
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Baltimore County Department of Planning

NAME OF SUSTAINABLE COMMUNITY: Reisterstown Main Street

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.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community: Reisterstown Main Street

Legal Name of Applicant: Baltimore County Department of Planning

Federal Identification Number: 52-6000889

Street Address: 105 West Chesapeake Ave

City: Towson

County: Baltimore

State: MD

Zip Code: 21204

Phone No: 410-887-3480

Fax: 410-887-5862

Web Address:

Sustainable Community Contact For Application Status:

Name: Amy Mantay

Title: Western Sector Coordinator, Act

Address: Jefferson Building, 105 West Chesapeake

City: Towson

State: MD

Zip Code: 21204

Phone No: 410-887-3480 x

Fax: 410-887-5862

E-mail: atmantay@baltimorecountymd.gov

Person to be contacted for Award notification:

Name: Amy Mantay

Title: Western Sector Coordinator, Act

Address: Jefferson Building, 105 West Chesapeake

City: Towson

State: MD

Zip Code: 21204

Phone No: 410-887-3480 x

Fax: 410-887-5862

E-mail: atmantay@baltimorecountymd.gov

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

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

A. Proposed Sustainable Community Area (s):

County: Baltimore

Name of Sustainable Community: Reisterstown Main Street

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

The Reisterstown Main Street Sustainable Community is proposed to include 264.40 acres, and combines the areas of the Reisterstown National Register Historic district, the Baltimore County Commercial Revitalization district, and the proposed Main Street Maryland district. The GIS related files are provided on the enclosed CD-ROM.

The Area general extends to Butler Road and Westminster Pike/795 to the north, Berrymans Lane to the south, and follows the boundary of the National Register Historic District to the east and west.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATIONApproximate number of acres within the SC Area: 264.40 acres

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

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

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

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

Commercial Revitalization Districts

Reisterstown Main Street is one of 14 Master Plan designated Commercial Revitalization Districts. These districts were once the commercial hubs of the County's older communities and offered a full range of retail, services, and entertainment. However beginning in the 1960's and 70's, changes in demographics and retail shopping preferences fundamentally altered the role of these main street commercial centers. As people became more dependent upon the automobile, they moved farther out preferring the greater range of retail choices and convenient free parking over smaller mom and pop neighborhood shops along older commercial main streets. This trend continues. Most suburbanites patronize full service grocery stores, big and junior box retailers (e.g. Target, Wal-Mart, Pet Smart, and Best Buy), chain specialty shops, and national restaurants.

The Commercial Revitalization Program was moved to the Department of Planning in 2010 to maximize opportunities and encourage a more collaborative approach to planning. Available resources including grants, technical assistance, innovative planning practices, loans and zoning support to encourage new investment and redevelopment in designated Commercial Revitalization Districts are now marketed and administered by experienced professionals from various disciplines including planning, commercial real estate, neighborhood stabilization and banking. In the past decade, over \$7.5 million in public and private funds have been reinvested to improve over 125,000 square feet of building space in the Reisterstown's Commercial Revitalization District. This team approach will also focus resources where needed.

Community Enhancement Areas

Community Enhancement Areas (CEAs) are areas suitable for sustainable redevelopments that are compact, mixed-use, and walkable. Reisterstown Main Street is poised to accommodate the design of a sustainable community. Main Street with its charm, walkability, historic buildings and available underperforming properties nearby, and strong business and community associations make it attractive place to live.

The Master Plan recognizes that housing choice continue to change as younger professionals with busy careers, and elderly persons more often do not want to spend the time and money it takes to maintain a single home, preferring condominium or apartment living, close to amenities and convenient public transportation. One major advantage of compact CEAs is that they are increasingly self-sustaining places to live, work, study, shop, and recreate.

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)

Within the Area, there is little to no new land available for development. The Area is almost entirely built out although redevelopment may be possible. The historic nature of most buildings is seen, by some, as a barrier.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

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

Strengths

Reisterstown's Main Street is a unique historic community that contains an eclectic mix of shops and restaurants. Historically Reisterstown has always been an important crossroads for travelers commuting from Baltimore City along Reisterstown Road (now Frederick Road) to Pennsylvania and points further north and west. As the Reisterstown community established itself along Reisterstown Road, the Main Street area has always been the focus of the community. The core of Reisterstown, the historic Main Street area, is also a National Register Historic District.

Reisterstown was founded in 1758 and initially flourished because of its unique geographical location-- one day's journey by horse-drawn vehicle from Baltimore City--a convenient stopping place for weary travelers from the outer reaches of Western Maryland or Pennsylvania. Soon it became a commercial center for the surrounding farmlands and mills.

The Area features several historic sites, including Baltimore County Historic Landmarks such as the Franklin Academy, which was the first public high school in Baltimore County, and the Reisterstown Community Cemetery, which was given by John Reister to the community as a place where anyone, regardless of race or religion, could be buried. Reisterstown Main Street's architecture and adaptive reuse of historic buildings provide character and appeal. The community developed with a compact, concentrated form that has been preserved. Reisterstown Main Street is a traditional "Main Street" that serves as a community center. This role is bolstered by the presence of schools, library, post office, churches, and a range of retail and restaurant uses. Community-based organizations sponsor several events here, including the Bloomin' ArtFest, Farmers' Market, Music on Main Street, many seasonal events and various parades.

