

BALTIMORE COUNTY

MASTER PLAN

2030

DEPARTMENT OF PLANNING



ADOPTED JANUARY 16, 2024



The official format of the Master Plan 2030 shall be in a printed format, but the Master Plan may also be viewed as a series of ESRI, ArcGIS StoryMaps.

Visit the online version of Master Plan 2030 here:

<https://masterplan2030-bc-gis.hub.arcgis.com/>

Baltimore County Council Statement on Master Plan 2030

Master Plan 2030 is the comprehensive planning document that charts a course for future development and growth in Baltimore County throughout the next decade and beyond. *The Plan* informs and guides the decisions of County agencies and elected officials on several foundational aspects of County government, including land use, transportation, open space, agriculture, community facilities, historic preservation, housing, economic development, and quality of life. It also serves as a guide for the development of the County's 6-year Capital Improvement Program.

Master Plan 2030 represents the culmination of a master-planning process that included community outreach and public input phases, recommendations from local experts, stakeholders and County agencies, and final review and adoption by the County Council.

As the Planning Department and community stakeholders began their work, it became clear that *Master Plan 2030* had to do more than focus on individual issues or concepts like previous master plans. The prevailing sentiment was that Baltimore County stands at a cross-roads. The availability of developable land in the County continues to be a challenge, particularly for in-fill development in areas within the Urban Rural Demarcation Line (URDL); our water and sewer infrastructure are aging; our transit system needs modernization; our housing supply struggles to meet demand; and our commercial areas require a different perspective than what was used in the past. *The Plan* also needed to utilize new technologies and provide an innovative approach to this important planning document.

In response, the following key building blocks would form the backbone of *Master Plan 2030*.

- Focus on preparing for the future needs of the County;
- Incorporate best planning practices; and
- Provide clear implementation guidelines and benchmarks.

To put these building blocks into practice, *Master Plan 2030* is organized by six guiding principles that weave all three together and serve as the Plan's umbrella goals: Livable Built Environment; Harmony with Nature; Resilient Economy; Responsible Regionalism; Inclusive Planning; and Healthy Community. Each of these six principles have specific, trackable goals that give understandable metrics and achievable benchmarks for future action. To be sure, this is a departure from the previous master plans. But a different path is required to ensure all Baltimore County residents can continue to live in a safe, healthy, and prosperous place.

Perhaps the largest change is a new focus on redevelopment. *Master Plan 2030* introduces the concept of retrofitting whereby traditional planning principles such as density, walkability and public space are used help redevelopment fit into the well-established patterns and structures of the modern suburban-built environment. *Master Plan 2030* utilizes a data-driven method woven together with community sentiment to identify areas that are most suitable for retrofitting and establishes goals to make these core retrofit areas—or Nodes—the primary focus for redevelopment and investment over the next decade, while also supporting the necessary infrastructure for this approach.

Master Plan 2030 is also the first such Plan in the County's history that provides an interactive online platform as a supplement to the traditional hardcopy volume, and provides users with

numerous resources and options at the click of a button from their internet device. *The Plan* also maintains a hardcopy presentation so that users can utilize the format that suits them best.

Master Plan 2030 represents a major step forward for Baltimore County, its government, and the people who live and work here. We applaud the efforts of the Planning Department, the public for its tireless input, and all of the stakeholders who will help make *Master Plan 2030* a success.



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OVERVIEW

Table of Contents (OV.1)

OVERVIEW..... 1

Table of Contents (OV.1)..... 2

Introduction (OV.2)..... 4

Elements (OV.3)..... 6

How the Plan is Used (OV.4)..... 8

Commonly Used Terms (OV.5)..... 14

Acknowledgement List (OV.6)..... 15

GROWTH FRAMEWORK..... 18

Urban Rural Demarcation Line (GF.1)..... 19

Residential Development Capacity (GF.2)..... 22

A New Approach to Growth (GF.3)..... 25

Methodology (GF.4)..... 28

Place Types (GF.5)..... 43

Land Use Processes (GF.6)..... 65

Development Processes (GF.7)..... 67

Water Resources Element (GF.8)..... 72

VISION FRAMEWORK..... 73

Introduction (VF.1)..... 74

Livable Built Environment (VF.2)..... 74

Harmony with Nature (VF.3)..... 85

Resilient Economy (VF.4)..... 92

Responsible Regionalism (VF.5)..... 98

Healthy Community (VF.7)..... 106

APPENDIX: OVERVIEW..... 112

Resource Links..... 113

Community Engagement Data—Get Involved Statistics..... 122

Community Engagement Data—Community Input Survey..... 124

Community Engagement Data—Kick-off Survey Report..... 128

<i>Community Engagement Data—Phase 1, Storymap Results</i>	132
<i>Community Engagement Data—Phase 2, Meeting Note Results</i>	147
<i>Theme, Goals and Metrics Table</i>	248
<i>Commonly Used Terms</i>	250
<i>Resolution 4-24</i>	255
APPENDIX: GROWTH FRAMEWORK	284
<i>Retrofit Criteria and Weighting Chart</i>	285
<i>Place Types Map</i>	286
<i>Place Types Summary Sheet</i>	287
<i>Place Types Sheets</i>	288
<i>Node Types and Names Table</i>	292
<i>Node Type Detail Sheets</i>	295
<i>Water Resources Element</i>	302
APPENDIX: VISION FRAMEWORK	312
<i>Goals, Actions and Metrics—Livable Built Environment Table</i>	313
<i>Goals, Actions and Metrics—Harmony with Nature Table</i>	321
<i>Goals, Actions and Metrics—Resilient Economy Table</i>	325
<i>Goals, Actions and Metrics—Responsible Regionalism Table</i>	328
<i>Goals, Actions and Metrics—Inclusive Planning Table</i>	331
<i>Goals, Actions and Metrics—Healthy Communities Table</i>	333
<i>Small Area Plans</i>	338
<i>Commercial Revitalization Program Review</i>	346
<i>Community Planning Institute</i>	355
<i>Reimage Security Square Mall</i>	357

Implementation

A *Master Plan 2030* implementation page will be created after the master plan is adopted by the Baltimore County Council and will include implementation strategies and tracking of success. The page will be available on the [Master Plan 2030 Hub](#).

Introduction (OV.2)

“Local government should be connected and accessible – to all of its residents. We must build bridges where we know there are gaps. That has always been true and the global pandemic has only served to underscore that point.”

-County Executive Johnny Olszewski—Baltimore County Budget Message, April 15, 2021

The Baltimore County *Master Plan 2030* is an aspirational planning document that charts a course for the County throughout the next decade and beyond. Using *Sustaining Places: Best Practices for Comprehensive Plans* published by the American Planning Association (APA), as a guide, the Department of Planning developed a framework that intends to create “*livable, healthy communities in harmony with nature—communities that have resilient economies, social equity, and strong regional ties*”. (APA)

Master Plan 2030 represents the culmination of a lengthy master-planning process which began in spring 2021 and included community outreach and public input phases, recommendations from local experts, stakeholders and County agencies, as well as, deliberation and coordination among numerous County agencies and Department of Planning staff.

In addition to using the *Sustaining Places* report as a guide, the Department of Planning also wanted to ensure that *Master Plan 2030* included four key building blocks:

- Focus on preparing for the future needs of the county.
- Incorporate best planning practices.
- Provide clear implementation guidelines and benchmarks.
- Create a “living” document that will evolve throughout the years. As new studies are completed, new sections, proposals and documents will be added and linked to the main page.

Purpose

Master Plan 2030 provides an opportunity for a creative range of possibilities in design and planning processes.

While this is an innovative endeavor, it is also a challenging one, as communities have been asked to look past immediate concerns, and instead evaluate options for how best to proceed as a county over the next ten years. Once adopted, the master plan is used to inform decisions on land use, transportation, open space, agriculture, community facilities, historic preservation, housing, economic development, and quality of life.

Related to land use, the master plan does not change zoning. Changes to Baltimore County’s zoning regulations take place during the *Comprehensive Zoning Map Process (CZMP)* which occurs on a four-year cycle, during which time the county’s official zoning map is adopted by the Baltimore County Council. During the *CZMP* process, the County reviews the zoning map and considers requests for changes to the zoning classification of individual properties. The County Council has the sole legislative authority to determine the zoning classification of a property.

Several mandates, including State and local regulations affect *Master Plan 2030*. First, the Baltimore County Charter requires that a master plan be prepared and adopted every 10 years (§ 522.1 et. seq.). Accordingly, *Master Plan 2030* should have been adopted in 2020, but has been delayed due to the COVID-19 pandemic. Additionally, details on required and optional contents of the plan are described in the Baltimore County Code (§ 32-2-202 et. seq.). The Annotated Code of Maryland Land Use Article outlines the elements required in local master plans in the state of Maryland.

Section 32-4-102(a) of the Baltimore County Code indicates that development “shall conform” to the Master Plan and any adopted community plans. The purpose of the *Master Plan 2030* is to encourage and even incentivize growth and development within those areas deemed most suitable for retrofitting—Core Retrofit Areas.

However, growth and development may occur anywhere within the URDL and in certain areas outside of the URDL where zoning would permit it. Incentivizing growth in certain areas does not mean growth outside of those areas is inconsistent with the *Master Plan 2030*.

It is also important to note that throughout the master plan, graphics have been added for illustrative purposes only. They are intended to convey a general approach or character rather than an obligation to a specific outcome. Additionally, all plans which were adopted as amendments to [Master Plan 2020 \(PDF\)](#), are included in *Master Plan 2030* and are incorporated to the extent they are not in conflict with the Growth Framework.

After *Master Plan 2030* is adopted any changes to the Plan must be made legislatively by County Council.

WHAT IS THE MASTER PLAN?

The Plan is:	The Plan does not:
Focused on issues that affect quality of life.	Change Zoning.
A policy document that influences how we live, work and play in Baltimore County over the next 10 years.	Make detailed policy recommendations already covered in other adopted plans.
Built on the ideas and input from community and stakeholders.	
Provides a vision and strategies for land use decisions and growth.	
Guided by an integrated approach of addressing the County's future physical growth by engaging all agencies.	
Will reflect the ideas of the Baltimore County Enterprise Strategic Plan.	

Elements (OV.3)

Master Plan 2030 is based on a systems approach, with three interwoven themes and six guiding principles.

Three interwoven themes in *Master Plan 2030* are equity, sustainability and vibrant communities. These themes run throughout the plan elements, influencing the goals and actions that are found in the [Master Plan 2030, Vision Framework](#).

THEMES

Interwoven Throughout the Plan



1. **Vibrant Communities**— Ensuring that all residents have access to high-quality, accessible, and affordable housing, cultural and recreational opportunities in safe communities while promoting responsible economic development.
2. **Equity**—Being inclusive in our decision-making, ensuring equitable distribution of resources and creating opportunity for all.
3. **Sustainability**—Ensuring the long-term sustainability of the County's public and internal government infrastructure and safeguarding the County's ecology and climate.

Six guiding principles, identified in the *Sustaining Places: Best Practices for Comprehensive Plans* published by the American Planning Association (APA), reinforce Baltimore County's Vision for 2030 and serve as this Plan's overall goals—Livable Built Environment, Harmony with Nature, Resilient Economy, Responsible Regionalism, Inclusive Planning and Healthy Community. They express and reinforce the major concerns *Master Plan 2030* seeks to address.

VISION FRAMEWORK

Guiding Principles



1. **Livable Built Environment**—Ensure that all elements of the built environment, including land use, transportation, housing, energy and

infrastructure, work together to provide sustainable, green places for living, working and recreation, with a high quality of life.

2. **Harmony with Nature**—Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.
3. **Resilient Economy**—Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local assets.
4. **Responsible Regionalism**—Ensure that all local proposals account for, connect with and support the plans of adjacent jurisdictions and the surrounding region.
5. **Inclusive Planning**—Ensure fairness and equity in providing for the housing, services, health, safety and livelihood needs of all citizens and groups.
6. **Healthy Community**—Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods.

How the Plan is Used (OV.4)

The master plan, along with other regulatory documents such as the *Baltimore County Code and Zoning Regulations*, the *Comprehensive Manual of Development Policies, Adopted Community Plans, County Landscape* and *Local Open Space Manuals*, is used to formulate policies and decisions for sustainable and equitable development throughout the County.

Development activity in the Core Retrofit Areas, like all development, will require the requisite infrastructure to support this new approach. While these Core Retrofit Areas must be the primary focus for development and investment over the next decade, development activity is permitted outside these areas and will continue based on the market and other opportunities.

One of the most important roles of the master plan is its connection to the implementation of the *Capital Improvement Program (CIP)*. The Department of Planning manages the role of the Planning Board in the development of the County's CIP. Reviewed annually, the CIP is a tool for implementing the goals and priorities of the County's master plan.

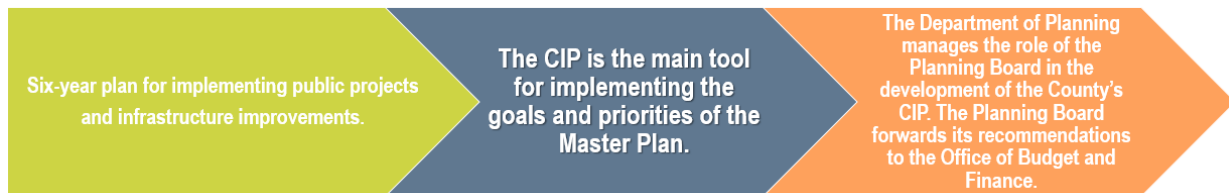
The County’s Capital Improvement Program (CIP) is a six-year plan for the construction and maintenance of the County’s:

- Community improvement
- Government buildings
- Land preservation
- Parks
- Refuse disposal facilities
- Roads and bridges
- Schools
- Water, sewer and storm drain improvements
- Watershed restoration

Capital improvement planning is primarily used to create a long-term plan for capital improvement projects. It helps bridge the gap between goals and actions set forth in the master plan, and the budget process.

The County should strive to make the capital budget a living document whereby the capital budget identifies capital projects in Year 6 of the Capital Improvement Program that move forward in each succeeding year until they reach the budget year so that neighborhoods and communities have predictability of when improvements will take place.

Capital Improvement Program



Navigating the Living Document

In creating *Master Plan 2030*, it was the Department of Planning’s intention to shift the master plan significantly from a static document completed at a point in time, to a living and dynamic document that is updated regularly.

This living document will also provide performance measures that can be monitored and adapted to current conditions—enabling the master plan to remain relevant and reduce the effort of updating every 10 years.

In previous master plans, many of the designations and land use polices had conflicting and overlapping polices and definitions. Moving forward with *Master Plan 2030*, the intention is to simplify the land use designations and many of the related strategies to provide a clear and concise path forward for the County.

Master Plan 2030 is organized into four sections:

- [*Overview*](#)—provides a guide to all three sections, including background on the process and engagement.
- [*Growth Framework*](#)—outlines the plan for growth in the county over the next ten years, highlighting Place Types that set aspirational direction for future development and redevelopment.
- [*Vision Framework*](#)—includes goals and actions that were identified during the engagement process.
- *Implementation*—will be created after the master plan is adopted by the Baltimore County Council and will include implementation strategies and tracking of success. As we have heard from communities, there is a desire to establish action-oriented, measurable implementation plans with provision for public accountability, as well as monitoring and reporting progress at regular intervals.

The official format of the *Master Plan 2030* shall be in a printed format, but the Master Plan may also be viewed as a series of ESRI, ArcGIS StoryMaps.

A story map is a web map that has been thoughtfully created, given context, and provided with supporting information so it becomes a stand-alone resource. It integrates maps, legends, text, photos, and video and provides functionality, such as swipe, pop-ups, and time sliders that helps users explore this content.

ESRI, What Can You Do with a StoryMap?

The *Master Plan 2030* ArcGIS StoryMaps have been organized into a [StoryMaps collection](#) which allows the reader to step through each StoryMap in succession.



Collection

Master Plan 2030

Contains the Master Plan 2030 Overview, Growth Framework and Vision Framework collection of ArcGIS StoryMaps. These StoryMaps build the chapters of Baltimore County, Master Plan 2030.

Baltimore County, Department of Planning



1 Master Plan 2030 Overview



2 Growth Framework



3 Vision Framework



4 Master Plan 2030 Place Types Map App

Main topic headings can be found in the [Table of Contents](#) of this StoryMap and at the top of each StoryMap along with a code and numbering system. The codes are as follows:

OV—Reference to the Master Plan 2030 Overview StoryMap

GF—Reference to the Growth Framework StoryMap

VF—Reference to the Vision Framework StoryMap

The number that follows represent the main topics as they appear in the StoryMap.

A Resource Page ([See Appendix: Overview; Resources Links](#)) has been located on the *Master Plan 2030* Hub. This page provides additional information on many of the topics in the plan. Sources listed on the Resource Page are provided for reference only and these sources and their contents are not part of the *Master Plan 2030*.

Engagement Process

The foundation of *Master Plan 2030* is meaningful community engagement, as well as focused research, policy development and data collection. To enhance opportunities for engagement, as well as transparency in the process, online platforms were created to engage and respond to the community, while also monitoring participation. An ArcGIS Hub was the platform used to engage with the community, allowing staff to interact and provide opportunities for all County residents and business to participate in the process at their convenience, as well

in different forums. The [Master Plan 2030 Hub](#) holds recordings of meetings and presentations.

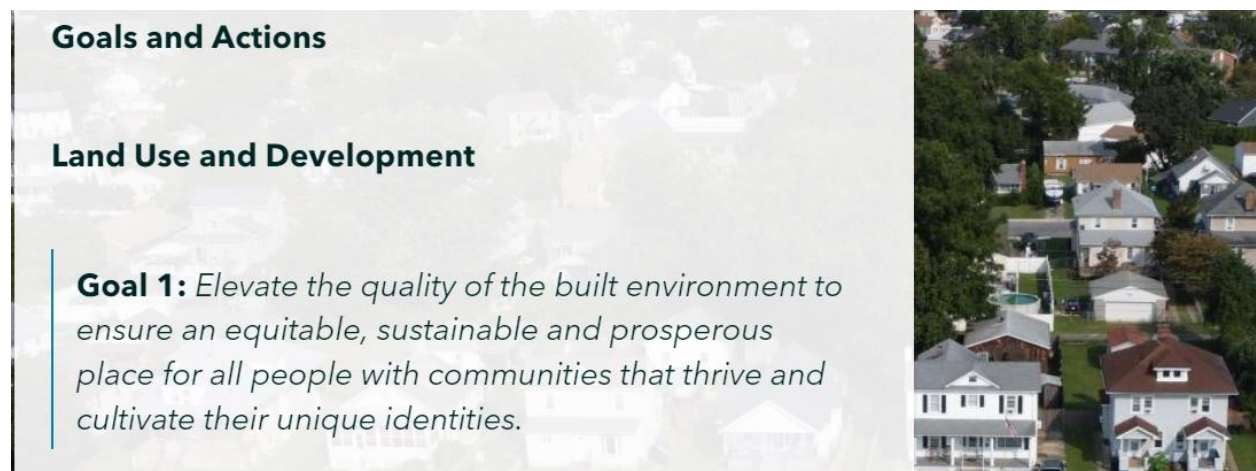
Also located on the *Master Plan 2030 Hub* is the "Get Involved" page ([See Appendix: Overview; Community Engagement Data](#)) dedicated to reporting the input captured from phase I and phase II of community engagement during this process.

Implementation Dashboard

Successful implementation of *Master Plan 2030* depends on a coordinated effort by many parties and will be measured through key *metrics* that are tied to plan *goals* and associated *actions* that are furnished in great detail in the [Master Plan 2030, Vision Framework](#).

The intention of the [Master Plan 2030, Vision Framework](#) is to establish high-level, strategic, goals for the County at-large. Land use decisions concerning individual parcels or projects are not required to conform to the Vision Framework and instead should be evaluated on a case-by-case basis through applicable development approval channels. While every effort will be made to implement the goals of the Vision Framework, the information contained therein shall not be considered mandates, but rather aspirational goals for the long-term planning strategy of Baltimore County.

Goals—Each Guiding Principle has a set of goals that have been established with input from communities, Baltimore County agencies, surrounding jurisdictions and important stakeholders. These goals are listed in the [Master Plan 2030, Vision Framework](#) and set the stage for future long-range development of a sustainable Baltimore County.



Goals and Actions

Land Use and Development

Goal 1: *Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.*

Actions—Are specific tasks for further study and consideration by the County government to accomplish each *Master Plan 2030* goals. These actions have also been established with input from communities, Baltimore County agencies, surrounding jurisdictions and important stakeholders and can be found in the [Master Plan 2030, Vision Framework](#) listed under the associated goal. Each action has been given an estimated time frame for initiation and assigned responsible agencies that will help with implementation. A goal can have many actions.














Goal 1: Utilize land use policies and innovative strategies to support redevelopment and reinvestment in commercial and industrial corridors and sites.

Goal 1, Action 1: Incentivize and provide marketing strategies to support small businesses in commercial districts to maintain the character, enhance the vibrancy and foster opportunity.

Goal 1, Action 2: Utilize land use policies and the Capital Improvement Program to encourage mixed-use development along commercial corridors to improve underused spaces.

Metrics—Are key measurements, identified by Baltimore County, that will show if each goal and associated actions are successfully being implemented. Each goal has at least one metric but could have as many as three metrics identified to show success.

BALTIMORE COUNTY MASTER PLAN 2030 GOALS AND METRICS

THEME	GOAL	METRIC
 Livable Built Environment	Goal 1: Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.	Increase number of mixed-use, walkable development projects that are approved for development inside Node place types.
 Livable Built Environment	Goal 2: Provide quality mixed-income housing options to meet the needs of a diverse population and to strengthen neighborhoods.	Increase number of affordable housing units in areas identified as opportunity areas by Baltimore County Department of Housing and Community Development (DHCD).
 Livable Built Environment	Goal 3: Develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to support economic growth and community safety.	Increase the percent of workers who bike, walk or take transit to work (census) inside the Urban Rural Demarcation Line (URDL).
 Livable Built Environment	Goal 4: Align capital investments with adopted growth strategies to limit negative impact of growth and ensure benefits are distributed equitably.	Decrease the average age of water, sewer and bridge infrastructure in vulnerable communities and Countywide.
 Livable Built Environment	Goal 5: (Re)develop community facilities for education, recreation and safety, while advancing equity, environmental priorities, and adaptation to future growth patterns.	Increase capital funding amounts to improved and constructed community facilities.
 Livable Built Environment	Goal 6: Retain the identity of existing neighborhoods by intentionally directing redevelopment and elevating the quality of places through historic preservation.	Preserve the current number of historic structures in each Baltimore County Historic District.
 Harmony with Nature	Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.	Increase the amount of acres preserved in park, agricultural and land preservation programs.
 Harmony with Nature	Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.	Increase the tree canopy to reach the goal of 50% tree canopy countywide.
 Harmony with Nature	Goal 2: Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.	Increase the number of people within a 10-minute walk of a park.
 Harmony with Nature	Goal 2: Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.	Increase total miles/acres of trails, sidewalks and parks in vulnerable communities and countywide.
 Harmony with Nature	Goal 3: Improve local water quality to protect the County's natural resources and to ensure groundwater and reservoirs remain safe, reliable and sustainable sources for public consumption and surface water safe for public recreation.	Decrease the number of total nitrogen loads reduced or controlled (lbs).

[\(See Appendix: Overview; Theme, Goal, Metrics Table\)](#)

After adoption of *Master Plan 2030* an implementation dashboard—used to track the identified metrics and show the status of each action over the next 10 years will be created.

Changes to the master plan may be initiated by a private entity, usually in support of a proposed development. Changes initiated by staff may be for a variety of reasons, from annual administrative clean-up to broader policy-based changes like modifying policy language or maps to further public policy goals. All changes must be adopted by the Planning Board and the County Council.

You can view changes to the master plan under consideration on the Implementation webpage once that page is created. There will also be an opportunity for citizen to comment and ask questions on changes to the master plan.

Commonly Used Terms (OV.5)

The glossary of *Baltimore County, Master Plan 2030 Commonly Used Terms* ([See Appendix: Overview; Commonly Used Terms](#)) is intended to help local officials and the public understand the terms that are used throughout this document. Some of the terms are technical in nature, so it is our hope that the *Commonly Used Terms* will be a useful guide to make *Master Plan 2030* easier to understand and more accessible to local officials and community residents alike.

Acknowledgement List (OV.6)

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Department of Permits, Approvals, and Inspections
Department of Recreation and Parks
Department of Aging
Department of Health and Human Services
Office of Community Engagement
Office of Information Technology
Office of Budget and Finance, Property Management Division
Office of Government Reform and Strategic Initiatives
Office of Homeland Security and Emergency Management
Baltimore County Library
Baltimore County Police Department
Baltimore County Fire Department
Baltimore County Public Schools
Community College of Baltimore County
Baltimore Metropolitan Council

Consultants

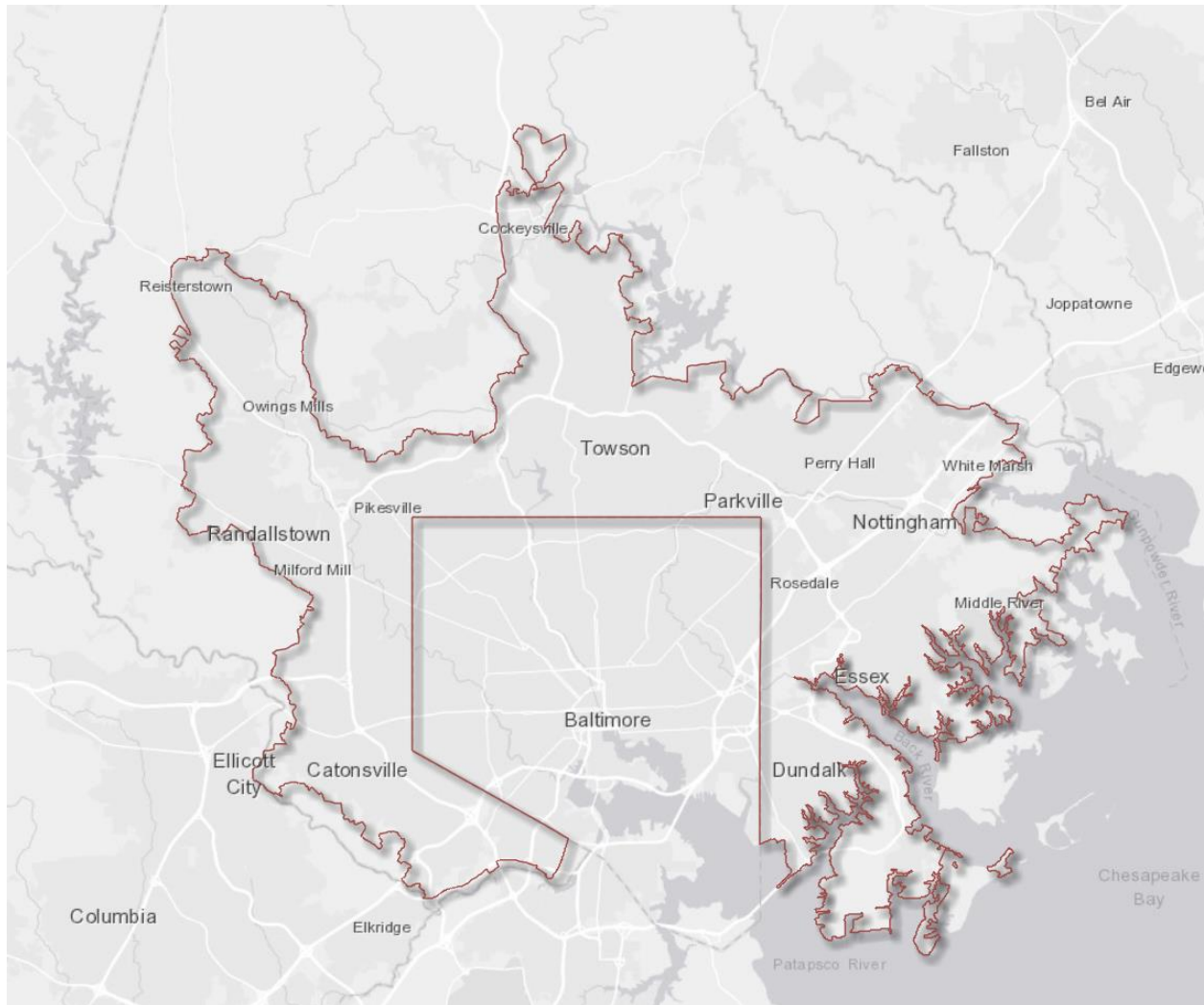
Matrix, Inc.

GROWTH FRAMEWORK

Urban Rural Demarcation Line (GF.1)

It is impossible to begin a conversation about proactive approaches to land use in Baltimore County, Maryland, without first discussing the *Urban Rural Demarcation Line* (URDL).

Baltimore County's *Urban Rural Demarcation Line*, shown here in red, has divided the County into "urban/suburban" and "rural" areas since its establishment by the Planning Board in 1967.



