

SUSTAINABLE COMMUNITY DESIGNATION

2021 APPLICATION

Eligible Applicants:

- *Local Government*
- *Local Government Consortium*

Sustainable Communities Application Rounds

February 19, 2021

May 21, 2021

August 20, 2021

November 19, 2021

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201

410-209-5800

<http://dhcd.maryland.gov/>

LARRY HOGAN
Governor

BOYD K. RUTHERFORD
Lt. Governor

KENNETH C. HOLT
Secretary

OWEN McEVOY
Deputy Secretary

OVERVIEW OF SUSTAINABLE COMMUNITIES

The Sustainable Communities Program was established by the Sustainable Communities Act of 2010 (House Bill 475, Chapter number 487) for the purpose of targeting of State revitalization resources into a single focus area called “Sustainable Community Areas”. In the Act, Sustainable Community Areas are defined as places where public and private investments and partnerships achieve:

- Development of a healthy local economy;
- Protection and appreciation of historical and cultural resources;
- A mix of land uses;
- Affordable and sustainable housing, and employment options;
- Growth and development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit.

The aim of this new focus area was to promote an interdisciplinary approach to community planning and investment, and to provide a framework for local Sustainable Community Action Plans.

The Sustainable Community designation application is a vehicle for implementation of the 2010 Act. *Through this application, eligible applicants will propose two things:*

- (1) **Define a geographic area within the existing built environment in need of revitalization or additional state investment to strengthen the local market**
- (2) **Submit a Sustainable Community Action Plan, a summary of initiatives and projects that support the revitalization of the targeted Sustainable Community Area**

Sustainable Community Action Plan

Sustainable Community Action Plans should include a range of revitalization strategies and projects that prevent or reverse the decline of or disinvestment in a Sustainable Community Areas through improvements in residential, commercial, or other public or private properties.

Sustainable Communities – Application Rounds

Round 32: February 19, 2021

Round 33: May 21, 2021

Round 34: August 20, 2021

Round 35: November 19, 2021

Complete applications received by the closing date of each round will be reviewed by State inter-agency teams, and recommendations will be presented to the Secretary of the Maryland Department of Housing and Community Development and then to the Smart Growth Subcabinet within approximately three months.

Application Eligibility

Local governments (municipal or county) are eligible to apply. Eligible applicants must form a local **Sustainable Communities Workgroup** that will develop and guide implementation of the local

Sustainable Community Action Plan. The purpose of this workgroup is to facilitate collaboration among local government agencies and private stakeholders to support community development planning and implementation. For example, the **Sustainable Communities Workgroup** should include representatives of key public and private stakeholders, such as local government agencies, community associations, community development organizations, and employer/business representatives.

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be indicative of a targeted approach. Applicants can verify Priority Funding Area boundaries by visiting the Maryland Department of Planning website at:
<http://mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html>
- 2) A local government resolution in support of the boundary designation and plan should accompany the application or must be in process (all Sustainable Community Area designations will be contingent upon an executed local resolution);
- 3) Entities in the community must have pledged financial and/or in-kind resources to implement the Plan as indicated by letters of support;
- 4) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 5) The proposed plan must be consistent with other existing community or comprehensive plans;
- 6) A Sustainable Communities Workgroup is formed and a roster of members is provided.

Applications that do not meet these threshold requirements will not be considered.

Application Submission and Evaluation

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first printed page of the electronic application is a Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs. In addition to the hard copies of an application, all pictures and maps are to be submitted on a CD-ROM, or send via email to the Sustainable Communities project management team. Pictures should be in a JPEG format and maps should be in a pdf format. Please also include GIS shapefiles of Sustainable Community boundaries and other GIS related data.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications to:

Sustainable Community Application
ATTN: Olivia Ceccarelli-McGonigal
Division of Neighborhood Revitalization
Department of Housing and Community Development
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5826

Site Visits, Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session is mandatory for all applicants. Consult with Olivia Ceccarelli-McGonigal at 410-298-5826 or by email at olivia.ceccarelli@maryland.gov if you would like to schedule a meeting.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

Approval

Approval of applications will be made by the Governor's Smart Growth Subcabinet on the recommendation of the Secretary of Housing and Community Development. A State inter-agency team will review applications and make recommendations to the Department of Housing and Community Development Secretary.

All questions related to the application, please contact Olivia Ceccarelli-McGonigal at 410-209-5826 or by email at olivia.ceccarelli@maryland.gov or your regional project manager, found at this link: <https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

Sustainable Community Application 2021

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community:	Arbutus		
Name of Applicant:	Baltimore County Department of Planning		
Applicant's Federal Identification Number:			
Applicant's Street Address:	105 W. Chesapeake Ave., Suite 101		
City: Towson	County: Baltimore County	State: MD	Zip Code: 21204
Phone Number: 410-887-3480	Fax Number: 410-887-5862	Web Address:	www.baltimorecountymd.gov

Sustainable Community Application Local Contact:

Name:	Josephine Selvakumar	Title:	Planner II, Western Sector, Neighborhood Response Team
Address:	105 W. Chesapeake Ave.,	City:	Towson State: MD Zip Code: 21204
Phone Number:	[REDACTED]	Fax Number:	[REDACTED] E-mail Address: [REDACTED]

Sustainable Community Contact for Application Status:

Name:	Amy Trexler Mantay	Title:	Deputy Director
Address:	105 W. Chesapeake Ave., Suite 101	City:	Towson State: MD Zip Code: 21204
Phone Number:	[REDACTED]	Fax Number:	[REDACTED] E-mail Address: [REDACTED]

II. SUSTAINABLE COMMUNITY – General Information

A. Proposed Sustainable Community Area(s):

- (1) Provide a description of Sustainable Community Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The Arbutus Sustainable Community Area is proposed to include approximately 3,700 acres including a mix of residential communities and the Arbutus Commercial Revitalization District just south of the University of Maryland, Baltimore County (UMBC) campus (see attached map). The boundary also includes a Federal HUB Zone and a Maryland Enterprise Zone.

The area is generally bounded by UMBC to the north, I-695 to the east, and Patapsco Valley State Park to the south and west. The area is bisected by I-95 and I-195, serving as a logistics and distribution hub for a diverse technology and industrial business community with direct access to I-95, I-695, I-895 and I-295. Only 6 miles from BWI Airport and 20 miles from the Washington DC

Sustainable Community Application 2021

beltway, the business community is near Federal labs, NASA, Fort Meade, US Cyber Command, UMBC and CCBC.