In June 2012, members of the community approached the Baltimore County Department of Planning about launching an effort to revitalize Main Street. Reisterstown's Main Street fits the Main Street Maryland model and since November 2012 members of the community have been working with Department of Planning staff to implement the program's five-point approach which has included the creation of five-subcommittees: the Clean, Safe, & Green Committee; the Design Committee; the Economic Restructuring Committee; the Organization Committee; and the Promotions Committee. Each of these committees has a committee chairperson, as well as other community volunteers. The committees are guided by the Acting Main Street Manager, a position that is held by Amy Mantay of the Baltimore County Department of Planning. This position has been allocated for two years (November 2012-November 2014) for the purpose of establishing and kick-starting Reisterstown's Main Street program.

Weaknesses

As with any historic community, there are always concerns with aging infrastructure, building upkeep, competition from newer developments, etc. This is particularly true for properties along Reisterstown Road and in the surrounding residential neighborhoods. It is critical that a range of public and private reinvestment opportunities be available for this area to be a truly sustainable community.

The condition and proliferation of rental housing surrounding Main Street is a concern for both the County and community.

Reisterstown's Main Street is the "front door" to many of the Area's surrounding neighborhoods. The commercial uses in the corridor need to convey a positive visual and functional image. The area struggles with some marginal uses, a lack of re-investment in facades and building improvements, an outdated streetscape, and a lack of a distinct identity.

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)

Both the land use and zoning classifications can support revitalization investment. The proposed land use designation for all of the properties along Main Street is listed as "T-5 Urban Center," in the Baltimore County Master Plan 2020. This land use designation has the following general characteristics: shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity; shallow building setbacks or none; buildings oriented to street defining a street wall; 3- to 5-story buildings with some variation; stoops, shop fronts, galleries; parks, plazas, squares, and median landscaping. The zoning for the area consists of commercial zoning along Main Street and a mixture of medium to high density residential zoning. Additionally, the Planned Unit Development process can be used to foster investment that revitalizes the community.

There are properties in the study area that are not located directly on Main Street or Westminster Pike that are coded "T-4 General Urban" and "T-3 Sub Urban" that allow less dense mixed development and are more suited for suburban residential zoning.

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)

Strengths

The proposed SC area is located adjacent to the growing Owings Mills area. This gives the advantage of being close to urban amenities and natural environmental amenities as well. There are a diversity of historic buildings, residential charm, commercial and employment areas, and natural beauty that are unique to the Mid Atlantic Region.

Reisterstown has all the qualities of a small town while having easy access to all of the amenities of being with a large metropolitan area. The center of Reisterstown is a historic village with a traditional "Main Street" that is improving as part of a long-term commitment to commercial revitalization. Reisterstown is known for its annual Reisterstown Festival and Parade and summer concerts on Main Street, as well as at Hannah More Park.

The community enjoys numerous transit connections. Residents and businesses are located just minutes from four interstate highways (I-95, I-795, and I-695), Baltimore-Washington International Airport, AMTRAK, MARC commuter service, and MTA Bus Lines & Light Rail.

Reisterstown is also a community of strong civic pride with well organized and active business and community associations (Reisterstown Owings Mills Glyndon Chamber of Commerce, Reisterstown Improvement Association) and strong area schools.

Weaknesses

There are many contributors to the community's quality of life, but in general, their importance must be better recognized, appreciated, and supported.

As part of the newly formed Neighborhood Response Team (NRT) effort in the Planning Department, the strengths and weaknesses of the "Beltway" communities are going to be further assessed. The importance of addressing quality of life issues in maintaining and improving the viability of the County's older neighborhoods cannot be over emphasized. The Western NRT will be working with the SC associations to access all resources including those that would be available from the State through the SC designation.

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)

Watershed:

The Reisterstown Main Street community is located in the Upper Gwynns Falls subwatershed, which lies completely within Baltimore County. The Upper Gwynns Falls watershed is one of the most impacted watersheds in Baltimore County and has degraded water quality in densely populated areas. It is listed on the Maryland Department of the Environment 303(d) list of impaired waters as being impaired for nutrients, bacteria, sediment, and listed as being biologically impaired.

The Upper Gwynns Falls Small Watershed Action Plan (SWAP) was completed January 2011, and includes a watershed restoration plan and implementation strategy that will serve as a work plan for restoring and protecting water quality, and aquatic terrestrial habitats, and for addressing the need for environmental outreach and education in the watershed. The SWAP defines eight goals and 48 associated objectives for water quality, aquatic and terrestrial biodiversity, habitat and recreation enhancement, nutrient and trash management, enhancement of forest and riparian buffer, and promotion of environmentally sensitive development. These goals and objectives have been translated into 58 actions that, when implemented over the next ten years, will result in achieving the goals stated in the SWAP. The SWAP document is available to the public online through <http://www.baltimorecountymd.gov/Agencies/environment/watersheds/gwynnsmain.html>.

Implementation of the Upper Gwynns Falls SWAP will require the cooperative effort of Baltimore County, Blue Water Baltimore, and local citizen based environmental organizations. To facilitate this cooperative effort, an Implementation Committee has been formed to coordinate efforts and jointly seek additional funding to increase the rate of implementation. The Implementation Committee will use an Adaptive Management approach to ensure maximum effectiveness in implementing actions, and when necessary adjusting the work plan to meet the goals. Strategies include a combination of government capital projects, actions in partnership with local watershed associations, citizen awareness campaigns and volunteer activities.

Tree Canopy: Strength

Baltimore County completed an assessment of its tree canopy in cooperation with the USDA Forest Service and the University of Vermont. The County is working to finalize multiple tree canopy goals for individual communities, watersheds and reservoirs, and Countywide. Currently, the County recommends that each Census Designated Place (CDP) reach a 40% tree canopy cover. This goal is consistent with the State's goal, and the recommended forest cover by American Forests Inc. The State has also adopted a no net loss policy for its forests, and its Governor's Sustainable Forestry Council recommends the state maintain 40% canopy coverage as well.

