

# PIKESVILLE REVITALIZATION ACTION PLAN



Baltimore County  
Department of Planning  
October 2021



## Table of Contents

A. Executive Summary .....	1
B. The Community’s Vision for Pikesville .....	4
C. Revitalization Challenges and Opportunities .....	4
D. Pikesville Commercial District Study Findings .....	5
E. Revitalization Target Areas .....	9
F. Action Plan Approach and Summary .....	11
G. Action Plan Guide .....	11

### List of Figures:

A. Map 1: Revitalization Focus Areas.....	10
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### Appendix:

A. Baltimore County Revitalization Programs.....	18
B. Maryland Sustainable Communities and Baltimore Regional Neighborhood Initiative .....	20

## Contributors to Date

### Pikesville Community Organizations

- 1,000 Friends of Pikesville Inc.
- Pikesville Communities Corp.
- Pikesville-Greenspring Community Coalition
- Colonial Village Community Association
- Sudbrook Park Community Association
- Pikesville Township Community Association
- Pine Ridge Community Association
- Dumbarton-Stevenson Civic & Improvement Association
- Pikesville Library and Senior Center

### Business Stakeholders

- Beth Rheingold, Greater Baltimore Chamber of Commerce
- Arthur Putzel, Trout Daniel & Associates
- Steven Cornblatt, Trout Daniel & Associates
- Len Weinberg, Vanguard
- Roland Campbell, ROC Reality Group
- Sam Pleeter, Slade Shopping Center
- Virendra Patel, Vineyards Elite
- Robert Pollokoff, Fedder
- Mitch Posner, CHAI
- Nick Mangione, Double Tree Hotel
- Jack Greenberg, Suburban Club
- Dolores Vassallo, Suburban Club
- Baltimore County Revenue Authority

### Baltimore County Staff

- Steve Lafferty, Director, Department of Planning
- Amy Mantay, Deputy Director, Department of Planning
- Ngone Diop, Acting Division Chief, Department of Planning
- Bill Skibinski, Sector Planner, Department of Planning
- Michelle Bernstein, 2<sup>nd</sup> District Outreach Coordinator, Office of Community Outreach
- Justin Silberman, Sr. Legislative Aide, Office of Councilman Izzy Patoka
- Jessica Normington, West Side Business Support, Department of Economic and Workforce Development
- Pat McDougall, Planner, Department of Parks and Recreation
- Jen Meacham, Planner, Department of Planning
- Kris Weaver, Planner, Department of Planning
- Kui Zhao, Planner, Department of Planning
- Myles Muehlberger, Planner, Department of Planning
- Haley Amini, Natural Resources Specialist, Department of Environmental Protection and Sustainability

## **A. Executive Summary**

### **Purpose**

This revitalization action plan focuses on the Pikesville Commercial Revitalization District (CRD). The Pikesville CRD has been largely neglected and the area's aesthetic decline is apparent throughout the district. Several recommendations were outlined in previous plans, but without adequate funding and a persistent project campaign, many were never addressed or became unfeasible.

Pikesville has a rich history and the community embraces a variety of cultural and economic backgrounds. Pikesville's neighborhoods are among some of the oldest in Baltimore County. Those neighborhoods enjoyed a vibrant and thriving downtown, but today those aspects are lacking. Pikesville was a popular local destination and the overall decline of the CRD caused many residents to shop and dine at commercial areas outside the Baltimore Beltway. The purpose of this plan is to develop a realistic strategy that will encourage revitalization in the Pikesville CRD, promote adaptive reuse of significant properties and outline goals that will begin to address several longstanding issues. Through prioritization and reinvestment in high impact areas, the revitalization of Pikesville is achievable. Unfortunately, due to the COVID 19 pandemic, and the scope and expense of some projects, not all issues can be addressed immediately.

### **Vision**

The vision of the Pikesville action plan is to begin addressing longstanding issues through achievable revitalization goals. Many of the goals will be implemented throughout the Pikesville CRD, but the Central Business District (CBD) will be the initial priority area. Through the creation of an Action Plan Committee, the plan's goals will be proactively managed and provide project consensus. Baltimore County will initially facilitate action plan meetings in order to begin forming the committee. The committee should be comprised of Pikesville residents and chaired by community elected individuals for a two year term.

### **Goals**

The Action Plan Committee will identify specific areas and projects where revitalization will be most beneficial to the district. Once identified, the committee will focus on each goal and its corresponding action items. The committee's primary function will be to provide actively engaged leadership that focuses on a community advocacy approach to revitalization. The committee will also work closely with businesses in the CRD to encourage property improvements and coordinate with Baltimore County Government and the Greater Baltimore Chamber of Commerce to implement the plan.

Since revitalization can be expensive, the committee will assist in promoting the county's commercial revitalization programs and apply for substantial funding through state and federal revitalization programs. With county assistance, the Action Plan Committee will also focus on updating the Pikesville Commercial Revitalization Design Guidelines and reviewing current zoning classifications that may be hindering Pikesville's desired character. With additional assistance from the Baltimore County Revenue Authority (BCRA) and State Highway Administration (SHA), the district's traffic and parking issues will be evaluated.