- Proximity to MARC Station
- Proximity to UMBC's new Events Arena
- Home to bwtech@umbc, with nearly 55 cybersecurity companies, this UMBC affiliated park is a center of innovation for business in all stages of development. The research park is in the State RISE Zone.

The boundaries were determined using the 2010 Census Tracts combined with various County overlays such as the Relay Historic District, as well as the Arbutus Commercial Revitalization District which has been specifically targeted for revitalization efforts.

- (2) Include the following as attachments: 1) PDF or JPEG of proposed Sustainable Communities boundary map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) representative photos of proposed Sustainable Community area.
- (3) Approximate number of acres within the SC Area: 3,700
- (4) Existing federal, state or local designations:
- Main Street Maple Street
 National Register Historic District Local Historic District Arts & Entertainment District
 State Enterprise Zone Special Taxing District BRAC State Designated TOD
 Opportunity Zone Other(s): Arbutus Commercial Revitalization District, Arbutus Design Review Area, County Enterprise Zone

- (5) Prior Revitalization Investments & Smart Growth:

- a. *List and describe any significant State and local smart growth or revitalization related program investments* that have been made in the area during the past five years.

Funding Program/Investment Name	Year Awarded/Implemented	Amount
Commercial Revitalization Action Grant (CRAG)	2016	\$9,996
CRAG	2017	\$9,996
CRAG	2018	\$9,996
CRAG	2019	\$9,996
CRAG	2020	\$9,996
CRAG	FY 2021	Estimated \$29,985

- b. Describe the investment. What impact have these investments had on the community?

The Greater Arbutus Business Association (GABA), founded in 2017, is focused on the revitalization of the Commercial Revitalization District. Starting with beautification projects, GABA has initiated efforts such as street sweeping, planters filled with seasonal flowers along East Drive, and adding native and seasonal flowers to the existing gardens. GABA utilizes Baltimore County's Commercial Revitalization Action Grant as the funding source for these efforts, leveraging

Sustainable Community Application 2021

approximately \$10,000 (\$29,000 in FY2021 with additional CARES Act funds) every year since 2016.

The relationship between Arbutus and UMBC has grown in recent years. In 2019, UMBC invested over \$250,000 to establish OCA Mocha on East Drive, replacing a Hookah Lounge. OCA stands for Opportunity for Community Alliance, UMBC's initiative to develop partnerships with the surrounding community. Mocha is a contracted coffee shop managed and operated by UMBC alumni and students. Many would like to see Arbutus transition into a "college town" for UMBC and college representatives also serve on the Arbutus workgroup. UMBC representatives have prior experience with Sustainable Community Area plans from their involvement in the renewal of the Catonsville Patapsco Sustainable Area plan.

The proposed Arbutus Station is a mixed use development by a local developer at the intersection of Waelchi Avenue and Sulphur Spring Road. It is within the proposed SC boundary and the County's Commercial Revitalization District that can take advantage of the County's revitalization programs if it meets the County revitalization goals and efforts. The project is now submitted for department's review and approval. The community is actively involved in all development projects in the area to make sure the development fits in with the surrounding area and the project addresses any applicable goals in this plan.

Baltimore County offers a variety of tax credits and incentives to help grow businesses in designated Enterprise Zones. Companies in Halethorpe area took advantage of significant tax credit dollars in 2020. The research park (bwtech@umbc), the business incubator for University of Maryland, Baltimore County (UMBC), is part of the tax incentive program called the Regional Institution Strategic Enterprise (RISE) Zone.

Additionally, after the Arbutus Recreation Center was built in 2010, significant improvements have been made in the past five years. Multipurpose Court resurfacing with the addition of pickle ball court lines, and new basketball poles and backboards were added at Arbour Manor Park.

Shelbourne Field and Halethorpe Elementary School had complete renovations of ball diamonds. New basketball poles, backboards, new porch and landscaping were added at Halethorpe Civic Center.

- (6) Describe the Sustainable Community Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

All data in this section is from the 2019 American Community Survey (ACS). The Arbutus Sustainable Community Area ("Arbutus") consists of six (6) census tracts. One of the six (6) census tracts is the industrially used land, containing no households, that is situated on both sides of Interstate 895 between Hollins Ferry Road and Patapsco River overlooking Anne Arundel County, Maryland. Thus the demographic information for the Arbutus application is primarily based on five (5) other census tracts.

There are 19,292 persons in Arbutus. The average age is 38.2 years old. Population in the area above Sulphur Spring Road is younger than the rest of Arbutus, in which the median age is 36 years old in the area between Interstate 695 and Sulphur Spring Road and 32.8 years old between Interstate 695 and the Baltimore City line. Among population in Arbutus, 21.52% are between 0 to 19 years old, 38.48% for 20 to 44 years old, 26.53% in the 45 to 64 year-old bracket, and 13.47% in the 65 years

Sustainable Community Application 2021

old or over segment. In Baltimore County, the median age is 39.4 years old. The percent share of the same age brackets is 24.40%, 31.97%, 26.12%, and 17.52% likewise.

The majority of the area's population is white, representing approximately 78.65% (or 15,174) of the area's total population. The minority population together accounts for 21.35% (or 4,118). The largest minority population is Asian or Pacific Islander amounting to 9.79% of the area's total population or 1,889 in number. In addition, there are 515 persons of the Hispanic or Latino origin, who can be of any race, representing 2.67% of the total population in Arbutus. In comparison with the County, percent white population is 60.6%. Persons of the Hispanic or Latino origin represent 5.4% of the County population. In addition to the Arbutus population mentioned here, the community also serves the growing UMBC population and the students who live off campus.

The median household income in Arbutus is \$81,293. The highest median household income, \$107,835, is in the sub-area bordered by Interstate 195, Metropolitan Boulevard, and the Baltimore-Howard County line. The lowest median household income, \$38,672, falls in the sub-area enclosed by Interstate 695, Wilkens Avenue, Southwestern Boulevard, and the City line. As a reference, the County's median household income is \$76,866.

Correspondingly, data on the educational attainment show that among Arbutus population 25 years or over, 91.32% graduated from high school or over including the equivalence. Among the same segment of population, 27.98% hold bachelors or higher degree. The sub-area with the highest educational attainment for the high school or higher and bachelor's or higher corresponds to the area with the highest median household income. The sub-area that has potential to improve for educational attainment corresponds with the area with the lowest median household income. The area's educational attainment for the high school or higher and bachelor's or higher is 82.8% and 26.34% respectively. The same indicators for educational attainment for the County's population 25 years or over are 91.5% and 39.4% in turn.

