



# 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.*

DIVISION OF NEIGHBORHOOD REVITALIZATION, STATE REVITALIZATION PROGRAMS <b>REGIONAL PROJECT MANAGERS</b>		
<p><b>REGION 1:</b></p> <ul style="list-style-type: none"> <li>• Northwest Baltimore City</li> <li>• Northwest Baltimore County</li> </ul> <p>Larry Brown                      Program Officer                      Phone: 410-209-5819                      Email: <a href="mailto:larry.brownjr@maryland.gov">larry.brownjr@maryland.gov</a></p>	<p><b>REGION 2:</b></p> <ul style="list-style-type: none"> <li>• Northeast Baltimore City</li> <li>• Northeast Baltimore County</li> </ul> <p>Garland Thomas                      Project Manager                      Phone: 410-209-5803                      Email: <a href="mailto:garland.thomas@maryland.gov">garland.thomas@maryland.gov</a></p>	<p><b>REGION 3:</b></p> <ul style="list-style-type: none"> <li>• Southeast Baltimore City</li> <li>• Southeast Baltimore County</li> <li>• Anne Arundel County</li> </ul> <p>Olivia Ceccarelli-McGonigal                      Project Manager                      Phone: 410-209-5826                      Email: <a href="mailto:olivia.ceccarelli@maryland.gov">olivia.ceccarelli@maryland.gov</a></p>
<p><b>REGION 4:</b></p> <ul style="list-style-type: none"> <li>• Southwest Baltimore City</li> <li>• Southwest Baltimore County</li> <li>• Howard County</li> </ul> <p>Nick Mayr                      Project Manager                      Phone: 410-209-5842                      Email: <a href="mailto:nicholas.mayr@maryland.gov">nicholas.mayr@maryland.gov</a></p>	<p><b>REGION 5:</b></p> <p>Western Maryland</p> <ul style="list-style-type: none"> <li>• Allegany</li> <li>• Frederick</li> <li>• Garrett</li> <li>• Washington</li> <li>• Carroll</li> </ul> <p>Sara Jackson                      Project Coordinator                      Phone: 410-209-5812                      Email: <a href="mailto:Sara.jackson@maryland.gov">Sara.jackson@maryland.gov</a></p>	<p><b>REGION 6:</b></p> <p>Washington DC Metropolitan</p> <ul style="list-style-type: none"> <li>• Prince George’s</li> <li>• Montgomery</li> </ul> <p>Duane Felix                      Program Officer                      Phone: 410-209-5825                      Email: <a href="mailto:Duane.Felix@maryland.gov">Duane.Felix@maryland.gov</a></p>
<p><b>REGION 7:</b></p> <p>Upper Eastern Shore</p> <ul style="list-style-type: none"> <li>• Harford County</li> <li>• Caroline</li> <li>• Cecil</li> <li>• Kent</li> <li>• Queen Anne’s</li> <li>• Talbot</li> </ul> <p>Ashlee Green                      Project Manager                      Phone: 410-209-5815                      Email: <a href="mailto:Ashlee.Green@maryland.gov">Ashlee.Green@maryland.gov</a></p>	<p><b>REGION 8:</b></p> <p>Lower Eastern Shore, Southern Maryland</p> <p>Lower Eastern Shore</p> <ul style="list-style-type: none"> <li>• Dorchester</li> <li>• Somerset</li> <li>• Wicomico</li> <li>• Worcester</li> </ul> <p>Southern Maryland</p> <ul style="list-style-type: none"> <li>• Calvert</li> <li>• Charles</li> <li>• St. Mary’s</li> </ul> <p>Raynell Cooper                      Jr. Project Manager                      Phone: 410-209-5836                      Email: <a href="mailto:Raynell.cooper@maryland.gov">Raynell.cooper@maryland.gov</a></p>	

## **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.

**ENVIRONMENT:** 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.

**ECONOMY:** 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.

**TRANSPORTATION:** 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.

**HOUSING:** 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.

**QUALITY OF LIFE:** 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.

**LAND USE/LOCAL PLANNING:** Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.

## **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**

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**NAME OF SUSTAINABLE COMMUNITY: Pulaski Highway Redevelopment Area**

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**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:**

**Pulaski Highway Redevelopment Area**

**Name of Renewal Applicant:**

**Baltimore County Department of Planning**

**Applicant's Federal Identification Number:**

**Applicant's Street Address: 105 W. 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: Krystle Patchak**

**Title: 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: [kpatchak@baltimorecountymd.gov](mailto:kpatchak@baltimorecountymd.gov)**

**Other Sustainable Community Contacts:**

**Name:**

**Title:**

**Address:**

**City:**

**State:**

**Zip Code:**

**Phone Number:**

**Fax Number:**

**E-mail Address:**

**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 boundary at this time. Currently there are active projects involving Franklin Square Hospital so we would like to have the Pulaski Highway Redevelopment Area renewed to continue with these efforts.