The Reisterstown CDP has almost reached the 40% tree canopy goal. Of a total of 3,297.6 acres, there are 1,279.9 acres of tree canopy equating to 38.8%. 30% of the land is covered in grass and shrubs, which has the potential to be planted on. The area of the Main Street strip is heavily populated by commercial building compared to the surrounding environment.

Air Quality: Weakness

Baltimore County, along with many other counties in the Baltimore metropolitan area, is designated as a nonattainment area for Particulate Matter (PM) 2.5 levels, and has been giving a moderate rating for 8 hour ozone based on the EPA's 2008 standards. (<http://www.epa.gov/oaqps001/greenbk/ancl.html>)

Coastal Zone:

The Reisterstown Main Street is not in a coastal zone or subject to sea level rise.

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)

Recycling:

Through the Department of Public Works (DPW), all Baltimore County residents have access to a single-stream recycling program. This program allows residents to set out all of their recyclables in the same container for once-a-week collection. For 2012, the County's average recycling rate was 15.7%. Reisterstown and the surrounding area had a slightly higher rate of 19.8%. Residents and businesses are encouraged to recycle as much as possible.

As of October 23, 2009, due to County legislation, it is illegal in Baltimore County for residents to dispose of most household electronics as trash. Therefore, Baltimore County residents may drop off their electronics for recycling at all three Baltimore County drop-off facilities located in White Marsh, Cockeysville, and Halethorpe. Each spring and fall, DPW hosts a household electronics waste collection event to encourage further recycling of electronics.

Farmers Markets:

Farmers markets and farm stands are located throughout Baltimore County. There are three Farmers Markets available in the Reisterstown area, both within a 15 minute drive from the Sustainable Community proposed. They are the Reisterstown Main Street Farmer's Market, the Owings Mills Farmers Market and the Pikesville Farmers Market, which both offer fresh and local food to the community.

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)

Stormwater Management Practices:

Baltimore County has been delegated authority by the State of Maryland to enforce stormwater management regulations. The Stormwater Management Program in EPS addresses the impacts on stormwater quantity and quality resulting from new development after the construction phase is complete. EPS currently implements the requirements of the 2000 Maryland Stormwater Design Manual to new and redevelopment activities. The Stormwater Management Act of 2007 was incorporated into the County's regulations in May 2010 and further refinements will be integrated when all State regulatory changes have been completed. The delegation of this program is periodically reviewed by MDE and has consistently passed the review requirements. The Program contains several components, including:

- review of stormwater management facilities plans,
- review of variance and associated fee-in-lieu requests,
- as built inspections, and
- periodic inspections.

Baltimore County Code significantly affects the design of stormwater components for land development projects. Some of the more significant changes are:

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

Portions of the Reisterstown Main Street community existed prior to stormwater management requirements; however, some of the developed community has addressed stormwater requirements under a variety of regulations. The EPS Capital Program and Operations currently has the Upper Gwynns Falls Stormwater Quality Retrofits in construction. These retrofits include the design and construction to convert five existing dry detention ponds serving 170 acres to create shallow marsh water quality stormwater facilities to enhance pollutant removal efficiency. Although these ponds are not in the direct Sustainable Community proposed, they are in the general area, which will improve the environment of the overall community. Aside from the stormwater retrofits, small scale water quality practices, like rainwater harvesting (rain barrel or cisterns), rain gardens or small infiltration landscape berms may be able to be incorporated into small properties as a retrofit opportunity.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

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

(Answer Space 4,000 characters)

Strengths

An educated work force is essential for the success of economic and community conservation goals. Gainfully employed individuals contribute significantly to the tax base and the maintenance of their homes and communities. The skill level of the local work force is sometimes the critical factor in a company's decision to locate or remain in a certain area. Baltimore County businesses report that the quality and availability of labor are among their top concerns. Workforce education begins at the earliest stages and is based on a strong system of public education. Baltimore County provides numerous programs that address workforce education.

Reisterstown's Main Street is located near several major employers in the larger Reisterstown-Owings Mills area. The area boasts several headquarters to major corporations and institutions ranging from Carefirst, T Rowe Price, Stevenson University, team headquarters to the Baltimore Ravens and several major engineering and technology firms. The still in construction Owings Mills Metro Center, a joint private-public venture that will bring hundreds of jobs around the existing Owings Mills metro stop will be a significant regional asset that will entice even more job growth and future development to the area. The Metro Center development will provide a new public library and community college to the area enhancing the existing public amenities. The presence of multiple corporate headquarters, higher learning institutions and major transit makes the Reisterstown-Owings Mills communities a regional force for job growth.

Baltimore County's telecommunications infrastructure provides system reliability, data, voice and image integrity, high performance transport, and flexibility in accessing new services. Co-carriers are available in major employment centers, offering price competition, increased diversity routing options, and faster rollout of new services and technologies.

Weaknesses

Crime is relatively low in Reisterstown but like any major commercial corridor there are incidences of theft at local shops. Local shop owners are taking steps to improve the safety of their shops and they are working with local police on behalf of the Clean, Green and Safe subcommittee to identify weak security points at their places of business. Identifying and addressing these weak points should help reduce future break-ins and reduce crime. The Clean, Green and Safe subcommittee is also looking into working with a local camera security company to provide surveillance to area shops and businesses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Overview

Baltimore County leads the region and ranks second in the state in terms of housing inventory. Most housing in the county is made up of owner-occupied single-family detached and townhouse units. Of the County's 327, 271 housing units, 64 percent were built prior to 1980. More than 90 percent were constructed prior to 1990. Approximately one-third of households are renters, with most renters occupying multifamily buildings with five or more units. The percent share of multi-family has only increased slightly from 23.7 percent to 24.6 percent between 2000 and 2008.

