, 2) Aberdeen Community Legacy Area, 3) Historically Underutilized Business (HUB) Zone, and 4) Aberdeen Revolving Loan Fund Program.

The City of Aberdeen has been designated a Community Legacy Area since 2003. Our first Community Legacy project was an interior build-out for the Johnson Family Pharmacy and the second project was for façade improvements to Toscani's Restaurant. The total cost of the projects was \$147,659.00.

The City was awarded \$100,000 of additional funding in 2008 from the Maryland Department of Housing and Community Development. The Community Legacy Façade Improvement program allows business owners to receive 50% of the total cost of the project. The business owners invested \$100,000 to match the funded amount and the City contributed \$15,000 of in-kind services. The Community Legacy Area total investment is \$215,000.00. The program has helped to continue the efforts to improve the appearance of the businesses in downtown Aberdeen. We were able to provide small business the incentive to improve or maintain their properties. The City hopes to continue providing this service to the community with the current \$25,000 in the Community Legacy Façade Improvement program.

The Greater Aberdeen – Havre de Grace Enterprise Zone Program was approved in June, 1996 as a designated State Enterprise Zone. The Greater Aberdeen – Havre de Grace Enterprise Zone comprises 8,900 acres and includes areas within the municipalities of Aberdeen and Havre de Grace, as well as Aberdeen Proving Ground and Harford County. The Enterprise Zone was officially renewed for a 10-year period in June 2006. The Enterprise Zone designation provides income tax credits and real property tax credits for capital investment improvements to all qualifying properties. Since 2006, \$23,800,000 of capital investment has occurred in Harford County and 157 new jobs have been created.

Several properties located in downtown Aberdeen and along US 40 are located in the Historically Underutilized Business (HUB) Zone. The purpose of the HUB Zone is to support small businesses. To be eligible for the program, a company must meet the definition of a small business as established by the Small Business Administration, must be located in a HUB Zone, must be wholly owned and controlled by persons who are U.S. citizens, and must have at least 35% of its employees residing in a HUB Zone.

The City of Aberdeen has utilized the Department of Housing and Urban Development Community Development Block Grant Program to establish a Revolving Loan Fund program. The Aberdeen Revolving Loan Fund Committee, in conjunction with Aberdeen City Council approval, provides low interest loans to businesses that want to relocate, expand, or need working capital for their businesses. It is administered solely by the City of Aberdeen. To date, the City has made 18 loans for a total of \$1,065,500 disbursed. Fourteen loans have been fully repaid.

The Aberdeen Department of Planning and Community Development conducts a bi-annual business inventory. The most recent inventory completed in April 2010 indicated the occupancy rates for commercial space to be 94% in the downtown district and 93% in the US 40 district, both indicating a strong business marketplace in Aberdeen.

## **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)*

As cited in numerous planning studies and past planning efforts (2000 Aberdeen US 40 Visioning, 2004 and 2008 Aberdeen Downtown Revitalization Plan, 2009 Aberdeen Station Area Transit Needs Assessment, 2009 Aberdeen Transit Station Area Market Analysis, 2010 Harford County Multi-modal Transportation Center (MMTC) Feasibility Study and Transit Oriented Development Analysis, and the adopted 2011 Comprehensive Plan), the Aberdeen Train Station expansion will contribute to the vitality of downtown and US 40. The current Aberdeen Train Station site is relatively narrow and is bounded by US 40 on one side and the Amtrak railroad tracks on the other side. The physical constraints on the existing station site could delay re-development of the property until more desirable properties become available. The estimated costs to relocate the station on the existing site and provide an elevator and the required ADA platform are approximately \$31 million. Until funding is secured for a relocation of the Station, the City is working with the Maryland Department of Transportation to connect past planning efforts and develop a comprehensive, actionable Transit Oriented Development (TOD) Master Plan for the Aberdeen Train Station. In addition to this effort, the City recognizes the importance of amending its Development Code to allow for mixed use development and higher densities around the existing Station. By increasing the densities around the Station, the City can work with developers and property owners to create the TOD that is desired in the proposed Sustainable Community Area and meet Smart Growth requirements.

The City also has significant infrastructure improvements needed in our BRAC Zone that have been identified in our BRAC Zone Application and prioritized in our Capital Improvement Program. We have several infrastructure improvements that are currently under construction, including an enhanced nutrient removal upgrade at our Advanced Wastewater Treatment Plant and the US 40 Booster Station that will enhance the efficiency of water delivery into the current system. We have numerous infrastructure improvements in the planning stages, but currently unfunded: Infiltration and inflow upgrade and repair to the current City wastewater system; James Street stormwater drainage repairs and enhancements; Main water line replacement, main sewer line replacement, replacement of curb, gutter, and storm drains, and road reconstruction in the Swan Meadows Development between APG Road and East Bel Air Avenue; Water main replacement in the Dol Ray Subdivision; Post Road water line development; Rigdon Road to Brannan Road water line replacement; and Baldwin Circle water line replacement.

The Harford County Base Realignment and Closure Planning Advisory Commission (BPAC) created four subcommittees to study and identify issues affecting land use, transportation, infrastructure, education, technology, workforce development, public safety, health, and community services in Harford County. The BPAC Transportation Subcommittee identified eight intersections and roads in and around the City of Aberdeen and Aberdeen Proving Ground that need significant improvements such as road widening, reconfiguring, and expansion due to the impact of BRAC. It is estimated the improvements to the intersections and roads in around the City of Aberdeen and Aberdeen Proving Ground will cost in excess of \$120,000,000. Due to recent State budget cuts, the only intersection to receive funding for construction is MD 715/US 40. The other intersections are in various states of planning and design.

## **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 proposed Sustainable Community (SC) Area can be described as under-utilized and an historic area. The dynamics of the area include major transportation routes such as US 40, Amtrak rail service, and West Bel Air Avenue. The area is a mix of highway commercial and residential uses that include historic homes, new infill townhouses, pre-World War II housing, older multi-family housing, offices, gasoline stations, pharmacies, florists, banks, employment agencies, and churches.

There are two community parks in the proposed SC Area. Victory Street Park improvements include playground equipment, a pavilion with picnic tables and grills, and a basketball court. North Deen Park is a community park featuring active and passive leisure opportunities in a residentially developed area. This park is improved with a baseball/softball field, a football/soccer/lacrosse field, an in-line hockey rink that has been under-utilized since it was opened, a tot lot, and a skateboard facility that is also under-utilized. The residential areas within the SC Area lacks greenways and parkways that would connect the neighborhoods, elementary school, and other communities. The residential areas located along and near East Bel Air Avenue are disconnected from US 40 and West Bel Air Avenue by the SHA vehicular and pedestrian overpasses.

The Sustainable Community Area includes the Aberdeen Train Station, which has Amtrak service and MARC commuter rail service. Harford County Transit also serves the corridor with links to Bel Air, Edgewood, Joppa, and Havre de Grace via a local bus system. The Aberdeen Train Station was designated as a Transit Oriented Development (TOD) by the Governor in 2010. This designation will allow the station to be in a forward position for funding opportunities in the future. The Maryland Department of Transportation recently awarded a contract for consulting services to Cambridge Systematics, Kittleson & Associates, Inc., and Cho Benn Holback & Associates to prepare a TOD Master Plan for the Aberdeen Train Station. The consultants are going to identify key catalyst TOD sites and present conceptual development options for these sites; identify significant public investments necessary to enhance transit access and support potential TOD projects; and identify key policy and regulatory changes necessary to allow TOD densities and development patterns. The final work product will include an implementation plan and final TOD Master Plan Report. The reports from the consulting team will be available late September 2011.