- (2) Include the following in as an attachment (if requesting a modification to your current boundary):  
N/A (No modification)

- 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: 910

- (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):

The SC Area is designated in Baltimore County’s Master Plan 2020 as a sub-area of the Middle River Redevelopment Area. It is identified as part of a Community Enhancement Area, defined as “areas suitable for sustainable redevelopment that are compact, mixed-use, and walkable” (page 30).

The SC Area has been part of several community plans since the 1990s that focused on either the east or west side of Pulaski Highway. The Middle River Community Plan (2007), the Middle River-Bird River Area Plan (2002), and the Windlass Run/Bird River Road Area Community Plan (1999) focus on limiting growth in low density suburban or rural residential neighborhoods east of Pulaski Highway. The Philadelphia Road Study (1992) addressed land use, infrastructure and zoning issues in an area with a mix of land use types west of the CSX rail line (which is west of Pulaski Highway) and east of I-95. A Community Conservation Plan for Essex-Middle River (1996) focused on economic and social issues affecting older neighborhoods in the face of industrial downsizing, job loss and related impacts.

The Eastern Baltimore County Revitalization Strategy (1996) is an economic development plan for the entire eastern part of the County. The strategy addressed the economic problems of a maturing industrial suburb in the face of economic change and industrial decline.

## Sustainable Communities Renewal Application - Section A

In comparison to past community plans, the present effort will focus directly on the area surrounding the Franklin Square Hospital, including areas adjacent to Pulaski Highway on both the east and west. The focus is on leveraging resources to encourage redevelopment and revitalization opportunities.

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

The Pulaski Highway Area ("area") delineated for the Maryland Sustainable Community application intersects or includes only census blocks that are the smallest census geography. The area is nested within census block groups (4407012, 4513001, and 4517012) where socioeconomic data may be available, depending on the size of a block group.

Data in the American Community Survey (ACS), a product of the Census Bureau, are not available at the block level, because ACS is a sample survey that requires a reasonable population size. Also, the federal Confidentiality Agreement mandates that 100% count general characteristics instead of socioeconomic data be accessible at the block level.

In addition, due to the population size of three aforementioned block groups, within which the area is located, there were no ACS data until 2013. The latest ACS data released by the Census Bureau are for 2016.

Due to the lack of socioeconomic data for the area, data for parent block groups have to be applied. Data may represent characteristics at the block level to a certain degree. However, socioeconomic differences within a block group may exist, which might skew true characteristics of the area.

Lastly, data on age, race, or other general characteristics of population and housing at the block level will not be obtainable until the next decennial census.

### **Demographics**

The Pulaski Highway area ("area") has a population of 2,460 up from 2,356 in 2010. Its population has been stable. Vital statistics are not obtainable at this small scale, due to confidentiality of health data including births and deaths.

The area's population is young; nearly one third of its population is in the 25-29 age group, representing the highest percent share as compared to other age groups. Half of the area's population is younger than 35 years old.

The area is predominantly white, accounting for 64% of its total population. In its parent block groups, population became more diverse with the proportion of white population changing from 74% to 67% over the past three years.

## Sustainable Communities Renewal Application - Section A

There are 1,207 housing units in the SC area which include a mix of single family detached, single family attached, and mobile homes. The vacancy rate is 3%. The home ownership rate is 45%. The low home ownership rate results in a small household size: The average household size is 2.04 for all households, 2.055 for the owner occupied (or owner households), and 1.155 for the renter occupied (or renter households).

In the three block groups where the area is situated, the median household income increased from \$55,000 to \$59,000 in three years. This income level is much lower than the county's median (\$67,000). Particularly, the median household income is the lowest in the block group 45130001 (bordered by Pulaski Highway, Middle River Road, Compass Road, and Martin Boulevard).

Moreover, the proportion of the population with a high school diploma or higher is about 85% and that of bachelor's degree or higher is 18%. Both educational levels are much lower than the county's average (91% and 37% respectively).

Furthermore, the area's housing is affordable and the cost is stable: The median home value is \$201,400 with an increase in \$300 from 3 years ago. The rent dropped slightly from \$1,090 to \$1,060 in three years. Approximately 56% of the housing stock was built during the 1940s, 1970s, or 1990s.

### **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 Sustainable Communities Workgroup will focus less on the Pulaski corridor directly and begin to address revitalization efforts within the boundary area and beyond with emphasis on commercial revitalization, improved public health and providing affordable housing opportunities. The Department of Planning and Department of Economic and Workforce Development from Baltimore County will partner with Medstar Franklin Square Medical Center.

- (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 original Sustainable Communities Workgroup was not able to garner support from property owners for the substantial land use change proposed in the original plan. Instead the plan and workgroup will now focus on implementing general revitalization strategies to improve the quality of life for residents and businesses in the area by partnering with the institutional anchors – Medstar Franklin Square Medical Center and Community College of Baltimore County.

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

## Sustainable Communities Renewal Application - Section A

Several organizations have been very involved in the new direction of the Sustainable Communities Action Plan Update. These organizations include the Chesapeake Gateway Chamber of Commerce, Health Care for the Homeless, Franklin Square Health Systems, and residential communities that surround the designated boundary area. The current direction and initiatives being undertaken are outlined in Master Plan 2020; Section 1 – Vibrant Communities & Section 2 – Community Services.

