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.
## REGIONAL PROJECT MANAGERS

### REGION 1:
- Northwest Baltimore City
- Northwest Baltimore County

**Larry Brown**  
Program Officer  
Phone: 410-209-5819  
Email: [larry.brownjr@maryland.gov](mailto:larry.brownjr@maryland.gov)

### REGION 2:
- Northeast Baltimore City
- Northeast Baltimore County

**Garland Thomas**  
Project Manager  
Phone: 410-209-5803  
Email: [garland.thomas@maryland.gov](mailto:garland.thomas@maryland.gov)

### REGION 3:
- Southeast Baltimore City
- Southeast Baltimore County
- Anne Arundel County

**Olivia Ceccarelli-McGonigal** Project Manager  
Phone: 410-209-5826  
Email: [olivia.ceccarelli@maryland.gov](mailto:olivia.ceccarelli@maryland.gov)

### REGION 4:
- Southwest Baltimore City
- Southwest Baltimore County
- Howard County

**Nick Mayr**  
Project Manager  
Phone: 410-209-5842  
Email: [nicholas.mayr@maryland.gov](mailto:nicholas.mayr@maryland.gov)

### REGION 5:
- Western Maryland  
- Allegany  
- Frederick  
- Garrett  
- Washington  
- Carroll

**Sara Jackson**  
Project Coordinator  
Phone: 410-209-5812  
Email: [Sara.jackson@maryland.gov](mailto:Sara.jackson@maryland.gov)

### REGION 6:
- Washington DC Metropolitan  
- Prince George’s  
- Montgomery

**Duane Felix**  
Program Officer  
Phone: 410-209-5825  
Email: [Duane.Felix@maryland.gov](mailto:Duane.Felix@maryland.gov)

### REGION 7:
- Upper Eastern Shore  
- Harford County  
- Caroline  
- Cecil  
- Kent  
- Queen Anne’s  
- Talbot

**Ashlee Green**  
Project Manager  
Phone: 410-209-5815  
Email: [Ashlee.Green@maryland.gov](mailto:Ashlee.Green@maryland.gov)

### REGION 8:
- Lower Eastern Shore, Southern Maryland  
  Lower Eastern Shore  
  - Dorchester  
  - Somerset  
  - Wicomico  
  - Worcester  
  Southern Maryland  
  - Calvert  
  - Charles  
  - St. Mary’s

**Raynell Cooper Jr.**  
Project Manager  
Phone: 410-209-5836  
Email: [Raynell.cooper@maryland.gov](mailto: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>Accomplishments and Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ENVIRONMENT:</strong></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>
</tr>
<tr>
<td><strong>ECONOMY:</strong></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>
</tr>
<tr>
<td><strong>TRANSPORTATION:</strong></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>
</tr>
<tr>
<td><strong>HOUSING:</strong></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>
</tr>
<tr>
<td><strong>QUALITY OF LIFE:</strong></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><strong>LAND USE/LOCAL PLANNING:</strong></td>
<td>Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.</td>
</tr>
</tbody>
</table>
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.
CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Baltimore County Department of Planning

NAME OF SUSTAINABLE COMMUNITY: Greater Dundalk/Sparrows Point

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the 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:

Greater Dundalk/Sparrows Point

Name of Renewal Applicant:

Baltimore County Department of Planning

Applicant’s Federal Identification Number:

Applicant’s Street Address: 105 West Chesapeake Avenue

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

Phone Number: 410-887-3211  Fax Number: 410-887-5862

Web Address: www.baltimorecountymd.gov

Sustainable Community Renewal Application Local Contact:

Name: Josephine Selvakumar  Title: Eastern Sector Planner

Address: 105 W. Chesapeake Avenue  City: Towson  State: MD  Zip Code: 21204

Phone Number: 410-887-3480  Fax Number: 410-887-5862

E-mail Address: jselvakumar@baltimorecountymd.gov

Other Sustainable Community Contacts:

Name: Amy Trexler Mantay  Title: Division Chief, Neighborhood Response Team

Address: 105 W. Chesapeake Avenue  City: Towson  State: MD  Zip Code: 21204

Phone Number: 410.887.3480  Fax Number: 410.887.5862

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?
There will be no changes to the Sustainable Community (SC) boundary at this time. Currently there are active housing projects in Dundalk, Turner Station; commercial revitalization in historic Dundalk Village, commercial development along the Merritt Boulevard corridor and major redevelopment in the economic hub at Tradepoint Atlantic in the Sparrows Point Terminal. We would like to have the Greater Dundalk/ Sparrows Point area renewed to continue with these efforts.

(2) Include the following in as an attachment (if requesting a modification to your current boundary):

   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:____11,670.00_______

(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): Community Legacy Area, Designated Neighborhood, Star-Spangled Banner National Historic Trail route; County Comm. Rev District, Community Enhancement Area

The Greater Dundalk/ Sparrows Point area obtained its Sustainable Community designation in 2012. The Greater Dundalk/ Sparrows Point Sustainable Community area (SC Area) has been part of several community initiatives since the early 2000s. The Community Conservation Plan (1996), Dundalk Urban Design Assistance Team (UDAT) plan (2001) and the State Community Legacy Designation and funding received by the Baltimore County and Dundalk Renaissance Corporation (DRC) are the various planning and revitalization processes in the Dundalk area. Master Plan 2020 indicates that “UDATs and charrettes are comprehensive, community-driven, holistic approaches to planning and revitalization” (page 24).

In comparison to the past developments and initiatives noted in the 2012 application, the present effort will focus on current housing projects in the Dundalk and Turner Station areas, commercial revitalization in historic Dundalk Village, commercial development along the Merritt Boulevard corridor and the major economic development and international logistic, Tradepoint Atlantic (TPA) development in Sparrows Point.
Sustainable Communities Renewal Application - Section A

(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?

All data in this section are from the American Community Survey (ACS), a product of the U.S. Census Bureau, for the required time period for the renewal of the sustainable community application. The most recent ACS data are for 2016. 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.

The SC area has 60,184 persons, a decrease of 285 persons from five years ago. Population in the SC area is middle aged: The median age is 40.71 years. Approximately 15.90% of the area’s population is persons 65 years old or over, which was somewhat higher than it was five years ago (15.79%, an increase of 21 persons). Moreover, there was a reduction in persons in the 0-5, 15-29, and 40-54 age groups: 778, 386, and 1,114 in succession. The population growth took place in the 5-14, 30-39, 55-64 age groups, which were 453, 628, and 910, respectively.

The SC area is predominantly white with 79.35% of population in this racial group. The white population decreased from five years ago, when 82.36% of population (or 2,051 in number) was white. Meanwhile, minorities increased in 1,766 persons. In addition, the proportion of people from the Hispanic or Latino origin increased from 4.48% to 6.26% or 1,060 persons in the same time. People in this ethnicity may be of any race, according to the federal definition.

The household size grew from 2.54 to 2.61. Currently, there are 25,165 housing units of which 2,573 are vacant. There is a decline of homeowner occupied units. The Baltimore County Government records show that 37 single family units were issued permits for razing. The new construction during the same time period was for 381 units including 102 apartment units. The remaining new units were single family structures.

Among persons 25 years old or over (41,537), 79.76% graduated with a high school diploma (including equivalent) or higher. Approximately 10.64% of persons 25 years old or over hold a bachelor’s or higher degree. These two percentages are lower than those five years ago, which were 81.16% and 12.53% respectively. The educational attainment in the SC area is much lower than that countywide (91% for high school or higher and 37% for bachelor’s degree or higher).

The area’s median household income changed from $ 48,624 to $ 47,899 in five years. The income level in the SC area is below the county’s median that changed from $66,608 to $68,989 during the same time.
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 SC County’s leadership team is composed of Department of Planning Director Andrea Van Arsdale; Jeff Mayhew, Deputy Director; Amy Mantay, Division Chief and Marcia Williams Chief, Housing Services. Staff from Department of Planning who will be directly involved with Greater Dundalk SC will include, Laurie Hay, Eastern Sector Coordinator and Josephine Selvakumar, Eastern Sector Planner.

The Department of Economic Development, Department of Environmental Protection and Sustainability, Department of Recreation and Parks and Department of Public Works are other agencies that are engaged through their prior participation in existing plans that are important components of our applications and future projects. The Dundalk Renaissance Corporation (DRC) is an important partner in the Greater Dundalk/Sparrows Point Sustainable Community strategy and a member of the SC workgroup. In addition, the Turner Station Conservation Team and Eastside Development Corporation will also be active organizations involved in housing and revitalization projects in 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 SC workgroup have been able to create innovative solutions to addressing our revitalization goals. In 2013, Dundalk was selected to be one of four communities, to be part of the pilot program for the Baltimore Regional Neighborhood Initiative (BRNI). DRC is focusing their ongoing work primarily on the Dundalk Avenue corridor, and within that corridor, on the neighborhoods that feed into Dundalk Elementary School: Turner Station, DunLogan, St. Helena, and Old Dundalk. In 2019, DRC will also likely include work in Graceland Park. One strength of their approach is to leverage existing investments, including working in neighborhoods that feed into the recently completed investments ($100 million Dundalk-Sollers Point High School, and the new Dundalk Elementary school, $31 million investment) slated to open in Fall 2019.

