



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

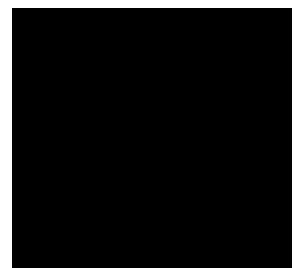
*Local Governments with a Sustainable
Communities Designation*

*Local Government Consortiums with a
Sustainable Communities Designation*

Application must be submitted
on or before the expiration date of
Sustainable Communities designation.

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/>

SGSC Approved - 4.10



Overview of Sustainable Communities

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland’s existing communities creating a single, locally designated geographic focus area. Since that time the “Sustainable Communities” designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

Purpose or Renewal and Streamlined Application

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to reconvene their **Sustainable Communities Workgroup** to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

Threshold Requirements

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 an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy.

Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:

<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>

2) 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;

3) The updated Plan must be consistent with other existing community or comprehensive plans;

4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

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 page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits. Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-298-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. 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.

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.

Approval

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

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>

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has **three** sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years, discuss the strengths and weaknesses of their Sustainable Communities workgroup and share any technical assistance needs the workgroup may have.

B. Report on accomplishments over past five years:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes, implemented the strategies initially envisioned, and identify what resources were used. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the six elements listed on the previous page (v), including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan has been revised so that it is less time consuming and focused on developing a strategic implementation plan. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

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.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships 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; 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.

ECONOMY: 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.

TRANSPORTATION: 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.

HOUSING: Describes projects involving the homes in which people in your community live and which make 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 conditions (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 safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; 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.

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.

Additional Guidance for Developing the Sustainable Communities Action Plan

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

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, increase prosperity for local households and improve the 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 identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to 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 livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may reflect changes in external factors affecting the community or changes in the priorities of the applicant.

Action Plan Guidance

The Action Plan section has been broken down into the same six categories as the Comprehensive Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) For each section, 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: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Baltimore County Department of Planning

NAME OF SUSTAINABLE COMMUNITY: Reisterstown Main Street

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application should be tabbed and organized as follows:

- ☐ **Section A - Sustainable Community Renewal Applicant Information**
 - [Applicant Information](#)
- ☐ **Section B – Sustainable Community Renewal Action Plan Update (Matrix)**
 - [Action Plan](#)
- ☐ **Section C – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
 - [Part 1: Qualitative Assessment](#)
 - [Part 2: Comprehensive Assessment](#)
 - [Competitive Funding](#)
- ☐ **Section D – Sustainable Communities Workgroup Roster**
- ☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
 - [Disclosure Authorization](#)
- ☐ **Section F – Additional Files:** The following contents should be included:
 - If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
 - Photos (jpeg format) of your aforementioned accomplished projects of the last five years

SECTION A - SUSTAINABLE COMMUNITY RENEWAL

APPLICANT INFORMATION

Name of Sustainable Community:		Reisterstown Main Street	
Name of Applicant:		Baltimore County Department of Planning	
Applicant's Federal Identification Number:		52-6000889	
Applicant's Street Address:		105 W Chesapeake Ave	
City: Towson	County: Baltimore County	State: MD	Zip Code: 21204
Phone Number: 410-887-3480	Fax Number: 410-887-5862	Web Address: baltimorecountymd.gov	

Sustainable Community Application Local Contact:

Name: Alexandra Laham		Title: Community Planner	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	

Sustainable Community Contact for Application Status:

Name: Ngone Seye Diop		Title: Community Planning Division Chief	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	

Other Sustainable Community Contacts:

Name: Ngone Seye Diop		Title: Community Planning Division Chief	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	

Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

Yes, we are requesting to expand the Sustainable Community boundary by 19.96 acres to include two areas: the newly acquired Woodley Avenue Park site and the Franklin Woodland Trails network.

The 3.79 acre Woodley Avenue Park site is located one block west of Reisterstown's Main Street. The addition of the Woodley Avenue Park to the Sustainable Community Area (SC Area) would increase the limited available public land and preserved greenspace within the SC Area; it would also be the only designated County Park in the same area. Through its inclusion within the SC Area, the community could benefit from State Revitalization Programs to support the development of site to include public recreational amenities and programming. Furthermore, the park site also includes a historic structure that could benefit from investment for its protection and appreciation as part of Reisterstown's historic Main Street.

The second proposed expansion area, the Franklin Woodland Trails, is a growing trail network located behind Franklin Elementary School and extending into the Glyndon Trace community. This greenspace received renewed attention in 2018 with a group dedicated to the restoration and expansion of the trail network. Since then, the area has been used as a gathering space for the community and provides recreational and educational opportunities for families. The inclusion of the Franklin Woodland Trails in the SCA would support future initiatives to continue improving the trail system and its programming, and to preserve it as a community greenspace.

Overall, the expansion of the boundary to include Woodley Avenue Park site and the Franklin Woodland Trails would contribute to the overarching goals of enhancing the Reisterstown Main Street community by preserving greenspace and encouraging recreational opportunities within the SCA. With this in mind, several Action Plan strategies apply to the proposed expansion areas with specific action items dedicated to their improvement.

- (2) If yes, Include the following in as an attachment:

- a. PDF or JPEG of modified Sustainable Communities boundary map,
- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary)

- (3) Approximate number of acres of entire SC Area:

Original boundary area: 264.39 acres

Expansion area: 19.96 acres

Total new boundary area: 284.35 acres

- (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

☒ Other(s): ARPA Area, County Commercial Revitalization Area, Maryland State Highway Administration Scenic Route – Horses and Hounds, Affordable Housing Opportunity Area

- (5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

As noted in the 2018 renewal application, the Reisterstown Main Street Sustainable Community boundary does not closely correspond to any level of census geographies defined by the U.S. Census Bureau. For this reason, the demographic trends described below are from the American Community Survey (ACS), with the most recent data from 2022. The trends included below compare the estimates from the 2022 ACS data to 2018 ACS data. The data are a five-year average that is a moving sampling of five individual years. Each year, only 2.5% of households are in an ACS.

In 2022, the SC Area has a total estimated population of 8,002, representing an increase of 1,189 individuals since 2018. The median age of this population is 42.5 years, which is slightly older than the 2018 median of 41.9 years.

Approximately 20% of the SC Area's population is 65 years and older in 2022. This age bracket's share of the total population increased by a little less than 2% from 2018. Additionally, 31% of the SC Area's population is 24 years and younger, which marks an increase of approximately 3% since 2018.

The racial profile of SC area is predominantly white, with 55% of the population in the "White alone, Not Hispanic or Latino" racial group. This percentage decreased from 2018, when 61% of population was white. The "Black or African American alone, Not Hispanic or Latino" population slightly decreased as it went from 23% in 2018 to 22% in 2022. The "Hispanic/Latino of any race" population slightly increased from 5% to 6% between 2018 and 2022 (individuals of this ethnicity may be of any race, according to the federal definition).

There are 3,169 housing units in the SC Area in 2022, which is an increase of 413 units compared to 2018. Of this total, 3,057 units are occupied, representing a 96.5% occupancy rate. This is a slight decrease compared to the 2018 rate 98.7%. The residential vacancy rate increased from 1.3% to 2.5% between 2018 and 2022. Housing occupancy was split 64% to 34% among owner-occupied and renter-occupied units in 2018, and slightly shifted towards homeownership in 2022 to 70% to 26%, respectively.

Among individuals 25 years old or over in the SC area in 2022, 92.4% graduated with a high school diploma, equivalency or higher, and 45.3% of individuals in the same range hold a bachelor's degree or higher. The first figure only increased by 1% since 2018, while the second increased by 10%. Educational attainment in the SC Area is higher than countywide averages (91% for high school or higher, and 37% for bachelor's or higher). The area's median household income increased by \$22,000 since 2018 to reach \$105,000 in 2022. It is significantly higher than the county's median income of \$69,000.

Overall, the demographic composition in SC area has remained relatively steady, with increased rates of homeownership, advanced educational attainment, and median household income. This indicates an increase in the SC Area's standard of living.