The Harford County Base Realignment and Closure Planning Advisory Commission (BPAC) created four subcommittees to study and report their findings on how BRAC will affect land use, transportation and infrastructure, education, technology, workforce development, public safety, health and community services in Harford County. The BPAC transportation subcommittee found eight intersections and roads in and around the City of Aberdeen and Aberdeen Proving Ground that are in need of improvements such as widening, reconfiguring, and expansion due to the impact of BRAC. Many of these road improvements are in the heart of the proposed Sustainable Community Area.

There are many businesses located in the Sustainable Community Area that employ hundreds of people including Saks Fifth Avenue Distribution Facility, Frito Lay Manufacturing Facility, Pier I Imports, Benfield Electric, and C&S Wholesale Grocers.

The neighborhoods located within the Sustainable Community Area offer a wide variety of residential uses: apartments, townhouses, duplexes, and single-family. The homes date anywhere from the early 1900s to more recent construction in 2010.

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## **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 existing land uses are a mix of residential, commercial, and industrial. The Code of the City of Aberdeen, Chapter 235 – Development Code provides a mix of residential uses: R-2 Medium Density Residential allows for single-family and two-family residential developments together with such public buildings, schools, churches, public recreational facilities, and accessory uses; R-3 High Density Residential allows for high density residential uses with such public buildings, schools, churches, public recreational facilities, and accessory uses; B-2 Central Commercial allows for retail and office development within the central business district of the City; B-3 Highway Commercial allows for a number of retail and office establishments, commercial services for use by the traveling public on or near major roads or streets; M-1 Light Industrial allows for commercial uses, light manufacturing, fabricating, warehousing, and wholesale distributing. The proposed Sustainable Community Area also includes the Downtown Revitalization Overlay District which is subject to design requirements and review by the Aberdeen Architectural Review Committee. The zoning should allow for more mixed use development and increased densities specifically in the area surrounding the Aberdeen Train Station and the proposed Transit Oriented Development. The City will be considering amendments to the Code of the City of Aberdeen, Chapter 235-Development Code, to allow for mixed uses, higher densities, flexible parking requirements, building height allowances, and increased landscaping requirements.

## **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 City of Aberdeen has well-developed facilities to support all aspects of community services. The City has its own Police Department, headquartered within the Aberdeen Municipal Building. The Aberdeen Police Department is the primary provider of police protection within the Sustainable Community Area. The State Police also assist with traffic stops along US 40 and MD 22. The Amtrak Police deal with incidents along the railroad right-of-way and Aberdeen Train Station. The Aberdeen Police currently employs forty-four sworn officers, full-time dispatchers, and clerical staff. The City has seen a constant pattern of growth in various areas over the past two decades. Statistics show that while the City's population grew 23% between 1980 and 2005, the number of officers did not keep pace with this growth. From 1995 to 2005, annexation expanded the City's geographic area by 576 acres and calls for service to the Aberdeen Police Department increased by 230%. The overall continuing increase in calls for service is reflective of activities taking place at our public schools and Ripken Stadium, combined with additional bank, business, and infrastructure security checks. The Aberdeen Police Department reports that crime has slightly decreased in the Sustainable Community Area due to a number of factors: community outreach events, better management of apartment complexes, and partnership with the Harford County Drug Taskforce.

Located within the proposed Sustainable Community Area are the Aberdeen Branch of the Harford County Public Library and the Aberdeen Senior Center. The Aberdeen Library branch has meeting room space and public-use computers equipped with Internet access and access to the library's catalog and on-line databases. The Aberdeen Senior Center offers a variety of programs for senior citizens that include day trips, crafts, cards, computers, dance, exercise, billiards, health and nutrition, music lessons, and fellowship. There is a growing need to expand the Senior Center due to the increase in the number of seniors in our community. There are also facilities for the youth of Aberdeen such as the Harford County Boys and Girls Club located at 100 East Bel Air Avenue. The Boys and Girls Club is open to children ages five to seventeen.

The City owns Ripken Stadium, a 6,000-seat state-of-the-art minor league baseball facility, located off Long Drive and MD 22. The Stadium houses the minor league Aberdeen Ironbirds and is also used for a variety of other entertainment and community events. Ripken Stadium is accessible to residents in the proposed Sustainable Community Area. The Stadium features two pavilions with ample seating, concession stands, and entertainment for children. The adjoining Ripken Youth Baseball Academy is host to the Cal Ripken World Series. Cal Sr.'s Yard is a youth-sized version of Oriole Park at Camden Yards, featuring a 3,500-seat stadium with concession stands and restroom facilities.

The Hall's Cross Road Elementary School is located within the proposed Sustainable Community Area. The children and youth in this area also attend Aberdeen Middle School and Aberdeen High School. They also have access to one parochial school, St. Joan of Arc Catholic School, that provides instruction for students from kindergarten through 8th grade. The conditions of the educational choices are very good.

The residents of Aberdeen are served by Upper Chesapeake Health Center in Bel Air and Harford Memorial Hospital in Havre de Grace. Patient First, a primary and urgent care medical provider, is located at the corner of Beards Hill Road and Hospitality Way in Aberdeen. Patient First offers prompt medical service, with laboratory and x-ray facilities available on-site. Aberdeen offers numerous medical, dental, and physical therapy services in the west end business district and downtown area.

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## **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)**

connections. The water is currently supplied by 13 wells and supplemented by additional purchases of bulk water from Harford County.

Aberdeen's 13 wells draw water from the Talbot Formation, which is part of the Coastal Plain sediments of Harford County. The City adopted a Wellhead Protection Overlay District and Wellhead Protection Ordinance in 2004, the purpose of which is to protect the groundwater resources of the community public water supply. The designation of the Wellhead Protection Overlay District regulates the permitted and prohibited activities within the district and reduces the potential for groundwater contamination. For further information refer to the Code of the City of Aberdeen, Chapter 524, Wellhead Protection.

The City is also not in a coastal flood zone area.

## **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)**

The concept of a Carbon Neutral Corridor has been explored by the Maryland Department of Transportation (MDOT). The MDOT has a multidisciplinary approach to evaluate methods to address climate change and to provide a wide array of strategies to reduce greenhouse gas (GHG) emissions that focus on sustainable transportation, Smart Growth, and Smart Conservation practices. The goal of applying the carbon neutral concept (CNC) in Maryland is through a strategic coalition building process, developing a comprehensive corridor vision that results in attaining smart growth, conservation, transportation, and climate change goals where the net emissions from the corridor are zero. The MDOT has selected the US 40 corridor as the pilot corridor in Maryland to test the carbon neutral concept. A draft Carbon Neutral Corridor Work Plan was prepared on July 30, 2010. Stakeholder interviews are currently being conducted. The MDOT supports the City's efforts to create Transit Oriented Development around the existing Aberdeen Train Station which ultimately reduces the carbon footprint for US 40.

The City of Aberdeen has a strong recycling program. The City offers residents curbside collection of recyclables once per week. The City's residential areas are divided into 4 zones and recycling collection occurs Monday through Thursday each week. In September 2010, the City joined with Harford County in offering single stream recycling to its residents, allowing for a greater variety of items to be recycled and without the necessity of sorting paper and bottles into separate piles. Each residence has been given a 22-gallon green bin and a 22-gallon blue bin for storage of recyclables and collection each week. The City also offers a bulk-pickup line, where citizens are able to arrange for the City to pick up large items to be recycled or disposed of. The City also picks up yard waste from homeowners on the 1st and 3rd or 2nd and 4th Fridays (depending on location) from April through January. In April of each year, the City hosts an Earth Day celebration at Festival Park in downtown Aberdeen.