## **Expected Results**

The primary expected results are to improve Pikesville's built environment and creating a vibrant commercial and cultural destination. To accomplish these overarching results, several goals and action items are outlined in the Action Plan Guide on page 11. The overarching results include the following goals:

- **Goal 1: Create a Pikesville Identity and Marketing Campaign**  
Develop a district-wide identity that is vibrant and resonates with Pikesville's history and vision while promoting the area to potential new residents, businesses, shoppers and investors.
- **Goal 2: Streetscape and Façade Improvements**  
Identify comprehensive physical improvements to the character and visual quality of the CRD. Improvements that can be accomplished at low cost will be prioritized. Other improvements requiring substantial investment from property and business owners will be identified. County and state assistance may be required to accomplish these improvements, requiring more time and effort to complete. Additionally, a façade improvement grant/award program will be explored.
- **Goal 3: Streamline and Promote CRD Revitalization Programs**  
Proactively work with the business community to educate them on the county's various revitalization programs. Other actions such as creating an inviting storefront and window displays will be a part of the committee's outreach and education efforts.
- **Goal 4: Monitor and Improve Transportation and Parking Issues**  
Coordinate efforts with SHA, BCRA and business/property owners in efforts to improve existing traffic and parking issues in the CRD. These efforts should include the creation of any bicycle and pedestrian routes to the nearby Metro station and the surrounding neighborhoods.
- **Goal 5: Update Pikesville Design Guidelines and Evaluate District Zoning**  
Coordinate with the Department of Planning to update the Pikesville Commercial Revitalization Design Guidelines. The guidelines should reflect the desired character and identity of the CRD, while being achievable for existing and future businesses.

The CRD's zoning classifications will be evaluated to ensure that current zoning is not hindering the desired character of Pikesville. New zoning classifications that enforce compact development, rather than suburban style development may be applied during future Comprehensive Zoning Map Process (CZMP).

➤ **Goal 6: Develop and Implement Litter and Dumpster Control Improvement Program**

Coordinating with Baltimore County agencies, the Greater Baltimore Chamber of Commerce and property/business owners to develop a district wide clean-up program and ensure that dumpsters are adequately screened from the public's view.

➤ **Goal 7: Evaluate Commercial Properties for Maintenance Enforcement**

The Action Plan Committee will work closely with Code Enforcement to address poorly maintained properties and code violations. The County's various CRD improvement programs should be encouraged and promoted throughout this process.

➤ **Goal 8: Evaluate the Relocation of Senior Center**

Continue to evaluate the community's vision to relocate the Senior Center to a single story building. However, preference should be given to a site that is capable of maintaining connection between the senior center and library.

➤ **Goal 9: Develop a Community-driven Plan for Identified Opportunity Sites**

Each major opportunity site will have a strategic plan developed based on feedback obtained from the surrounding communities. Site redevelopment and creating community open space(s) will be major components to the plan.

➤ **Goal 10: Develop a Roadmap for Obtaining State Designated Districts**

Determine which state designation is most feasible and would best serve the Pikesville community (e.g. Arts and Entertainment District). Develop a roadmap for achieving the selected designation.

➤ **Goal 11: Redevelop the Historic Pikesville Armory**

Finance, program, and redevelop the historic Pikesville Armory in accordance with the mission statement established by the Governor's Commission to Study the Future of the Pikesville Armory. The Pikesville Armory Foundation will lead the programming and redevelopment efforts with technical assistance from Baltimore County Government.

## **B. The Community's Vision for Pikesville**

Through the Pikesville Commercial District Study and its corresponding community input process, the vision for Pikesville is comprised of the following key attributes:

1. A district wide identity that is vibrant, clean, safe and walkable.
2. Improved streetscapes and building facades.
3. An area with a unifying theme that is an attraction for both local residents and regional visitors.
4. Open space(s) for community gatherings.
5. More local events for the Pikesville community to enjoy.
6. A trail network connecting the surrounding neighborhoods, CRD, Metro station, and historic properties.
7. Improvements to traffic and parking throughout the commercial district.
8. Future mixed-use and/or "live where you work" development where possible.

## **C. Revitalization Challenges and Opportunities**

The revitalization of older business districts has challenges, but within those challenges are opportunities to build on and improve upon an area's strengths. Pikesville faces challenges with: 1) aging and neglected building conditions and streetscapes; 2) poor customer, property owner and investor perceptions of the district; 3) coordination between property/business owners and government; 4) limited capacity and quality of businesses and on-line shopping; 5) limited access to funding; 6) traffic and parking challenges; and 7) litter.

Pikesville's CRD is a unique area in Baltimore County with a rich history and eclectic character. However, the current retail environment leans heavily towards on-line shopping and newer outer ring commercial developments. This led to business and property owners reluctant or unable to reinvest and make visual improvements.

If marketed to a broad redevelopment audience, Pikesville's changing demographics and locational advantages may create opportunities. The CRD is along Reisterstown Road and between the Baltimore Beltway and Baltimore City line. Although the traffic congestion needs improvement and Pikesville is often seen as a "pass through" area, retail and restaurant owners have an opportunity to market themselves to a broad range of daily drivers. Additionally, Pikesville's CRD has several neighborhoods within comfortable walking distance or close enough to benefit from a micro-transit system circulating through the area.

## D. Pikesville Commercial District Study Findings

The following Department of Planning findings were compiled after the Pikesville Commercial District Study and community input processes were completed. These findings are not listed in sequential order nor in any preferred order of action. All findings are considered fundamental to the action plan's success. The study and community input documents are located at the following web address: <https://www.baltimorecountymd.gov/Agencies/planning/communityplanning/pikesville/index.html>

### a. Pikesville Identity, Marketing and Promotion

- Provide incentives for attracting/recruiting additional casual-dining and entertainment options to the commercial district that will draw more visitors and pedestrian activity and create a desirable dining and after-dinner destination.
- Continue working with Pikesville's residential and business communities to design and implement an identity for the CRD. All efforts should be closely coordinated with the Pikesville community, Greater Baltimore Chamber of Commerce, Baltimore County Government, and if necessary seek out grant funding to hire a private consulting firm.