Sustainable Communities Renewal Application - Section A

	ACS 2018 5-Year Estimates	ACS 2022 5-Year Estimates	Change
B01003 Total Population			
Total estimated population:	6,813	8,002	+ 1,189
B01002 Median Age by Sex			
Median Age	41.9	42.5	+ 0.6
B01001 Sex by Age			
Estimated population 65 and older	1,204	1,519	+ 315
Estimated population 24 and younger	1,815	2,497	+ 682
B03002 Hispanic/Latino Origin by Race			
Estimated White population	4,182	4,408	+ 226
Estimated Black/African American population	1,557	1,722	+ 165
Estimated Hispanic/Latino (of any race) population	345	485	+ 140
B25002 Occupancy Status			
Total housing units	2,756	3,169	+ 413
Vacant housing units	35 (1.3%)	112 (3.5%)	+ 77
Occupied housing units	2,721 (98.7%)	3,057 (96.5%)	+ 336
B25003 Tenure			
Occupancy – owner occupied	1,773	2,227	+ 454
Occupancy – renter occupied	948	830	- 118
B15003 Educational Attainment for the Pop. 25 and over			
Age 25 and over with high school diploma/equivalency or higher	4,569 (91.4%)	5,085 (92.4%)	+ 516
Age 25 and over with bachelor's degree or higher	1,766 (35.3%)	2,492 (45.3%)	+ 726
B19013 Median Household Income			
Average median household income of tracts within expanded area	\$83,000	\$105,000	+ \$22,000

Source:

- (1) 2018 American Community Survey (ACS) 5-Year Estimates Detailed Tables
- (2) 2022 American Community Survey (ACS) 5-Year Estimates Detailed Tables

Selected Geography:

2018:

Census Tract 4044.04, Block Group 1; Census Tract 4044.04, Block Group 2; Census Tract 4045.01, Block Group 1

2022:

Census Tract 4404.04, Block Group 1; Census Tract 4404.04, Block Group 2; Census Tract 4404.04, Block Group 3; Census Tract 4045.01, Block Group 1

Organizational Structure, Experience and Public Input:

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The Reisterstown Sustainable Community Workgroup is similar to the group involved in the 2018 application process. The Baltimore County Department of Planning (BC Planning) has remained the lead for the renewal process, and workgroup members include Baltimore County and State Agency representatives, as well as local organizations and stakeholders. Baltimore County will be responsible for managing and monitoring the implementation of the SC Area Plan, in partnership with the Workgroup.

The official Reisterstown Sustainable Community Workgroup for the 2024 renewal includes the following local representatives:

- Mary Molinaro, Reisterstown Improvement Association, Inc.
- Pat Gordon, Reisterstown Improvement Association, Inc.
- Crystal Micriotti, Reisterstown Improvement Association, Inc.
- Jeanne Andrews, Franklin Woodland Trails
- Emily Winters, Northwest Baltimore Chamber of Commerce
- Joseph Jamerson, Baltimore County Police Department, Precinct 3 - Franklin
- Monica Herber, Baltimore County Arts Guild
- Phyllis Joris, NeighborSpace
- Ernest Schmidhauser, Kiwanis

In addition, representatives from Baltimore County and Maryland State Agencies were also included:

- Baltimore County Recreation and Parks
- Baltimore County Department of Economic and Workforce Development
- Baltimore County Department of Public Works and Transportation
- Baltimore County Department of Housing and Community Development
- Baltimore County Department of Environmental Sustainability
- Baltimore County Department of Permits, Approvals, and Inspections
- Baltimore County Department of Health and Human Services
- Baltimore County Police Department
- Baltimore County Public Schools
- Maryland State Highway Administration
- Maryland Department of Transportation
- Maryland Transit Administration

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

The Workgroup includes strong representation from the Reisterstown Improvement Association, Inc. (RIA), the main community organization in the SC Area. RIA's involvement in the SC Area over the years has been instrumental to its success. RIA has an excellent ability to plan and execute various

projects related to the revitalization and improvement of the SC Area. They have been heavily engaged in the development of the 2024 Action Plan and will continue to play a strong role in its implementation. RIA's leadership includes the Reisterstown Main Street Manager, Crystal Micriotti, which contributes to its capacity to lead revitalization efforts in the SC Area.

One of the challenges the Workgroup faces is the lack of other organizations to contribute to the development and implementation of the plan. Because the SC Area is relatively small, larger groups that cover the boundary, such as the Northwest Chamber of Commerce, are not as involved in implementation efforts. As a result, RIA is one of the few organizations that can complete several of the Action Plan Goals and that can benefit from the SC Toolbox. That said, Franklin Woodland Trails (FWT) is a growing group in the SC Area that is seeking to increase its involvement in the development of the trail network in Franklin Woods, which is part of the request expansion area. FWT has existing ties to RIA and is likely to become a strong implementation partner in the expansion area.

- (3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

During this Renewal Application process, the BC Planning led an extensive public engagement process to ensure that community input contributed to the development of the SC Action Plan. Planning first formed the SC Workgroup to include local representatives and brought them together for a kickoff meeting which was held virtually on May 17, 2023. The objective was to introduce the renewal process to members and establish expectations. Planning also held a general meeting with County and State Agency representatives on May 2nd, 2023 with the same objective. On June 7th, 2023, Planning hosted an Open House in the SC Area in order to collect public input on the Action Plan's six 'Topic Areas'. This was accomplished with a series of activities designed to capture community members' perceptions of the SC Area and give them the opportunity to share their wants and needs. These results were summarized into an infographic that was shared with participants and Workgroup members. Following the Open House, a public survey was released for 1 month in order to capture similar public feedback. The surveys were available online on the Reisterstown Sustainable Community Hub and in-person at the Reisterstown Public Library. Once the results from the Open House and surveys were collected, compiled, and analyzed, Planning held two Focus Group meetings with the Workgroup in August 2023 in order to develop the contents of the Action Plan. The two meetings were divided by Topic Areas and were facilitated using the online collaborative platform MURAL. The results from the community engagement activities were integrated into the platform and Workgroup members shared their plans for the next 5 years. The Action Plan, once fully drafted, was reviewed by the Workgroup before it was submitted to the State.

The Action Plan update is based on the community input provided during the Open House, through the surveys, and at the Focus Group meetings. It also includes information from the previous 2018 Action Plan, and other existing documents:

- Master Plan (2020)
- Baltimore County Pedestrian and Bicycle Access Plan (2023)
- Hanover Pike Corridor Study (1993)

Sustainable Communities Renewal Application - Section A

- Reisterstown Main Street Streetscape Design Recommendations (2023)
- Reisterstown Main Street Retail Market Assessment + Vision (2023)

(4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

The main road that runs through the Reisterstown Sustainable Community is Main St, a State Road that is an extension of MD State Road 140. Several of the issues highlighted in the Action Plan call for improvements to public infrastructure and pedestrian safety along Main St. These require continued support from SHA in their implementation.

SECTION B - SUSTAINABLE COMMUNITIES ACTION PLAN

Reisterstown Main Street

Example Section

<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>Outcomes should be considered end results of actions and strategies. 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>Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</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>
<p>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p> <p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association</p>

Environment

This section 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; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths	Weaknesses
<ul style="list-style-type: none">• The SC Area is roughly bisected by the drainage divide between two watersheds: the Gwynns Falls watershed to the east and the Liberty Reservoir watershed to the west. Within those watersheds are two smaller watershed planning areas in which Small Watershed Action Plans (SWAPs) have been developed; Upper Gwynns Falls and Liberty Reservoir SWAPs have assessed water resources, quality influencers, and opportunities for restoration within the area of interest.• The SC Area is surrounded by significant parks and recreational amenities, including Hannah More Park, a 63-acre park with an amphitheater, community center, dog park, pavilions, playground skatepark, and athletic fields, as well as Reisterstown Regional Park, a 130-acre park with athletic facilities, an ice rink, pavilions, and playgrounds. The addition of Woodley Avenue Park increases the amount of preserved land within the SC Area itself.• The Franklin Woodland Trail network, located within the forested area behind Franklin Elementary School, offers a network of trails that contributes to the recreational and educational opportunities. The inclusion of the network in the SC Area is an opportunity to further develop its value as a greenspace to the community.• The SC Area includes a small pocket park, Reister's Desire Park, which contributes to the green space within the SC Area.	<ul style="list-style-type: none">• The SC Area is estimated to have 108.94 acres of impervious surface. It experienced an increase of about .45 acres, (or .4%) of impervious surface between 2017 and 2020. The latest impervious GIS data the county has is from 2020; impervious gains and losses after 2020 cannot be captured for this application. The proposed expansion area is largely forested and is made up of only 11% impervious surfaces.• Out of the roughly 264 acres of land area covered by the SC Area, there are only an estimated 65 acres (about 25%) draining to SWM facilities that provide water quality benefit. There is a notable absence of water quality SWM on most of Main Street which runs through the center of the SC Area. The proposed expansion area has 20% of its land draining a SWM facility but is largely forested which does not require as much SWM treatment as developed areas.• 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. Based on 2018 data the tree canopy of the existing Reisterstown CDP is not meeting this goal at 34%. The SC boundary is entirely within the Reisterstown CDP and an evaluation of tree cover in the CDP was conducted using high-resolution land cover from the Chesapeake Conservancy, University of Vermont, and WorldView Solutions, Inc. When this application was previously submitted tree canopy was estimated at 42% using 2013 land cover data, this decrease is attributed to a change in the method the land cover is classified and only less than