DRC also supports ad-hoc projects outside DRC’s target area such as the mural at Battle Acre Park that was part of the 200-year anniversary of the Battle of Baltimore and North Point in 2014, efforts to create a Bear Creek shoreline trail in partnership with several other local stakeholders, Councilman Crandell, and the nonprofit NeighborSpace of Baltimore County.

The Turner Station Conservation Team received its 501(c) (3) status in 2015 and is involved in housing projects in Turner Station. Working with Eastside CDC and Turner Station Community, the County is focusing on the various housing projects in Turner Station which are later described in this application.
The other major economic development such as Tradepoint Atlantic, the rebranded Sparrows Point steel mill site adjacent to Dundalk. New tenants FedEx are expected to generate 3,000 jobs and $3 billion in investment; expected within 10 years are 10,000 direct and 7,000 indirect jobs.

Working with different Workgroups who have wide range of priorities and trying to find a common ground to hone their efforts can be a challenge.

(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?

The current direction and initiatives being undertaken are outlined in Master Plan 2020, The Turner Station Charrette Plan of 2009, Department of Economic Development Strategic Operations Plan, Small Watershed Action Plan for Bear Creek and Old Roads Bay (DEPS), published reports on Sparrows Point Redevelopment (DEPS), Dundalk Renaissance Corporation (DRC), documented priorities and Recommendations from UDAT for Dundalk community.

The County engages the Workgroups through our programs and projects in the SC Area. The County hired the team of Lipman Frizzell and Mitchell LLC and Freeman Consulting Group LLC to survey the housing conditions in Turner Station. The core of the study was a parcel-by-parcel inventory of conditions and photographs for revitalization guidance. Additionally the consultant team interviewed community stakeholders and researched other concepts and programs that could enhance the ongoing community revitalization. The consultant team, with the assistance of the Department of Planning, hosted two public meetings in 2017 and a series of interviews with both community members and housing professionals to develop themes and garner perspectives on the housing and community conditions in Turner Station.

The SC Area Action Plan update was announced at a public meeting held at Turner Station in April 2018. The public meeting was held to update the Turner Station Community with the housing opportunities, foster home ownership, housing projects (Avondale, Centre Street, Carver Road and Lyon Homes projects explained later in this application) and to report on the housing survey done by the consultant team. Several organizations and members of the community attended the meeting and showed interest in the SC Action Plan Update. These organizations include Turner Station Conservation Team, DRC, Eastside Development Corporation, CT Group, Fleming Senior Center, Henrietta Lacks Legacy Group, Turner Station Recreation Council and TPA. The Workgroup also engages their communities through regular monthly meetings and programs. The Turner Station Conservation Team holds their monthly meetings every last Monday of the month to update the revitalization efforts undertaken in their community.

DRC also engages the public regularly with their programs and projects. DRC is preparing to engage Main Street stakeholders in a branding process focused on the historic commercial area in April 2018 funded by a DHCD Main Street Improvement grant. In Spring, 2017 DRC held two focus groups with lenders and realtors following the 4th Dundalk Housing Fair and Neighborhood Tours event to solicit feedback on how well the event was meeting their overall goals.

In 2016, DRC developed and adopted an update of their 2013-16 Strategic Plan. The 2013 Strategic Planning process involved 29 stakeholder meetings, benchmarking DRC with similar nonprofits in the Baltimore area, and conducting a community survey that obtained over 350 responses following widespread outreach. They briefed attendees at the 2013 Annual meeting on the survey, and adopted the plan in November 2013.
The key components of their updated plans are committing to a more limited target area for focusing resources and measuring our impact; eliminating our watershed improvement work as a Dundalk-wide endeavor to focus on greening in target neighborhoods; developing a program area around aging in place; and engaging in marketing Dundalk at both a broader scale and a neighborhood scale.

Since March 2016, DRC has also formed deeper partnerships with Johns Hopkins Bayview Medical Center, the Baltimore County Health Department, Catholic Charities, the Community College of Baltimore County, and the Dundalk Chamber of Commerce through the Invest Health Initiative funded by the Robert Wood Johnson Foundation and the Reinvestment Fund. DRC’s focus areas are aging in place, family stability, and workforce development.

(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.

Require assistance with streetscaping. Merritt Boulevard being one of the State roads out of the existing eleven State roads in the Dundalk/ Sparrows Point SC area and with current initiatives in Merritt Boulevard, local groups could be assisted with streetscape enhancement.
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>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outcome</strong>: Improved stormwater management</td>
</tr>
<tr>
<td><strong>Projects:</strong></td>
</tr>
<tr>
<td><em>Project 1: Stormwater Retrofit Plan</em> – 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.</td>
</tr>
<tr>
<td><em>Project 2: Green Streets</em> – 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.</td>
</tr>
</tbody>
</table>

| **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. |
### Accomplishment 1:

**Outcome:** Effectively supported workers affected by the closure of RG Steel and Supported the transformation of the former RG steel site at Sparrows Point into Tradepoint Atlantic (TPA)

**Projects:**
- **Dedicated RG Unit** – Established a dedicated 5-person RG Unit at the Eastpoint American Job Center (formerly One-Stop) to coordinate and deliver career consultation and training services to Baltimore County residents among the 2,200 laid off workers.
- **NEG Grant** – Applied to U.S. Department of Labor and was awarded a federal National Emergency Grant (NEG) to provide additional health premium support and training to affected workers as it was determined the RG closure was in part a result of foreign trade. From 2012-2014 we utilized the RG Steel federal grant (NEG) to assist as many of the 2,000 displaced workers as possible. We exceeded our original outcome goal (865) by enrolling 868 displaced workers by June 2014.
- **OJT** – Facilitated affected workers in entering an On-the-Job Training program
- **The Sparrows Point site was recently included in the expanded Chesapeake Enterprise Zone to provide an incentive for businesses to locate and invest in Baltimore County.**
- **In October 2017, Baltimore County applied for a $25 million U.S. Department of Transportation TIGER grant to fund major infrastructure improvements and expansion of aging marine facilities necessary for extensive additional development and job creation.**
- **In December 2017, the County Council passed resolution (Resolution No. 109-17) designating the Sparrows Point Development District for the purpose of developing, redeveloping, revitalizing and renovating the Sparrows Point Development District by providing for the funding of public infrastructure and other improvements authorized to be financed under the Act. The resolution identifies and defines the Sparrows Point Development District and allows the County to subsequently create the Sparrows Point Development District Tax Increment Fund in accordance with the Act within five (5) years from the effective date of this Resolution.**
- **The County also established a foreign trade zone to expand global commerce and is facilitating employee recruitment and screening for TPA companies.**

**Partners:**
- Maryland Department of Labor, Licensing and Regulation applied for the NEG Grant and oversaw the trade adjustment elements of the overall strategy.
- Anne Arundel Workforce Development Corporation – provided administrative support for an NEG-funded On-the-Job Training program to give affected workers work-based experience.
- Tradepoint Atlantic
- Maryland Department of Commerce, administrator of the Maryland Enterprise Zone Program

**Impact:**
- **By the end of 2016, 85% of the laid off workers served in Baltimore County were placed in new employment, retired, or moved out of state.**
- **TPA is a major international logistics, distribution, port and wind power facility that will serve as a job engine for all of eastern Baltimore County – including the Dundalk Sustainable Community area – and the entire Baltimore Region.**
- **Sage Policy Consultants estimate that Tradepoint Atlantic will create 17,000 new jobs when fully developed. Already, the site has attracted major employers including Amazon, FedEx Ground, Under Armour, Pasha Automotive, Access World, Harley Davidson and other tenants.**
Accomplishment 2:
Outcome: Revitalization of Tuner Station

Projects:
- Lyon Homes: A two phase renovation project with Phase I Substantial rehab of 118 units in Lyon Homes rental community and Phase II with completion of rehab units.
- Substantial renovation of 204 Center Street.
- Demolition of 2 abandoned houses on Avondale to be redeveloped to 2 new modular homes and create affordable housing opportunities.
- Rehabilitation of 122, 124 Carver Road for homeownership.
- Completion of the housing survey by the Lipman Frizzell and Mitchell LLC and Freeman Consulting Group LLC, hired by the County.