There are 7,400 households in Arbutus. Among them, 5,242 are owner-occupied and 2,158 are renter-occupied. The homeownership rate is 70.84%. The County's overall homeownership rate is 66.1%. Arbutus' median home value is \$240,640; the median gross rent is \$1,413. The highest median home value and gross rent (\$277,000 and \$2,046 in that order) are in the sub-area where the median household income and educational attainment are the most significant. The sub-area, where the lowest median household income and educational attainment are, is characterized by the lowest end of the spectrum for the median home value and gross rent. As compared to the County, the median home value and median gross rent are \$261,500 and \$1,302 respectively. Housing affordability is determined using the county's median for owner occupied units and renter occupied units as the threshold or benchmark point.

B. Organizational Structure, Experience and Public Input:

- (1) 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 Sustainable Community Area Plan?

Sustainable Community Application 2021

The Baltimore County Department of Planning continues to assume lead responsibility for preparing Sustainable Community applications and for creating Sustainable Community Action Plans. Other Baltimore County agencies including but not limited to Public Works, Economic and Workforce Development, Environmental Protection and Sustainability, Office of Community Engagement, Recreation and Parks, Representatives from County Public Schools and Police Department continue to play vital roles in achieving the goals and objectives associated with Arbutus and other Sustainable Communities.

The county's SC Workgroup has a leadership team composed of the department director, deputy director, one division chief and four additional staffers who are highly experienced in community planning, community development, community revitalization, community outreach, public relations and demographics. Members of this leadership team at the Department of Planning are as follows: Director Steve Lafferty, Deputy Director Amy Mantay, Division Chief Anne Roane and Western Sector lead Planner Ngone Diop. Other Department of Planning staff involved with the preparation of the renewal application and/or its implementation include: Western Sector Planner Josephine Selvakumar, Demographer Kui Zhao, and Jen Meacham, Chief of Research, Analysis and Design.

The workgroup is composed of County staff working in cooperation with the Advisory committee members and the community. The Advisory committee members is formed of community stakeholders such as community and business associations, residents, business owners and college representatives. The Advisory Committee will develop the program and see that actions and projects are implemented.

Due to COVID-19 gathering restrictions, Public input for the “action plan” section of this document was developed through extensive online engagement. The Department, with significant assistance from Office of Information Technology, developed the ArcGIS Hub, a platform for community engagement (HUB link: <https://baltimore-county-community-planning-bc-gis.hub.arcgis.com/pages/arbutus-initiative>). The HUB platform was developed to work together with internal and external stakeholders and especially the community, as we embarked on the primarily online engagement strategy for this project.

The Department publicly kick started the effort on August 27, 2020. Six focus group meetings were held in the month of November 2020 to gather public input. Each focus group meeting was based on the focus group elements in the application. Multiple online question surveys and interactive map exercises were also posted on the HUB to solicit public input. The survey questions were catered to gather information on issues and opportunities in the Arbutus SC Area. The map based activities allowed participants to indicate where targeted improvements should occur based on the focus elements. The draft application was posted on the HUB during the month of April 2021 for the advisory committee and the public to view and comment.

- (2) 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 Sustainable Community Plan?

The Department of Planning is well versed in leading large-scale planning efforts and implementing a wide variety of projects associated with those revitalization plans. This robust capacity includes

Sustainable Community Application 2021

plans that have received crucial support from the Maryland Community Legacy Program administered by DHCD and gap financing for revitalization projects generating downtown employment with DBED and MDOT. All of this work has involved close collaboration and partnerships with key county agencies, state agencies, federal agencies, community organizations and private-sector stakeholders. This work also involves many contracts, requests for proposals and memoranda of understanding to clearly guide the involvement of formal partners.

The County has tackled significant redevelopment projects involving the transformation of formerly blighted and neglected properties. Working with HUD and other partners, the County gained control of the former Riverdale apartments and resolved a longstanding case of blight and neglect in Middle River. The property - now known as Waterview - stands as a beacon of neighborhood stability, comprising more than 60 acres of newly built residences. Similar transformative initiatives to overcome blight were carried out at the former Kingsley Park apartments in Middle River. In nearby Catonsville, the County partnered in a housing rehabilitation program in the historic Winter's Lane community using \$250,000 in funding from DHCD. Newly built residences, including a multi-family building at Kingsley Park, now occupy both of these properties.

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. The Department of Planning will partner with the workgroup in implementing the plan.

The advisory committee members will be the active workgroup that will help develop the program and see the actions are undertaken. The primary strength of the workgroup, as constituted, is the amount of institutional experience possessed by its members, most of whom possess decades of experience with working with citizens and organizations. Key stakeholders in the workgroup include, but are not limited to, the Greater Arbutus Business Association (GABA), Southwest Visions Foundation (SWVF) and UMBC representatives.

GABA is a main participant and an active player in the Arbutus Sustainable Community Area Plan development. Bettina Tebo, Executive Director of GABA is an active member of the SC workgroup. The Greater Arbutus Business Association was founded in 2017 after the dissolution of The Arbutus Business and Professional Association. Recognizing a greater potential in Arbutus, GABA initially worked to transform the Commercial Revitalization District with beautification projects. These include daily street sweeping, planters filled with seasonal flowers along East Drive, and adding native and seasonal flowers to existing gardens. GABA utilizes Baltimore County's Commercial Revitalization Action Grant as the funding source for these efforts, leveraging \$9,996 each year since 2016.

GABA has two employees, Bettina Tebo is Executive Director and Patsy Plowman became the Office Administrator in 2017. Patsy and Bettina have been instrumental in building GABA as an important

Sustainable Community Application 2021

economic and community development driver. They have developed several programs to promote the association's members and connect them with the greater Arbutus community, as well as installation of street banners, a new gateway sign, social media content and a website. They also have created displays filled with members' marketing materials to promote their business to the community. In support of community participation in their initiatives, GABA also provides annual scholarships to graduating senior high school students who have performed community service work in the community. GABA also partners in local community service organizations including the Wilkens Police and Community Relations Organization, Arbutus Volunteer Fire Depart, Halethorpe Improvement Association, and the UMBC Neighbor Relations Group.

The amount of work created by GABA's growth, has made the Executive Director position necessary to continue progress and sustainability. The Greater Arbutus Business Association stimulates growth and networking among community businesses, provides an avenue to voice concerns to civic leaders and elected officials, facilitates the beautification of Arbutus and helps maintain a thriving business marketplace. GABA has proudly served the community since 2017 and the services they provide have altered the face of Arbutus and strengthened its business community.