The URDL does the following:

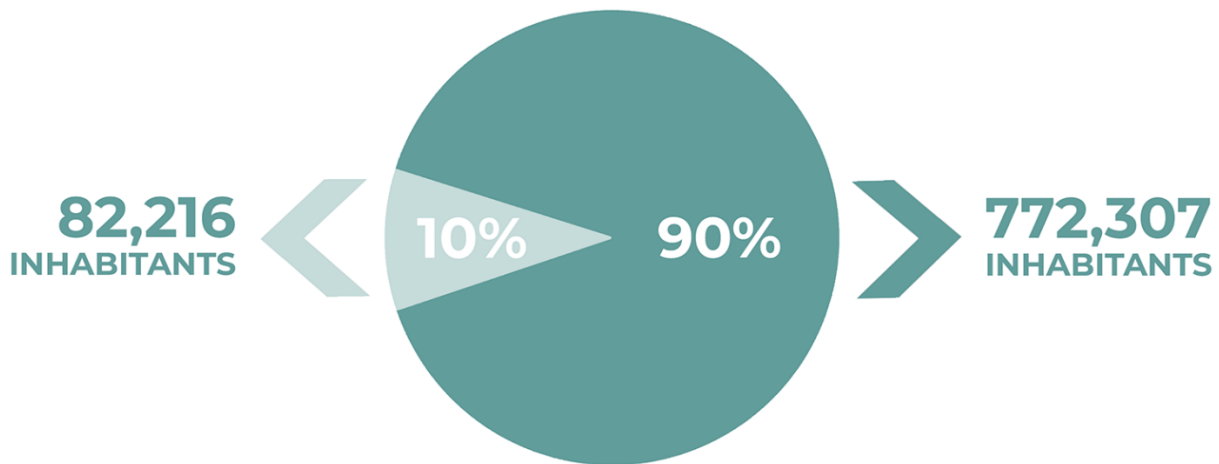
Creates the conditions for two clearly-defined, distinct forms of development—Urban/Suburban and Rural.

Through adoption of the URDL, and subsequent Master Plans the county has created a growth boundary that channeled infrastructure investment and growth

inside the URDL. This was based on a fiscal analysis to minimize the costs of development and to maximize the protection of sensitive resources outside the growth boundary such as the drinking water supply system for 1.8 million users.

Manages Growth

Focusing growth and infrastructural improvements (i.e. water and sewer facilities) into the urban area enables efficient delivery of public services at a minimal cost, versus accommodating growth in a sporadic, sprawling manner.

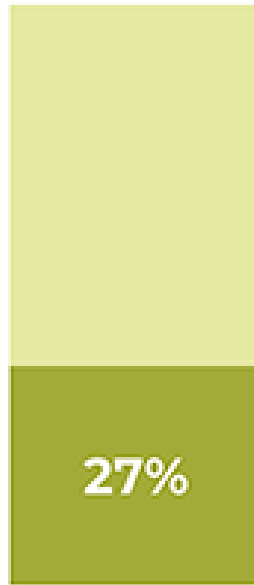


90% of County population inhabit the urban area while only 10% inhabit the rural area.

Protects Land and Resources

Limiting development in rural areas protects open space, farmland and natural resources. Easements and related preservation programs available only in rural communities have protected over 70,000 acres of land, extended the viability of agricultural lands, and is preserving rural character and sense of place.

70,000
Acres of
LAND
AREA
Preserved



27% of land outside the URDL is preserved in an easement

Serves as the basis for subsequent County development strategies

Growth should be managed in areas that are designated and planned for growth in *Master Plan 2030* and through the development process.

The URDL has been a successful growth management tool. About 90% of the county's population lives within the URDL while the remaining 10% reside in the rural areas. This reinforces the original intent of the URDL where growth and development are focused within the URDL or urban areas. Preservation and limited growth are the prevailing strategies outside the URDL, in rural areas.

The land inside the URDL where greenfield development has occurred, however, is nearly depleted. The years ahead will require a more focused redevelopment approach.

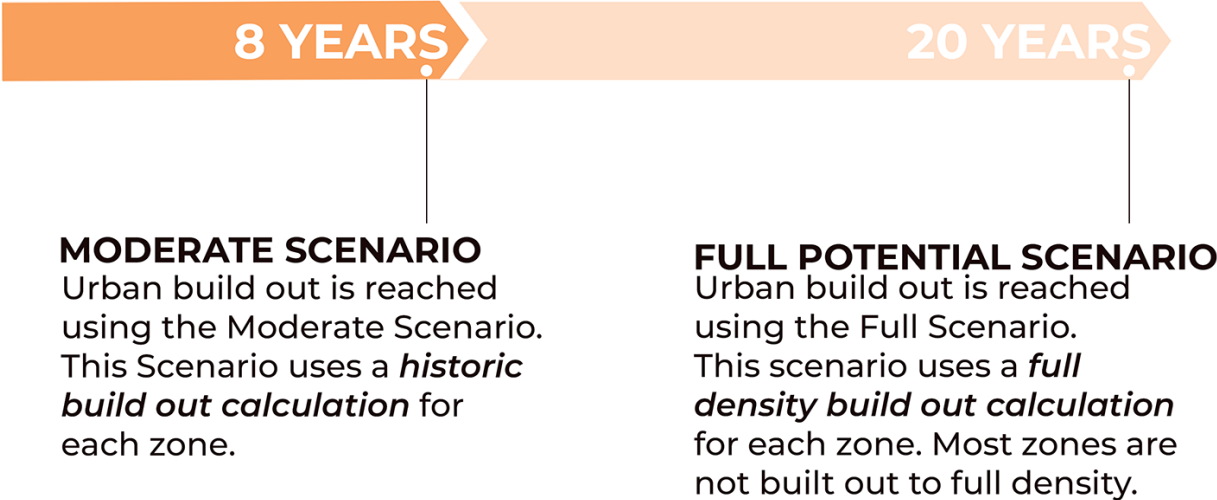
Residential Development Capacity (GF.2)

Baltimore County is running out of undeveloped land inside the URDL.

In December of 2021, new capacity numbers were calculated for the urban areas based on current land use, zoning and growth tiers.

The most recent model results shows that the number of potential units could range from **10,890 units** with the "moderate" build-out scenario to **26,956 units** assuming the "full zone" build-out. Most lots do not build out to their fullest density, but rather to a moderate density. These figures also do not include redevelopment potential.

The current residential building rate is 1,300 residential permits per year for urban areas of the County. If this building rate continues with no change to zoning, the urban areas will reach full build-out in 20.7 years, or 8.4 years at the moderate build-out rate.



Land inside the URDL will build out to full capacity in 8 to 20 years.

How does this impact life in Baltimore County?

The URDL functions as intended—drawing a line through the County and directing the majority of development and infrastructure toward one side. It saves taxpayer money in the long run, and allows residents to enjoy natural landscapes with minimal intrusion from external forces.



The URDL separates urban and rural development patterns

The URDL enables the rural portion of the County to successfully meet the needs and desires of its residents and protect valuable ecosystems.

Across the URDL, the outcome looks and feels quite different.

Despite being referred to as Baltimore County's **urban** portion, most of the land inside the URDL could be more accurately described as **suburban**.

Suburbanization has driven patterns of land use in much of the United States—separating residential and commercial zones, and using personal automobiles to bridge long distances with personal trips. The suburbanization of Baltimore County began in the mid-20th Century when there was plenty of open space available for roads, parking lots and single-family homes; it is inevitable that development would spread to such an extent.

After several decades, however, automobile dependence, traffic, strip malls, miles of paved and otherwise impervious surfaces, lack of physical and social connections—are negative outcomes typical of the suburban experience, and all-too-familiar to County residents in the 21st Century.

What are residents saying?

4000

We received nearly 4,000 comments from the public during the *Master Plan 2030* engagement sessions. Many of those comments were directed toward land use patterns, preserving natural resources and building more sustainable communities. Here are some of the comments we heard during the Community Engagement process:

"We should celebrate and support the juxtaposition of land preservation and urban density in the County."

Community—Baltimore County Land Trust Alliance

"We want more diversity in the business types in retail areas."

Community—Owings Mills

"Emphasis should be placed on preservation and conservation of green space and the Chesapeake Bay with an emphasis on water quality improvement."

Community—Essex/Middle River

"The County should make every effort to plan for [anticipated] growth by offering multiple forms of mobility other than automobiles—walking, biking and public transit."

Community—Green Towson Alliance

How will Baltimore County address these issues?

Baltimore County benefits when leaders make visionary and strategic decisions, such as creating and continually enforcing the URDL, beginning in 1967.

Now, leaders and decision-makers are confronted with an aging, sprawling, suburban landscape inside the URDL that has not fundamentally changed much in decades. Commercial centers are beginning to show their age. Public

infrastructure needs repair. The need for “Missing Middle” housing, such as apartments, duplexes and rowhouses, for young professionals, young families and seniors alike must be addressed. Above all, residents are telling us that they would like to be able to enjoy their communities—walking, biking, recreating, frequenting local businesses—without being constrained by a hostile pedestrian environment, lack of housing options and limited transportation choices.

The Planning Department has developed a methodology to identify areas in the County that are most suitable for **retrofitting**—creating the conditions for the next step in the evolution of the suburban landscape.

The County Council should revise or remove zoning regulations that are no longer applicable to twenty-first century planning principles. This may include: amending zoning classifications that are interdependent on antiquated terms or classifications; and eliminating unnecessary hurdles in CZMP.

A New Approach to Growth (GF.3)

"Retrofitting" as a concept did not originate within the Baltimore County Department of Planning, nor from one singular book, elected official or social movement.

It is a common-sense approach to managing everyday imbalance and challenges that the built environment creates; one that especially makes sense for the particular set of circumstances in Baltimore County.



Liberty Road Corridor, Baltimore County, Maryland

Retrofitting means: *embedding traditional planning principles of density, walkability and public space into the well-established patterns and structures of the modern suburban built environment, for the improved efficiency and wellbeing of anyone who lives there.*

Communities throughout Baltimore County have established themselves and grown in predictable fashion throughout several decades. Patterns of settlement, movement and transportation, economic, recreational and civic activity that inform where we live, where we run errands, where we work and go to school, etc.—are all deeply embedded into the fabric of the built environment. We recognize all of that as being fundamental to a healthy, functioning community.

However, these communities are continually evolving, amid demographic shifts, environmental and public health concerns that were unseen in the mid-20th century. As Richard Florida writes in the Foreword to *Retrofitting Suburbia*:

“The physical environment of suburbia has not caught up with the new realities of suburban life.”

Retrofitting represents: *an opportunity to use the problems identified by residents and decision-makers alike as a basis for implementing 21st century solutions.*

If residents simultaneously express a desire for affordable housing, improved walkability and pedestrian access, while bemoaning the lack of public space and the aesthetic decline of commercial corridors—surely, there has to be a better way.

Where should Retrofitting occur?

The Department of Planning has identified the most "retrofit-worthy" locations throughout Baltimore County using a data-driven process based on a number of geographic, social and economic determinants.

Additional analysis was completed by the Department of Planning to remove sites that were too small to fit the redevelopment philosophy or not appropriate for redevelopment. Examples of sites not appropriate for redevelopment include sites owned by state or community colleges, Baltimore County park or school sites or BGE utility sites.

Twenty-seven (27) metrics were identified, which have been condensed into 7 categories for graphic communication purposes:

- Demographic Status
- Employment Opportunity
- Funding Resources
- Land Use and Ownership
- Neighborhood Assets
- Neighborhood Deficiency
- Transportation Access

Weights of 1, 3 or 5 point(s) were assigned to each layer. The layers were then overlaid atop one another. The overlapping areas with the highest total scores are the resulting *Core Retrofit Areas*.

[\(See Appendix: Growth Framework; Retrofit and Criteria Weighting Chart\)](#)

Methodology (GF.4)

Described below is the mapping methodology used to create the *Core Retrofit Areas*. The *Core Retrofit Areas* are those identified by the Department of Planning that are prime for mixed-use redevelopment.

The *Core Retrofit Areas* were subsequently used as building blocks to create the new *Master Plan 2030 Place Types Map*. A complete outline of the methodology follows.

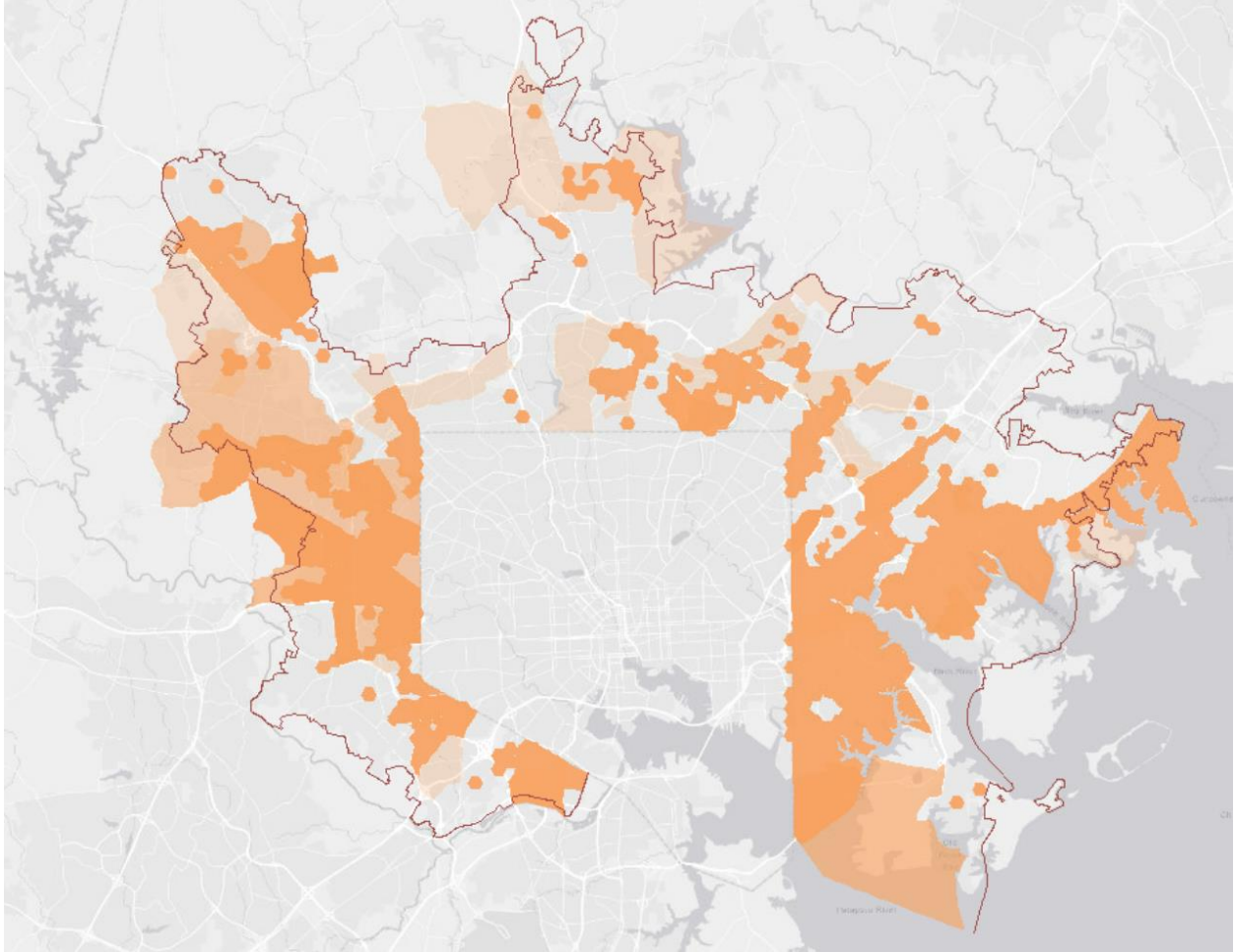
Core Retrofit Area Mapping Methodology

1. **Demographic Status**

- High Percentage Young Adult Population (age 25-40)—1 point
- High Percentage Senior Population (age 65+)—1 point
- Majority Minority Census Tracts—3 points
- *American Rescue Plan Act* (ARPA) District—5 points

Context: Young adults are more likely to display a preference for higher-density housing, while seniors share a desire to "age in place" and remain in their communities (*Journal of Regional Science*, Peer Review Study by Yongsung Lee of the Georgia Institute of Technology and Bumsoo Lee and Tanvir Hossain Shubho, MD of the University of Illinois at Urbana-Champaign). Selecting Majority Minority Census Tracts helps ensure that positive impact can spread to communities that are often underrepresented in local decision-making.

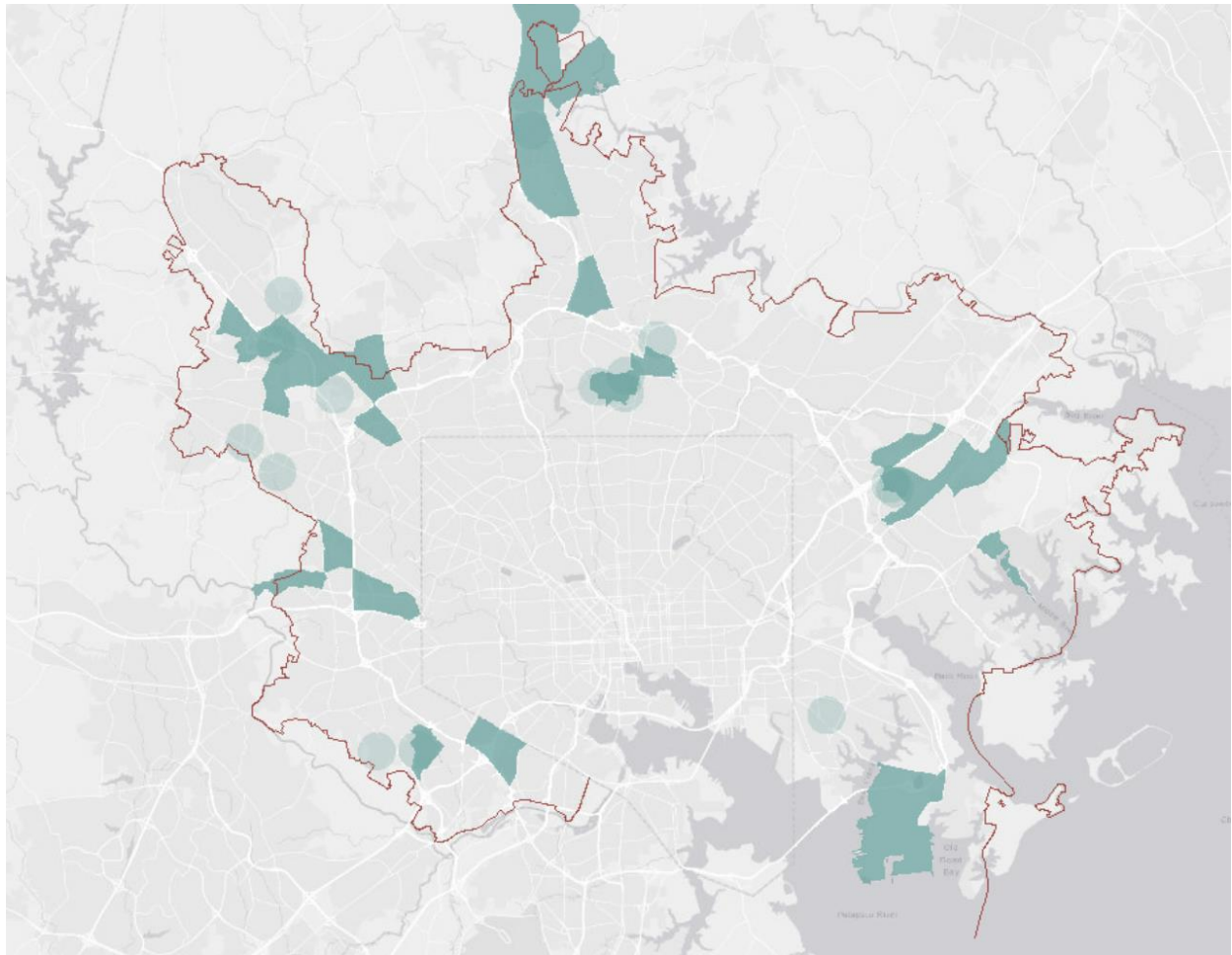
The *American Rescue Plan Act* (ARPA) District is a layer created by the Baltimore County Office of Government Reform and Strategic Initiatives that uses a multitude of socioeconomic factors to indicate vulnerable communities in the County. Some of those factors include **Public Safety Hot Spots**, **Social Vulnerability Index** (SVI)—refers to the potential negative effects on communities caused by external stresses on human health, **Qualified Opportunity Zones**, **Low Income Tax Credit Qualified Census Tracts** (QCT), and **Area Deprivation Index** (ADI)—Ranking of census tracts based on income, education, employment and housing quality.



2. Employment Opportunity

- Within a half-mile of a hospital—1 point
- Within a half-mile of a college or university—1 point
- Major Employment Center—5 points

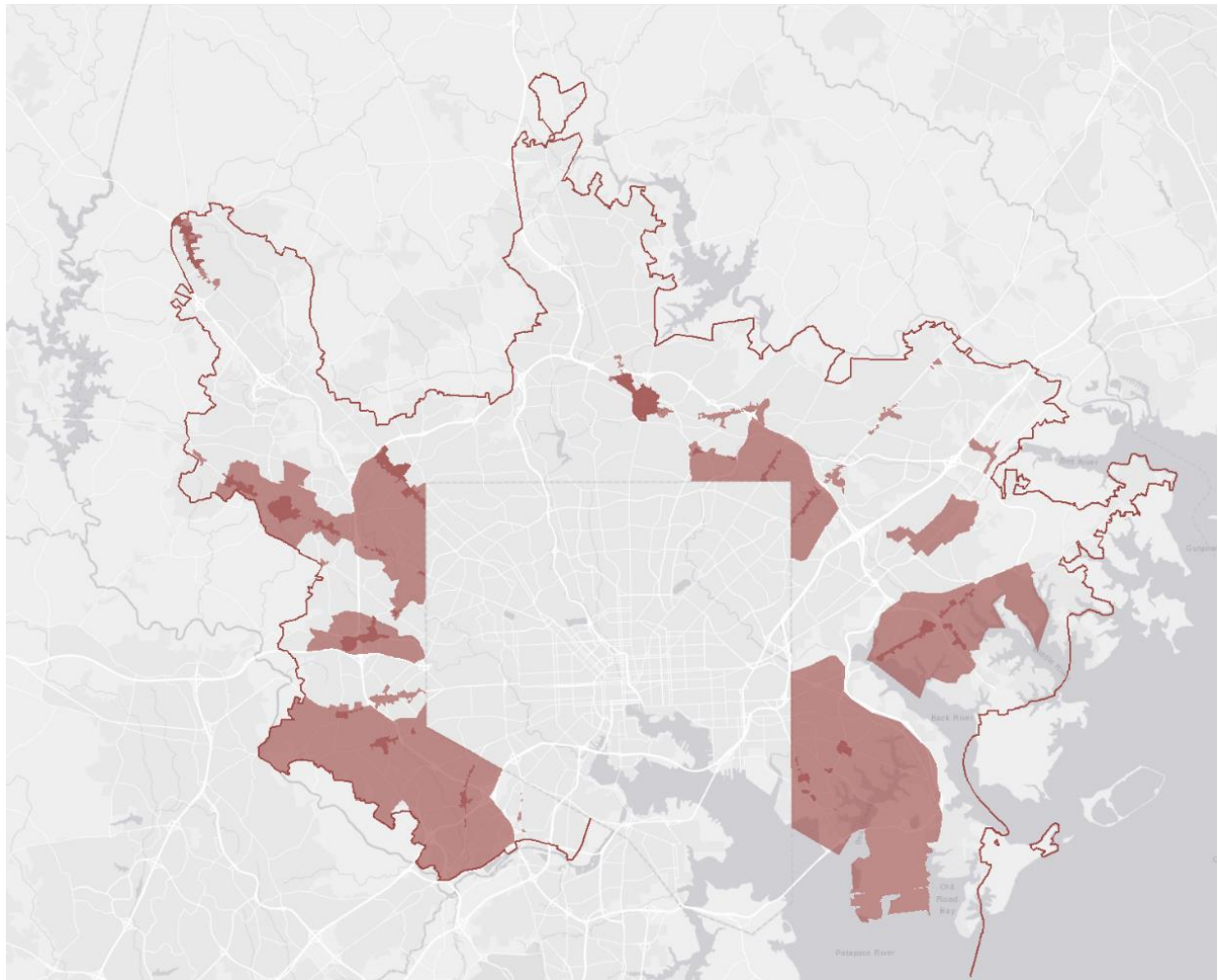
Context: Healthcare and higher-education institutions are the County's largest job-creators and major employment centers likewise generate high levels of economic activity.



3. Funding Resources

- Sustainable Community—5 points
- Commercial Revitalization District—5 points

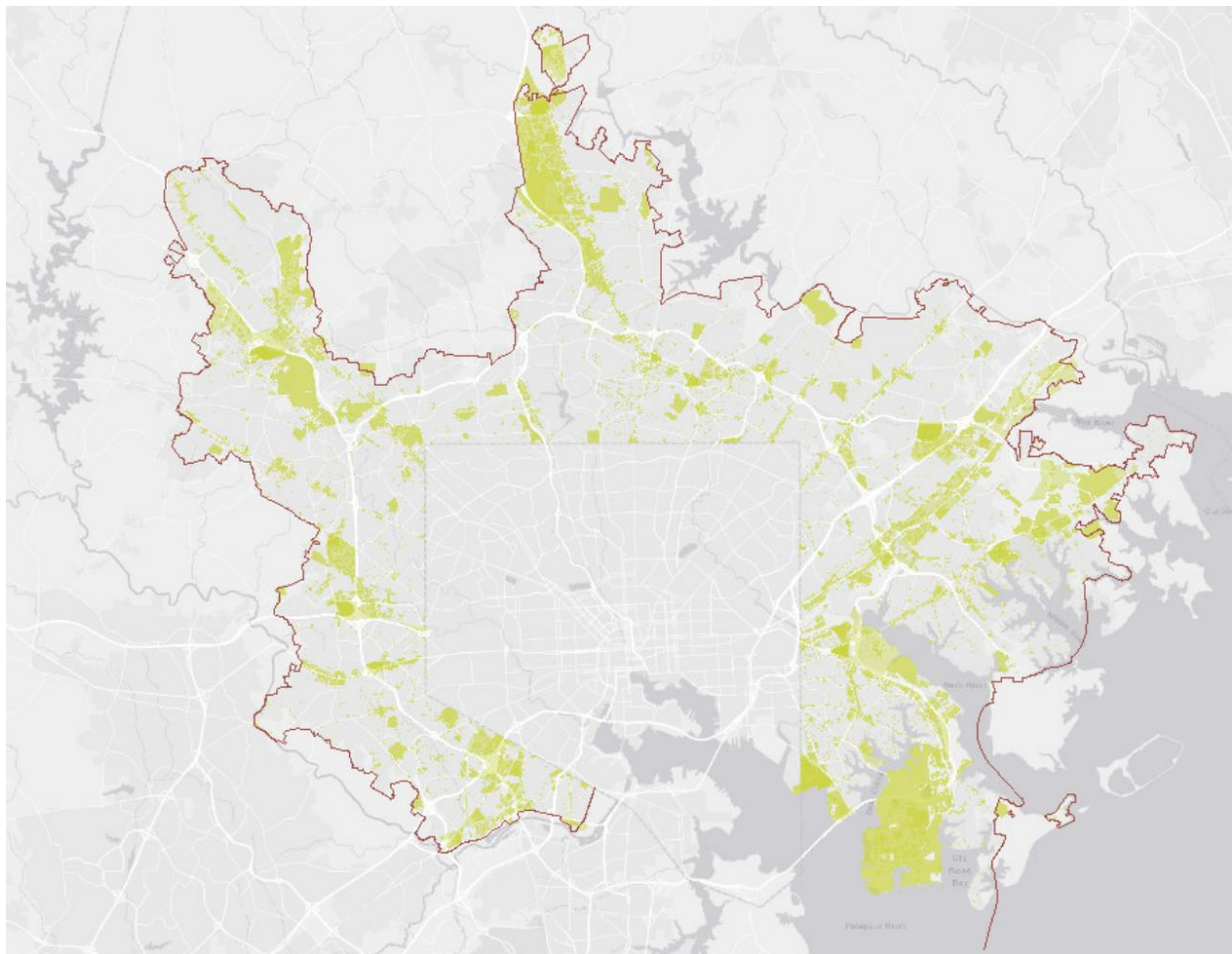
Context: These layers select geographic areas with pre-determined eligibility for various state and county-level grants.