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	<p>a 1% decrease in tree canopy was found when comparing the 2013 and 2018 land cover datasets with the same classification method.</p> <ul style="list-style-type: none"> • In portions of this SCA within the Gwynns Falls drainage, the SCA may be impacted by waterway segments of limited water quality relating to Total Maximum Daily Loads (TMDLs) established for bacteria, sediment, nutrients (Baltimore Harbor), and trash (Baltimore Harbor), with additional identified impairments due to chlorides and temperature. <ul style="list-style-type: none"> ○ Impairment by bacterial contamination, in several streams within the Gwynns Fall watershed, create conditions which make it less safe to participate in water-contact recreational activities. • In portions of this SCA within the Liberty Reservoir drainage the SCA may be impacted by waterway segments of limited water quality relating to TMDLs established for phosphorus and sediment.
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Water quality is improved in the streams and reservoirs located near the SCA</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 • Increased drainage areas of Stormwater Management ponds that provide water quality improvement in addition to water quantity management 	<p>Strategy A: Implement up to date SWM requirements as part of redevelopment efforts in the SC Area.</p> <p>Strategy B: Encourage local non-profit environmental organizations to participate in a county-funded grant program to implement practices laid out in the Small Watershed Action Plans (SWAPS). The SWAPs list opportunities for environmental restoration actions such as bayscaping, tree planting, invasive species removal, downspout redirection, and fertilizer reduction within the SC Area.</p> <p>Strategy C: Implement County capital restoration projects and operational projects, such as street sweeping and reductions in the quantity of road salt applied.</p>	<ul style="list-style-type: none"> • BC Department of Environmental Protection and Sustainability • BC Department of Planning • BC Department of Public Works • BC Office of Budget and Finance • Blue Water Baltimore

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<p>Outcome 2: Trails are expanded and greenspace connectivity is improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increased path and trail mileage Increased number of greenspace connections 	<p>Strategy A: Complete the Franklin Trail Network map with additional trails and loops.</p> <p>Strategy B: Expand the Franklin Woodland Trails to the Woodley Avenue Park Site.</p>	<ul style="list-style-type: none"> Franklin Woodland Trails BC Department of Recreation and Parks
<p>Outcome 3: Parks and recreational amenities within the SC Area are improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Completed Woodley Park plan Completed park and trail projects 	<p>Strategy A: Complete plans for the park site using community input.</p> <p>Strategy B: Develop the Woodley Avenue Park Site to include amenities for the community.</p> <p>Strategy C: Complete the Franklin Trail Network trail maintenance plan.</p>	<ul style="list-style-type: none"> BC Department of Recreation & Parks Franklin Woodland Trails Reisterstown Improvement Association, Inc.
<p>Outcome 4: Improve the tree canopy</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increased tree canopy - <i>Measure tree canopy of the SC boundary 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 and GIS applications.</i> 	<p>Strategy A: Conduct tree planting within the SC Area</p> <p>Action 1: Determine locations for tree planting</p> <p>Action 2: Utilize County and federal funding to add street trees</p> <p>Strategy B: Promote initiatives that are offered to improve the tree canopy to community members and groups, including Baltimore County Department of Environmental Protection's tree planting programs.</p> <p>Strategy C: Support the addition of trees and other vegetation to redevelopment projects in the SC Area</p>	<ul style="list-style-type: none"> BC Department of Environmental Protection and Sustainability Blue Water Baltimore BC Department of Planning BC Property Management
<p>Outcome 5: Litter reduction</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Decrease in the number of bags of trash collected 	<p>Strategy A: Promote County litter reduction strategies by conducting education and outreach efforts</p> <p>Strategy B: Continue monthly community clean-ups</p> <p>Strategy C: Engage businesses and property owners in clean-up efforts</p>	<ul style="list-style-type: none"> BC Department of Environmental Protection and Sustainability BC Department of Economic and Workforce Development

- Reisterstown Improvement Association, Inc.

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.

Strengths

- A vibrant small- to medium-sized business community, uniquely marked by historic homes occupied by retail businesses.
- Reisterstown Main Street is a designated County Commercial Revitalization District (CRD) that provides property owners, business owners, and community organizations with access to a package of revitalization programs.
- The SC Area includes a designated Maryland Main Street. The Main Street Maryland Program. The program offers technical assistance, training, and other services to the community.
- Reisterstown Main Street is a National Register Historic District and includes several properties within the Maryland Inventory of Historic Properties and Baltimore County Landmarks.
- Relatively low vacancy rate at 2.6%.
- Active and engaged organizations, particularly the Reisterstown Improvement Association, Inc. The Reisterstown Owings Mills Glyndon Coordinating Council, and the Northwest Baltimore Chamber of Commerce are also important economic partners.

Weaknesses

- The building stock on Reisterstown Road is older and in varying conditions with property owners having difficulties repairing and maintaining their properties.
- There are a number of vacant gas stations, and those are harder to redevelop due to environmental cleanup.
- Shopping centers and strip malls in the SC Area have lost major tenants over the years.
- Market competition from immediately adjacent Reisterstown Village and Chartley Park Shopping Center, and from Owings Mills, one of the most concentrated business areas in the County.
- Low utilization of historic tax credit programs for commercial properties within the SC Area.
- Differing goals/visions for the corridor among community and business organizations in the area.

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Façades, exterior building conditions, and business signage are improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increased number of improvement projects 	<p>Strategy A: Continue the Reisterstown Improvement Association, Inc. façade improvement grant program.</p> <p>Strategy B: Promote County and State revitalization programs, including Architect-On-Call and the Building Improvement Loan Program.</p> <p>Action 1: Distribute information materials directly to property owners, business owners, and community organizations.</p>	<ul style="list-style-type: none"> Reisterstown Improvement Association, Inc. Northwest Baltimore Chamber of Commerce BC Department of Planning BC Department of Economic and Workforce Development
<p>Outcome 2: Main Street's character and sense of place is improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increase in the number of art installations and signage 	<p>Strategy A: Install additional art installations along Main St, including sculptures, mosaics, painted planters, and murals.</p> <p>Strategy B: Incorporate wayfinding signage, welcome signage, and historical plaques, into the fabric of the streetscape and community to highlight certain destinations.</p>	<ul style="list-style-type: none"> Reisterstown Improvement Association, Inc. BC Department of Planning
<p>Outcome 3: Decreased retail vacancies and increased diversity of businesses along Main St</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Vacancy rate decrease Increased retail mix 	<p>Strategy A: Improve connections with existing and new businesses/property owners on Main St</p> <p>Action 1: Reisterstown Improvement Association, Inc. to establish a Business License for Main St.</p> <p>Action 2: Reisterstown Improvement Association, Inc. continues their monthly business roundtable meetings.</p> <p>Strategy B: Host a business series to support expansion into vacancies for food & beverage tenants and develop an ethnically representative mix of owners and culturally relevant business concepts.</p>	<ul style="list-style-type: none"> Reisterstown Improvement Association, Inc. Northwest Baltimore Chamber of Commerce BC Department of Planning BC Department of Economic and Workforce Development

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	<p>Strategy C: Market County incentives to existing and potential property owners and business owners, including finance programs and tax incentives.</p> <p>Action 1: Distribute information materials directly to property owners, business owners, and community organizations.</p> <p>Strategy D: Continue exploring opportunities for a makerspace in the SC Area.</p>	
<p>Outcome 4: The historic value of the SC Area is highlighted</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increased number of historic designations (landmarks, districts, places, properties) Increased number of historic tax credit applications and awards 	<p>Strategy A: Advertise the Baltimore County and Maryland Historical Trust historic rehabilitation tax credit programs to property owners and community groups. These can provide assistance with façade and home improvement through repair and in-kind replacements.</p> <p>Action 1: Develop promotional materials for the programs</p> <p>Action 2: Distribute the materials directly to property owners and community groups.</p>	<ul style="list-style-type: none"> BC Department of Planning – Historic Preservation Maryland Historical Trust Reisterstown Improvement Association, Inc.
<p>Outcome 5: Main Street’s status as thriving commercial center and cultural destination is improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increase in attendance at local events Increase in attendance at local events by residents outside of the immediate area 	<p>Strategy A: Work with the Baltimore County Department of Workforce and Economic Development to benefit from small forms of tourism (for example: B&Bs, promotional events, etc.).</p> <p>Strategy B: Develop strategies to increase event attendance and promote Main Street events outside of the area to bring in visitors.</p> <p>Strategy C: Work with the County Tourism Manager to create strategies to support local businesses in collaboration with local events.</p> <p>Strategy D: Explore hosting additional events to contribute to the area’s draw, for example a ‘porchfest’ event.</p>	<ul style="list-style-type: none"> Reisterstown Improvement Association, Inc. BC Department of Economic and Workforce Development