### b. Streetscape and Façade Improvements

- Assess the condition of the existing streetscape enhancements, sidewalks, and crosswalks along Reisterstown Road from Old Court Road to the City Line.
- Work with the State and County to develop a proposal and cost estimate for repairing and/or replacing deteriorated streetscape elements and enhancing pedestrian crosswalks. Enhanced crosswalks would include the use of textured paving materials at signalized intersections and prominent striping at other intersections.
- Through the Sustainable Communities designation, apply for State funding to improve the Central Business District's streetscape based on the proposal's scope and cost estimate.
- Streamline and improve the development approval processes to make it easier for new businesses to invest in Pikesville and existing businesses to revitalize.

### c. Baltimore County - Commercial Revitalization Programs

- Building Improvement Loan Program (BILP)
  - Strengthen the financial incentives of the BILP for commercial properties by offering matching grants in addition to interest-free loans.
- Architect-On-Call (AOC)
  - Evaluate and improve the effectiveness of the AOC program.
- Evaluate the effectiveness of the Commercial Revitalization Tax Credit.
- Pikesville Revitalization District Redevelopment Incentive Fund



- Work with the Department of Economic and Workforce Development to identify areas that may qualify to take advantage of the fund.
- Promote the fund to property owners and developers.

#### **d. Transportation and Parking**

- Continue to evaluate and support the bicycle and pedestrian access recommendations outlined in the Western Baltimore County Pedestrian and Bicycle Access Plan.
- Explore possible connections between the CRD and Metro Station using the concept of Context Sensitive Design.
- Continue to work with the State Highway Administration (SHA) in evaluating and improving vehicular traffic through the commercial district.
- Continue to work with property owners and the Baltimore County Revenue Authority to improve parking throughout the commercial district.
- In an effort to improve access to stores and restaurants, the no left turn restrictions (signs) should be removed. In cooperation with SHA and Baltimore County, explore the possibility of adding a fifth turn lane at the restricted intersections.
- Explore the possibility of making crosswalks safer with the installation of traffic islands in the Central Business District. At a minimum, the existing crosswalks should be enhanced to provide improved pedestrian safety. This effort should be coordinated with SHA and Baltimore County.
- In an effort to enhance the Central Business District's aesthetics, explore the possibility of moving the utility lines and poles from Reisterstown Road to behind the buildings along DeRisio Lane.

#### **e. Commercial Design Guidelines and Zoning**

- Conduct a comprehensive review of the current commercial design guidelines in order to provide appropriate and reasonable guidelines and implementation measures that will help ensure new development, signage, and building façade improvements that enhance Pikesville's unique character. If necessary, update the guidelines.
- Through Sustainable Communities funding, create an annual award or grant program for commercial property improvements.
- Create and adopt a new mixed-use commercial overlay zoning district for the Central Business District to ensure new land uses, building renovations, and redevelopment are appropriate for a walkable downtown environment.
- Evaluate the District's current zoning classifications. Zoning should support the community's vision.

**f. Litter and Dumpster Control**

- Develop and implement a litter cleanup and prevention effort to ensure the sidewalks, roads, and properties in the Commercial Revitalization District are litter-free.
- Screen or relocate dumpsters that are visible from Reisterstown Road.
- Coordinate litter and pollution control strategies with the Department of Environmental Protection and Sustainability (DEPS) and the Department of Public Works (DPW).

**g. Property Maintenance Enforcement**

- When necessary, coordinate with code enforcement to address property up-keep and maintenance issues in the Commercial Revitalization District. In order to maximize the impact of code enforcement, proactive enforcement in addition to complaint-driven enforcement should be explored.

**h. Pikesville Library and Senior Center**

- Investigate the potential relocation of this facility to a suitable building in the commercial core.

**i. Pikesville Armory**

- The County is requesting that the State work collaboratively with the Pikesville Armory Foundation, Inc. and community to ensure that the mission statement developed during the Governor’s Commission to Study the Future of the Pikesville Armory is adhered to throughout any design, redevelopment and programming of the site.
- The County and Pikesville community requested to temporarily activate the open space of the armory’s property fronting Reisterstown Road for public use.

**j. Suburban Club Property**

- In order to understand and prepare for any change of status at the Suburban Club, the community provided a variety of suggestions should the 137 acre property ever undergo redevelopment. The community’s input contained the following elements:
  - Transformation of the property into a mixed-use, pedestrian-friendly development that creates an attractive and strong “sense of place.”
  - Compatible and complementary mix of residential, commercial, and recreation uses.
  - Incorporation of small-scale, “Main Street” type commercial development that extends and complements the existing central business district.
  - Incorporation of a significant residential component. New residential uses of moderate to high density would provide an expanded local customer base for area businesses and improve the overall economic vitality of the Commercial Revitalization District. The residential component could potentially include a different housing stock than what Pikesville currently offers (e.g., condominiums for empty-nesters and young professionals).
  - Sufficient density to create vitality while maintaining a comfortable environment.

- Attractive site and building design.
- Provision of off-street public parking, including structured parking.
- An expanded street network to enhance connectivity for both cars and pedestrians to the surrounding community.
- Prohibition of inappropriate or incompatible uses such as automobile-oriented uses and large retail stores.
- Provision of community amenities that will benefit the residents of the mixed-use development and the entire Pikesville area. These would include outdoor public spaces such as plazas, squares, green space, pedestrian/bicycle paths, and a community park.
- Provision of an open space buffer along Park Heights Avenue.
- Change the Baltimore County Master Plan future land use designation from T-3 (Sub-Urban) to T-5 (Urban Center).
- Designate the property as a Community Enhancement Area in the Baltimore County Master Plan.
- Add the property to the Northwest Gateway Sustainable Community designated area. Expanding the Sustainable Community designation to include this property would make the property eligible for potential community revitalization funding from the state.
- Consider incorporating all or part of the property into the Commercial Revitalization District.

**k. Potential State Designated Districts**

Develop a scope and project road map for obtaining selected designations such as Maryland State Arts Council's Arts and Entertainment District and Main Street Maryland, if there is community and organizational capacity to support the pursuit of such designations.