The City of Aberdeen has also started converting the fluorescent lights in its buildings to LED lights, utilizing funds from the Empower Clean Communities Grant administered by the Maryland Energy Administration (MEA). The City was also awarded a grant from the MEA to provide low-to-moderate income families with energy efficient upgrades to their homes. Each homeowner receives \$5,000 to \$7,000 in funding.

The City of Aberdeen has also started a farmers market. The market is open every Friday from 3-7 p.m. in Festival Park, located in the proposed Sustainable Community Area. The farmers market is operated by an Amish family who provide all the produce, baked goods, and flowers. We are hoping to see the farmers market grow even larger in the upcoming years. The City has been working to establish an on-going relationship with local farmers to ensure that our citizens have an opportunity to buy fresh local foods.

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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)**

The City of Aberdeen Department of Public Works reviews all stormwater management plans and approves all stormwater management permits, facilities, and maintenance agreements. The City adopted new stormwater management regulations in May 2010. The City's goals are to manage stormwater by using environmental site design to the maximum extent practicable to maintain after development, as nearly as possible, the predevelopment runoff characteristics; to reduce stream channel erosion, pollution, siltation and sedimentation, and local flooding; and use appropriate structural best management practices only when necessary. The City's Stormwater Management Ordinance defines re-development as any construction, alteration, or improvement performed on sites where existing land use is commercial, industrial, institutional, or multi-family residential and existing site impervious area exceeds 40%. All redevelopment designs shall reduce the impervious area within the limit of disturbance by at least 50%; implement environmental site design and maximum extent practicable to provide water quality treatment for at least 50% of the existing impervious area within the limit of disturbance; or use a combination of both for at least 50% of the existing site impervious area. Alternative stormwater management measures may be used to meet the requirements if the owner/developer satisfactorily demonstrates to the Department of Public Works that impervious area reduction has been maximized and environmental site design has been implemented to the maximum extent practicable. The re-development requirements for stormwater management are burdensome to property owners and developers and are in some cases cost prohibitive.

## 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 current unemployment rate for Harford County is 7.3%, as opposed to the current national unemployment rate of 9.1%. Aberdeen Proving Ground (APG) is the largest employer in Harford County. The APG workforce currently generates \$10,000,000 annually in local income tax revenues to Harford and Cecil counties. The projected increase in employment at APG due to Base Realignment and Closure (BRAC) is approximately 8,500 new positions. The following current BRAC movements to APG have been completed: Army Team C4ISR (Command, Control, Communication, Computers, Intelligence, Surveillance, and Reconnaissance); U.S. Army Test and Evaluation Command headquarters (with 142,000 square feet of new construction); and U.S. Army Research Laboratory, Vehicle Technology Directorate (enhances APG vehicle research, development, and test missions and joins the existing Army Research Laboratory). In conjunction with the U.S. Army and APG, St. John Properties is developing the Government and Technology Enterprise (G.A.T.E.) project as part of the Army's Enhanced Use Lease (EUL) Program. Under the terms of the EUL, St. John Properties is leasing each land bay for 50 years, allowing the Army to develop underutilized property and redirect the proceeds back into the maintenance and improvement of APG facilities. Ultimately, the G.A.T.E. will provide more than 2 million square feet of office, lab, and research and development space to defense contractors. The G.A.T.E. project will also add over 5,000 additional jobs at APG. In addition, contractor personnel who support APG activities from sites in the local area will increase by 10,000 to 15,000. Overall, the APG population will more than double by 2015, to over 30,000, and the total job growth in the region will exceed 45,000.

The Aberdeen Sustainable Community Area continues to see economic growth. The problem that we are currently facing is competition between the EUL Program at APG and our business parks that are under construction. North Gate Business Park, a proposed 800,000 square foot Class A business park located off MD 22 and Research Boulevard, is comprised of approximately 55 acres and is strategically located just outside the MD 22 entrance gate of APG. The North Gate Business Park will be the first Class A office park constructed in Aberdeen with LEED certifications. Currently there are two completed buildings, and a third that is 85% complete. Greenway Business Park is a proposed 138,000 square foot business park located off U.S. 40. The Greenway Business Park is comprised of 15.71 acres and is located roughly 2 miles from the MD 715 entrance gate of APG. The City and the Harford County Office of Economic Development are working with the developers and leasing agents to make these projects as competitive as the EUL Program at APG. The City recently passed legislation to support the businesses that receive LEED certification with tax credits.

The City will see an increase of jobs due to the increase of commercial office space development. With the increase of development in commercial office space and retail, the City understands the importance of having broadband available to all areas within City limits. There are portions of the City that do not have access to high speed internet which include several of the business parks along US 40 and MD 715. The City is currently working with Harford County Office of Economic Development to resolve these issues with the business owners so they can become more competitive. The City currently does not have any hot spots for residents to connect wirelessly. In the future, we would hope to have areas that provide free wireless access for broadband users.

In addition to the above assistance, Harford County Office of Economic Development offers various workforce training grants to Aberdeen businesses that want to pursue training opportunities for their employees.

**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)**

With the economic downturn, residential development has been slow in the City of Aberdeen. Within the Sustainable Community Zone, we have one new residential townhouse development known as Winston’s Choice. This development is a 92-unit townhouse project located off Old Post Road and East Bel Air Avenue. To date there are 33 units left to complete. Winston’s Choice Addition is a proposed 22-unit townhouse development adjoining Winston’s Choice. Both Winston Choice Developments will be within walking distance of the Aberdeen Train Station and the downtown area. The remaining 33 units and the proposed 22-unit townhouse developments are going to be constructed and offered as rental units until the homeownership market improves.

There is a range of housing opportunities and choices that exist for present and future residents. In addition to the two residential developments stated above, there are two residential developments under construction: Eagles Rest, 133 single-family homes located off Aldino-Stepney Road, and Fields at Rock Glenn, 101 single-family homes located off Rock Glenn Boulevard. Both of these new residential developments offer home prices ranging from \$270,000 to \$398,000. The City of Aberdeen currently has 6,191 housing units according to 2010 Census data. Of these, 93.7% are occupied homes and 6.3% of the homes are vacant. Owner-occupied homes account for 61.5% of the total, while 38.5% are rental properties. Out of the 6.3% of vacancies, 37.4% are rental properties and 27.7% are for sale. This information is outlined further in Table 1.

Table 1: 2010 General Housing Information

OCCUPANCY STATUS	Number	Percent
Total housing units	6,191	100.0
Occupied housing units	5,801	93.7
Vacant housing units	390	6.3

TENURE	Number	Percent
Occupied housing units	5,801	100.0
Owner occupied	3,565	61.5
Owned with a mortgage or loan	2,743	47.3
Owned free and clear	822	14.2
Renter occupied	2,236	38.5

VACANCY STATUS	Number	Percent
Vacant housing units	390	100.0
For rent	146	37.4
Rented, not occupied	11	2.8
For sale only	108	27.7
Sold, not occupied	15	3.8
For seasonal, recreational, or occasional use	13	3.3
For migratory workers	0	0.0
Other vacant	97	24.9

There is affordable rental housing available within the City that meets the needs of low and moderate income families and individuals. The City has worked with Harford Habitat for Humanity (HHH) since 1995 in identifying opportunities for redevelopment, and has provided assistance in the form of incentives for their redevelopment efforts. HHH has constructed new single-family and duplex dwellings in the proposed Sustainable Community Area. The City also works closely with Harford Family House. Harford Family House helps homeless families develop stable home environments, and provides job consulting and a case manager to ensure each family is getting the help they need. The City also provides grants to low-to-moderate homeowners to receive \$5,000 to \$8,000 in energy-efficient upgrades to their homes.