- (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.

Part of the current initiatives of the Pulaski SC area will include some beautification and greening efforts along State Highways. Local associations have applied for County grants to begin this effort and could be assisted by SHA providing planting assistance and guidance on permitting procedures, placement, and species selection for greening efforts along the State Highways.

# **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**

#### ***Example – Accomplishment 1***

*Outcome: Improved stormwater management*

#### **Projects:**

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

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

#### **Partners:**

*Chesapeake Bay Trust – provided technical assistance*

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

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

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

**Accomplishment 1:**

*Outcome: Improved Quality of Life*

*Projects:*

*Project 1: Demolition of Vacated Eastern Family Resource Center – The Pulaski Highway Redevelopment Area includes a significant homeless and at risk population. It also includes numerous community members who have no health insurance or whose insurance is limited, at times resulting in limited access to health care. This project addresses the needs of both of these vulnerable populations. The demolition of the vacated Eastern Family Resource Center (EFRC) project represents an important step in a multi-phased project developed between Baltimore County and Medstar Franklin Square Medical Center (MFSMC) which will help to address the issues noted above. This multi phased project represents a land swap between the County and MFSMC, the construction by the County of an expanded replacement EFRC on the land acquired from MFSMC, the demolition of the vacated EFRC, and the construction by MFSMC of a 75,000 sq. ft. replacement surgical center on this parcel to replace the hospital's outdated and undersized surgical facility. The construction of the new EFRC is now complete.*

*Additional Project List – See Attachment 1 (End of Document)*

*Partners:*

*Medstar Franklin Square Medical Center (MFSMC)  
MD DHCD – provided financial assistance in form of a Strategic Demolition Fund (totaling \$500,000).  
Baltimore County Government*

*Impact: It should be noted that MFSMC is one of the largest employers in Baltimore County. All of these projects will improve the quality of life of the surrounding community.*

**Accomplishment 2:**

*Outcome: Improved Housing Opportunities in Area Surrounding SC Area - Within the last 5 years substantial new housing stock was added to and/or under construction around the Pulaski Highway Redevelopment Area, adding a variety of housing options at a variety of price points.*

*Projects: Projects include the following new privately financed housing developments which are in close proximity to the Pulaski SC area. Some are currently proposed/under construction.*

- *Sterling Reserve – 15 SFD Units*
- *Grantleigh Station – 60 SFD Units*
- *Greenfields at White Marsh – 96 SFD Units*
- *Preserve at Windlass Run – 412 Mix of SFA/SFD Units*
- *Ravenhurst – 90 SFA Units*
- *Martin Farms – 77 SFA Units*
- *Franklin Point @ Deerborne (Sections 3 & 4)- 123 SFA Units*
- *Overlook at Franklin Square – 356 SFA Units, Clubhouse*

*Partners: Baltimore County Department of Planning; Baltimore County Department of Permits, Approvals, and Inspections, Private Developers*

*Impact: Substantial increase in residential population and demands for goods and services. Housing*

*opportunities for employees and users of Medstar Franklin Square Medical Center and CCBC have been expanded.*

**Accomplishment 3:**

*Outcome: Improved Economic Health - East Side of County*

*Projects:*

*Tradepoint Atlantic (Sparrows Point, MD) – 3,100 acres of industrial/retail development with direct freight, rail, port and highway access*

*Crossroads @ 95 (Middle River, MD) – 1,000 acres commercial/industrial, 5 million sf of development*

*Greenleigh @ Crossroads – 200 acres – 833,000 sf flex/R&D; 743,000 sf office; 188,070 sf retail; 1,900 residential, 120 room Marriott(50,000 sf pad/food)*

*Partners: Tradepoint Atlantic – Redwood Capital Investments and Hico Global*

*Crossroads @ 95 - Somerset Construction, St. John Properties, Elm Street Development, Chesapeake Real Estate Group, LLC, First Industrial Realty Trust*

*Impact:*

*Crossroads @ 95/Greenleigh – See above regarding project description; 10,000 jobs expected at completion (3,500+ currently)*

*Tradepoint Atlantic (Former RG Steel) – TPA, a major international logistics, distribution, port and wind power facility will serve as a job engine for all of eastern Baltimore County – including the Pulaski SC area – and the entire Baltimore Region. Sage Policy Group assessed the economic implications of Tradepoint Atlantic’s master plan. The study finds that full build-out over the next decade will lead to \$1.8 billion in direct economic activity from the site’s tenants, creating 9,500 permanent, direct jobs. When taking into account multiplier impacts, this translates to \$2.9 billion in regional economic activity and total employment of nearly 17,000 jobs, with associated worker income of \$1.1 billion. An additional 21,000 construction-related jobs (measured in job years) are projected during the building phase. Implementation of the current Tradepoint Atlantic Master Plan will add more than 16 million square feet of built space at Sparrows Point by 2020-2025. This represents more square footage than all the office buildings in downtown Baltimore combined.*