GABA is solidifying their relationship with UMBC. In 2019, UMBC invested over \$250,000 to establish OCA Mocha on East Drive, replacing a Hookah Lounge. OCA stands for Opportunity for Community Alliance, UMBC's initiative to develop partnerships with the surrounding community. Mocha is a contracted coffee shop managed and operated by UMBC alumni and students. Many would like to see Arbutus transition into a "college town" for UMBC and college representatives also serve on the Arbutus workgroup. UMBC representatives have prior experience with Sustainable Community Area plans from their involvement in the renewal of the Catonsville Patapsco Sustainable Area plan.

John Dillow a member of Southwest Visions Foundation (SWVF) is an active member of the SC workgroup. SWVF is a nonprofit organization created to promote economic and community development in the communities of Southwest Baltimore County. SWVF works with communities, businesses, local and state government, as well as anchors institutions like UMBC, to build up the Southwest. Their work aims to improve the communities of the region through economic and community development activities.

Mr. Dillow has spent the last 30 years as a Vice President for both Living Classrooms and SkillSmart, implementing numerous community and economic development efforts in Baltimore, Washington, DC, Chicago and many other cities across the nation. These projects are often part of major urban revitalization efforts where workforce and business work together to make a positive impact. Bettina Tebo, GABA is also a member of SWVF.

Lisa Akchin, Chief Marketing Officer and Associate Vice President for Engagement UMBC is also a board member of SWVF and a member of SC workgroup. Besides SWVF, John Dillow and Lisa Akchin have been co-chairs of the UMBC Neighborhood Relations Committee (NRC). The purpose of the NRC is primarily to facilitate communication and collaboration between the university, neighbors and area business and government leaders. It also works to bring the key stakeholders of UMBC and the surrounding communities together to implement strategies and projects that improve the neighborhoods and services for the residents of the region. Mary Richmond, Government and Community Relations Manager, another active representative from UMBC is also part of this work group.

Sustainable Community Application 2021

Marilyn Maitland, President Emeritus, Baltimore Arts Guild, board member of SWVF is also a member of the work group. Marilyn has prior experience and knowledge being in the Catonsville Patapsco Sustainable Community and Catonsville Arts and Entertainment District initiatives.

Other workgroup members are local developers, local realtors, small business owners and local residents who are actively engaged and involved in the community.

- (3) How did residents and other stakeholders in the community provide input on the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based? Understanding that there are special circumstances related to the Covid-19 pandemic, what adjustments have or will need to be made regarding public input? Please inform Sustainable Communities staff and/or your regional project manager if assistance or special consideration is required.

Residents, as well as, business owners and other stakeholders within the community were involved in providing input to the action plan. Due to COVID-19 all public input was gathered through virtual WebEx focus group meetings, survey and map exercises through HUB, an online engagement platform. Through various efforts such as brainstorming sessions and weekly virtual focus group meetings, the workgroup was able to compile a listing of strengths and weaknesses and strategies based on their experience both from residents and business owners' perspective. The workgroup also reached out to other umbrella community groups as well as GABA and UMBC, to advise them of their efforts and gain additional input on the issues within the SC area.

The action plan included within this application reflects the goals, objectives, priorities, strategies, etc. outlined in numerous adopted plans, including but not limited to: the Baltimore County Master Plan 2020; the 2017 Baltimore County Land Preservation, the Western County Pedestrian and Bicycle Access Plan; the Baltimore County Consolidated Plan, FFY 2016 to 2019; the Patapsco Heritage Area Management Plan.

The workgroup will focus on combining and implementing actions developed during previous planning efforts, as well as, actions identified through this Sustainable Community Program.

III. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy. The Plan should be flexible enough to be updated regularly and must be renewed every five years to reflect new goals and conditions. The priority initiatives and projects identified in the action plan are local priorities for improving properties and opportunities for residents. The Plan should address the strategies that will guide investment in the geographic area targeted for revitalization. The Plan will guide local stakeholders and State agencies as they work together to achieve revitalization objectives.

Please complete the attached matrix. The document has been broken down into six different sections, with a separate matrix comprising each components of your Sustainable Community Action Plan. The sections are: Environment, Local Economy, Housing, Community Health and Quality of Life, Transportation and Local Planning and Staffing Capacity. Follow the guidelines below to complete each matrix.

Sustainable Community Application 2021

- 1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community.**
Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.**
Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.
- 4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: Dept. of Housing and Community Development (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

<u>ENVIRONMENT:</u> Describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment. This category includes projects focusing on (but not limited to): the quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; green infrastructure; habitat improvement; climate change mitigation and adaptation; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.
<u>ECONOMY:</u> Describes projects centered on economic growth and management. This category includes projects focusing on (but not limited to): business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.
<u>TRANSPORTATION:</u> Describes projects involving the way people in your community get from place to place. This category includes projects focusing on (but not limited to): access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Sustainable Community Application 2021

HOUSING: Describes projects involving the homes people in your community live or making it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include physical improvements to indoor spaces and outdoor environments and services such as programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Sustainable Communities Action Plan

For the [Town/City of]

Prepared on [DATE]

Sustainable Community Application 2021

Sample Section

Section Introduction.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none">Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)	<ul style="list-style-type: none">Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.</p> <p>What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
Outcome 1: Progress Measures:	Strategy A: Strategy B: Strategy C:	
Outcome 2: Progress Measures:	Strategy A: Strategy B: Strategy C:	

Sustainable Community Application 2021

Environment

This section focuses on the natural environment, our use of natural resources, and our relationships to the natural environment.

Strengths and weaknesses might focus on the following: quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; climate change mitigation and adaptation; energy conservation; green infrastructure; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation.