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

Housing Affordability

The median housing value in Baltimore County increased 117.2% from 1990 to 2008, after adjusting for inflation. Owner occupied stock appreciation outpaced the increase in the median gross rent, which increased 48.6%. At the same time, the median household income increased only 23.4%.

Recently, however, housing affordability has become more challenging in Baltimore County, reflecting a nationwide housing problem associated with the economic recession. The proportion of both owners and renters experiencing an affordability problem increased significantly between 2000 and 2008. Between 2000 and 2010, The Housing Choice Voucher Program waiting list grew from 2,000 to 20,000 households.

The region's supply of affordable sales housing is heavily concentrated in and directly surrounding Baltimore City. These areas have a supply of inexpensive housing as a result the age of the structures as well as the national economic downturn, the housing market bust and an increase in foreclosures.

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

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

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Approximately 6,800 people reside in the Reisterstown area. The population growth in the past decade was 1,320 or 24.1% in the growth rate. The population increase illustrates that the Reisterstown area continues to be a charming place to reside.

The Reisterstown area has experienced an increase in population in all racial or ethnic groups. White population continued to increase, albeit its growth rate was at a slow rate. Black or African American population grew the most, from nearly 700 to over 1,200 in the past decade. This growth represented 23.3% of the total population increase in the Reisterstown area in the past decade. Other minorities and people from Hispanic or Latino origin showed a phenomenal population growth rate (160% or above) in the same era, even though they have been small in number.

Also, population in most age cohorts had grown in the past decade. There was a decrease in the under 5-year and 25-34 age cohorts. The population decline in the under 5-year age cohort was insignificant. The 25-34 age cohort lost 10.3% of its population from 839 to 753 in the past decade.

Residential construction in the Reisterstown area has been thriving in the past decade. Between 2000 and 2010, 363 multifamily units and 382 single family units were built. Among those total 745 units, 85 units are in the Reisterstown SC, which include 72 townhouse apartments from the Reisterstown Village. The homeownership rate in the Reisterstown area is above 70%, which is higher than the county's average (66.8%). The multi-family construction has been increasingly important, revealing economic conditions and current housing market dynamics and demands. The relatively small and declining household size well reflects this demographic trend.

The area's educational attainment has been higher than the county's average (89.2% for the high school or higher and 35.2% for the bachelor's or advanced). Yet, it is lower than some areas in the county, which sets an opportunity for future improvement. The unemployment rate in the Reisterstown area inflated significantly in the past decade. The recent unemployment rate is 6.5%, which is higher than the county's average (4.1%). Note that the unemployment rate is computed with different methodologies at the U.S. Bureaus of Labor Statistics (BLS) and Census.

The Reisterstown area's home values have been higher than the county's median, accounting for 112.9% in 2000 and 125.6% in 2010. The median gross rent in the area was higher than the county's median in 2000 but lower than the county's in 2010. In addition, since 2008, foreclosures in the Reisterstown zip codes have intensified. Yet, its percent share of the county's just rose slightly. This reflects the county's commitment to reducing foreclosures by supporting the Maryland state's foreclosure prevention and mediation counseling and other relatable legislation.

The Reisterstown area's median household income was \$57,500 in 2000 and \$64,600 in 2010. The area's income level was 115.2% of the Baltimore region's median household income in 2000 and lessened to and 97.6% in 2010 as compared to the regional value. The percent share of the area's households who are in the 50%, 80%, or 120% of the Baltimore region's median household income has increased since 2000. The 50%, 80%, and 120% are the thresholds that the U.S. Department of Housing and Urban Development (HUD) has used for determining very low, low, and moderate-income households for eligibility for HUD grants and programs.

The relatively high unemployment rate and an increasing percent share of low or moderate income households indicate that enhancing job creation and educational achievement is key to maintain the quality of life in the Reisterstown area and retain value businesses in the Reisterstown Main Street corridor (or Reisterstown Sustainable Community) for visitors and local residents.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

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

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

The county's SC Workgroup has a leadership team composed of the department director, two division heads and five additional staffers who are highly experienced in community planning, community development, community revitalization, community outreach, public relations and demographics. Members of this team are: Department of Planning Director Andrea Van Arsdale; Liz Glenn, head of Neighborhood Improvement; Jeff Mayhew, head of Community Development; Dave Green, head of Neighborhood Response Team (NRT); Amy Mantay, Western Sector NRT leader, Donnell Zeigler, Western NRT, Jessie Bialek, Rural Planner, Kui Zhao, demographer and Master Plan coordinator; Laurie Hay, head of Commercial Revitalization; Kathy Schlabach, head of Strategic Planning. The SC leadership team will guide and supervise several departmental divisions that will be engaged. The department's recently established Neighborhood Response Team will take on leadership and implementation responsibilities associated with individual sustainable communities. The response team will interface with community-based organizations, non-profit organizations and other stakeholders. Additionally, Sharon Klots of the County Department of Economic Development will be involved, as will Ayla Haig, Department of Environmental Protection and Sustainability.

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

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

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

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

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

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

Baltimore County received crucial community legacy funding that supported the Randallstown UDAT plan of 2003-2004. This planning process received a community participation award from the American Planning Association. The plan's leading recommendation was to establish a multi-faceted community center. This project - involving an investment of \$9.7 million in county funds, \$2.9 million in state funds, \$400,000 in federal funds and the YMCA as a partner - was opened in 2009. Earlier a signature gateway park was completed.