Harford County ranked 6th statewide and made up 5.1% of Maryland’s total foreclosures in July 2011. There were 63 foreclosures during this same period.

**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)**

According to the 2010 Census, the population for the City of Aberdeen is 14,959, an increase of 1,117 from the 2000 Census. Approximately 78% of the population consists of individuals 16 years and over, with individuals 62 years and over making up roughly 16%. Below is a table that demonstrates the median age and percent.

MEDIAN AGE (YEARS)	NUMBER	PERCENTAGE
16 years and over	11,696	78.2
18 years and over	11,260	75.3
21 years and over	10,656	71.2
62 years and over	2,391	16.0
65 years and over	1,891	12.6

The City of Aberdeen has a very diverse community. Below is a chart that outlines the percentages of all races within the City of Aberdeen.

RACE	NUMBER	PERCENTAGE
Total population,	14,959	100.0%
One Race,	14,166	94.7%
White,	8,815	58.9%
Black or African American,	4,564	30.5%
American Indian and Alaska Native,	59	0.4%
Asian,	437	2.9%
Asian Indian,	125	0.8%
Chinese,	42	0.3%
Filipino,	107	0.7%
Japanese,	30	0.2%
Korean,	81	0.5%
Vietnamese,	24	0.2%
Other Asian [1]	28	0.2%
Native Hawaiian and Other Pacific Islander,	52	0.3%
Native Hawaiian,	7	0.0%
Guamanian or Chamorro,	8	0.1%
Samoaan,	13	0.1%
Other Pacific Islander [2],	24	0.2%

Below is a chart that outlines the total number of households and the number of individuals in households.

HOUSEHOLD SIZE	NUMBER
Total:	5,801
1-person household	1,549
2-person household	1,851
3-person household	1,030
4-person household	757
5-person household	373
6-person household	135
7-or-more-person household	106

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### **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 Sustainable Communities Workgroup includes the following members: City Councilwoman Sandra Landbeck; Phyllis Grover, Director of Planning and Community Development; Matthew Lapinsky, Director of Public Works; Kate Autry, Grant Coordinator; Steve Wallis, City Engineer; and Steve Johnson, Chairman of the Aberdeen Economic Development Commission. The Department of Planning and Community Development (specifically, the Director of Planning and Community Development and the Grant Coordinator) will manage the implementation of the proposed Sustainable Community Area.

### **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)**

City Councilwoman Sandra J. Landbeck has resided in Aberdeen since 1972. Councilwoman Landbeck graduated from Brigham Young University with a B. S. in Psychology and minor in English and from Towson University with an M.A. in research psychology. She also received a Certificate of Advanced Studies in counseling from Johns Hopkins University and a PhD from the University of Maryland, College Park, in planning, policy, and administration. Councilwoman Landbeck served on the Aberdeen Planning Commission for 17 years. Councilwoman Landbeck currently serves as Aberdeen's liaison to the Planning Commission and the Chamber of Commerce. She has attended workshops during Maryland Municipal League conventions and fall conferences that have generated ideas to help develop the Sustainable Community Action Plan. She has gathered and studied material from New Jersey's sustainable program and has received information about Sustainable Maryland.

The City's Director of Public Works, Matthew Lapinsky is responsible for all infrastructure and engineering of development activities. He has participated in Sustainable Development in the greening of the Pennsylvania State University, and was also a member of the Office of Physical Plant. This work included working on sustainable energy projects, Green Buildings (LEED Certified), extensive stormwater management projects, and environmental management. Mr. Lapinsky will help identify infrastructure improvements within the proposed Sustainable Community Area. He will also ensure that development in the area will comply with all stormwater management requirements.

Director of Planning and Community Development, Phyllis Grover has 24 years of experience working for the City of Aberdeen. Mrs. Grover has successfully administered numerous State funded programs including Community Legacy, Enterprise Zone Tax Credits, Community Development Block Grant, Community Parks and Playground Projects, and Aberdeen Revolving Loan fund. All of these programs are successful. The Aberdeen Revolving Loan Fund has assisted downtown Aberdeen businesses and offered gap financing. Since 1987, Mrs. Grover has administered 16 projects totaling \$855,500, leading to the creation of 105 jobs, and sustaining of 279 jobs. She recently supervised completion of the City's updated Comprehensive Plan, which was adopted in July 2011.

The City's Grant Coordinator, Kate Autry has been part of the Aberdeen Planning and Community Development Department since December 2008. Her position has and will assist in the marketing, facilitation, and implementation of the Façade Improvement Program. Ms. Autry has worked with the façade grant programs administered by the City since December 2008, and was instrumental to creating the application, guidelines, and brochure.

The City of Aberdeen's Economic Development Chairman Steve Johnson also serves on the work committee for the Sustainable Community Action Plan. Mr. Johnson has been Chairman for 6 years and also serves on the Harford County Economic Development Advisory Board. He is the Vice President of the Aberdeen Chamber of Commerce and an Auxiliary Police Officer for the Aberdeen Police Department. His role on the Sustainable Community Action Plan is to represent the business community, explore opportunities for economic development, and to help develop tourism in Aberdeen.

The City's Engineer, Steve Wallis will also assist in developing the Sustainable Community Action Plan. Mr. Wallis has 15 years experience in providing design analysis, interpretation, and review of complex engineering drawings, design/studies, and calculations. He reviews and approves water, sewer, road, storm drain, and stormwater management plans and reports. He prepares and executes legal agreements for privately installed public utilities. Mr. Wallis also supervises the Construction Inspector in all phases of construction of public and private utilities.

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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)**

The work group was comprised of local business owners and residents that are key stakeholders in the community. The City was able to take other community input in the proposed area from meetings conducted during the TOD Design Concept. TOD meeting consisted of local residents, property owners, Harford County Economic Development, Maryland State Highway, Maryland Department of Transportation, Aberdeen Proving Ground representatives, MARC, and Amtrak representative. The design concept meeting allowed individuals to design their vision of the City for the next 5-10 years. These meetings were instrumental in helping the workgroup relay the information into the proposed Sustainable Community Action Plan.

In addition to the Design Concept Meeting, and City Staff, the Aberdeen Economic Development Commission (EDC) as well as the Architecture Review Committee (ARC) will assist in the implementation of the Sustainable Community Area. The City staff has full support from the local business owners, ARC and the EDC. Every board member is a liaison to our programs. Many board members are business owners themselves in Aberdeen and they want to see surrounding businesses improve their properties.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

### **A. Supporting existing communities & reducing environmental impacts.**

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

The proposed Sustainable Community Area supports the City of Aberdeen's Smart Growth goals and objectives. The City encourages and supports reinvestment and redevelopment opportunities within the proposed Sustainable Community Area. The Aberdeen Façade Improvement Program, Greater Aberdeen-Havre de Grace Enterprise Zone, and the Revolving Loan Fund Program provide business and property owners economic incentives to re-develop their properties.

In order to meet the State of Maryland's 2009 Planning Visions, the City recently updated its Comprehensive Plan, including the following goals and objectives that address Smart Growth:

1. Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water, air, and protection of the environment.
2. Public Participation: Citizens are active partners in the planning and implementation of community initiatives.
3. Growth Areas: Growth is concentrated in existing population and business centers.
4. Community Design: Compact, mixed-use, walkable design, consistent with existing community character and located near available or planned transit options, is encouraged to ensure efficient use of land and transportation resources.
5. Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. Transportation: A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. Housing: A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. Economic Development: Promoting job growth, business vitality, and employment opportunities is essential to continue our prosperity.
9. Environmental Protection: Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. Resource Conservation: Waterways, forest, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. Stewardship: Government, business entities, and residents create sustainable communities by balancing efficient growth with resource protection.
12. Implementation: Strategies, policies, programs, and funding for growth an development, resource conservation, infrastructure and transportation are integrated across local, regional, state, and interstate levels.