Strengths	Weaknesses
<ul style="list-style-type: none">The SCA falls within the Patapsco River watershed and is included in the Lower Patapsco Small Watershed Action Plan (SWAP) that was developed in 2012. The Lower Patapsco SWAP includes an assessment of water resources, water quality influences, and opportunities for environmental restoration.Multiple neighborhoods identified in the SWAP have opportunity for environmental restoration actions such as bayscaping, downspout redirection, and fertilizer reduction.Multiple institutional sites identified in the SWAP have opportunity for environmental restoration including stormwater retrofit, impervious cover removal, and improving stream buffer conditions.One watershed association is active in a portion of the SCA, the Patapsco Heritage Greenway, which can be beneficial for SWAP implementation and community involvement in environmental initiatives.Herbert Run, a tributary of the Patapsco River that flows into the Chesapeake Bay lies within the SC area. The Herbert Run Greenway is a 1.4 mile loop connecting several natural spaces on the UMBC campus. Community is exploring opportunities to connect with UMBC. Additional opportunities for maintenance of the Herbert Run watershed, stream restoration and to use Herbert Run as an amenity to the community is also identified by the residents.	<ul style="list-style-type: none">Out of the roughly 3,700.5 acres of land area covered by the SCA, only an estimated 586.2 acres (about 15.8%) drains to SWM facilities that provide water quality benefit.The SCA includes roughly 1,242.2 acres of impervious surface (about 33.6%). Only about 231.6 or 18.6% of the impervious area is draining to SWM facilities that provide water quality benefit.Baltimore County EPS has a biological monitoring sentinel station located on the west branch tributary of the Patapsco River near the intersection of Tom Day and Southwestern Boulevard. This location received a Benthic Index of Biotic Integrity (BIBI) score of 1.67 each year from 2015 to 2019. BIBI scores between 1 and 1.99 indicate very poor biological conditions.The Patapsco River watershed currently experiences or contributes to the following local water quality impairments:<ul style="list-style-type: none">Water contact recreation: bacteria (it may be unsafe to swim or enjoy water contact sports in several of the streams in these watersheds due to bacterial contamination)Aquatic life and wildlife: sedimentTree Canopy: Insufficient tree canopy in SCA. The County's 2013 tree canopy goals include reaching and maintaining a 40% tree canopy cover in each Census Designated Place (CDP) within the County. The SC boundary is within the Arbutus CDP which has a tree canopy at 35%.

Sustainable Community Application 2021

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Improve water quality in the streams located near this community.</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Progress on TMDLs: reductions in pollutant loads and/or progress on TMDL Implementation Plan actions. • Reduced severity or elimination of water quality impairments. • Increase in drainage areas of Storm water Management ponds that provide water quality improvement in addition to water quantity management. 	<p>Strategy A: Redevelopment in the SCA will allow for implementation of up to date SWM requirements.</p> <p>Strategy B: Local-not-for profit environmental organizations participate in a county-funded grant program to implement principles laid out in a county's Small Watershed Action Plans (SWAPS). These funds and organizations may be able to provide certain community-based support for water quality best management practices, such as rain gardens (south of Potomac Avenue).</p> <p>Strategy C: County agencies implement capital restoration projects and operational projects, such as street sweeping and reductions in the quantity of road salt applied, and investigation of stream restoration feasibility (along the stretch between East Drive and Sulphur Spring Road and near Halethorpe Elementary School).</p>	Patapsco Heritage Greenway GABA University of Maryland, Baltimore County Baltimore County: Department of Environmental Protection and Sustainability Department of Planning Department of Public Works Office of Budget and Finance
<p>Outcome 2: Outcome: Tree Canopy - While some trees will be lost through development, increase tree plantings within the SCA and surrounding CDPs.</p> <p>Progress Measure :</p> <ul style="list-style-type: none"> • Measure tree canopy of the SCA when new land use data is available. It may take several years after trees are planted for them to be detected in the land use maps. Current tree canopy was determined with 2015 LiDAR and 2013 NAIP. • Work with county agencies to figure out the possibilities of creating a memorial park. 	<p>Strategy A: Strategy A: A street tree/front yard tree project is scheduled in the SCA for the spring of 2021 and 18 trees will be planted.</p> <p>Strategy B: Tree Planting – Plant more trees along East Drive and Southwestern Boulevard. Determine if there are locations for other tree plantings.</p> <p>Strategy C: Create community gardens within parks in SC area. Gay Oaks park is a possible location for a community garden. Explore options for landscaping improvements favorable to habitable habitats such as bayscaping, pollinator gardens, and/or tree planting. Identify potential projects for open space along Elm Road, and study feasibility for open green space project in the lot owned by UMBC on the corner of Linden Avenue/Shelbourne Road. Maintain Shelbourne Park.</p>	Baltimore County Department of Environmental Protection and Sustainability Patapsco Heritage Greenway Blue Water Baltimore GABA Arbutus Recreation & Parks Council Department of Recreation and Parks Property Management Division of Office of Budget and Finance

Sustainable Community Application 2021

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none">• Halethorpe-Arbutus is a logistics and distribution hub with direct access to I-95, I-695, I-895 and I-295.• Supports a diverse technology and industrial business community• Only 6 miles from BWI Airport and 20 miles from the Washington DC beltway, the business community is near Federal labs, NASA, Fort Meade, US Cyber Command, UMBC and CCBC• The area is at the forefront of cybersecurity education, research and development• Home to bwtech@umbc, with nearly 55 cybersecurity companies, this UMBC affiliated park is a center of innovation for business in all stages of development. The research park is in the State RISE Zone.• Arbutus is in a Federal HUB Zone and Maryland Enterprise Zone• The East Drive designation as a Commercial Revitalization District provides incentives to attract new businesses, and improve appearance, operation and profitability of existing businesses.• Proximity to MARC Station• Proximity to UMBC's new Events Arena• The area is replete with sites locally and nationally famous. Halethorpe is known both for the 1927 B&O Fair of the Iron Horse, and one of the earliest air shows, held in 1910. The Guinness site was repurposed from the old Seagram/Calvert Distillery. The UMBC campus marks the location for the Arbutus Manual Labor School.	<ul style="list-style-type: none">• Aging population• Absentee Landlords• Lack of curb appeal is an economic barrier along Leeds and Linden Avenue as well as East Drive• Aging neighborhoods and commercial properties