Partners:
- CT Group and Telesis Corporation
- Baltimore County Department of Planning
- Eastside Community Development Corporation
- Lipman Frizzell and Mitchell LLC and Freeman Consulting Group LLC

Impact:
- New housing projects and revitalization efforts creates affordable housing opportunities
- Increase homeownership rate
- Encourage aging in place and family stability

Accomplishment 3:
Outcome: DRC’s revitalization efforts in Dundalk SC Area:

Projects:
- Managed the planting of 600 trees in 2016 in greater Dundalk, mostly in the yards of private homes. Funds were raised for this project through the BRNI program. The project diverted an estimated 60,000 gallons of rainwater from storm drains.
- Coordinated volunteers to remove 48,000 lbs. of trash from streets, keeping this out of storm drains and waterways.
- Pop-up Shop program and Business Incubation efforts in the Historic Dundalk Main Street: In the Dundalk Main Street, 5 business facades were improved with BRNI funds; and leverage private investments by the businesses of $865,000.
- 2 permanent new businesses were created as a result of DRC’s incubation work, including one that expanded in 2016 and purchased its own building with the support of a Baltimore County BOOST loan and a State Neighborhood Business Works loan.
- Commercial Improvement Grants: DRC managed commercial improvement grant program in the Main Street with $50,000 in funding awarded in 2015 and distributed between 2015-2017. DRC has been awarded $100,000 in additional funds from BRNI for 2018 that requires no match and DRC is currently reviewing project applications.
- DRC’s BRNI-funded Market Boost Partnership program, has drawn substantial new attention to Dundalk’s housing market in the past five years. In the last 4 years, 39 complete renovations for sale for homeownership through DRC’s programs helped generate higher appraised values through volume that enabled renovations to serve as comparables for other renovations. The increase in post-rehab appraised values averaged $93,635 on each of these renovations, and a post-rehab sale price of $163,873 was nearly $40,000 higher than the median sale price of a home in Dundalk in 2014.
- DRC managed 178 renovation projects in owner-occupied homes over the past 4 years, 120 of these...
projects were energy retrofits funded by the Public Service Commission through a project DRC developed that was included in the County’s application to the public service commission, 58 renovation projects including façade improvement grants and 0% interest renovation loans which also had to be matched by a conventional bank loan or homeowner savings.

- Began a partnership with Rebuilding Together in 2017 to implement the Senior Home Repair program.
- 5 murals were installed in public spaces celebrating community heritage and increasing visual appeal.
- 32 events organized by DRC in Dundalk Main Street drew people to our historic commercial area for positive programming. DRC has also provided support for the revival of the DunLogan and Old Dundalk neighborhood associations.
- $50,000 Baltimore County’s Commercial Revitalization Action (CRAG) grants for activities to strengthen the commercial revitalization district.
- In 2012, $398,100 HOME funds in addition to $50,000 CHDO operating funds were used to complete 2 affordable housing units at 24 shipway and 72 Kinship in Dundalk. In 2015, $532,000 was awarded to renovate 4 houses in the Maple Street area for sale for home ownership, and $50,000 in CHDO operating support.

Partners:

- St. Helena Neighborhood Association
- Turner Station Conservation Team
- Dundalk High School students and other area schools.
- Baltimore County Department of Planning
- Blue Ocean Realty, the Small Business Resource Center
- State DHCD
- Wide range of local stakeholders incl. Tradepoint Atlantic
- Johns Hopkins Bayview
- CCBC-Dundalk
- Port Administration, Baltimore County
- Greater Baltimore Board of Realtors, title companies, renovation partners, and more.
- Civic Works
- Mural project partners include Baltimore County Commission on Arts and Sciences, the Maryland State Arts Council, Royal Farms
- Mural Masters and Michael Owen
- Rebuilding Together
- DRC’s partners for events include a wide range of vendors, community groups, school leaders, and the Main Street businesses.

Impact:

- The tree plantings provide beauty on neighborhood streets, shade, reducing runoff and contributing to cleaner water and reduced flooding of storm drains.
- Trash removal has a very immediate impact on appearance and quality of life as well as cleaner waterways.
- The commercial improvement grants provide very visible signals of new investment that encourage businesses, shoppers, and prospective business owners.
- Tradepoint’s existence is enhancing image.
- The murals improve the appearance of otherwise blank walls, adding vibrancy and life.
- The events contribute to a sense of place and pride in our overall historic district and neighborhoods, as well as excitement about the possibilities of what our Main Street could become in the future—a hustling
bustling center of community life on a more everyday basis as well as during special events.
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.

<table>
<thead>
<tr>
<th>Outcome:</th>
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<tbody>
<tr>
<td>The Turner Station Health path initially proposed in 2003 has been refined to attempt to meet the present needs and demands of the community and is now in planning stage.</td>
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<tr>
<th>Narrative:</th>
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<tbody>
<tr>
<td>The initial proposal for the Tuner Station Health Path was to make connections between existing waterfront parks – Fleming Park and Turner Station Park – as well as the new Turner Station Multi-Purpose Center at the entrance to the community. The plan was to use a network of existing sidewalks and paths, the creation of addition walking trails, added lighting, signage and exercise stations to enhance the connections. A portion of the proposed path was also to allow for passage between the two primary rental complexes in the community, Day Village Apartments and Lyons Homes, through the elimination of an existing masonry wall around Day Village Apartments, and replacement of the wall with a decorative metal fence with accessible gates as noted in the 2009 Charrette plan. Residents also identified several sites of historic significance within the community, and that the health path would incorporate a proposed Turner Station History Trail with markers designating the significance of each site.</td>
</tr>
</tbody>
</table>

The proposed health path is now combined with a Community Exploration Trail app and will be designed to access exercise equipment at Sollers Point Multipurpose Center. An online app will be designed as part of the Exploration trail with markers designated for each historic site to promote historic significance and tourism and create a virtual experience for both residents and tourists. Per the recommendations of the seniors in the community, the health path will also include outdoor furniture at the Flemings Senior Centre for seniors to come outside and relax. There is dispute among residents on purpose and location of the health path as it was originally conceived. |

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<th>Outcome:</th>
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<tr>
<td>Narrative:</td>
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</table>
Outcome:

Narrative:
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>No</td>
<td></td>
<td>Available data from the county’s annual MS4 report suggest that tidal benthic communities indicate a slight drop in tidal water quality in Bear Creek between 2013 and 2015. There are two chemical trend monitoring stations within the SC Area each with relatively small drainage areas compared to the size of the full area of interest. They have shown very little change in loading rates of nitrogen and phosphorus from 2013 to 2016. There is not enough data to inform a decision on trends of biological communities (indicators of water quality) in non-tidal streams within the Dundalk SC Area.</td>
</tr>
<tr>
<td>2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)</td>
<td>Yes</td>
<td></td>
<td></td>
<td>Impervious surface area in this SC area has decreased substantially, due in large part to demolition activities on Sparrows Point. Impervious surface area decreased by 166.1 acres in the past 5 years.</td>
</tr>
<tr>
<td>3. Have there been improvements and/or additions to your park and/or recreational green space?</td>
<td>Yes</td>
<td></td>
<td></td>
<td>While there has been no additional parkland acquisition in this already park-rich area, numerous key park and recreation facility enhancement and renovation projects were completed over the past five years. Further information is provided under the Quality of Life section. Additionally, the County completed a “living shorelines” project at Stansbury Park, for the purpose of protecting the eroded shoreline of a thin isthmus of land between Lynch Cove and a spring-fed pond. The living shoreline represents a more naturalized approach to shoreline restoration, with sand and aquatic plantings that will help protect against further erosion and preserve both the pond and an encircling path. Another shoreline restoration project is presently underway, at Inverness Park.</td>
</tr>
<tr>
<td>4. Did the Sustainable Community implement any recycling or waste reduction programs?</td>
<td>Yes</td>
<td></td>
<td></td>
<td>Baltimore County offers Single Stream Recycling Collection. This allows for all recyclables to be set out in one container. Baltimore County’s recycling and waste prevention program serves a population of approximately 823,000 spread out over an area of 640 square miles. In 2017, Baltimore County launched the Clean Green Baltimore County Facebook page to promote restoring streams and waterways, anti-litter programs, recycling, foster sustainability, land preservation and more. Baltimore County continues to promote efforts to make communities more sustainable.</td>
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</table>
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?