All future development and annexations will be in accordance with our adopted Smart Growth principles. Future planned development will be consistent with the density requirements of the State's Priority Funding Areas and, in general, the principles of Smart Growth. Additionally, future planned development will be in a manner that makes efficient use of the land and public infrastructure.

Since 2006, the City Council has denied 3 large-scale residential annexations that were not in the best interest of the residents of Aberdeen. These large-scale annexations would have impacted the public infrastructure, schools, public works, police, and fire safety.

#### **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)**

There are numerous public infrastructure improvements located within the proposed Sustainable Community Area. The City of Aberdeen secured American Recovery and Reinvestment Act (ARRA) loans from the Maryland Department of the Environment (MDE) for a total of \$1.75 million to upgrade these projects at the Aberdeen Advanced Wastewater Treatment Plant (AWWTP):

- Return Pump Activation Sludge Repair
- Methane Gas Management
- Wastewater Treatment Plant Structural Protective Coating.
- Wastewater Treatment Plant Concrete Sealing

In addition, the City received ARRA grants for 60.84% of the \$32 Million upgrade to the AWWTP for the Enhanced Nutrient Removal (ENR) required by the State of Maryland. A Tributary Strategy for the Chesapeake Bay watershed, developed in 2004 as a result of the 2000 Chesapeake Bay Agreement, has become the standard by which cleanup efforts of the Bay are proceeding. This strategy envisions ENR levels of treatment attained by all the major wastewater treatment plants in the State of Maryland discharging into the Chesapeake Bay and its waterways. MDE is adding requirements to all discharge permits such that the annual load of nitrogen and phosphorous is limited at each of the plants. The City of Aberdeen's current wastewater treatment plant is designed to remove nitrogen and phosphorous through a Biological Nutrient Removal process. The City of Aberdeen discharges an average of 22,453 lbs./year of nitrogen and 1,684 lbs./year of phosphorus. Once the current ENR upgrade is complete, the strict permit limits of 48,720 lbs./year of nitrogen and 3,655 lbs./year of phosphorus as required by MDE will be enacted. The AWWTP is also experiencing high flows due to inflow and infiltration (I&I) problems. The I&I problems are also evident by examining the water supplied by the City and the wastewater received by the AWWTP. To identify the sources of the problem, the City is currently performing sewer inspections to identify I&I problems and also to identify aging sewer mains throughout the wastewater collection system. The City has also performed street resurfacing in low-income neighborhoods using Department of Housing and Urban Development Community Development Block Grant (CDBG) funds. We have been able to resurface over 15 roads with CDBG funds in FY2010 and FY2011. All of the roads that have been resurfaced are located within the proposed Sustainable Community area.

The City also has a designated BRAC zone. The BRAC zone allows for 50% of local tax credit and 100% of State tax credit for all new development within the designated area. The tax credits are to be reserved for public infrastructure improvements within the designated area.

Planned or current projects within the BRAC zone are:

- Swan Meadows Development between APG Road and East Bel Air Avenue:
  - o Main water line replacement
  - o Main sewer line replacement
  - o Replacement of gutter, curb, and storm drain
  - o Road reconstruction
- James Street storm water drainage repair and pipe expansion to the Amtrak crossing
- Edmund Street and US 40 water booster station
- City of Aberdeen infiltration and inflow upgrade and repair to the current water system throughout the City
- Alternative water source for additional water capacity
- Well suite redevelopment at the Aberdeen Water Treatment Plant

Other Priority Projects include:

- Dol Ray Subdivision water main replacement
- Post Road water line development
- Rigdon Road to Brannan Road - water line replacement
- Baldwin Circle - water line replacement

Private Development projects include:

- Spring Valley Mobile Home Park water service upgrade
- New installation for water and sewer required for Old Philadelphia Road
- Old Philadelphia Road widening, resurfacing, and drainage improvements

#### **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 2011 Comprehensive Plan, Goals and Objectives adopted by the City Council are being used to develop land use recommendations and development strategies. The following adopted goals and objectives will address the proposed Sustainable Community Area's impact on the environment:

1. Promote revitalization of older neighborhoods.
2. Develop zoning requirements that support mixed land use design, Transit Oriented Development, Main Street development, and urban revitalization.
3. Develop a zoning district that allows transit supportive land uses around the Aberdeen Train Station.
4. The nature, scale, timing, and implementation of all private development proposals will include a provision for adequate public facilities.
5. Identify opportunities for transit-focus development and redevelopment that are consistent with the land use plans and policies for public safety and economic development.
6. Provide for integrated mixed uses, including residential, commercial, employment/office, recreation, and open space.
7. Strengthen and enforce standards to minimize environmental impacts to the City.
8. Explore Green building principles and practices in design and construction.
9. Develop a plan for implementation of Leadership in Energy and Environmental Design (LEED) principles.

In addition to the above adopted Goals and Objectives, the City adopted an ordinance creating a LEED Office Park Tax Subclass. The Mayor and City Council want to attract commercial development as it relates to the on-going BRAC process occurring at APG. They also want to promote sustainable development which can be partially achieved when buildings are built to LEED certifications, thus the creation of the special tax policy to induce developers to build to LEED certification. The office building must have and maintain a LEED Silver designation or a similar designation from a comparable entity that rates buildings for energy efficiency.

The City offers residents curbside collection of recyclables once per week in conjunction with regular trash collect. The City's residential areas are divided into 4 zones, with recycling collection occurring on the same day as trash collection. In September 2010, the City joined with Harford County in offering single-stream recycling to its residents, allowing for a greater variety of items to be recycled and without the necessity of sorting paper and bottles into separate piles. Each resident is provided with bins for recyclables.

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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)**

The City of Aberdeen's Department of Public Works and Department of Planning and Community Development will be working to implement the infrastructure improvements. We will also seek assistance from MDE to help defray the costs needed to upgrade the Aberdeen Advanced Wastewater Treatment Plant. The Mayor and City Council and City Manager also play a crucial part in the implementation of the initiatives and funding of the projects mentioned previously.

Corporate Office Properties Trust (COPT) is developing Northgate Business Park and they are responsible for the installation of the public water service and transportation improvements to this project. The City will also be able to benefit from the development of Northgate Business Park, as it is an essential part of the BRAC Zone. All funds received from certified properties in the BRAC Zone will be applied to our local infrastructure improvements.

The Aberdeen Economic Development Commission will be utilized to promote and educate business owners on the importance of the proposed Sustainable Community Area, BRAC Zone, and the other economic development tools that are part of the City's business incentives.

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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 Aberdeen Train Station is an asset for economic development and downtown revitalization. It is strategically located off US 40 and West Bel Air Avenue and is in the center of the proposed Sustainable Community Area. The Governor recently designated the station as a Transit Oriented Development (TOD). As such, the City will be focusing on TOD around the station, with the goal of bringing mixed-use development to the area. To that end, Kittelson & Associates, Inc. and Cho, Benn, & Holbeck Associates, Inc., are working to complete a Master Plan for Transit Oriented Development within a ½-mile radius of the Aberdeen Train Station.

The key stakeholders for this project include the City of Aberdeen, Amtrak, Maryland Transit Administration (MTA), Maryland State Highway Administration (SHA), Maryland Department of Transportation (MDOT), Harford County Office of Economic Development, Aberdeen Proving Ground (APG), APG BRAC Office, Aberdeen Chamber of Commerce, Aberdeen Economic Development Commission, and local business owners. The City's Department of Planning & Community Development and the MDOT Office of Planning and Capital Programs have been working with key stakeholders to generate design concepts for implementation of future development. To date, stakeholder interviews and a design concept workshop have been held to garner support and gather information to develop the Master Plan. A public meeting is scheduled for September to inform the citizens of the design concept and to receive feedback.