*In December 2017, the County Council passed a 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 funding for 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 Tax Increment Fund in accordance with the Act within five (5) years from the effect date of the Resolution. The County also established a foreign*

Sustainable Communities Renewal Application - Section B

*trade zone to expand global commerce and is facilitating employee recruitment and screening for TPA companies.*

*Baltimore County's Department of Economic and Workforce Development was directly involved with supporting workers affected by the closure of RG Steel (now Tradepoint Atlantic). This was done by an established RG Unit, which dedicated staff to coordinate and deliver career consultation and training services to among 2,200 laid off workers. They also received a National Emergency Grant (NEG) to provide additional health premium support and training to workers. 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.*

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

*Outcome:*

*Predominant land use along Pulaski Highway is still industrial & commercial*

*Narrative: The SC area is zoned primarily light industrial and secondarily commercial from Pulaski Highway to Philadelphia Road on the west, and along the eastern frontage of Pulaski Highway. The industrially zoned property consists of a wide range of uses including: trucking facilities; contractor's yards; old motels; self-storage facilities; a clay mining operation; business parks with light manufacturing and offices; churches; and the headquarters of a local grocery chain. The commercially zoned property ranges from a big-box retail center to a neighborhood retail center to a small strip shopping center, and includes a new car showroom, gas stations, and pubs. A manufactured home park to the north is zoned heavy manufacturing. Over the years land developers have overlooked the area because of the unattractive appearance of the highway and aging development along it. A market study was conducted when planning for the SC area which found that demand exists for an employment oriented mixed use district at this location. After more recent public input it was found that employment opportunities are indeed in demand but the current uses along Pulaski Highway are economic generators and improving the physical appearance of the area overall would help to enhance the area and trigger revitalization efforts. The original efforts of the study, which included substantial land use changes, were not supported by the property owners. The focus will now be on implementing general revitalization strategies to improve the quality of life for residents and businesses in the area.*

*Outcome:*

*Low density development along Pulaski Highway remains*

*Narrative: While the SC area is zoned for high density employment uses, land developers and businesses have continued to overlook the area. Obstacles to change include piecemeal ownership and limited local street networks that make it difficult for any individual owner to make a change large enough to alter the image and reputation of the area. A combination of factors such as lot sizes and shapes, ownership patterns, site design regulations and market perceptions all work to reduce the areas growth potential. As a result most development along the corridor is very low density.*

## Sustainable Communities Renewal Application - Section B

*Outcome:*

*Form Based Codes*

*Narrative:*

*Form Based Codes are a regulation tool that fosters built results and creates a high quality public realm. The focus is the form and mass of buildings and their relation to one another as well as the scale and types of streets and blocks. Street and buildings types are clearly detailed along with build-to lines, number of floors and percentage of built site frontage. In the past this was a tool that the County was considering to help with the redevelopment of the Pulaski Highway corridor. After the input of the community it was determined that this was not a direction that was favorable.*

## **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.

Sustainable Communities Renewal Application - Section B

<b>ENVIRONMENT</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>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?</b>
1. Has there been an improvement in water quality?			N/A	Baltimore County maintains no monitoring locations within the area of interest, so it is not possible to know if there has been an improvement in water quality.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)		No		<p>GIS impervious surface data has ground condition dates of 2011 and 2014.</p> <p>2011 – 2014:              8107.8 sq ft removed              459686.0 sq ft added              +451578.2 sq ft net change = +10.3668 acres</p> <p>2014 – 2017:              Using aerial photography, changes in impervious surfaces over this time were visually detected and area was estimated by hand-digitizing.              0.0 sq ft noticed to be removed              494235.2 sq ft added              +494235.2 sq ft net change = +11.3461 acres</p> <p>10.3668 acres from 2011-2014 = 3.4556 acres/year              11.3461 acres from 2014-2017 = 3.7820 acres/year              21.7129 total acres from 2011-2017 = 3.6188 acres/year</p> <p>For the five year reporting period 2013-2017 estimated impervious surface gain was 18.0941 acres at a 3.6188 acre/year rate.</p>
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	Yes			While outside of the Sustainable Community's boundaries, a 12.4 acre park site by the intersection of Bird River and Wampler Roads was acquired in late 2017. This site, which is suitable for park development, is within the boundaries of the Middle River Recreation Council, whose service area includes nearly half of the Sustainable Community. The nature of park development shall be determined in the future.

Sustainable Communities Renewal Application - Section B

4. Did the Sustainable Community implement any recycling or waste reduction programs?	Yes			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, forest sustainability, land preservation and more. Baltimore County continues to promote efforts to make communities more sustainable.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?	Yes			There is a Costco Wholesale Club located within the area as well as a Kwik Mart. There are also various food options just outside of the Sustainable Community area.
<b>OTHER:</b>				

<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>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?</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	Yes			<p>These data could only be quantified at the zip code level, so two zip codes included in the SC area were used – 21220 &amp; 21237. Additionally, the most available business data for these zip codes is 2015.</p> <p>21220 – 620 business establishments (2012); 596 business establishments (2015)</p> <p>21237 – 828 business establishments (2012); 836 business establishments (2015)</p>
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	Yes			In 2015, the Chesapeake Enterprise Zone was designated. That area is located adjacent to the SC area. This zone designation provides tax credits for job growth and improvements to real property.