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<th></th>
<th>Yes</th>
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<tbody>
<tr>
<td>Dundalk Farmers Market in Main Street is easily accessible for the communities within the SC area. Other healthy food options available within the area include Geresbeck's Food market (3409 Dundalk Avenue), Speed's Grocery Center (201 Main Street), Food Barn (100 Wise Avenue), Al Noor Halal Meet and Grocery Inc, an ethnic grocery store (2507 Plainfield Rd), Jalapenos, a specialty grocery store (1790 Merritt Blvd), Genesis Mercado Lation, speciality grocery store (32N Dundalk Avenue). Number of chain grocery stores like Walmart (2399 North Point Blvd), Giant Food (1400 Merritt Blvd), Save-A-Lot (1744 Merritt Blvd), Food Lion (7514 North Point Road), Weis Markets (7200 Holabird Avenue), Aldi (2317 North Point Blvd) and Shoppers (6500 Eastern Avenue) likewise offer fresh foods.</td>
<td></td>
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</table>

ECONOMY

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<th></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
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<tbody>
<tr>
<td>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?</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1. Has there been an increase in the number of new businesses in your Main Street/Commercial District?</td>
<td>Yes</td>
<td></td>
<td>These data could only be quantified at the zip code level, so two zip codes included in the SC area were used – 21224 &amp; 21222. Additionally, the most available business data for these zip codes is 2015. 21224 –  • 2012 – 1,411 business establishments  • 2015 – 1,478 business establishments 21222 –  • 2012 – 751 business establishments  • 2015 – 755 business establishments</td>
</tr>
<tr>
<td>2. Did the Municipality/Sustainable Community area receive any designations that support local economic development?</td>
<td>Yes</td>
<td></td>
<td>The SC area has two County Commercial Revitalization Districts:  • In 2015, the Chesapeake Enterprise Zone was designated that is located within the SC area. This zone designation provides tax credits for job growth and improvements to real property.  • The new revitalization zone on Merritt Boulevard includes commercial</td>
</tr>
</tbody>
</table>
### Sustainable Communities Renewal Application - Section B

| 3. Has there been an increase in foot traffic in the Main Street/commercial district? | Yes | New foot traffic drawn to Center Place with two new businesses opening there and the Vapes store also drawing a broad clientele, at the same time, the Asian Diner closed, the block-long Adult Day care center draws few visitors. DRC is expecting to support improvements to 7 or more businesses in 2018 with $100,000 in BRNI funds to continue its Commercial Improvement Grant Program. DRC’s Main Street Business at 11 Center Place will open in Summer 2018. Investors are showing interest in the long-vacant St. Rita’s school buildings on Dunmanway. Private reinvestment along Merritt Boulevard, upgrade of several shopping centers, most notably repositioning of Merritt Park with complete façade upgrade also draws more foot traffic. |
| 4. Have the number of commercial vacancies decreased? | No | The commercial properties may include offices, retail, industrial, medical, and flex. According to CoStar, a commercial property listing database, during the same five years as the ACS data were sampled and compiled, the commercial vacancy rate increased from 13.1% to 14.1%. |
| 5. Has there been an increase in local jobs within the Sustainable Community for its residents? | Yes | These data could only be quantified at the zip code level. 21224—
- 2012 – 29,889 paid employees
- 2015 – 32,275 paid employees

Tradepoint Atlantic’s new tenant FedEx added 3000 jobs. TPA is expected to generate 17,000 jobs when fully developed. |

**OTHER:** Merritt Boulevard

Private reinvestment along Merritt Boulevard: Upgrade of several shopping centers, most notably repositioning of Merritt Park with complete façade upgrade, attraction of family restaurants like Key Brewing and their Tap room, Texas Roadhouse, Chili’s, Jalapenos and Chicken Rico.

<table>
<thead>
<tr>
<th>TRANSPORTATION</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
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<tbody>
<tr>
<td>If YES, specify in quantifiable units and compare values from the last five years</td>
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<tr>
<td>If NO, why not? What kept you from achieving your plan’s desired outcomes?</td>
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## Sustainable Communities Renewal Application - Section B

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<tr>
<th></th>
<th>Question</th>
<th>Answer</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Has the amount of bike trails/paths increased? How many linear feet do the trails cover?</td>
<td>No</td>
<td>While the amount of bicycle trails and paths has not increased, the Maryland Department of Natural Resources has finalized the design of a bicycle and pedestrian path that will extend from the “Haul Road Trail” at North Point State Park southwards to Fort Howard Veterans Park. Though this proposed trail is just outside of the bounds of the Sustainable Community, the service area of both the trail and North Point State Park includes the greater Dundalk area and all of southeast Baltimore County.</td>
</tr>
<tr>
<td>2</td>
<td>Have there been improvements to the public transit infrastructure?</td>
<td>N/A</td>
<td>MTA will determine the transit improvements.</td>
</tr>
<tr>
<td>3</td>
<td>Has there been an increase in sidewalks? (Amount in linear feet)</td>
<td>Yes</td>
<td>Approximately 800 linear feet of sidewalk was constructed in 2015 in North Point State Battlefield providing public access and pedestrian oriented infrastructure that enhances the Battlefield and the community that surrounds it. The battlefield sidewalk complements the earlier installation of pedestrian plaza at Battle Acre. These improvements create tangible streetscape features.</td>
</tr>
<tr>
<td>4</td>
<td>Have there been any roadway improvements that support “Complete” or “Green” streets?</td>
<td>Yes</td>
<td>Tree plantings and other enhancements as part of targeted façade improvement and neighborhood block projects on targeted blocks within the target neighborhoods are encouraged. This approach to greening will better integrate with roadway improvements that support Green streets and other neighborhood revitalization tactics.</td>
</tr>
<tr>
<td>5</td>
<td>Has traffic congestion along major roads decreased? (Amount in percent)</td>
<td>No</td>
<td>This is congestion due to industrial truck traffic adjacent to residential streets and local commercial corridors. Increased truck traffic from TPA Development and trucks are not restricted just to Broening Highway but the neighborhood roads like Holabird Avenue also encounter truck traffic issues.</td>
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**OTHER:**
### HOUSING

<table>
<thead>
<tr>
<th>Question</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</th>
<th>If NO, why not? What kept you from achieving your plan’s desired outcomes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Have any residential facades been improved?</td>
<td>Yes</td>
<td></td>
<td></td>
<td>Façade improvements to 11 houses on Sollers Point Rd. in Turner Station, and 7 houses in Old Dundalk on Shipway have been completed. Greening days in April 2018 on Shipway and Colgate will include landscaping improvements on these same target blocks. We anticipate for façade improvements on Sollers Point Rd. also in 2018-19.</td>
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<tr>
<td>2. Has the home ownership rate increased?</td>
<td>No</td>
<td></td>
<td></td>
<td>The home ownership rate has decreased during the five year period, from 67.54% to 64.64%. Homeownership in the neighborhoods feeding Dundalk Elementary school is about 56%. This is in part due to the number of rental apartments including Three Garden Village, Lyon Homes, and Day Village, but among single family housing units, rates of owner occupancy have also been on the decline. We are also seeing new more encouraging trends, like in Dunloggan, where median incomes and rates of home ownership are up. The former Yorkway apartments were replaced by 66 single family detached owner-occupied homes.</td>
<td></td>
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</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  |    |     | Currently, there are 25,165 housing units. There is a decline of homeowner occupied units. Households include owner occupied units and renter occupied units. The Baltimore County Government records show that 37 single family units were issued permits for razing. The new construction during the same time period was for 381 units including 102 apartment units. The remaining new units were single family structures. Presently, 81.35% of owner occupied units and 43.63% of renter occupied units are affordable. Five years ago, 86.0% of owner occupied units and 52.25% renter occupied units were affordable. The area’s median home value was $ 161,970 five years ago and now is $ 139,495 compared to County median home value of 263,900. The area’s median gross rent has risen slightly from $ 1,025 to $ 1,077 throughout the five-year period in the past, compared to County’s gross rent of $1,118. Affordable housing projects include:  
  - Greens at Logan Field affordable senior housing completed in 2014.  
  - Foundry Station  
  - Townes at North Point  
  - Merritt Station, a 72 unit LIHTC new construction of affordable multi-family development |
<table>
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<tr>
<th>Sustainable Communities Renewal Application - Section B</th>
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<tbody>
<tr>
<td><strong>4. Has there been demolition of blighted properties?</strong></td>
</tr>
<tr>
<td><strong>5. Has the residential vacancy rate decreased?</strong></td>
</tr>
<tr>
<td><strong>OTHER:</strong></td>
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<thead>
<tr>
<th><strong>QUALITY OF LIFE</strong></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Has there been a decrease in crime rate?</strong></td>
<td>No</td>
<td>Overall, there has been a slight decrease in crime in the area in the past five years, from 7,715 (including both violent and nonviolent crimes) in 2013 to 7,042 (including both violent and nonviolent crimes) in 2017. The majority (approximately 54% five years ago or currently) of crimes in the SC area have been non-violent. Nearly more than one-third of crimes have been property-related. According to Baltimore County Department of Police, property crime includes the offenses of burglary, larceny-theft, motor vehicle theft, and arson. During the five-year period, violent crimes increased. Property and non-violent crimes decreased.</td>
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</tr>
<tr>
<td><strong>2. Have there been improvements and/or additions to your public spaces (i.e. museums, community centers, public plazas)?</strong></td>
<td>Yes</td>
<td>A number of park and recreational facility enhancements have been completed over the past five years, including: •Phase 2 and 3 of the Sollers Point Multi-Purpose Center (and park site), featuring construction of parking, sports courts, pavilion, playground, and field renovations. •Significant renovations and enhancements to the historic Battle Acre Monument •Construction of new playground at Eastwood Park •Construction of dog park, as well as conversion of smaller ball diamond to a 90’ diamond at Saint Helena Park •Athletic field renovations at Chesterwood Park (outdoor grass field) and Southeast Regional Recreation (indoor synthetic turf field), and construction of a synthetic turf outdoor field at Dundalk High School Recreation Center</td>
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Sustainable Communities Renewal Application - Section B