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

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)

Since 2010 the Department of Planning has met with and continues worked with residents, property owners, and members of the community to identify a vision, goals, and priorities for the Area. Many of these priorities have been used to guide the establishment of a Main Street Maryland program in the Area. The public was invited to a two-day workshop in June 2010 and in March 2013 various public meetings were held to help further prioritize goals for the Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

A. Supporting existing communities & reducing environmental impacts.

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

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

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

The Baltimore County Master Plan 2020 continues the County's successful approach to growth management by emphasizing healthy and cohesive neighborhoods, supporting transit-oriented and walkable development, improving functional and efficient transportation networks, enhancing workforce training and business attraction, and reinvesting in existing infrastructure and aging housing stock.

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

Reflecting the national trend, obtaining affordable housing is a challenge County residents. Baltimore County has implemented policies to assist its rental population. The County also is committed to increasing availability and accessibility of public services, economic advancement, transportation opportunities, and vital resources to improve the quality of life of minorities and low to moderate-income families and communities. Baltimore County's overall housing approach is to sustain neighborhoods, support broad community development activities, and renovate public facilities and infrastructure with crucial assistance from the Maryland Sustainable Communities program in partnership with the Maryland Department of Housing and Community Development (DHCD) and in collaboration with the Baltimore Metropolitan Council (BMC) on the HUD Sustainable Communities Initiative.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

As previously stated, stormwater management pond conversions are currently in construction and more are being evaluated. The attached Action Strategies table has a specific section for stormwater management improvements that will count towards addressing the County's requirements and strategy for meeting the TMDL goals. The Gwynns Falls watershed has four impairment listings: nutrients, chlorides, sediments, and fecal coliform. Additionally, impairment in the tidal waters of Baltimore Harbor is related to pollutants coming from the watershed. Therefore, the Baltimore Harbor TMDL requires nutrient reductions in Gwynns Falls necessary to meet water quality standards in the Harbor. Nitrogen and phosphorus for urban stormwater require a 15% reduction based on the Baltimore Harbor TMDL. Additional reductions may be required by the Chesapeake Bay TMDL. The Upper Gwynns Falls SWAP intends to address the actions needed to achieve the required reduction in phosphorus to meet water quality standards. Changes to pertinent watershed listings found in Section 303(d) of the 1972 Clean Water Act or Chesapeake Bay Total Maximum Daily Loads (TMDL) will be updated in a revised SWAP document.

The Upper Gwynns Falls Action Strategies table, which is included in Volume I of the Upper Gwynns Falls Small Action Watershed Plan, outlines goals, actions, timeline, costs, and responsible party. The document is attached.

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)

As previously stated, implementation of the Upper Gwynns Falls SWAP will require the cooperative effort of Baltimore County, Blue Water Baltimore, local citizen based environmental organizations and the Implementation Committee. Blue Water Baltimore offers information to County residents interested in volunteering for watershed clean-ups.

EPS completed a stream restoration project called Gwynns Falls at Chartley Drive, and has a future stream restoration project downstream to be designated the Gwynns Falls at Chartley Drive II. Both stream restorations are located outside and to the east of the shaded areas as shown on the Reisterstown Main Street map. The stream originates west of Reisterstown, is piped through the Main St area, and daylight again in the residential community east of Shirley Manor Rd. The completed project is located between Shirley Manor Rd and Sacred Heart Lane. The future project will be located downstream/east of Sacred Heart Lane. The design of Chartley II is anticipated to begin in FY 2014, with construction to follow in FY 2016.

The County will continue to provide opportunities and initiatives for residents to improve their local environment. For example, each year, Baltimore County's DPW and EPS host a rain barrel and compost bin sale open to the public to encourage composting and the re-use of rainwater. The County also encourages residents to take action on their own through the "Clean Green 15 Initiative." This initiative asks volunteers to take part in 15-minute trash pick-ups in any area of the County. These are quick, informal volunteer clean-ups for any group to pick up trash, and report how much was picked up online. The County then tracks the amount of trash collected as part of EPS's Chesapeake Bay restoration goals. EPS's Forestry section also offers large caliper native trees for sale bi-annually through the Big Trees Sale, and promotes the State's Tree-Mendous program for planting on public lands.

The County will continue to offer the Property Tax Credit for high performance homes that are LEED certified, achieve at least a silver rating according to the International Code Council's 700 National Green Building Standard (NGBS), or have certified energy efficiency improvements made by an approved building modeling system. Baltimore County also offers a Property Tax Credit for solar energy devices or geothermal energy devices for residential or multi-family residential application. Although there is currently a waiting list due to a high volume of applications, residents are encouraged to apply to be placed on the waiting list for when funds become available.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Key stakeholders for improving the water quality of the Upper Gwynns Falls include Baltimore County's Department of Environmental Protection & Sustainability, Blue Water Baltimore, and the Upper Gwynns Falls SWAP Implementation Committee. Baltimore County Government in general will be largely responsible for continuing the environmental opportunities and initiatives for residents and businesses to utilize.

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)

Reisterstown Main Street contains key assets upon which to build sustainable initiatives and projects. Community stakeholders have emphasized the following major assets:

1. Baltimore County's commitment to working with the community to establish the area as a Main Street Maryland community;
2. The historic fabric and the many historic sites and buildings in the Area;
3. Inclusion in the National Register of Historic Places as a historic district;
4. Outstanding public education and higher education facilities in close proximity;
5. Significant new transit-oriented development nearby in Owings Mills;
6. Location near the Liberty Reservoir and proximity to its recreational and scenic qualities;
7. Increasingly active group of merchants, residents, and owners as well as community organizations that will help implement the Action Plan.