**l. Leadership and Plan Implementation**

Implementation of the revitalization recommendations will require a continuous proactive effort on the part of the Pikesville community. The Action Plan Committee should take the lead in the implementation of the recommendations. The group should be comprised of representatives from the community that have a stake in the area.

**m. State of Maryland - Sustainable Communities Resources**

Promote revitalization through the Maryland Sustainable Communities Program. Identify and implement qualifying revitalization projects with funding assistance from this program.

## E. Revitalization Target Areas

Although the entire CRD is the focus area for the action plan, Map 1 on the next page shows delineated target areas based on uses, owner involvement, and reinvestment potential. In cooperation with business and property owners, the Action Plan Committee, Baltimore County and Chamber of Commerce will focus on projects and funding where revitalization will provide the most upfront benefit in high impact areas. As improvements progress, the focus will widen its reach when and where economically feasible. The target areas will include the following:

### 1. Central Business District:

A *high-impact* target area that will receive a majority of the initial revitalization efforts. This area is the most walkable and has some Main Street characteristics. Revitalizing this area may eventually benefit the CRD in its entirety and will receive a majority of the initial funding for revitalization projects.

### 2. Neighborhood Commercial:

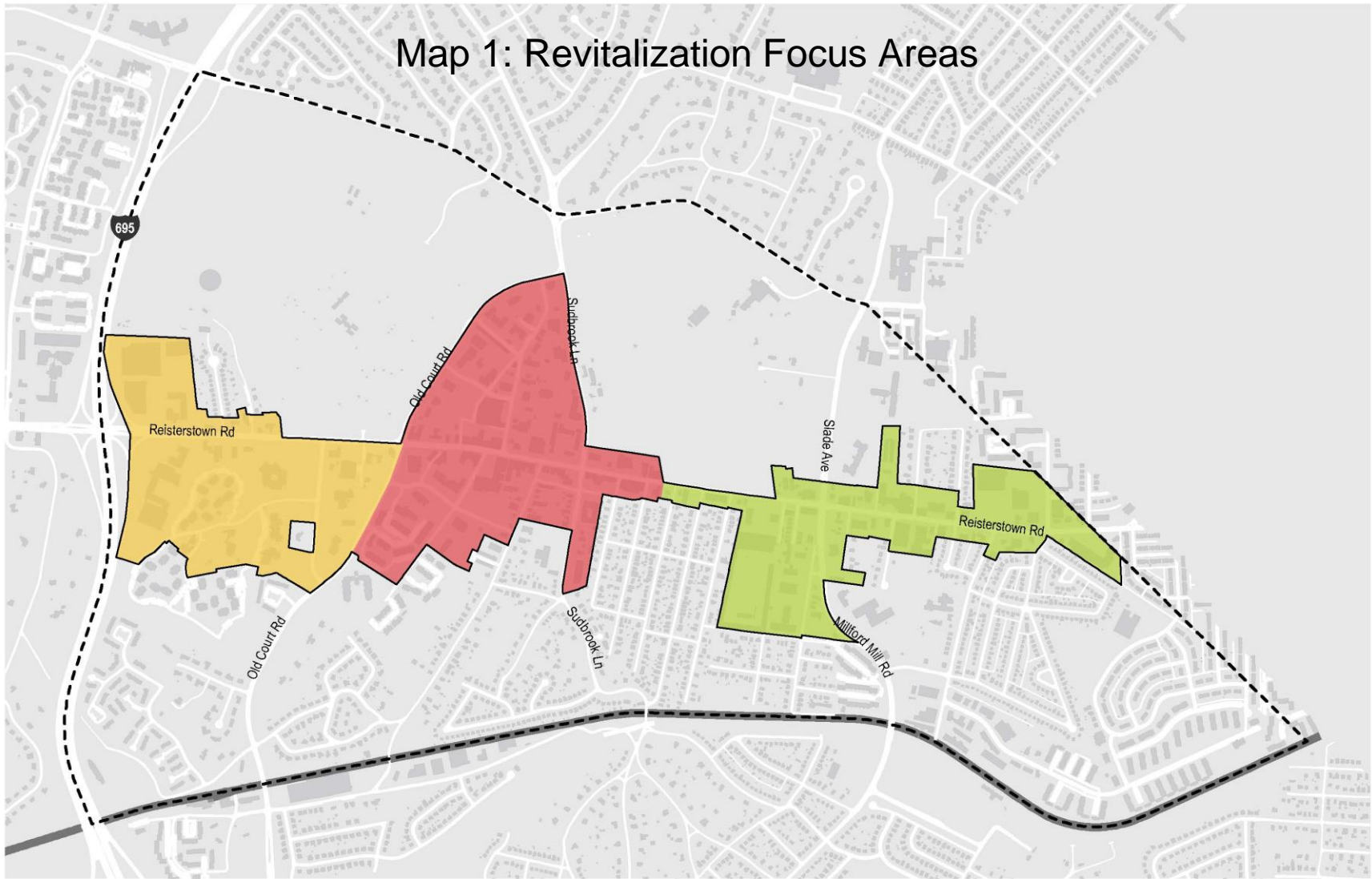
A *moderate-impact* area that is adjacent to the Baltimore City line. This area has several auto dependent uses, but it also serves the surrounding neighborhoods and is walkable. This area will receive secondary funding for revitalization projects.

### 3. Suburban Commercial:

A *low-impact* revitalization area that is auto dependent in its characteristics. Redevelopment near the Baltimore Beltway is already underway with substantial investment from private entities. This area will receive tertiary funding towards revitalization projects.