Sustainable Community Application 2021

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Attract and retain more businesses in the Southwest corridor.</p> <p>Progressive Measures:</p> <ul style="list-style-type: none"> • Bring diversity in restaurants, quality anchor stores and boutiques similar to Ellicott City and Catonsville. • Require facelift for existing businesses and bring in new businesses in abandoned lots in Linden Avenue. • Provide improved lighting, better signage and informative information kiosk for businesses. • Partnership with UMBC and promote local businesses and arts to cater to students and current residents. • Create a better pedestrian corridor from Campus down Poplar Avenue to East Drive • Move parking off-street along East Drive in the shopping area and re-vamp Save-a-Lot parking lot. • Need better access to East Drive businesses via Potomac Avenue and Southwestern Boulevard. 	<p>Strategy A: Continue working with businesses and developers that are investing in the area.</p> <p>Strategy B: Create a college town environment in Arbutus, while protecting the area's small town charm.</p> <p>Strategy C: Take advantage of the proposed Patapsco Regional Greenway connecting Patapsco Valley State Park, Elkridge and the Guinness Open Gate Brewery to bring in more visitors and businesses to the SC area.</p>	<p>Area businesses GABA SWVF UMBC Brokers and Developers Baltimore County Government Baltimore Regional Transportation Board</p>
<p>Outcome 2: Provide outreach assistance to promote, relocate and/or close businesses</p> <p>Progressive Measures:</p> <ul style="list-style-type: none"> • Entrepreneurship training for local investors and revitalization grants • Funding, grants and free advertising for landlords to maintain properties • Matching funds and campaigns highlighting characteristics of the area • Highlight history of the area including Relay, County's historic district and businesses with a personal touch 	<p>Strategy A: Engage landlords regarding appearance and upkeep rental properties.</p> <p>Strategy B: Attract college students without pricing out locals. Encourage tech incubator and UMBC for some smaller tech business. Partner with bwtech in several economic development initiatives. Explore options of co-working space for UMBC students in Arbutus to tie bwtech programs and activities with the community.</p> <p>Strategy C: Offer workforce assistance for businesses who are closing and/or relocating as well as any hiring needs.</p>	<p>Area businesses GABA SWVF UMBC Baltimore County Workforce Development, Maryland Department of Labor</p>

Sustainable Community Application 2021

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
<ul style="list-style-type: none"> The larger Catonsville community including Arbutus, has the most bicycle infrastructure in Baltimore County. Well connected road network (State Roads: RT 166, RT 372 and RT 1) with convenient Marc Train location (Halethorpe Station), MTA routes (City Link Yellow, Line 76) with fairly easy access to interstate highways (I-95 and I-695) and to nearby transportation centers such as BWI (air and trains) and light rail stations to the north and south within in the SC area. Strong network of public bus lines. The University of Maryland – Baltimore County (UMBC) offers shuttles that traverse the SC area, providing students, faculty, and staff with an alternative form of transportation. 	<ul style="list-style-type: none"> The bicycle network is incomplete. There is a lack of complete street infrastructure, including sidewalks, bicycle lanes, crosswalks, and lighting. There needs to be better coordination between the transit providers in the community such as MTA and UMBC Shuttle services. Lack of better signage for available surplus parking. Truck parking in residential streets The UMBC route, Irvington Line is currently suspended due to COVID-19. To bring back the shuttle service.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Continue to fill in the gaps to the existing bicycle and pedestrian network.</p> <p>Progress Measures</p> <ul style="list-style-type: none"> Providing pedestrian crossing near Marc Train Station, along Sulphur Spring Road and Shelbourne Road Bring back the eliminated UMBC shuttle service and collaborate ridership program with UMBC and the community Create pedestrian corridor from UMBC down Popular Avenue to East Drive With the proposed Patapsco Regional Greenway, explore bike path options to connect Catonsville, UMBC, Arbutus, 	<p>Strategy A: Installing bicycle infrastructure using local funding sources.</p> <p>Strategy B: Explore the opportunities to make East Drive parking lot free for everyone.</p> <p>Strategy C: Collaborate with UMBC and explore options to connect university with the community, utilizing UMBC's 2011 study (Campus Traffic Study and Circulation Improvements Project) as a starting point.</p> <p>Strategy D: Be involved with Department of Public Works while getting community input in the Pedestrian and Bicycle plan update for any proposed bike lanes, shared bike and scooter programs.</p>	<p>State of Maryland Federal Government UMBC Baltimore County Transportation Department Baltimore County Revenue Authority Baltimore Regional Transportation Board</p>

Sustainable Community Application 2021

<p>Patapsco State Park, Relay, Guinness Brewery and Elkridge</p>		
<p>Outcome 2: Adding sidewalks where there are gaps, or adding new sidewalk, curb and gutter. Focus on beautification projects where needed and provide walkable connections in the area.</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Provide sidewalks, signage, repair pedestrian bridges and improved bicycle access along Shelbourne Avenue • Providing sidewalks along Shelbourne Road, around Halethorpe Elementary School, along Potomac Avenue to connect MARC train station and in areas lacking sidewalks • Enhance community beatification and providing walkable connections along South Western Boulevard, Washington Boulevard and Hollins Ferry Road. • Provide amenity improvements like roadside trees for shade, repair sidewalk ramps and trash receptacles. 	<p>Strategy A: Determine locations for pedestrian infrastructure.</p> <p>Strategy B: Explore funding opportunities available to partners and explore opportunities for beautification and community connections with UMBC</p> <p>Strategy C: Work with community associations who have already done research on areas that require sidewalks and walkable connections</p> <p>Strategy D: Provide additional and improved signage for the available parking</p> <p>Strategy E: Work with State and County Police Department to explore ways to address the commercial parking encroachment in the residential areas along Southwestern Boulevard.</p>	<p>State of Maryland Federal Government UMBC Baltimore County Government GABA SWVF SHA Baltimore County Police Department</p>

Sustainable Community Application 2021

Housing

This section focuses on the homes in which people in your community live or making it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
<ul style="list-style-type: none">The area's housing stock is predominantly single family. There are 6,491 single family units (77.89% of the total), including 50.08% of the single family detached and 27.80% of the single family attached.Among historic homes, Arbutus has both the former Lydia Zink house on Maiden Choice Lane (c.1870) and Windcrest at 5560 Gayland Road (built approx. 1838). There are other pre-1900 and early 1900's homes in Arbutus, Halethorpe and Relay, including several remaining Sears' catalog "kit houses". There are two historical African America communities in the area, Cowdensville (located at Shelbourne Road and Sulphur Spring Road), and Oak Park (Halethorpe Civic – Northeast Ave).There are 7,400 households in Arbutus. Among them, 5,242 are owner-occupied and 2,158 are renter-occupied. The homeownership rate is 70.84%, higher than County's overall homeownership rate is 66.1%.Lansdowne Elementary and Relay Elementary Schools are relatively new school completed within the past seven years to address growth and overcrowding.	<ul style="list-style-type: none">Low school ratings especially the high school, impact in steering young families to the neighborhood.Finding a balance between renters and prospective homeowners. Though the community is always looking for prospective homeowners, there's lack of rental options to attract the UMBC students and programs to benefit both the landlords and student renters. At the same time the community doesn't want renters to outprice young families moving in and intends to increase homeownershipThe current vacancy rate is 11.21% higher than the countywide vacancy rate (7.63%)

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Encourage homeownership and attract young families	Strategy A: Provide information regarding Single Family Rehabilitation Program that is offered through Baltimore County Department of Planning.	Community Associations Realtors Landlords Churches
Progress Measures:	Strategy B: Provide information regarding Settlement Expense Program	