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)

Historic Reisterstown's Main Street has a "sense of place" and authentic, historic character. Current efforts are underway, through a cooperative relationship between the County and local organizations to enhance and reinforce the Main Street's assets.

1. Cooperation among various community organizations with compatible goals to focus on preservation, business growth, and community enhancement;
2. Adoption of Main Street Maryland principles and five-point approach, which at its core is a historic preservation-based initiative;
3. Renovation and curatorship of the Reisterstown Community Cemetery;
The cemetery was founded in 1764 by John Reister, the founder of Reisterstown. Mr. Reister is buried within the cemetery walls along with Confederate and Union soldiers, and people of different races and religions. This cemetery is believed to be one of only a few U.S. cemeteries dating from that period with graves of people from such varied backgrounds.
4. Expansion of community events and programs including a Farmer's Market, Music on Main Street, new seasonal and holiday events;
5. Marketing campaign to encourage Main Street property owners to take advantage of Baltimore County Revitalization programs and tax credits to make improvements, particularly façade improvements to historic buildings along Main Street;
6. Development and marketing of a heritage theme that builds upon the Main Street's transportation history from a wagon trail to a turnpike. Celebration of history with festivals, history-related events, and demonstrations;
7. Coordination with Baltimore County to repair and maintain streetscape enhancements;
8. Coordination with SHA and State representatives to further enhance the existing streetscape with new projects at the northern and southern entrances to the Main Street area;
9. Incorporate interpretive signage and print material throughout the Area to promote cultural and historic assets;
10. Expand programs to attract local schools for educational programs and activities;
11. Develop an overlay district or design guidelines for the purpose of protecting the historic pattern of development along Main Street, as well as the character of the buildings—both old and new.

Baltimore County has a strong historic preservation program to help property owners reinvest and improve their historic structures. Using the Department's award-winning Historic Preservation Guidelines, the Landmarks Preservation Commission and staff provide needed guidance for owners to successfully apply for Baltimore County historic tax credits.

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)

Making Main Street more “green” and walkable is one focus of the Main Street program’s approach to comprehensive revitalization of the Area.

Policies and projects will include:

1. Creating walkable connections between the Main Street district and surrounding residential areas;
2. Adding interpretive signage to note history, character, and importance of Main Street;
3. Exploring possible trail connections from Main Street to the Reisterstown Branch of the Baltimore County Public Library, the Reisterstown Sportsplex, and nearby schools;
4. Examining a connection (or expansion of) to existing plans for walking paths and biking routes outlined in the Baltimore County Bike and Pedestrian Plan;
5. Expanding passive recreational opportunities;
6. Explore areas for locating small plazas/open space/“pocket parks” along Main Street;
7. Integrating storm water management facilities that remove impervious cover within the Area, in order to improve water quality, and provide additional green assets;
8. Continuing the Main Street’s monthly clean-up efforts which are spearheaded by the Main Street’s Clean, Safe, & Green committee;
9. Organizing an event or events on Main Street during Earth Day/Earth Week each year in order to promote sustainability and also beautify Main Street.
10. Removing invasive plants and replacing with native species.

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 key community groups and stakeholders that will be involved in the implementation of this section's initiatives and projects include:

? Baltimore County government including the Department of Planning, Department of Environmental Protection and Sustainability, Department of Economic Development, Department of Public Works, Department of Recreation and Parks, and Office of Tourism and Promotion.

? Maryland Department of Housing and Community Development

? Maryland Department of Transportation

? Maryland Heritage Areas Authority

? Maryland Department of Natural Resources

? Reisterstown Improvement Association and Main Street Committee

? Reisterstown Owings Mills Glyndon Chamber of Commerce

? Reisterstown-Owings Mills-Glyndon Coordinating Council

? Chartley Community Association

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)

With the guidance of the Baltimore County Workforce Development Council, the Baltimore County Department of Economic Development – Division of Workforce Development acts as a broker for initiatives designed to develop a skilled workforce. Through a combination of federal and state funding the Division of Workforce Development provides streamlined, comprehensive, and individualized services developed in response to local markets and industry needs. At the nearby Randallstown Workforce Development Center, both job seekers and businesses can utilize services to assist with recruitments, training, connections with government and community agencies, job fairs, and more. The Workforce Centers prepare area residents to meet today's ever changing business requirements.

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)

Baltimore County is the major economic engine in terms of jobs (515,000) in the region with the second-largest number of jobs of any Maryland jurisdiction. The County economy is highly diversified, not dependent on any single industry or company. Among the sectors where the County is strong: financial services, defense, manufacturing, transportation, information technology and life sciences. The federal government also has a major presence in the County, as the national headquarters for both the Social Security Administration (SSA) and the Centers for Medicare and Medicaid (CMS) are located in Woodlawn. The County's inter-connected web of large, medium and small firms in traditional and high technology sectors, and the high quality of the local workforce, also fosters stability and resilience. An important determinant of the County's economic health is the balance between export industries and local-serving industries. The difference between the local-serving and export-oriented sectors is critical because they depend on distinct revenue bases and infuse wealth into the local economy in different ways.

Together, export and local-serving businesses form the basis for a strong local economy. In short, residents follow good jobs and retail follows residents. The greater the County's success in retaining and attracting export businesses, the greater the spending power will be and demand for local-serving goods and services. As these businesses thrive, the County is able to offer an appealing quality of life to its residents. Employees in turn serve as customers for other businesses, circulating dollars back through the local economy. County businesses pay significant taxes that provide revenue to pay for schools, roads, parks and other public services.

