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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Baltimore County Department of Planning

**NAME OF SUSTAINABLE COMMUNITY:** Greater Dundalk/Sparrows Point

**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:** Greater Dundalk/Sparrows Point

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**Legal Name of Applicant:** Baltimore County Department of Planning

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**Federal Identification Number:** 52-6000889

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**Street Address:** 105 West Chesapeake Avenue

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**City:** Towson**County:** Baltimore**State:** MD**Zip Code:** 21204

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**Phone No:** 410-887-2483**Fax:** 410-887-5696**Web Address:** www.baltimorecountymd.gov

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**Sustainable Community Contact For Application Status:****Name:** Joseph "Jay" Doyle**Title:** Project Manager

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**Address:** 105 West Chesapeake Avenue**City:** Towson**State:** MD**Zip Code:** 21204

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**Phone No:** 410-887-2483 x**Fax:** 410-887-5696**E-mail:** jdoyle@baltimorecountymd.gov

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**Person to be contacted for Award notification:****Name:** Joseph Doyle**Title:** Project Manager

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**Address:** 105 West Chesapeake Avenue**City:** Towson**State:** MD**Zip Code:** 21204

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**Phone No:** 410-887-2483 x**Fax:****E-mail:** jdoyle@baltimorecountymd.gov

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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:** Baltimore

**Name of Sustainable Community:** Greater Dundalk/Sparrows Point

**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 Sustainable Community (SC) boundary for Greater Dundalk/Sparrows Point, for the most part, replicates the existing community legacy boundary, adding a new area that comprises Sparrows Point and adjacent industrial land. The addition brings in property long associated with steelmaking, formerly owned by Bethlehem Steel and most recently changing ownership in mid-2012. In addition to the legacy steel plant, nearby industrial parcels with Enterprise Zone status are included.

The boundary's northwestern tip is the intersection of the City-County line with Philadelphia Road. Moving northeast it follows Philadelphia Road and then bends south and southeast, following the Baltimore Beltway (695). The boundary continues to follow the beltway south until it meets North Point Road just north of Edgemere. From this point the boundary follows the eastern edge of the North Point Enterprise Zone, still moving south and then proceeds to pick up the eastern border of the Sparrows Point peninsula. The boundary follows the land form of Sparrows Point, moving south, west and then north up to the juncture of the point's western border with the Baltimore Beltway. From there it follows the beltway bridge over Bear Creek, proceeding southwest to the southern tip of Sollers Point. From this point the boundary takes a line to the juncture of the City-County line with Dundalk Marine Terminal. From this point the line follows the City-County line north to Philadelphia Road, completing the loop.

The SC boundary area includes six focus areas in which the county and its partners will pursue targeted revitalization strategies. The focus areas are:

**Historic District:** Dundalk's National Register Historic District, including its village shopping center and surrounding residential neighborhoods.

**Education Hub:** includes dual-high-school campus under construction and adjacent to community college.

**Merritt Boulevard:** traditional suburban commercial corridor with focus on commercial revitalization.

**Battlefield District:** Battle of North Point historic sites along North Point Road, capturing momentum and opportunities associated with War of 1812 bicentennial commemoration and National Trial.

**Turner Station:** historic African-American enclave with powerful history, unique waterfront location and amenities.

Sparrows Point: the legacy steelmaking facility and adjacent industrial parcels with Enterprise Zone status.

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**Approximate number of acres within the SC Area: 11,670.00

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area | <input checked="" type="checkbox"/> Designated Neighborhood                       |
| <input checked="" type="checkbox"/> Main Street           | <input checked="" 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 checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC                             | <input type="checkbox"/> State Designated TOD                                     |
- Other(s): Star-Spangled Banner National Historic Trail route; County Comm. Rev. District; Community Enhancement Area

## 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)**

#### Overall Reinvestment Strategy:

Baltimore County recognized the need to reinvest in Greater Dundalk in developing the 1996 Community Conservation Plan and the 2001 Dundalk Urban Design Assistance Team (UDAT) process and plan. These efforts involved extensive public engagement and key stakeholders. The UDAT sought to reposition Dundalk's future given decades of job losses and demographic shifts. The County, and then the Dundalk Renaissance Corporation (DRC), obtained state Community Legacy designation and funding to begin implementing the plans.

#### Dundalk Village Commercial Revitalization District:

The historic Dundalk Village Shopping Center and commercial properties along Dundalk Avenue are designated as a Baltimore County Commercial Revitalization District (CRD). As such, business and property owners are eligible for a variety of incentives including specialized small business loans, architectural services, tax credits, and grants to business organizations for district-wide improvements. Since 2002, over \$14 million in private and public funds have been invested in renovations and redevelopment projects in the District, affecting over 173,000 SF.

#### Gateway Enhancements:

Community Legacy funding (\$100,000) initiated the Dundalk Avenue streetscape, which later received \$467,000 in county funds and \$1.7 million in additional state funds and was completed in 2007. A \$70,000 gateway sculpture over Dundalk Avenue was installed in 2008. The Roundabout entrance to Turner Station and Watersedge was completed in 2007 (\$1 million county).

#### Operating Support:

Community Legacy operating support helped establish the DRC executive director position. The director has helped the DRC leverage more than \$49 million in county, state, federal and private funds for various revitalization projects.

#### Housing:

The County and the DRC have administered homeowner retention loans that incentivize homeowners to make improvements that might otherwise go untended. Approximately 45 loans totaling some \$500,000 were processed in the early 2000s, leveraging some \$650,000 in private investment. The DRC now acquires, rehabs and resell homes. Between 2005 and 2012, approximately \$2.5 million in county and community legacy funds supported rehabilitation of 12 homes. The county deployed millions in grants and loans, and historic tax credits, fully rehab and modernize 62 apartments in the Dundalk Village Shopping Center. The county acquired and demolished the blighted Yorkway Apartments in 2006-2007, addressing a longtime source of neighborhood crime and destabilization. This public investment of \$20 million attracted millions in private reinvestment in the form of market-rate, single-family homes. The DRC was a partner in Osprey Properties' renovation of Portside Apartments (\$936,000 in tax credits; \$1.5 million Rental Housing Funds; \$1.2 million in County grants).

#### Community Centers:

The former YMCA building in Dundalk's historic core was fully rehabbed in 2009 with an investment of \$10.2 million, creating a multi-purpose community center. A new community center was opened in Turner Station (\$7.4 million) in 2011, and a few years prior the Watersedge community center opened.

#### Battlefield District:

The National Park Service (NPS) and the County have invested in planning and design to establish the route of the Star-Spangled Banner National Historic Trail in Greater Dundalk and North Point. The NPS has published the Trail's Comprehensive Management Plan and a detailed concept plan for improving North Point State Battlefield. Baltimore County invested \$20,000 (staff time) in drafting an improvement plan for Battle Acre.

Projects noted in this section attracted private investment through new home construction, home improvements and home purchases. Dundalk's built environment has been significantly improved; the community centers provide physical and educational activities for youth and support families.

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## **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)*

Greater Dundalk/Sparrows Point continues to face a less than desirable image related to its working class roots and the continuing decline of the steel industry and manufacturing jobs. The national “great recession” came at a time when many revitalization efforts were building, becoming mature and gaining momentum. Clearly the recession has curtailed the momentum and potential efficacy of some efforts. At least one signature project has been halted and deferred by recent budgetary restraints.

It has long been understood that Dundalk’s demographic profile represents a challenge that will influence its capacity to attract new residents and new investment. The revitalization efforts and community enhancements, including many that have already been implemented, have certainly made progress in attracting more middle-income households with more disposable income. Still, meeting the challenges associated with demographics and economic change will take time and a sustained effort.