Sustainable Communities Renewal Application - Section B

3. Has there been an increase in foot traffic in the Main Street/commercial district?			N/A	
4. Have the number of commercial vacancies decreased?	Yes			As of 2013 (Q1), the commercial vacancy rate for the SC area was 2.2%. As of 2017 (Q4), the commercial vacancy rate for the SC area was 1.6%.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	Yes			This data could only be quantifiable at the zip code level, so two zip codes included in the SC area were used – 21220 & 21237.  21220 – 9,788 paid employees (2012); 10,052 paid employees (2017)  21237 – 16,344 paid employees (2012); 16,530 paid employees (2017)
<b>OTHER:</b>				

<b>TRANSPORTATION</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>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?</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	Yes			Yes, the amount of bike lanes has increased. The Campbell Blvd. Extended Phase 2 project from US 40 to Bird River Road provided 1400 lf of bike lanes in each direction within the Pulaski Highway Redevelopment Area.
2. Have there been improvements to the public transit infrastructure?			N/A	MTA will determine the transit improvements.

Sustainable Communities Renewal Application - Section B

3. Has there been an increase in sidewalks? (Amount in linear feet)	Yes			Yes, there has been an increase in sidewalks. The Campbell Blvd. Extended Phase 2 project from US 40 to Bird River Road provided 2800 lf of sidewalk within the Pulaski Highway Redevelopment Area.
4. Have there been any roadway improvements that support “Complete” or “Green” streets?	Yes			The Campbell Blvd. Extended Phase 2 project accommodates bike lanes within the study area.
5. Has traffic congestion along major roads decreased? (Amount in percent)	Yes			The Campbell Blvd. Extended Phase 2 project has reduced traffic on US 40.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>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?</b>
1. Have any residential facades been improved?			N/A	There were no housing rehab programs used in the SC area.
2. Has the home ownership rate increased?		No		The home ownership rate is currently at 45%, down from 91.43% in 2010. The SC area has been stable to some extent. The trend seems to be that most people are choosing to rent.
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		The last residential development was in the early era of the 2000s with 51 single family attached units. There are several developments in close proximity to the SC area which are currently planned and/or under construction. The area's housing is affordable and the cost is stable.
4. Has there been demolition of blighted properties?	Yes			In the past five years, there was one razing permit issued for demolishing one SFD unit at 1015 Middle River Road.
5. Has the residential vacancy rate decreased?		No		The residential vacancy rate is at 3% (an increase from 2010; 1.69%). Nearly all housing units are occupied.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>QUALITY OF LIFE</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>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?</b>
1. Has there been a decrease in crime rate?	Yes			Overall, there has been a slight increase in crime in the area in the past five years, from 283 in 2012 to 343 in 2017. This small increase is largely due to less serious crimes, according to the Baltimore County Department of Police. For serious crimes, the increase or decrease in the past five years is also insignificant.
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?			N/A	
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	Yes			The Community College of Baltimore County (CCBC) – Essex campus, immediately adjacent to the Sustainable Community boundaries, features numerous arts facilities that are not only used for scholastic activities, but are frequently visited by the general public. Major renovations and enhancements have taken place in recent years, including the opening of a new 1,842 square foot arts gallery in 2014.
4. How many historic properties were renovated/improved?	Yes			<p>There is one Baltimore County Final Landmark located within the project area, three other designated landmark properties abut the boundary. Out of those three, two properties were rehabilitated and received property tax credits under the <i>Baltimore County Property Tax Credit for Historic Restorations and Rehabilitations (Baltimore County Code Sec 11-2-201)</i> program.</p> <p>“Hoffmeister-Barrow House, Outbuildings &amp; Setting” located at 9304 Philadelphia Road. The property owners were issued a Certificate of Appropriateness for \$37,315 in eligible rehabilitation expenses and granted a \$7,463 historic property tax credit on August 20, 2012.</p> <p>“Dudnanski Bungalow &amp; Setting” located at 10000 Philadelphia Road. The property owners were issued a Certificate of Appropriateness for \$10,070,46 in eligible rehabilitation expenses and granted a \$2,014.09 historic property tax credit on April 20, 2015.</p>

