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/

LARRY HOGAN, Governor
KENNETH C. HOLT, Secretary

BOYD K. RUTHERFORD, Lt. Governor
TONY REED, Deputy Secretary
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 OF 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 ASSISTANCE

If a local government has limited capacity, staff from the Maryland Department of Housing and Community Development (DHCD) and Department of Planning (MDP) will be available to assist local government officials through the application process.

Please contact your Regional Project Manager at DHCD if you would like to request or learn more about this assistance (see page iv for contact information).

SUSTAINABLE COMMUNITIES BENEFITS

The benefits of a Sustainable Community designation are substantial. The SC designation is a threshold requirement for application to several Maryland Department of Housing and Community Development revitalization programs (such as the Community Legacy Program and Strategic Demolition Fund listed below). Other programs from both the Department and other State agencies offer additional points or preference in the application process. The Sustainable Communities designation provides access to a suite of resources that can support housing and community development, local transportation enhancements, tax credit programs and programs to support a healthier environment. Taken together, these resources can promote safer, healthier and more attractive communities for families to live and put down roots.

Community Legacy Program is administered by the Maryland Department of Housing and Community Development and provides local governments and community development organizations with financial assistance to strengthen communities through such activities as business retention and attraction, encouraging homeownership and commercial revitalization. Community Legacy funds are restricted to Sustainable Community Areas.

Strategic Demolition Fund is administered by the Maryland Department of Housing and Community Development and provides grants and loans to local governments and community development organizations for predevelopment activities including demolition and land assembly for housing and revitalization projects.
The Strategic Demolition Fund catalyzes public and private investment in the reuse of vacant and underutilized sites. These funds are restricted to Sustainable Communities.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply. Eligible applicants are to convene 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;

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 Evaluation

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

Priority Funding Areas

All Sustainable Communities must be located entirely within a Priority Funding Area. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at: http://www.mdp.state.md.us/OurProducts/pfamap.shtml
Application Training

The Department will be hosting various webinars for communities planning to submit a renewal application. Attendance at a minimum of one application training session is strongly encouraged for all applicants. Contact your Regional Project Manager (contact information page iv) to schedule an application training or verify when the webinars will be scheduled.

Application Submission

Applications will be submitted both electronically/digitally and via postal mail. Each applicant must submit one hard copy of their application with all required attachments. DHCD reserves the right to not consider incomplete applications.

The first printed page of the electronic application is a Table of Contents (see page vii). This should also serve as a checklist and be used to provide corresponding tabs. In addition to the digital copy of the application, all pictures and maps are to be submitted on a CD-ROM or flash drive. Pictures should be burned to the CD in a JPEG format and maps should be burned to the CD in a pdf format. Please ALSO include GIS shapefiles of Sustainable Community boundaries and other GIS related data if a boundary change is requested. Be sure to label your files on the CD-ROM appropriately, i.e., “Proposed Sustainable Community Boundary,” “Current Sustainable Community Boundary,” etc.

No incomplete applications will be accepted.

Deliver Sustainable Community Applications to:
Sustainable Community Application
ATTN: Mary Kendall
Division of Neighborhood Revitalization
Department of Housing and Community Development
2 N Charles Street, Suite 450
Baltimore, MD 21201

Site Visits, Follow-up Discussion

During the application review process, the review team may make site visits, hold meetings or have for follow-up discussions with applicants prior to designation approval.

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.

Contact Information

All questions related to application content, please contact your regional project manager. Regional contacts listed in the table on the next page.
<table>
<thead>
<tr>
<th>REGION 1:</th>
<th>REGION 2:</th>
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| • Northwest Baltimore City | • Northeast Baltimore City | • Southeast Baltimore City  
• Northwest Baltimore County | • Northeast Baltimore County | • Southeast Baltimore County  
• Anne Arundel County |

Larry Brown  
Program Officer  
Phone: 410-209-5819  
Email: larry.brownjr@maryland.gov

Garland Thomas  
Project Manager  
Phone: 410-209-5803  
Email: garland.thomas@maryland.gov

Olivia Ceccarelli-McGonigal Project Manager  
Phone: 410-209-5826  
Email: olivia.ceccarelli@maryland.gov

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<th>REGION 4:</th>
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| • Southwest Baltimore City  
• Southwest Baltimore County  
• Howard County | • Western Maryland  
• Allegany  
• Frederick  
• Garrett  
• Washington  
• Carroll | • Washington DC Metropolitan  
• Prince George’s  
• Montgomery |

Nick Mayr  
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Phone: 410-209-5842  
Email: nicholas.mayr@maryland.gov

Sara Jackson  
Project Coordinator  
Phone: 410-209-5812  
Email: Sara.jackson@maryland.gov

Duane Felix  
Program Officer  
Phone: 410-209-5825  
Email: Duane.Felix@maryland.gov

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• Caroline  
• Cecil  
• Kent  
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• Talbot | Lower Eastern Shore, Southern Maryland  
Lower Eastern Shore  
• Dorchester  
• Somerset  
• Wicomico  
• Worcester  
Southern Maryland  
• Calvert  
• Charles  
• St. Mary’s |

Ashlee Green  
Project Manager  
Phone: 410-209-5815  
Email: Ashlee.Green@maryland.gov

Raynell Cooper  
Jr. Project Manager  
Phone: 410-209-5836  
Email: Raynell.cooper@maryland.gov
SUSTAINABLE COMMUNITIES PLAN ELEMENTS

Ongoing designation as a Sustainable Community is contingent upon the continuation, expansion, and/or modification of a multi-year investment strategy that addresses the topic areas of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning. The table below provides a non-exhaustive list of ideas that can be incorporated into each element as they are addressed in the sections that follow in this application.