Proximity to industrial concerns, legacy pollution and possible ongoing emissions remain a challenge and a barrier to some forms of new investment and or redevelopment. Both the county and the community participate as members of the Harbor Team, an influential advisory group focused on supporting a sustainable future for the Port of Baltimore and responding to its need for channel maintenance and dredged material placement and processing. The Harbor Team has thoroughly studied many options for handling dredged material and is likely to establish a new dredged material containment facility in the next few years. The Harbor Team, in consultation with many stakeholders, has given careful consideration to the option of establishing a containment facility at Coke Point, an approx. 300-acre, abandoned portion of the Sparrows Point steelmaking complex. In examining this option, the Port, with disclosure and feedback from the Harbor Team, examined many environmental issues associated with steelmaking at Sparrows Point.

We hope the good work of the Harbor Team can help turn a corner and lay the foundation for a positive path forward in which Port endeavors ultimately lead to an improved environmental profile at Sparrows Point and the waterways it has impacted.

## **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)**

#### Historic District

The district's celebrated "Garden City" design is anchored by a mixed-use shopping center made of brick, stucco and slate with appealing traditional architecture. Attractive traditional housing stock includes colonials, cape cods, duplexes, brick town houses, mature trees, well-sized yards and a tranquil, leafy atmosphere that belies the traditional "gritty" stereotype of Dundalk. Despite its "old world" charm, the historic district's housing stock needs maintenance and the homes often lack modern amenities.

#### DVSC

The mixed-use Dundalk Village Shopping Center, in the historic district and the Dundalk Commercial Revitalization District, was built in 1919 and has six buildings with approx. 108,000 gross leasable area: 66% retail, 5% office, and 30% apartments (62 units). The strategy to revive the Dundalk Village Shopping Center had five main objectives: (1) change the ownership; (2) restructure the residential income mix; (3) renovate the three main buildings; (4) restructure the retail mix; (5) upgrade the publicly owned buildings and grounds. The first three have been accomplished with varying degrees of success. A public investment of \$3.5 million leveraged \$5.2 million by a new owner, JMJ Properties, who initiated work in 2005. The severely neglected apartments were renovated and converted to market rate. However, the vacant grocery store remains and a bank pad has recently been vacated with few prospects for a replacement. Recently, the three main buildings were acquired through a short sale, details of which present a significant barrier to continued revitalization.

#### Education Hub

Two new high schools are under construction on a dual campus adjacent to the Community College of Baltimore, Dundalk Campus. This state-of-the-art educational facility has the potential to trigger a new era of synergy with the community college and surrounding communities.

#### Battlefield District

Pedestrian and vehicle access to sites directly associated with the Battle of North Point, War of 1812, need improvement. Two battlefield parcels have been preserved (Battle Acre – one acre; North Point State Battlefield – nine acres). Battle Acre needs repairs to its historic fence, granite pillars and improvements that will allow safe pedestrian access. The battlefield needs vegetative screening, clear pedestrian access, parking, interpretive elements, etc. Nearby sidewalks and pedestrian infrastructure along North Point Road exhibit cases of deficiency. A connective trail concept featuring Bear Creek merits strong consideration.

#### Turner Station

Turner Station benefits from two waterfront parks and a peninsula form that virtually eliminates thru traffic east of Broening Highway. A recently built community center strengthens the community. The community wishes to mitigate some imposing physical barriers – including a wall surrounding Lyons Homes and the sound barrier on Broening Highway. The community desires improvements in pedestrian infrastructure, roadway landscaping and wayfinding signage. Architectural quality is lacking in several key commercial locations and in portions of its housing stock.

#### Merritt Boulevard Corridor

Merritt Boulevard is a heavily used commercial spine with wide medians, surrounded by mature residential neighborhoods. Typical of such corridors, commercial buildings are set far back from the road, allowing for expansive parking lots between the road and the buildings. Pad sites are common. The southern portion of the corridor, at Wise Ave and Merritt Blvd., has an aging shopping center built in the 1950s. Also on this intersection is the aging and functionally obsolete North Point Government Center. The County is going to relocate the uses and offer the site (25 acres) for sale, creating a significant redevelopment opportunity to anchor the corridor's terminus.



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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 Greater Dundalk/Sparrows Point Sustainable Community is a large and diverse area, comprising 11,670 acres. As such, its zoning and land use reflect that of a multi-faceted community with significant areas zoned for residential, commercial and industrial. The zoning for Sparrows Point is for heavy industry and thus includes few restrictions. At the same time the area's historic district encourages appropriate architectural preservation. Generally the area's zoning is well positioned to serve the various needs of the community.

The Dundalk Village Shopping Center is a fine example of a mixed-use, residential/commercial structure. The community has expressed a desire to see more mixed-use projects in the future.

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## **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)**

Greater Dundalk's quality of life is certainly enhanced by its long history of civic activism and engagement. The community hosts a wide range of robust public events. Many homeowner and community advocacy associations are active. Organizations such as the Greater Dundalk Community Council, The Dundalk-Patapsco Neck Historical Society, The Dundalk Chamber of Commerce, The Dundalk Renaissance Corporation (DRC), and the Baltimore Art and Music Project make invaluable contributions to the community. The Dundalk Eagle, a weekly hard copy newspaper, continues to thrive.

Dundalk's vaunted Fourth of July parade recently celebrated its 78th anniversary. The community continues to hold a large-scale Heritage Fair in conjunction with the July 4th celebration. The annual Defenders Day at North Point event is going strong and enjoying special attention as part of Maryland's War of 1812 bicentennial commemoration. The DRC organizes community clean ups, greening activities and holiday events.

The new high schools mentioned earlier (II.B.1) offer a new opportunity to mobilize academic achievement.

Considering weaknesses, the present condition of the 1812 Battlefield District on North Point Road frustrates the community's history enthusiasts and sends a less-than-inspiring message to area residents. The community's quality of life would be much enhanced if these sites were repaired/improved.

The crime rate for Baltimore County police precinct 12, which correlates with Greater Dundalk, appears generally higher than other county precincts. Total Part I crime was down 5% in 2011 compared to previous years. Unemployment among Dundalk residents is high, (9.6% compared to countywide figure of 4.1%, according to the 2010 census). The recent loss of steel industry jobs, especially the mid-2012 closure of RG Steel, and the long-term decline of area manufacturing jobs have had a negative impact on the community's quality of life.

## 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)**

Greater Dundalk/Sparrows Point's natural environment presents many strengths and challenges. The area includes many waterfront communities and approximately 60 miles of coastline (including Old Roads Bay). Bear Creek is an important waterway that is central to the area. Several school properties and public parks provide access to Bear Creek and benefit from the Creek's natural beauty. They include Fleming Park, Merritt Point Park, Chesterwood Park, Watersedge Park, Charlesmont Park, Battle Grove Park, Charlesmont Elementary School, Berkshire Elementary School and others. Greater Dundalk also enjoys many marinas and an active boating community.

#### Waterways:

The condition of waterways is a key emphasis in examining Greater Dundalk/Sparrows Point's environmental conditions. The Baltimore County Department of Environmental Protection and Sustainability has prepared a comprehensive draft analysis of the Bear Creek/Old Roads Bay watershed through a Small Watershed Action Plan (SWAP). The plan is a strategy for restoring the watershed and bringing it into compliance with water quality criteria, including the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Load (TMDL) regulations. The county SWAP recommends improvements and includes a schedule for implementation through 2020. The water quality segments in Bear Creek/Old Road Bay that are applicable to the current SWAP area are listed for the following impairments: sediment, chlordane, polychlorinated biphenyls (PCBs), zinc, and impacts to biological communities (2002 and 2004 listings) and submerged aquatic vegetation (1996 listing). Note that in 2005, a Water Quality Assessment (WQA) was submitted for the Northwest Branch and Bear Creek subsegments of the Patapsco River in response to impairment listings for zinc, lead, and chromium. The WQA justified the removal of these listings as these pollutants did not exceed impairment levels under water quality criteria. TMDLs are currently pending for PCBs in the Northwest Branch and Bear Creek subsegments along with zinc in the Middle Harbor subsegment.