Sustainable Communities Renewal Application - Section B

<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?</p>		<p>No</p>		<p>There are no developed public parks or recreation facilities within the Sustainable Community’s boundaries. However, a number of nearby recreation facilities are situated in close proximity, and serve both the general public and the organized programs of local “recreation councils,” within whose boundaries the Sustainable Community is located. The nearest of these are Nottingham Park (0.33 miles away, on King Avenue), Middle River Middle School Recreation Council (0.1 miles away, on Middle River Rd.), Glenmar Elementary School Recreation Center (0.1 miles away, on Community Dr.), and Victory Villa Elementary School Recreation Center (0.1 miles away, on Compass Rd.). Public and scholastic recreational activities also take place at the nearby CCBC Essex Campus, immediately adjacent to the Sustainable Community. Finally, the area has convenient access to the 2.6 mile long Route 43 Extension side path, a popular destination for walking and bicycling (trail access point at Bird River Road, approximately 2/3 of a mile away).</p>
<p><b>OTHER:</b></p>				

Sustainable Communities Renewal Application - Section B

<b>LAND USE/ LOCAL PLANNING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>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?</b>
1. Have there been any infill developments?	Yes			The following developments are currently proposed or approved in the area: PAI# 15-0983; Dollar General PAI# 15-0841; Greenfields at White Marsh (96 SFD Units) PAI# 15-0867; Ravenhurst (90 SFA Units) PAI# 14-0493; Rosedale Baptist Church School (Daycare/High School) PAI# 15-0415; Sleepy Hollow Mobile Home Park Expansion (8 mobile homes)
2. Has there been an increase in the amount of preserved/protected land?	Yes			Approximately 2.6 acres of additional land has been preserved, in the form of forest conservation and flood plain reservations in the Greenwood Manor residential subdivision. There are currently 60 acres of private and public open space.
3. Have there been any developments hindered by growth constraints?		No		
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 every 4 years. During that time, the public, as well as County Departments, the Planning Board and the 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 8 CZMP issues in and around the Pulaski Sustainable Community Area. The parcels ranged in size from less than one acre to 18 acres. At least half of the requests, known as "issues" requested changes from an industrial zoning district to a mid-range density residential zone, or to a business zone. The County Council endorsed the changes to provide for more residential opportunities on parcels that were no longer attractive to industrial users and to provide a level of business zoning that would allow for convenience goods and retail uses to serve the increasing residential population in the area.

Sustainable Communities Renewal Application - Section B

<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</p>			<p>N/A</p>	<p>There were no amendments to the water or sewerage designations in the past 5 years.</p>
<p><b>OTHER:</b></p>				

Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source</b> (federal, state, foundation, etc.)	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Community Legacy (CL):</b> • • •	DHCD			
<b>Strategic Demolition Fund (SDF):</b> • <b>Demolition of Vacated Eastern Family Resource Center (EFRC)</b>	DHCD	\$500,000		Application ID# SRP-SDF-2018-BaltCoGov-002018 Award letter issued 10/31/2017
<b>Community Safety &amp; Enhancement Program:</b>	MDOT			
<b>Maryland Bikeways Program:</b>	MDOT			
<b>Sidewalk Retrofit Program:</b>	MDOT			
<b>Water Quality Revolving Loan Fund:</b>	MDE			

Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source</b> (federal, state, foundation, etc.)	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Other Funding Programs:</b> <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i>				
*Please add more rows if necessary				
The demolition of the former EFRC is almost complete at a cost of \$559,956. The total project cost for the new 75,000 SF surgical center is expected to be an additional \$70 million. The new center will replace the hospitals operating rooms which average 35 years old, are outdated, undersized, and lack infrastructure and space to accommodate advanced surgical technology such as robotic and imaging assisted surgery.	State SDF	\$500,000		
The new 80,000 SF, three-floor Eastern Family Resource Center (EFRC) opened in October 2017. It replaced and expanded the previous shelter for women and families that served 250 people, and now offers three shelter operations, including an enhanced shelter for women and families, serving up to 250 people; a transitional shelter program for women and families with a capacity of up to 38 people; and a new shelter for men, with a capacity of up to 50 people.	State	See Notes		-Senate Bill 191, DGS Item No. 130 (\$1,500,000) -Senate Bill 170, DGS Item No. 004 (\$1,000,000) -House Bill 100, DGS Item No. 001 (\$2,500,000)
Medstar Health (MFSMC) contributed \$5 million toward the construction of the new shelter to supplement \$16 million in County funds and \$5 million in State Funds	MFSMC; County	\$5 Million; \$16 Million		

Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source (federal, state, foundation, etc.)</b>	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>

Sustainable Communities Renewal Application - Section B

**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 identified projects requiring additional funding.

### **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

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## Pulaski Highway Redevelopment Area