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#### **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)**

Development goals are to enhance the current development and create new development that will be consistent with the Architecture Review Committee (ARC). Development should complement the historical heritage of the City of Aberdeen. The Aberdeen Heritage Trust was created by a Resolution of the Aberdeen City Council on April 3, 1998 to help preserve the historical nature of the City.

The City also has a very strong historical committee. The Aberdeen Heritage Trust is non-profit organization that recognizes the historical structure and homes in Aberdeen. The City of Aberdeen has 57 structures on the Maryland Inventory of Historic Properties. Two of these structures are also on the National Register of Historic Places. The mission of the Aberdeen Heritage Trust is to safeguard the heritage of the City of Aberdeen, by preserving sites, structures and districts that have historical significance, and to promote preservation and appreciation of these sites, structures, and districts for the education of our community.

The City of Aberdeen does not want to lose the feel the small town atmosphere. The ideal concept would be to develop the downtown area, to include an additional park, hotel, market with local produce, residential and retail. The Architecture Review Committee (ARC) will ensure that all development is consistent with the Overlay District Regulations and Design Requirements.

#### **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)*

The City of Aberdeen is currently working to convert the US Route 40 corridor to a "Green Boulevard". A green highway is a relatively new concept for roadway design that integrates transportation functionality and ecological sustainability. The idea would be to narrow the roadway, reduce the speed limit, and increase the medians and shoulders. In the increased space, trees would be planted, speed limits would be reduced to help slow traffic, and the boulevard would create a more pedestrian-friendly atmosphere. Street trees provide social, economic, and environmental benefits including:

- a safety zone between traffic and people (vehicle speeds are also lower in tree-lined streets)
- helping to reduce air pollutants
- helping to regulate rainwater run-off, thus reducing the risk of local flooding
- helping to cool run-off water
- helping to reduce the effects of wind

Trees cool hot streets, sidewalks and homes, resulting in significant energy savings. Trees also give shelter to wildlife, muffle noise, and provide privacy. Overall, trees increase property values by improving the vistas and offer an environmental benefit to our community. The City feels that with the implementation of the boulevard and planting street trees along US Route 40, and help to improve the image of the highway and downtown Aberdeen. We believe that the trees will help to make the TOD area more welcoming to commuters, developers, travelers, and our residents. As part of the TOD Master Plan, the consultants have suggested that the existing train station tunnels be closed down and a new access created to connect commuters to East Bel Air Avenue via an unground greenway. The unground greenway would connect US Route 40 to East Bel Air Avenue under the existing rail line.

The greening of streets will continue beyond US Route 40. Our goal is to green the majority of the streets in the downtown. We hope to develop a program to encourage business owners to embrace this idea, and provide them with permission to plant in the City's right-of-way, as long as they follow specific guidelines from the Aberdeen Department of Public Works and Baltimore Gas & Electric.

The City also feels that developing a new community park within the proposed Sustainable Community Area will help to attract families to the downtown area. There is a property located within the ½ mile area of the Aberdeen Train Station that would be optimal for developing a new community park. It has been suggested that this community park could be used to develop an ice skating rink for winter use and passive recreational open space for the other seasons. The City currently works with Harford County Department of Parks and Recreation and the Department of Natural Resources Program Open Space to continuously improve the public parks and recreation areas within the City limits.

The City is also working with Harford County Department of Parks and Recreation to construct a recreational complex with athletic fields. The City owns approximately 34.19 acres off Beards Hill Road, bounded by I-95 and Carsins Run. The proposed plan for this area in the northwestern part of the City includes athletic fields, nature trails, a community center, and associated parking lots. The estimated cost of this project is \$58 million. Funding for this capital improvement project will have to be approved by Harford County Government. The residents who live in the proposed Sustainable Community Area will have access to this facility once constructed.

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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)**

Implementation of the initiatives and projects noted in this section will include these key stakeholders, community groups, and State agencies: City of Aberdeen, State Highway Administration (SHA), Maryland Department of Transportation (MDOT), Mass Transit Administration (MTA), Amtrak, Harford County Government, Aberdeen Chamber of Commerce, Aberdeen Economic Development Commission, Aberdeen Planning Commission, and local business owners. SHA, MTA, and MDOT will be instrumental in the planning, designing, and funding of the improvements to US Route 40. The City will utilize existing forest conservation funds to help provide street trees for the "green boulevard". The City will also encourage local business owners to plant trees in the right-of-way on their properties. Together the City and MDOT will provide a public meeting to gain the necessary stakeholder input on the design concept. This will also generate buy-in for redevelopment efforts and encourage new development. Harford County Department of Community Services is located in the proposed Sustainable Community Area, and the City will recommend expansion of uses and redevelopment of their current building.

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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 City has experienced moderate growth over the past 10 years. The pace of growth in the City and Harford County is expected to increase during the next decade. Under restructuring mandated in 2005 by the Base Realignment and Closure (BRAC) Commission, an influx of jobs and people associated with the adjacent Aberdeen Proving Ground (APG) is expected to add to growth pressures in Aberdeen and Harford County and their surrounding areas. We believe that BRAC has been and will continue to be a significant source of economic and demographic expansion for Aberdeen and Harford County. Due to the proximity of APG to Aberdeen, there will be increased demands for office and retail uses, apartments, public services, and recreational uses. APG is an economic driver that will positively influence new residential and commercial development and assist in the continued revitalization in Aberdeen. Taking advantage of this economic opportunity will help in redeveloping and expanding the City's commercial properties and be instrumental in shaping the future of Aberdeen's commercial districts. Even as commercial vacancies in our downtown have been decreasing since 2004, many properties along the US 40, West Bel Air Avenue, and East Bel Air Avenue commercial corridors are available for redevelopment. These commercial corridors are in close proximity to the Aberdeen Train Station and APG. Attracting office and retail business to take advantage of underutilized and vacant commercial properties will diversify the retail segment, increase job opportunities, and promote additional pedestrian traffic. The City has several incentive programs to attract new commercial development and redevelopment opportunities. The incentive programs include the Greater Aberdeen-Havre de Grace Enterprise Zone Program, Aberdeen BRAC Revitalization, Historically Underutilized Business (HUB) Zone, Community Legacy Facade Program, and the Aberdeen Revolving Loan Fund Program.

#### **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)**

The City of Aberdeen partners with the Harford County Office of Economic Development and the Susquehanna Workforce Network to help provide individuals with information on how to find employment opportunities. Harford County's Workforce is a program that establishes partnerships with government and higher education to develop innovative programs in the area for continuing education, higher education, vocational, and professional trainings. These programs have been developed to complement career awareness efforts and advanced skills development programs designed to support and grow a productive, skilled, and competitive labor force.