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>Examples</th>
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<tbody>
<tr>
<td>ENVIRONMENT:</td>
<td>Environmental accomplishments and objectives may include improvement of quality of land, water, air or watersheds, increased tree canopy, mitigation or adaptation to issues related to sea level rise, reduction of carbon footprint, improved energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, construction of parks, trails and other recreation facilities, recycling, improved water and sewer capacity, etc.</td>
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<td>ECONOMY:</td>
<td>Economic accomplishments and objectives may include increased regional accessibility, business attraction/retention, improved health of the business district and decreased commercial vacancies, improved accessibility to employment opportunities and economic drivers, adopted local policies/regulations that encourage economic growth, enhanced marketing and tourism, improvements to cultural and historic assets, etc.</td>
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<td>TRANSPORTATION:</td>
<td>Transportation accomplishments and objectives may include increased access to transit corridors, improved pedestrian safety and increased accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, improved parking and road conditions, etc.</td>
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<td>HOUSING:</td>
<td>Housing accomplishments and objectives may include an increase in affordable, workforce or market rate housing, either for homeownership or rental, improved housing conditions and values, increase in housing programs, reduction in foreclosures and residential vacancies, increase in property values and home sale values, etc.</td>
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<tr>
<td>QUALITY OF LIFE:</td>
<td>Quality of life accomplishments and objectives may include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc.</td>
</tr>
<tr>
<td>LAND USE/LOCAL PLANNING:</td>
<td>Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.</td>
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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. **Qualitative and Comprehensive 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 Renewal Application

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

☐ Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)

☐ Section C – Sustainable Community Renewal Action Plan Update (Matrix)

☐ Section D – Sustainable Communities Workgroup Roster

☐ Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)

☐ Section F – CD-ROM: The CD-ROM should include the following contents:
  • If requesting a boundary modification, map in pdf format of the proposed Sustainable Community
  • GIS shapefiles of the modified Sustainable Community boundary (if requesting a modification) and other GIS related data
  • Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)
  • Digital copy of completed Sustainable Communities Renewal Application
**I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

**Name of Sustainable Community:** Reisterstown Main Street

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

**Applicant’s Federal Identification Number:** 52-60000889

**Applicant’s Street Address:** 105 West Chesapeake Ave., Suite 101

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<tr>
<th>City</th>
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<tr>
<td>Towson</td>
<td>Baltimore</td>
<td>MD</td>
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**Phone Number:** 410-887-3480  
**Fax Number:** 410-887-5862

**Web Address:** www.baltimorecountymd.gov/agencies/planning

**Sustainable Community Renewal Application Local Contact:**

Name: Bill Skibinski  
Title: Sector Planner

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<th>Address</th>
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<td>410-887-5862</td>
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**E-mail Address:** wskibinski@baltimorecountymd.gov

**Other Sustainable Community Contacts:**

Name: Amy Trexler Mantay  
Title: Division Chief, Community Planning

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<td>410-887-3480</td>
<td>410-887-5862</td>
</tr>
</tbody>
</table>

**E-mail Address:** atmantay@baltimorecountymd.gov
I. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

(1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?
No. There will be no changes to the Sustainable Community boundary at this time. There is an active Commercial Revitalization District (CRD) applied to historic downtown Reisterstown and a portion of its commercial corridor along Reisterstown Road. It is the request of the Baltimore County Department of Planning and the Reisterstown Improvement Association (RIA) to renew the Sustainable Communities designation to advance future revitalization efforts.

(2) Include the following in as an attachment (if requesting a modification to your current boundary): No modification requested.
   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: 264.40 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): Commercial Revitalization District (CRD); Community Enhancement Area (CEA); Community Conservation Area (CCA)

(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?

The Reisterstown Sustainable Community (SC) area boundary does not closely correspond to any level of census geographies defined by the U.S. Census Bureau. Some census blocks are completely or mostly within the SC area boundary. Other census blocks have a small portion intersecting the SC area, and therefore, cannot be used. Data at the census block level are only from a decennial census and are for general characteristics of population and housing. The annual survey data or their five-year average are not available at the census block level, which makes it nearly impossible to compare demographic trends for years between decennial censuses. Similar difficulties apply to socioeconomic data.

For the past five years, the data in this section are from the American Community Survey (ACS), a product of the U.S. Census Bureau. The most recent ACS data are for 2013 to 2017. 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. Other data sources include development statistics maintained and updated by multiple county agencies, CoStar Properties®, and crime statistics provided by the County Department of Police. The information on enrollment, capacity, and star ratings is from the repository of the Baltimore County Public Schools.
Area Synopsis: The Reisterstown Sustainable Community is comprised of Reisterstown’s Main Street (MD 140) and includes the Reisterstown National Register Historic District and Baltimore County’s Reisterstown Commercial Revitalization District. The corridor features a mix of antique shops, restaurants, consignment stores, boutiques, offices, churches, and a library. The corridor will continue to undergo improvements to attract retailers and business owners.

General Characteristics: Based on census tract information, there are 2,126 residents in the area, an increase of 160 from five years ago. Out of 2,126 people, 754 reside within the SC boundary. Average age in the study area is middle aged, which continued to increase from 39.1 years to 48.9 years. The area’s population 65 years old or over increased from 17.2% to 27.3% during the five-year period. There was a reduction in age groups of 14 and under, 20-24, 30-39, and 60-64 years old, showing a decline of -112, -162, -222, or -64 persons in that order.

The majority of the area’s population is white, whose percent share is 56.7%. This percentage decreased from five years ago, when 58.9% of population was white. All racial groups but black or African American and two or more races have grown in population. The largest growth was Asian, which added 147 during the five-year period. The proportion of Asian population amounted to 11.8% of the area’s population from 5.3% five years ago. People from the Hispanic or Latino origin \(^1\) rose from 82 to 132 in the past five years, representing an increase in from 4.2% to 6.2%. Because of changes in racial compositions and decline in people, the black or African American population decreased 4.2% (32.4% to 28.2%) from five years ago. Within the SC area, 767 residents include 311 white, 135 black or African American, and 39 from other races combined.

According to the data collected from the larger census-based study area, the average household size fell from 2.24 to 2.05 in the past five years. Within the SC area, the average household size is 2.66. Currently, there are 1,076 housing units and 1,037 households (or occupied housing units) in the census-based study area. Households include owner occupied units and renter occupied units. There was an increase in total housing units, households, owner-occupied units, and renter-occupied units, which are: 131, 158, 19, and 139 respectively.

Over the past five years there were two single family units built and six single family razing permits issued in the SC area. In the portion outside the SC area, but inside the study area, there were six single family units built during the same time period. Among all 1,076 housing units, 78% were built in the 1990s and 2000s, 28% and 50% respectively due to construction of Reisterstown Village (a mixture of 205 single family attached units, 77 senior apartment units, and 228 multifamily units at now The Meadows of Reisterstown I & II), Glyndon Terrace (aka, Glyndon Trace Condos with 101 multifamily units), and Franklin Station (63 single family detached units).

Seventy-two multifamily units (now Townes at Harvest View), as part of Reisterstown Village, are located within the SC area and were built in 2005. The area’s housing units built in earlier decades are most likely single family structures within the SC boundary.

Socioeconomic Characteristics: Data on socioeconomic characteristics of population and housing are available at the census block group or higher level. Although the SC area is part of the census block group (404401), there may be demographic variations. Therefore, data for the block group may have some degree of deviation from characteristics of the SC area.