4. Land Use and Ownership

- Allowable Zoning—3 points
- Regional Mall—5 points
- Over 40 acres, Single Ownership—5 points
- Impervious Surfaces—5 points

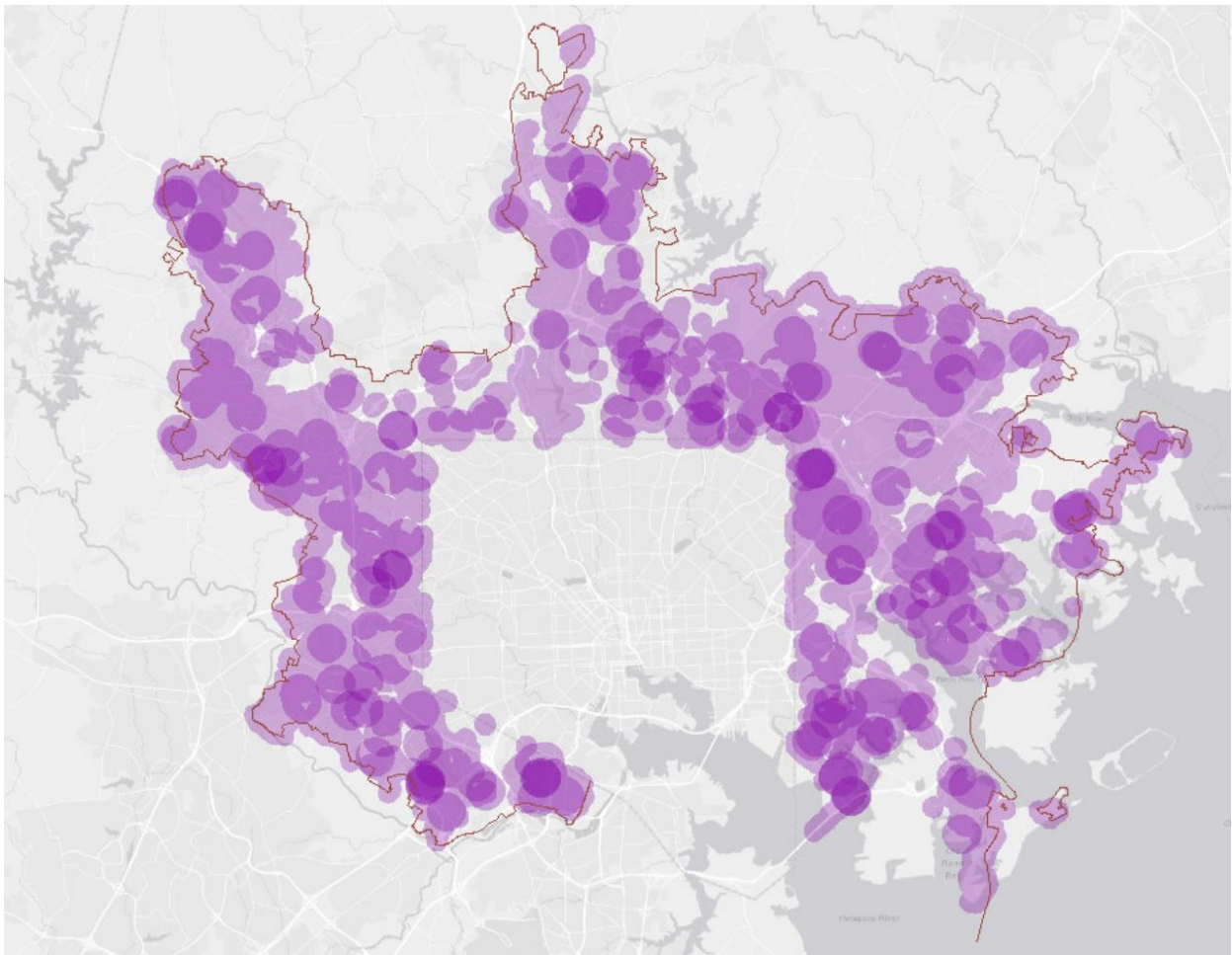
Context: These layers include areas where retrofitting could represent a substantial improvement to the existing land use, with minimal disturbance to the current conditions and the surrounding property owners.



5. Neighborhood Asset

- Within a Half-Mile of a School—1 point
- Within a Quarter-Mile of a Rec and Parks Space—1 point
- Within a Half-Mile of a Community Center—1 point
- Within a Half-Mile of a Library—1 point
- Within a Half-Mile of Senior Center—1 point

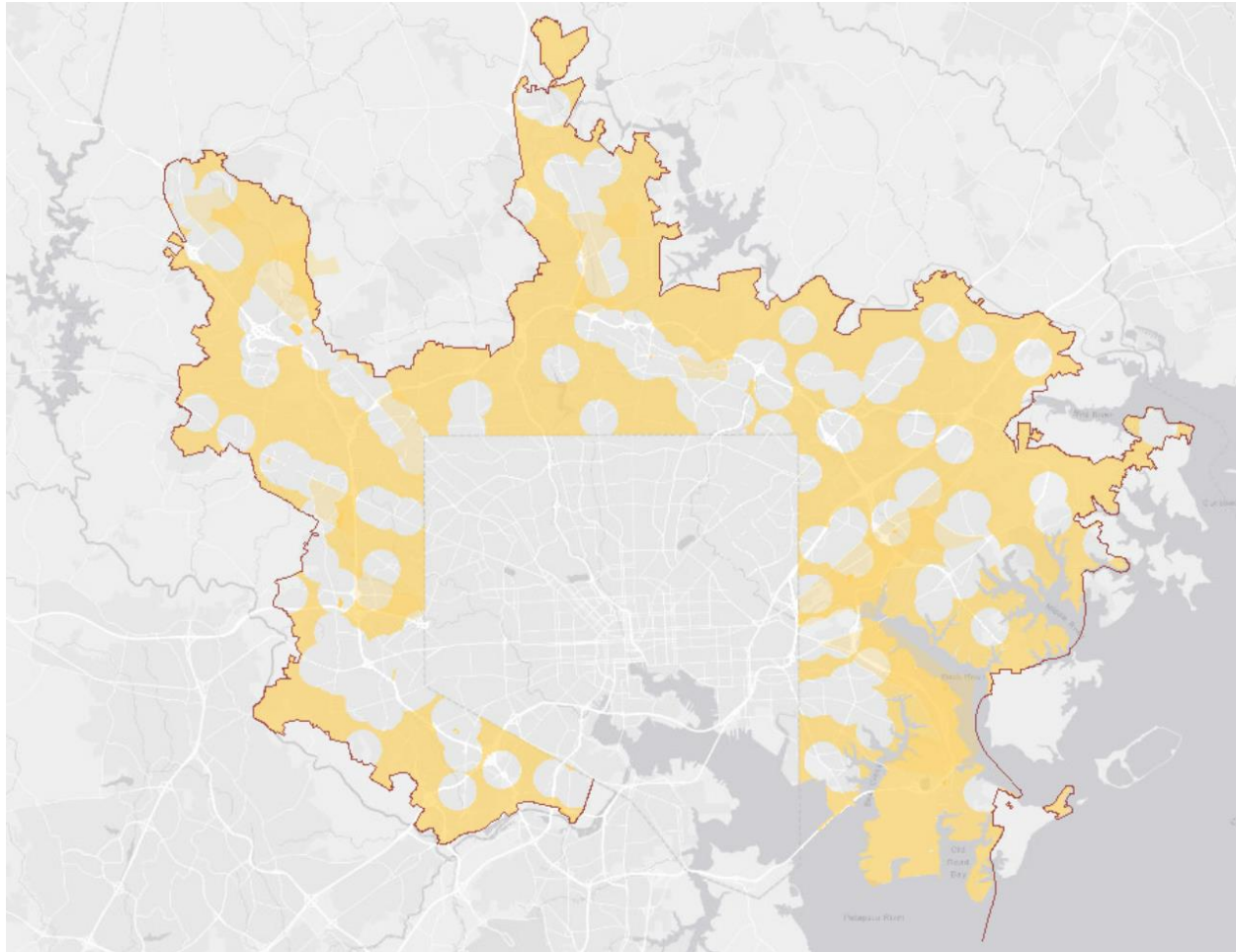
Context: These layers include community resources which generate activity and foot traffic for all segments of the population and are the building blocks of strong communities.



6. Neighborhood Deficiency

- High % Gas Stations, Liquor Stores, Discount Stores—1 point
- No Grocery Stores within a Half-Mile—3 points
- High % Non-Residential Vacancy—5 points

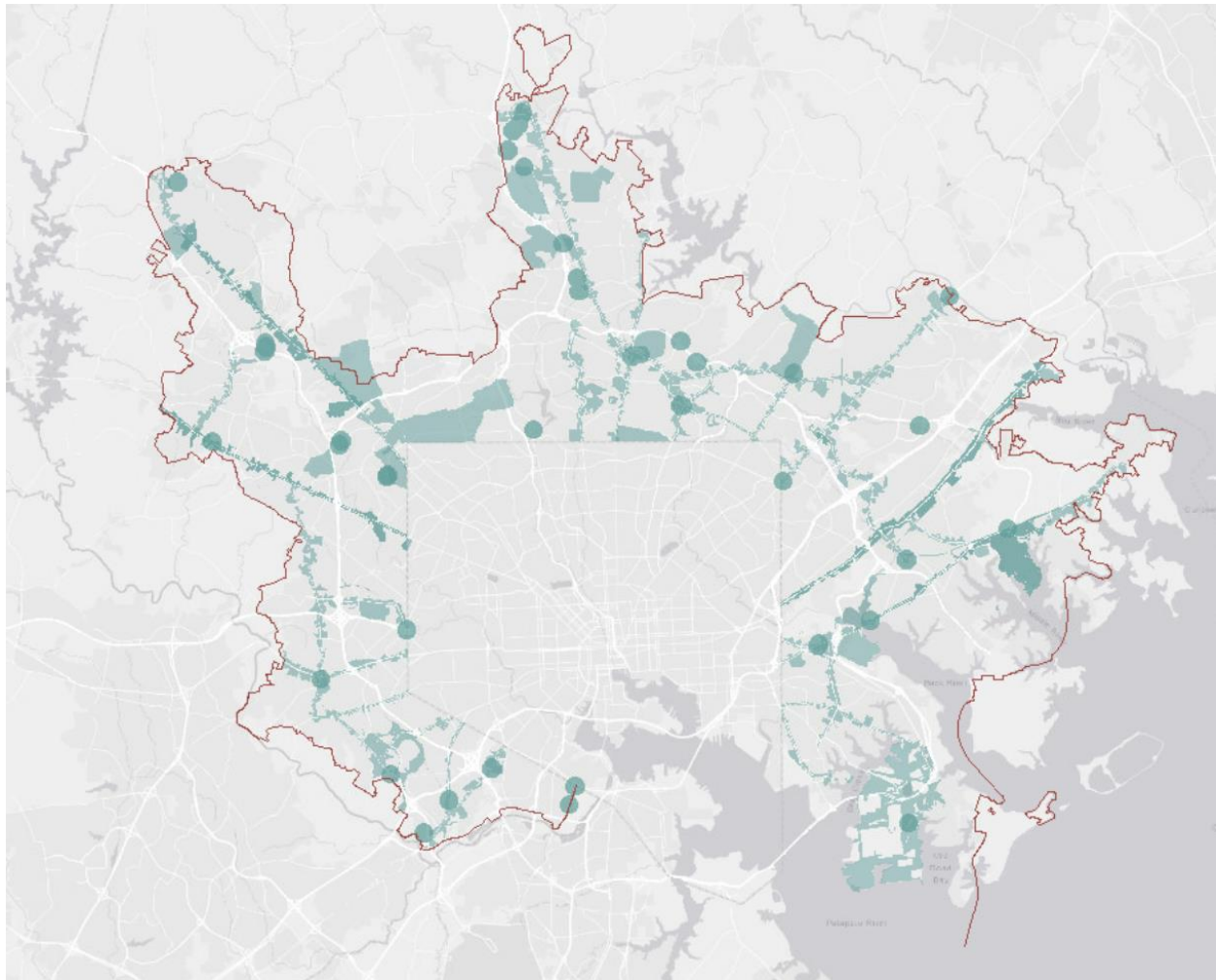
Context: These layers represent areas located in a food desert, surrounded by low-quality development and with high vacancy rates.



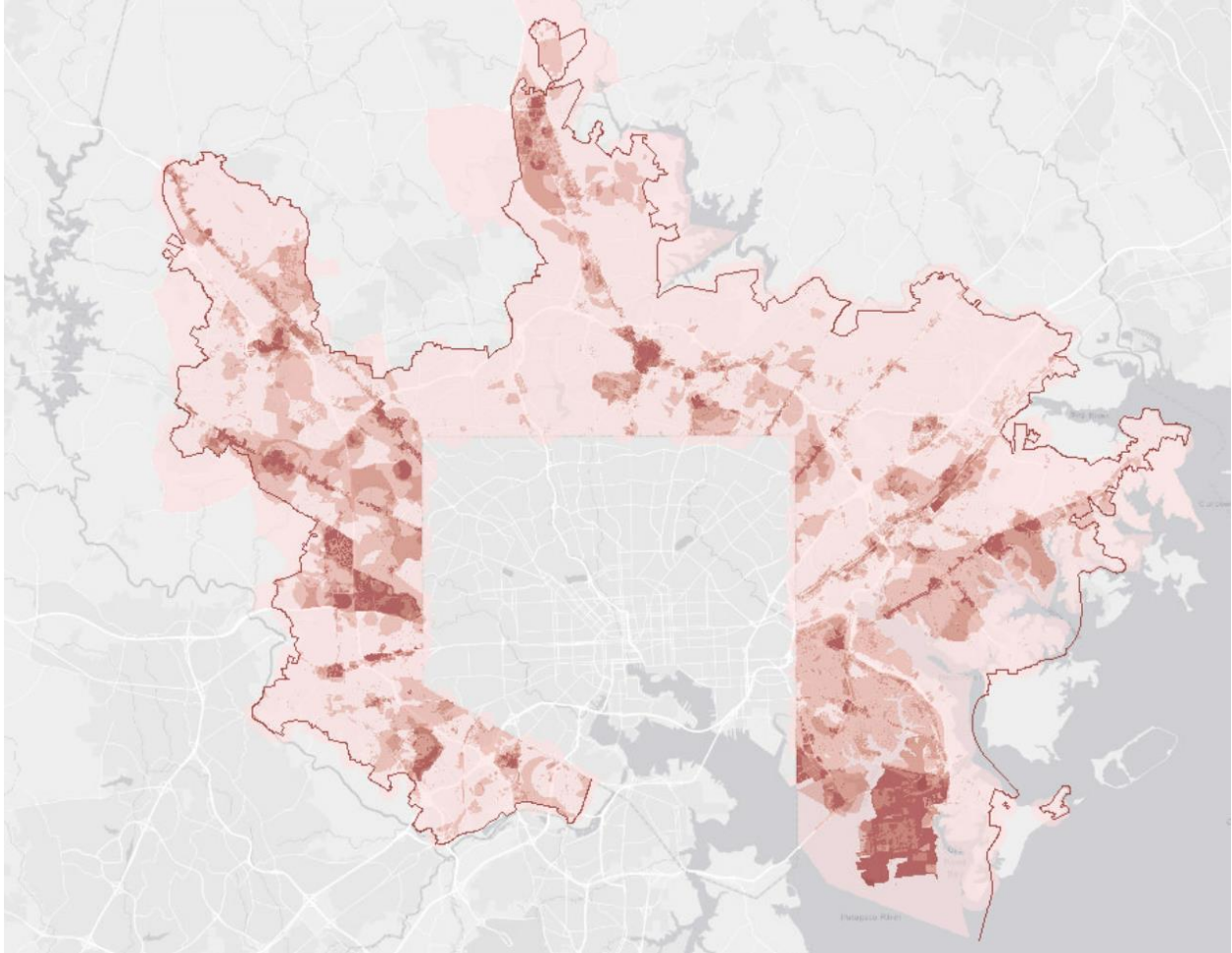
7. Transportation Access

- Along a Major Arterial Corridor—3 points
- High Number of Pedestrian-Involved Accidents—3 points
- High Transit Ridership—3 points
- Within a Quarter-Mile of a Rail Stop—5 points
- Within a Quarter-Mile of a Bus Stop—5 points

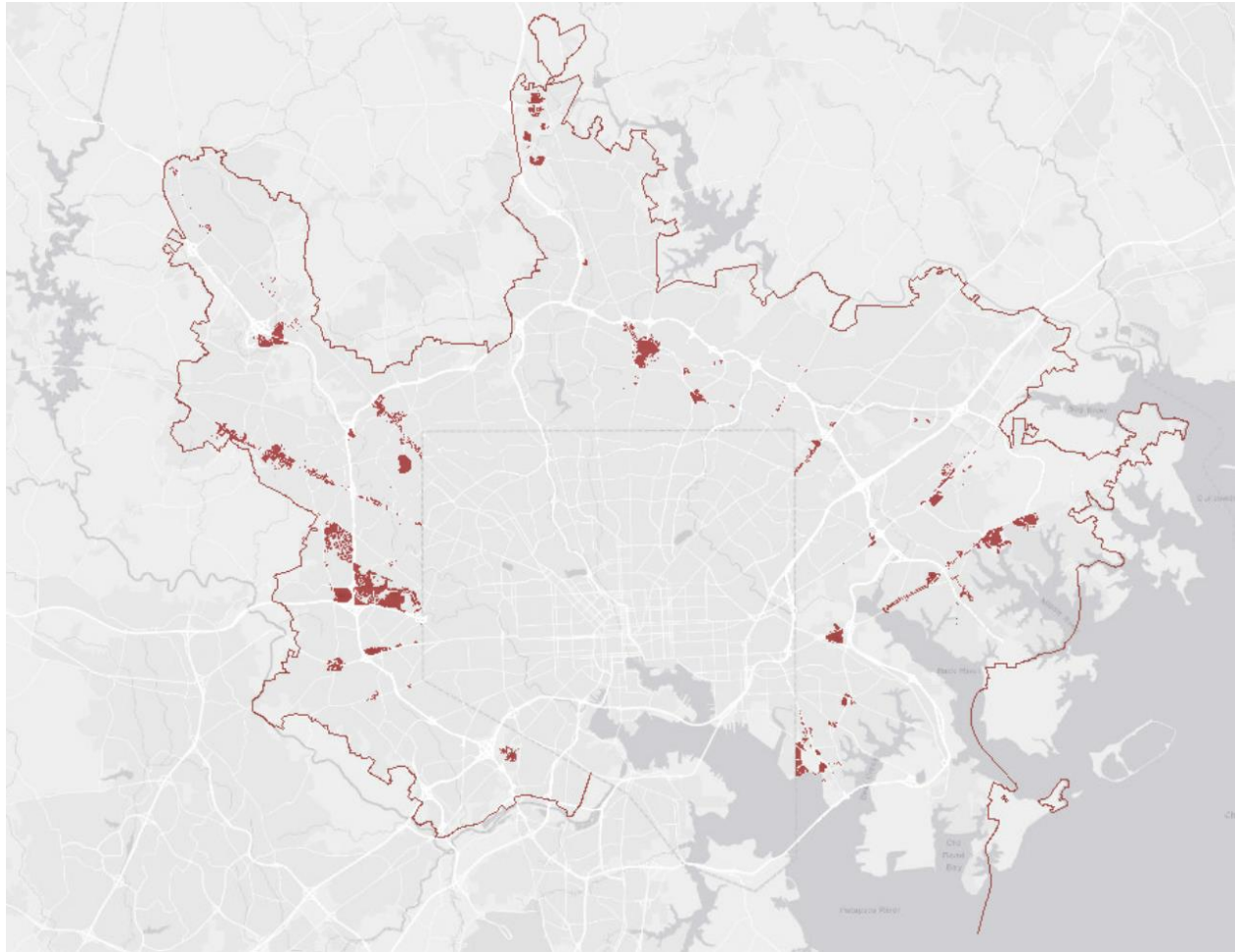
Context: These layers show areas of high mobility options and uses.



All of the metrics were combined on this map to give each area inside the URDL a retrofit score.



These red-shaded areas represent the Core Retrofit Areas—with the highest scores resulting from the overlay and weighting analysis.



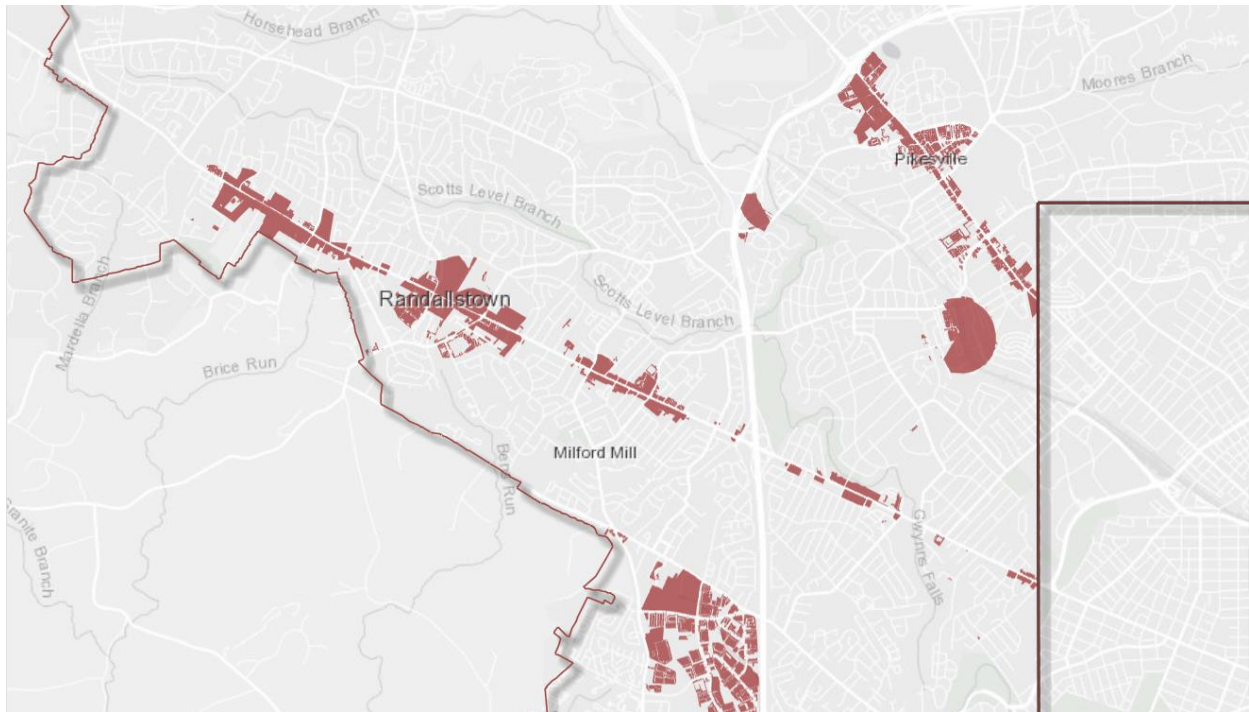
Place Types Mapping Methodology

The *Core Retrofit Areas* create the new *Master Plan 2030 Place Types Map*. The distances below refer to areas where the surrounding population and dwelling units are within certain walking and biking distances to the core and will support the primary functions therein. A diversity of services intermingled within a close distance to your own neighborhood provides good access to services, goods and jobs.

- 1/4 Mile = 5-minute walk
- 3/4 Mile = 15-minute walk
- 1 mile = 5-minute bike ride

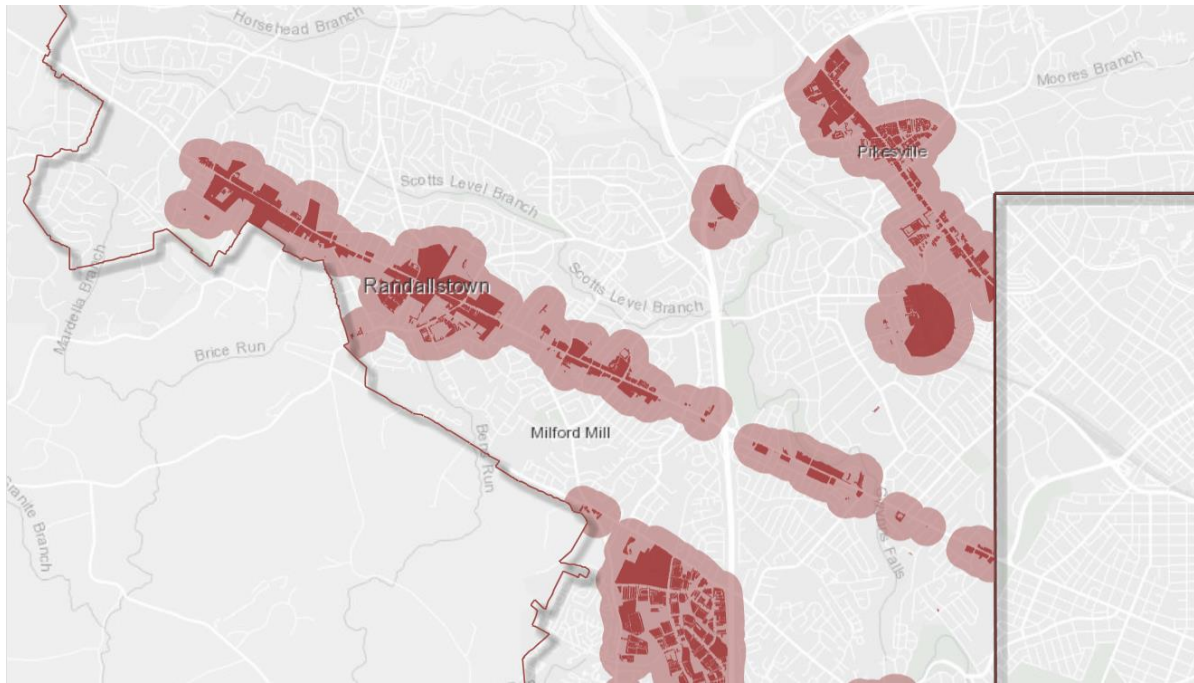
The *Master Plan 2030 Place Types Map* will replace both the *Master Plan 2020 Land Management Area Map* and the *Master Plan 2020 Proposed Land Use Map* (also called the *Transect Map*).

We begin with the *Core Retrofit Areas* resulting from the Core Retrofit Mapping process described above.

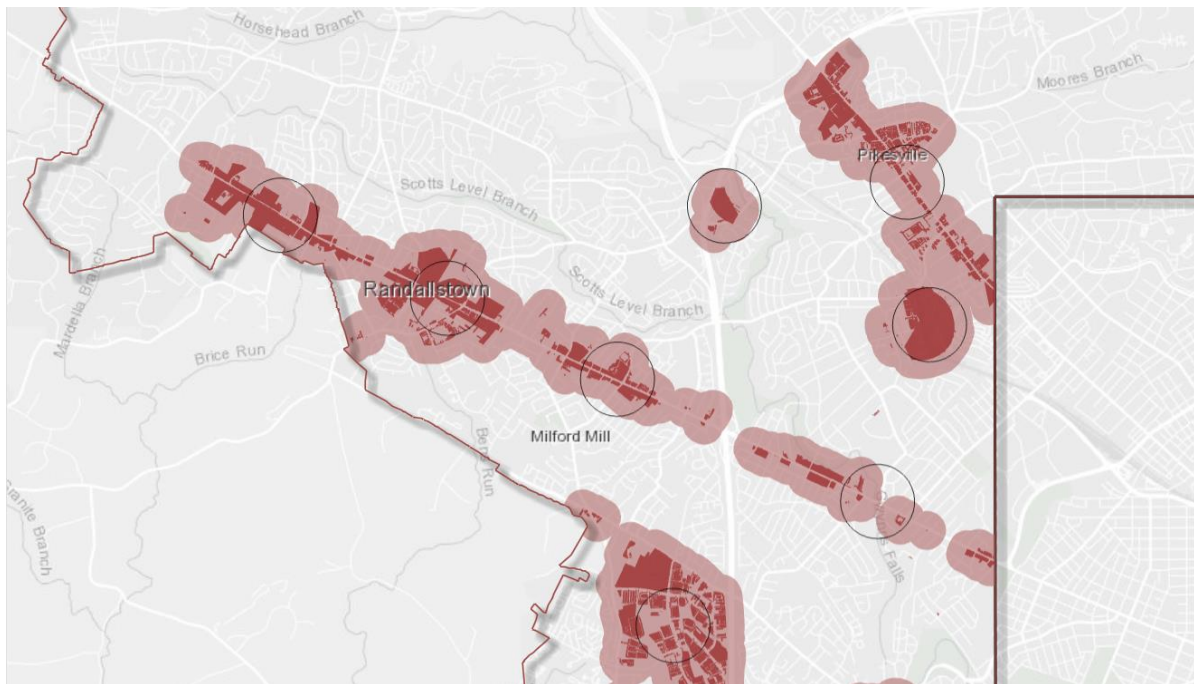


A 1/8-mile buffer is created around the *Core Retrofit Areas* and a 1/4 mile buffer is created around existing transit stops and heavily-trafficked bus stops. The buffers represent the distances that may be reached within a short walk from the *Core Retrofit Areas*.