#### Tree Canopy:

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 reach a 40% tree canopy cover. Dundalk has one of the lowest percentages of tree canopy among the County's Census-Designated Places. Of a total of 8,402.7 acres, there are only 1,746.7 acres of tree canopy. This equates to roughly 20.8% of the land. The Department of Environmental Protection and Sustainability planted "Energy Trees" at roughly 15 sites in the Dundalk region.

#### Coastal Zone Risks:

Greater Dundalk/Sparrows Point is located in a coastal zone and is at risk to sea level rise. Based on data from the Maryland Department of the Environment, 3.3 ft (1 meter) sea level rise would affect 0.5559 square miles of the region, or 3.17%. This risk is significantly lower than the top twenty worst areas in Maryland. In addition, according to a sea level rise mapping tool by Climate Central, 166 people, 74 homes, and 51 acres would be at risk to a three-foot rise in water level above an average local high tide. This water level change could be due to a combination of tides, storm surges, and sea level rise.

#### Air Quality:

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.

## **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 Dundalk Renaissance Corporation (DRC) works with a wide variety of partners and mobilizes volunteers to promote sustainability and reduce the carbon footprint of Dundalk residents. The DRC has partnered with the Dundalk Chamber of Commerce over the last four years to promote the Dundalk Farmers Market by holding a series of "Super Saturdays" events to attract more people to the market, which offers produce grown by local farmers. The event is held in the Main Street area. Reusable bags are distributed to help market the event and reward patrons. Since 2008, the DRC has worked with volunteers and community groups to plant over 500 trees, build a rain garden at a local senior center, mark over 150 storm drains, distribute 30 rain barrels, and held over 25 community and stream clean-ups that have removed tons of trash from neighborhoods and waterways.

Looking forward, the DRC plans to:

Identify sites for at least 100 trees to be planted in 2013, and initiate and manage the approval process with the Department of Environmental Protection and Sustainability (DEPS). Trees are to be planted in spring and fall of 2013. Coordinating with DEPS, identify locations, initiate approval process, and implement at least two buffer planting projects in 2013, consistent with watershed plan goals.

Identify locations and materials (decals or stencils) and maintain records using Google Earth to mark at least 80 storm drains in fall of 2012, and 150 storm drains in 2013, prioritizing five to six neighborhoods each year as per the watershed plan. Identify at least 10 potential locations to implement a water quality monitoring program. Monitoring will be implemented at six locations by December of 2012 and expand to eight locations in 2013.

Rain Barrel and Bayscaping Workshops:

Contractor will conduct eight workshops to train residents from multiple neighborhoods on bayscaping techniques for their yards and downspout disconnection strategies, including rain barrels, in 2013. The DRC and the selected contractor will partner with master gardeners, garden centers, senior centers, green schools, neighborhood organizations, garden clubs, DEPS, and other groups to establish an information network to support of the initiative.

Trash Treaty

Contractor will coordinate with DEPS on the development and promotion of a Trash Treaty for the Bear Creek-Old Road Bay watershed, to be launched in the Spring of 2013. The DRC has obtained support funding from the Baltimore Community Foundation.

Since 2006, the DRC's housing renovation work has incorporated green building elements such as pervious-paver driveways, insulation, high-efficiency furnaces, and low-e windows. During the recent Sustainable Dundalk Initiative, the DRC worked on five houses and performed pre- and post-renovation energy audits. Community Legacy funds support the effort.

DEPS planted trees to help cool buildings in several locations in Greater Dundalk. They include: CCBC-Dundalk, General Stricker MS, Holabird MS, Sparrows Point HS/MS, Sparrows Point HS/MS, Sparrows Point HS/MS, Grange ES, Sandy Plains ES, Charlesmont ES, Fleming Center, Dundalk Health Center, Inverness Center, North Point Gov't Center, Dundalk Fire, Berkshire ES, Norwood ES, North Point Library.

## 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 Baltimore County Stormwater Management Program addresses the impacts on stormwater quantity and quality resulting from new development after the construction phase is complete. Baltimore County has been delegated authority by the State of Maryland to enforce stormwater management regulations. The Stormwater Management Program is located within the Department of Environmental Protection and Sustainability (DEPS) – Stormwater Engineering Section. DEPS 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.

Tidal Back River SWAP: Based on initial field and desktop evaluations, several sites were identified as having sufficient open space for stormwater retrofits to treat runoff from impervious parking lots or alleys. These include all four upland components surveyed: neighborhoods, hotspots, institutions and pervious areas.

Through the Waterway Improvement Program, many water quality retrofit, shoreline enhancement and stream restoration projects have been implemented and many more are planned. Additionally, Baltimore County has completed numerous shoreline stabilization projects including those at Merritt Point Park, Bear Creek Park & elementary school, Battle Grove Park, and Inverness Park. In addition, the County has undertaken many water quality retrofit and waterway dredging projects to improve water quality and recreational boating access.

## **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)*

A vibrant local economy where residents have access to family-supporting jobs is a fundamental foundation for a healthy community. For many decades, heavy manufacturing firms such as Bethlehem Steel, Eastern Stainless, Lockheed Martin and others created tens of thousands of good jobs for area workers, regardless of whether they had college or even high school diplomas. These workers had the income to support families and pump money back into the local economy, in turn supporting the housing market and a wide variety of neighborhood and regional businesses. As area manufacturing employment levels have significantly declined over the past few decades (due to foreign competition, mechanization, and other factors), communities in the Greater Dundalk area have experienced economic stagnation and disinvestment.

#### Past County Efforts to Strengthen the Local Economy

In response to this challenge, Baltimore County has partnered with the State repeatedly to foster new business investment and to preserve the good-paying jobs that remain. Examples in eastern Baltimore County include: designation and recertification of the North Point Enterprise Zone to facilitate major investments such as the cold roll mill at Sparrows Point, investment in key infrastructure projects such as the extension of MD 43 to Eastern Boulevard and the reconstruction of Gray's Road; provision of Brownfields Tax Credits and other incentives to help construct the General Motors Baltimore facility in White Marsh and the Eastport Business Park on Quad Avenue; support for the redevelopment of the former Eastern Stainless facility into Colgate Business Park.

While these efforts have been successful in creating important new job opportunities and mitigating job losses, the challenge of growing new economic drivers for the southeast area of the County remains. In the past four months, this challenge has reached a new level of crisis with the closure and sale of the Sparrows Point steel facility, resulting in the layoff of 2,000 workers and another 1,000 in associated businesses, vendors, customers, contractors and suppliers. In sections IV.D.1 and 2 we discuss in detail forward-looking strategies for economic development and workforce development.

On a smaller scale, the County has designated Dundalk's traditional downtown and portions of Merritt Boulevard as Commercial Revitalization Districts, and important tool in promoting growth and reinvestment. The work of the Dundalk Renaissance Corporation -- through housing rehabilitation, greening efforts and Main Street programming -- makes an important contribution to the area's economic competitiveness. The same can be said for removing blight and transforming the former Yorkway apartments into attractive single-family homes. The new high school complex under construction and many other prior and ongoing revitalization efforts all serve to strengthen the community and its economic competitiveness.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Baltimore County leads the region and ranks second in the state in terms of housing inventory, following Montgomery County (Source: U.S. Census Bureau). 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, according to census data. 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%.