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<tr>
<th>Question</th>
<th>Yes/No</th>
<th>Details</th>
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</table>
| 3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)? | Yes    | DRC installed 5 murals in public spaces celebrating community heritage and increasing visual appeal. One of these murals was a historic advertising mural that was restored. Another was painted in the Battlefield district opposite Battle Acre Park as part of the 2014 200-year commemoration of the Battle of Baltimore. DRC hosts 4 Makers Market events each year that are part of the Main Street events, which feature artisans, photographers, painters, and other handmade items for sale on Center Place in a festival atmosphere with food trucks and live music.  

| 4. How many historic properties were renovated/improved?                  | Yes    | There are 9 Baltimore County Final Landmarks, 1 individually listed property on the National Register of Historic Places and 1 National Register Historic District located within the project area. The Dundalk Main Street area also encompasses part of the project area. The Star Spangled Banner National Historic Trail and Scenic Byway follows the eastern boundary of the project area.  

Under the Baltimore County Property Tax Credit for Historic Restorations and Rehabilitations (Baltimore County Code Sec 11-2-201) program, the Baltimore County Landmarks Preservation Commission is authorized to review and approve applications. Since the program was enacted in 2006, the following properties were reviewed and approved to receive property tax credits for eligible rehabilitation expenses for homeowner occupied and commercial structures. For those properties with completed projects, the final amount of property tax credits received from the County is noted.  

**Dundalk National Register Historic District**: 7 properties were issued a Certificate of Appropriateness for $61,315.11 in combined proposed eligible rehabilitation expenses and received $12,101.08 worth of property tax credits for projects completed to date.  

The Baltimore County owned Landmark, **Battle Acre Park**, received improvements with the financial support of the Maryland State Star Spangled Banner 200 grant program via the Maryland War of 1812 Bicentennial Commission and the Governor’s Commission on Maryland Military Monuments. |
### Sustainable Communities Renewal Application - Section B

<table>
<thead>
<tr>
<th>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?</th>
<th>Yes</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>The greater Dundalk area features a wealth of public recreational opportunities that help to promote and provide health and wellness activities. Analysis from the Baltimore County 2017 Land Preservation, Parks and Recreation Plan indicates that this area has the largest number of parks per capita of any of the 12 areas that comprise the County. It likewise has the highest per capita supply of school recreation centers (public schools in the County serve dual roles as both education and recreation sites), athletic fields, ball diamonds, multi-purpose courts, playgrounds, picnic pavilions, and indoor recreation facilities such as community centers and recreation centers. The area is particularly well provided with waterfront park sites, within which four boat ramps and 10 fishing piers are situated. In all, there are 30 public parks and 17 public school recreation centers situated within the bounds of the Sustainable Community. Finally, as of the preparation of this renewal document, the proposed Turner Station Health Path is now a part of the Community Exploration Trail project.</td>
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</table>

**OTHER:**

### LAND USE/LOCAL PLANNING

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
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<tbody>
<tr>
<td><strong>1. Have there been any infill developments?</strong></td>
<td>Yes</td>
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<td></td>
<td></td>
<td>The following developments are currently proposed or approved in the area: PAI# 120163; Foundry Station PUD PAI# 120163; Merritt Pavilion PUD PAI# 150486; Merritt Station PAI # 150961; 4020 North Point Boulevard Property PAI # 120161; Family Dollar PAI# 120160; The Greens at Logan Field PUD PAI# 150954; The Townes at North Point PUD PAI # 120153; Yorkway Redevelopment PUD PAI# 150534; Eastpoint Mall PAI # 120155; McDonalds PAI # 120159; 400 South Washington LLC Property PAI# 120071; Towne Centre</td>
</tr>
</tbody>
</table>
PAI # 120156; CYZYK Property

In addition, the Turner Station Charrette Plan of 2009 gives significant emphasis to housing rehabilitation and infill development efforts.

2. Has there been an increase in the amount of preserved/protected land? Yes

As noted in the 2012 SC application the two preserved parcels of land are Battle Acre Park (1 acre) and North Point State Battlefield (9 acres). The Battlefield and Battle Acre projects were completed in 2015. There is an easement on land behind the Charlesmont Apartment complex to complete a spur of the Star Spangled Banner National Historic Trail known as the Md. Line Trail. The trail easement is 0.1521 acres. The preservation of land through Neighborhood Commons (NC) Overlay District is 79.46 acres.

3. Have there been any developments hindered by growth constraints? Yes

The redevelopment of the deteriorated North Point Government Center has been stalled at the Board of Public Works for several years.

4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community? Yes

Baltimore County embarks on a Comprehensive Zoning Map Process (CZMP) every 4 years. During that time, the public, as well as County Departments, the Planning Board and County Council can request zoning changes on any piece of land located in the county. The last process took place in 2016 and the changes to the zoning maps were adopted by the County Council in August 2016. There were 40 CZMP issues in the Dundalk/Sparrows Point Sustainable Community Area. The parcels ranged in size from less than one acres to 42 acres. There were combination of requests, known as “issues”. There were requests for changes from industrial zoning to commercial zone with Automotive Service and request for changes from high density residential to low density residential or Resource Conservation Critical Area. The County Council endorsed the changes for more commercial opportunities on parcels that were no longer attractive to industrial users and to provide a level of business zoning that would serve the residential population in the area. The recent Tradepoint Atlantic Development also fostered Economic Growth in Sparrows Point.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
</tr>
</thead>
</table>

- The North Point State Battlefield Project involved construction of underground utility infrastructure to approximately handle water drainage. The County’s investment in drainage infrastructure ($100,000) was significant and it resolved a long-standing problem that persisted along the stretch of North Point Road.
- Bridge Improvements to Wise Avenue Draw Bridge in 2017
- Elevated new Colgate water tank was complete in 2013 and demolition of old obsolete water tank in 2015
- Bridge Repair and Deck Replacement: Replacement of Dual Bridge No. 119 on Peninsula Expressway over CSX railroad tracks. Both structures have 3 foot wide shoulders on both sides
- The Department of Public Works began renovating 90,000 feet of water line ($4.3 million) in 2013 in Dundalk. Conduits which lie between North Point Road, Merritt Boulevard, Stansbury Road and Bear Creek were cleaned and lined with cement to improve water quality and fire protection.

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></th>
<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>Community Legacy (CL):</td>
<td>DHCD</td>
<td></td>
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<tr>
<td>Strategic Demolition Fund (SDF):</td>
<td>DHCD</td>
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<tr>
<td>Community Safety &amp; Enhancement Program:</td>
<td>MDOT</td>
<td></td>
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<tr>
<td>Maryland Bikeways Program:</td>
<td>MDOT</td>
<td></td>
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<tr>
<td>Sidewalk Retrofit Program:</td>
<td>MDOT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Quality Revolving Loan Fund:</td>
<td>MDE</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### COMPETITIVE FUNDING:
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG (Federal)</td>
<td>$500,000</td>
<td></td>
<td>Funding will be needed for phase II.</td>
</tr>
<tr>
<td>LEAD (Federal)</td>
<td>$461,900</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Please add more rows if necessary*

**Lyon Homes:** This is a centrally-managed community located at 411 New Pittsburg Avenue. The property is located at the southern tip of Dundalk, bound by Mt. Olive Road and Broening Highway on the West, I-695 (Baltimore Beltway) on the South, Clement Cove and the Outer Harbor on the East, Day Village and other residential development on the North.