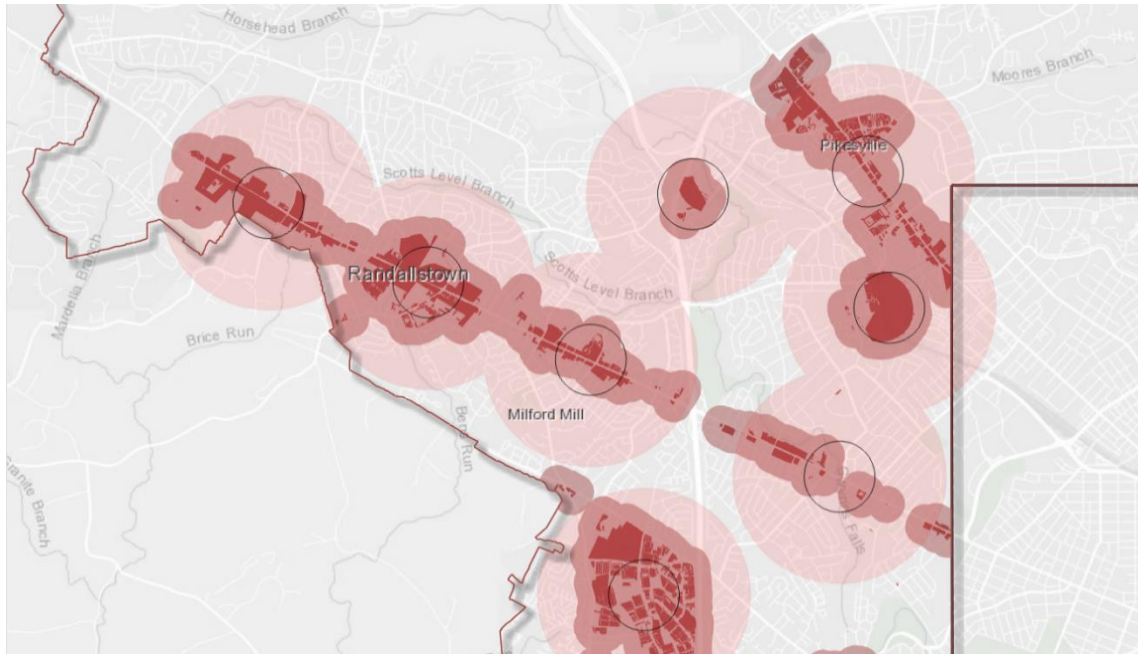
This new layer becomes the **Place Type—Node**.



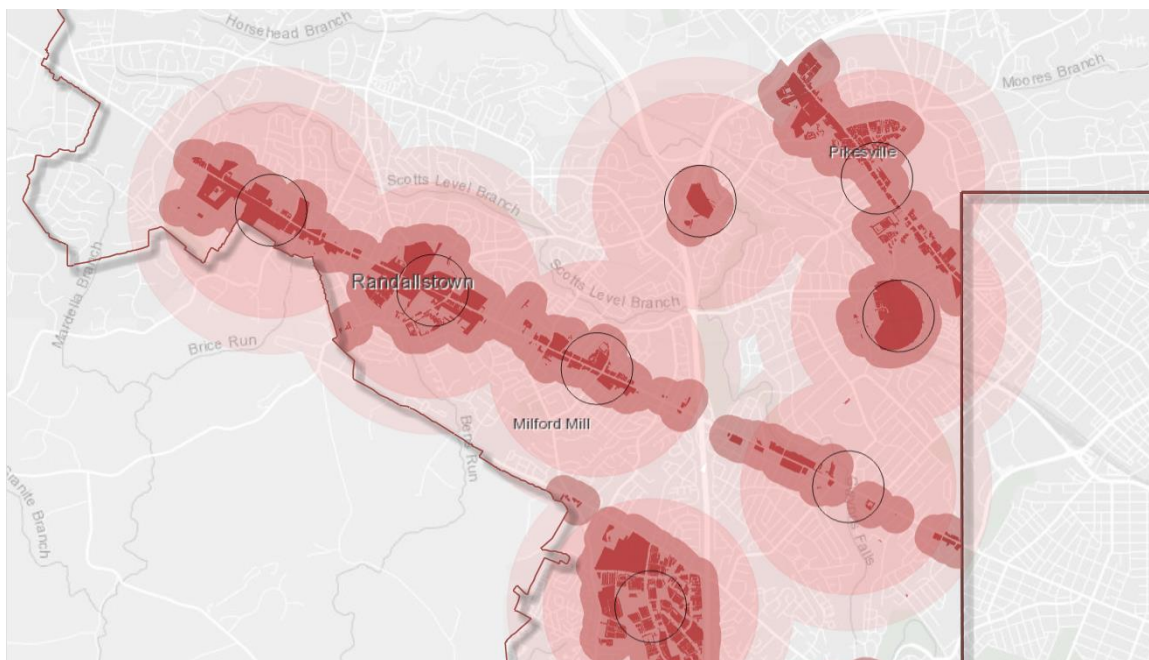
Quarter-mile circles are placed at strategic points, based on the perceived "center" of the *Core Retrofit Areas*.



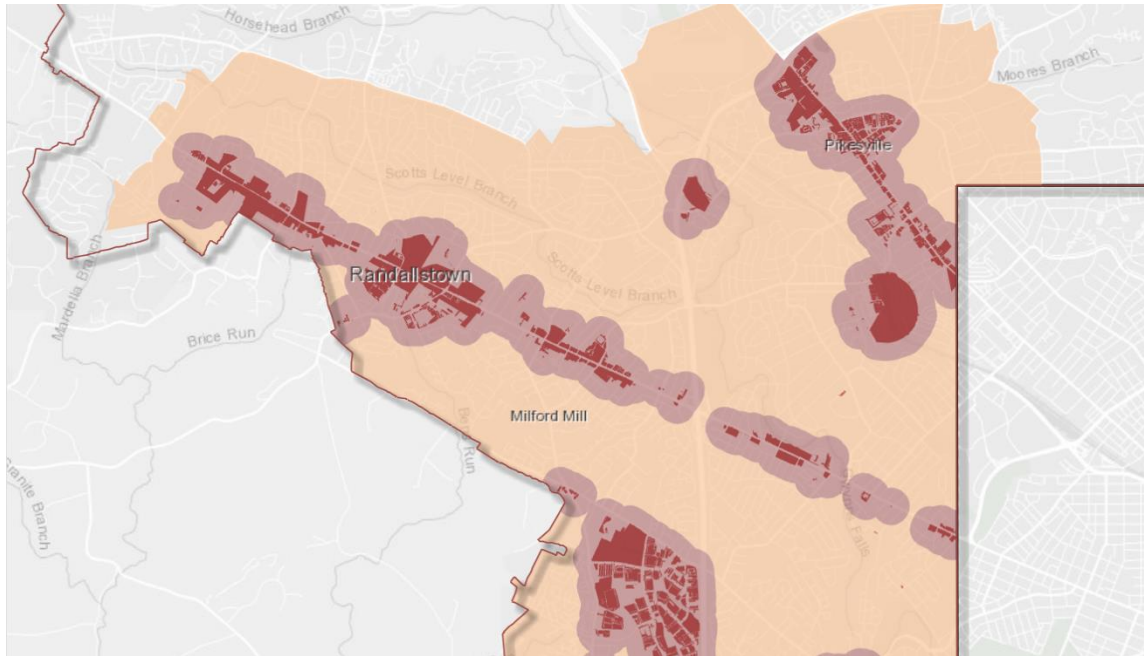
3/4-mile concentric circles are placed around the 1/4 mile circles.



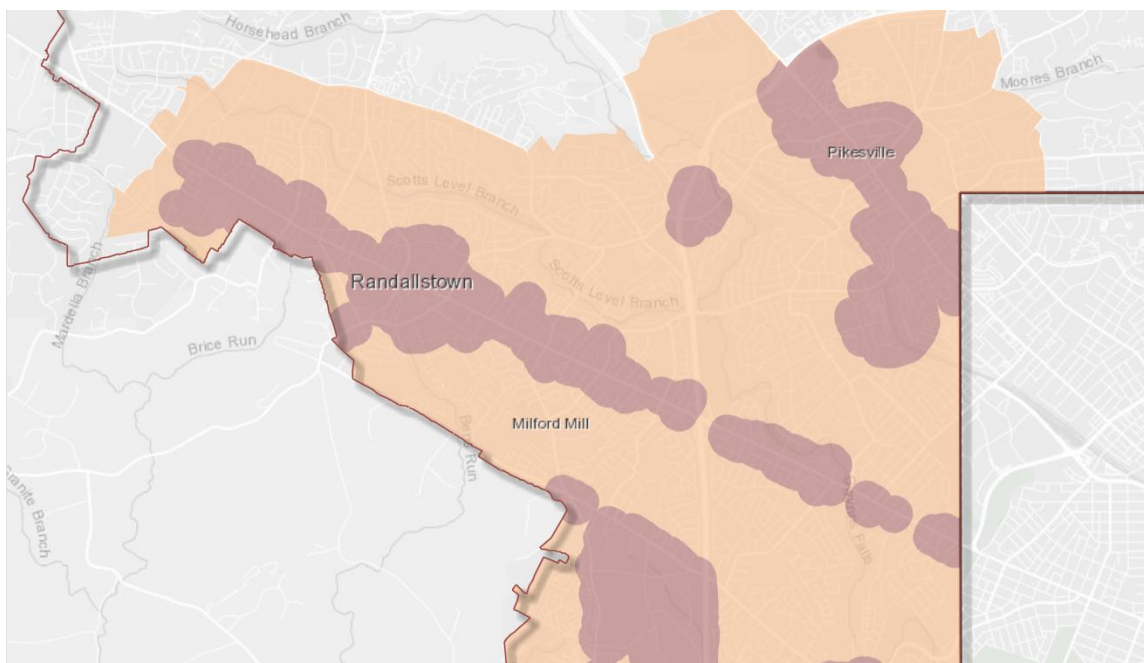
Finally, 1-mile concentric circles are placed around the 1/4 mile and 3/4-mile circles.



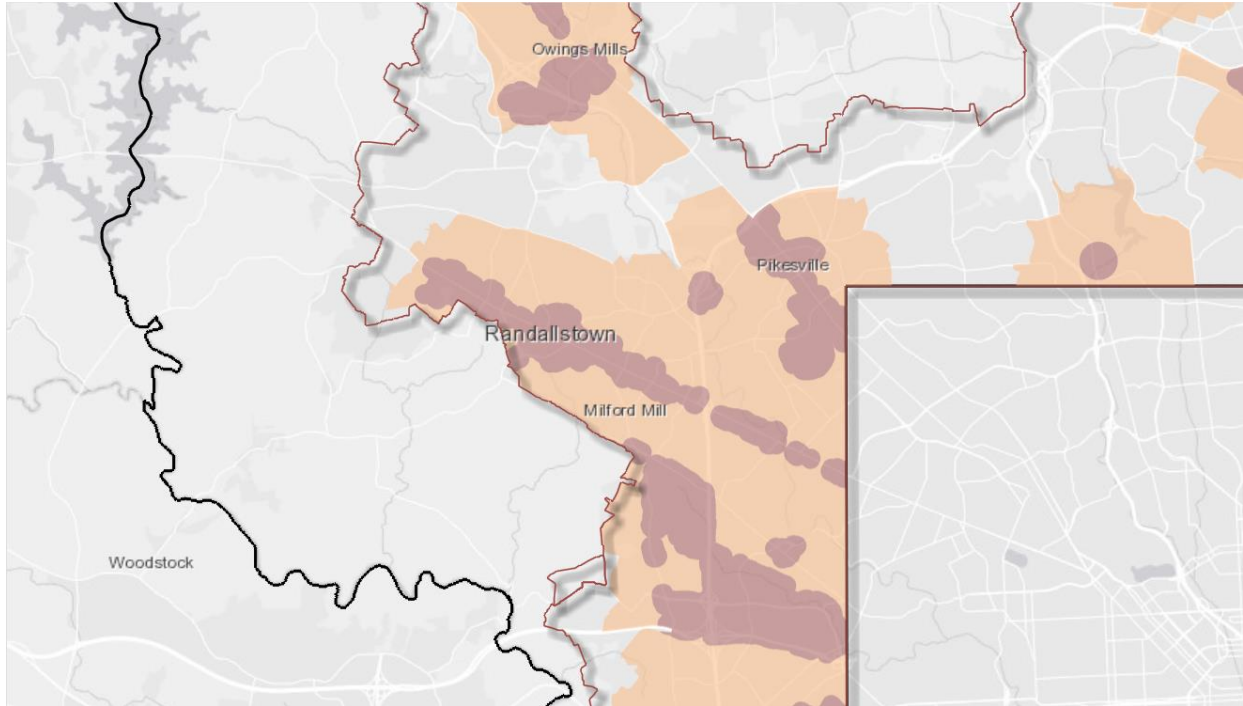
These buffer zones form the basis for the **Place Type—Connected Neighborhood...**



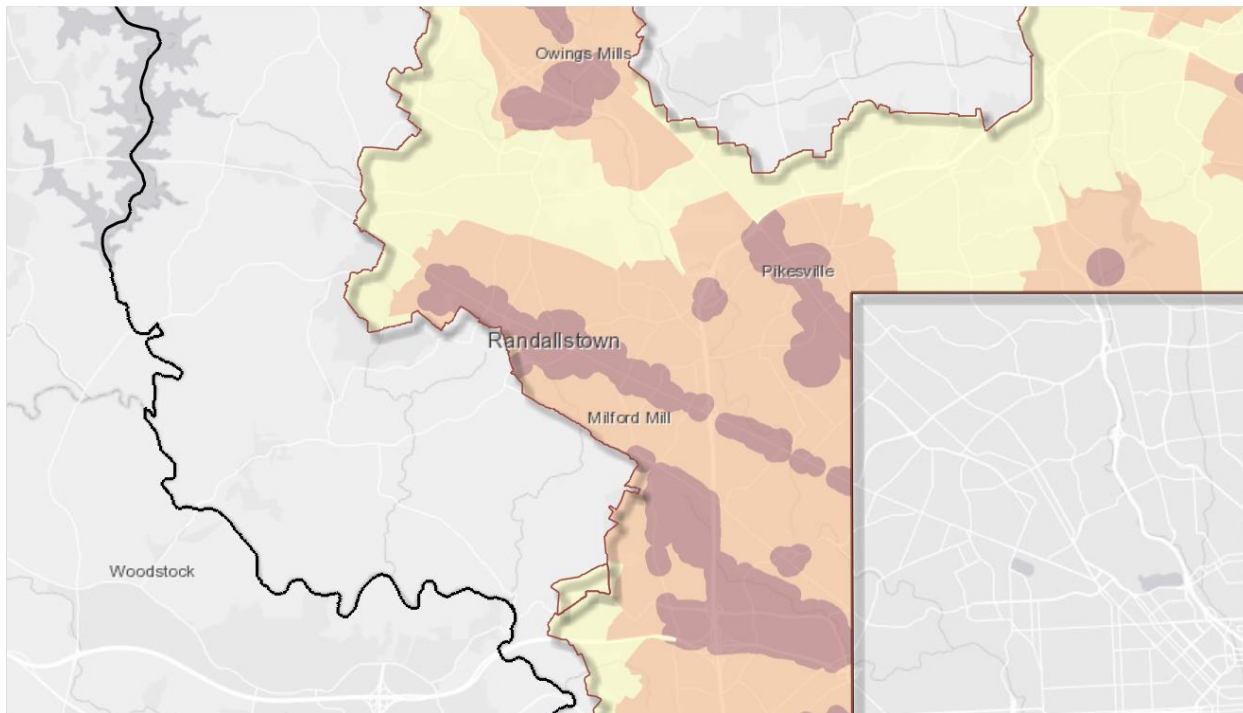
...which are mapped to correspond with census block group boundaries and geographic features...



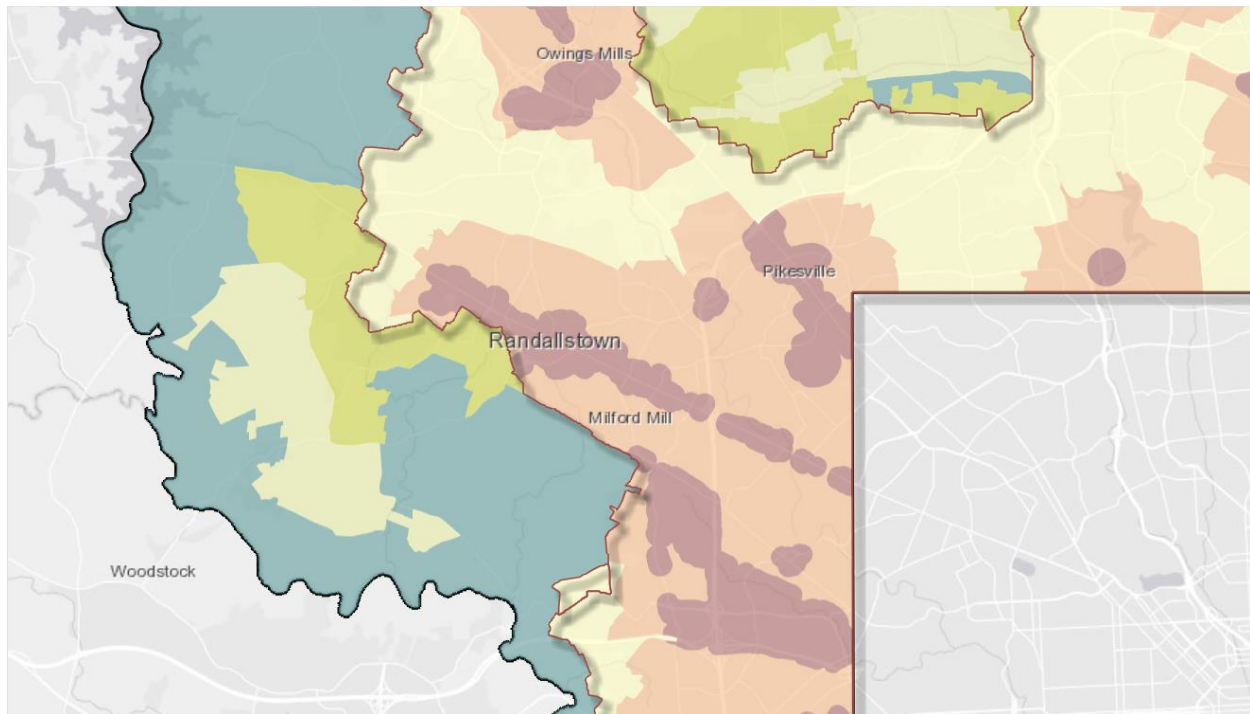
...and based on the premise that these areas could support some higher intensity uses and new development, due to their proximity to the Place Type—Nodes.



Everything else inside the URDL becomes a **Place Type—Established Neighborhood.**



The new **Rural Place Types** located outside of the URDL, are based on the *Land Management Areas* from *Master Plan 2020*.



Anything beyond the URDL is categorized the same as its 2020 designation and mapped to current 200-scale data standards using roads, hydrology and parcels to define the boundaries.

The new classifications are approximately the same: **Agricultural Priority Preservation, Resource Preservation, Rural Residential, and Village** (changed from Rural Commercial Center).

Some areas were re-classified based on ownership (public vs private, e.g., State/County park land), current use (residential vs agricultural) and some new Villages were added where rural commercial uses currently exist.

Place Types (GF.5)

The *Master Plan 2030 Place Types Map* provides general recommendations for land use based upon the [Vision Framework](#) goals and actions, as well as the retrofit analysis described above. In particular, the map identifies areas deemed most suitable for retrofitting. Growth and development within these areas should be encouraged and even incentivized. However, development may occur

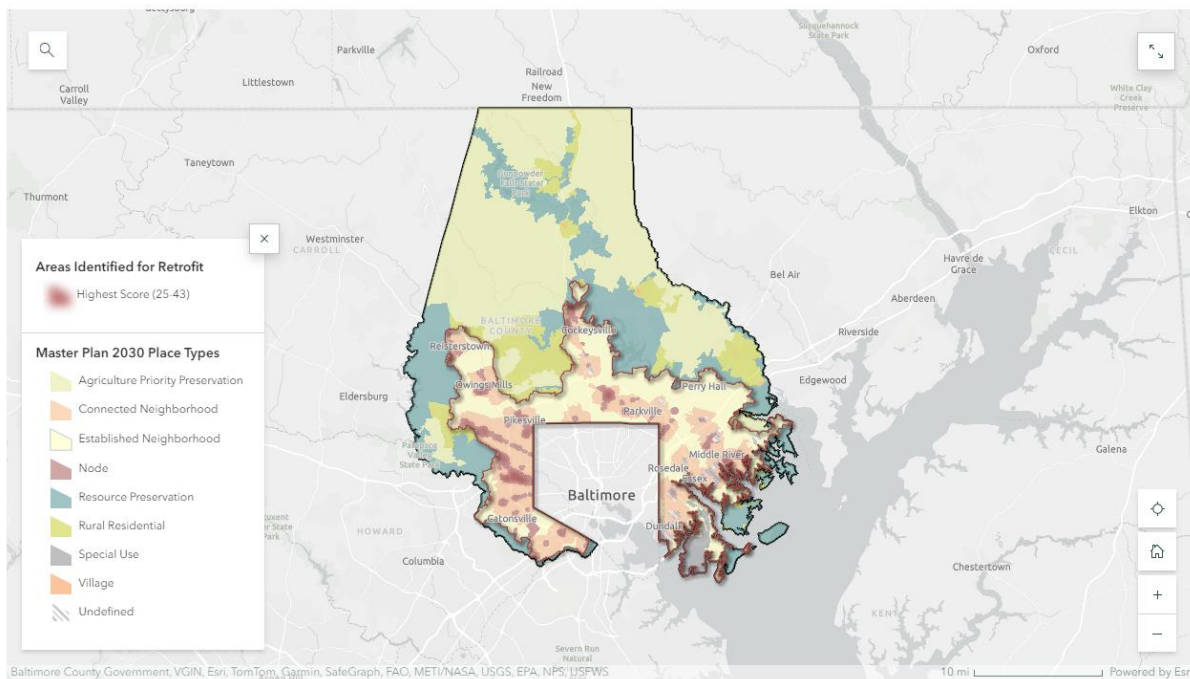
anywhere within the URDL and in certain areas outside of the URDL where zoning would permit it.

Incentivizing growth in certain areas does not mean development outside of those areas is inconsistent with the *Master Plan 2030*. The map is conceptual and intended to reflect future land use patterns that would support the land use objectives of *Master Plan 2030*.

The map does not identify land use of individual properties or parcels. The Place Types map will provide general direction for County land use decisions, and may be amended as needed through Community Plans or Small Area Plans.

Related to land use, the Place Types Map will not be used to restrict uses or development consistent with zoning and other applicable regulations.

Master Plan 2030 Place Types Map

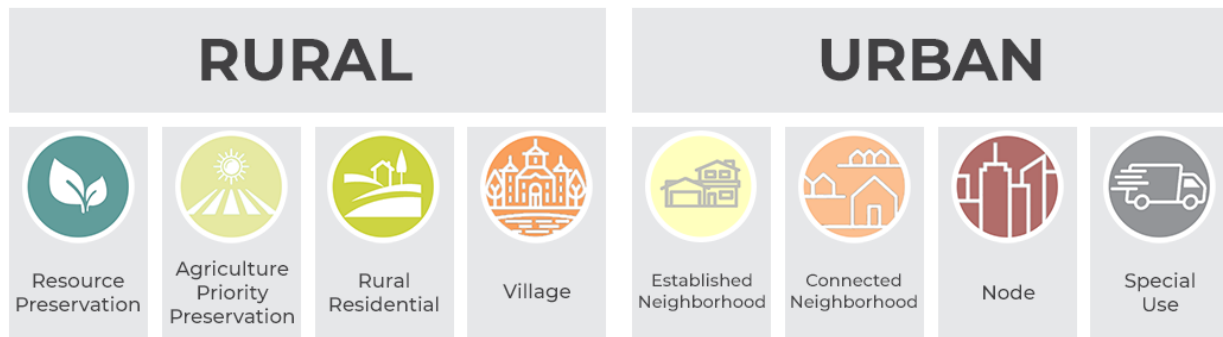


Adopted Master Plan 2030 Place Types ([See Appendix: Growth Framework; Place Types Map](#))

The Place Types ([See Appendix: Growth Framework; Place Types Summary Sheet](#)) consist of a range of intensities, from undeveloped agricultural areas in rural portions of the County, to urban downtowns and denser neighborhoods that dot the urban areas of the County. Any specific place type may be suited for multiple

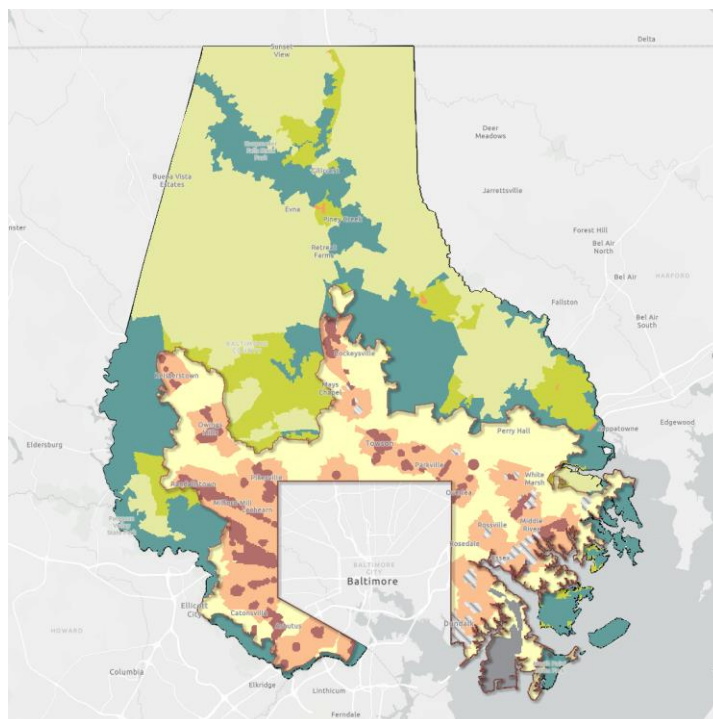
uses. Primary and Secondary uses have been identified for each type, where appropriate.

The Primary and Secondary uses listed in the Place Types below are examples for demonstrative purposes only. The uses listed shall not limit the permitted uses of any specific project, property, or tract.



Rural Place Types are located outside of the URDL and are intended to protect the County’s natural resources, while **Urban Place Types** are located inside the URDL and are suburban to urban in nature with each successive type building upon the next.

This map displays more information about each Place Type, one by one.



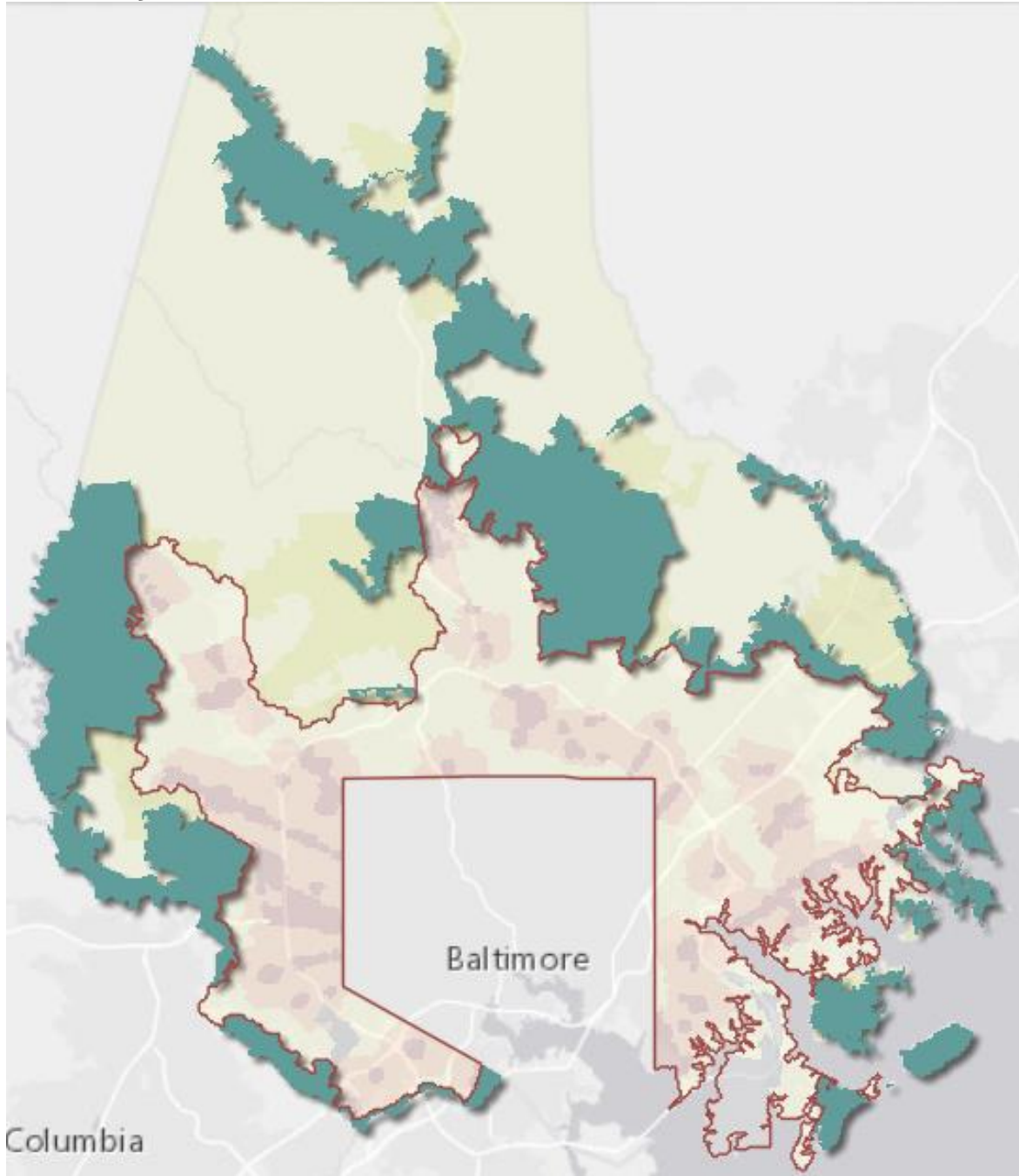
Place Type—Resource Preservation

(See [Appendix: Growth Framework: Place Types Sheets](#))

These areas are designed to protect environmental, historic and cultural resources, while allowing only limited residential, commercial or institutional development.