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"> • Main Street is designed to welcome travelers that arrive by automobile with immediate connection to I695 and I95. • The ample presence of parking helps to ensure customers can easily access nearby businesses. • The development of the Franklin Woodland Trails network. • Close proximity of businesses, especially north of Bond Ave, support the walkability of Main St. 	<ul style="list-style-type: none"> • Traffic and pedestrian safety issues/concerns due to unsafe crosswalks and speeding conditions. • No bike paths and limited connections within the SC Area. Hanover Pike and Butler Road, which meet at the northern extremity of the SC Area, include paved shoulders for cyclists to bike along. • There are two proposed shared lane bicycle improvements in the SC Area and more within close proximity to the area. • Limited public transportation options with only 1 bus line running through the SC Area. The LocalLink 87 bus connects parts of the SC Area to the Owings Mills Metro Station. The closest stop on Main St/Chartley reaches the metro in approximately 13-19 minutes compared to a 9-minute drive. • The main thoroughfare, Reisterstown Rd/Main St is a State Road, which can complicate coordination between County agencies and communication with community groups. • Confusion over the public-private status of parking spaces poses challenges for patrons and business owners.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Pedestrian safety and walkability along Main St are improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Decrease in tracked pedestrian safety complaints 	<p>Strategy A: Develop and implement traffic calming and/or pedestrian safety strategies along Main St</p> <p>Strategy B: Assess the state of lampposts along Main St for maintenance and replacement</p>	<ul style="list-style-type: none"> • Maryland Department of Transportation/State Highway Administration • BC Department of Public Works and Transportation

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<ul style="list-style-type: none"> State & County funding dedicated to studies and improvements 	<p>Strategy C: Integrate ADA compliance into existing efforts</p> <p>Strategy D: Continue requiring complete street elements during development review</p> <p>Strategy E: Complete brick replacement along the 200 and 300 block of Main St</p>	<ul style="list-style-type: none"> BC Department of Planning Reisterstown Improvement Association, Inc.
<p>Outcome 2: More pedestrian and bike trails with improved connectivity to Main St</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increased number of paths and trail mileage Path and trail connections to Main St 	<p>Strategy A: Expand the Franklin Woodland Trail network</p> <p>Strategy B: Connect the Franklin Woodland Trail network to Main St</p> <p>Strategy C: Complete the proposed bicycle improvements for bike lanes and signage within and around the SC Area</p>	<ul style="list-style-type: none"> Franklin Woodland Trails BC Department of Recreation and Parks Reisterstown Improvement Association, Inc.

Housing

This section focuses on the homes in which people in your community live and efforts which make 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 conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
<ul style="list-style-type: none"> Creation and start of implementation of the County's Vacant Housing Registry. Increase in the number of Housing Inspectors and the creation of Lead Inspectors. Opportunities for artist and/or live where you work apartments along Main St. Existing apartments over retail establishments are present, but some require renovation. 	<ul style="list-style-type: none"> The SC Area contains very little residentially zoned properties, though it is surrounded by several residential communities. The residential communities within and surrounding the SC Area are predominantly lower density communities with only some mid-rise residential communities. Further diversifying the kinds of

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<ul style="list-style-type: none">• The total number of housing units in the larger census-based study area increased by 413 units between 2018 and 2022.• The SC Area includes housing opportunities for seniors, including the Meadows of Reisterstown and Reister’s View, two apartment buildings dedicated to seniors, and BestCare Assisted Living.• Strong housing value, with median house values higher than the countywide average.• Baltimore County DHCD provides various housing counseling services and rental assistance opportunities.	housing available could further contribute to increasing the success and vitality of Main Street.
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Housing conditions in the SC Area are improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none">• Increase in quantity and value of housing improvement grants and loans awarded• Increase in average housing value	<p>Strategy A: Promote and strategically target funding available through various local, state, and federal programs that are available for residential renovations and improvements.</p>	<ul style="list-style-type: none">• BC Department of Housing and Community Development
<p>Outcome 2: Vacant and blighted properties are addressed</p> <p>Progress Measures:</p> <ul style="list-style-type: none">• Number of homes taken off the local vacant housing inventory• Increase in average housing value	<p>Strategy A: Manage homes on the Vacant Housing Registry</p> <p>Action 1: Identify vacant homes and research any vested parties for the property. i.e., bank foreclosures, tax sales, estates, etc.</p> <p>Action 2: Contact vested parties and work with them to get the property out of vacancy.</p> <p>Action 3: Partner with other agencies to complement available programming to help aid in the occupancy of the house.</p>	<ul style="list-style-type: none">• BC Department of Permits, Approvals and Inspections• BC Department of Housing and Community Development• Other Baltimore County agencies

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<p>Outcome 3: Increased supply of housing opportunities in and around the SC Area, including affordable housing</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Increased quantity and value of housing funds distributed • Increased number of housing units created • Increased number of affordable housing units created • Number of ADUs built 	<p>Strategy A: Grow and administer the Housing Choice Voucher Program.</p> <p>Strategy B: Service multifamily and single-family loans.</p> <p>Strategy C: Support the creation of “hard units” of affordable housing using available County funds.</p> <p>Strategy D: Support the development of accessory dwelling units (ADUs) where appropriate within the SC Area.</p> <p>Strategy E: Identify opportunities for appropriate changes in current zoning to allow for the incorporation of additional residential units into existing residential structures and areas.</p>	<ul style="list-style-type: none"> • BC Department of Housing and Community Development
<p>Outcome 4: Increased opportunities for artist and live-where-you-work apartments along Main St</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Increase in number of units dedicated to artists and the local workforce 	<p>Strategy A: Work with local business owners to make their second floor available to tenants</p> <p>Action 1: Identify potential tenants to fill available rentals</p>	<ul style="list-style-type: none"> • Reisterstown Improvement Association, Inc. • BC Department of Housing and Community Development • BC Department of Economic and Workforce Development

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">• Several historic and culturally significant buildings and properties – often integrated into community events and historic tours.• Actively engaged community with motivated and knowledgeable volunteers.• Safe area, with an overall low crime rate – especially, as compared to other denser areas of the County inside the URDL.• Several events occurring throughout the year foster a sense of place and community cohesion, such as Music on Main St and the Farmer’s Market.• The Hannah Moore Health Center, operated by the Baltimore County Department of Health, is located just outside the SC Area and offers the community free to low-cost on-site prevention, testing, care, and treatment services.• The Franklin Woodland Trail network, located within the forested area behind Franklin Elementary School, offers a network of trails that contributes to the recreational and educational opportunities.• Reister’s Desire Park is a pocket park within the SC Area, just off Main Street, that provides a space for community members to gather.• Multiple options for fresh food access and food subsidy programs.• Access to quality institutions, such as Reisterstown Public Library, Franklin Middle School, places of worship, civic amenities, and historic and cultural assets, such as Maryland Horse.	<ul style="list-style-type: none">• All three Elementary schools are nearly at or over enrollment capacity.• Current school conditions discourage potential home buyers from purchasing and moving into the area. This has a negative impact on the local economy and a realtor’s ability to sell both residential and commercial properties – resulting in more vacancies.• Crime activity is a community concern, with an engaged police precinct working to address those concerns.• The SC Area is lacking an indoor performing arts venue to capitalize on the opportunities in the area.• Vacant lots give a negative visual impression of the area to visitors.