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 due to the age of the structures as well as the national economic downturn, the housing market bust and an increase in foreclosures.

Several initiatives are underway or have been recently completed that will expand housing opportunities in Baltimore County for low- to moderate-income households. They include:

- Arbutus Supportive Housing, a 13-unit single-room-occupancy facility for chronically homeless women, located in Arbutus;
- Renaissance Square project, a mixed income, mixed housing type new construction community in Essex;
- Old Court Estates, an affordable senior housing property newly constructed in Randallstown;
- The Greens at Liberty, an affordable senior housing development recently constructed and also located in Randallstown;
- Pikeswood Apartments, a mixed income apartment property will be rehabilitated and is located in the Liberty Community;
- The Greens at Logan Field, a new affordable senior housing development that will be constructed in Dundalk near Turner Station;
- The Greens at English Consul, a new affordable senior housing development that will be constructed in English Consul within the Baltimore Highlands/Lansdowne area;
- East Towson LEED Project, a three-unit homeownership project consisting of three LEED certified single family homes in the Historic community of East Towson; and
- Several proposed affordable rental housing developments (two preservation and three new construction projects) have been or will be submitted for financing through the DHCD's Community Development Administration.

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## **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)**

Greater Dundalk/Sparrows Point is experiencing rates of unemployment and poverty that are higher than the County as a whole. Its median income, median home value and level of educational attainment are substantially lower than the countywide figures. Dundalk remains a community that will certainly benefit from "a range of revitalization strategies and projects that prevent or reverse the decline of or disinvestment in a Sustainable Community."

Dundalk's unemployment rate for 2010, as reported by the Census Bureau, was 9.56%. Since that time the Sparrows Point steel plant has been closed, resulting in 2,000 layoffs in the summer of 2012. Dundalk's median income was \$56,540 compared to the countywide median of \$64,000. Dundalk's median home value was \$166,770 compared to the countywide median of \$217,500.

Educational attainment is a significant concern for the Dundalk community, especially as manufacturing jobs that do not require a college education decline. For the population aged 25 and older, the number in Dundalk graduated from high school was 77% compared to the countywide figure of 89%. More troubling, Dundalk's number for those with a bachelor's degree or higher was 10%, while the countywide figure was 35%.



### **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 (SC) 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; Jay Doyle, project manager, 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. Staff from the Department of Planning who will be directly involved with the Greater Dundalk SC include: Jay Doyle, Dennis Wertz, Terri Kingeter and Tony Ambridge. Additionally, Sharon Klots of the County Department of Economic Development will be involved, as will Ayla Haig, Department of Environmental Protection and Resource Management.

Additional resources include the agency's Housing Opportunities Program and its 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-interest loans, tax credits, and technical and business assistance to attract new investment.

The Department's Housing Opportunities Program will be available. The Department 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.

The Dundalk Renaissance Corporation (DRC) is an important partner in the Greater Dundalk/Sparrows Point Sustainable Community strategy and a member of its SC workgroup. The DRC is Baltimore County's first community-based community development corporation. The DRC currently has three full-time staff positions: executive director, Amy Menzer; marketing and development coordinator, Diane Lesman; and community projects Coordinator, Leah Bunck. The DRC contracts with Bayview Enterprises for construction Management services. It is in the process of hiring a greening projects coordinator. We also have a 30 hours per week administrative assistant, Jacki Crandell. Our office volunteer, Ralph Wickes, performs a variety of administrative functions reliably 25-30 hours per week. A part-time bookkeeper who provides services on a monthly basis.

### **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, including new divisions recently attained through a consolidation of county agencies, 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 the Department of Housing and Community Development (DHCD), and gap financing for revitalization projects generating downtown employment with the Maryland Department of Business and Economic Development and the Maryland Department of Transportation. 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. Both of these properties are now composed of newly built residences, including a multi-family building at Kingsley Park.

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, 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.

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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 Dundalk Renaissance Corporation, governed by a citizen Board of Directors, maintains strong community engagement practices, including open public meetings and a grass-roots committee structure that attaches to specific initiatives. The DRC advertises and publishes their activities via website. The DRC is a partner in several aspects of the plan and has reviewed the entire document.

The County's plans for the Battlefield District reflect the consensus of the Baltimore County War of 1812 Bicentennial Advisory Committee. Committee members include representatives of: Baltimore County Department of Planning, Baltimore County Department of Recreation and Parks, Office of the County Executive, Office of Tourism, Dundalk-Patapsco Neck Historical Society, Historical Society of Baltimore County, Todd's Inheritance, Inc., the North Point Peninsula Coordinating Council, the Eastfield/Stanbrook community, the Community College of Baltimore County, Dundalk Campus. Plans for the Battlefield District also reflect the priorities of the National Park Service and the Maryland War of 1812 Bicentennial Commission. The National Park Service enabled formal and thorough community input, including public meetings, in the planning for the Greater Dundalk component of the Star-Spangled Banner National Historic Trail.

The Turner Station Charrette Plan included a public communication and engagement process. Key stakeholders involved include the Turner Station Charrette Steering Committee, the Turner Station Community Conservation Team, Inc. and the Turner Station Recreation Council, and the Department of Planning, including its Community Design Team.

The Baltimore Harbor Team establishes consensus through large meetings of some 40 stakeholders, mostly on a quarterly basis but sometimes monthly. The team includes representatives from the Department of Planning, Department of Environmental Protection and Sustainability, Dundalk Renaissance Corporation and representatives of several Dundalk communities.

## **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 were essential policies to maintain sustainable development and resource preservation throughout the County. The County's growth and development has mainly taken place within the URDL. Ninety percent of its population resides in the urban areas. Residential and commercial development has also been concentrated in these areas.

Development statistics authenticate Baltimore County's success in community conservation and resource preservation. Within the county's urban areas, a diversity of housing types is available for an emerging diversity of residents. Most growth has occurred in community conservation areas, designated growth and redevelopment areas, and urban core areas. Major redevelopment projects have featured high-density, multi-family dwellings in recent years. In addition, the county established a permanent goal in 1989 of preserving 80,000 acres of agricultural and resource preservation land. Baltimore County has ranked among the top dozen counties nationwide in land preservation, protecting 52,000 acres.

Baltimore County Master Plan 2020 continues the county's successful approach to growth management, 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 residential 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 outlining utilization of federal, state, and local resources and funds to create decent housing, expand economic opportunities, and ensure a suitable living environment for low- to moderate-income persons. The Consolidated Plan was crafted through an open and participatory process. It fosters accountability between the County and residents. It manages funding allocation according to performance and desired outcomes.

Reflecting the national trend, affordable housing has risen as a challenge for many county residents. Baltimore County has implemented policies to assist its rental population. The county also is committed to increasing the availability and accessibility of public services, economic advancement, transportation opportunities, and vital resources to 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 critical assistance from the Maryland Sustainable Communities program in partnership with the Maryland Department of Housing and Community Development (DHCD) and with due consideration to the regional Sustainable Communities plan being undertaken by the Baltimore Metropolitan Council.

#### **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)**

Investments in community infrastructure will focus on Turner Station and the Battlefield District. In the Battlefield District, efforts will focus on a targeted area of North Point Road and North Point Boulevard that determines the level of public access to historic sites and sets the tone for the area's readiness to welcome heritage tourism visitors. It also sets the tone for the local community's use of these locations.