Primary Land Use: Resource Preservation; Open Space/Recreation; Forested Land

Secondary Land Use: Limited Residential



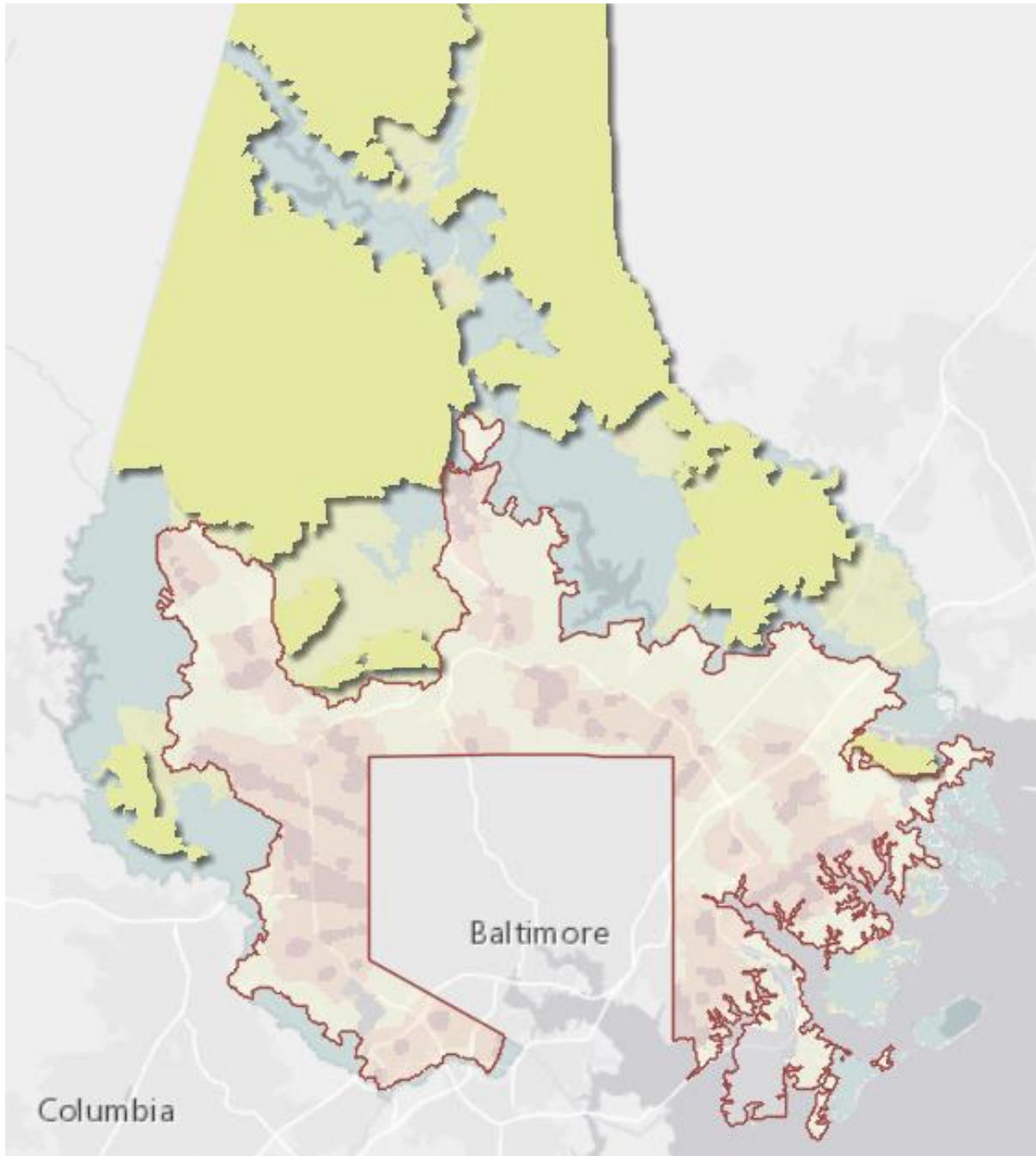
Place Type—Agriculture Priority Preservation

[\(See Appendix: Growth Framework: Place Types Sheets\)](#)

These areas are designated for preserving active agriculture activities and as such are not suitable for dense residential, commercial or institutional development.

Primary Land Use: Agriculture

Secondary Land Use: Agritourism; Limited Residential; Recreation



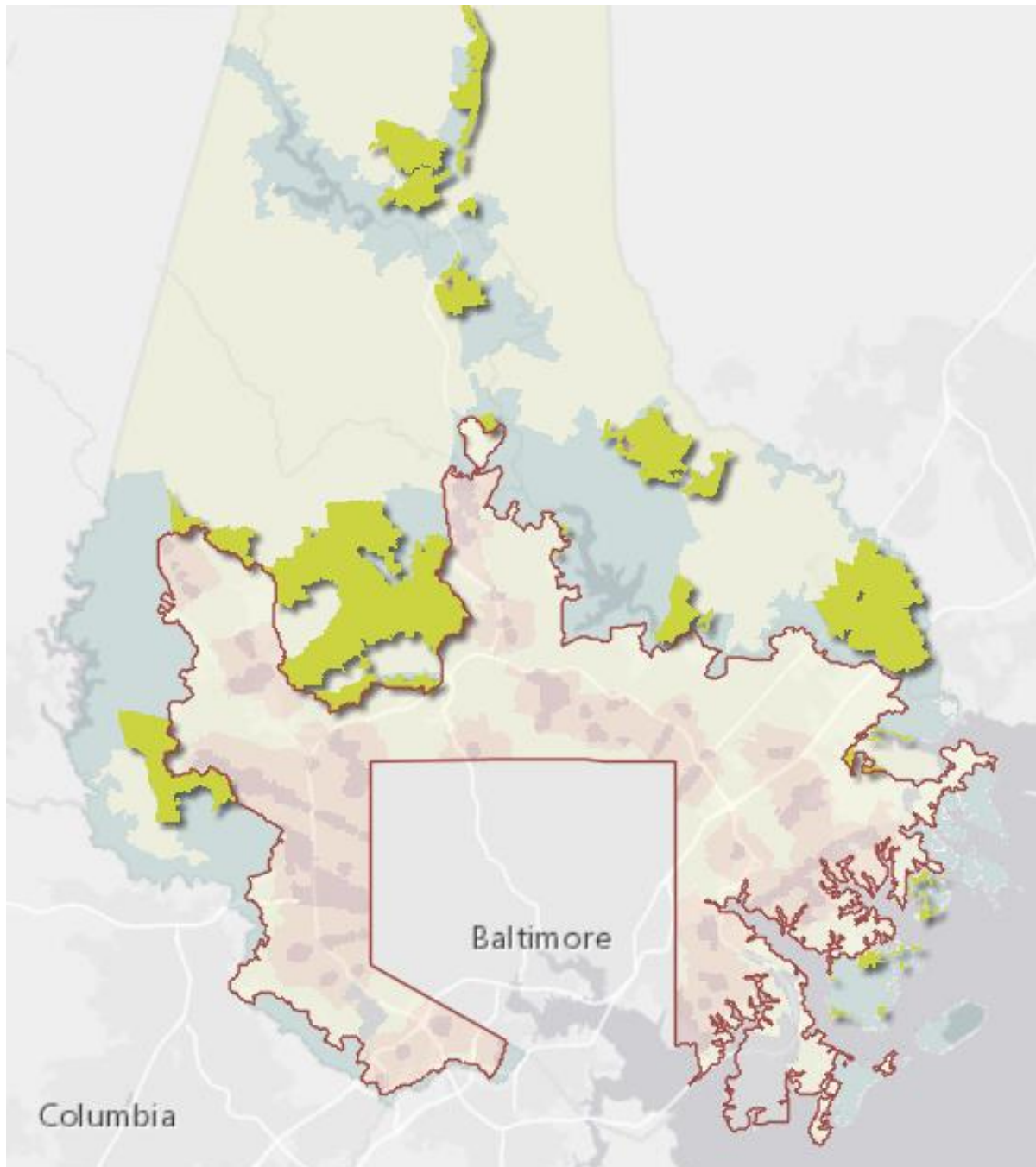
Place Type—Rural Residential

(See [Appendix: Growth Framework; Place Types Sheets](#))

Some areas of limited low-density development are established. Prime and productive agricultural lands and soils should have limited development throughout areas outside of the URDL.

Primary Land Use: Low Density Residential

Secondary Land Use: Civic/Institutional; Open Space



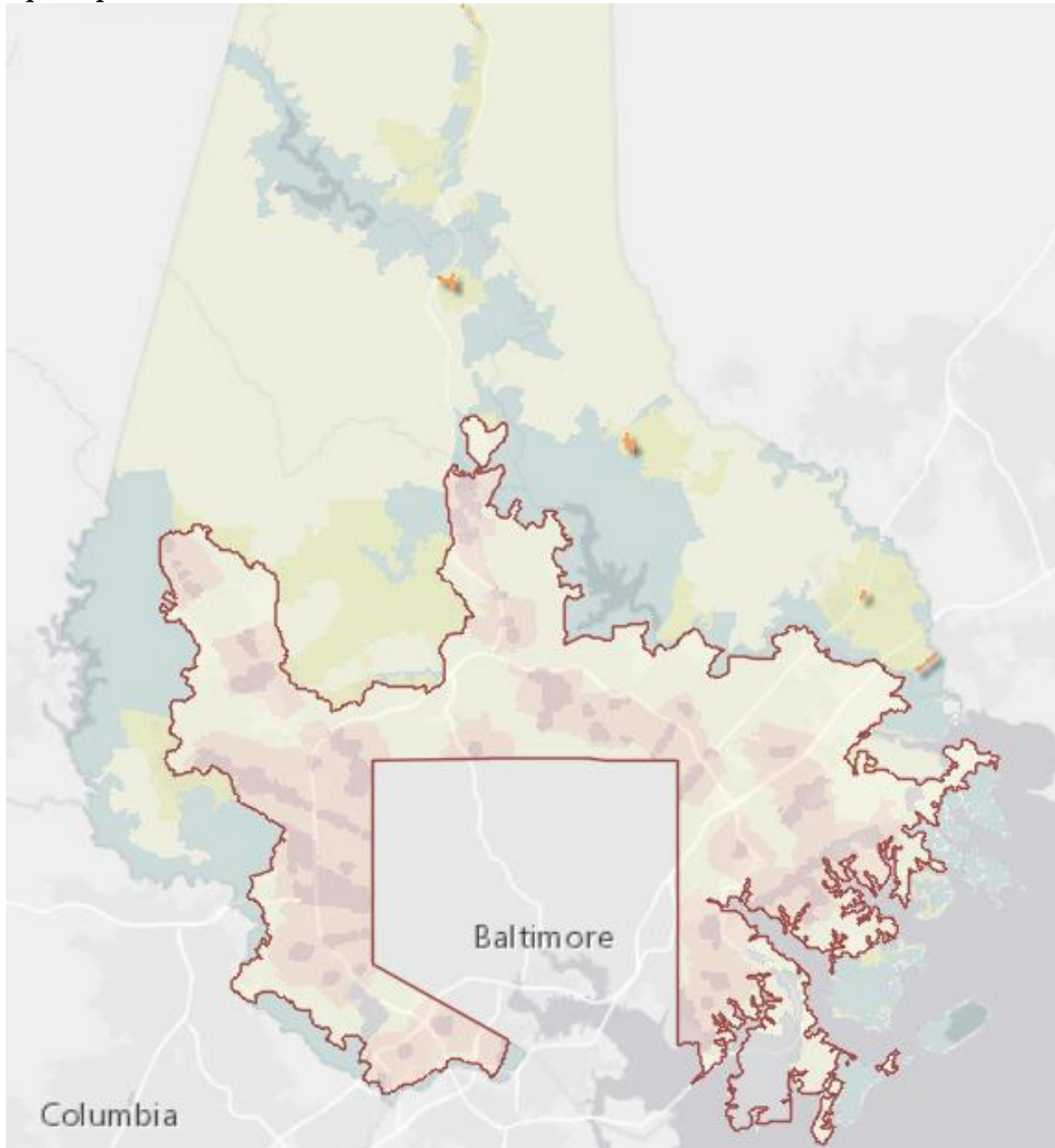
Place Type—Village

(See [Appendix: Growth Framework: Place Types Sheets](#))

Facilitates commercial activity and civic uses at primary road intersections within Village place type. Primarily serves rural population commercial needs. Central location for civic uses, churches, community centers.

Primary Land Use: Rural Commercial

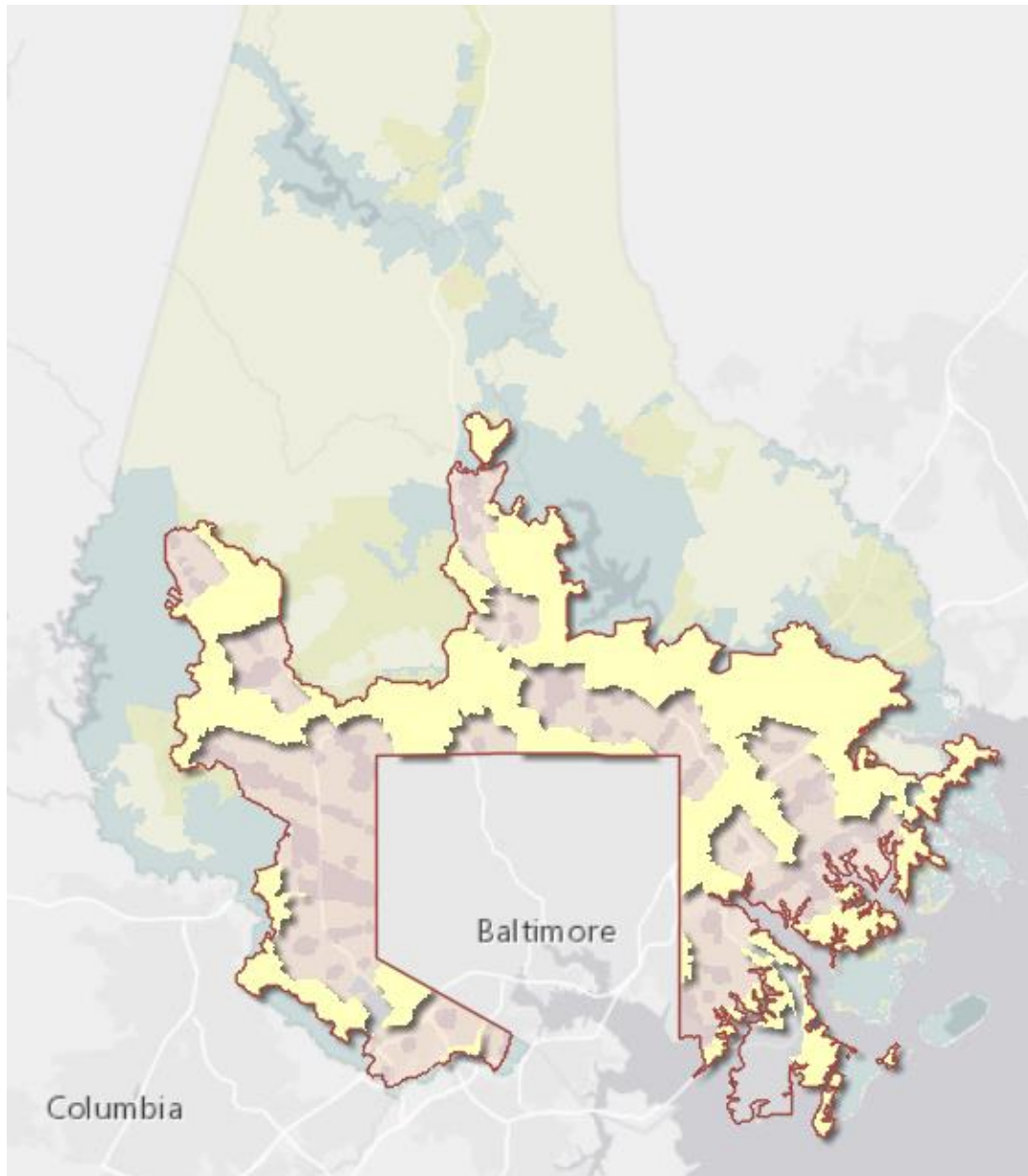
Secondary Land Use: Medium-Density Residential; Civic/Institutional; Office; Open Space



Place Type—Established Neighborhood

(See [Appendix: Growth Framework: Place Types Sheets](#))

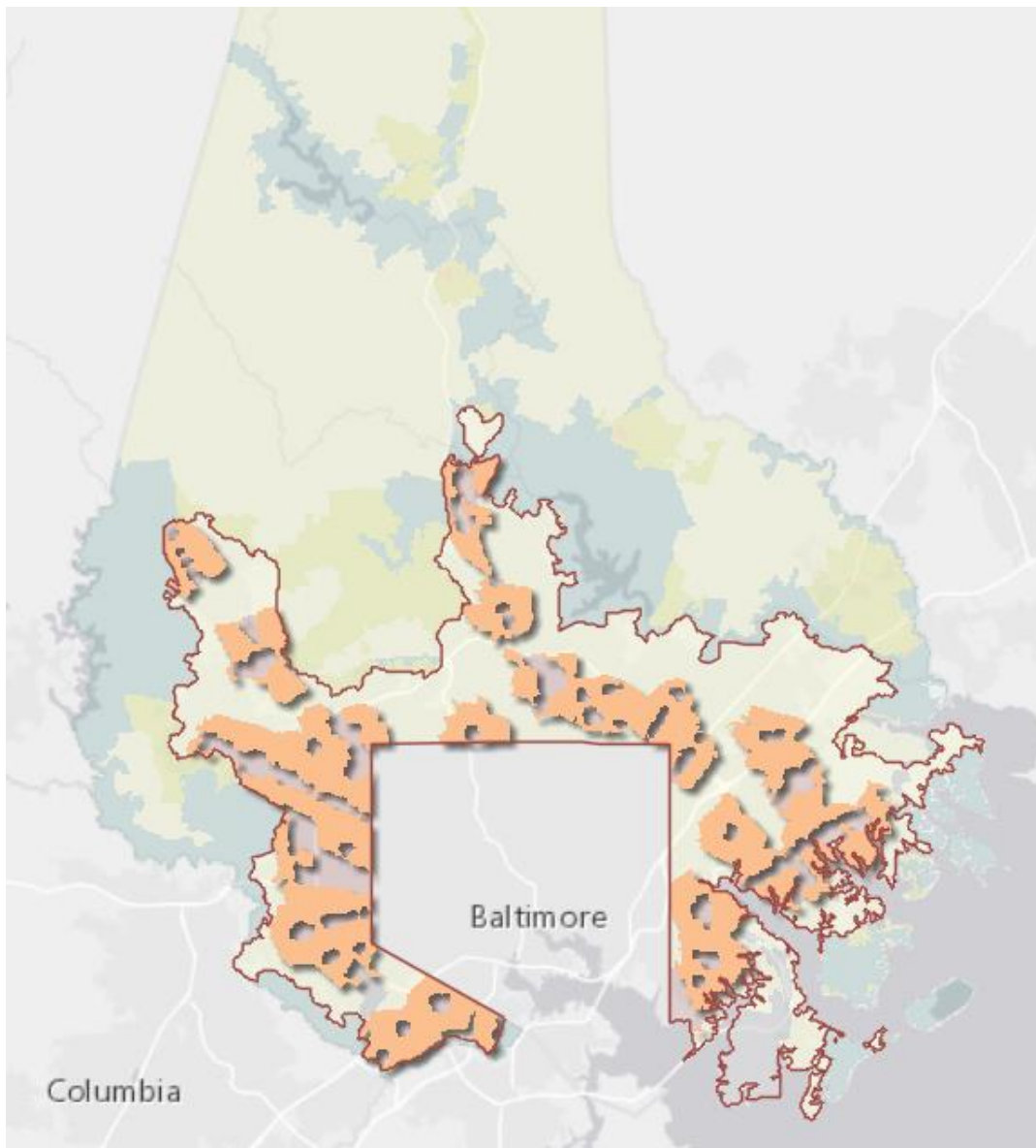
Areas within the URDL, not within Connected Neighborhoods and Nodes consist of a wide variety of areas that range from existing low density residential neighborhoods to denser mixed-use areas containing a wide variety of uses along major corridors. Although much of this area is already developed, there is some opportunity for new and infill development and redevelopment, but measures should be taken to avoid negative impacts to existing residential neighborhoods. Established neighborhoods are currently served with public water and sewer service.



Place Type—Connected Neighborhood

[\(See Appendix: Growth Framework: Place Types Sheets\)](#)

Areas connecting Established Neighborhoods and Nodes, that have a wide variety of uses, including a mix of commercial, office, industrial, and residential areas and uses, usually at a denser concentration than Established Neighborhoods. Many of these areas' present opportunities for infill development and redevelopment including adding a variety of housing types such as detached single-family, townhomes and apartments. These places contain a dense population of residents, employees, and visitors needed to support the Node which they surround.



Place Type—Node

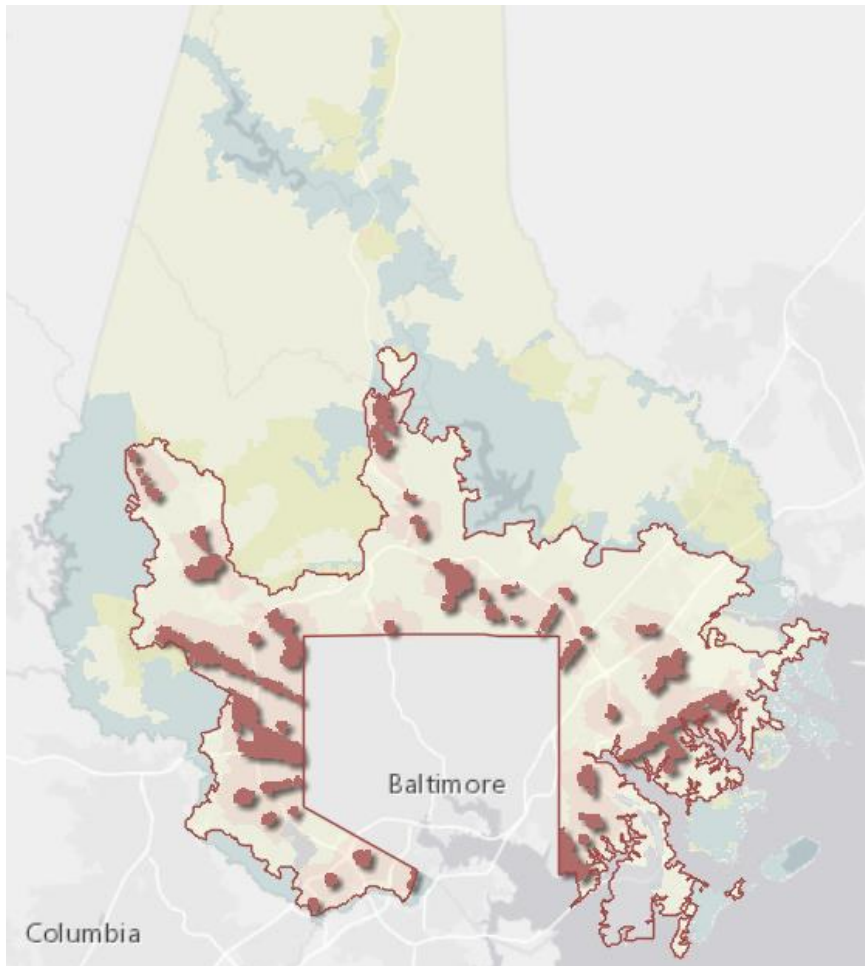
(See [Appendix: Growth Framework: Place Types Sheets](#))

Core Retrofit Areas, called Nodes, are the most strategic locations for retrofitting efforts. They are predominantly located along aging neighborhood centers, major arterials, near transit hubs or large greyfield sites. Nodes include adjacent residential and commercial properties that support walkable redevelopment with mid- to higher- residential density and a mix of uses that serve the community.

Five Node types: Urban Node, Regional Commercial Node, Neighborhood Node, Institutional Node, and Mobility Node

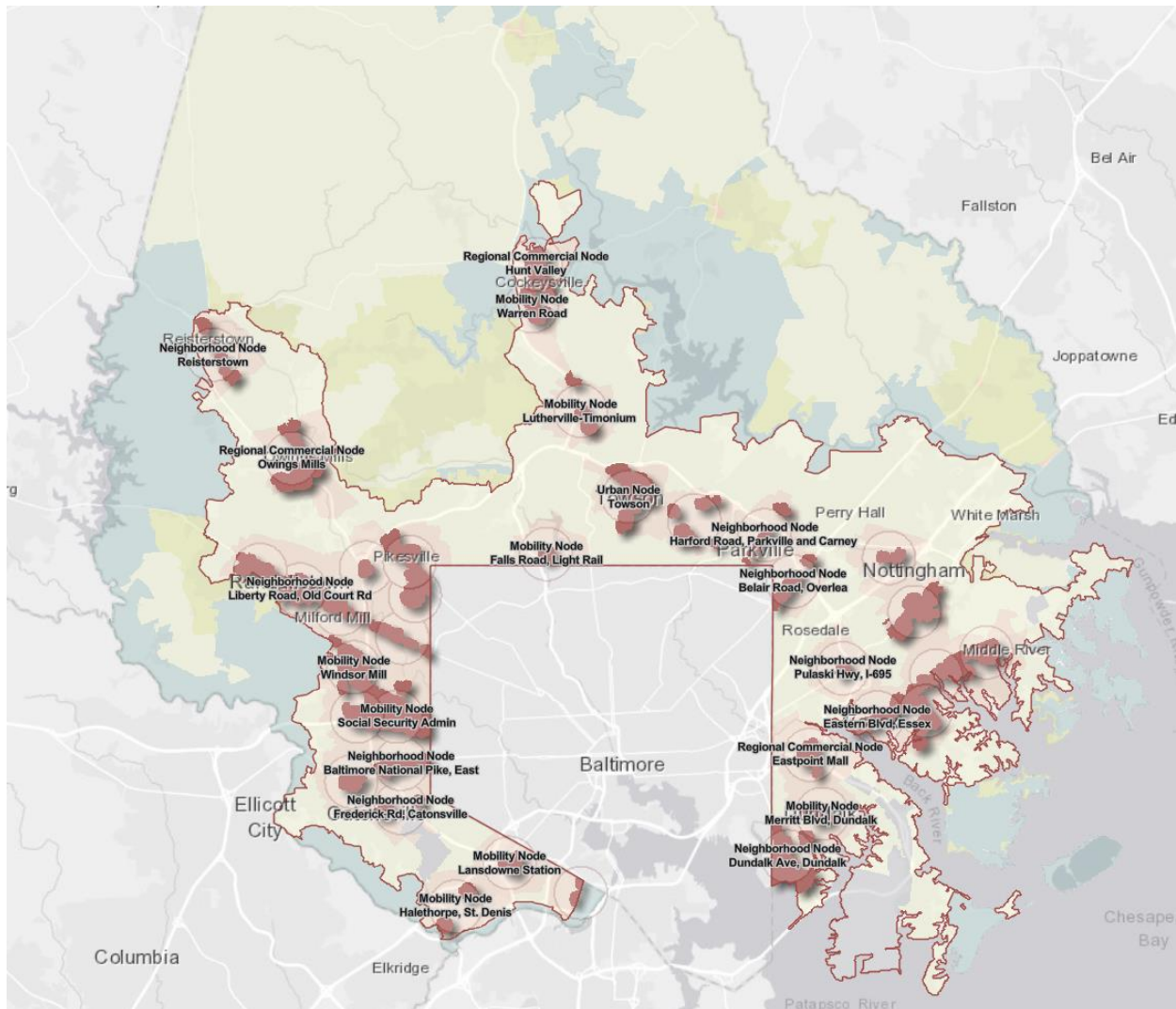
Primary Land Use: Varies by Node Type. May include High Density Residential; Auxiliary and Infill; Civic/Institutional; Commercial/Office; Open Space

Secondary Land Use: Varies by Node Type. May include Medium Density Residential



Node Types

Within Place Type—Node, Baltimore County has identified Five Node Types ([See Appendix: Growth Framework; Node Types and Names Table](#))—**Urban Node**, **Regional Commercial Node**, **Neighborhood Node**, **Institutional Node** and **Mobility Node**. Each has its own characteristics and levels of intervention needed for compact, walkable, vibrant redevelopment.