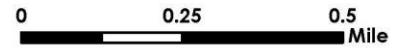


# Map 1: Revitalization Focus Areas



## Legend

-  Pikesville Study Area
-  Suburban Commercial
-  Central Business District
-  Neighborhood Commercial



## F. Action Plan Approach and Summary

The approach of this action plan is to layout a framework of achievable goals that are intended to improve the Pikesville CRD and begin shaping the community’s vision. This action plan should serve as a formal guide in unifying the efforts of community/business stakeholders, Greater Baltimore Chamber of Commerce, and Baltimore County Government. This action plan should be managed by the Action Plan Committee, with assistance from Baltimore County and the Chamber of Commerce. The committee’s efforts should focus on monitoring and completing the action items outlined for each goal. Various funding sources from federal, state and county programs will be explored. Additionally, Baltimore County Capital Improvement Project (CIP) funds will be requested.

A series of individual action items are listed under each goal. Each action is geared towards completing the goal and fostering the plan’s approach to revitalizing the Pikesville CRD. The goals and their action items were designed to address the community’s input throughout the Pikesville study process. Lead coordinators and partners/contributors are listed for each action item. These organizations and/or individuals should coordinate all efforts in completing the action.

The time frames of actions may be short-term, long-term and on-going. Short-term actions are expected to be completed within one to three fiscal years; long-term actions are expected within three to five or more fiscal years; and on-going should be continually conducted and monitored. Due to the COVID 19 pandemic, some of the time frames could be impacted.

## G. Action Plan Guide

Goal 1: Create a Pikesville Identity and Marketing Campaign					
ID	Action Item	Lead Coordinators	Partners/Contributors	Time Frame	Source of Funds
1a	Collect community input to create a cohesive characteristic and identity for the CRD.	<ul style="list-style-type: none"> <li>• BC Dept. of Planning</li> <li>• Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>• Chamber of Commerce</li> <li>• Community stakeholder groups</li> </ul>	FY 2022-23	<ul style="list-style-type: none"> <li>• Sustainable Communities</li> </ul>
1b	Obtain funding through the Community Legacy program to hire a marketing/branding consultant.	<ul style="list-style-type: none"> <li>• BC Dept. of Planning</li> <li>• Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>• Chamber of Commerce</li> <li>• Community stakeholder groups</li> </ul>	FY 2023-24	<ul style="list-style-type: none"> <li>• Sustainable Communities -Community Legacy</li> </ul>
1c	Acquire additional marketing and promotional materials that highlight the area’s history, demographics, locational advantage and vision.	<ul style="list-style-type: none"> <li>• Chamber of Commerce</li> <li>• Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>• BC Dept. of Planning</li> </ul>	FY 2021-23	Commercial Revitalization Action Grant

1d	Develop strategies that create Pikesville as a retail destination and place to live. Work towards reversing retail flight.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● BC Dept. of Economic &amp; Workforce Development</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-24	<ul style="list-style-type: none"> <li>● Commercial Revitalization Action Grant</li> <li>● Sustainable Communities -Community Legacy/BRNI</li> </ul>
1e	Explore areas where new residential units are possible and attract new residents to the CRD area. Foster new housing investment.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Economic &amp; Workforce Development</li> </ul>	FY 2022-24	<ul style="list-style-type: none"> <li>● Sustainable Communities -Community Legacy/BRNI</li> </ul>
1f	Develop and coordinate community friendly events in the Pikesville CRD and explore the activation of Armory frontage for outdoor activities.	<ul style="list-style-type: none"> <li>● Plan Committee</li> <li>● Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● BC Dept. of Planning</li> </ul>	On-going	Commercial Revitalization Action Grant
1g	Identify locations where public art (e.g. murals, sculptures, and painted hardscapes) would be feasible and a benefit to the commercial district. The Armory should be explored and given special consideration. If feasible, move to 1h.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	N/A
1h	Commission artists to design and install a public art project. The Armory should be explored and given special consideration.	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Community stakeholder groups</li> <li>● Outreach/County Council</li> </ul>	FY 2022-23	<ul style="list-style-type: none"> <li>● Commercial Revitalization Action Grant</li> <li>● Sustainable Communities -Community Legacy</li> <li>● Maryland State Arts Council</li> <li>● Baltimore County Arts Commission</li> <li>● Baltimore County Arts Guild</li> <li>● Other federal, state and non-profit</li> </ul>

<b>Goal 2: Streetscape and Façade Improvements</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
2a	Identify locations within the Central Business District where improvements would be most impactful.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> <li>● BC Dept. of Public Works</li> <li>● MD State Highway Admin.</li> </ul>	FY 2021-22	N/A
2b	Obtain cost estimates for streetscape improvements.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> </ul>	FY 2021-22	<ul style="list-style-type: none"> <li>● TBD – consultant dependent</li> <li>● Sustainable Communities -Strategic Demolition Fund</li> </ul>
2c	Apply for State funding through the Sustainable Communities designation.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	FY 2021-22	N/A

		<ul style="list-style-type: none"> <li>● Plan Committee</li> </ul>			
2d	Develop a guide that will assist property and business owners through the permitting process.	BC Dept. of Permits, Approvals & Inspections	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Outreach/County Council</li> </ul>	FY 2021-22	N/A
2e	Foster landscaping installations and improvements.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	On-going	<ul style="list-style-type: none"> <li>● Commercial Revitalization Action Grant</li> <li>● Sustainable Communities -Community Legacy</li> </ul>

<b>Goal 3: Streamline and Promote CRD Revitalization Programs</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
3a	Evaluate and where needed, update the County's CRD revitalization programs.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● BC Dept. of Economic &amp; Workforce Development</li> </ul>	FY 2022-23	N/A
3b	Develop a strategy to promote the County's revitalization programs.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Economic &amp; Workforce Development</li> <li>● Outreach/County Council</li> </ul>	FY 2022-23	N/A