In the larger data collection area, among persons 25 years old or over (1,708), 91.04% graduated with the high school diploma (including equivalent) or higher. Approximately 42.86% of persons 25 years old or over hold a bachelor’s or higher degree. Those two figures compellingly indicate excellent educational attainment in the study area, albeit they are lower than those five years ago (95.90% and 52.36% respectively). The educational

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\(^1\) People who identify their origin as Hispanic, Latino, or Spanish may be of any race.
attainment in the study area is much higher than that countywide (91.1% for high school or higher and 37.8% for bachelor’s or higher).

The larger, census-based median household income changed from $47,891 to $72,557 in five years, a significant increase. In comparison, the county’s median household income varied from $66,486 to $71,810 during the same time. The income figures are inflation adjusted dollars pertinent to the year of the data.

B. 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 Baltimore County Department of Planning will continue to assume the lead responsibility for preparing SC applications and for creating and implementing SC Action Plans. The Department will also continue to work with the county government based SC Workgroup. The County’s leadership team is composed of Jeff Mayhew, Acting Director of the Department of Planning; Amy Mantay, Division Chief of Community Planning; and Marcia Williams, Division Chief of Housing Services. Staff from the Department of Planning directly involved with the Reisterstown Main Street SC will include William Skibinski, Sector Planner.

The Department of Economic Development, Department of Environmental Protection and Sustainability, Department of Recreation and Parks and Department of Public Works are additional agencies that are engaged through prior participation in existing plans that are important components of our applications and future projects. The Reisterstown Improvement Association (RIA) is an important partner in the Reisterstown Main Street Sustainable Community strategy and a member of the SC workgroup. In addition, the Northwest Chamber of Commerce and Reisterstown-Owings Mills-Glyndon Coordination Council (ROG) will be involved in residential and commercial revitalization projects within the SC area.

(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 Reisterstown Workgroup has been strengthened by Reisterstown’s actively involved volunteer base. The volunteers are from both the business and residential communities in and around Main Street and the SC. The volunteers have scheduled clean up days, holiday decorating days, and engage in low cost façade repairs and upgrades.

However, depending solely on a volunteer base to accomplish the SC area goals is not sustainable. Finding and obtaining grants to assist with the workgroup’s goals often requires local and state government assistance. Although the workgroup has completed a number of efforts, especially with the help of volunteers, they also require financial and technical assistance to achieve the program’s goals.

(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?
Sustainable Communities Renewal Application - Section A

The Reisterstown Improvement Association (RIA) continues work with residents, business and property owners, and the Department of Planning in refining and implementing the vision, goals, and priorities for Reisterstown’s Main Street and the SC area. Many of these priorities have been used to guide the continual process of gaining the Main Street Maryland designation. RIA continues to meet monthly with the local business community and has hired a part-time coordinator for Reisterstown’s Main Street corridor. The coordinator is a paid position using a portion of the membership fees.

The Sustainable Community Action Plan uses the following for guidance:

- Western County Pedestrian and Bicycle Access Plan
- Main Street Maryland approach
- Consolidated Plan 2012-2016, Baltimore County, 2012
- Reisterstown Improvement Association (RIA) Business Roundtable
- Baltimore County Master Plan 2020

(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.

Yes. Assistance with streetscape and crosswalk improvements is a primary need to improve pedestrian safety and district aesthetics. Reisterstown Road (MD 140) is a State highway, which turns into Reisterstown’s Main Street and bisects the commercial district and the SC designated area. The section of Reisterstown’s Main Street is negatively affected by traffic and speeding, resulting in pedestrian safety concerns and excessive noise. A study should be conducted by SHA in order to develop and implement traffic/speeding calming methods. More clearly marked crosswalks and highly noticeable flashing lights have been suggested for pedestrians that are attempting to cross Reisterstown’s Main Street.
Sustainable Communities Renewal Application - Section B

**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) **Pictures:** Please also include pictures that depict your accomplishments.

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

<table>
<thead>
<tr>
<th>Example – Accomplishment 1</th>
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<tbody>
<tr>
<td><strong>Outcome:</strong> Improved stormwater management</td>
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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: Community Events and Participation**

*Outcome:* Continue and expand the farmers market, concert series and other Main Street events

*Project 1:* Farmers market. The Reisterstown farmers market has become an integral part of the Reisterstown residential and business communities. The farmers market was a progress benchmark highlighted in the 2013 Sustainable Community application. Since then, the market has grown in both scope and attendance. Since 2013, the farmers market has grown from 6 vendors to 17 in 2018. The 2019 season has 23-25 vendors slated for the upcoming 2019 season.

*Project 2:* Friday Night Concert Series. Occurring every year, May through September, the Friday night concert series provides an open air concert event for families to enjoy. The event attracts over 1,500 people over the five month season. Local businesses and restaurants have vendor booths available to the public during the event. The series is sponsored by Baltimore County through the Commercial Revitalization Action Grant (CRAG).

*Partners:* Reisterstown Improvement Association (RIA) – organized and managed events, grants and budgets.

*Impact:* Provides locally grown, fresh food to the community while supporting local farmers, businesses and vendors. The Reisterstown farmer’s market and concert series has strengthened social connections while maintaining a sense of local identity. Both events are held on the landscaped portion of Franklin Middle School’s frontage along Reisterstown’s Main Street. Along with the Reisterstown community, citizens from Carroll and Howard Counties have started to attend the concerts. As more are drawn to Reisterstown’s historic commercial district for events, local businesses will benefit from the increased foot traffic.

**Accomplishment 2: Business Growth and Development**

*Outcome:* New businesses occupying vacant lots, buildings and historic structures.

*Project 1:* A notable new business prompted the conversion of the old movie theater into a comic, cards and collectables shop. The business has not only improved the building’s condition while retaining its art deco character, but has also thrived since moving into the location. The business provides an interesting atmosphere for local residents and collectors from other areas of Baltimore County.

*Project 2:* Chill Snowballs and Ice Cream. This new project transformed a vacant corner lot into a quaint, farm stand-like business that has become a popular family destination. Not only does the new structure integrate well with the main street character of the area, but there is also an area for children to play.

*Project 3:* The former Ski Shop at 202 Main Street is currently under renovation. The historic building will be converted into a local café, while also maintaining the historic character of the building and commercial district.