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: The Franklin Woodland Trails network contributes to the environmental and recreational opportunities in the area</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Increase in the number of educational and recreational programs and projects • Number of visitors to the Franklin Woodland Trails network 	<p>Strategy A: Develop the recreational and educational programming offered by Franklin Woodland Trails.</p> <p>Action 1: Develop partnerships with local groups and institutions such as the library, schools, and recreational groups.</p> <p>Strategy B: Add recreational and educational features within the network, for example, art installations, more interpretive signage, and benches.</p>	<ul style="list-style-type: none"> • Franklin Woodland Trails • Reisterstown Improvement Association, Inc. • Reisterstown Public Library
<p>Outcome 2: Increased recognition of Main Street's historic value</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Number of historical walking tours and attendance • Number of historical streetscape features • Preservation of the historic structure on the Woodley Ave Park site 	<p>Strategy A: Conduct historical walking tours along Main St and heritage trails.</p> <p>Strategy B: Incorporate historical features into streetscape improvements.</p> <p>Strategy C: Preserve and highlight the historic structure on the Woodley Avenue Park site</p>	<ul style="list-style-type: none"> • Reisterstown Improvement Association, Inc. • Reisterstown Public Library • Local historic groups
<p>Outcome 3: Crime prevention</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Crime rate decrease 	<p>Strategy A: Continue community outreach activities</p> <p>Action 1: Host the annual National Night Out campaign to promote police-community partnerships</p> <p>Action 2: BC Police Department provides support for local events and regular community operations</p> <p>Strategy B: Increase lighting on Main St.</p>	<ul style="list-style-type: none"> • Reisterstown Improvement Association, Inc. • BC Police Department • BC Department of Public Works and Transportation

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">• Designated County Commercial Revitalization District within the SC Area includes programs managed by the Baltimore County Department of Planning. Staff provides technical assistance for these programs.• The newly created Community Planning Institute was established to increase engagement with community members and stakeholders countywide around planning, land use, and development topics. The cohort model program was implemented for the first time in spring 2023 to provide learning opportunities on urban planning, land use and development processes. A second cohort was held in fall 2023.• The Reisterstown Improvement Association, Inc. hired the Neighborhood Design Center to produce ‘Streetscape Design Recommendations’ with the ultimate goals of having the County adopt these as design guidelines for the area.• The Baltimore County Master Plan 2030 has been drafted and is to be adopted in 2024.• Increased funding and resources for using third party contractors to abate certain code violations.	<ul style="list-style-type: none">• County zoning regulations and codes require updating to reflect the County’s current realities and needs.• Barriers to higher density development, including zoning and community opposition.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: New development and building improvements complement existing Main St design and architecture</p> <p>Progress Measures:</p>	<p>Strategy A: Adopt commercial design guidelines for Main St as an amendment to the Comprehensive Manual of Development Policies.</p> <p>Strategy B: Implement the design guidelines</p>	<ul style="list-style-type: none">• Reisterstown Improvement Association, Inc.• BC Department of Planning

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<ul style="list-style-type: none"> • Adoption of design guidelines • Number of improvements that meet the design guidelines 	<p>Action 1: Include the design guidelines as part of the County's development review process</p> <p>Action 2: Integrate the design guidelines into the Reisterstown Improvement Association, Inc. façade improvement grant</p>	<ul style="list-style-type: none"> • Baltimore County Planning Board • Baltimore County Council
<p>Outcome 2: Local capacity to address property conditions is improved</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Number of property owners contacted by Code Enforcement • Number of Code Enforcement sweeps and citations 	<p>Strategy A: Continue conducting Code Enforcement sweeps and citations</p> <p>Strategy B: Improve property owner outreach methods</p> <p>Action 1: Connect with community groups to aid them in providing materials to local residents and businesses</p> <p>Action 2: Attend community meetings and events</p> <p>Action 3: Collaborate with community groups other County agencies to address community concerns proactively</p>	<ul style="list-style-type: none"> • BC Department of Permits, Approvals and Inspections • BC Department of Planning • BC Office of Community Engagement • Reisterstown Improvement Association, Inc.
<p>Outcome 3: Strategic and collaborative implementation of the Reisterstown Sustainable Community Action Plan</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Increase in the number of Action Plan accomplishments compared to 2018 	<p>Strategy A: Track the progress of the Action Plan elements</p> <p>Action 1: Utilize the developed tracking tool</p> <p>Strategy B: Develop opportunities for the SC Workgroup to collaborate on implementation</p> <p>Action 1: Host yearly meetings with the Workgroup to share progress and identify opportunities for collaboration</p> <p>Strategy C: Use communication tools to share implementation progress with the community</p>	<ul style="list-style-type: none"> • BC Department of Planning • Sustainable Community Workgroup
<p>Outcome 4: Zoning supports opportunities for sustainable development and growth</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Number of effective zoning changes made during the County's cyclical 	<p>Strategy A: Utilize the Comprehensive Zoning Map Process (CZMP) to support appropriate zoning changes that will allow for sustainable growth.</p> <p>Strategy B: Provide suitable incentives for key projects through various County and State programs, especially those located in Commercial Revitalization Districts.</p>	<ul style="list-style-type: none"> • BC Department of Planning • BC Department of Economic and Workforce Development • BC Department of Permits, Approvals and

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<div>Comprehensive Zoning Map Process (CZMP)<ul style="list-style-type: none">• Permits for new construction and enhancements• Number of vacant properties</div>		<div>Inspections<ul style="list-style-type: none">• Baltimore County Council• State agencies</div>
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SECTION C - SUSTAINABLE COMMUNITY RENEWAL

REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:

Chesapeake Bay Trust – provided technical assistance

MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

Descriptive Narrative: Please list the most significant accomplishments that apply.

Accomplishment 1: Main Street Designation

Outcome: Improved the economic vitality of Reisterstown.

Projects: Established a Main Street through the Main Street Maryland Program. Reisterstown received the designation in October 2020. A full-time Main Street Manager was hired in 2021. Since then, the group has worked to build RIA's and Main Street's brand and membership. RIA hosts regular events, including monthly membership meetings and business roundtables, and maintains communication through a weekly newsletter.

Partners: Reisterstown Improvement Association, Inc., BC Department of Economic and Workforce Development

Impact: Generated property, sale, and tourism tax dollars. Guidance and technical assistance from the State. Opportunities for State grants for revitalization projects. Strategic and collaborative approach to commercial revitalization.

Picture:



Reisterstown Main Street Welcome Sign

Accomplishment 2: Woodley Park

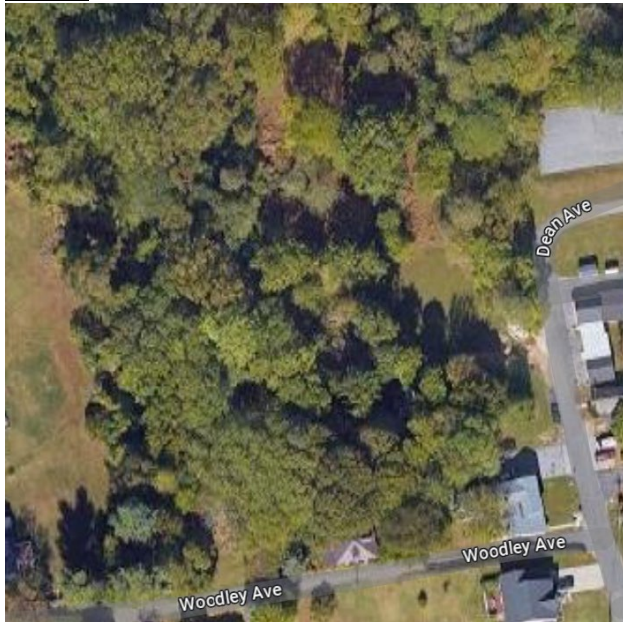
Outcome: Expand open space in the Reisterstown Sustainable Community.

Projects: Baltimore County Recreation and Parks acquired 3.79 acres on Woodley Avenue as a park site in November 2022 with funding from the State of Maryland Program Open Space. Much of the property is wooded, with moderate slopes. The structure on this property is scheduled be razed in summer 2023, followed by park development. One of the structures on the site will be preserved due to its historic value.

Partners: State of Maryland Department of Natural Resources Program Open Space, Baltimore County Department of Recreation and Parks

Impact: This property is one block west of Reisterstown's Historic Main Street and therefore provides the opportunity for the development of an easily accessible town center park. Local trail advocates hope to connect this property to the existing Franklin Woodland Trails, which are largely located on the grounds of Franklin Elementary School Recreation Center. This acquisition is particularly valuable as the only land designated as a County Park within the Reisterstown Sustainable Community, though there are other types of preserved land, such as school recreation areas.

Picture:



Woodley Avenue Park Site



Historic Shed

Accomplishment: RIA's Façade Improvement Grant Program

Outcome: Improve existing facades and exterior building conditions.

Projects: The Reisterstown Improvement Association, Inc. has been running its façade improvement grant program since 2020. Overall, 14 property facades have been improved in the SC Area through this program.

Partners: Reisterstown Improvement Association, Inc., Baltimore County Department of Planning, Maryland Department of Housing and Community Development

Impact: The appearance of building facades, signs, and awnings, along with other exterior improvements, are enhanced. This contributes to the commercial revitalization of the SC Area and supports individual business owners.

Picture:

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Façade Improvement Grant Program Collage (Reisterstown Improvement Association Inc.)



Facade Improvement Grant Program Awardee Sign (Reisterstown Improvement Association Inc.)

Accomplishment: Community Events

Outcome: Building Main Street's status as thriving commercial center and cultural destination.