Below is a list of services available to the individuals in the proposed Sustainable Community Zone:

- Army Community Service, APG Garrison- Provides recruitment assistance to spouses of military, civilian personnel, and early retirees from APG.
- Maryland Department of Labor and Licensing & Regulation (DLLR) Unemployment Insurance: Office registers laid-off workers for unemployment insurance, offers reduced work-hour programs.
- Maryland Department of Labor, Licensing, & Regulation: Provides job development and promotion to advance the skills and expertise of Maryland's workforce.
- Maryland Workforce Exchange: "One-stop" source for information and services to assist in developing career plans:
  - o Access information about available jobs
  - o Career choices
  - o Education
  - o Training
  - o Labor market
- Open Doors Career Center, Inc.: A private nonprofit corporation assisting individuals who have been thrust into the employment market because of sudden loss of income or new life situations. They provide a full scope of service that provides pre-employment training and career counseling.
- Susquehanna Workforce Network: A private, nonprofit corporation that oversees and coordinates workforce development programs and services for businesses
- W.A.G.E. Connection: One-stop, state-of-the art employment facility for Harford County residents receiving temporary cash assistance. Job readiness, placement, and retention services are available. Employers hiring participants are entitled to various tax credits:
  - o Employment Opportunity Credit
  - o Work Opportunity Tax Credit
  - o Long Term Welfare to Work Credit

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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)**

BRAC has resulted in the relocation of at least 8,200 net new jobs to APG in Harford County. The movement of these jobs into the region is projected to create thousands of additional indirect and induced positions throughout Harford County and surrounding counties. New residents and jobs will put increased pressure not only on roads and other infrastructure, but also on local school systems, hospitals, police and fire service, and other public services.

Since the City of Aberdeen has experienced an increase in commercial activity due to BRAC, we applied for a BRAC Zone through Maryland Department of Business and Economic Development. We received the BRAC Zone designation on June 15, 2009 from the Maryland Department of Business and Economic Development. The BRAC Zone provides the City with financial assistance for public infrastructure in the designated area, and makes other State resources and programs available to the City and businesses located in the BRAC zone. The BRAC Zone will overlap the proposed Sustainable Community Area to ensure focused growth in the area affected by the impact of BRAC.

The City of Aberdeen's BRAC Revitalization and Incentive Zone designation is located on the east side of the Amtrak railroad line and lies within the municipal boundary. The businesses and industrial lands along the southeast side of Old Philadelphia Road are also included. The BRAC Zone is accessible by MD 715 over to the CSX rail line and down to the southwest limit of the municipal boundary. The BRAC Revitalization and Incentive Zone includes 782 acres of mixed zoning and is located in a Priority Funding Area as determined by the Maryland Department of Planning.

The Aberdeen BRAC Enhancement and Revitalization Zone is strategically located 30 miles north of Baltimore. BRAC has been a catalyst for many new development and redevelopment projects in the City. BRAC commuters will have a substantial impact on the City, and therefore we feel that it is a key asset to the proposed Sustainable Community Area. The proposed Transit Oriented Development located within a ½-mile radius of the Aberdeen Train Station will enable the City to attract commuters, travelers, and Harford County residents to enjoy the retail, restaurants, greenways, and farmers markets.

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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)**

The City of Aberdeen Department of Planning and Community Development Director, Phyllis Grover, will implement the BRAC Zone, by certifying and submitting qualified properties to the Maryland Department of Business and Economic Development. Mrs. Grover will oversee all the development within the proposed Sustainable Community Area. Other key stakeholders for this area would include SHA, MDOT, Harford County Government, Aberdeen Chamber of Commerce, Aberdeen Economic Development, and local business owners.

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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)**

New residential development is limited in the proposed Sustainable Community Area due to available land vacancy; redevelopment of existing properties will be necessary. To address the need of housing choices within the proposed Sustainable Community Area, the consultants that are preparing the Aberdeen Transit Oriented Development (TOD) Master Plan have suggested a mix-use development to include office and retail with apartments on the second and third floors. The vision for the downtown area is to convert some of the existing office space/ retail into row homes and senior housing. It has also been suggested to develop retail shops with condominiums or apartments on the second floor of the building.

Another concept that is being considered is to convert the current senior center and the adjoining properties into affordable senior housing. The new senior housing would allow seniors easy access to retail, community activities, social services, library, as well as reliable transportation. The City would like to increase the number of senior housing options to meet the needs of the growing senior population in Aberdeen.

To address the rental availability for new development, there has been discussion that the proposed Winston's Choice Addition and the remaining townhouse units at Winston's Choice become affordable work force housing rental units for a total of 55 located within the proposed Sustainable Community Area and within walking distance of the Aberdeen Train Station.

Harford Family House, a non-profit organization, currently operates in Swan Meadow that is located near the Aberdeen Train Station. Harford Family House is the largest provider of transitional housing for homeless families with children in Harford County. They are the only organization in Harford County capable of keeping an intact family, including a father, together during the crisis of homelessness. As a Community Housing Development Organization (CHDO), they are committed to increasing the availability of affordable housing to all families. Since they are a CHDO, they are also able to receive funds from Harford County Grant- in-Aid Program and many other funding sources to continue their mission to provide housing to homeless. The City of Aberdeen has a staff member serving on the Board of Directors for the non-profit and the Mayor is Honorary Chairman for their Capital Campaign.

Harford County Government's Housing Agency offers economic opportunities to families of all income ranges. Programs include rental assistance, renter protection through Livability Code enforcement, first-time homebuyer assistance, housing preservation, foreclosure prevention, economic mobility, family self-sufficiency, and financial literacy.

The Housing Agency has a major financial impact in Harford County, injecting more than \$7 million annually into the economy. The Housing Agency recognizes that neighborhoods are mini economies and works diligently with the Federal government, State government, business community, and nonprofits to support our neighborhood.

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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)*

The projects that are described in the above question are within ½ mile of the Aberdeen Train Station and the downtown. With the redevelopment of the proposed Multimodal Train Station, there will be substantial transportation options available to the surrounding residential community. The vision for the Aberdeen Train Station is to increase accessibility to retail, office space, and recreation. The Aberdeen Train Station is located in the heart of the proposed Sustainable Community Area. The goal would be to also have a shuttle service that would transport commuters or individuals from the train station to Aberdeen Proving Ground; making the train station more accessible to individual who are seeking alternatives to single occupancy vehicles. The additional housing options will also allow individuals to have a walkable distance to the train station, as well as, retail and office space.

**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)**

The total population for the City of Aberdeen is 14,959. Below is a chart that demonstrates the population in relation to the percentages of poverty levels.

All Individuals below:

50 percent of poverty level	703
125 percent of poverty level	2,409
150 percent of poverty level	2,843
185 percent of poverty level	3,435
200 percent of poverty level	3,976

To assist the population that fall in the 50 percent below the poverty level, the City will assist them by providing information on Harford County housing assistance programs. There are many affordable rental housing opportunities in Aberdeen. Below is a list of residential rental units that include apartments, single family dwellings, and townhouses and the number of rental units located within the proposed Sustainable Community Area:

45 East Bel Air Avenue	6 units
12, 14, 16 Church Green	3 units
26, 28, 30 Church Green	3 units
40, 42, 44 Church Green	3 units
126 – 130 Brannon Road	3 units
80 E. Bel Air Avenue	80 units
Harford Family House, Inc.	29 units
125 Osborn Road	10 units
41 E. Bel Air Avenue	7 units
9, 11, 13 Osborne Road	3 units
102 N. Philadelphia Blvd.	7 units
The Post Road Building Co.	37 units
18 N. Roger Street	5 units
North Deen	117 units
Swan Meadows	298 units (majority are owner-occupied low income families)
Affinity Old Post Apartments	178 units (Section 8 Vouchers)
Total Affordable Housing Units	789

To assist the individuals that are first-time homeowners the City will provide information on Harford County Mortgage Assistance Program, Settlement Expense Loan Program, and American Dream Down payment Initiative.

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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)**

The City of Aberdeen, the Harford County Housing Agency and the Harford County Department of Community Services are the agencies to ensure that affordable housing is being addressed throughout Aberdeen. We will continue to work with Harford County Department of Community Services to identify housing opportunities for all income levels. The City will also continue to work with Harford Family House and Harford Habit for Humanity to provide housing options to the homeless. We will also use Community Development Block Grant funds to help improve infrastructure in low-income neighborhoods.