*Partners:* Reisterstown Improvement Association (RIA) – business outreach
Northwest Gateway Chamber of Commerce – business outreach

*Impact:* The transformation of unattractive and vacant properties/buildings into inviting businesses. The overall Reisterstown business corridor improves as more projects like the aforementioned are completed in the area.
### Accomplishment 3: Community Enhancement

**Outcome:** Improvement of Main Street aesthetics and public amenities

**Projects:** Purchase and installation of new benches and trash cans (see photos on CD).

**Partners:** Reisterstown Improvement Association (RIA)

**Impact:** Main Street environments require adequate public seating areas, functioning trash receptacles, and landscaping. RIA has purchased and installed new, publically available benches and trash cans within the past five years. The result is a more attractive and inviting Main Street.

### Accomplishment 4: Renovation of Reisterstown Community Cemetery

**Outcome:** Improvements to historic cemetery structures

**Project 1:** Cemetery wall and gate restoration. A State grant was awarded to renovate the historic wall and iron gate surrounding the cemetery. A local ironsmith and local historic mason were hired for any parts of the wall and gate that needed to be repaired or replaced. Along with donations, several community volunteers assisted with renovation work.

**Partners:** The Reisterstown Community Cemetery, Inc. – technical and financial assistance  
Reisterstown Improvement Association (RIA) – organized volunteers

**Impact:** Improved aesthetics and function of a historic landmark in Reisterstown. The cemetery serves as a focal point during Fall festivities and historic walking tours. The improvements have shown the hard work and dedication that volunteers and local artisans are capable of when organized and some grant and/or donation funds are acquired.

### Accomplishment 5: Business Corridor Coordinator and Office Space

**Outcome:** This is required to obtain the Main Street Maryland designation.

**Project 1:** A part-time business corridor (Reisterstown Main Street) coordinator was hired using business association fees. Dedicated office space has been obtained in support of the coordinator’s efforts. Bi-monthly board and committee meetings are conducted. Financial records are maintained through the budget creation process, continual monitoring, yearly fiscal reports, and fundraising opportunities. The work program is focused on the improvement and promotion of Reisterstown’s business corridor. These efforts strengthen the Main Street Maryland requirements and the overall environment along Reisterstown’s Main Street.

**Partners:** Reisterstown Improvement Association (RIA)

**Impact:** This is a major milestone in gaining the Main Street Maryland classification. Other Main Street businesses have benefitted from the additional support and inclusion that the coordinator and RIA provides.
Accomplishment 6: Historic Plaque Installation

Outcome: Historic building identification and appreciation - promotes historic Reisterstown and local businesses

Projects: Six historic plaques have been installed on historic buildings along Reisterstown’s Main Street. Two more are planned to be installed pending owners’ approval.

Partners: Reisterstown Improvement Association – organizer and grant recipient
Preservation Alliance of Baltimore County – awarded grant to RIA for plaques

Impact: Education, acknowledgement and promotion of historic buildings along Reisterstown’s Main Street. Most contain small, locally owned businesses such as antique shops, boutiques and consignment shops.

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: Maryland Main Street designation

Narrative: Reisterstown has been working towards the Maryland Main Street designation since before the Sustainable Communities program was created. Having the designation provides a broad range of State guidance and technical assistance that support the revitalization of historic main street areas, such as Reisterstown. The designation also strengthens the ability to obtain State grants that can provide significant revitalization funds. However, the designation is competitive and Reisterstown has not yet met the program’s requirements. In order to continue the pursuit of the Main Street Maryland designation, a part-time business corridor manager has been hired and is actively engaged in the district.

Outcome: Creation of trail network

Narrative: In the last SC Action Plan, creating a system of walking/biking trails that connects Reisterstown’s commercial corridor to the surrounding residential areas was proposed. The project has not been completed due to the level of study, labor and anticipated cost. However, a sub-committee was established to begin studying the best solution to implementing an interconnected trail system. Other volunteers who are knowledgeable in navigating the area have started mapping out the best possible routes. Additionally, a library-based naturalist has volunteered to develop trail restoration methods for trails that will be used. At this time, there is no set timeline for the network’s completion.
**Outcome:** Improve streetscape/landscape and signage at Reisterstown’s northern gateway

**Narrative:** Due to Reisterstown Road (Main Street) being a State Highway (MD 140), right-of-ways and some properties are owned by SHA. The improvement of Reisterstown’s northern gateway area has not been improved in several years. New gateway signage and landscaping were proposed in the last action plan, but the project has not been funded.

**Outcome:** Creation of Main Street Commercial Design Guidelines and/or district overlay

**Narrative:** The creation of Main Street Design Guidelines was proposed in the last Action Plan. However, no formal and/or adopted guidelines have been developed. The Reisterstown Improvement Association (RIA) and the Northwest Chamber of Commerce should coordinate efforts in developing the design guidelines. Ultimately, the guidelines would be adopted by County Council in order to strengthen their applicability to any future redevelopment architecture, façade and streetscape improvements, signage, and lighting, etc.

A district zoning overlay was proposed in the last Action Plan. The overlay would provide an overlay classification to enforce the desired character of downtown Reisterstown. An overlay has not been developed for this endeavor.
SUSTAINABLE COMMUNITY RENEWAL REPORT

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.
<table>
<thead>
<tr>
<th>ENVIRONMENT</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th>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?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Has there been an improvement in water quality?</td>
<td></td>
<td>X</td>
<td>N/A</td>
<td>There have been no biological, bacterial, trash, or chemical water quality monitoring activities within the SC area. This SC area does not contain any perennial streams.</td>
</tr>
<tr>
<td>2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)</td>
<td></td>
<td>X</td>
<td>N/A</td>
<td>GIS analysis with aerial photography shows that from 2014 to 2017, approximately .09 acres of impervious were removed and approximately 2.88 acres of impervious were added for a net gain of 2.79 acres impervious surface in the SC area.</td>
</tr>
<tr>
<td>3. Have there been improvements and/or additions to your park and/or recreational green space?</td>
<td>X</td>
<td></td>
<td>N/A</td>
<td>A 4.7-acre natural, wooded open space within the Reisterstown Village subdivision was dedicated to the County in November of 2012.</td>
</tr>
<tr>
<td>4. Did the Sustainable Community implement any recycling or waste reduction programs?</td>
<td>X</td>
<td></td>
<td>N/A</td>
<td>Baltimore County EPS brought trash and litter reduction outreach efforts to the Reisterstown National Night Out event in the SC area during fiscal year 2018, logging 100 impressions.</td>
</tr>
<tr>
<td>5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?</td>
<td>X</td>
<td></td>
<td>N/A</td>
<td>There are grocery stores and/or small-scale markets within the Reisterstown SC. Additionally, Reisterstown hosts a seasonal farmers market for local residents. Farmers markets provide fresh, locally sourced produce. There are several other grocery stores just outside the SC that are accessible via public transportation.</td>
</tr>
<tr>
<td>OTHER:</td>
<td></td>
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</tr>
</tbody>
</table>
## ECONOMY