Concept plans already established for Battle Acre and North Point State Battlefield call for improvements in sidewalks and crosswalks to establish safe and clear public access to the sites – located only 300 feet from each other – and also address the crucial walking experience between the sites. Visitors should experience the sites as two parts of a cohesive whole. Basic public investments are needed to encourage businesses along North Point Road to join in the effort by improving their sidewalks. Furthermore, the County hopes these businesses will participate through facade improvements and consider signage and decorative branding opportunities that recognize and promote the significant historical value, and tourism value, of the Battlefield District. The Department of Planning encourages a vigorous assessment of the pedestrian infrastructure along North Point Road from the site of the Methodist Meeting House, moving south to Battle Acre. Key businesses that are candidates to participate in a public-private approach to improving the Battlefield District include: the Charlemont Shopping Center, Casmir's Savings Bank, Seven Eleven, the Gray Manor Inn and Poor Boys landscaping.

Recent planning in Turner Station has established a consensus assessment that improvements to sidewalks, road shoulders and pathways would strengthen the community's walkability, as well as its internal and external connectivity. Investments in lighting and a wayfinding system are also being considered.

Greater Dundalk/Sparrows Point is partially located in the Back River Watershed and partially in the Baltimore Inner Harbor watershed. It includes Bear Creek, Old Road Bay, Shallow Creek and other small tributaries to the Chesapeake Bay. A Total Maximum Daily Load (TMDL) for nutrients has been completed for the Back River watershed and approved by EPA June 29, 2005. The TMDL identifies a 15% reduction from urban non-point sources as necessary to meet water quality standards in tidal Back River, along with nutrient reductions from the Back River wastewater treatment plant. In addition to the nutrient TMDL, the Maryland Department of the Environment has developed a TMDL for chlordane (U.S. Environmental Protection Agency (EPA) approval December 17, 1999) and a TMDL for bacteria approved by EPA December 4, 2007. Seven stormwater retrofit/conversion projects, addressing 1100 acres of drainage area, have either been completed or are currently in design. Eleven stream restoration projects addressing 12,000 linear feet of degraded stream channel have either been completed or are in the design phase. TMDL for nutrients has been completed for the Patapsco Basin, including the Baltimore Harbor watershed. The nutrient TMDL was approved by the EPA in December 2007. The TMDL identifies a 15% reduction from urban non-point sources as necessary to meet water quality standards in tidal Baltimore Harbor. Nine stormwater retrofit/conversion projects have been completed to date along with eleven shoreline enhancement projects. The nine retrofit projects address 670 acres of urban development for water quality 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 Sparrows Point peninsula was placed under an environmental consent decree by the U.S. Environmental Protection Agency in 1997. This decree recognized decades of pollution related to more than a century of steelmaking on the site. The county supports efforts to clean, repair and mitigate environmental impacts associated with steelmaking on the Point. In 2002, Baltimore County joined an advisory group known as the Harbor Team, charged with supporting a sustainable future for the Port of Baltimore and responding to its need for channel maintenance and dredged material placement and processing. We support the Harbor Team's recommendation that the Port seriously consider Coke Point, a portion of Sparrows Point, as the site for a Dredge Material Placement Facility. Most importantly here, the county expects the Coke Point project to undertake significant environmental clean-up operations to remove and mitigate contaminants on the site. The County also supports proposed environmental mitigation projects, known as community enhancements, that are likely to occur off-site as part of the potential Coke Point project.

Bear Creek is a significant water feature of Greater Dundalk. A draft Small Watershed Action Plan (SWAP) has been prepared for the Bear Creek/Old Road Bay watershed. The SWAP is a strategy for restoration of the watershed that identifies strategies for bringing a small watershed into compliance with water quality criteria. The report describes management strategies for each of the 14 subwatersheds comprising Mid Bear Creek/Old Road Bay, and identifies priority projects for implementation. A schedule for implementation through 2020 is presented in addition to planning level cost estimates where feasible. Financial and technical partners for plan implementation are suggested for the various recommendations.

Strategies include a combination of government capital projects, actions in partnership with local watershed associations, citizen awareness campaigns and volunteer activities. Effective implementation of watershed restoration strategies requires the coordination of all watershed partners and the participation of many stakeholders. Strategies for preserving and enhancing tidal and shoreline resources include the following: (1) Navigation channels – Marking and maintaining navigation channels in the Bear Creek/Old Road Bay planning area will help keep a balance between encouraging recreational boat use and protecting submerged aquatic vegetation (SAV) growth; (2) potential shoreline enhancement projects include: Concrete Homes Park; shoreline protection retrofit and ecological enhancement at Stansbury Park; habitat enhancement at West Inverness Park.

Efforts of the Dundalk Renaissance Corporation (DRC), in cooperation with the county Department of Environmental Protection and Sustainability (DEPS), include: Identify sites for at least 100 trees to be planted in 2013, and initiate and manage the approval process with DEPS. Participate in at least two buffer planting projects in 2013; mark at least 80 storm drains in fall of 2012, and 150 storm drains in 2013, prioritizing five to six neighborhoods each year as per the watershed plan. Participate in water quality monitoring, eight locations in 2013. Rain Barrel and Bayscaping Workshops: workshops will train residents from multiple neighborhoods on bayscaping techniques and downspout disconnection strategies, including rain barrels, in 2013. Coordinate with DEPS on "Trash Treaty" for the Bear Creek-Old Road Bay watershed in spring of 2013. Continue housing renovations with green building practices, supported by Community Legacy.

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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)**

Baltimore County agencies, including: Department of Planning, Department of Recreation and Parks, Department of Environmental Protection and Sustainability, Department of Public Works, Office of Tourism.

Baltimore County War of 1812 Advisory Committee

Turner Station Conservation Teams, Inc.

Turner Station Recreation Council

Johns Hopkins School of Public Health

BGE

Day Village

Port of Baltimore

Honeywell

Dundalk Renaissance Corporation.

Over the past year, Bear Creek/Old Road Bay watershed partners have worked together, conducting assessments, identifying restoration opportunities, and engaging the community, in order to build a successful Small Watershed Action Plan. A Steering Committee of key watershed partners was formed to develop the Bear Creek/Old Road Bay SWAP. This includes Baltimore County personnel and leaders from the local community. The Steering Committee met regularly throughout SWAP development.

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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)**

We discussed significant community assets in section II.B.1. Dundalk's historic district has long been a focus of revitalization and Main Street planning. The Sustainable Community Action Plan will continue to build on the strengths of the community's traditional "heart." Institutions such as the Dundalk Renaissance Corporation, the Dundalk-Patapsco Neck Historical Society and the Dundalk Eagle are located in or adjacent to the historic Dundalk Village Shopping Center, the district's anchor. The plan will maintain support for the DRC's effort to improve the district's housing stock.

The Plan will give significant emphasis to the community's historic assets associated with the War of 1812. The county and the Greater Dundalk community are active participants in Maryland's bicentennial commemoration of the war. Sections of North Point Road have been designated part of the Star-Spangled Banner National Historic Trail. The National Park Service and the county have invested or allocated more than \$150,000 in site planning for the focused area of the trail -- called the Battlefield District -- that encompasses the preserved land upon which the Battle of North Point was fought in 1814. The Plan will seek to maximize existing funding opportunities and government agency resources -- local, state and federal -- to improve the battlefield sites and strengthen the community's ties to them. The DRC, the Historical Society and the county War of 1812 Bicentennial Advisory Committee will be active in the process. Bear Creek played a role in the Battle of North Point and one of Maryland's prominent war heroes -- Joshua Barney -- grew up on the family's Bear Creek estate. Bear Creek, its waterfront parks and several schools very close by are assets that can be engaged and support the local 1812 effort.