The CT Group and Telesis Corporation teamed to do a complete renovation of the Lyon Homes community of apartments. Lyon Homes was originally built as World War II housing for African American workers at Bethlehem Steel and other area industries. Lyon Homes has historically offered very low rents in acknowledgement of its poor conditions and lack of amenities such as air conditioning. The developer is undertaking a two-phase renovation project that began with Phase I in February 2017. Phase I consists of 118 units. Renovations to the units will include: new HVAC, lead-free remediation, new plumbing (including showers and tubs), all new kitchen appliances, new electric panels, laundry hook-ups, insulation (ceiling, exterior walls, under 1st floor), new windows and exterior doors, new front porches, new truss roofs for flats, new landscaping. Walls between kitchens and living
<table>
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<tr>
<th>COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</th>
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<tr>
<td>rooms will be removed to create more open floorplan and make units seem larger. An additional ground level half-bath will be added to the 2BR and 3BR Townhome units.</td>
<td></td>
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</tr>
<tr>
<td><strong>Center Street:</strong> 204 Center Street is a newly renovated single family home for sale in Turner Station. Eastside Development Corporation in partnership with the County is doing home ownership counselling to sell this property.</td>
<td>HOME (Federal)</td>
<td>$137,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Avondale:</strong> Working with the Eastside and the Turner Station community, the County has identified possible options for modular homes to construct and sell four (4) County owned parcels on Avondale Road to create affordable homeownership opportunities. The 4 parcels are 102 and 106 Avondale Road (has 104 combined and apportioned into 2 main lots) and 105/107 Avondale Road.</td>
<td>HOME &amp; CDBG(Federal)</td>
<td>$600,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Carver Road:</strong> 122 Carver- Taxsale acquisition of abandoned, mid-block unit contaminated by mold and completely rehabbed. 124 Carver- gut rehab of adjacent house that had been rendered unlivable by mold from 122. Owner to return April, 2108.</td>
<td>CDBG (Federal) HOME(Federal)</td>
<td>$147,000 (122 Carver) $109,000 (124 Carver)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DRC Projects:</strong> <strong>Golden Key Program:</strong> The program ($5,000 per loan) was established in 2014 to assist over income borrowers that were interested in purchasing in the Dundalk area. To date 29 borrowers have settled. Of that amount only 9 of the borrowers were over the 80% of the area median income. 20 borrowers that used this program were eligible for the Baltimore County SELP program.</td>
<td>County</td>
<td>$150,000( Golden Key)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### COMPETITIVE FUNDING:
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</tr>
</thead>
<tbody>
<tr>
<td><strong>HOME Projects:</strong> In 2012, $398,100 HOME funds in addition to $50,000 CHDO operating funds were received to complete 2 affordable housing units at 24 shipway and 72 Kinship in Dundalk. In 2015, $532,000 was awarded to renovate 4 houses in the Maple Street area for sale for home ownership, and $50,000 in CHDO operating support.</td>
<td>Federal</td>
<td>$1,030,600</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>$20,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>$50,000 for the County and $300,000 passed through the County for DRC to administer.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State(DHCD)</td>
<td>2014- $912,000; 2015-$535,000; 2016-$535,000; 2017-$410,000; 2018- $800,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rebranding Grant:</strong> In 2014, DRC received 20,000 to rebrand their logo and website.</td>
<td></td>
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<tr>
<td><strong>Public Service Commission support for Energy Retrofit program</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>Baltimore Regional Neighborhood Initiative (BRNI)</strong> The Baltimore Regional Neighborhood Initiative program aims to demonstrate how strategic investment in local housing and businesses can lead to healthy, sustainable communities with a growing tax base and enhanced quality of-life.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMPETITIVE FUNDING:</strong> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</td>
<td><strong>Source</strong> (federal, state, foundation, etc.)</td>
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</tr>
<tr>
<td><strong>Maryland Waterway Improvement Fund:</strong> Grant associated with Stansbury Park living shoreline project.</td>
<td>State</td>
<td>$13,336</td>
<td></td>
</tr>
<tr>
<td><strong>Maryland Program Open Space (POS):</strong> Grant for the Saint Helena Dog Park project.</td>
<td>State</td>
<td>$159,959</td>
<td></td>
</tr>
<tr>
<td><strong>State of Maryland Capital Grant (“bond bill”):</strong> Grant for Battle Acre Park project.</td>
<td>State</td>
<td>$113,886</td>
<td></td>
</tr>
<tr>
<td><strong>Community Development Block Grant (CDBG):</strong> Grant for Battle Acre Park project.</td>
<td>Federal</td>
<td>$96,758</td>
<td></td>
</tr>
</tbody>
</table>
**COMPETITIVE FUNDING:** Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

At this time there are no projects that require a new funding source.
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

Greater Dundalk/ Sparrows Point

Submitted by: Baltimore County Department of Planning
4/20/2018
## 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>
</table>
| • The SC Area falls within two watersheds; Back River to the north and small portions of the east and (most notably) Baltimore Harbor to the south. Within those are three watershed planning areas in which Small Watershed Action Plans (SWAPs) have been developed; Upper Back River, Tidal Back River (SC area mostly to be concerned with Bread and Cheese Creek), and Baltimore Harbor SWAPs have assessed water resources, quality influencers, and opportunities for restoration within the area of interest.  
  • Several potential projects to improve water quality were identified in the County’s SWAPs, including stream restoration, stormwater conversion, stormwater retrofit, and tree planting. Additional opportunities are assessed for the possibility of citizen participation in restoration, such as rain barrel/rain garden installation potential.  
  • The SC Area, being proximal to major water bodies, may result in a community that already feels a close connection with the water, allowing for greater citizen awareness and motivation for water quality improvement that may be realized from potential future action.  
  • Multiple neighborhoods identified in the SWAPs have at least a moderate opportunity for environmental restoration actions. Additionally relatively few of the neighborhoods assessed were considered to be of high pollution potential.  
  • The Greater Dundalk SC Area experienced a reduction of 7,076,897 square feet (162.5 acres) in impervious surface between 2011 and 2014, and additional reduction of 3.57 acres from 2014 to 2017. | • The area is vulnerable to coastal flood hazards from periodic weather events in addition to possible increases in flood hazards with projected sea level rise due to future climate change.  
  • A few neighborhoods in the Bread and Cheese Creek subshed of Back River, as well as many neighborhoods most proximal to Bear Creek in multiple subsheds of the Baltimore Harbor drainage have been identified as having higher potential contributions of water pollution.  
  • In the areas of this SC within Back River, the SC will have influence on Total Maximum Daily Loads (TMDLs) established for nutrients, PCBs, chlordane, and sediments with additional identified impairments due to chlorides, and sulfates. In the areas of this SC within Baltimore Harbor, the SC will have influence on TMDLs established for nutrients, PCBs, and chlordane, with additional identified impairments due to sediments, chlorides, sulfates, stream channelization, and inadequate riparian forest buffers.  
  • The impairments by toxic substances (PCBs and chlordane) create conditions which make it less safe to consume several species of fish and shellfish from the tidal waters surrounding the SC Area.  
  • Only 707 of 10,493 (~6.7%) land acres within this SC Area drain to SWM facilities that provide water quality enhancement. |
### Desired Outcomes and Progress Measures

Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? Progress Measure: Identify how you will know that you have achieved your outcome.

**Outcome 1: Improved water quality in tidal waters and non-tidal streams.**

**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. (GIS analysis of county SWM pond drainage layers. Current coverage at ~6.7%)

**Strategies and Action Items:**
- **Strategy A:** It is expected that redevelopment of the area will allow for implementation of up to date SWM requirements. This may be especially impactful surrounding the main commercial areas near Eastpoint Mall, and along Merritt Blvd where water quality BMPs are lacking.
- **Strategy B:** County agencies implement capital restoration projects, such as shoreline enhancement and stormwater pond conversions to provide enhanced water quality treatment in addition to water quantity management, and operational projects, such as street sweeping and reductions in the quantity of road salt applied.
- **Strategy C:** Continue to implement and refine monitoring programs to better understand movements of toxics throughout watershed, and develop remediation plans as practicable.

**Implementation Partners:**
- Baltimore County Department of Environmental Protection and Sustainability
- Baltimore County Department of Public Works
- Dundalk Renaissance Corporation
- Back River Restoration Committee
- Clean Bread and Cheese Creek
- Local community/business associations/civic councils
- BCPS
- Interfaith Partners for the Chesapeake

---

**Outcome 2: Tree canopy improvement**

**Progress Measures:**
- **Tree canopy - 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. Current**

**Strategies and Action Items:**
- **Strategy A:** Tree Planting - Redevelopment may add shade trees and other vegetation to areas that are lacking to the SC.
- **Strategy B:** Tree Planting - Determine if there are locations for other tree plantings.

**Implementation Partners:**
- Baltimore County Department of Environmental Protection and Sustainability
- Back River Restoration Committee
- Dundalk Renaissance Corporation
Tree canopy is 15.3% (determined using 2015 LiDAR and 2013 NAIP (Chesapeake Conservancy High Resolution Land Cover, 2016)).