Node Type—Urban

(See [Appendix: Growth Framework: Node Type Details Sheet](#))

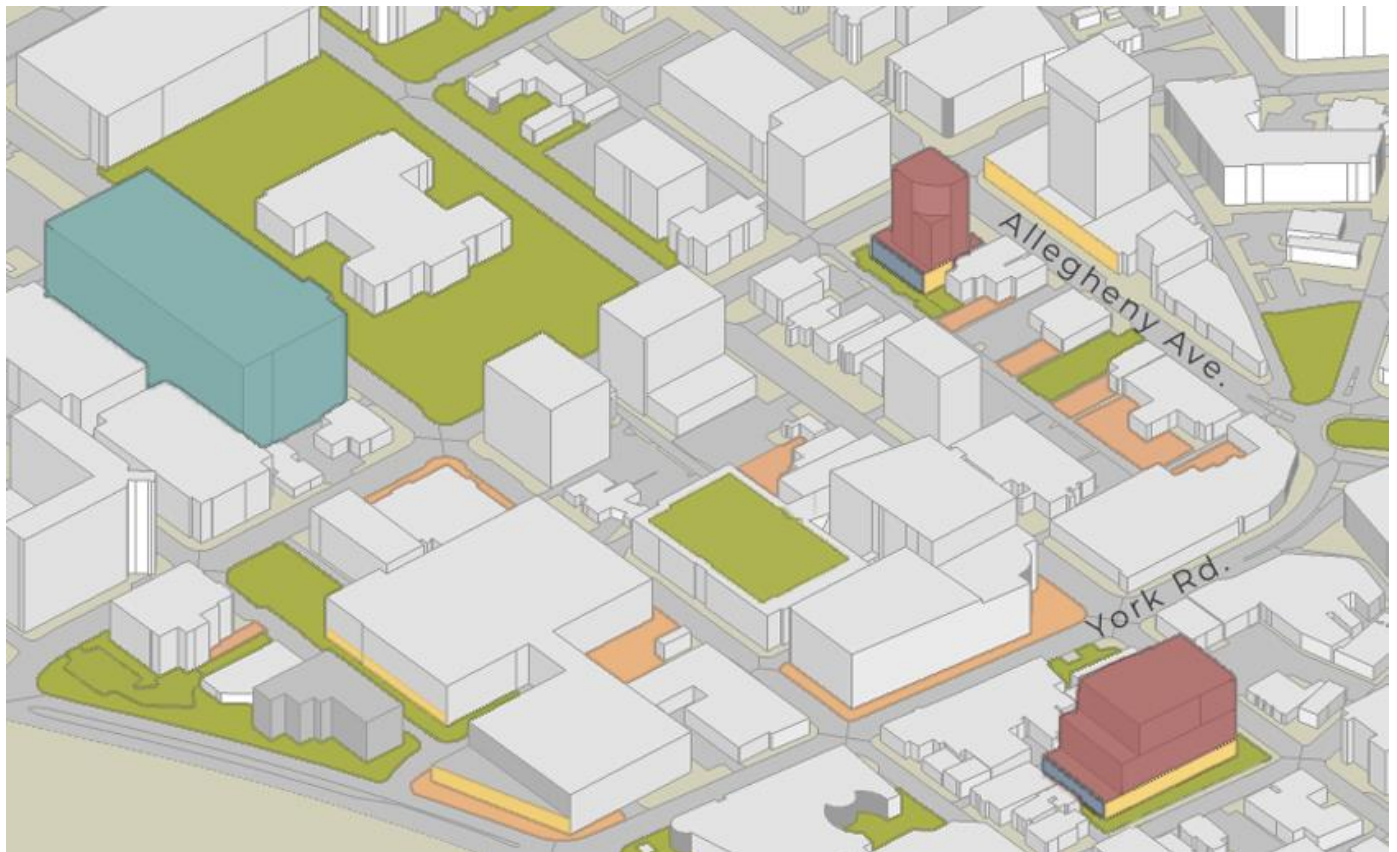
Towson is the urban center of Baltimore County. It includes a sizable business district, which is home to a regional mall (Towson Town Center) in addition to several prominent institutions—three large hospitals (Greater Baltimore Medical Center, University of Maryland St. Joseph Medical Center, Sheppard Pratt) and two universities (Towson University, Goucher College). The urban core of Towson is increasingly more residential and pedestrian-friendly as well, with several new apartment/condominium or mixed-used redevelopments in the works.

Primary Land Use: Commercial; Office; Civic/Institutional; Multi-Family Residential

Secondary Land Use: Open Space; Infill Residential; Light Industrial

Node Name(s):

Towson



Node Type—Regional Commercial

(See [Appendix: Growth Framework: Node Type Details Sheet](#))

As retail and shopping patterns have changed in recent decades, traditional shopping malls have struggled to retain tenants and attract visitors. Most malls are aging, past their useful life and struggling to compete with newer, town center -style developments. In suburban areas, malls often occupy the largest remaining land parcels. However, much of this land is underutilized in the form of surface parking lots. These sites provide valuable opportunities to intensify redevelopment efforts, transform land-use paradigms and improve quality of life. Possibilities include: walkable town centers, housing forms designed to serve vital demographics, hotels, gathering places with greater civic and recreational opportunities.

Primary Land Use: Commercial; Office; Multi-Family Residential

Secondary Land Use: Open Space; Infill Residential; Light Industrial; Civic/Institutional

Node Name(s):

Security Square Mall (See [Appendix: Vision Framework: Reimage Security Square Mall](#))

Owings Mills

Hunt Valley

White Marsh Mall



Node Type—Neighborhood

(See [Appendix: Growth Framework: Node Type Details Sheet](#))

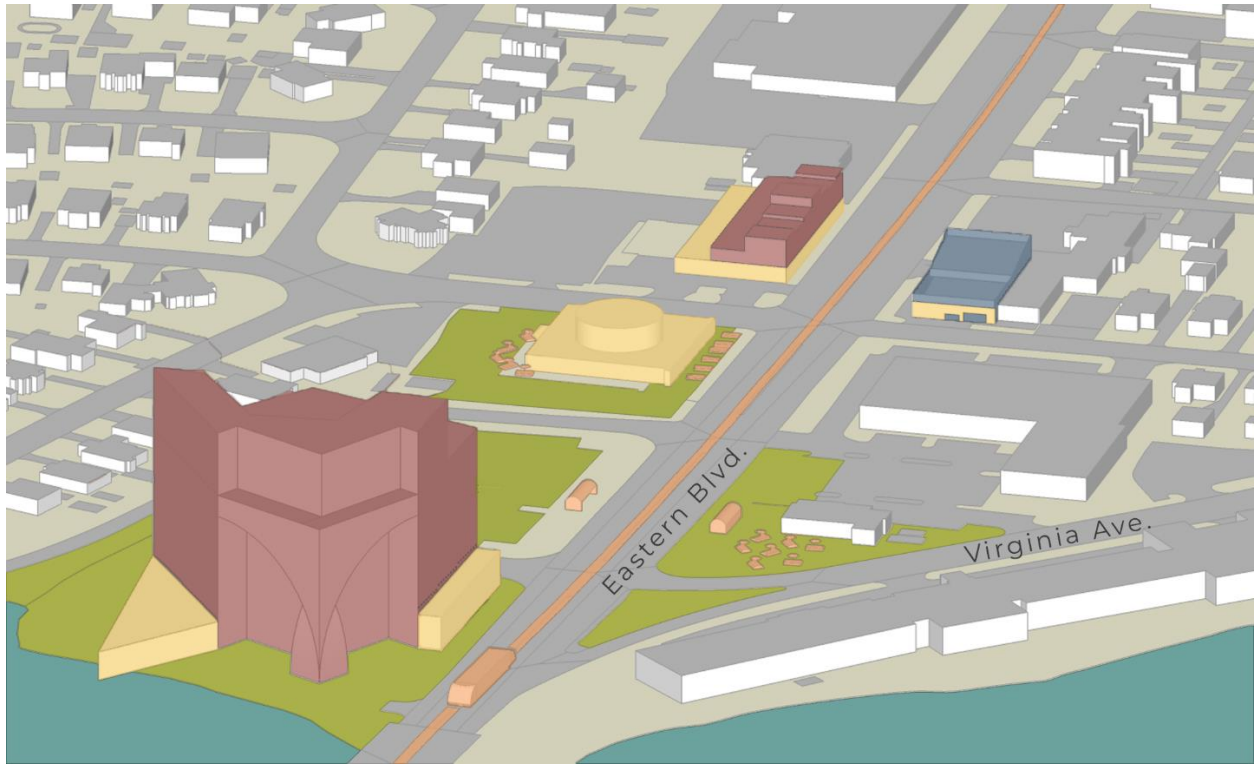
Baltimore County’s suburban commercial corridors are characterized by a mix of single-use buildings, large surface parking lots and thoroughfares designed exclusively for automobile use. There are opportunities to transform outdated land uses and transportation infrastructure along these highly-traveled roadways. These efforts should prioritize buy-in and support from existing communities, provide residential amenities, as well as improve physical and pedestrian connections between residential and commercial areas.

Primary Land Use: Commercial; Office; Multi-Family Residential

Secondary Land Use: Open Space; Infill Residential; Light Industrial; Civic/Institutional

Node Name(s):

Frederick Road, Catonsville
Baltimore National Pike, East
Baltimore National Pike, West
Liberty Road, Inner Beltway
Liberty Road, Rolling Road and Milford Mill
Liberty Road, Old Court Road
Liberty Road, Randallstown
Pikesville
Reisterstown
Harford Road, Parkville and Carney
Belair Road, Overlea
Pulaski Highway, Middle River Road
Pulaski Hwy., I-695
Eastern Blvd., Essex
Eastern Blvd, Middle River
Back River Neck, Essex
Dundalk Ave., Dundalk



Node Type—Institutional

[\(See Appendix: Growth Framework: Node Type Details Sheet\)](#)

In the southwestern part of the county, University of Maryland Baltimore County (UMBC) has a substantial presence. This highly rated public university is recognized for IT research, innovation and commitment to diversity and equity. Located on 530 acres west of the Beltway and next to both Catonsville and Arbutus, UMBC has expanded its community outreach and has established a facility, with the popular Ocha Mocha café, in Arbutus. UMBC is also home to bwtech@UMBC Research and Technology Park.

The University also recently took ownership of the 200-acre Spring Grove property situated north of the current campus. No specific plans have been presented for this site that also contains state operated psychiatric services and County owned homeless persons' shelter and recreational facilities.

UMBC and the Spring Grove property represent a significant growth area for the southwest section of the County. As an anchor institution, the success of UMBC is vital to the region and will have a lasting impact for years to come. Together, UMBC and Spring Grove have potential to bring new businesses and economic activity to the area.

Accordingly, there is significant potential for development retrofitting of areas between and surrounding UMBC and the Spring Grove property. The County and UMBC should partner to develop a lasting vision that recognizes the area's significant economic potential.

Primary Land Use: Commercial; Office; Civic/Institutional; Multi-Family Residential

Secondary Land Use: Open Space; Light Industrial

Node Name(s):

University of Maryland, Baltimore County (UMBC)

Community College of Baltimore County (CCBC) – Catonsville

Node Type—Mobility

(See [Appendix: Growth Framework: Node Type Details Sheet](#))

This Node Type refers to focal points in the transportation network where different modes of transportation, multi-modal supportive infrastructure and place-making strategies can create or enhance existing activity centers. Amenities may include bus stop and layover zones, transit shelters with real-time arrival information, bike share stations, bicycle storage, repair facilities, retail and open space. Providing an array of options at these Nodes accommodates a variety of different needs, greatly increasing the number of destinations accessible via transit. Mobility Nodes are currently located around existing transit stops or bus stops with heavy ridership. Their success depends on the interaction and balance between transportation, land use and place-making functions.

Primary Land Use: Commercial; Office; Civic/Institutional; Multi-Family Residential

Secondary Land Use: Open Space; Light Industrial

Node Name(s):

Lansdowne Station
Social Security Administration
Windsor Mill
Old Court Metro Station
Warren Road
Lutherville-Timonium
Loch Raven
Eastern Blvd., Martin State Airport
Merritt Blvd., Dundalk
Baltimore Highland Light Rail
Halethorpe, St. Denis
Falls Road Light Rail



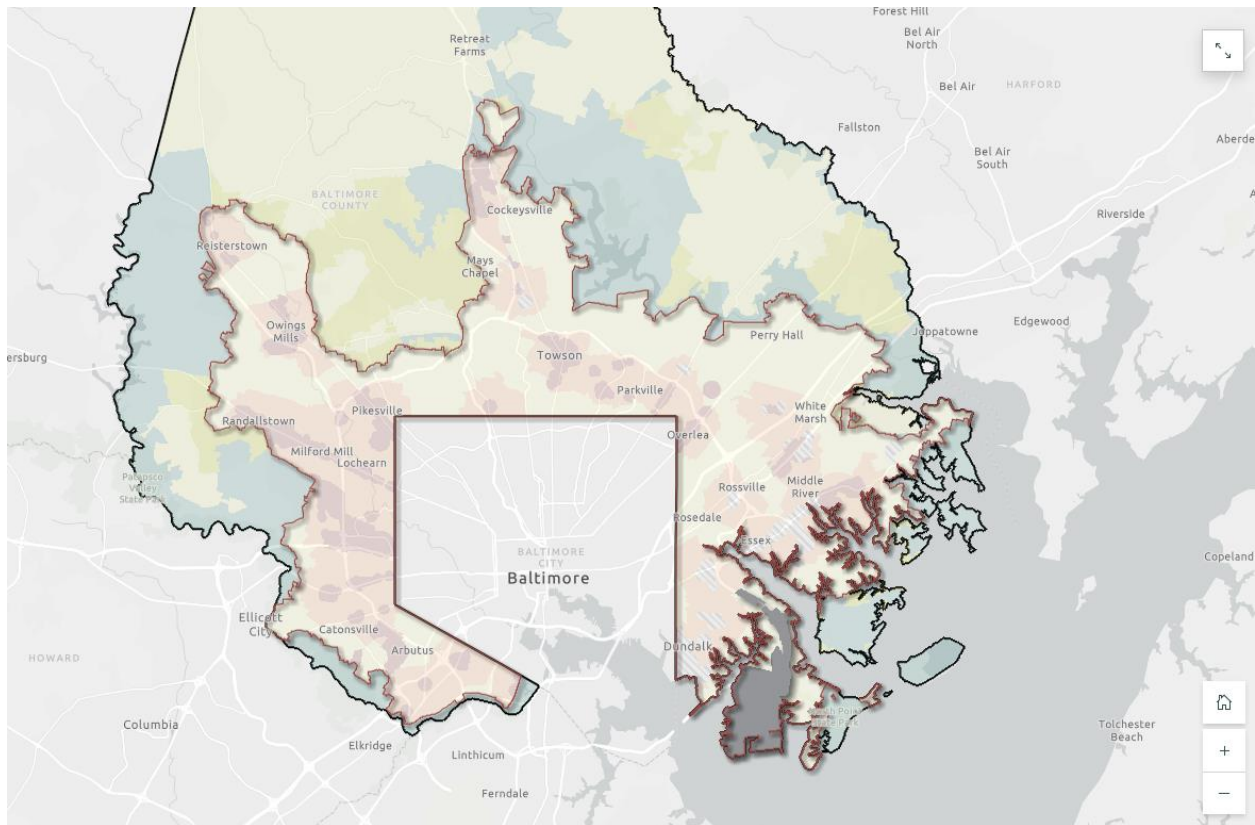
Place Type—Special Use

(See [Appendix: Growth Framework: Place Types Sheets](#))

Includes certain industrial, manufacturing and research, technology and innovation areas but may include limited other uses, including retail. By their function, they require their operation to be separate (except those with similar characteristics). Currently, this designation applies to the *Tradeport Atlantic (TPA)* site, and to *University of Maryland Baltimore County (UMBC)*.

Primary Land Use: Light Industrial; Heavy Industrial; Technology

Secondary Land Use: Office; Commercial; Flex Warehouse

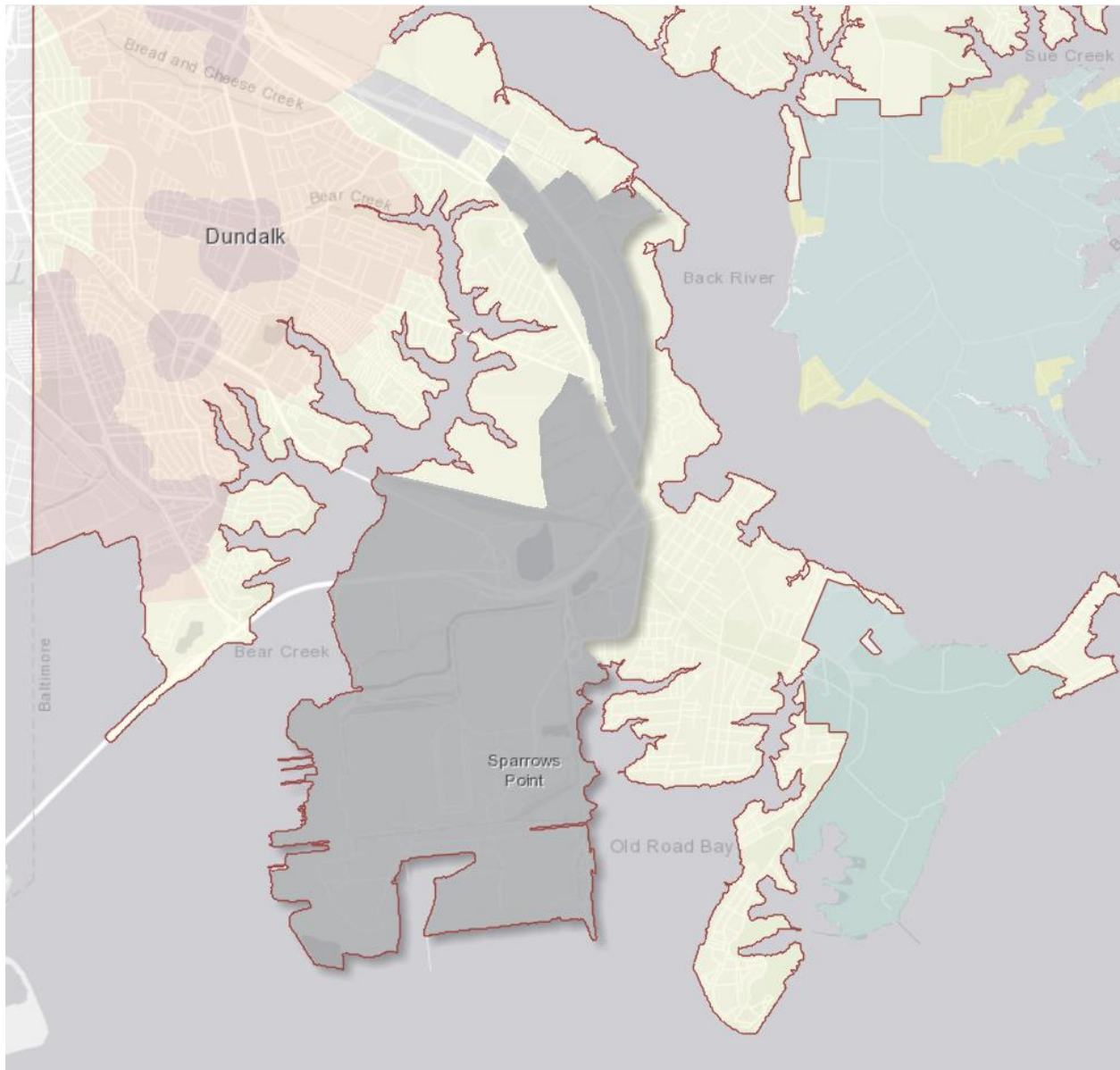


The Tradepoint Atlantic Site at Sparrows Point



Tradepoint Atlantic, Photo Credits—Joe Wiley, Baltimore County, Department of Planning, November 2022

Southeast Baltimore County is the home of a very unique commercial and industrial center, Tradepoint Atlantic (TPA). Located on the site of the former Bethlehem Steel facility, TPA is a 3,300-acre multi-modal logistics and industrial center that offers a gateway to U.S. domestic and global markets. It has an unmatched combination of a deep-water port and access by rail and Interstate 695, the Baltimore Beltway.



This privately owned property has seen extensive investment that now has over 12,000 permanent jobs in the supply chain, maritime and industrial logistics industry sector, with thousands more expected to be created at full buildout. There is 18 million square feet of Class A warehouse and industrial development. This includes Amazon, McCormick's, Under Armour, Home Depot, Niagara Bottling, FedEx Ground, Harley Davidson, Volkswagen and BMW. It is also home to two major off-shore wind companies, Orsted and US Wind, that envision TPA as the manufacturing and launching site for their wind turbines. There has been over \$2 billion of private investment, positioning Tradepoint Atlantic and southeastern Baltimore County, as one of North America's most strategic commercial gateways.

Tradepoint Atlantic is also engaged with the local community. It donated land to the County to build the Sparrows Point Recreation Center, a 21-acre water view park site on Wharf Road. This project will fill a longstanding recreational gap in the Edgemere-Sparrows Point area. The proposed park plan includes a 16,000 square foot community center with double court gym, two community-accessible activity rooms and concessions area, full-size synthetic turf field with LED lighting, 10,000 square foot playground, ADA accessible fishing pier and kayak launch, and a scenic walking path.

The size and scale of Tradepoint Atlantic has a regional impact on employment, transportation and housing. It presents an additional opportunity for fostering more commercial and residential activity in the southeast.

University of Maryland Baltimore County (UMBC)



University of Maryland Baltimore County (UMBC), Photo Credits— Google Maps, Date of Photo 2023, Date of Access July 7, 2023.

In the southwestern part of the county, University of Maryland Baltimore County (UMBC) has a substantial presence. This highly rated public university is recognized for IT research, innovation and commitment to diversity and equity.

Located on 530 acres west of the Beltway and next to both Catonsville and Arbutus, UMBC has expanded its community outreach and has established a facility, with the popular Ocha Mocha café, in Arbutus. UMBC is also home to bwtech@UMBC Research and Technology Park.

The University also recently took ownership of the 200-acre Spring Grove property situated north of the current campus. No specific plans have been presented for this site that also contains state operated psychiatric services and County owned homeless persons' shelter and recreational facilities.

Land Use Processes (GF.6)

Where land use terms are defined or explained in the County Code or BCZR, those are the definitions that are followed in this document.

The adoption of a new master plan allows Baltimore County the opportunity to review county land use processes and determine where the processes may have opportunities for improvement.

A typical long-range planning process involves the following activities:

- Data collection and analysis
- Creation of a Comprehensive/Master Plan, followed by the development of Small Area Community Plans throughout the County
- Implementation of the Plan via changes to zoning
- Development regulations and review
- Capital Programming

This should take place over the course of ten years, in alignment with the decennial Census and master plan process. Changes to zoning should occur through the *Comprehensive Zoning Map Process (CZMP)* after the adoption of a master plan, and following the recommendations included therein. Projections for growth and development and changes to land use will inform major infrastructural and capital improvements outlined in documents such as *Water Supply and Sewerage Plan, Hazard Mitigation Plan, Nuisance Flooding Mitigation Plan, Land Preservation, Parks and Recreation Plan, etc.*

An ideal sequence of major work processes and plans would look like this:



Aligning the decennial Census, Master Plan, Small Area Plans, CZMP and additional planning documents.

The County’s initiatives require input from multiple agencies and the engagement of communities. Legal mandates and requirements prevent the implementation of an orderly, preferred workflow.

Comprehensive Zoning Map Process

The *Comprehensive Zoning Map Process (CZMP)* occurs every four years and enables members of the public to submit requests for zoning changes to any piece of land in Baltimore County regardless of ownership of the land. With the frequency of the CZMP, the Council should have the ability to make updates to the Master Plan as needed to keep pace with changing needs and trends.

Recommendations

Study Comprehensive Zoning Map Process (CZMP)

The CZMP and Cycle Zoning process should be evaluated and updated. The Planning Department and the Planning Board should undertake a comprehensive study to evaluate the effectiveness and efficiency of the current CZMP and Cycle Zoning process and, if appropriate, develop and evaluate options to the current CZMP and Cycle Zoning process including the timing of and frequency of the processes.

From the [Vision Framework's Inclusive Planning](#) section, **Goal 1, Action 7:**

The Planning Department and the Planning Board shall create a task force to study the current Comprehensive Zoning Map Process (CZMP) and Cycle Zoning Process and make recommendations where the process may have opportunities

for improvement to make it more effective and easier for retrofitting communities as suggested in the [Growth Framework](#).

Development Processes (GF.7)

During the *Master Plan 2030* engagement process, feedback from community stakeholders indicated that the Baltimore County development process needs to be more transparent and that policies need to be reviewed and updated. More importantly, the community needs to be heard.

“I would like a greater emphasis on Transit Oriented Development (TOD), and making meaningful connections between those developments. Current TOD projects around the county do not appear to incorporate the transit connections needed to fully realize their potential. I believe the county should also consider increasing the use of minimum floor-to-area ratios within certain proximity to those TOD hubs.”

-Baltimore County Resident—Master Plan 2030 Phase II Comment

“The Planned Unit Development (PUD) Process should be evaluated and updated.”

-Baltimore County Resident—Master Plan 2030 Phase II Comment

Many of the development manuals used today were created decades ago and need to be updated in order to reflect modern-day development practices. The definition and application process for a *Transit Oriented Development* (TOD) needs to be more clearly specified. The *Planned Unit Development* (PUD) process needs to be evaluated for its successes, transparency, clear articulation of eligibility requirements, community benefits and ensuring a higher quality development is achieved at project end.

The recommendations below, gathered from input during the engagement process, are taken from goals and actions in the Vision Framework.

Development Manual Updates

Comprehensive Manual of Development Policies Update

The *Comprehensive Manual of Development Policies* (CMDP) is established through Baltimore County Zoning Regulations, Section 504.2 stating that the:

“Department of Planning shall compile and codify, in appropriate and practical form, a comprehensive manual of the...land-use and development policies and zoning

resolutions” they are intended for the Planning Board to “adopt and implement administrative, project design or planning policies or procedures which are not inconsistent with the regulations and which further the purposes thereof”

The CMDP update will result in a living document with a more modern, visual interface and will be available online for ease of access by the public, which may be updated as zoning laws and policies change.



Sample from the Comprehensive Manual of Development Policies

The first CMDP was adopted in 1972 to establish regulatory residential standards and design guidelines. It has evolved to reflect contemporary planning practices and enhance development opportunities, while enabling creative design and mitigating undesirable outcomes. The CMDP is intended for use in concert with the Master Plan in carrying out the goals set forth within the Plan.

Permits, Approvals and Inspections Policy Manual Updates

The Department of Permits, Approvals and Inspections (PAI) is currently prioritizing updates to the following three manuals:

- *Development Plans Review Policy Manual (2002)*
- *Development Management Policy Manual (2002, Not Available online)*
- *Zoning Commissioner's Policy Manual (1992, Not Available online)*

The content of these manuals impacts the daily operations of the Department with almost every application received. The current versions conflict with contemporary practices, reference processes that no longer exist and fail to recognize existing processes that are codified. They have redundant material and refer to outdated methodologies or standards.

There are 3 fundamental objectives in updating these manuals:

- **Eliminate** outdated practices, update current practices and include best practices/methodologies where appropriate.
- **Eliminate** redundancy and conflicts between existing manuals and/or Code.
- **Provide** clarification and context where standards and processes are to be utilized.

Targeted date of completion for the first three is 2024. After which, PAI will begin updating two additional manuals:

- *Baltimore County Landscape Manual (2000)*
- *Baltimore County Local Open Space Manual (2000)*

Development Review Decision Coordination

Applicants going through the Baltimore County development review process may receive contradictory or conflicting responses from County Agencies. These conflicting responses could be the result of difficulties with coordination of county agency review and communication. Inconsistent recommendations from various County departments can frustrate developers and lead to delays in approvals.