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th>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?</th>
</tr>
</thead>
</table>
| 1. Has there been an increase in the number of new businesses in your Main Street/Commercial District? | X | | Data could only be quantified at the zip code level - one zip code (21136) within in the SC area was used.  
- 2012 – 689 business establishments  
- 2018 (estimate) – 749 business establishments  
- Ribbon cuttings/grand opening events are regularly attended by the local community when a new business is established. |
| 2. Did the Municipality/Sustainable Community area receive any designations that support local economic development? | | X | The Sustainable Community area is located within the Reisterstown Commercial Revitalization District (CRD). |
| 3. Has there been an increase in foot traffic in the Main Street/commercial district? | X | | Due to new mixed use developments adjacent to Reisterstown, there has been an increase in foot traffic in the area. The once vacant parcel at 249 Main Street was redeveloped into Chill Snowballs and Ice Cream. The business provides outdoor seating and a play area for children. The new business has resulted in more foot traffic along Reisterstown’s Main Street. The farmers market and seasonal concert series has also increased foot traffic in the district by several thousand during the spring and summer months. |
| 4. Have the number of commercial vacancies decreased? | | X | Within the SC area the commercial vacancy rate increased from 4.9% to 8.8%. Representing a 3.9% increase in vacancies of the past five years. |
| 5. Has there been an increase in local jobs within the Sustainable Community for its residents? | X | | 2009 # employed – 5,359  
2016 # employed – 5,440  
There was an (estimated) increase of 81 jobs over the past five years. |

**OTHER:**
<table>
<thead>
<tr>
<th>TRANSPORTATION</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th>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?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?</td>
<td></td>
<td>X</td>
<td></td>
<td>There is a trail network project underway (Franklin Woodland Trail). The network would provide an integrated system of walking/biking trails that connect the commercial district and some of the surrounding residential areas. At this time, the trail project is a volunteer effort. A subcommittee was created to focus on the trail’s route, function, and maintenance. The resulting linear feet has yet to be determined.</td>
</tr>
<tr>
<td>2. Have there been improvements to the public transit infrastructure?</td>
<td></td>
<td>X</td>
<td></td>
<td>MTA will determine the transit improvements. However, new bus stop amenities were provided by the RIA who purchased and installed new benches and trash cans.</td>
</tr>
<tr>
<td>3. Has there been an increase in sidewalks? (Amount in linear feet)</td>
<td></td>
<td>X</td>
<td></td>
<td>No new sidewalks have been added. Due to Reisterstown area being an older and established community, the existing sidewalks have been adequate. Some of the existing sidewalks are in need of repairs or replacement.</td>
</tr>
<tr>
<td>4. Have there been any roadway improvements that support “Complete” or “Green” streets?</td>
<td></td>
<td>X</td>
<td></td>
<td>No planned improvement within the SC area. The main thoroughfare, Reisterstown Road/Main Street is a State road.</td>
</tr>
<tr>
<td>5. Has traffic congestion along major roads decreased? (Amount in percent)</td>
<td></td>
<td>X</td>
<td></td>
<td>Reisterstown Road (MD 140), which becomes Reisterstown’s Main Street, 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).</td>
</tr>
</tbody>
</table>

OTHER:
<table>
<thead>
<tr>
<th><strong>HOUSING</strong></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th><strong>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?</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Have any residential facades been improved?</td>
<td>NO</td>
<td></td>
<td></td>
<td>Because the SC is predominately commercial, the facades that were renovated generally house commercial/retail uses. In some cases, there may be a small apartment unit located on the second floor of the unit. The facades that were substantially improved include The Dance Academy and Firenze, both front Reisterstown’s Main Street.</td>
</tr>
<tr>
<td>2. Has the home ownership rate increased?</td>
<td>NO</td>
<td></td>
<td></td>
<td>All data pertaining to housing is based on the larger census-based area. In the study area, the home ownership rate decreased from 48.0% to 42.5%.</td>
</tr>
</tbody>
</table>
| 3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? | NO |    |     | Within the actual SC boundary, two (2) single family detached units have been constructed from 2013-2019. Six (6) have been razed. Within the SC area there are:  
  - 186 residential units total  
  - 106 (57%) are homeowner occupied  
    - 77 (73%) are affordable and have an assessed value less than Baltimore County’s median home value ($249,600). |
| 4. Has there been demolition of blighted properties? | NO |    |     | Within the actual SC boundary, six (6) single family detached units have been razed over the past five years. |
| 5. Has the residential vacancy rate decreased? | NO |    |     | Within the actual SC boundary, the housing vacancy rate is 9.0%. In the larger census-based study area, the housing vacancy rate reduced from 7.0% to 3.6% in the past five years. |

**OTHER:**
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. Has there been a decrease in crime rate? |  | X |  | In the larger, census-based study area, there has been a 30% (10 to 13) and 14.74% (95 to 109) increase in violent and non-violent crimes, respectively. However, there was a 9.86% (71 to 64) decrease in property-related crimes. In total, there has been an increase of then (10) reported crimes since five (5) years ago.
2. Have there been improvements and/or additions to your public spaces (i.e. museums, community centers, public plazas)? | X |  |  | The wall and gate surrounding the historic Reisterstown Community Cemetery was rehabilitated. With the help of volunteers, historic preservationists, and artisans, the cemetery has been a focal point for historic tours and Fall festivities.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)? | X |  |  | The seasonal concert series has grown from just a few hundred attending throughout the season to over 1,500 attending. Residents from the adjacent counties started attending the concert series as well, bringing additional patrons into Reisterstown. Other events available to the public include seasonal “ghost tours”, historic walking tours, the Bloomin’ Arts Fest, and the first annual Craft Beer and Wine Festival.
4. How many historic properties were renovated/improved? | 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 historic properties received State assistance for rehabilitation and one received grants and donations:
- St. Luke’s United Methodist Church Fellowship Hall Restoration Loan of 2017 (State – Board of Public Works).
- Franklin Academy – Reisterstown Library Renovation (State – Department of General Services).
- The Reisterstown Community Cemetery (grant and donations).
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?

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<tbody>
<tr>
<td></td>
<td>X</td>
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</tbody>
</table>

Annual outdoor concert series is held May-September. The concerts are enjoyed by the local residential and business communities (over 1,500 attend throughout the season), fostering a sense of community while at the same time promoting local musicians, artisans and businesses.