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

### **E. Support transportation efficiency and access.**

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

The Aberdeen Train Station is the only station between Wilmington and Baltimore providing both Amtrak and MARC service. The influx of jobs associated with the BRAC expansion at APG has made the station a significant rail destination. MDOT, Maryland Transit Administration (MTA), and the State Highway Administration have been working with the City of Aberdeen, APG, and Harford County Government to create a multimodal transportation center that will benefit all commuters and promote the use of mass transit in the region. Aberdeen Train Station is a designated TOD area.

The strategies for the multimodal transportation center would be to increase MARC service and shuttle service to APG for the commuters. This opportunity is outlined in the City's 2011 Comprehensive Plan. The City is currently served by a local bus circulator, fixed bus routes throughout the population centers of Harford County, and a commuter bus route. Harford County Transit LINK operates the local circulator known as the Doodlebug and the fixed bus routes connecting the major population centers and destinations within the county. The commuter bus service to Baltimore is provided by MTA. Transfers between the different bus lines and rail can be made at the MARC Rail Station in Aberdeen. The multimodal transportation center would increase the number of buses traveling to Baltimore from Aberdeen. Together, both rail and bus services could help meet the needs of commuters and reduce the number of vehicles traveling the highways. Establishing a commuter parking lot convenient to I-95 with shuttle service to APG is to be considered. The City, MTA, and Harford County Transportation Services (HCTS) are all interested in assessing the viability of direct transit services to APG. It is also planned to incorporate secure bicycle parking and safe bicycle access to the station from nearby neighborhoods for a more affordable, healthy, and environmentally responsible alternative to driving.

The City of Aberdeen is also eligible to participate in the Harford Commuter Assistance program. It helps save time and money by connecting commuters. It provides commuters with a FREE carpool/vanpool matching service. Harford Commuter Assistance helps those seeking a transportation alternative to the single occupancy vehicle. Commuters who register with Harford Commuter Assistance are sent a personalized list of other commuters who go in the same direction at approximately the same time.

#### **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 planned multimodal transportation center is in the heart of the proposed Sustainable Community Area. There are many options for Transit Oriented Development (TOD) in Aberdeen. The City is a designated TOD site. SHA, MDOT, Harford County, and the City are all working together to focus growth within a ½-mile radius of the Aberdeen Train Station.

MDOT recently awarded a contract for consulting services to Cambridge Systematics, Kittleson & Associates, Inc., and Cho Benn Holback & Associates to prepare a TOD Master Plan for the Aberdeen Train Station. The consultants are going to identify key catalyst TOD sites and present conceptual development options for these sites; identify significant public investments necessary to enhance transit access and support potential TOD projects; and identify key policy and regulatory changes necessary to allow TOD densities and development patterns. The final work product will include an implementation plan and final TOD Master Plan Report. The reports from the consulting team will be available late September 2011. With the TOD designation, the City has an opportunity to attract developers to implement the concepts that are proposed in the TOD Master Plan and support the efforts from the Design Concept Workshop that was held in August 2011.

The Aberdeen Development Code and Subdivision Regulations will be revised to be including mixed-use and flexible zoning and increase height allowances. It will also include specific roadway classifications, road typologies, and provisions for transit, bicycle, and pedestrian facilities. The City will also address transit-friendly parking policies and regulations.

With these revisions to the Aberdeen Development Code and Subdivision Regulations, the City will then be able to implement the TOD Master Plan that is currently being prepared. It is also planned to develop additional parks and playgrounds, farmers markets, and educational facilities in the proposed Sustainable Community Area. The consultants have suggested that the City focus on development around the Municipal Center and Festival Park. The development would include townhouses, senior housing, a three-story hotel, and a parking garage. By developing code language to address specific road classifications and typologies, it will allow the City to begin creating more green boulevards throughout the City. The condensed development within ½ mile of the multimodal transportation center will give individuals more opportunities to utilize alternative transportation and reduce reliance on single-occupancy vehicles.

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#### **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)**

The City of Aberdeen and Harford County Government will be the stakeholders for the implementation of the proposed project for TOD within the Sustainable Community Area. To help the multi-modal station become a reality, the City will need financial support from the MDOT, SHA, MTA, and Amtrak. The City will conduct meetings on a quarterly basis with Harford County Government and State agencies to coordinate and share information on transportation plans and the status of transportation projects to be implemented. The City will also be focused on building a stronger relationship with MTA. The City will ask MTA to keep the City informed about the status of MTA initiatives on the rail station, commuter bus services, MARC service improvements, a MARC maintenance facility, and any other future initiatives. The City will request that MDOT and MTA provide monthly updates. The City will continue to work with MDOT, Cambridge Systematics, Kittleson & Associates, Inc., and Cho Benn Holback & Associates to prepare a TOD Master Plan for the Aberdeen Train Station

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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)**

Every member of the Sustainable Community Work-group works directly with the City of Aberdeen's Grants Coordinator to secure funding for the Sustainable Community Area. The Grants Coordinator meets with the Aberdeen Police Department and Department of Public Works to identify funding needs for the City. After the needs are identified, the Grants Coordinator begins to research funding source to address the needs of each department. The Grants Coordinator has managed multiple grants from multiple State agencies. The City has also secured Federal funding that has been used for infrastructure improvements within the proposed Sustainable Community Area. The City of Aberdeen is a Priority Funding Area and a BRAC Zone, which provides us with an advantage to be able to secure additional funding.

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

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

The proposed Sustainable Community Area is consistent with the City of Aberdeen's adopted 2011 Comprehensive Plan. The 2011 Comprehensive Plan for the City of Aberdeen has identified the following goals that support the Sustainable Community Area:

- Provide for an integrated mix of residential, commercial, and employment uses in the City that will accommodate adequate housing and economic development opportunities for present and future residents.
- The existence of a fully integrated transportation system that provides comfort and convenience for all travel modes and users building on Aberdeen's unique location and economic assets.
- A range of housing opportunities and choices exist for present and future residents.
- The City's economic base is supported and economic development opportunities are encouraged for the expansion of employment, to include the support of BRAC.
- Expansion of existing businesses and the location of new businesses are encouraged to create jobs for existing and future residents.
- Conveniently accessible and attractive commercial uses are attracted to the downtown area and the U.S. Route 40 corridor.

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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)*

The City of Aberdeen is a Priority Funding Area with TOD designation and a BRAC Zone. This makes for an attractive area for private investment. The area is full of redevelopment opportunities. The proposed Sustainable Community Area has available public water and sewer infrastructure and established zoning. It also has existing customer base for retail opportunities. Specific areas of the proposed Sustainable Community Area are eligible for Enterprise Zone Tax Credits. Transportation options are also available. There are many incentive programs and opportunities within the proposed Sustainable Community Area to attract private sector investment. The proposed Sustainable Community Area also supports a significant amount of traffic along the US Route 40 corridor.

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## **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 outcomes for the proposed Sustainable Community Area include the development of Transit Oriented Development within ½ mile of the Aberdeen Train Station, redevelopment of properties along US Route 40 and West Bel Air Avenue, new development to include workforce housing and new rental apartments, increased activity in the downtown area, completion of public infrastructure improvements and projects, funding of all SHA improvements to US Route 40 and MD 7, funding of all multi-modal transportation improvements to the Aberdeen Train Station, and coordination of work efforts from all State and County agencies.

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**V. PROGRESS MEASURES**

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

Specific benchmarks to measure the progress of the outcomes include financial support and commitment on the projects described within the proposed Sustainable Community Area. We recognize that the proposed Transit Oriented Development and multi-modal transportation center will take many years before they can become a reality.

**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