- BCPS
- Interfaith Partners for the Chesapeake
## 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>
</table>
| • Tradepoint Atlantic (TPA) is developing a multimodal industrial site that capitalizes on its deep water access, and excellent rail and highway access to connect Baltimore County to world markets.  
  • The largest privately owned industrial site and terminal on the east coast.  
  • 3,100 acre site is a gateway to markets around the US and the world.  
  • Is projected to create 17,000 jobs by 2026 in logistics, manufacturing, and distribution companies.  
  • Excellent multi-modal transportation access, with immediate connection to I-695 and I-95, a Class I freight railroad, Martin State Airport, MARC regional transit, and just a few miles from the Port of Baltimore.  
  • Dundalk Marine Terminal and the Port Of Baltimore  
  • CCBC-Dundalk Campus  
  • Business community with deep roots and a proud industrial tradition.  
  • Proximity to the Eastpoint American Job Center supporting jobseekers and incumbent workers with resume building, training, and job placement. | • The highest incidence of unemployment in the County. The Dundalk zip codes (21222 and 21224), which contain the Dundalk SC, have a 2017 unemployment rate of 8.6, two times the County rate of 4.0%.  
• Low educational attainment with only 11% of Dundalk CDP residents having a bachelor’s degree or higher, versus 37% for County as a whole.  
• Increase in commercial vacancy rate from 13.1% to 14.1%, over the last five years. |
<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: Decrease Dundalk unemployment rate by serving jobseekers at Eastpoint American Job Centers.** | Strategy A: Promote American Job Center services at community and faith-based organizations  
Strategy B: Partner with area businesses to plan hiring events | CCBC, Maryland DLLR, Dundalk community and faith-based organizations, Economic Development |
| **Outcome 2: Continue working with Tradepoint Atlantic with permitting, infrastructure, and workforce services to create 10,000 permanent jobs at Sparrows Point** | Strategy A: Bi-weekly meetings with TPA stakeholders.  
Strategy B: Partner with TPA businesses to plan hiring events and on-the-job training opportunities | CCBC, Tradepoint Atlantic, Economic Development |
## 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>
<tbody>
<tr>
<td>Substantial existing transportation network</td>
<td>Inadequate public transportation for people of all ages</td>
</tr>
<tr>
<td>Excellent highway access</td>
<td>Lack of public transit to several major commercial areas</td>
</tr>
<tr>
<td>Deep-water port</td>
<td>Hard for older adults to age in place due to lack of transit</td>
</tr>
<tr>
<td>Rail hub with quick access from Port to Midwest</td>
<td>Mostly not pedestrian-friendly</td>
</tr>
<tr>
<td>Walkable Historic District and Main Street</td>
<td>Poor quality roads deteriorated due to heavy trucks</td>
</tr>
<tr>
<td>Bike Lanes</td>
<td>Land Use Conflicts (noise from trains next to houses, truck traffic, etc.)</td>
</tr>
<tr>
<td>Some bus service</td>
<td>Dredging challenges for Port, where to put dredge to stay competitive</td>
</tr>
</tbody>
</table>

### Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Outcome 1: Better connected road network and walkable communities.</th>
<th>Strategy A: Requiring more sidewalks and biking facilities of the developments. Strategy B: Requiring more interconnectivity between developments and beautification of Main Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: Redevelopment within community will be more easily addressed. Linear miles of bike paths, landscaping and beautification, track transportation needs of youth, elderly, and disabled to enable advocacy</td>
<td>A-B: Developers, State and local governments</td>
</tr>
</tbody>
</table>
| Outcome 2: Promote infrastructure investments that buffer industrial truck traffic from neighborhood streets and local commercial corridors | Strategy A: Participate in Port citizen advisory committees  
Strategy B: Request additional axle count surveys | A-B: DRC, MD Port Administration, Ports America,  
TSCT, Carnegie Plats Community Association, St. Helena Community Association, Holabird-Norwood Civic Association |
|---|---|---|
| Progress Measures:  
- Capital improvement plans  
- Axle counts |
## 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>
<tbody>
<tr>
<td>• Several initiatives are underway or have been completed that will expand housing opportunities in Baltimore County for low to moderate income households</td>
<td>• Distressed sales continue to have a significant influence on prices and investment activity in many neighborhoods. In 2012 distressed sales accounted for 35% of all sales in Dundalk Neighborhoods and in 2016 distressed sales comprised 40% of all sales.</td>
</tr>
<tr>
<td>Dundalk: Newer homes and high homeownership rates</td>
<td>• Foreclosure prices have also increased by almost 11% in during that same period of time.</td>
</tr>
<tr>
<td>• DRC’s Market Boost partners, Chesapeake Custom Properties, is growing and doing infill SFD homes in Edgemere</td>
<td>• Large older population is the major challenge for housing inventory</td>
</tr>
<tr>
<td>• Affordable and market-rate multifamily housing investments include: Silverbrick group rebranding the 600 rental apartment unit by acquisition and renovation</td>
<td>• Lower income homebuyers do not have means to make updates on older homes that need renovation.</td>
</tr>
<tr>
<td>• In 2017 Merritt Station, a 72-unit LIHTC project with ground-floor retail.</td>
<td>• Highest concentration of Section 8 vouchers in County</td>
</tr>
<tr>
<td>Enterprise Homes completed the Greens at Logan Field affordable senior housing in 2014.</td>
<td>• Job loss over the years with the closure of RG Steel contributed to housing decline and the rental market is overtaking the housing market.</td>
</tr>
<tr>
<td>Sparrows Point:</td>
<td>• Deteriorating housing conditions and vacant housing</td>
</tr>
<tr>
<td>• The East coast major economic hub TPA development will have a positive impact on housing in the SC Area</td>
<td>Turner Station: Avondale: Through tax sale, County acquired and razed 2 abandoned and blighted houses. Properties to be combined into 2 lots are conveyed to Eastside CDC to construct 2 single family detached houses for affordable home ownership.</td>
</tr>
<tr>
<td>Turner Station:</td>
<td>• 204 Center Street is a newly renovated single family home for sale in Turner Station.</td>
</tr>
<tr>
<td>• 122 Carver Road is a County owned property and its complete renovation of row town house by Hayes Construction in Turner Station.</td>
<td>• 122 Carver Road is a County owned property and its complete renovation of row town house by Hayes Construction in Turner Station.</td>
</tr>
<tr>
<td>• Several housing opportunities programs offered by the County, DRC, Eastside CDC and TSCT to improve housing stock, create homeownership opportunities, to promote aging in place, to stimulate the development and redevelopment of high quality multifamily housing for County renters.</td>
<td>• Several housing opportunities programs offered by the County, DRC, Eastside CDC and TSCT to improve housing stock, create homeownership opportunities, to promote aging in place, to stimulate the development and redevelopment of high quality multifamily housing for County renters.</td>
</tr>
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</table>
| • Focused housing survey to study the housing conditions. | }
- $1,032,000 in State and County funds are supporting improvements to the Day Village Apartments, and an LIHTC award in Fall 2015 is supporting renovations to 118 units at Lyon Homes.

<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: Increase home ownership, range of housing choices and improved market conditions**  
Progress Measures: A higher number of mortgages generated for buyers between 80 and 120% of the regional median, an increase in median incomes to help create greater economic diversity and capacity to support more vibrant retail, higher home sale prices (that can better support house renovation costs and also help surrounding home owners build wealth)  
Strategy A: Utilization of Baltimore County’s Housing Opportunities Programs and incentives. Making use of housing programs and incentives offered by DRC and homeownership counselling offered by Eastside CDC. Expand the supply of quality affordable housing for families, disabled and elderly households.  
Strategy B: Take advantage of TPA, the job generator and economic hub. New tenants including FedEx are generating 3,000 jobs and $3 billion in investment; expected within 10 years are 10,000 direct and 7,000 indirect jobs. | | Baltimore County Government  
DRC  
Eastside CDC  
TSCT  
Private Developers  
Private Investment  
TPA |
| **Outcome 2: Target Specific Neighborhood Revitalization**  
Progress Measures: Target specific neighborhoods and blocks within those neighborhoods with the use of grant and loan resources, organizing, and marketing capacity, following the Healthy Neighborhoods model, to most effectively boost home values, improve appearance of blocks, and increase homeowner confidence  
Strategy A: Prioritize deteriorated houses that are for sale in target neighborhoods for support through DRC’s Market Boost program, which assists small developers in purchasing and renovating housing for resale to owner-occupants. Continue increasing the volume of renovations for sale to increase comparables and appraised values in targeted neighborhoods. Implement curb appeal grant programs.  
Strategy B: Implementing the recommendations and revitalizing the identified vacant and abandoned properties in the Housing Survey report done by the consultant team in Tuner Station neighborhood. | | Baltimore County Government  
DRC  
Eastside CDC  
TSCT  
Private Developers  
Private Investment |
<table>
<thead>
<tr>
<th>Outcome 3: Complete Affordable Homeowner, Housing Rehab and Sale.</th>
<th>Strategy A: Complete the Phase II renovation of Lyon Home’s rental units. Market the completed affordable units in Carver Road, Centre Street, construct the Avondale affordable units and market the houses.</th>
<th>Baltimore County Government DRC Eastside CDC TSCT CT Group and Telesis Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measures: Complete the rehab of rental units, market and sell the new houses in Turner station.</td>
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</table>