There is one public recreation site within the SC area—the Franklin Middle School Recreation Center, which (like other public school recreation centers) is utilized for both public educational and recreational purposes. The site features five ball diamonds, two athletic fields, three tennis courts, multi-purpose courts, and indoor recreation facilities. Most of those facilities are utilized by the organized recreation programs offered by the volunteer-based Reisterstown Recreation Council. There are a number of other nearby public recreation sites that serve the SC area, including Franklin Elementary School Recreation Center, Chatsworth Elementary School Recreation Center, Franklin High School Recreation Center, Reisterstown Elementary School Recreation Center, Glyndon Elementary School Recreation Center, Hannah More Park, and Reisterstown Regional Park and Sportsplex (all within a half-mile of the SC area). These sites offer a wide range of recreational facilities and spaces, ranging from traditional athletic facilities (fields, courts, gymnasiums, track, indoor sport field, indoor ice rink, etc.), to traditional facilities including playgrounds/tot lots and picnic facilities, to less common amenities such as the dog park and skate park at Hannah More Park.

OTHER:

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</table>
## Sustainable Communities Renewal Application - Section B

### LAND USE/ LOCAL PLANNING

<table>
<thead>
<tr>
<th>Item</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th>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?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Have there been any infill developments?</td>
<td>X</td>
<td></td>
<td></td>
<td>Chill Snowballs and Ice Cream has redeveloped a vacant lot at 249 Main Street. The parcel has been converted into a successful local business.</td>
</tr>
<tr>
<td>2. Has there been an increase in the amount of preserved/protected land?</td>
<td>X</td>
<td></td>
<td></td>
<td>As indicated in the Environment section, a natural, wooded 4.7-acre open space in the Reisterstown Village residential subdivision was transferred to the County in late 2012. There have been no other parkland or open space acquisitions within or in close proximity to the SC area since that time.</td>
</tr>
<tr>
<td>3. Have there been any developments hindered by growth constraints?</td>
<td></td>
<td>X</td>
<td></td>
<td>Within the SC boundary, there is little to no new land available for new development. The area is almost entirely built-out, although redevelopment and/or adaptive re-use of historic structures may be possible. Some view the restrictive nature of historic buildings as a constraint.</td>
</tr>
<tr>
<td>4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?</td>
<td>X</td>
<td></td>
<td></td>
<td>During the 2016 Comprehensive Zoning Map Process (CZMP), three (3) rezoning issues were raised within the SC boundary. All three issues rezoned residential/office properties to commercial/business zoning classifications. However, no development (growth) has yet to occur on any of the three properties.</td>
</tr>
<tr>
<td>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</td>
<td></td>
<td>X</td>
<td></td>
<td>New decorative lamp posts have been installed along Main Street Reisterstown.</td>
</tr>
</tbody>
</table>

**OTHER:**
### COMPETITIVE FUNDING:
Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.

<table>
<thead>
<tr>
<th>Source (federal, state, foundation, etc.)</th>
<th>Amount Received</th>
<th>If no funding was received, what technical or other assistance from the state would help with future applications?</th>
<th>Other Notes</th>
</tr>
</thead>
</table>
| **Community Legacy (CL):**                | DHCD            | Grant assistance for any of the following:  
  - façade improvement award program  
  - northern gateway improvements  
  - new business attraction and retention incentives  
  - crosswalk and pedestrian safety improvements | Applying for CL funding may occur in 2019. |
| **Strategic Demolition Fund (SDF):**      | DHCD            | No demolition within the SC is planned at this time.                                                           |             |
| **Community Safety & Enhancement Program:** | MDOT            | Any technical assistance towards the design, funding and implementation of pedestrian safety along Reisterstown Rd (Main St.) would be highly beneficial to residents and visitors, and success of Reisterstown’s businesses. |             |
| **Maryland Bikeways Program:**            | MDOT            | Grant assistance for Franklin Trail Network project. The bike/pedestrian trail would connect the surrounding community to Reisterstown’s Main Street, a State highway, to local businesses and public transit. |             |
| **Sidewalk Retrofit Program:**            | MDOT            |                                                                                                              |             |
## COMPETITIVE FUNDING:
Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.

<table>
<thead>
<tr>
<th>Source (federal, state, foundation, etc.)</th>
<th>Amount Received</th>
<th>If no funding was received, what technical or other assistance from the state would help with future applications?</th>
<th>Other Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Quality Revolving Loan Fund:</td>
<td>MDE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other Funding Programs:** 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.

*Please add more rows if necessary*

**Commercial Revitalization Action Grant (CRAG):** Since 2013, 6 grants have been awarded to either the Chamber of Commerce or RIA. The CRAG is geared towards the improvement and promotion of the CRD and its businesses. The sponsored projects included the farmers market, concert series, promotional events, and business networking series.

| Baltimore County (annual grant program) | $54,307 (awarded over 6 fiscal years) | The CRAG is only available to business and community associations. They must be in good standing with the State. |             |

**Historic Plaque Program for Reisterstown’s Historic Main Street Properties**
Installed plaques on 6 historic building facades.

| Preservation Alliance of Baltimore County | $1,550.00 |             |             |
## COMPETITIVE FUNDING:
Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.

<table>
<thead>
<tr>
<th>Source (federal, state, foundation, etc.)</th>
<th>Amount Received</th>
<th>If no funding was received, what technical or other assistance from the state would help with future applications?</th>
<th>Other Notes</th>
</tr>
</thead>
</table>

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

The Franklin Woodland Trail Project - RIA is seeking funds from sources:

1. Project Open Space (State of Maryland)
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 a 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 be due to changes in external factors affecting the community or changes in the priorities of the applicant.

Guidance for completing the Action Plan can be found on the next page.
Action Plan Guidance

The document 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 of the different sections, pinpoint essential strengths and weaknesses of your community.**
   Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.

2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.**
   Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.

3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.**
   Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.