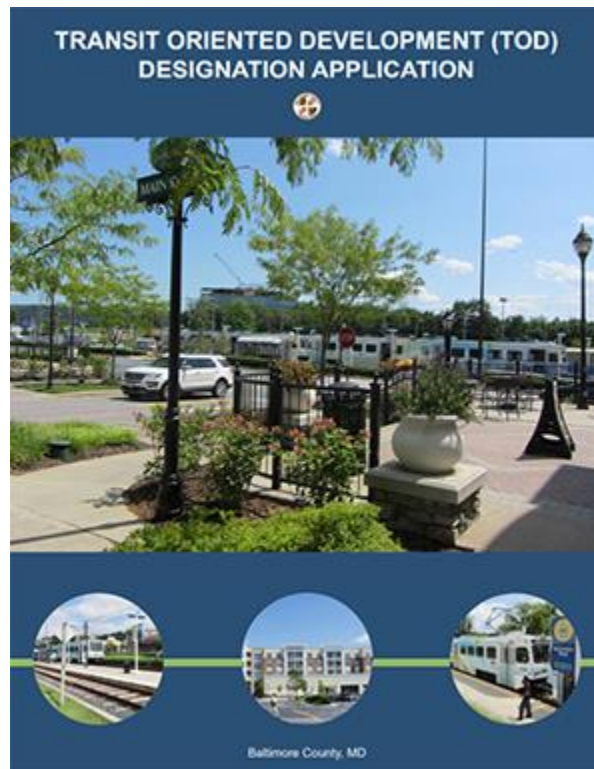
Departments responsible for Phase 1 Review should develop a coordinated sign-off policy on responses to developers before issuing recommendations during the Development Review process. Phase 1 Review is the first step in the development plan review process in which the plan is approved by the Administrative Law Judge and recorded into the County record. That sign-off policy could potentially be coordinated through PAI's new CityWorks, a system used by Baltimore County to track permits and developments throughout the development process. PAI should coordinate a meeting with appropriate departments to reconcile potentially conflicting recommendations before formal responses are issued to the developer.

From the [Vision Framework's Livable Built Environment](#) section, **Goal 1, Action 10:** *Streamline the Development Review process, departments with review responsibility during the Phase 1 Review process should coordinate decisions before responding to developers with requested or recommended changes to a development plan.*

Transit Oriented Development

A *Transit Oriented Development* (TOD) provides a unique opportunity to increase transit ridership and connectivity, reduce reliance on motor vehicles and support mixed-use communities with public amenities and a greater sense of place.

Recent efforts have created definitions within the Baltimore County Zoning Regulations (BCZR) and Baltimore County Code (BCC) to establish preliminary criteria for TOD designation, as well as, a county review process to apply for state TOD designation. A transparent overview of the process and an application is now available on the county's website for ease of access for the public regarding TODs.



TOD Application Process

From the [Vision Framework's Livable Built Environment](#) section, **Goal 1, Action 3:** *Create new and adjust existing overlay districts with implementation tools and*

incentives to encourage walkable, mixed-use development in and near transit stations by utilizing a Smart Growth framework.

From the [Vision Framework's Livable Built Environment](#) section, **Goal 3, Action 5: Develop a Transit Oriented Development (TOD) strategic plan to increase the use of transit services and connect jobs, housing, entertainment and retail.**

Planned Unit Development Process

A *Planned Unit Development (PUD)* is a development that may propose residential, recreational, industrial and/or commercial elements. The approval process for a PUD is similar to that of other land development projects, except that the County Council must determine that the PUD will achieve substantially higher-quality development than a conventional development and provide a public benefit that would otherwise not be obtained. This determination is made after having received input from County agencies and from the community following a community meeting and a public hearing.

The purpose of a PUD is to provide flexible development through innovative house types, mixing of uses (within buildings), pedestrian orientation and street-oriented buildings (parking provided in the side or rear). Residential uses are permitted in any residential and non-residential zone within a PUD development subject to compatibility. A PUD is usually approved subject to restrictions calculated to achieve the compatible and efficient use of land, including the consideration of any detrimental impact upon adjacent residential communities. PUDs are only permitted within the *Urban Rural Demarcation Line (URDL)*.

With the ability for the Council to approve uses and densities not otherwise permitted by the underlying zoning, the PUD Process has proven to be a valuable tool to allow for development and redevelopment in this mature jurisdiction.

Since the 1970s when the process for Planned Unit Development (PUD) first appeared in the Baltimore County Code, the process has been revised many times. Changes range from adjustment to minimum acres, to the role of County agencies in review of the proposed development. However, a major change to the process was enacted by County Council in 2010. This change removed the Planning Board's role from the process—shifting the approving role from the Planning Board to the hearing officer. Notably, the basis for PUDs being reviewed by the Planning Board was to assure that the development was supported within the Master Plan with the Planning Board as the intended Stewards.

The PUD process should be reviewed comprehensively by the Planning Board, along with the impacts of the omission of the Planning Board in the approval process. The Planning Board should study the existing process and make recommendations to make it easier for retrofitting communities, as suggested in the Growth Framework.

From the [Vision Framework's Livable Built Environment](#) section, **Goal 1, Action 2:** *Evaluate the current Planned Unit Development (PUD) process to assess its success and ensure it is transparent, clearly articulates eligibility requirements, conveys tangible community benefits and ensures a higher quality development.*

Water Resources Element (GF.8)

The Water Resources Element (WRE) is an examination of all water resources in Baltimore County, Maryland. It includes public and private drinking water supplies, public and private wastewater disposal systems, and stormwater runoff from existing and proposed land uses. The intent of the analysis is to ensure safe and adequate supplies of drinking water, adequate facilities for wastewater disposal, protection of high-quality natural resources, and restoration of impaired waterways. Incorporated into the County's land use plan - Master Plan 2030, the WRE will inform policies and actions to be implemented over the next decade and beyond.

[\(See Appendix: Growth Framework; Water Resources Element\)](#)

VISION FRAMEWORK

Introduction (VF.1)

The Vision Framework establishes the goals for the future long-range development of a sustainable Baltimore County. As with all other sections of *Master Plan 2030*, the Vision Framework draws heavily from the American Planning Association’s report: *Sustaining Places: Best Practices for Comprehensive Plans*. Throughout the process to develop the plan, the Department of Planning used this report as a guideline and a source of inspiration.

Sustaining Places is a policy document and tool that focuses on helping communities achieve “livable, healthy communities in harmony with nature—communities that have resilient economies, social equity and strong regional ties.” This idea has been adapted as principles in the Vision Framework: Livable Built Environment, Harmony with Nature, Resilient Economy, Responsible Regionalism, Inclusive Planning and Healthy Community.

Each principle includes goals and supporting actions for achieving sustainable outcomes.

Livable Built Environment (VF.2)



Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

The built environment encompasses physical features (such as buildings, streets and utilities) and the systems and processes associated with them (such as movement of people, flow of water). As such, it defines the multifaceted community that people experience through their daily lives—the places where they live, work and recreate. Because the built environment shapes quality of life for the entire population, sustaining its livability and ensuring that it functions at the highest possible level are primary tasks for comprehensive planning.

-American Planning Association. Sustaining Places: Best Practices for Comprehensive Plans

Priorities (6)

- Land Use and Development
- Housing
- Transportation
- Infrastructure
- Community Facilities
- Historic Preservation

Goals and Actions

Land Use and Development

Goal 1: *Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.*

Goal 1, Action 1: Create a redevelopment framework that reinforces the existing Urban-Rural Demarcation Line (URDL) and focuses on redevelopment strategies through community planning policies.

Goal 1, Action 2: Evaluate the current Planned Unit Development (PUD) process to assess its success and ensure it is transparent, clearly articulates eligibility requirements, conveys tangible community benefits and ensures a higher quality development.

Goal 1, Action 3: Create new and adjust existing overlay districts with implementation tools and incentives to encourage walkable, mixed-use development in and near transit stations by utilizing a Smart Growth framework.

Goal 1, Action 4: Utilize nature-based solutions (NBS) as a vehicle for delivering green, resilient and inclusive development (GRID) to reduce the negative effects of climate change.

Goal 1, Action 5: Identify older sub-standard buildings and provide incentives for adaptive re-use utilizing community input.

Goal 1, Action 6: Expand strategies to encourage greyfield development (i.e., older shopping centers) to incentivize and eliminate barriers to (re)development.

Goal 1, Action 7: Review zoning regulations to prevent the oversaturation of certain businesses, such as the concentration of self-storage warehouses, tattoo parlors, fuel stations, and auto parts stores within a few blocks, or dollar stores that anchor older shopping centers.

Goal 1, Action 8: The Department of Planning and the Planning Board shall create a task force to study the current Comprehensive Zoning Map Process (CZMP) and recommend Page 85 improvements to make it more effective and easier for retrofitting communities as proposed in the Growth Framework.

Goal 1, Action 9: Explore requiring LEED certification or Green Building Code standards in excess of LEED silver for commercial and residential construction.

Goal 1, Action 10: Streamline the Development Review process. Departments with review responsibility during the Phase 1 Review process should coordinate decisions before responding to developers with requested or recommended changes to a development plan.

Goal 1, Action 11: Study existing zoning overlay districts and create new overlay districts or create a new zone(s) in order to allow the intended place type uses in the [Growth Framework Plan](#).

Goal 1, Action 12: Maintain the currency of the [Place Types Map](#) through periodic reevaluation and revision of the map based on analysis or growth and development needs and trends, small area plan studies and special area studies.

Housing

Goal 2: *Provide quality mixed-income housing options to meet the needs of a diverse population and strengthen neighborhoods.*

Goal 2, Action 1: Ensure that there are updated adequate public guidelines in place.

Goal 2, Action 2: Establish zoning practices that removes barriers and supports mixed-use and mixed-income development for a wide-range of housing options. Allow housing development in certain commercial zones in Affordable Housing Opportunity Areas.

Goal 2, Action 3: Partner with non-profit organizations and/or land trusts to reduce barriers for homeownership.

Goal 2, Action 4: Establish age- and disability-friendly policies to support and enhance initiatives for aging in place and people with disabilities.

Goal 2, Action 5: Establish place-based strategies to improve and enhance the housing stock in older communities.

Goal 2, Action 6: Use the recently established definitions of “uninhabited” and “vacant structure” to establish a strategy for revitalization.

Goal 2, Action 7: Leverage recent code changes to expand the opportunities to establish Accessory Dwelling Units (ADUs). Continue to explore if additional code changes are necessary.

Goal 2, Action 8: Increase a healthy housing market in older communities while ensuring affordability within these areas to prevent displacement.

Goal 2, Action 9: In support of encouraging the new development of attainable housing consistent with retrofitting communities as proposed in the [Growth Framework](#), the Baltimore County Department of Housing and Community Development (DHCD) shall identify and pool currently available Baltimore County, State and Federal incentives and resources available to residents and developers. In addition, DHCD, in concert with other County departments, shall identify and propose potential new incentives which may include additional financial assistance, new infrastructure and public improvements as well as administrative support which may include streamlining and expediting County approvals processes.

Transportation

Goal 3: *Develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to support economic growth and community safety.*

Goal 3, Action 1: Implement the Baltimore County Bicycle and Pedestrian Master Plan to expanded bicycle access and use and provide links to green networks.

Goal 3, Action 2: Modify parking minimums for the following scenarios: areas in need of redevelopment; development proposed to be located around a half-mile of transit stops; and urban areas where shared parking is encouraged.

Goal 3, Action 3: Implement the federal-funded “Safe Routes to School” (SRTS) program to promote walking and bicycling to school through land use plans and policies.

Goal 3, Action 4: Coordinate with Maryland Transit Administration (MTA) and institutions to expand the Baltimore County locally operated transit services to support employment, meet the needs of seniors and connect residents to services.

Goal 3, Action 5: Work with The Maryland Department of Transportation (MDOT) to develop a Transit Oriented Development (TOD) strategic plan to increase the use of transit services and connect jobs, housing, entertainment and retail.

Goal 3, Action 6: Include the Complete Streets approach in small area plans to guide development projects, revitalization efforts or redevelopment and examine the role of transit.

Goal 3, Action 7: Increase the presence and number of electric vehicles (EVs) and electric vehicle charging stations on public and private property.

Goal 3, Action 8: Amend the Automotive Services (A.S.) Overlay District to accommodate electric vehicles and other sustainable modes of transportation.

Goal 3, Action 9: Support opportunities for expanding transit services and micro-mobility services to better connect communities and regional jurisdictions.

Goal 3, Action 10: Conduct research for the development of Connected and Automated Vehicles (CAV) policies related to street design and parking to prepare for autonomous vehicles.

Goal 3, Action 11: Baltimore County shall work with the MTA, Baltimore City and County communities to establish an east to west transit service, a “Red Line”, that runs from west of Security Square Mall in Woodlawn into Trade Point Atlantic and possibly Essex.

Goal 3, Action 12: Ensure that road expansions are consistent with the rural or suburban character of the communities where they occur. Specifically, the County shall refrain from funding or otherwise moving forward with any projects that directly connect Forge Road to Belair Road, as well as Compass Road to Wampler Road, or advance any lane expansion of Chapel Road in Perry Hall or Ebenezer Road in Middle River and White Marsh.

Goal 3, Action 13: Prioritize the construction of an eastbound connection from Philadelphia Road to White Marsh Boulevard and work to eliminate the chronic congestion in the Cowenton Avenue area near Pulaski Highway.

Infrastructure

Goal 4: *Align capital investments with adopted growth strategies to limit negative impact of growth and ensure benefits are distributed equitably.*

Goal 4, Action 1: Leverage the County's recently-created green infrastructure program to equitably integrate climate resilient features into County projects to help combat the impacts of climate change.

Goal 4, Action 2: Evaluate existing and new regulatory incentives to integrate Low Impact Development (LID) practices into all new (re)development.

Goal 4, Action 3: Consider adopting policies and programs to promote renewable energy production and energy efficiency.

Goal 4, Action 4: Expand and update sewer systems to reduce the number of septic systems within URDL where there is a clear health need – not merely to drive new development. Expand financial assistance for existing homeowners impacted by sewer projects.

Goal 4, Action 5: Establish a multi-agency effort to update regulations and policies to address road standards, aging water and sewer infrastructure, and storm water management to support sustainable (re)development inside URDL.

Goal 4, Action 6: Improve digital equity by sustaining the County's near-universal broadband access (internet service) to ensure it remains affordable and available to all residents while increasing digital literacy

Goal 4, Action 7: Review and expand the County's annual road resurfacing budget to repair, replace, and/or repave a greater number of roads that currently have a poor rating such that the number of poorly rated roads decreases each year.

Community Facilities

Goal 5: *(Re)develop community facilities for education, recreation and safety, while advancing equity, environmental priorities, and adaptation to future growth patterns.*

Goal 5, Action 1: Sustain an open and transparent community input process for (re)development of community facilities.

Goal 5, Action 2: Complete ongoing evaluation of existing community facilities to increase investments equitably for expansion and additional services.

Goal 5, Action 3: Ensure future County construction or major renovation are designed to meet at least LEED Silver standards, as required by the US Green Building Council.

Goal 5, Action 4: Incorporate smart technologies into County facilities to improve and enhance remote work/education capabilities and to address current and future needs.

Goal 5, Action 5: Conduct a County-wide study to determine where new community facilities should be constructed to achieve equity and accessibility.

Goal 5, Action 6: Create a transparent and equitable approach to determine where capital improvement projects should be located to ensure equitable County-wide investment.

Goal 5, Action 7: Build multi-use facilities that are adaptable and meet the needs of all community members.

Goal 5, Action 8: Evaluate and improve the ability of existing and proposed County facilities to withstand the impacts of climate change.

Historic Preservation

Goal 6: *Retain the identity of existing neighborhoods by intentionally directing redevelopment and elevating the quality of places through historic preservation.*

Goal 6, Action 1: Develop and update policies to mitigate any negative development impacts on locally designated or National Register-listed historic resources and districts.

Goal 6, Action 2: Develop an archaeological review process to ensure the identification, protection and management of significant historic and non-renewable archaeological resources, including cemeteries.

Goal 6, Action 3: Create conservation areas to maintain the identity and character of older residential neighborhoods and allow compatible and context-sensitive infill development.

Goal 6, Action 4: Promote the use of deconstruction as an alternative to demolition, to encourage the reuse of salvageable building materials.

Goal 6, Action 5: Encourage adaptive use and rehabilitation of historic properties to preserve neighborhood and community identities.

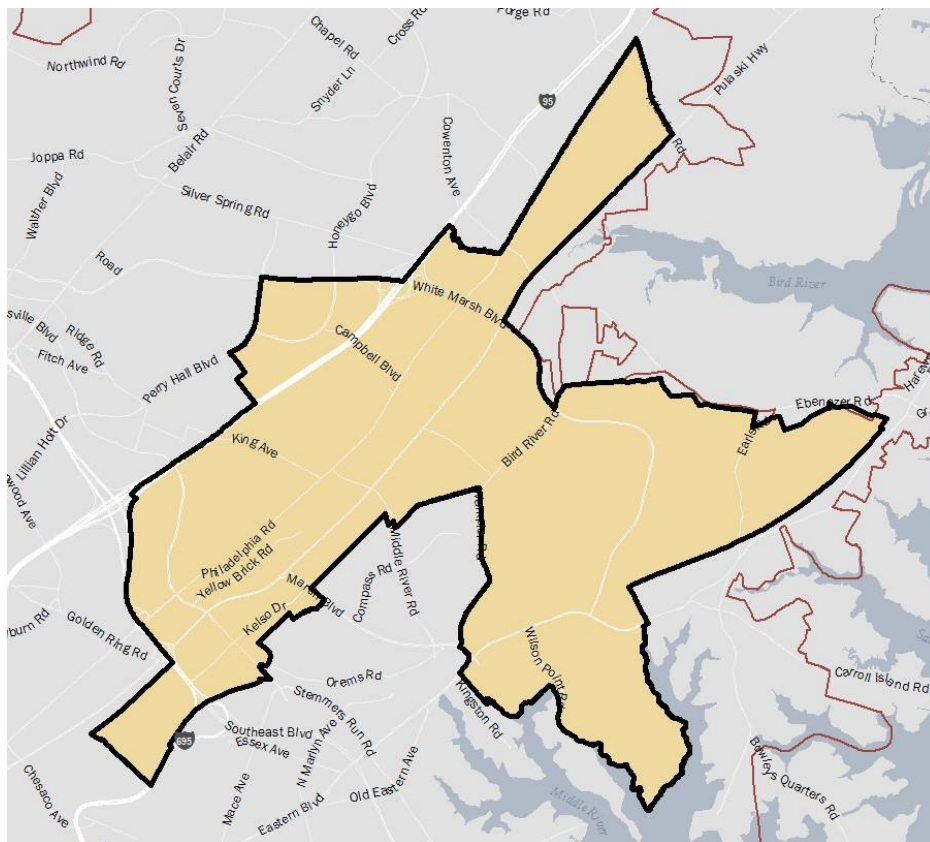
Goal 6, Action 6: Use preservation tools to advance housing diversity and market affordability, economic development and environmental sustainability to retain cultural and architectural heritage.

Goal 6, Action 7: Support community historic preservation committees so that their actions are meaningful.

[\(See Appendix: Vision Framework; Goals, Actions and Metrics—Livable Built Environment Table\)](#)

Middle River Redevelopment Area

[Master Plan 2020](#) (PDF) proposed the creation of a new growth area on the eastern side of the county, the Middle River Redevelopment Area. At the time, it was employment oriented with minimal residential development. It was diverse in land use and, therefore, was to be examined in nine sub-areas. Different proposed land uses and actions were identified for each area.



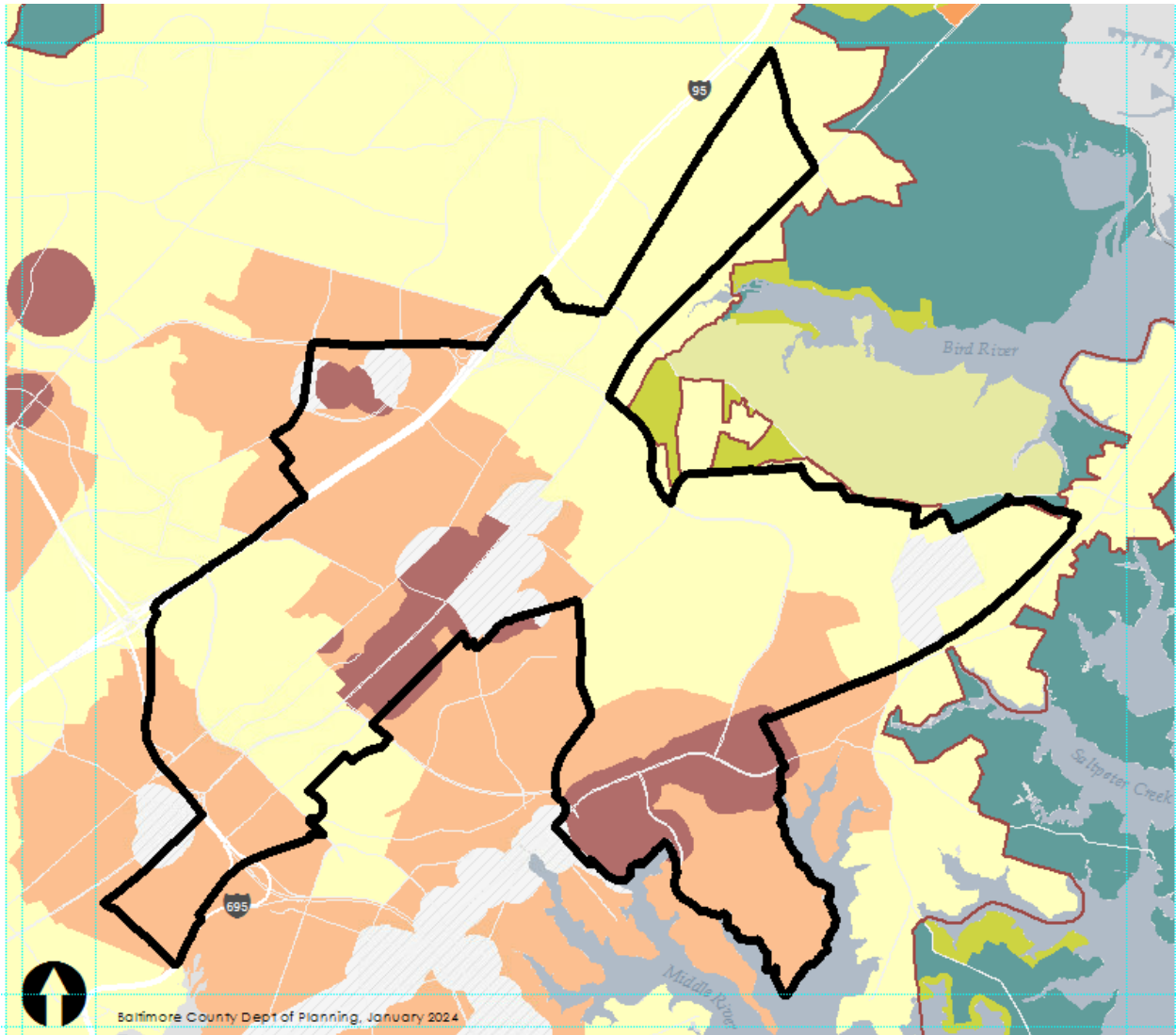
Master Plan 2020 Middle River Redevelopment Area

Over the past decade, the area has seen substantial change. The extension of White Marsh Boulevard opened up land for the development of the mixed-use, primarily residential community of Greenleigh. Parts of White Marsh Mall are additionally being converted to residential development. The County decided that it would not renew the Sustainable Community designation for Pulaski Highway. The former General Services Administration building at Martin Airport was designated a Transit Oriented Development (TOD) but is now owned by a company seeking to develop a warehousing and logistics facility. Lockheed Martin has indicated its plan to sell its property and move.

Furthermore, during the last Comprehensive Zoning Map Process (CZMP), the 414-acre former Lafarge quarry property was downzoned to RC 8. The land remains undeveloped save for the ongoing business.

A Small Area Plan should be initiated immediately after the adoption of this Master Plan to develop consensus regarding the future of this region. Every effort should be made to respect the beauty and character of the eastern Baltimore County waterfront, with its established neighborhoods, marinas, and other small businesses. The future of the White Marsh Town Center should be a focus of this Small Area Plan. A vision for the Lafarge Quarry should be another priority of the Small Area Plan, or legislation that establishes an overlay, with the requirement that a connection be constructed to White Marsh Boulevard that avoids local routes to the greatest extent possible; conservation and compatible development are suitable uses here. Transportation safety, the preservation of coastal regions such as the bulk of the former C.P. Crane plant, and the adequacy of fire and police stations are critical concerns throughout this area.

While retaining the boundaries of the Middle River Redevelopment Area from the 2020 document, Master Plan 2030 proposes to apply three Place Types to this area: Connected Neighborhood, Established Neighborhood, and Nodes. The Redevelopment Area is also bordered by Resource Preservation, Agricultural Priority Preservation and Rural Residential Place Types in addition to the Essex Sustainable Community area, the URDL and shoreline.



Middle River Redevelopment Area Place Types

Master Plan 2030 Place Types



Due to the changes during the past decade, a *Small Area Plan* ([See Appendix: Vision Framework: Small Area Plans](#)) should be initiated for this area.

Related Plans

- Affordable Housing Workgroup Final Report
- Baltimore County Transit Development Plan
- Baltimore County Bicycle and Pedestrian Master Plan (2022 Draft)
- Hazard Mitigation Plan (2021)
- Baltimore County Efficiency Review
- Age-Friendly Baltimore County

Harmony with Nature (VF.3)



Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.

Because urban and suburban development and human activities can disturb nature's balance and damage the resources it provides, comprehensive plans and implementation programs must strive to protect the health of and mitigate negative impacts to the natural environment. A healthy environment is a common resource that belongs to everyone but is owned by no one. Therefore, communities must understand the value of, and advocate for, preserving natural systems and services that contribute to the triple bottom line (environment, economy and equity). While some natural resources are protected through separate functional plans, such as those for air and water quality, the comprehensive plan sets the framework and direction for protecting, maintaining and restoring the natural systems.

-American Planning Association. Sustaining Places: Best Practices for Comprehensive Plans

Priorities (4)

- Forests, Sensitive Areas and Land Preservation
- Green Network
- Water Quality
- Climate Resiliency and Energy Efficiency

Goals and Actions

Forests, Sensitive Areas and Land Preservation

Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.

Goal 1, Action 1: Increase the number of preserved acres through sustained financial support for conservation easements and agricultural land preservation programs, prioritizing protection of continuous tracts of farmland in Agricultural Priority Preservation Areas and Rural Legacy Areas.

Goal 1, Action 2: Continue to coordinate amongst County agencies, Baltimore City, the State of Maryland, non-governmental organizations and public-private partnerships to support programs which protect land and water resources.

Goal 1, Action 3: Support an evolving agricultural industry and farming that contributes to a local food supply and conservation of agricultural land, rural open space and environmental resources in Baltimore County.

Goal 1, Action 4: Continue to integrate the County's interpretive centers into education and promotional efforts to increase understanding, awareness and appreciation of environmental resources and their relationship to human-made systems.

Goal 1, Action 5: Maintain the land use designations and zoning applied to land containing sensitive environmental resources (i.e. prime and productive soils, steep slopes, Rare, Threatened and Endangered (RTE) species habitat, water resources) within the County.

Goal 1, Action 6: Increase education about programs and incentives, to preserve forests and increase tree plantings, primarily through the voluntary efforts of County landowners in order to achieve or exceed the goal of maintaining a 50% tree canopy county-wide.

Goal 1, Action 7: Increase and enhance the health and resilience of forests and vegetation along County waterways (Coastal and inland) through voluntary and incentive-based planting and maintenance programs and lengthen the maintenance period related to reforestation.

Goal 1, Action 8: Support and fund watershed restoration initiatives through best management practices such as stormwater management system upgrades and retrofits, infrastructure repair, reforestation, stream restoration and shoreline protection, including living shorelines.

Goal 1, Action 9: Control and mitigate invasive and exotic species (e.g. flora and fauna) on County owned lands to maintain the diversity and health of native plants and animal populations.

Goal 1, Action 10: Encourage public/private partnerships for stewardship of the environment.

Goal 1, Action 11: Protect at least 80% of the prime agricultural and forestlands within the County's Agricultural Priority Preservation Area.

Goal 1, Action 12: Support the protection and enhancement of lightly-developed, agricultural areas that remain in urbanized communities, such as the Chapel Road Corridor in Perry Hall and Hidden Waters Farm in Pikesville.

Green Network

Goal 2: *Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.*

Goal 2, Action 1: Improve coordination among County agencies to connect access points and trails that encourage passive and active uses and while also protecting environmentally sensitive areas.