Sustainable Community Application 2021

<ul style="list-style-type: none"> • Provide income eligible homeowners with assistance for repair and delayed maintenance in their homes. • Encourage income eligible individuals or families that may be interested in buying their first home in the community to participate in Settlement Expense Loan Program. • Help homeowners deal with the crisis of mortgage foreclosure and to prevent home mortgage foreclosures • Bring in facilities like day cares, decent shopping center, better grocery stores, good schools and parks to attract young families 	<p>Strategy C: Provide listing of educational sessions for potential buyers that are offered by Baltimore County HUD certified Housing Counseling Organizations.</p> <p>Strategy D: Provide information on HUD approved counseling agencies to the homeowners, so that they can obtain free and confidential assistance.</p> <p>Strategy E: Working with the community, County and Police Department to remove squatters in Carville Avenue.</p> <p>Strategy F: Obtain funding to improve and establish facilities to attract young families. Plans underway for new Lansdowne High School (now in design phase) with the proposed FY 2022 budget. Convene group of design and development professionals to brief community associations on how to rehab and maintain older homes while retaining physical characteristics that add to the charm of the community.</p>	Baltimore County Department of Planning Baltimore County Housing Counseling Organizations Maryland DHCD Baltimore County Police Department GABA SWVF
<p>Outcome 2: Develop a strong relationship between landlords, community, UMBC students, faculty and staff</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Provide more rental options for UMBC students by promoting mutual effort in promoting the renting for students and land owners • Improve and maintain the aging housing stock to help seniors age in place. 	<p>Strategy A: Work with local associations and UMBC to improve relationships between landlords, student renters, and the greater community. Work with local associations and Department of Planning to gain access to rental registry as needed.</p> <p>Strategy B: Partner with Arbutus Senior Center to help disseminate information about programs to help seniors age in place and work with local realtors and community organizations to improve aging housing stock so that prospective home owners can make informed decisions.</p>	UMBC GABA SWVF Local community associations Neighborhood Relations Baltimore County Department of Planning Local Realtors Arbutus Senior Center

Sustainable Community Application 2021

Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community

gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
<ul style="list-style-type: none">Crime rates are significantly lower than the County Average (Percentage change from 2019 Vs 2020 within the proposed boundary is -6.58% when compared to the -20.30% County Average). Baltimore County is the first jurisdiction to implement the Smart Policing Act to address inequitable policies in the communities.The Patapsco Regional Greenway Plan envisions a 40-mile, shared-use trail running through the Patapsco Valley from Baltimore's Inner Harbor to Sykesville in Carroll County. A segment of trail is proposed for Elridge to Guinness Open Gate Brewery. Once constructed, it will provide connections from Guinness Open Gate Brewery to Historic Elridge and Patapsco Valley State Park, including a new pedestrian and bicycle bridge over the Patapsco River linking Howard and Baltimore CountiesWidespread access to quality educational opportunities (public and private, at every level from pre-school through university), libraries, historic and cultural assets, civic amenities, and faith-based organizations. Plans underway for a new Lansdowne high school (now in design phase) with the proposed FY 2022 budget.The Arbutus proposed SC community enjoys a wealth of performing arts and concert opportunities, including those offered at UMBC, GABA's Art's festival and Baltimore's Arts Guild. UMBC's new entertainment center is opened along Guinness Open Gate Brewery.Baltimore's Art's Guild collaborating with the Gunnies Brewery is working on the inaugural of Arts and Crafts festival in June 2021 that will feature 60+ juried artists, live music and vendors, including local artists, emerging artists and regional musicians.	<ul style="list-style-type: none">Though the overall crime rate has dropped down, with the current pandemic there's increase in panhandling and homelessness.Disjointed network of arts and entertainment opportunities.Though there are some youth programs available there's lack of specific youth activities to optimize positive mental health and general welfare.Trash and litter in the parks

Sustainable Community Application 2021

<ul style="list-style-type: none"> • Youth programs (Arbutus Little League, AGA Softball, Arbutus Eagles youth football & Cheerleading, Arbutus basketball).that actually serve youth and families from throughout the Southwest region of the County. 		
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Expand upon the area's existing assets for arts, and support efforts to provide arts and cultural opportunities for both area residents and visitors.</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Create Arts and Entertainment Programs and Wellness Programs • Number of arts and entertainment venues and events • Use of green space for outdoor activities 	<p>Strategy A: Work with partners including the UMBC, Guinness Brewery, GABA Baltimore County Arts Guild to create and support more outdoor events, health and wellness facility, dog park, farmer's market, community center, arts and events to cater UMBC students, murals, tourists and bring more amenities to the area.</p> <p>Strategy B: Continue to support arts and cultural events through the investment of Baltimore County Arts and Sciences Grants, Community Revitalization Action Grants (CRAG), and other grant programs, and inform not-for-profit, tax-exempt organizations and make them aware of additional grant funding available through the Maryland State Arts Council.</p> <p>Strategy C: Explore opportunities with UMBC to make use of the green space at the corner of Shelbourne and Linden Avenue for outdoor activities that mutually benefit the students and the community</p>	<ul style="list-style-type: none"> • UMBC • GABA • Guinness Brewery • Maryland State Arts Council • Baltimore County Arts Guild • Baltimore County Arts and Sciences Commission • Baltimore County Department of Planning • Various arts and entertainment venues and organizations (public, not-for-profit, and private)
<p>Outcome 2: Explore options of higher end grocery stores and cafes similar to Catonsville and Ellicott City.</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Open higher end grocery stores like 818 Market in Catonsville, higher end cafes like Starbucks and quality restaurants. 	<p>Strategy A: Obtain funding and acquire derelict properties to redevelop to meet community needs and UMBC students.</p>	<ul style="list-style-type: none"> • UMBC • GABA • SWVF • Public, not-for-profit and private organizations
<p>Outcome 3: Support beautification initiatives, provide assistance to homeless and create health awareness</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Provide improved lighting, tree planting and beautification along Southwestern Boulevard, East Drive, Washington Boulevard and Hollins Ferry Road. • Take care of trash removal especially in Selford Townhomes. Deal with homeless 	<p>Strategy A: Work with county agencies to take advantage of the available grants for improvements in CRD and obtain funding from State agencies to do beautification projects.</p> <p>Strategy B: Community to work with Matt's House drop in centers and Police Department to address community concerns related to homelessness. Provide information on County's homelessness prevention and shelter diversion programs. Partner with local hospitals and churches to bring health awareness in general and also develop targeted youth activities to promote positive mental health.</p>	<ul style="list-style-type: none"> • Baltimore County Agencies • Baltimore County Police Department • Local churches and hospitals • GABA • SWVF • Local Associations • Blue Water