Projects:

Music on Main Street – RIA's popular summer concert series draws tens of thousands of Reisterstown residents and music lovers from all across the state. The event has been running since 2013 and now draws up to 800 to 1200 attendees per concert. RIA distributes local business gift certificates through a raffle to advertise local businesses. The event runs for 10 weeks in the summer.

Farmers Market – The Reisterstown Farmers Market has become an integral part of the Reisterstown residential and business communities. As highlighted in the previous Sustainable Community Renewal Application, the market has continued to grow in both scope and attendance since 2015. The market runs for 5 months a year. In 2023, the market received about 200 visitors every week. The number of vendors has increased from a total of 23 in 2019 to 55 for the 2023 season.

Beer & Wine Festival – This one-day event in the summer, brings together beer and wine vendors, food trucks, live music, and local artisan vendors. It takes place in the unit block of Main St, with nearby street closures for the event. The event serves as a fundraiser for RIA. The event was held for the second time in 2023 and drew over 1000 attendees.

Bloomin' Artfest – Since 2010, the Reisterstown Bloomin' ArtFest kicks off Spring by bringing local artisans, musical talent and food to Main Street. The event brings neighbors and visitors to celebrate and promote Main Street's shops, businesses, eateries and boutiques. The event is held in partnership with the Reisterstown Recreation Council. Revenue generated from the event go towards Main Street improvements.

Reisterstown Festival Parade – RIA participates in this yearly event and offers promotional items to attendees in order to raise awareness about the organization and Main Street. Participation in this event is part of the group's efforts to build their own brand and encourage visitors to Main Street.

BOOtacular – This popular Halloween event is a partnership between RIA, the Reisterstown Library, the Ionic Lodge, and other local institutions. It offers trick-or-treating opportunities along Main Street with local businesses handing out candy to visitors. The local police precinct provides traffic support and ensures the safety of participants.

National Night Out – For this yearly event, RIA partners with Chartley Neighborhood Association to provide information regarding safety and health to the citizens, and includes over 60 vendors, with food and music.

Small Business Saturday & Holiday on Main Street – These one-day events encourage shopping on Main St and support local businesses.

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Partners:

Reisterstown Improvement Association, Inc.

Reisterstown Recreation Council

Ionic Lodge

Kiwanis Club

Chartley Neighborhood Association

Impact: Community events have strengthened social connections and have helped build a sense of local identity. Along with the Reisterstown community, attendees come from all over the County and neighboring counties. As more are drawn to Reisterstown's historic commercial district for events, local businesses will benefit from the increased foot traffic.

Picture:



Music on Main Street Concert (Reisterstown Improvement Association, Inc.)

Accomplishment: Streetscape Enhancements

Outcome: Developing Main Street's character and sense of place.

Projects: The Reisterstown Improvement Association, Inc. has facilitated the installation of streetscape enhancements along Main St, these include murals, mosaic planters, pole banners, directories with solar lighting, benches, gaming tables, bike racks, and pathway lights for businesses along Main St.

Partners: Reisterstown Improvement Association, Inc.

Impact: Streetscape enhancements have contributed to Main Street's sense of place and vibrancy. Many of these projects tie into the existing culture of Main St, highlighting its historic, commercial, and cultural value. The projects accomplished have also improved the walkability of Main St.

Picture:



Mosaic Planters Collage (Reisterstown Improvement Association Inc.)



Murals Collage (Reisterstown Improvement Association Inc.)

Accomplishment: Reister's Desire Park

Outcome: Developing Main Street's character and sense of place

Projects: With a 2020 Community Legacy grant, the pocket park 'Reister's Desire Park' was launched in 2021. It is located right next to the Reisterstown Welcome Center. Improvements are constantly being made to the park. Currently, it includes solar lights, a pollinator garden, engraved bricks, benches, and arboretum tags.

Partners: Reisterstown Improvement Association, Inc., Franklin Garden Club

Impact: Reister's Desire Park is in a key location on Main St, by the Reisterstown Welcome Center, Reister's Daughter Café, and the Reisterstown Public Library. It provides an outdoor space for community members to gather and highlights the historic significance of the property to the community with its engraved bricks and benches program.

Picture:



Reister's Desire Park

Accomplishment: Reisterstown Welcome Center

Outcome: Developing Main Street's character and sense of place

Projects: The Reisterstown Welcome Center officially opened in 2020. The Reisterstown Improvement Association, Inc. has undertaken several projects to transform the center into a small curated historical museum dedicated to the area. The group is collecting and receiving donations of historical artifacts to preserve, catalog, and display in the center. The center also hosts regular RIA meetings, Small Business Saturday, and other events.

Partners: Reisterstown Improvement Association, Inc.

Impact: The Welcome Center acts as a meeting point for several community groups and initiatives, it is also serves as an office space for the Reisterstown Improvement Association, Inc. As the museum space continues to develop, it will inform residents about their community's history and highlight the importance of its preservation.

Picture:



Reisterstown Welcome Center

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: Improved design guidelines

Narrative: The creation of Main Street Design Guidelines was proposed in the last two Sustainable Community Action Plans. Significant progress has been made towards this outcome; however, the design guidelines have not yet been formally adopted. In 2023, RIA worked with Neighborhood Design Center to develop these guidelines, which included a community engagement process. The completed guidelines have been released but the County's review and adoption of guidelines is still pending. Based on the current timeline, this will take place sometime in 2024.

Outcome: Completion of the Franklin Woodland Trail network

Narrative: Since 2018, the Franklin Woodland Trail network has expanded in size and programming. However, the maintenance plan is not yet complete, and the planned network has not yet been fully developed. With the inclusion of the network in the SC Area, additional support will help the community reach this outcome.

PART II: COMPREHENSIVE ASSESSMENT

Purpose:

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

Please answer the following questions to the best of your knowledge.

Check “YES” if applicable to your community. If you answer “YES” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check “NO” if the question item did not have any impact on your community. If you answer “NO” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “N/A”, if the question item does not apply to your Sustainable Community.

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ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.			X	There is insufficient water quality monitoring data available at this time in this SCA to arrive at a definitive conclusion about the improvement of water quality. Water quality monitoring stations may be absent or very limited in this area, and nearby stations may only receive a limited influence directly from this SCA.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			3 native trees have been planted in the SCA by the County and non-profit partners. Additional native trees were planted in the Franklin Woodland Trails by the community. Pollinator gardens are found throughout the SC Area, including in Reister's Desire pocket park.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			The acquisition of Woodley Avenue Park site adds 3.79 acres of parkland to the SC Area, in addition to the newly developed 0.8 acres Reister's Desire pocket park. The addition of Franklin Woodland Trails to the SC Area also contributes to the total amount of green space in the community.
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)	X			<p>The newly acquired Woodley Avenue Park site is currently undeveloped. In collaboration with the community, Baltimore County Recreation & Parks plans to add recreational facilities to the site.</p> <p>1 rain barrel was installed in the SCA as a result of the County's annual rain barrel and compost bin sale.</p> <p>A bioswale garden was added behind 202 Main Street to divert water runoff from the paved parking lot away from the building.</p>

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OTHER:				

ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?			X	Exact data not available. The pandemic did not have as large an impact on Main St businesses compared to other areas in the County. The Reisterstown Improvement Association, Inc. effectively used COVID-19 relief funding to support Main St businesses, mitigate closing, and refill vacancies. However, the area still experienced its typical business turnover rate.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			Reisterstown's Main St received its Main Street designation in 2020. Reisterstown has long had a Baltimore County Commercial Revitalization District designation, which provides opportunities for various County commercial incentive programs including: Commercial Revitalization Tax Credit, Building Improvement Loan Program, Commercial Revitalization Action Grant, and Architect on Call.
3. Has there been an increase in foot traffic in the Main Street/commercial district?			X	Unable to determine the foot traffic. Several events are held in the SC Area throughout the year to specifically encourage community members and visitors to walk on Main Street. Additional measures, such as increased lighting and other streetscaping improvements, have been made to increase foot traffic over the past 5 years.
4. Have the number of commercial vacancies decreased?		X		The exact number of commercial vacancies could not be determined but the area currently has a relatively low vacancy rate of 2.6%.

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5. Has there been an increase in local jobs within the Sustainable Community for its residents?			X	Exact data not available.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?	X			The Cavanagh House (350 Main Street) offers a free Trades Program to help individuals, ages 17 to 50, gain financial stability by providing the training, support and opportunities needed to “Learn a Trade and Gain a Career”. With each learned skill, students are given the opportunity to earn money while mastering that skill under the supervision of an instructor. Upon completion of the entire skills program, students enter the Paid Apprenticeship Program. Through this program, students will continue to earn money while gaining the experience needed to obtain a job in their trade. Students may stay in this program until a job is secured.
OTHER:				

TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		Other bicycle and pedestrian access enhancement priorities were pursued with the limited funding available for such projects. By and large, the streets identified within the Western Baltimore County Pedestrian and Bicycle Access Plan are difficult to retrofit without a loss of traffic lanes. Furthermore, Main St is a State Road which further complicates this process. There are currently about 4,678 feet of trails included in the Franklin Woodland Trail network.