4) **List potential partners that can support the successful implementation of these strategies through different types of resources.**
   Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.
Sustainable Community Action Plan

Reisterstown Main Street

Submitted by Baltimore County Department of Planning
4/4/2019
## Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The SC Area falls within two watersheds; 57% falls in the Gwynns Falls and the other 43% falls in the Liberty Reservoir watershed. Within those are two 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.</td>
<td>• Out of the roughly 264 acres of land area covered by the SCA. There are only an estimated 64 acres (about 24%) 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.</td>
</tr>
<tr>
<td>• Multiple neighborhoods identified in the SWAPs have opportunity for environmental restoration actions such as bayscaping, downspout redirection, and fertilizer reduction.</td>
<td>• It is unsafe to swim or enjoy water contact sports in several of the streams in the Gwynns Falls watershed due to bacterial contamination.</td>
</tr>
<tr>
<td>• The SC Area lies in subwatersheds of both the Liberty Reservoir (Glenns Falls and Keyser Run) and Gwynns Falls (unnamed tributary) watersheds are rated ‘very high’ for restoration priority.</td>
<td>• The Gwynns Falls watershed currently experiences or contributes to the following local water quality impairments:</td>
</tr>
<tr>
<td>• Tree Canopy: Sufficient tree canopy in SC boundary. The County’s 2013 tree canopy goals include reaching and maintaining a 40% tree canopy cover in each Census Designated Place (CDP) within the County. The tree canopy of the Reisterstown CDP meets this goal at 42.38%. 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 Conversancy, University of Vermont, and WorldView Solutions, Inc. The Liberty Reservoir watershed provides a recreational opportunities such as fishing and boating.</td>
<td>• Water contact recreation: bacteria (it may be unsafe to swim or enjoy water contact sports in several of the streams in these watersheds due to bacterial contamination)</td>
</tr>
<tr>
<td>• About 75% of the stream buffer in the Liberty Reservoir SWAP planning area is forested; this high percentage of planted area will help filter out water pollution before entering streams and lessen the effects of stormwater runoff. In the Upper Gwynns Falls SWAP planning area about 52% of the stream buffer is forested. Although this proportion isn’t as high as the Liberty Reservoir planning area about 43% of stream buffers in this area were identified as open pervious. There may be opportunities for planting projects in these open pervious areas.</td>
<td>• Aquatic life and wildlife: sediment, chloride, temperature, nutrients (Baltimore Harbor), trash (Baltimore Harbor)</td>
</tr>
<tr>
<td></td>
<td>• The Liberty Reservoir watershed currently experiences or contributes to the following local water quality impairments:</td>
</tr>
<tr>
<td></td>
<td>• Water contact recreation: bacteria (streams only: it may be unsafe to swim or enjoy water contact sports in several of the streams in these watersheds due to bacterial contamination)</td>
</tr>
<tr>
<td></td>
<td>• Aquatic life and wildlife: phosphorus (impoundment only)</td>
</tr>
<tr>
<td></td>
<td>• Public water supply: sediment (impoundment only)</td>
</tr>
<tr>
<td>Desired Outcomes and Progress Measures</td>
<td>Strategies and Action Items</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td><strong>Outcome 1:</strong> Improve water quality in the streams and reservoirs located near this community.</td>
<td>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.</td>
</tr>
</tbody>
</table>
| **Progress Measures:**  
  - Progress on TMDLs: reductions in pollutant loads and/or progress on TMDL Implementation Plan actions.  
  - Reduced severity or elimination of water quality impairments.  
  - Increase in drainage areas of Stormwater Management ponds that provide water quality improvement in addition to water quantity management. | Strategy A: Redevelopment in the SC Area will allow for implementation of up to date SWM requirements.  
Strategy B: Local-not-for profit environmental organizations participate in a county-funded grant program to implement principles laid out in a county’s Small Watershed Action Plans (SWAPS). These funds and organizations may be able to provide certain community-based support for best management practices.  
Strategy C: County agencies implement capital restoration projects and operational projects, such as street sweeping and reductions in the quantity of road salt applied. |  
- Blue Water Baltimore  
- BC Department of Environmental Protection and Sustainability  
- BC Department of Planning  
- BC Department of Public Works  
- BC Office of Budget and Finance |
| **Outcome 2:** | | |
## Economy

*(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)*

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>- At the nearby Randallstown Career Center, both job seekers and businesses can utilize services to assist with recruitments, training, connections with government and community agencies, job fairs, and more. The Workforce Centers prepare area residents to meet today’s ever changing business requirements.</td>
<td>- The building stock on Reisterstown Road is older, in poor condition, and many of the owners have had difficulty repairing and maintaining their properties.</td>
</tr>
<tr>
<td>- Excellent multi-modal transportation access, with immediate connection to I-695 and I-95. The Metro Transit line connects downtown Baltimore City to nearby Owings Mills.</td>
<td>- There are a number of vacant gas stations, and those are harder to redevelop due to environmental cleanup.</td>
</tr>
<tr>
<td>- A vibrant small- and medium-sized business community.</td>
<td>- Shopping centers along the main street have lost major tenants.</td>
</tr>
<tr>
<td>- Owings Mills, adjacent to Reisterstown, has one of the most concentrated business areas in the County and an estimated population of 75,597.</td>
<td>- Competing community/business organizations with differing goals/visions for the corridor.</td>
</tr>
</tbody>
</table>

### Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Outcome 1: Improve existing facades and exterior building conditions</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: Track AOC and/or BILP applications and project completions State grant applications.</td>
<td>Strategy A: Promotion of County Architect-on-Call (AOC) Program. Provides 10 free hours of architectural consultation to business/building owners seeking to improve a commercial building’s exterior.</td>
<td>Reisterstown Improvement Association (RIA)</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Promotion of County’s Building Improvement Loan Program (BILP). Provides zero interest loan to business/building owners seeking to improve façade and exterior elements.</td>
<td>Northwest Chamber of Commerce</td>
</tr>
<tr>
<td></td>
<td>Strategy C: Reisterstown Improvement Association’s façade improvement grant (development in progress, but not implemented).</td>
<td>BC Department of Economic and Workforce Development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>BC Department of Planning</td>
</tr>
<tr>
<td></td>
<td></td>
<td>State of Maryland</td>
</tr>
</tbody>
</table>
Reisterstown Main Street

<table>
<thead>
<tr>
<th>Outcome 2:</th>
<th>Progress Measures:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Strategy A:</td>
</tr>
<tr>
<td></td>
<td>Strategy B:</td>
</tr>
</tbody>
</table>
### Transportation

(Transportation strengths and weaknesses can include 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, road conditions)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| - Substantial existing transportation network  
- Engaged subcommittee and volunteers working on Franklin Trail network design.  
- Complete Streets. However, the main thoroughfare, Reisterstown Rd/Main St is a State road. | - Traffic and pedestrian safety issues/concerns due to crosswalk and speeding conditions.  
- Limited public transportation from Reisterstown to the Owings Mills Metro.  
- Trail network project has not been completed. However, volunteers have formed a subcommittee to begin the trail’s design and maintenance program. |