The plan will seek to maximize the positive energy, educational capacity and physical resources associated with the two new high schools under construction adjacent to the community college. The plan will seek to strengthen physical connectivity between the education hub and surrounding neighborhoods, including the historic district.

Efforts in Turner Station will build on the community's waterfront parks, its new multi-purpose center, its close-knit culture and civic pride, and its appreciation of its history. Prior planning efforts will provide important guidance.



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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)**

Efforts to enhance historic assets will focus on Dundalk's War of 1812 sites in a strategic area we call the Battlefield District. This District encompasses the two preserved parcels of land – Battle Acre Park (1 acre) and North Point State Battlefield (9 acres) -- upon which the Battle of North Point was fought in 1814. Detailed concept plans have been prepared for repairing and improving Battle Acre Park and for improving North Point State Battlefield. The SC Action Plan will seek to build on capital funding that may become available for Battle Acre in the coming months, but this funding is not guaranteed. The National Park Service will be investing \$95,000 (fiscal 2013 funding) to complete final design and pre-construction documents associated with components of the plan for North Point State Battlefield. Main features of the Battle Acre plan involve establishing a paved pedestrian plaza along its North Point Road frontage to address what is presently an unsafe and undesirable means of public access. Historic granite pillars need to be cleaned, re-pointed and set in new foundations. An historic fence requires repair and rehabilitation. North Point State Battlefield would receive a parking area, a walking trail, landscaping improvements and a variety of interpretive elements. It is generally agreed that the two battlefield parcels, located only 300 feet from each other, should work together. Thus, establishing a strong pedestrian connection between the two through crosswalks, sidewalk improvements and path/trail improvements is a priority.

Strong interest has been expressed in connecting Battle Acre, through a new trail, to Bear Creek and surrounding schools and residential neighborhoods. The advantages of this concept, which has received private sector in-kind support (\$8,000), should be fully explored, including an assessment of phasing options and other implementation scenarios.

The plan will explore options for strengthening outreach, communications/promotions, and community engagement associated with the battlefield area as confidence builds in the ability to make fundamental improvements to the sites' visitor readiness.

The plan will assess and explore opportunities for grass-roots fundraising and in-kind contributions to accompany public investment in the District. The potential for local participation would include businesses, residents and civic organizations.

Support for the Dundalk Renaissance Corporation, including its Main Street event programming and housing rehabilitation efforts, will support the integrity of Dundalk's National Register Historic District. The County will continue to pursue strategic opportunities associated with the historic district's traditional business area, which enjoys a Commercial Revitalization District designation.

Residents of Turner Station have identified several sites of historic significance within the community. The community's proposed Health Path would incorporate a proposed Turner Station History Trail with markers designating the significance of each site.

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#### **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 War of 1812 battlefield parcels located in the Battlefield District are public parks and green spaces. The plan articulated in Section IV.B.2 – including the trail concept to strengthen access and connectivity to Bear Creek and its waterfront parks – supports this section as well.

The proposed Turner Station Health Path is designed to increase access to green spaces, the waterfront, parks and the newly constructed multi-purpose center. The idea of a health path was initially proposed in 2003, as part of the development of the Turner Station Community Conservation Plan, and the community worked with the County and Johns Hopkins Bayview Medical Center to develop a concept plan for the health path. This plan was later refined as part of the 2009 charrette process.

The proposed Health Path would make connections between existing waterfront parks – Fleming Park and Turner Station Park – as well as the new Turner Station Multi-Purpose Center at the entrance to the community. While much of the proposed path would use a network of existing sidewalks and paths, the creation of addition walking trails, added lighting, signage and exercise stations would enhance the connections. A portion of the proposed path would also allow for passage between the two primary rental complexes in the community, Day Village Apartments and Lyons Homes, through the elimination of an existing masonry wall around Day Village Apartments, and replacement of the wall with a decorative metal fence with accessible gates. Finally, residents identified several sites of historic significance within the community, and the health path would incorporate a proposed Turner Station History Trail with markers designating the significance of each site.

The Baltimore County Department of Environmental Protection and Sustainability planted trees to strengthen its tree canopy and help cool buildings in several locations in Greater Dundalk. They include: Community College of Baltimore County – Dundalk Campus, General Stricker MS, Holabird MS, Sparrows Point HS/MS, Sparrows Point HS/MS, Sparrows Point HS/MS, Grange ES, Sandy Plains ES, Charlesmont ES, Fleming Center, Dundalk Health Center, Inverness Center, North Point Gov't Center, Dundalk Fire, Berkshire ES, Norwood ES, North Point Library. The program is expected to continue in future years.

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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)**

Baltimore County agencies, including: Department of Planning, Department of Recreation and Parks, Department of Public Works, Department of Environmental Protection and Sustainability, Office of Tourism.

Baltimore County War of 1812 Advisory Committee

Maryland War of 1812 Bicentennial Commission

Maryland Department of Natural Resources

National Park Service

Potentially schools in proximity to Bear Creek

Gray Manor communities

Potentially businesses in proximity to Battlefield District

Dundalk Renaissance Corporation.

Turner Station Conservation Teams, Inc.

Turner Station Recreation Council

BGE

Day Village

Port of Baltimore

Honeywell

## 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)**

A Strategy to Encourage Future Economic Vitality in Sparrows Point-Dundalk

In February 2012, Baltimore County's Department of Economic Development released a first ever Strategic Operations Plan. The Plan identifies the Sparrows Point-Dundalk area as one of nine business investment areas identified as having "significant opportunities to reinvigorate economies, add jobs and enhance quality of life," and lays out an economic vision. Further, a vision was presented for achieving growth as follows:

"A state-of-the-art industrial, distribution and logistics center that capitalizes on its deepwater access and excellent rail service to connect Baltimore County to Asian and world markets through the newly expanded Panama Canal."

Several opportunities were identified to improve the southeast area economy and its adjacent communities:

- Capitalizing on near term opportunities presented by the Port of Baltimore being one of only two East Coast ports capable of accommodating "Panamax" ships designed for the soon-to-be-widened Panama Canal;
- Expanding marine-based activities related to the Port of Baltimore to areas south and southeast of the Dundalk Marine Terminal as a result of anticipated trade and distribution growth;
- Accommodating dredge disposal material to be placed on the Point to fill and expand waterfront acreage similar to processes employed at Seagirt Terminal;
- Developing several hundred acres of vacant land on the Sparrows Point Peninsula for employment and tax-generating new uses.
- Specific actions planned or under way to realize this new vision include:
- Formation of the Sparrows Point Partnership in June 2012. This business advisory group of port officials, business, labor, real estate, manufacturing, logistics and distribution executives is charged with helping develop recommendations and the outline for a work strategy to produce net new business activity and jobs for the Sparrows Point section of Baltimore County. The Partnership will meet regularly during calendar year 2012. From these discussions, the Baltimore County Department of Economic Development will develop a detailed work plan to implement business development actions such as:
- International business development opportunities;
- Future Port-related needs;
- Marketability and financial feasibility for property reuse;
- Condition of infrastructure and site specific environmental concerns;
- Transportation logistics, and
- Possible real estate development options.
- Structuring the Department of Economic Development's two divisions – Business Development and Workforce Development – to focus on six targeted high employment clusters, two of which (Port-Related Industries and Logistics-Distribution Centers – are especially pertinent to Sparrows Point-Dundalk.