<b>Goal 4: Monitor and Improve Transportation and Parking Issues</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
4a	Continue to evaluate traffic and parking issues in the CRD. Complete Pikesville parking study and inventory.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> <li>● MD State Highway Admin.</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	FY 2021-22	N/A
4b	Work with MD State Highway Admin to develop improved pedestrian/crosswalk safety.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> <li>● MD State Highway Admin.</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	State funding - TBD
4c	If feasible, develop a micro-transit (circulator) system.	BC Dept. of Public Works	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● MD State Highway Admin.</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	TBD	TBD
4d	Where appropriate, remove unused parking meters.	BC Revenue Authority	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> <li>● BC Dept. of Planning</li> </ul>	FY 2022-23	BC Revenue Authority



4e	Design, purchase and install free parking wayfinding signage at key intersections in the CRD.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> <li>● Chamber of Commerce</li> <li>● Property and business owners</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	<ul style="list-style-type: none"> <li>● Sustainable Communities -Community Legacy/BRNI</li> <li>● Commercial Revitalization Action Grant</li> </ul>
4f	In key parking areas, evaluate the effectiveness and feasibility of a shared parking agreement.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● BC Revenue Authority</li> <li>● Outreach/County Council</li> <li>● Community stakeholder groups</li> <li>● Property and business owners</li> </ul>	FY 2022-23	N/A
4g	Evaluate and improve lighting in parking lots.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Property and business owners</li> <li>● BC Dept. of Public Works</li> </ul>	FY 2022-23	<ul style="list-style-type: none"> <li>● Sustainable Communities -Community Legacy/BRNI</li> <li>● Commercial Revitalization Action Grant</li> </ul>
4h	Evaluate and develop an interconnected walking/biking trail system throughout the Pikesville CRD and residential areas. Should include any/all historic features and transit hubs.	BC Dept. of Public Works	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Community stakeholder groups</li> <li>● Consulting Firm</li> </ul>	FY 2023-24	<ul style="list-style-type: none"> <li>● Sustainable Communities -Community Legacy/BRNI</li> </ul>
4i	If necessary, hire a consultant to further develop a trail network.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	FY 2023-24	<ul style="list-style-type: none"> <li>● Sustainable Communities -Community Legacy/BRNI</li> </ul>
4j	Continue to evaluate the pedestrian and bicycle improvements outlined in the Western Baltimore County Pedestrian and Bicycle Improvement and Access Plan.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Public Works</li> <li>● Community stakeholder groups</li> </ul>	On-going	N/A

<b>Goal 5: Update Pikesville Design Guidelines and Evaluate District Zoning</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
5a	Evaluate effectiveness of the current commercial revitalization and landscaping design guidelines and provide recommendations for improvements.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Chamber of Commerce</li> <li>● Outreach/County Council</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	N/A
5b	Hire an architectural and design consultant to update commercial revitalization design guidelines.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● Consulting Firm</li> </ul>	FY 2022-23	<ul style="list-style-type: none"> <li>● Sustainable Communities -Community Legacy/BRNI</li> <li>-Strategic Demolition Fund</li> </ul>
5c	Evaluate the current zoning classifications in the Pikesville CRD.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	N/A

5d	Explore areas within the CRD that would benefit from the Comprehensive Zoning Map Process (CZMP).	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-24	N/A
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**Goal 6: Develop and Implement Litter and Dumpster Control Improvement Program**

ID	Action Item	Lead Coordinators	Partners/Contributors	Time Frame	Source of Funds
6a	Purchase and install additional trash cans for high pedestrian traffic areas in the CRD.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Chamber of Commerce</li> </ul>	BC Dept. of Public Works	FY 2022-23	<ul style="list-style-type: none"> <li>● Commercial Revitalization Action Grant and/or CIP</li> <li>● Sustainable Communities -Community Legacy/BRNI</li> </ul>
6b	Continue to coordinate litter and pollution control strategies with BC DEPS.	BC Dept. of Planning	<ul style="list-style-type: none"> <li>● BC Dept. of Environmental Protection &amp; Sustainability</li> <li>● Community Outreach</li> </ul>	On-going	N/A
6c	Coordinate storm drain stenciling project.	BC Dept. of Environmental Protection & Sustainability	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● BC Dept. of Public Works</li> <li>● Outreach/County Council</li> </ul>	FY 2023	N/A
6d	Assist property and business owners to improve and screen dumpster locations. If necessary, develop an enclosure design assistance program.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Community stakeholder groups</li> <li>● Outreach/County Council</li> <li>● BC Dept. of Public Works</li> <li>● BC Dept. of Environmental Protection &amp; Sustainability</li> <li>● Chamber of Commerce</li> </ul>	FY 2023-24	<ul style="list-style-type: none"> <li>● Architect-On-Call</li> <li>● Sustainable Communities -Community Legacy/BRNI</li> </ul>
6e	Coordinate and schedule district wide clean-up and beautification days with the community.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Community stakeholder groups</li> <li>● Outreach/County Council</li> <li>● BC Dept. of Public Works</li> <li>● BC Dept. of Environmental Protection &amp; Sustainability</li> <li>● Chamber of Commerce</li> </ul>	On-going Quarterly	TBD

**Goal 7: Evaluate Commercial Properties for Maintenance Enforcement**

ID	Action Item	Lead Coordinators	Partners/Contributors	Time Frame	Source of Funds
7a	Identify commercial properties with major code enforcement and maintenance issues.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Permits, Approvals &amp; Inspections</li> <li>● Chamber of Commerce</li> <li>● Outreach/County Council</li> <li>● Community stakeholder groups</li> </ul>	FY 2021-23	N/A

7b	Work with property and business owners to address identified and enforceable issues.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Permits, Approvals &amp; Inspections</li> <li>● Chamber of Commerce</li> <li>● Outreach/County Council</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	N/A
7c	If required, escalate any unresolved issues to Code Enforcement.	BC Dept. of Permits, Approvals & Inspections	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Oversight Committee</li> </ul>	FY 2022-23	N/A
7d	Enforce sign and litter codes consistently and proactively.	BC Dept. of Permits, Approvals & Inspections	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Oversight Committee</li> <li>● Community stakeholder groups</li> </ul>	On-going	N/A