**Submitted by: Baltimore County Department of Planning**

**2/20/2018**

# 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)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>• The SC Area falls within two watersheds; Bird River to the north and Back River to the south. In the Bird River Watershed, the 2 main tributaries drain into White Marsh Run north of the SC Area, eventually emptying into Bird River, the Gunpowder River and the Chesapeake Bay. In the Back River Watershed, small tributaries drain into a system feeding Stemmers Run, which eventually drains into Back River and the Chesapeake Bay.</li> <li>• To improve water quality, several capital projects that include stream restoration, storm water conversions and retrofits, and reforestation projects have been identified in these watersheds through the county's Small Watershed Action Plans (SWAPs).</li> <li>• The SC Area is in the coastal plain, but outside an area that may flood (1 in 6 odds) by year 2100 due to sea level rise, storm surge, and tides, according to projections by Climate Central. Baltimore County, along with many other counties in the Baltimore metropolitan area, is designated as a non-attainment area for Particulate Matter, and has been giving a moderate rating for 8-hour ozone based on the EPA's 2008 standards.</li> <li>• Redevelopment of the SC Area as a multimodal community that can serve as a model for other areas in the County (and potentially in the State), could help to reduce air pollution from vehicle emissions, and become part of a long-term strategy to address both mitigatory and adaptive needs in consideration of climate variability and sea level rise.</li> </ul>	<ul style="list-style-type: none"> <li>• Total Maximum Daily Loads (TMDLs) exist in the watersheds covered by the SC Area for impairments associated with chlordane, PCBs, and nutrients. Implementation plans have been developed by Baltimore County to address these environmental weaknesses.</li> <li>• There are 500- (0.2% annual chance) and 100-year (1% annual chance) floodplains associated with two tributaries and White Marsh Run within the planning area, although these flood hazards do not include regulatory floodway considerations in the area of interest, and would only have minimal impact on future development within the SC Area. Soils data and other sources suggest that wetlands are relatively limited in the SC Area.</li> <li>• Tree Canopy: Insufficient tree canopy in SC boundary. The County's 2013 tree canopy goals include reaching and maintaining a 40% tree canopy cover in each Census Designated Place (CDP). An evaluation of land cover using high-resolution land cover from the Chesapeake Conservancy, University of Vermont, and WorldView Solutions, Inc. shows the SC Area's canopy at 33%. The tree canopy of Census Designated Places within the SC boundary are also below 40%.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>

<p>What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? →</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>		
<p>Tree Canopy: Outcome – While some trees will be lost through development, increase tree plantings within the SC boundary and surrounding CDPs.</p> <p>Tree canopy: Progress Measure – 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 tree canopy was determined with 2015 LiDAR and 2013 NAIP.</p>	<p>Tree Planting: Strategy A – Redevelopment will add shade trees and other vegetation to areas that are lacking to the SC. Pulaski Highway, now a wide, barren swath of pavement, will be rebuilt as a tree boulevard.</p> <p>Tree Planting: Strategy B – Determine if there are locations for other tree plantings</p>	<p>Tree Canopy: Baltimore County Department of Environmental Protection and Sustainability, Dundalk Renaissance Corporation, and the Back River Restoration Committee.</p>

# 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)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Major institutions including the Community College of Baltimore County (CCBC) and Medstar Franklin Square Hospital, which provide a large number of high quality jobs and services to the community.</li> <li>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 Port of Baltimore.</li> <li>Aviation and defense design, engineering, and manufacturing remain a vital force in the County and State economy, and continue to play a significant role in Middle River’s economy. Located at Martin Airport, a 5-minute drive from the SC Area, GE’s Middle River Aircraft Systems and Lockheed Martin provide hundreds of good jobs in the aerospace sector.</li> <li>A vibrant small and medium sized business community.</li> </ul>	<ul style="list-style-type: none"> <li>Higher incidence of unemployment that the County as a whole. The Rossville and Middle River census designated places, which contain the Pulaski SC, have 6.4% and 7.9% unemployment (American Community Survey, 2016), one-and-a-half to two times the County rate of 4.1%.</li> <li>Relatively low educational attainment with only 21% of Rossville/Middle River CDP residents having a bachelor’s degree or higher, versus 37% for County as a whole.</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Job Outreach</p> <p>Progress Measures: Decreased unemployment rates</p>	<p>Strategy A: Utilizing resources from the County’s new Job Connector Initiative (JCI) to strengthen County Workforce and Economic Development (DEWD) partnership with Medstar Franklin Square Medical Center, Tradepoint Atlantic and other major employers to develop specific talent development strategies that may include job readiness, occupational training and work-based learning.</p> <p>Strategy B: Expand effort to recruit new jobseekers into County workforce programs through job fairs, community events and use of the Mobile Career Center.</p>	<p>Baltimore County Government; MFSSMC; CCBC</p>

<p>Outcome 2: Variety of mixed use development in area</p> <p>Progress Measures: Increase in mix of different uses for businesses and residents in area</p>	<p>Strategy A: Encourage private investment in SC area by supporting key infrastructure improvements, such as completion of Campbell Boulevard/Mohr's Lane bridge-road project.</p> <p>Strategy B: Promote County incentive programs such as Enterprise Zone, Maryland Works, in SC area to encourage business attraction and revitalization efforts.</p>	<p>Baltimore County Government; Private Investors</p>
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# 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)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Extension of Campbell Blvd Phase 2 (US 40 to Bird River Road) provides better sidewalk and vehicular access</li> </ul>	<ul style="list-style-type: none"> <li>Limited road connectivity</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Better connected road network and walkable communities</p> <p>Progress Measures: Redevelopment within community will be spurred by improvements to road network</p>	<p>Strategy A: Complete Campbell Boulevard Phase 3 to provide road connectivity between White Marsh Business Community and MD 43</p> <p>Strategy B: Provide social and economic benefits to the area as a result of more development</p>	<p>State and local government agencies</p>
<p>Outcome 2: Re-open closed Mohr's Lane Bridge/Road</p> <p>Progress Measures: Re-establish direct connection between US 40 and MD 7 which is closed due to deteriorated bridge crossing over CSX tracks</p>	<p>Strategy A: Improved mobility</p> <p>Strategy B: New bridge with 75 year (min.) service life</p>	<p>Local, state and federal agencies</p>