Sustainable Community Application 2021

issues in the community and develop youth health awareness programs and activities.	<p>Strategy C: Provide information on code enforcement complaints.</p> <p>Strategy D: Community to work together to clear up the trash in the Gay Oaks Park and get needed information on trash, recycle and composting from Department of Solid Waste Management. Explore options working with Department of Recreation and Parks and Blue Water to investigate the dying trees in the Park.</p> <p>Strategy E: Work with Department of Recreation and Parks and explore options to expand their programs to benefit the youth in the area.</p>	
---	--	--

Sustainable Community Application 2021

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
<ul style="list-style-type: none"> The SC area is in close proximity to Patapsco State Park, Catonsville SC area, UMBC and Ellicott City making it a close knit walkable community. GABA is a main participant and an active player in the Arbutus SC strategy. Bettina Tebo, Executive Director of GABA is an active member of the SC workgroup. Mandy Remmell, Community Engagement Coordinator, Baltimore County is the staff person for District 1 who manages casework for the district and constituent services, and is responsible for representing the County Executive at various community events and meetings. She will also engage with community, business and faith-based organizations, as well as other stakeholders 	<ul style="list-style-type: none"> Rundown Downtown which requires active landlords to keep up their businesses and properties in good condition in East Drive corridor. Relative scarcity of green open space thereby resulting to limit new developments.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Update zoning ordinances/land use Progress Measures:</p> <ul style="list-style-type: none"> Identify areas that require zoning change by providing suitable opportunities for growth, while at the same time protecting the character of established neighborhoods and preserve green open space. Avoid spot zoning and explore options of bringing in Bed and Breakfast/ hotel type of uses to the area 	<p>Strategy A: Utilize the upcoming Master Plan 2030 to update zoning ordinance, land use, local policies and local plans.</p> <p>Strategy B: Utilize the 2024 Comprehensive Zoning Map Process (CZMP) to make appropriate zoning changes that will allow for suitable amounts and types of growth.</p> <p>Strategy C: Provide suitable incentives for key projects through various County and State programs.</p>	<ul style="list-style-type: none"> Baltimore Department of Planning Baltimore County Office of Community Engagement Baltimore County Economic and Workforce Development State agencies and entities such as the Department of Commerce, Department. of Housing & Community Development, and the Maryland Economic Development Corporation Baltimore County Council Private developers

Sustainable Community Application 2021

		<ul style="list-style-type: none">• Local Business Associations• UMBC
Outcome 2: Encourage interaction among business associations, chamber of commerce, larger businesses and institution. Progress Measures: <ul style="list-style-type: none">• Support and maintain local businesses• Upkeep businesses along Hollins Ferry Road• Actively update business in their local social media web pages• Work with local associations and groups to create a Chamber of Commerce in the area	Strategy A: Become a convener with County, taking advantage of the county programs and actively engage the local businesses in the community	<ul style="list-style-type: none">• Baltimore County Department of Planning• Baltimore County Office of Community Engagement• Baltimore County Department of Economic and Workforce Development• UMBC• GABA• SWVF• Local Business Associations• Baltimore County Council

Sustainable Community Application 2021

Local Government Resolution – Sample

Resolution of [INSERT Name of Local Governing Body] to designate the [INSERT Name/description of Community] as a Sustainable Community, pursuant to the attached Sustainable Community map (and Sustainable Community Plan (the “Plan,” as further described in the Sustainable Community Application (the “Application”), for approval either directly by the Department of Housing and Community Development (the “Department”) of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

WHEREAS, [INSERT Name of Local Governing Body] recognizes that there is a significant need for reinvestment and revitalization of the communities in [INSERT Name of County/City]; and

WHEREAS, [INSERT Name of Local Governing Body] proposes to (i) designate the area of [INSERT Name/description of Community] in [INSERT Name of County/City], as outlined on the attached map (the “Area”), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program;

NOW, THEREFORE BE IT RESOLVED THAT, [INSERT Name of Local Governing Body] hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

BE IT FURTHER RESOLVED THAT, the chief elected executive official is hereby requested to endorse this Resolution, indicating his or her approval by signature hereof; and,

BE IT FURTHER RESOLVED THAT, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;

Name	Office/Title	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

and,

BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

READ AND PASSED THIS _____ day of _____, 20_____.

BY ORDER: _____, I hereby certify that Resolution Number _____ is true and correct and duly adopted by the _____ (Legislative Body) of _____ (City or County).

ATTEST/WITNESS:

[INSERT Name of Local Governing Body]
By: _____
Name: _____
Title: _____
Approved By: _____
Name: _____
Title: _____
[Chief elected executive official]
Date: _____

SUSTAINABLE COMMUNITY APPLICATION

WORKGROUP ROSTER

Baltimore County Department of Planning

Baltimore County Office of Community Engagement

Baltimore County Department of Environmental Protection and Sustainability

Baltimore County Department of Public Works

Baltimore County Department of Recreation and Parks

Baltimore County Department of Economic Development

Baltimore County Police Department (Wilken's Precinct)

Baltimore County Public School

Baltimore County Department of Health

Advisory Committee

Maryland Department of Housing and Community Development

Maryland Department of Transportation

Local Developers/ Investors

Local Residents and Businesses

Property owners with land in SC area

County and State Elected Officials

Other organizations/parties may be added to the workgroup if the proposed expanded Sustainable Community area is approved.

SUSTAINABLE COMMUNITY APPLICATION

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Baltimore County Department of Planning

NAME OF SUSTAINABLE COMMUNITY: Arbutus

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 Sustainable Community Applicant Information
- TAB #2 - Sustainable Community General Information:** In addition to the narrative about the baseline information included in the Sustainable Communities application, include a hard copy of the proposed Sustainable Communities map in Tab 2.
- TAB #3 – Sustainable Community Action Plan/Matrix**
- TAB #4 – Local Support Resolution: (sample resolution on page 11) In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.**
- TAB #5 – Signed Sustainable Community Application Disclosure Authorization and Certification (sample form on page 13)**
- TAB #6 – CD-ROM:** The CD-ROM should include the following contents:
 - Map in pdf format of the proposed Sustainable Community area
 - **GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data**, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact your regional project manager).
 - Pictures (jpeg format) of your Sustainable Community as it relates to your application