In order to have better success in connecting County employees to employment sectors, Baltimore County has created a New Workforce Development Division strategic plan that will reinforce the Department's Strategic Operations Plan, and better align workforce training resources to the identified six high-employment clusters. A key component of this new approach will be to adopt the Career Pathways model advocated by the U.S. Department of Labor and Maryland DLLR. The Baltimore Regional Career Pathways design is a series of connected education and training programs and student support services that enable individuals to secure a job or advance in a demand industry or occupation. Career Pathways focus on easing and facilitating student transition from high school to community college; from pre-college courses to credit postsecondary programs; and from community college to university or employment. The Regional Career Pathways effort will partner with the Community College of Baltimore County.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

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

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

- ? Baltimore County government including the Department of Planning, Department of Economic Development.
- ? Reisterstown Improvement Association and Main Street Committee
- ? Reisterstown Owings Mills Glyndon Chamber of Commerce
- ? Reisterstown-Owings Mills-Glyndon Coordinating Council
- ? Chartley Community Association

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)

Our overall housing policy is to affirmatively further fair housing choice and to focus on creating new affordable rental housing as well as assisting in creating new homeownership opportunities in areas of opportunity as well as preserving the existing housing stock. There are a number of housing finance tools and programs that may be used to address the current housing conditions, affirmatively further fair housing, and expand housing choice. These include settlement expense loans (forgivable after 15 years), mortgage assistance loans (designated areas, forgivable after 15 years), Neighborhood Conservation Areas Tax Credits (not in place yet, but soon to be), payments in Lieu of Taxes agreements for developers of affordable multifamily rental housing, gap financing through the HOME Investment Partnership Act funds, Low Income Housing Tax Credits, Community Development Block grant funds for single family rehab and accessibility modifications, lead hazard reduction funds to reduce and eliminate lead hazards in homes occupied by children under the age of 6, and Rental Housing Partnership funds for affordable rental housing for people with disabilities.

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)*

In our efforts to affirmatively further fair housing, we plan to assist affordable housing that is located close to public transit and access to multi modal transportation. Further, we are involved in the Baltimore Metropolitan Council's Opportunity Collaborative and are developing a Regional Plan for Sustainable Development that is in conjunction with the BRTB's transportation planning.

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)

We project that we will provide incentives to create at least 100 units of affordable rental housing per year and support the creation of up to 100 new homebuyers each year in Baltimore County.

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)

Developers of affordable housing as well as nonprofit housing counseling organizations including Diversified Housing Developers, Harbel Housing Partnership, Neighborhood Housing Services, Eastside Community Development Corporation, Monroe Homes, Southeast Development Corporation, Empire Homes, Enterprise Homes, Homes for America, Waterford Development, Pax-Edwards, and the Shelter Group.

- ? Baltimore County government including the Department of Planning
- ? Maryland Department of Housing and Community Development
- ? Reisterstown Improvement Association and Main Street Committee
- ? Reisterstown Owings Mills Glyndon Chamber of Commerce
- ? Reisterstown-Owings Mills-Glyndon Coordinating Council
- ? Chartley Community Association

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 transit network for the study area consists of mainly one arterial street, Main Street, with other minor arterials providing connections to the main arterial. Main Street becomes not only the main arterial for vehicular traffic but public transit, pedestrian and bicycle traffic as well. A subcommittee for the proposed Reisterstown Main Street program has performed a study on walkability that focused on pedestrian feel and access as well as public transit and bicycle access for the Main Street study area. The walkability subcommittee suggests the following improvements to improve and strengthen the transit network for Main Street:

- Explore ways to implement bicycle routes that were highlighted in the Baltimore County Western Pedestrian and Bicycle Plan.
- Provide better crosswalk connections for local high school and middle school students trying to cross Main Street
- Investigate traffic calming devices near the two area schools on Main Street.
- Explore ways to widen identified sub-standard sidewalks
- Installing and improving bus shelters and stops
- Working with Stevenson University to increase buses from campus to Main Street

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)

Presently there is no direct connection between the Area and transportation centers for Metrorail, MARC or light rail.

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)

N/A

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

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

The SCW is composed of governmental, not for profit, business, and residential stakeholders representing a range of interest groups who will be well educated and motivated for success. County staff will be amply able to coordinate public policies and funding streams, especially as the Capital Improvement Program is extensively reviewed by Planning. Staff has also become quite skilled at seeking alternative funding as evidenced by the 2010 Pulaski Redevelopment Study, grant funding for the Western Bicycle and Pedestrian Plan, grant funding for UDAT and Charrette plans as well as CDBG funds, HOME funds and other HUD state and federal programs.

The Sustainable Communities Workgroup recognizes that collaborations and partnerships are essential to attracting quality developers and re-development to established communities. Redevelopment cost can be a deterrent for developers. Many established communities may be more costly to develop due to the need to upgrade existing infrastructure or provide amenities that make the community more attractive.

The Sustainable Communities Workgroup will attempt to attract good developers by offering incentives to invest in projects that demonstrate community support, walkability, job creation and improved sense of place for Catonsville.

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

The Sustainable Communities Work Group will coordinate access to stakeholders, including citizens, developers, property owners, and government officials, to help identify appropriate sites in Reisterstown. The Reisterstown Community enjoys several established community and business associations. The organizations include Reisterstown Main Street Committee, Reisterstown Improvement Association and the Reisterstown-Owings Mills-Glyndon Coordinating Council.