#### **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)**

In 2011, the County's economic development and workforce agencies were merged into a new Department of Economic Development with two divisions: Business Development and Workforce Development. This newly-integrated organization better positions the Department to coordinate efforts to create jobs with efforts to prepare residents for, and place them in, those jobs. Toward that end, the following efforts are under way or planned to increase local residents' access to jobs and economic opportunity:

- This SC Area has been harder hit by unemployment than other areas within the County. The One-Stop Center at Eastpoint sees more individuals who are seeking workforce development services than either of the other two One-Stops in the County. As a result, the Division of Workforce Development is strengthening the partnership with the Maryland Department of Labor, Licensing and Regulation (DLLR) in an effort to increase staffing to serve the customer base. The Eastpoint One-Stop is also the primary location for Veterans' services, and services to the ex-offenders, two hard to serve populations.
- Special efforts to streamline the re-employment of workers laid off when RG Steel closed. In May 2012, RG Steel filed for bankruptcy and announced that it would idle the plant and lay off its 2,000 employees. The proposed Dundalk Sustainable Communities area is especially hard-hit by the closure. An aggressive effort is under way to support these workers and their families and return them to active employment.
- Approximately 600 of the laid-off workers are highly skilled multi-crafted Maintenance Technicians (Electrical and Mechanical) who potentially will need to obtain State and County licensure to practice their trade should they not be able to find employment within the confines of a manufacturing employer. All licenses of this nature require an individual to start out as an apprentice and actively work thousands of hours under a Master in that trade before they can sit for their Journeyman license. The Maryland Division of Occupational and Professional Licensing was contacted and is now actively working to see what can be done to recognize training and experience while employed at the Plant. These workers are now requesting a hard copy of their training record to help facilitate the State's efforts to help them make a quicker transition to the appropriate State licensure.
- Opening a dedicated employment center in southeast Baltimore County to provide career consultation and training to laid-off workers
- Access to Federal Trade Adjustment Assistance resources to assist workers with healthcare, re-location, supplemental income, and retraining.
- 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 (which has two campuses on the east side of Baltimore County) and many services will be provided to residents of the Dundalk Sustainable Community at the Eastpoint Workforce Development Center, located in the proposed SC.

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

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

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

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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)**

Baltimore County Department of Economic Development, and its Division of Workforce Development; The Harbor Team (includes Department of Planning, Department of Environmental Protection and Sustainability, Dundalk Renaissance Corporation, representatives of several Dundalk communities); Sparrows Point Partnership; Port of Baltimore, Community College of Baltimore County, Dundalk campus

## 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)**

Significant housing initiatives of the Dundalk Renaissance Corporation and the county have focused on increasing the supply of housing that would help attract and retain middle-class families and singles, giving local offspring who are coming of age more reason to stay in the community. This strategy recognizes that local businesses, especially those in the Historic District, have declined and struggled due to a lack of disposable income among area residents. It also recognizes that a significant number of young professionals who grew up in Dundalk are not staying, even though many would like to remain close to family and roots.

The DRC reports that Dundalk's median home value has been well below the County median for decades. Dundalk's median was 97% of County value in 1970; 68% in 1990; and 64% in 2000. In 2010, Dundalk's median of \$166,770 rose to 77% of the County median of \$217,500 (2010 census).

Most units adjacent to Dundalk's Main Street are 60-90 years old, and many need extensive updates, which many new homebuyers do not wish to tackle themselves. The need for stucco or brick, roofing, window, and plumbing repairs are visible on every block of the Historic District and beyond. As homeowners age, the question of what happens to their homes when they pass on is becoming critical, as many are turned into rentals.

The DRC's role in managing a housing acquisition and rehab program will continue. The program received community legacy support in FY 2102 when the DRC initiated its housing revolving loan fund.

The Turner Station Charrette Plan of 2009 gives significant emphasis to housing rehabilitation and infill development efforts. Top priority is given to improving Lyons Homes. The charrette plan illustrated a variety of architectural and structural improvements that should be considered to improve the community's appearance and to also improve the homes' interior livability. Presently the County is working with an owner on Main Street to establish a four-to-five-unit single room occupancy house for homeless men.

Also in Turner Station, the Day Village rental complex of 437 individual townhouse units is undergoing a significant lead paint remediation project, ensuring that a significant portion of the community's housing stock will be safe and habitable. To date a total of 135 units have been completed through a County administered investment of \$532,000.

As part of the project, Day Village agreed to set-aside units for disabled and homeless households for 20 years. In addition to receiving funding from the county's lead safe program, the project received \$500,000 in State of Maryland funds.

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



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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)*

Key housing initiatives in Dundalk involve redevelopment and rehabilitation, as in: homeowner retention loans, Dundalk Renaissance Corporation acquisition and rehab units, Portside apartments rehabilitation, transformation of Yorkway apartments, gut-rehab of Dundalk Village Shopping Center upper floor "loft" apartments, Day Village lead paint mitigation, Turner Station "kit of parts" housing redevelopment/rehab proposal, Turner station single-room occupancy home. All of these projects represent revitalization of housing units in existing communities that date to the World War I era and are in many ways much more compact and walkable than modern suburban communities.

Efforts to improve and maintain housing stock in Dundalk's historic district, which is eminently walkable and anchored by a multi-purpose shopping center, certainly promote live-near-your-work principles, as does the effort to revitalize the shopping center itself.

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

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

Baltimore County has pursued a diverse, multi-prong housing strategy in Dundalk and the County expects that approach to continue. It should be noted that Dundalk's existing supply of affordable housing is more plentiful than the supply found in many other County communities. The recent rehabilitation of Portside apartments on Dundalk Avenue and the construction of Cove Village represent major advances in creating and preserving affordable housing in Dundalk. Presently the County is strengthening the livability of the Day Village apartment complex in Turner Station through a lead paint remediation project that has repaired 135 units to date. Moving forward, the project will remedy an additional 170 units. As part of the project, Day Village agreed to set aside units for disabled and homeless households for 20 years.

Dundalk's median home value, at \$166,770, is \$51,000 or 23% below the County median value of \$217,500. Generally the County believes there is a plentiful supply of affordable homes for sale in Dundalk.

The Dundalk Renaissance Corporation is a designated Community Housing Development Organization, allowing it to receive and implement federal HOME funds allocated through the Department of Planning. The DRC has and will continue to pursue a "blended" approach to housing rehabilitation, with some units targeted to buyers earning 80% of the regional median or less, while others will sell at market rates, reinforcing the strategy articulated in IV.D.1.

Baltimore County has identified as a major housing goal to increase the number of housing opportunities for low- to moderate-income households that are located in areas of opportunity. Areas outside Dundalk are likely to rank higher in the affordable housing "opportunity" evaluation because Dundalk has been "impacted" in recent decades by challenging demographic trends. The County will seek to increasing the number of affordable rental housing units that meet the need of families, increasing the availability of rental and for-sale housing that is accessible to households with disabilities, and finally reducing the presence of foreclosures through outreach, education and prevention activities as well as providing incentives for the purchase of foreclosures.

Proposed housing developments currently in the pipeline include the Greens at Logan Field, which is in Dundalk and will provide 80 units of affordable senior housing that will benefit low-income seniors earning less than 60% of the Area Household Median Income. The County will set aside HOME funds to provide gap financing for affordable rental housing and settlement expense and down payment loans for affordable homeownership. The County will also provide CDBG and Lead Hazard Reduction funds to assist up to 150 low-to moderate-income homeowners and affordable rental properties. The County will also delegate its bond authority to the State of Maryland to provide financing for affordable rental housing.