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2. Have there been improvements to the public transit infrastructure?			X	<p>MDOT MTA is a state agency that provides the major transit services in Baltimore County. Note the following MTA service changes to improve service on the LocalLink 87 since 2018:</p> <p>February 2019</p> <ul style="list-style-type: none"> - New trips added to evening peak service <ul style="list-style-type: none"> o Between 3:05 PM – 7:05 PM, trips will depart from Owings Mills Corporate Center every 30 minutes. o Between 3:45 PM – 7:45 PM, trips will depart from Reisterstown every 30 minutes. - Weekday southbound schedule adjusted <p>June 2019</p> <ul style="list-style-type: none"> - Frequency and Run Time Adjustments to Improve On-Time Performance and Reliability of Service <p>September 2019</p> <ul style="list-style-type: none"> - Weekday AM peak, southbound service between Glyndon and Owings Mills will depart every 30 minutes between 6:15 AM - 8:15 AM - Weekday AM peak, northbound service between Owings Mills and Glyndon will depart every 30 minutes between 5:05 AM and 8:35 AM - Schedule adjustments, to improve connectivity with Metro SubwayLink trains, on southbound trips from Glyndon <ul style="list-style-type: none"> o The current 5:03 AM trip will now depart at 5:00 AM o The current 8:26 AM trip will now depart at 8:15 AM o The current 9:50 AM trip will now depart at 9:45 AM
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?		X		<p>Sidewalk replacement work along Main St, between Cockey’s Mill and Glyndon Drive, is scheduled for Spring 2024 by the County. The State has additional plans to replace water infrastructure, curbing, and other improvements.</p>
4. Have there been any roadway improvements that support “Complete” or “Green” streets?		X		<p>While there have not been many improvements regarding green streets, DPWT has added a Green Infrastructure division which is actively hiring to increase the number of projects that involve installing small-scale stormwater practices within the County-owned right-of-way to capture water from roadways.</p>

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5. Has traffic congestion along major roads decreased? (Amount in percent)			X	Reisterstown Road (MD 140), which becomes Main St, has a notable amount of traffic and speeding throughout the day. No effective traffic and speed calming measures have been installed. Traffic in the downtown Reisterstown area is particularly heavy during peak times (morning and afternoon commutes, school pick-up and drop-off). No percentage is available at this time.
OTHER:				
HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?	X			Several apartment buildings on Main St have undergone exterior improvements. There is no data demonstrating an increase in energy efficiency in the SC Area.
2. Has the homeownership rate increased?	X			According to the ACS, Reisterstown's homeownership rate increased from about 67% in 2018 to 78% in 2022. This represents an increase of about 15%. This is higher than Maryland's overall homeownership rate of 71%. The County's housing programs have not experienced more constituents with a desire to live in the community, but post the COVID-19 pandemic, with more people working from home, Reisterstown may be desirable due to its range of housing choices with substantial acreage (>1) and green space.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?	X			According to the ACS, there has been an increase in the number of housing units in this community. As of 2022, there were approximately 4,996 units in Reisterstown. This is an 8% increase over the 4,609 units available in 2018. While less than 5% of community residents utilize public transportation for their commute to work, nearly 100% of the homes in the SC Area are under one mile away from a transit stop (bus) as they are served by MTA's 87 bus that runs along the Reisterstown Road corridor. There are 110 income-restricted, affordable rental units located in this community. These units were financed in part by the County's development capital. This represents about 2% of the housing stock in the sustainability area.

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4. Has there been demolition of blighted properties?	X			Two properties, a house and an apartment building, were demolished at the Woodley Avenue Park site. As the County has introduced legislation to update its vacant property definition, there is a high probability that demolitions and renovations of blighted properties will increase at least by 5- 10% over the next five (5) years in the project area.
5. Has the residential vacancy rate decreased?		X		Reisterstown's residential vacancy rate increased slightly from 2% in 2018 to a little over 3% in 2022. This may be a symptom of the steep increase in interest rates – making it difficult, and in some cases, impossible for homeowners to make necessary capital improvements to their homes.
6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?			X	DHCD has partnered with six (6) community development organizations across the County for the provision of housing counseling services. This includes first-time homebuyer education, advocacy, financial planning, loss mitigation counseling, and in some cases, emergency rental assistance. The agencies providing these services work to assist low-to-moderate income families with home purchasing and to ensure their mortgages are in good standing for the entire loan term. Additionally, they serve as a gateway to DHCD's housing products including: the Settlement Expense Loan Program (SELP) and the Single-Family Rehabilitation Loan Program. With Maryland DHCD's establishment of the Homeowner Assistance Fund (HAF) in 2020, the County's contracted Housing Counseling Agencies work expanded to include intake and pre-counseling for this program to assist constituents behind in mortgage payments.
7. Has there been an increase in homeownership counseling services or individuals accessing such services?	X			There has been an increase in homeownership counseling services and individuals accessing such services over the reporting period. Historically, the County's contracted counseling agencies did not serve families over 80% of the area median, but this changed with the introduction of pandemic-associated relief programming. Eight (8) local non-profits assisted the County in the administration of Emergency Rental Assistance programming including Associated Catholic Charities, St. Vincent DePaul, and the United Way of Maryland. These groups led the provision of \$62,914.04 in rental assistance in the Reisterstown community.
OTHER:				

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COMMUNITY HEALTH & QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?		X		There are eight (8) individually designated Baltimore County Final Landmarks located within or adjacent to the SC area; one (1) property individually listed on the National Register of Historic Places; and one (1) National Register Historic Districts. Two (2) individually designated County Landmarks received County rehabilitation tax credit assistance for improvements. No mitigation for environmental hazards were part of those projects.
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.	X			<p>The acquisition of the 3.79-acre Woodley Avenue Park Site increases available public land within this community. Future development at this site will further enhance recreational opportunities.</p> <p>The Baltimore County Public Library, with Franklin Woodland Trails, installed a story trail between Franklin Elementary School and the Reisterstown Public Library. This adds to the recreational amenities available for families within the Reisterstown Sustainable Community.</p> <p>The addition of the Reisterstown Welcome Center, right next to the newly developed Reister's Desire pocket park, acts as both a public plaza and community gathering space for the community.</p>
3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.	X			<p>The Reisterstown Public Library and local churches are available and hold various events and classes for multiple generations.</p> <p>Reisterstown has various annual and seasonal events, including the Reisterstown Farmer's Market and Music on Main Street. The main community organization in the area, the Reisterstown Improvement Association, Inc. is very active and holds monthly community and business meetings.</p>

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<p>4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.</p>	<p>X</p>		<p>In the past five years, BCDH hosted 4 COVID-19 clinics offering free COVID-19 vaccination and testing services. Clinics included on-site Spanish interpretation services. All flyers and education materials we offered in alternative languages as part of COVID-19 outreach.</p> <p>BCDH's Harm Reduction Program host two clinics a month at Hannah Moore and installed a syringe return kiosk so that residents may safely dispose of used syringes. They also offer opioid overdose trainings, HIV/HCV, and blood pressure and glucose screenings at the library.</p> <p>All Baltimore County residents may access BCDH's programs and services to help improve health outcomes. Residents may access these services and learn more about their eligibility by contacting their local Health Department.</p>
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?</p>	<p>X</p>		<p>BCDH's Hannah Moore Health Center is located in Reisterstown, just outside the SC Area, and offers free or low-cost on-site prevention, testing, and care and treatment services. All Baltimore County residents may access the wellness opportunities available through Baltimore County Department Health. Residents may access these services and learn more about their eligibility by contacting their local Health Department. Shelter nurse provides nursing education and linkage to care to the women and children at the shelter located at Hannah Moore.</p> <p>Within the SC Area, there are only two recreational sites – Franklin Middle School Recreation Center and Woodley Avenue Park Site. At the Middle School, there are 2 athletic fields, 2 multipurpose courts, 3 tennis courts, and 5 ball diamonds. There are significant recreational amenities very close to this area, with Reisterstown Regional Park to the Northwest and Hannah More Park to the Southeast. Both of these parks have extensive amenities, including community centers, athletic facilities, pavilions playgrounds, and even a dog park and skatepark at Hannah More Park. The Franklin Woodland Trails also offer formal and informal recreational opportunities. Visitors are welcome to walk the paths and there is some recreational programming available. There are plans to increase recreational opportunities within the trail network.</p>