<b>Goal 8: Evaluate the Relocation of Pikesville Library and/or Senior Center</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
8a	Continue to evaluate the relocation of the Pikesville Library and/or Senior Center. The Pikesville Armory property should be explored as a priority location.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● BC Dept. of Aging</li> <li>● BC Dept. of Economic &amp; Workforce Development</li> <li>● BC Revenue Authority</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	On-going	TBD

<b>Goal 9: Develop a Community-driven Plan for Identified Opportunity Sites</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
9a	Continue to support the adaptive reuse of the Pikesville Armory. Work with the State of Maryland and Pikesville Armory Foundation (PAF) as needed.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● PAF</li> </ul>	<ul style="list-style-type: none"> <li>● Community stakeholder groups</li> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● BC Revenue Authority</li> </ul>	TBD	TBD – RFP process
9b	Encourage the improvement and/or redevelopment of the University BP properties on the corner of Reisterstown Rd and Milford Mill Rd.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> <li>● BC Revenue Authority</li> </ul>	FY 2022-23	N/A
9c	Develop opportunity/redevelopment plan should the Boston Market property (1331 and 1317 Reisterstown Rd) become available.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● BC Dept. of Economic &amp; Workforce Development</li> <li>● BC Revenue Authority</li> </ul>	FY 2022-23	N/A

9d	Develop a design proposal for the unused courtyard adjacent to the Maryland Trooper's Association.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● Consulting firms</li> <li>● BC Revenue Authority</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-23	<ul style="list-style-type: none"> <li>● Commercial Revitalization Action Grant</li> <li>● Sustainable Communities <ul style="list-style-type: none"> <li>-Community Legacy/BRNI</li> <li>-Strategic Demolition Fund</li> </ul> </li> <li>● Architect-On-Call program</li> </ul>
9e	Develop a vision plan should the State Police Headquarters and its surrounding properties become available.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● Consulting firms</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-24	<ul style="list-style-type: none"> <li>● Sustainable Communities <ul style="list-style-type: none"> <li>-Community Legacy/BRNI</li> <li>-Strategic Demolition Fund</li> </ul> </li> <li>● Architect-On-Call program</li> </ul>
9f	Explore the development of a retail-focused pedestrian walkway from the State Police courtyard through Foley Lane.	Plan Committee	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● Consulting firms</li> <li>● Developers</li> <li>● BC Revenue Authority</li> </ul>	FY 2023-25	<ul style="list-style-type: none"> <li>● TBD</li> </ul>

<b>Goal 10: Develop a Roadmap for Obtaining State designated Districts</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
10a	Evaluate the possibility of Pikesville obtaining the Arts and Entertainment District and/or Main Street Maryland designations. If feasible, develop a roadmap.	<ul style="list-style-type: none"> <li>● BC Dept. of Planning</li> <li>● Plan Committee</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach/County Council</li> <li>● Chamber of Commerce</li> <li>● Community stakeholder groups</li> </ul>	FY 2022-24	N/A or TBD

<b>Goal 11: Redevelop the Historic Pikesville Armory</b>					
<b>ID</b>	<b>Action Item</b>	<b>Lead Coordinators</b>	<b>Partners/Contributors</b>	<b>Time Frame</b>	<b>Source of Funds</b>
11a	Finance, program, and redevelop the historic Pikesville Armory in accordance with the mission statement established by the Governor's Commission to Study the Future of the Pikesville Armory.	<ul style="list-style-type: none"> <li>● Pikesville Armory Foundation</li> </ul>	<ul style="list-style-type: none"> <li>● Baltimore County Government</li> <li>● Community stakeholder groups</li> <li>● Outreach/County Council</li> <li>● Consulting firms</li> <li>● Developers</li> <li>● BC Revenue Authority</li> </ul>	On-going	TBD



## **Appendix A: Baltimore County Revitalization Programs**

### **Architect-On-Call**

[Architect-On-Call](#) offers up to 10 free hours of professional architectural design services to businesses improving the exteriors of their buildings. After an initial site visit and meeting, the architect prepares a digital rendering of the building with design recommendations and a rough cost estimate. The service is free when improvements are certified as complete within six months. [Download an application](#) (PDF).

Phone: 410-887-3480

Email: [planning@baltimorecountymd.gov](mailto:planning@baltimorecountymd.gov)

### **Building Improvement Loan Program (BILP)**

A \$30,000 interest-free loan which can be used for exterior improvements such as awnings, landscaping, and signage. This loan can be combined with the other economic development incentives for larger projects. Some minor interior and equipment improvements may also be financed. [Download an application](#) (PDF).

Phone: 410-887-3480

Email: [planning@baltimorecountymd.gov](mailto:planning@baltimorecountymd.gov)

### **Commercial Revitalization Tax Credit**

For larger projects, this benefit provides a five-year real property tax credit if physical improvements increase the assessed property value by \$100,000 or more. A 10-year credit is available if improvement costs exceed \$10 million. Learn more about the Commercial Revitalization Tax Credit and how to apply.

Note: Applicants must apply within 120 days of completed project in order to receive credit for the next tax year. [Download an application](#) (PDF).