### Desired Outcomes and Progress Measures

| Outcome 1: Incorporation of Complete Street Policy. | Strategy A: Requiring complete street elements on retrofit and new construction projects.  
Strategy B: | State of Maryland |
| Outcome 2: Improved pedestrian safety | Strategy A: Conduct traffic safety study.  
Strategy B: Develop and implement traffic calming and/or pedestrian safety Strategies along Main Street Reisterstown (MD 140). |  
State Highway Administration  
BC Dept. of Public Works  
Reisterstown Improvement Association (RIA)  
Volunteers |
| Outcome 3: Completion of Franklin Trail Network | Strategy C: Completion of Franklin Trail Network map and trail maintenance plan. Outreach to educate local community on trial system and ow it integrates with the Reisterstown businesses and local economy. |  
State Highway Administration  
BC Dept. of Public Works  
Reisterstown Improvement Association (RIA)  
Volunteers |
## Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| - In the larger census-based study area, the housing vacancy decreased from 7.0% to 3.6% over the past five years.  
- Opportunities for artist and/or live where you work apartments along Reisterstown’s Main Street. Existing apartments over retail establishments are present, but some require renovation. | - In the larger census-based study area, there was a small decline in homeownership over the past five years. 59.7% to 59.2%.  
- Single family units converted to rental units.  
- SC boundary contains very little residentially zoned properties. |

### Desired Outcomes and Progress Measures

| Outcome 1: Increase any available homeownership opportunities in the SC boundary.  
Progress Measures: Increase in home ownership | Strategies and Action Items | Implementation Partners |
|------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|
|                                                                                                 | Strategy A: Promote County homeownership assistance programs that are available through the Department of Planning.  
Strategy B: Evaluate any affordable housing opportunities within the SC area. | BC Department of Planning  
Reisterstown Improvement Association (RIA) |

| Outcome 2: Live where you work program  
Progress Measures: More local business owners, employees, and artists occupying downtown residential apartments. | Strategies and Action Items | Implementation Partners |
|------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|
|                                                                                                 | Strategy A: Improve downtown rental conditions  
Strategy B: Promote Reisterstown as an area that provides local workforce rentals | BC Department of Planning  
BC Department of Economic and Workforce Development  
Reisterstown Improvement Association (RIA) |
Reisterstown Main Street

**Quality of Life**

*(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)*

<table>
<thead>
<tr>
<th>Strengths</th>
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</tr>
</thead>
<tbody>
<tr>
<td>• Several historic and culturally significant buildings and properties – often integrated into community events and historic tours.</td>
<td>• All three Elementary schools are nearly at or over enrollment capacity.</td>
</tr>
<tr>
<td>• Actively engaged community with motivated and knowledgeable volunteers</td>
<td>o Franklin = 89.22%</td>
</tr>
<tr>
<td>• Safe area, overall low crime rate – as compared to other dense areas of the County inside the URDL.</td>
<td>o Glyndon = 99.62%</td>
</tr>
<tr>
<td>• Several events occurring throughout the year foster a sense of place and community cohesion.</td>
<td>o Reisterstown = 126.67%</td>
</tr>
<tr>
<td>• Within the SC, new events are planned for Spring/Summer 2019 – First Annual Craft Beer and Wine Festival.</td>
<td>• Franklin Middle School is at 93.45% capacity</td>
</tr>
<tr>
<td>• Franklin Trail network subcommittee and volunteers are actively working toward trail system design.</td>
<td>• Franklin High School is at 95.69% capacity</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td>• Clustered retail vacancies along Reisterstown’s commercial corridor</td>
</tr>
<tr>
<td></td>
<td>• Reisterstown does not have the Main Street Maryland designation (in progress).</td>
</tr>
<tr>
<td></td>
<td>• Crime activity is a community concern, but the police precinct is working to address those concerns and overall the area is safe.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Desired Outcomes and Progress Measures</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
</table>
| Outcome 1: Completion of Franklin Trail Network | Strategy A: Completion of Franklin Trail Network map and trail maintenance plan. Outreach to educate local community on trial system and ow it integrates with the Reisterstown businesses and local economy. | • Reisterstown Improvement Association (RIA)  
• Volunteers |
| Progress Measures: Trail system mapped and maintenance plan drafted and/or implemented | Strategy B: | |
| Outcome 2: Decreased retail vacancies | Strategy A: Market the Reisterstown historic commercial corridor to potential new businesses. Market County incentives to existing and potential business and property owners. | • Reisterstown Improvement Association (RIA)  
• Northwest Chamber of Commerce  
• BC Department of Planning  
• BC Department of Economic and Workforce Development |
## Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| - Commercial Revitalization District enables 5 or 10 year tax credit for most large redevelopment projects.  
- Historic buildings and landmarks are have been or are in the process of being rehabilitated and repurposed. | - The SC area is largely built-out. Redevelopment of vacant and/or aging (historic) properties should be explored and supported.  
- Several Code Enforcement and/or property maintenance issues. |

### Desired Outcomes and Progress Measures

| Outcome 1: Improved design guidelines | Strategy A: Develop and adopt commercial design guidelines for Reisterstown’s commercial corridor  
Strategy B: Code enforcement sweeps and citations  
Strategy C: Property/building owner outreach |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Progress Measures: Improved architectural and sign design for new and/or improved structures | Implementation Partners:  
- Reisterstown Improvement Association (RIA)  
- Northwest Chamber of Commerce  
- BC Department of Planning  
- BC Department of Permits, Approvals, and Inspections |
| Outcome 2: Improvement in property conditions and/or maintenance | Progress Measures: Number of violations and/or citations issued. Number of improved building facades and/or surrounding property conditions (e.g. removal of illegally parked vehicles) |
Section D: Sustainable Communities Workgroup Roster

1. Baltimore County Department of Planning
2. Baltimore County Department of Economic and Workforce Development
3. Baltimore County Department of Environmental Protection and Sustainability
4. Baltimore County Department of Public Works
5. Baltimore County Office of Budget and Finance
6. Reisterstown Improvement Association (RIA)
7. Northwest Gateway Chamber of Commerce
8. State Highway Administration (SHA)
SIGNATURE LETTER

On behalf of Baltimore County Government, I hereby approve the application for renewal of the Sustainable Communities designation for Reisterstown Main Street. I understand that the Disclosure Authorization and Certification from the original Sustainable Communities application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named or a former holder of my current title is named as an authorized official for the Sustainable Communities designation for my local government in the Local Government Authorization submitted with the original application.

Authorized Signature

County Executive, John A. Olszewski, Jr.

Type Name and Title

Date

4/1/19