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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)**

Baltimore County Department of Planning, including its Housing Opportunities Program, the Maryland Department of Housing and Community Development, the U. S. Department of Housing and Urban Development, Dundalk Renaissance Corporation, Rebuilding Together, Habitat for Humanity, Greater Baltimore Board of Realtors Foundation, Day Village Apartments, Lyons Homes, Main Street Overlook, Turner Station Homes, the Turner Station Community Conservation Teams, Inc., other smaller community associations

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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)**

Historic Dundalk has a well-connected, traditional street grid. The District is also compact, walkable and features a mixed-use village center core. Efforts to strengthen and revitalize the district promote smart growth by sustaining an existing community that has compelling live-near-your-work attributes and thus helps maintain an efficient, small town transportation network. Continued efforts to strengthen the historic district's housing stock and commercial district are a fine example of linking housing policy with an effort to sustain a walkable community that limits vehicle trips for daily chores and some employment.

The SC plan also includes several project proposals that would increase walking and bicycling and overall non-motorized travel and connectivity. The Turner Station Health Path, as its name indicates, promotes better connections and a holistic approach that aims to keep residents out of their cars and on foot to reach several neighborhood destinations (See IV.B.3)

As the Education Hub takes shape with the new school construction underway, we have recommended that opportunities for better walking and bicycling connections between the campuses and the surrounding communities be explored.

Plans for the Battlefield District emphasize strengthening pedestrian access to the historic sites and the pedestrian connections between them. Furthermore, the plan for the larger battlefield site includes a walking path that would link to an existing sidewalk and the neighborhood it serves. The concept for a trail connecting Battle Acre with Bear Creek and surrounding communities could become a major new walking/biking asset serving hundreds of households.

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#### **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)**

At present, there aren't any transportation centers for Metro, MARC, or light rail located within or near the proposed Greater Dundalk Sustainable Community.

Dundalk is located near the eastern terminus of the proposed Baltimore Red Line. The Red Line is a proposed 14.1-mile, east-west, light rail transit line connecting the areas of Woodlawn, Edmondson Village, West Baltimore, downtown Baltimore, Inner Harbor East, Fells Point, Canton, and East Baltimore.

The Bayview Campus/Bayview MARC stations are proposed to be located at the eastern terminus of the Red Line in eastern Baltimore City. Potential users include the residents of Greater Dundalk. The Bayview Campus station will primarily serve the Johns Hopkins Bayview Medical Center campus. The Bayview MARC station is planned as a park-and-ride intermodal station. It will serve as a commuter station with on site parking and a direct connection to a proposed MARC station.

President Obama's Administration approved expediting the permitting and environmental review processes for the Red Line. Pending funding, construction is expected to begin in 2015 and operation could begin by 2021.

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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)**

Baltimore County agencies, including: Department of Planning, Department of Recreation and Parks, Department of Public Works, Department of Environmental Protection and Sustainability  
Dundalk Renaissance Corporation.  
Turner Station Conservation Teams, Inc.  
Turner Station Recreation Council  
BGE  
Day Village  
Port of Baltimore  
Honeywell  
Baltimore County War of 1812 Advisory Committee  
Maryland Department of Natural Resources  
National Park Service  
Potentially schools in proximity to Bear Creek  
Gray Manor communities

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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)**

The Dundalk Renaissance Corporation has established a strong track record of pursuing a diverse revenue and funding stream to support its projects and operations. This application's statement of organizational capacity clearly describes the Department of Planning's ability to harness and attract funding to priority projects, blending and leveraging diverse funding sources. New partnerships have been formed with the National Park Service and other 1812-related bicentennial funding sources. These partnerships have already brought in significant design and concept planning resources. The National Park Service recently announced a new \$95,000 investment slated for the Battlefield District.

The Department of Planning and the Dundalk Renaissance Corporation have a long track record of working together to leverage federal funds, community legacy funds and county funds to accomplish improvements in the Sustainable Community Area's housing stock, its Commercial Revitalization District and its built environment.

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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)**

Alignment and compatibility with existing plans has been discussed throughout the application. Our SC Action plan is based on:

Dundalk Renaissance Corporation, documented priorities

The Turner Station Charrette Plan of 2009

Published plans of the National Park Service, including the concept plan for North Point State Battlefield and its "Battlefield District" concept.

Baltimore County Improvement and Rehabilitation Plan for Battle Acre

Baltimore County War of 1812 Bicentennial Advisory Committee, Capital Improvement Team report

Department of Economic Development Strategic Operations Plan

Small Watershed Action Plan for Bear Creek and Old Roads Bay (DEPS)

Published reports/briefing papers of the Baltimore Harbor Team



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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)*

Housing restoration programs will continue to seek participation from homeowners in the form of matching participation in grants and loans. The SC plan discusses future efforts to attract participation from local businesses and grass-roots support in the Battlefield District. The County has emphasized that a visible public investment is a crucial first step in this District. At the present time, the County can identify funding from the National Park Service and Community Development Block Grant funds in the county's possession that may be positioned to support such public investment.

## **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 plan seeks to support or accomplish improvements to Battle Acre park and North Point State Battlefield, both of which relate to the Maryland War of 1812 bicentennial commemoration and heritage tourism. The plan includes improvements to the sites' public access infrastructure. These improvements will allow Baltimore County to promote with confidence its powerful and significant story associated with the Battle of North Point and the War of 1812. Baltimore County cannot do this with confidence today because the sites are not welcoming to visitors and they often generate responses of surprise and disappointment. We seek to improve the morale, enthusiasm and engagement of 1812 committee members, historical enthusiasts, preservationists, community residents and tourists. Additional 1812 sites, including Bear Creek, and nearby commercial properties, schools and neighborhoods, may become more formally engaged in the Battlefield District concept.

The plan will pursue improvements recommended in the Turner Station Charrette Plan of 2009. Presently top priorities include: Implementation of the proposed Health Path, ongoing and potentially new measures to improve the community's housing stock; improved lighting, improved wayfinding. These improvements would provide opportunities for healthy exercise, reduce car trips, strengthen community connectivity, improve the housing stock and strengthen the community's appeal to younger, professional families. This project will carefully consider opportunities to partner with the Neighbor Space program.

The plan will continue partnership efforts with the Dundalk Renaissance Corporation involving the Department of Planning and the Department of Environmental Protection and Sustainability, including the DRC's housing acquisition and rehabilitation program. The DRC hopes to improve a range of 10-30 homes over the next five years, depending on the stability of various funding streams. DRC goals and outcomes related to the environment are articulated in IV.A.3 and II.C.2. They include tree planting, marking storm drains, water quality monitoring, installing rain barrels and fostering implementation of bayscapes.

The Department of Economic Development will provide assistance to dislocated workers in the SC area and pursue economic opportunities with guidance from its Strategic Operations Plan as described in sections IV.C.1 and 2. The department will closely monitor opportunities to apply for the DBED Job Creation Tax Credit.

The plan will closely examine and pursue opportunities for commercial revitalization in targeted areas along the Merritt Boulevard commercial corridor as discussed in section II.B.1

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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)**

Maintain and/or increase number of organized visits to the battlefield sites  
Dramatically improved feedback from those who participate in the tours  
Increased grass-roots community involvement in the Battlefield District  
Increase in customers – tourism dollars -- for Battlefield District businesses  
Increased number of homes with physical improvements  
Increased tax base from revitalized Yorkway area  
Decreased vacancy rates on Merritt Boulevard  
Improved commercial tax base on Merritt Boulevard  
Environmental remediation at Sparrows Point  
Secure Harbor Team approval/support for selected community enhancements associated with the potential Coke Point dredge material project  
New jobs for laid off steel workers  
Renovation or re-tenanting of vacancies in the Dundalk village Shopping Center  
Renovation of Merritt Point Shopping Center  
Productive redevelopment of Sparrows Point and/or North Point Enterprise Zone properties

**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