Phone: 410-887-3480

Email: [planning@baltimorecountymd.gov](mailto:planning@baltimorecountymd.gov)

## **Pikesville Revitalization District Redevelopment Incentive Fund**

See § 10-10-108 of the Baltimore County Code (BCC) for detailed information at the following web site:

[https://library.municode.com/md/baltimore\\_county/codes/code\\_of\\_ordinances?nodeId=ART10FI\\_TIT10ECDEREFIFU\\_SUBTITLE\\_1INGE\\_S10-10-108PIREDIREINFU](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART10FI_TIT10ECDEREFIFU_SUBTITLE_1INGE_S10-10-108PIREDIREINFU)

There is a Pikesville Revitalization District Redevelopment Incentive Fund within the Economic Development Revolving Financing Fund. The purpose of the Fund is to further the purpose and goals of the Pikesville Plan by providing an economic incentive for the revitalization of vacant or nonproductive or underutilized industrial or commercial properties in the District. The Fund may provide financial assistance to any applicant in the form of loans, guarantees, tax credits or grants, or any combination of such assistance. The amount of assistance may not exceed \$1 million for any one or total number of projects.

## Appendix B: Maryland Sustainable Communities and Baltimore Regional Neighborhood Initiative

The Pikesville CRD is within the Northwest Gateways Sustainable Community. For detailed information on the benefits of being within a Sustainable Communities area, please visit the following web sites:

1. <https://www.baltimorecountymd.gov/Agencies/planning/communityplanning/sustainablecommunities.html>
2. <https://dhcd.maryland.gov/Communities/Pages/dn/default.aspx>

### **Community Legacy**

The following information was derived from Maryland's Department of Housing and Community Development (DHCD) website at: <https://dhcd.maryland.gov/Communities/Pages/programs/CL.aspx>

The Community Legacy program provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as business retention and attraction, encouraging homeownership and commercial revitalization.

### **Who Can Apply**

The following entities may apply for Community Legacy funding for projects located in Sustainable Communities:

- Local governments
- Community development organizations (for example: county councils, community development corporations, main street organizations, downtown partnerships)
- Groups of local governments sharing a common purpose or goal

### **Eligible Projects**

Project should capitalize on the strengths of a community while addressing its challenges to revitalization and should help to achieve a local government's [Sustainable Communities Action Plan](#). Many Sustainable Communities have demonstrated a need for reinvestment and Community Legacy projects should therefore aim to stabilize a community, reverse social, economic or physical decline or encourage sustainable growth.

Projects/activities typically include, but are not limited to:

- Mixed-use development consisting of residential, commercial and/or open space
- Business retention, expansion and attraction initiatives
- Streetscape improvements
- Increasing homeownership and home rehabilitation among residents
- Residential and commercial façade improvement programs

- Real estate acquisition, including land banking, and strategic demolition

## **Strategic Demolition Fund**

The following information was derived from Maryland’s Department of Housing and Community Development (DHCD) website at: <https://dhcd.maryland.gov/Communities/Pages/programs/SDF.aspx>

The Strategic Demolition Fund seeks to catalyze activities that accelerate economic development and job production in existing Maryland communities. The Fund aims to improve the economic viability of “grey field development,” which often faces more barriers than sprawling “green field development.” Since funds are limited, awards will focus on those projects that can have a high economic and revitalization impact in their existing communities.

The Strategic Demolition Fund is divided into two allotments based on geography.

1) Strategic Demolition Fund – Statewide is available to eligible applicants whose projects are located in all areas except Baltimore City.

2) Strategic Demolition Fund – Project C.O.R.E. is available to eligible applicants whose projects are located in Baltimore City. Projects must be located in designated Sustainable Communities. Sustainable Communities are areas found within Priority Funding Areas and are targeted for revitalization. Read more information on the [Sustainable Communities Program](#).

### **Eligible Applicants**

Lead applicants for Strategic Demolition Fund – Statewide are:

- Local governments working outside of Baltimore City
- Nonprofit Community Development Organizations working outside of Baltimore City

Lead applicants for Strategic Demolition Fund – Project C.O.R.E. are:

- Maryland Stadium Authority
- Nonprofit Community Development Organizations working in Baltimore City

### **Eligible Projects**

Eligible projects include:

- Demolition of derelict non-contributing structures
- Site acquisition and assembly to create redevelopment-sized parcels for solicitation or planned development
- Site development
- Construction-level architectural and engineering designs

## **Baltimore Regional Neighborhood Initiative (BRNI)**

The following information was derived from Maryland's Department of Housing and Community Development (DHCD) website at: <https://dhcd.maryland.gov/Communities/Pages/programs/BRNI.aspx>

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. The program attempts to focus on areas where modest investment and a coordinated strategy will have an appreciable neighborhood revitalization impact.

### **Who Can Apply**

Community Development Organizations with an **approved strategic neighborhood revitalization plan** may apply for Baltimore Regional Neighborhood Initiative funding for projects located in [Sustainable Community Areas](#) in Baltimore City and inner beltway of Baltimore and Anne Arundel counties.

If a Community Development Organization is interested in applying to the program and does not have an approved strategic neighborhood revitalization plan, then it must submit a plan at the time of application along with its projects for which it is requesting funds. Prior to any funding awards, the strategic neighborhood revitalization plan must be approved by the Department. Community Development Organizations are strongly recommended to apply with partner organizations, including Community Development Financial Institutions. Cross-jurisdictional partnerships are eligible and encouraged.

### **Eligible Projects**

Projects should capitalize on the strengths of a community, be targeted in a specific neighborhood or set of neighborhoods and be part of the approved strategic neighborhood revitalization plan.

Projects/activities typically include, but are not limited to:

- Down payment assistance to attract home buyers to purchase and rehabilitate homes
- Programs to acquire or rehabilitate vacant or blighted properties
- Programs to improve existing residential and business properties
- Programs to achieve energy efficiency through weatherization and energy retrofits
- Development of mixed-use projects that combine housing, retail and office space
- Development or enhancement of community open space or public infrastructure
- Workforce and employment development programs
- Strategic demolition
- Operating costs necessary to implement a community enhancement project



Baltimore County Executive Johnny Olszewski and the  
Baltimore County Council *Updated October 25, 2021*