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6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?	X			<p>There are 14 markets within the Reisterstown area. Some of the ways residents can access healthy food options include:</p> <ul style="list-style-type: none"> • Pikesville Farmers Market (Famers Market Nutrition Program) • Women Infants and Children (WIC), Reisterstown Office • Department of Social Services, Reisterstown Office • Baltimore County Public Library Free Summer Meals program, Reisterstown Branch • Maryland Food Bank Pantry Partner sites • Faith-Based pantry sites • Student Support Network Pantry Sites (Owings Mills Elementary, Owings Mills High, and Sheppard Pratt School) • Eating Together Congregant Meal Program • Reisterstown Senior Center • Reister's View.
7. Has there been a decrease in crime rate?				<p>Yes, there was an overall 4.5% decrease in the crime rate in the area between 2019 and 2023 as it went from a total of 224 reported crime cases to 214. During this period, the rate of crime against persons remained unchanged, crime against property decreased by 4.3% and crime against society decreased by 23.5%.</p>
8. Do all residents have access to the Internet and other basic utilities and services?			X	<p>The County does not track this information. All Baltimore County residents may apply for assistance with their utility bills through the Maryland Energy Assistance Program (MEAP). They may also apply for low-cost internet access through the Affordable Connectivity Program (ACP). These and other community resources are available through the County Department of Health and Human Services.</p>
OTHER:				

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LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?			X	The County does not track the number of infill development projects. However, the northern portion of the SC Area does lend itself to infill development opportunities due to the presence of aging strip malls in the area. There are currently two active development projects along Westminster Pike. Furthermore, there are a few vacant lots within the SC Area that could benefit from infill development.
2. Has there been an increase in the amount of preserved/protected land?	X			Yes, 3.79 acres were acquired by the County at 18 and 22 Woodley Avenue to serve as a new park site.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.			X	The County does not track this information. However, all developments for the County must be reviewed by various agencies, and ultimately are reviewed by the Department of Planning's Development Review Division. Along Main St, there is commercial, residential, and mixed-use zoning that would allow for slightly higher density development. The rest of the land within the SC Area is zoned low-density residential that primarily supports single-family development.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	X			Zoning changes occur through the County's CZMP process in which any person can request a zoning change on any property, approved or denied by the County Council. This last took place in 2020, with only 1 rezoning request within the current SC Area. The request to remove the Automotive Services district (AS) from a property on Main St was granted. The 2024 CZMP cycle is currently underway and there is 1 rezoning requested within the SC Area, for which the outcome has not yet been determined.

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5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			Open cut structural repairs were made to the sewer system throughout the Gwynns Falls sewershed, which includes the SC Area. Overall, this required the replacement of 3,998 feet of 6 to 10-inch sewer mains, 123 point repairs, and 31 sanitary house connections.
6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?	X			<p>New staff members with new roles have been hired within several County agencies, primarily within the Department of Economic and Workforce Development, the Department of Housing and Community Development, and within the Department of Planning.</p> <p>The newly created Community Planning Institute within the Department of Planning was established to increase engagement with community members and stakeholders countywide around planning, land use, and development topics. A new role was created to lead this program.</p> <p>A new Project Manager position was created within the Department of Planning to support capital project implementation throughout the County.</p> <p>Two consultants were hired by the Reisterstown Improvement Association, Inc. to conduct two studies within the SC Area, one for streetscape design recommendations, and the other for a retail market assessment.</p> <p>Department of Planning staff has access to APA materials and can attend APA conferences if desired.</p>
7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?	X			<p>The County is currently completing the adoption process for the 2030 Master Plan.</p> <p>The Department of Planning plans to review and offer comments on the streetscape design recommendations developed by a consultant at the request of the Reisterstown Improvement Association, Inc. in preparation of their adoption as design guidelines for Main Street.</p> <p>The Maryland Department of Transportation selected the MD140 corridor, including Main St, as a candidate for the U.S. Department of Transportation's Thriving Communities program. An application to this program was submitted in November 2023. The program would provide technical assistance, planning, and capacity</p>

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				building support to teams of community partners that may lack the staffing or technical expertise to scope, fund, and develop infrastructure projects that advance broader community goals.
OTHER:				

Part III: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL) <ul style="list-style-type: none"> 2020 – Reisterstown Improvement Association, Inc. (RIA) - Façade Improvement Program, Heritage Trail, Reister’s Desire pocket park, streetscaping, Reisterstown Welcome Center 2021 – RIA – Façade Improvement Program, bicycle amenities, Reister’s Desire pocket park improvements, historic plaques 2023 – RIA – Façade Improvement Program, streetscaping, art installations 	State DHCD	\$100,000 \$80,000 \$80,000		
Community Health & Safety Works <ul style="list-style-type: none"> 2022 – RIA – Solar lighting 2022 – RIA – Security cameras and solar lighting 	State DHCD	\$18,708 \$50,000		
Other Funding Programs: <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i>				
Program Open Space	State DNR			Not competitive

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<ul style="list-style-type: none"> 2022 – BC Department of Recreation & Parks – Funding for the acquisition of the Woodley Avenue Park Site 		\$530,629		
<p>County Grant</p> <ul style="list-style-type: none"> 2022 – RIA – For the Franklin Woodland Trails 	Baltimore County Department of Recreation and Parks	\$100,000 over 5 years		
<p>Technical Assistance Grant (TAG)</p> <ul style="list-style-type: none"> 2019 – RIA – Marketing and event coordinator, indirect costs 2021 – RIA – Main Street business microgrants 	State DHCD	\$15,000 \$14,994		
<p>Keep Maryland Beautiful</p> <ul style="list-style-type: none"> 2019 – RIA – Franklin Woodland Trails supplies and marketing 2020 – RIA – Franklin Woodland Trails amenities and supplies 2021 – RIA – Main St litter reduction, marketing, volunteer recognition 2022 – RIA – Main St maintenance, solar lighting, branding and advertising 	State DHCD	\$5,000 \$5,000 \$5,000 \$1,000		
<p>Community Revitalization Action Grant (CRAG)</p> <ul style="list-style-type: none"> 2019 – RIA – Music on Main Street 2020 – RIA - Façade Improvement Program 2021 – RIA – Reister's Desire pocket park improvements, litter reduction 	Baltimore County Department of Planning	\$10,000 \$10,000 \$29,987		

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<ul style="list-style-type: none"> 2022 – RIA – Music on Main Steet, amenities 2023 – RIA – Pole banners, landscaping, Music on Main Street, branding and advertising 		\$10,000		
		\$20,000		
<ul style="list-style-type: none"> 2021 – RIA – Main Street Operational Funding 2022 – RIA – Main Street Operational Funding 2023 – RIA – Main Street Operational Funding 	Baltimore County	\$50,000		
		\$50,000		
		\$75,000		
Main Street Improvement Program (MIP) Operating Assistance Grant (OAG) <ul style="list-style-type: none"> 2022 – Strategic plan and design guidelines 2023 – Retail study, marketing and advertising, grant administration 	State DHCD	\$20,000		
		\$25,000		
Nonprofit Recovery Initiative (NORI) <ul style="list-style-type: none"> 2020 – RIA – Rent, payroll, salary 	State DHCD	\$10,000		
Strong Economic Recovery Initiative (SERI) <ul style="list-style-type: none"> 2021 – RIA – COVID-19 relief for Main Street business operational costs 	State DHCD	\$213,525		
State Bond Initiative <ul style="list-style-type: none"> 2020 – RIA – Franklin Woodland Trails 	State	\$40,000		

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Business Corridor Sustainability Grant <ul style="list-style-type: none"> 2020 – RIA – COVID-19 relief for Main Street businesses 	Baltimore County Department of Economic and Workforce Development	\$29,000		
<ul style="list-style-type: none"> 2022 – RIA – Music on Main Street 2023 – RIA – Music on Main Street 	MSAC	\$3,500 \$4,000		
United Way <ul style="list-style-type: none"> 2022 – RIA – Music on Main Street 2023 – RIA – Music on Main Street 	Organization	\$10,000 \$10,000		
Lifebridge <ul style="list-style-type: none"> 2019 – RIA – Franklin Woodland Trails grand opening 	Organization	\$1,000		
Preservation Alliance <ul style="list-style-type: none"> 2019 – RIA – Historic property plaques on Main St 	Organization	\$1,550		
Baltimore Community Foundation <ul style="list-style-type: none"> 2021 – RIA – COVID-19 emergency response funds 2023 – RIA – Main Street holiday decorations, Reisterstown Festival promotional items 	Organization	\$25,000 \$8,000		

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

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Not currently, no.