### 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>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 43 miles of waterfront including many waterfront parks</td>
<td>• Lack of coordination of efforts of various community groups to accelerate the revitalization of the community.</td>
</tr>
<tr>
<td>• Close proximity to downtown Baltimore and to I-695 and I-95</td>
<td>• Old Dundalk/Turner Station/St. Helena – Limited Supermarket Access</td>
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<tr>
<td>• Dundalk National Register Historic District, town center, and a 100 year-old town plan. The Old Dundalk, a planned community and a key asset that presents charming architecture in homes originally built for steel mill and ship building employees during World War I.</td>
<td>• High rates of student turnover, family instability</td>
</tr>
<tr>
<td>• Dundalk has a wide range of housing types among the most affordable in the region</td>
<td>• Low Median Income</td>
</tr>
<tr>
<td>• The Dundalk Main Street designated a Maryland Main Street in 2004, features the historic Dundalk Village Shopping Center anchored by a Post Office, Rite Aid, and a Family Dollar.</td>
<td>• Aging population that need assistance with property maintenance</td>
</tr>
<tr>
<td>• Neighborhoods along the corridor also feature parks with recreational amenities such as ball fields and/or basketball courts, a dog park (St. Helena), a Y aquatics center (Heritage), playgrounds (St. Helena, Watersedge, Fleming), walking paths (Cimaglia Park, Sollers Point), multipurpose community recreation buildings (St. Helena, Heritage, Sollers Point, Fleming), a library branch (Sollers Point) waterfront views/boat ramps/fishing piers (Watersedge, Fleming), and picnic areas (all).</td>
<td>• Trash major concerns for neighborhood organization</td>
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<tr>
<td>• Within or immediately adjacent to the neighborhoods along the corridor are the Ateaze and Fleming Senior Centers.</td>
<td>• Churches and Fraternal organization are dying off, less social capital</td>
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<tr>
<td>• Close proximity to TPA and adjacent to Johns Hopkins Bayview Medical</td>
<td>• Petty crime driven by substance abuse</td>
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Center, the Amazon Fulfillment Center on Holabird Avenue, the Dundalk Marine Terminal (Part of the Port of Baltimore), the Holabird Business Park, and the Community College of Baltimore County – Dundalk Campus

<table>
<thead>
<tr>
<th>Desired Outcomes and Progress Measures</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outcome 1: Affordable new construction and revitalization efforts in Turner Station</strong></td>
<td></td>
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<tr>
<td>Progress Measures:</td>
<td>Strategy A: Develop innovative marketing campaign and outreach to draw substantial new attention to housing market.</td>
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<td></td>
<td>Strategy B: Increase homeownership by educating residents through housing counseling programs.</td>
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<td></td>
<td>Baltimore County Department of Planning; DRC, TSCT and Eastside CDC</td>
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</tr>
<tr>
<td>• Avondale Project: Working with the Eastside and the Turner Station community, the County has identified possible options for 2 houses on County owned parcels on Avondale Road to create affordable homeownership opportunities.</td>
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<tr>
<td>• Center Street: 204 Center Street is a new renovated single family home for sale in Turner Station.</td>
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<tr>
<td>• Carver Road: 122 Carver Road acquired via tax sale was completely rehabilitated and being marketed for sale. 124 Carver- gut rehab of adjacent house that had been rendered unlivable by mold from 122. Owner to return April, 2108.</td>
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<tr>
<td>• Community Exploration Trail/ Health Path: The proposed health path combined with the Community Exploration Trail will be designed to access exercise equipment at Sollers Point Multipurpose</td>
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</tbody>
</table>
Center, an online app of the Exploration trail with markers highlighting the significance of each site and an outdoor furniture for Fleming Senior Centre for seniors to come outside and relax.
| Outcome 2: Increase attachment to place, and bring people together across race, ethnicity and income. | Strategy A:  
- Sponsor/partner with organizations to host community building events  
- Work in partnership to bring an arts hub to the Main Street that can engage residents of all backgrounds  
- Offer code enforcement and housing rehab program to help address deteriorating housing conditions.  
- DRC working to strengthen the Old Dundalk Neighborhood Association and the Dunlogan Association in re-establishing itself and build its capacity.  
- Host community building events in Main Street and at other locations to attract current and prospective residents  
- Implement curb appeal project  
- Advocate for initiatives to address housing conditions. | Baltimore County Department of Permits, Housing Survey Consultant Team, TSCT, Dundalk-Patapsco Neck Historical Society, Dundalk Youth Services Center, Heritage Committee of Dundalk, Dundalk Chamber of Commerce, Concerts in the Park, Dundalk-Eastfield Recreation Council |
| --- | --- | --- |
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>
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</table>
| • Recent Economic Interest: In 2014, (two years after steel production ceased) the 3,100-acre Sparrows Point site was purchased with plans to redevelop it as a major East Coast distribution hub. As the largest privately-owned waterfront logistics and manufacturing multi-modal site in North America, Tradepoint Atlantic is redefining itself as a global hub for business, trade and commerce.  
• Zoning and land use reflect that of a multi-faceted community with significant areas zoned for residential, commercial and industrial.  
• Waterfront community with miles of waterfront homes and parkland on the many coves and inlets, offering access to the Patapsco River and the Chesapeake Bay. | • Housing is in poor condition  
• There’s need for flex zoning in key blocks in remote communities of the Dundalk area that demands small service and retail goods. |

Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
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<th>Implementation Partners</th>
</tr>
</thead>
</table>
| Outcome 1: Redevelopment of the area with mix of uses, revitalizing the traditional and old housing stock, promote home ownership that are supporting of the recent economic interest in TPA, Sparrows Point terminal, creating positive impact on community’s quality of life.  
Progress Measures: An increase in owner-occupied housing that is affordable | Strategy A: Promote homeownership in Dundalk and Turner Station Communities adjacent to Sparrows Point Terminal. With TPA being an economic engine creating jobs, revitalize the existing housing stock, promote home ownership and affordable housing units in communities.  
Strategy C: Encourage mixed use zoning | Dundalk Renaissance Corporation (DRC)  
Eastside Community Development Corporation (Eastside CDC)  
Turner Station Community Development Team (TSCT)  
Baltimore County Department of Planning |
Workgroup Roster

Key Partners:
- Baltimore County Department of Planning
- Maryland Department of Transportation, Port Administration
- Maryland Department of Economics and Business Development
- Community College of Baltimore County, Dundalk Campus
- Maryland Department of Licensing and Labor (DLLR)
- Maryland Department of Commerce, administrator of the Maryland Enterprise Zone Program

Key Public Agency Stakeholders:
- Baltimore County Department of Economics & Workforce Development
- Baltimore County Department of Environmental Protection and Sustainability
- Baltimore County Department of Public Works
- Baltimore County Department of Recreation and Parks
- Baltimore County Public Schools
- Maryland Transit Administration
- Maryland Department of Housing and Community Development

Key Community Stakeholders:
- Dundalk Renaissance Corporation
- Eastside Community Development Corporation
- Tradepoint Atlantic
- Turner Station Conservation Team
- Back River Restoration Committee
- Dundalk community and faith-based organizations
- Dundalk Chamber of Commerce
- Carnegie Plats Community Association
- St. Helena Community Association
- Holabird-Norwood Civic Association
- Baltimore County Neighborspace

Other Critical Stakeholders:
- Property owners with land in the SC area
- Interested Developers
- County and State Elected Officials
SIGNATURE LETTER

On behalf of [INSERT Applicant local government full name], I hereby approve the application for renewal of the Sustainable Communities designation for [INSERT Sustainable Community Name]. 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

Fred Homan, Administrative Officer
Type Name and Title

April 16, 2018
Date
Map Prepared January 8, 2018
Baltimore County Department of Planning
105 W Chesapeake Ave, Towson, MD 21204

Data Sources:
Sustainable Communities - Baltimore County Dept of Planning
All Other - Baltimore County Office of Info Tech

Greater Dundalk and Sparrows Point

Sustainable Community

Map prepared by the Baltimore County Department of Planning, January 8, 2018.
Data sources include Sustainable Communities from the Baltimore County Department of Planning, and All Other data from the Baltimore County Office of Information Technology.

The map shows the areas of Dundalk and Sparrows Point in Baltimore County, Maryland, with overlaying information on streets, notable roads, and other geographical features.