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 communities that make up the SC area have participated in comprehensive planning processes to address issues specific to their areas. These plans are:

- Western County Bike Western County Pedestrian & Bicycle Access Plan
- Reisterstown Design Workshop, 2010
- Consolidated Plan 2012-2016, Baltimore County, 2012
- Reisterstown Main Street Committee (ongoing)
- Baltimore County Master Plan 2020

The Reisterstown Sustainable Communities application is based upon these plans and they will be the guiding elements for future planning and implementation. The work groups will involve additional members of the affected communities and interest groups as work proceeds.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

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

V. PROGRESS MEASURES

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

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

1. Expanded local organizational capacity.
2. Main Street Maryland designated community.
3. Renovation and curatorship of the Reisterstown Community Cemetery.
4. Expansion of community events and programs including a Farmer's Market, Music on Main Street, new seasonal and holiday events.
5. Marketing campaign to encourage Main Street property owners to take advantage of Baltimore County Revitalization programs and tax credits to make improvements, particularly façade improvements to historic buildings along Main Street;
6. Development and marketing of a heritage theme that builds upon the Main Street's transportation history from a wagon trail to a turnpike. Celebration of history with festivals, history-related events, and demonstrations.
7. Coordination with Baltimore County to repair and maintain streetscape enhancements.
8. Coordination with SHA and State representatives to further enhance the existing streetscape with new projects at the northern and southern entrances, as well as the center node at Cockeys Mill Road, to the Main Street area.

Seek funding for improvements to the southern gateway (MD 140 near Woodley Avenue) that would include traffic calming, enhanced pedestrian crossings, extension of streetscape south from Glyndon Drive to Woodley Avenue, and beautification elements that would visually announce the entrance into the Main Street district; Seek funding for improvements to the northern gateway (Main Street at the "Y" intersection with Main Street, MD 140, and Hanover Road) that would include traffic calming, enhanced pedestrian crossings, and beautification elements that would visually announce the entrance into the Main Street district;

Seek funding for improvements to the central node at the core of Main Street (at Cockeys Mill Road) that would include traffic calming, enhanced pedestrian crossings, and beautification elements that would visually signify a plaza or visitor friendly area;

Work with SHA to implement planned enhancements to Main Street that include striping of on-street parking, addition of new "faux" brick crosswalks, re-striping of some existing crosswalks, and reconfiguration of traffic patterns entering Main Street at the southern gateway.

9. Incorporate interpretive signage and print material throughout the Area to promote cultural and historic assets.
10. Expand programs to attract local schools for educational programs and activities.
11. Develop an overlay district or design guidelines for the purpose of protecting the historic pattern of development along Main Street, as well as the character of the buildings—both old and new.
12. Create walkable connections between the Main Street district and surrounding residential areas.
13. Explore possible trail connections from Main Street to the Reisterstown Branch of the Baltimore County Public Library, the Reisterstown Sportsplex, and nearby schools.
14. Examine a connection (or expansion of) to existing plans for walking paths and biking routes outlined in the Baltimore County Bike and Pedestrian Plan.
15. Expand passive recreational opportunities and explore areas for locating small plazas/open space/"pocket parks" along Main Street.
16. Integrate storm water management facilities that remove impervious cover within the Area, in order to improve water quality, and provide additional green assets.
17. Continue the Main Street's monthly clean-up efforts which are spearheaded by the Main Street's Clean, Safe, & Green committee and organizing an event or events on Main Street during Earth Day/Earth Week each year in order to promote sustainability and also beautify Main Street.
18. Remove invasive plants and replacing with native species.

V. PROGRESS MEASURES

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

1. Expanded local organizational capacity.
2. Main Street Maryland designated community.
3. Renovation and curatorship of the Reisterstown Community Cemetery.
4. Expansion of community events and programs including a Farmer's Market, Music on Main Street, new seasonal and holiday events.
5. Expansion of community events and programs including a Farmer's Market, Music on Main Street, new seasonal and holiday events.
6. Development and marketing of a heritage theme that builds upon the Main Street's transportation history from a wagon trail to a turnpike. Celebration of history with festivals, history-related events, and demonstrations.
7. Coordination with Baltimore County to repair and maintain streetscape enhancements.
8. Coordination with SHA and State representatives to further enhance the existing streetscape with new projects at the northern and southern entrances, as well as the center node at Cockeys Mill Road, to the Main Street area.
9. Incorporate interpretive signage and print material throughout the Area to promote cultural and historic assets.
10. Expand programs to attract local schools for educational programs and activities.
11. Develop an overlay district or design guidelines for the purpose of protecting the historic pattern of development along Main Street, as well as the character of the buildings—both old and new.
12. Create walkable connections between the Main Street district and surrounding residential areas.
13. Explore possible trail connections from Main Street to the Reisterstown Branch of the Baltimore County Public Library, the Reisterstown Sportsplex, and nearby schools.
14. Examine a connection (or expansion of) to existing plans for walking paths and biking routes outlined in the Baltimore County Bike and Pedestrian Plan.
15. Expand passive recreational opportunities and explore areas for locating small plazas/open space/"pocket parks" along Main Street.
16. Integrate storm water management facilities that remove impervious cover within the Area, in order to improve water quality, and provide additional green assets.
17. Continue the Main Street's monthly clean-up efforts which are spearheaded by the Main Street's Clean, Safe, & Green committee and organizing an event or events on Main Street during Earth Day/Earth Week each year in order to promote sustainability and also beautify Main Street.
18. Remove invasive plants and replacing with native species.

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