# 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)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Several initiatives are underway or have been recently completed that will expand housing opportunities in Baltimore County for low-to-moderate income households</li> <li>• Rezoning to allow more residential uses and interest by the private market</li> </ul>	<ul style="list-style-type: none"> <li>• Many of the properties fronting Pulaski Highway are visibly vacant, deteriorated, or both, contributing to the negative image of the corridor</li> <li>• Within the SC area are a wide variety of single story buildings and yards that convey a highway-oriented character, reflecting the corridor's historic function as a primary truck route</li> <li>• Deteriorating buildings</li> <li>• Low quantity of quality housing choices</li> <li>• Lack of elderly housing in adjacent areas</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: A Variety of Housing Choices</p> <p>Progress Measures: Increased level of residential development and rehabilitation</p>	<p>Strategy A: Utilization of Baltimore County's Housing Opportunities Programs and incentives</p> <p>Strategy B: Expand the supply of affordable housing for families, disabled, elderly and homeless households</p>	<p>Baltimore County Government Maryland State Government</p>
<p>Outcome 2: Continued rezoning within close proximity to area</p> <p>Progress Measures: Increased development opportunities</p>	<p>Strategy A: Baltimore County Comprehensive Zoning Map Process</p> <p>Strategy B: Study of potential County Incentive overlay (Commercial Revitalization District, etc.)</p>	<p>Baltimore County Government Private Developers Private Investment</p>

# 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)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Location of campus for Community College of Baltimore County Essex Campus &amp; Medstar Franklin Square Medical Center</li> <li>• Close proximity to several employment centers at Crossroads @ 95 and Tradepoint Atlantic</li> </ul>	<ul style="list-style-type: none"> <li>• Very few cultural amenities in SC area</li> <li>• Located between White Marsh growth area and the waterfront, therefore competing for a distinct sense of place</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: A community with a distinct sense of place based on proximity to anchor institutions</p> <p>Progress Measures: Increased attendance at CCBC with Live Near Your Work program</p>	<p>Strategy A: Develop and institute a branding campaign</p> <p>Strategy B: Offer code enforcement and housing rehab program to improve existing, older part of community</p>	<p>Baltimore County Department of Planning; Baltimore County Department of Permits, Approvals and Inspections (PAI); Medstar Franklin Square Medical Center, CCBC Essex</p>
<p>Outcome 2: A high employment rate for area residents that will increase family incomes</p> <p>Progress Measures: Increased level of home ownership, sales prices and private development activity to change the demographic profile</p>	<p>Strategy A: Connect new residents to the local job opportunities through innovative recruiting methods and outreach efforts</p>	<p>Baltimore County Department of Planning; PAI; Baltimore County Department of Economic and Workforce Development; Medstar Franklin Square Medical Center, CCBC Essex</p>

# 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)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Industrially zoned land that is underutilized but has good transportation access and is ripe for redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Although nature of industrial uses has changed dramatically, owners still hesitant to give up zoning resulting in marginal land use</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Redevelopment of the area with a mix of uses that are supporting of and complementary to the two anchor institutions – Medstar Franklin Square Medical Center and CCBC</p> <p>Progress Measures: Underutilized land develops for new uses at key locations</p>	<p>Strategy A: Examine zoning in community surrounding anchor institutions</p> <p>Strategy B: Consider &amp; study new mixed use zone centered around institution plan</p> <p>Strategy C: Encourage high quality mixed use redevelopment</p>	<p>Medstar Franklin Square Medical Center; Community College of Baltimore County (CCBC); Baltimore County Department of Planning</p>

## Workgroup Roster

### Key Partners:

- Baltimore County Department of Planning
- MDOT, Office of Planning and Capital Programming
- SHA, Regional and Intermodal Planning Division
- Medstar Franklin Square Medical Center
- Community College of Baltimore County

### Key Public Agency Stakeholders:

- Baltimore County Department of Economic & 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 Department of the Environment
- Maryland Department of Planning
- Maryland Department of Housing and Community Development
- Maryland Energy Administration
- Maryland Transit Administration

### Key Community Stakeholders:

- Essex Middle River Civic Council
- Pulaski Highway Business Association
- Chesapeake Gateway Chamber of Commerce
- 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 Baltimore County Government, I hereby approve the application for renewal of the Sustainable Communities designation for Pulaski Highway Redevelopment Area. 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.

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Authorized Signature

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Type Name and Title

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Date