Goal 2, Action 2: Increase bike and pedestrian connectivity between the County's public parklands, recreational facilities and lands protected under other land preservation and regulatory programs through improvements to trails and paths and, where possible, land acquisition.

Goal 2, Action 3: Acquire land for parks, greenway corridors, open space and paths in communities that have less access to neighborhood or community parks and in areas expected to have high population.

Goal 2, Action 4: Increase the number of pocket parks with amenities, focusing on areas of high population and redevelopment, especially in the more urbanized areas of Baltimore County.

Goal 2, Action 5: Continue to support and expand the "Operation ReTree Baltimore County" to not only involve older, higher-density and lower income neighborhoods, but also growth areas built between 1980 and 2000 where tree planting was not a priority.

Goal 2, Action 6: Develop incentives for development or redevelopment projects to exceed minimum regulatory requirements for resource protection.

Goal 2, Action 7: Require new development or redevelopment to provide publicly accessible shared-use pathways and to increase the acreage and quality of open space and forested, or tree-shaded open space.

Goal 2, Action 8: Increase coordination with land conservation organizations and neighboring jurisdictions to maximize parks and open space preservation and to strengthen a regional green network.

Goal 2, Action 9: Expand access to and knowledge about environmental and sustainability issues, increase participation in environmental and sustainability projects and centralize information about county sustainability and environmental programs on dedicated website for this purpose. It is critical for the school system to participate in this effort.

Water Quality

Goal 3: *Improve local water quality to protect the County's natural resources and to ensure groundwater and reservoirs remain safe, reliable and sustainable sources for public consumption and surface waters safe for public recreation.*

Goal 3, Action 1: Protect the water quality in reservoirs, local waterways, rivers, floodplains, wetlands and the Chesapeake Bay by mitigating the impacts of increased stormwater run-off and other adverse effects of land development and climate change by prioritizing stream restoration projects which provide Total Maximum Daily Loads (TMDLs) and Municipal Separate Storm Sewer Systems (MS4s) treatment credit while reducing silt and sediment migration and nutrient pollution.

Goal 3, Action 2: Work with the State and federal agencies to update the analysis of stormwater quality and quantity to address increased precipitation patterns, climate change and updates to the Chesapeake Bay Watershed Model.

Goal 3, Action 3: Establish a County fund and incentives, such as tax credits, to support updating of failing septic systems.

Goal 3, Action 4: Provide incentives to update and improve stormwater management systems existing on private property where public benefits, such as water quality improvement and flood hazard reduction can be achieved.

Goal 3, Action 5: Identify, prioritize and retrofit stormwater management sites on County property where water quality best practice projects can be installed.

Goal 3, Action 6: Simplify and streamline the permitting process for environmental projects to incentivize and accelerate implementation.

Goal 3, Action 7: Create new and expand existing partnerships with the non-profit and private sector to advance environmental restoration projects that are aligned with County goals in order to accelerate implementation and provide opportunities for leveraging funding.

Goal 3, Action 8: Evaluate and implement education, enforcement and infrastructure strategies to curb littering and expand the County’s anti-litter campaign countywide. It is critical for the school system to participate in this effort.

Goal 3, Action 9: Reduce the use of road salts.

Goal 3, Action 10: Review existing and devise new programs to reduce riverine, pluvial and tidal flooding and coastal subsidence.

Climate Resiliency and Energy Efficiency

Goal 4: *Plan and prepare for the negative impacts of climate change to human health and well-being, public infrastructure, private property and the environment.*

Goal 4, Action 1: Implement the County's *Greenhouse Gas Climate Action Plan* by 2030.

Goal 4, Action 2: Expand information and assistance to the public regarding the climate risks and opportunities to implement climate resiliency and mitigation actions.

Goal 4, Action 3: Led by the County Division of Sustainability, coordinate agency actions to address climate resiliency issues, including the need for a Resilience Authority.

Goal 4, Action 4: Implement recommended actions by the Solid Waste Workgroup, including strategies to decrease the use of single-use packaging and increase diversion and recycling to reduce solid waste entering landfills.

Goal 4, Action 5: Implement the County’s Trash Reduction Strategy.

Goal 4, Action 6: Incorporate cost-effective coastal resiliency strategies into development regulations and updates of the Baltimore County Hazard Mitigation Plan to address floodplain management areas and populations at risk.

Goal 4, Action 7: Integrate resiliency policies into decisions to acquire properties for parkland, flood plain, Coastal Rural Legacy and other land preservation programs.

Goal 4, Action 8: Adopt codes, standards and practices to support climate-ready green buildings, development and redevelopment by incorporating sustainable infrastructure and energy efficient systems to address emissions that exacerbate climate change impacts.

Goal 4, Action 9: Provide incentives for newly constructed or rehabilitated buildings that exceed code requirements, e.g. include electric vehicle charging stations in public areas, amenities to encourage biking including electric bike charging, energy efficient lighting and HVAC to build climate adaptation into revitalization.

Goal 4, Action 10: Increase the availability and access to affordable, clean, renewable energy, particularly in low-income communities by creating and promote incentives and processes for energy efficiency improvements for existing and new buildings.

Goal 4, Action 11: Evaluate ways to increase and reduce impediments to constructing solar installations on commercial sites and developed properties.

Goal 4, Action 12: Explore and implement programs and incentives to expand access to solar energy to serve more low- and moderate-income communities.

Goal 4, Action 13: Examine incentives to support electrification of commercial and residential buildings.

Goal 4, Action 14: Phase out vacant fueling stations and incentivize for redevelopment.

Goal 4, Action 15: Evaluate the County's solar facility statute to ensure impacts are minimized on historic rural communities.

Goal 4, Action 16: When considering development approvals of solar facility sites, target existing Brownfields, impervious surfaces, and existing commercial/industrial areas in order to minimize impacts on fertile agricultural soil.

[\(See Appendix: Vision Framework; Goals, Actions and Metrics—Harmony with Nature Table\)](#)

Related Plans

- Baltimore County Climate Action Plan
- Baltimore County Climate Action Greenhouse Gases Plan
- Baltimore County 2017 Land Preservation, Parks and Recreation Plan (LPPRP)

Resilient Economy (VF.4)



Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local assets.

The community's economy is made up of the businesses, trades, productive facilities and related activities that provide the livelihoods of the population. Economic health is critical in providing jobs and incomes to support the community; as it rises or falls, so do the livelihoods of people. Because local economies depend upon outside (regional, national and even global) inputs and trends, their employment base is affected not only by local business formation and activity but also by the decisions of distant firms or governments. Therefore, more reliance on local assets increases the economic resilience of the community, as well as contributing to place-based revitalization. Because some productive activities generate negative impacts, green businesses (such as solar-powered energy systems) may be preferable to those with greater impacts and can reduce reliance on outside resources (imported fossil fuels, for example). Although some communities develop and implement separate economic development strategies,

the comprehensive plan provides the instrument for placing those strategies within the context of the broader community development agenda.

-American Planning Association. Sustaining Places: Best Practices for Comprehensive Plans

Priorities (4)

- Commercial/Industrial Development and Reinvestment
- Workforce Development
- Tourism
- Dismantling Barriers to Entry

Goals and Actions

Commercial/Industrial Development and Reinvestment

Goal 1: *Utilize land use policies and innovative strategies to support redevelopment and reinvestment in commercial and industrial corridors and sites.*

Goal 1, Action 1: Incentivize and provide marketing strategies to support small businesses in commercial districts to maintain the character, enhance the vibrancy and foster opportunity.

Goal 1, Action 2: Utilize land use policies and the Capital Improvement Program to encourage mixed-use development along commercial corridors to improve underused spaces.

Goal 1, Action 3: Ensure adequate land and appropriate zoning exists to support employment needs.

Goal 1, Action 4: Establish initiatives and zoning regulations to attract and support new, green and sustainable industries and businesses (e.g., offshore wind industry, solar, recycling, etc.).

Goal 1, Action 5: Create a strategic plan focused on the redevelopment of declining or vacant commercial properties and shopping center/malls with priority areas for redevelopment, design guidelines, best practices and financial assistance.

Goal 1, Action 6: Establish initiatives to support innovative and adaptive re-use by the private sector to meet the changing economic conditions and needs.

Goal 1, Action 7: Partner with communities to identify and implement local economic revitalization efforts.

Goal 1, Action 8: Review the current Commercial Revitalization District ([See Appendix: Vision Framework; Commercial Revitalization Program Review](#)) (CRD) designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with *Master Plan 2030* Growth Framework Place Type Nodes.

Goal 1, Action 9: Reexamine the County’s Historic commercial tax credit program and identify ways to increase use and interest.

Goal 1, Action 10: Create a program to help build and sustain small businesses in navigating county permitting processes.

Goal 1, Action 11: Create programs to assist property owners to invest in and maintain commercial properties.

Workforce Development

Goal 2: *Create new and leverage existing workforce development strategies that anticipate and prepare workers for economic needs and changes.*

Goal 2, Action 1: Create partnerships between local academic institutions, County departments and local employers to develop workforce training and research programs to address the skill gaps between students in high school and college and employers.

Goal 2, Action 2: Explore opportunities to create alternative work and office space (i.e.-shared workspace, small footprint spaces and artist studios.)

Goal 2, Action 3: Foster and diversify workforce development to meet the needs of current and emerging industries.

Goal 2, Action 4: Create a comprehensive talent management program that strengthens the relationship between institutions and communities to provide employment opportunities, connect people to employment opportunities and focus on talent development, acquisition and management to meet the local needs.

Goal 2, Action 5: Reduce barriers to employment for minority and low-income individuals using strategies that utilize principles of diversity, equity and inclusion.

Goal 2, Action 6: Analyze existing regulations and modify as needed to encourage the development of local food businesses (e.g. farm to table and shared/commissary kitchens), small scale manufacturing, small-scale non-pollutant manufacturing (e.g. craft beverage production business and, handmade soaps).

Goal 2, Action 7: Increase outreach and engagement with job seekers (e.g. mobile career center).

Goal 2, Action 8: Create opportunities for Trade School Programs to promote on-demand education needs to increase the number of skilled workers.

Goal 2, Action 9: Expand public and private transportation to connect jobs with job seekers (eg: vouchers, bus stops, light rails).

Goal 2, Action 10: Encourage Preservation Trades workforce training/development at local community colleges.

Goal 2, Action 11: Expand opportunities for job training to meet the employment needs in the County's industrial corridors and manufacturing areas.

Tourism

Goal 3: *Grow, enhance and promote the County's tourist attractions.*

Goal 3, Action 1: Implement the recommendations in the *Baltimore County Strategic Tourism Report* (2019) to improve and increase tourism

attractors and hospitality support products. 1a. Finalize developing a Destination Marketing and Business Plan to ensure that Baltimore County Tourism’s website, overarching messaging and goals are developed soundly. 1b. Baltimore County Tourism and Visit Baltimore should continue to work together to promote large scale sporting events that takes place in both jurisdictions. 1c. Baltimore County Tourism should increase the prioritization of sports tourism.

Goal 3, Action 2: Implement the recommendations from the Report in Response to county Council Resolution 12-20 “Agricultural Buildings for Value Added Agriculture”, September 2020 including new zoning definitions, adaptive reuse, changes in the County’s review process and agricultural building exemptions.

Goal 3, Action 3: Study the feasibility of the proposed Equine Legacy Area and its benefits to the County’s tourism industry.

Goal 3, Action 4: Support tourism initiatives that promote the County’s heritage and cultural areas and sites so that they are equitably accessible in all areas of the county and to residents of all abilities.

Goal 3, Action 5: Promote and expand the County’s waterfront resources, including its businesses and recreational opportunities.

Goal 3, Action 6: Increase the number of Arts and Cultural Districts to create sub-area identities in the County to attract visitors.

Goal 3, Action 7: Develop a multi-agency historic and cultural tourism program to promote historic sites, museums and areas of historic significance.

Dismantling Barriers to Entry

Goal 4: *Dismantle barriers to entry for low and moderate-income people and communities of color by expanding jobs and training opportunities.*

Goal 4, Action 1: Support investment and business development in underinvested and disinvested communities to provide equitable access to economic opportunities.

Goal 4, Action 2: Establish a business incubation program that helps develop minority owned small businesses (e.g. MBE/WBE, veterans and people with disabilities).

Goal 4, Action 3: Evaluate existing resources and programs and develop a successful marketing strategy.

Goal 4, Action 4: Using an equity lens, identify regulations and planning tools that create barriers to growth in specific areas or communities and rectify those problems.

Goal 4, Action 5: Integrate zoning regulations, land use policies, Comprehensive Zoning Map Process (CZMP) and the development review process to ensure commercial developments are sustainable and equitable.

Goal 4, Action 6: Work with business associations, stakeholders and partners to strengthen and improve the ability of commercial revitalization districts (CRD) to attract businesses and be accessible to nearby communities.

Goal 4, Action 7: Build stronger partnerships and eliminate inequities and disparities in economic growth.

Goal 4, Action 8: Create a strategic plan and conduct a Comprehensive Economic Development Study that defines a vision for the County's future economy and the economic and workforce development efforts to advance it. (Public Works LLC)

[\(See Appendix: Vision Framework; Goals, Actions and Metrics—Resilient Economy Table\)](#)

Commercial Revitalization Programs

[\(See Appendix: Vision Framework; Commercial Revitalization Program Review\)](#)

Baltimore County's Commercial Revitalization Districts offer a shopping and entertainment experience where family-owned businesses and national retail chains exist side by side as neighbors. Commercial Revitalization District designation offers business and property owners with a range of services aimed at maintaining the health and vitality of neighborhood commercial areas. Since the program's creation in 1997, a thorough analysis of the program and its fiscal impacts has not been conducted.

Related Plans

- Baltimore County 2019 Strategic Tourism Report
- Commercial Real Estate Projections (Matrix, Inc.)
- Baltimore County Efficiency Review

Responsible Regionalism (VF.5)



Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.

Regional planning agencies, although typically without regulatory authority, provide perspectives broad enough to encompass the scope of various regional systems, such as transportation and water supply, which extend beyond local jurisdictional boundaries. As authorized by federal surface transportation legislation, transportation planning is the core responsibility of designated metropolitan planning organizations (MPOs). Increasingly, progressive MPOs and other regional planning agencies are addressing other issues with regional implications, such as open space and environmental protection, housing, economic development, utility infrastructure and hazard mitigation. Because regional agencies coordinate the activities of groups of local governments, they provide an institutional setting for joint decision making that transcends local politics. From the local governmental perspective, the plans and policies of adjacent jurisdictions have reciprocal impacts, in terms of factors such as the location of new development, commuting patterns and stormwater flows. Therefore, connecting these plans and policies through the comprehensive plan is a way to understand and manage these and other overlapping functions, such as regional greenway systems and to responsibly integrate a community's plan with those of its neighbors.

-American Planning Association. Sustaining Places: Best Practices for Comprehensive Plans

Priorities (5)

- Expanding the Regional Economy
- Transit Network
- Service Delivery
- Sustainability
- Community Stabilization

Goals and Actions

Expanding the Regional Economy

Goal 1: *Foster regional economic growth and development to better prepare for the future economy and connect local talent to opportunity.*

Goal 1, Action 1: Continue the development of a joint tourism development and marketing plan with surrounding jurisdictions to promote commercial and cultural amenities and to promote interconnected greenways, pathways, trails and waterways.

Goal 1, Action 2: Work with local educational institutions to provide materials and services for businesses at Tradeport Atlantic and throughout the region.

Goal 1, Action 3: Work with surrounding jurisdictions to encourage and support the sustainable development of housing and employment centers that are along the public transportation system and transportation corridors as well as support the creation of a regional water authority.

Transit Network

Goal 2: *Collaborate with the region to create a well-connected transit network and to protect human health and the environment.*

Goal 2, Action 1: Baltimore County shall collaborate with Baltimore City, state and Baltimore County communities to establish a transit service that runs from west of Security Square Mall east into Trade Point Atlantic and potentially into Essex.

Goal 2, Action 2: Implement the regional recommendations in the Baltimore County Transit Development Plan.

Goal 2, Action 3: Support the Patapsco Regional Greenway efforts.

Goal 2, Action 4: Work closely with the Maryland Transit Administration, surrounding jurisdictions and the impacted community to make improvements along major transit corridors.

Goal 2, Action 5: Expand current coordination efforts between Baltimore City and County to develop and extend Transit Oriented Development, pedestrian and bicycle networks, connecting park systems, destinations and open space with other jurisdictions.

Service Delivery

Goal 3: *Strengthen inter-jurisdictional efforts to improve the delivery of services to Baltimore County residents.*

Goal 3, Action 1: Partner with Baltimore City to evaluate and modernize the governance structure for the region's Water and Sewer utilities to increase accountability, strengthen operations and promote sustainability.

Goal 3, Action 2: Explore the development of a regional solid waste and recycling system, including composting with surrounding jurisdictions and the state to end the reliance on incineration.

Sustainability

Goal 4: *Strengthen collaboration to protect and preserve the environment, combat climate change and implement initiatives to foster sustainability.*

Goal 4, Action 1: Participate in setting regional strategic policies on land conservation and preservation.

Goal 4, Action 2: Continue to coordinate with the regional alliance on the protection of water resources through education, advocacy, land preservation and restoration of aquifers, watersheds and the Chesapeake Bay.

Goal 4, Action 3: Collaborate with the City of Baltimore to examine updating a ten-year Watershed Agreement.

Goal 4, Action 4: Coordinate efforts with surrounding jurisdictions to expand upon the County’s current climate action plan and expand efforts to combat the causes and impacts of climate change.

Goal 4, Action 5: Align the County’s Capital Improvement Programs with *The 2030 Greenhouse Gas Emissions Reduction Act Plan* (Maryland Department of the Environment, MDE).

Goal 4, Action 6: Help incubate, grow and support regional businesses that focus on sustainability, energy and waste reduction/mitigation.

Goal 4, Action 7: Encourage governments of the region to leverage and share state and federal funds received for regional environmental efforts.

Community Stabilization

Goal 5: *Strengthen partnerships among regional governments to develop a safe, healthy and equitable living environment that could eliminate segregation and the impediments to opportunity for underserved and vulnerable communities.*

Goal 5, Action 1: Support regional coordination to create a network to combat the existence of food deserts in all jurisdictions.

Goal 5, Action 2: Implement the County’s Fair Housing Action Plan in alignment with the BMC’s regional policies on housing.

Goal 5, Action 3: Explore ways to increase regional crime-fighting efforts including crime prevention, investigation, prosecution and the sharing of crime data.

Goal 5, Action 4: Explore additional development and implementation of cross-jurisdictional community revitalization strategies.

[\(See Appendix: Vision Framework; Goals, Actions and Metrics—Responsible Regionalism Table\)](#)

Related Plans

- Baltimore County Climate Action Plan
- Baltimore County Climate Action Greenhouse Gases Plan

- Maryland Department of the Environment, The Greenhouse Gas Emissions Reduction Act Plan
- MDOT Connecting Our Future Regional Transit Plan
- MDOT East-West Priority Corridor
- Baltimore Metropolitan Council Short Range Transportation Improvement Program (TIP)
- Baltimore Metropolitan Council Long Range Transportation Plan
- Baltimore County and City Water/Sewer Service Comprehensive Business Process Review

Inclusive Planning (VF.6)



Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.

Equity in the provision of community decisions and services involves the fair distribution of benefits and costs. It results from applying basic fairness tests that ask whether the needs of the full range of the population served—rich and poor, young and old, native and immigrant—are served. Because disadvantaged, young, or immigrant populations often do not participate in debates over community policies and programs, their needs may fail to be recognized. Poor, underserved and minority populations are often disproportionately affected by polluting land uses and natural disasters. Because such populations may not have the skills or community connections necessary for access to jobs, economic resources and health care, the community may have to provide special programs to assist them. Decent, affordable housing is another critical need that falls under this principle. By weaving equity questions into the comprehensive plan, the community and its government can ensure the consideration of “who benefits” as it develops its policies, priorities and expenditures.

-American Planning Association. Sustaining Places: Best Practices for Comprehensive Plans

Priorities (3)

- Data Access
- Community Engagement
- Capacity Building

Goals and Actions

Data Access

Goal 1: *Create actionable data resources to promote equitable decision-making, transparency and access to opportunities for all residents.*

Goal 1, Action 1: Create a tool that county staff, community members, partners and other decision makers can use to help ensure that they are making data-informed decisions that address disparities across a variety of indicators and improve access to opportunity for all Baltimore County residents. In addition, the tool is used to help government and community partners make Baltimore County a more inclusive and equitable County through data sharing.

Goal 1, Action 2: Build long-term partnerships with regional organizations and institutions to support the information gathering, maintenance, monitoring and evaluation of the data that improves local decision making.

Goal 1, Action 3: Use emerging software to conduct scenario planning and to examine the implications of different strategies and futures for communities by testing these strategies in a digital future world.

Community Engagement

Goal 2: *Create new standards for equitable community engagement in order to build strong, sustainable relationships and partnerships with all residents of Baltimore County.*

Goal 2, Action 1: Review requirements for participation in public meetings in order to eliminate any barriers by describing the clear purpose and role of each meeting; improve participation methods; auditing times and locations to determine if they encourage participation; and addressing any

issues with communication about meetings, inclusive outreach and mobility barriers.

Goal 2, Action 2: Compile and publish minutes and, when applicable, written products for all public meetings on the County website.

Goal 2, Action 3: Conduct an equity review of the community engagement meetings in order to identify factors that may contribute to inaccessibility for community members, such as meeting's date, time, or location and the provision of translation services, childcare, transportation, or food.

Goal 2, Action 4: Broaden outreach and support participation of underrepresented populations, including communities of color, immigrant and refugee communities, communities of low-income and underrepresented religious groups, national origins, races, ethnicities, disability status, gender identities or expressions and/or age.

Goal 2, Action 5: Conduct equity reviews of outreach and participation in County community engagement efforts to regularly produce data on the involvement of underrepresented groups.

Goal 2, Action 6: Provide notification of development activity in determined geographic area to any community group that requests it. Restructure the County website to make development meetings, development plans, and related information easier to locate and more user-friendly.

Goal 2, Action 7: Consult community partners on appropriate facilitation methods prior to engagement exercises

Goal 2, Action 8: Provide community groups with statements of purpose prior to engagement efforts that explain the expected role of participants in the facilitation exercise and in County decision-making.

Goal 2, Action 9: Develop and implement a systematic approach to creating Small Area Community Plans ([See Appendix: Vision Framework: Small Area Plans](#)) countywide as a follow up to the *Master Plan 2030* process.

Capacity Building

Goal 3: *Increase the capacity of community organizations and groups throughout the County to encourage collaborative decision-making using an approach that is grounded in principles of inclusion and respects different types of experience and knowledge.*

Goal 3, Action 1: Expand outreach to encourage registration of community organizations and non-governmental organizations (NGO) in Baltimore County to provide up-to-date contact information that is easily available to all community organization leaders, county staff, county officials and other parties interested in partnering with community organizations.

Goal 3, Action 2: Expand County usage of social networking sites in order to support the efforts of Community Associations and other civic groups to connect with county residents.

Goal 3, Action 3: Partner with grant-giving organizations to increase use of available funding by Baltimore County community organizations and other non-governmental organizations that serve Baltimore County.

Goal 3, Action 4: As part of the small area plan and planning process, determine goals and strategies to improve the effectiveness of existing community organizations and assist with the formation of new ones in underrepresented communities.

Goal 3, Action 5: Grow the Community Planning Institute ([See Appendix: Vision Framework; Community Planning Institute](#)) to engage community members in the planning process and develop a strong cohort of well-informed supporters with an increased understanding of planning, policy, zoning and development decision-making and processes.

Goal 3, Action 6: Consider hiring more area and community planners to administer community organization and leadership development programs, oversee new equity planning efforts, conduct regular equity reviews of development review procedures and implement the equity goals interwoven throughout Master Plan 2030.

Goal 3, Action 7: Establish the process for building the capacity and competence of neighborhood organization to increase self-sufficiency.

Goal 3, Action 8: Support community education programs on code enforcement issues such as high grass and weeds, nuisances, proper trash containment and disposal, rat eradication, and other violations that affect the quality of life of communities and neighborhoods.

[\(See Appendix: Vision Framework; Goals, Actions and Metrics—Inclusive Planning Table\)](#)

[\(See Appendix: Vision Framework; Small Area Plans\)](#)

[\(See Appendix: Vision Framework; Community Planning Institute\)](#)

[\(See Appendix: Vision Framework; Reimage Security Square Mall\)](#)

Related Plans

Baltimore County Efficiency Review

Healthy Community (VF.7)



Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.

The World Health Organization defines health as a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity. The Healthy Community principle and the previous four principles work together to support the mission of public health: to fulfill society's interest in assuring conditions in which people can be healthy (Institute of Medicine 1988). In a healthy community, residents are assured that the air and water are safe, open space and recreation are convenient to use, local food outlets are located near

neighborhoods, public schools and access to health care are provided equitably and active public safety programs are in place. Because the normal operations of the private economic market may not ensure that these common public benefits are uniformly available, it may be necessary for the government to fill the gaps. For example, disadvantaged neighborhoods are often located in unsafe or unhealthy areas of the community, such as brownfields or floodplains and public programs may be needed to address these locational hazards. The comprehensive plan is the appropriate tool for identifying and mitigating public health hazards and for promoting effective healthy community goals.

-American Planning Association. Sustaining Places: Best Practices for Comprehensive Plans

Priorities (4)

- Eliminating Health Disparities
- Inclusive Public Safety
- Quality Public Services for All
- Recreational Opportunities and Access

Goals and Actions

Eliminating Health Disparities

Goal 1: *Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors.*

Goal 1, Action 1: Ensure built and natural environments are connected, clean, green, sustainable and accessible, so residents will enjoy the physical beauty of Baltimore County and experience positive health impacts that natural resources can provide.

Goal 1, Action 2: Develop best practices to increase efforts, including public health education, to prevent, reduce and treat substance abuse, including narcotic drug use, opioid addiction and harmful use of alcohol.

Goal 1, Action 3: Promote mental health awareness and well-being for all ages and increase resources and facilities so that all residents can obtain mental health services.

Goal 1, Action 4: Develop a suicide prevention plan, with initial focus on youth and at-risk populations, to reduce suicide rates.

Goal 1, Action 5: Continue implementing the action plan to reduce the number of individuals becoming homeless for the first time and individuals returning to emergency shelter.

Goal 1, Action 6: Increase resources for senior citizens to age in place comfortably by improving existing ADA accommodations, universal design and incorporating age-friendly design principles into County buildings and spaces.

Goal 1, Action 7: Reduce the number of food deserts and promote access to healthy food for all ages, particularly in low/moderate income communities.

Goal 1, Action 8: Adopt “Health in All Policies” to incorporate health factors into decision-making across sectors and policy areas.

Goal 1, Action 9: Strengthen access to equitable health care by promoting workforce diversity, multi-lingual healthcare workers and cultural awareness.

Goal 1, Action 10: Enhance the quantity and quality of healthcare options in medically underserved areas throughout the County regardless of immigration status.

Inclusive Public Safety

Goal 2: *Foster safe and stable communities and address public safety issues that affect all residents.*

Goal 2, Action 1: Reduce criminal activity, including violent and organized crime, through effective communication, education, partnership and cooperation on a local and regional basis to create safe communities for all.

Goal 2, Action 2: Provide early intervention initiatives to reduce the number of crimes committed by juveniles and reduce the influence and recruitment efforts of gangs.

Goal 2, Action 3: Adopt Vision Zero strategy to provide safer streets for all users, including cyclists, pedestrians and wheelchair users, to reduce traffic-related deaths and injuries to zero fatalities.

Goal 2, Action 4: Enhance and expand training opportunities for Baltimore County Police Department to ensure best practices and legislative changes and updates are incorporated.

Goal 2, Action 5: Improve emergency services personnel recruitment and retention to increase the number of active providers.

Goal 2, Action 6: Modernize and update the police and fire departments aging facilities, vehicles and technology, and support the construction and renovation of new and existing career and volunteer fire stations.

Goal 2, Action 7: Improve police and fire response time and follow-up to citizen calls in order to “close the loop” for completing casework.

Quality Public Services for All

Goal 3: *Provide quality public services for citizens of all ages in all communities.*

Goal 3, Action 1: Implement free, full day, pre-kindergarten in as recommended by the Blueprint for Maryland’s Future for children from all households with initial focus on children from disadvantaged households.

Goal 3, Action 2: Improve special education and alternative education standalone facilities and resources as outlined in the Multi-Year Improvement Plan for All Schools (MYIPAS) Report.

Goal 3, Action 3: Ensure County public facilities are accessible and equipped to serve the needs of the community as demographics and needs change.

Goal 3, Action 4: Develop an equitable service area analysis tool for evaluating locations and program needs for community facilities in order to enhance accessibility for residents and increase levels of service as populations change.

Goal 3, Action 5: Ensure that senior centers have the capacity, tools and resources necessary to meet the current and future needs of diverse older adults.

Goal 3, Action 6: Provide flexible programs and opportunities in recreation centers by incorporating tools and resources that support a virtual experience.

Goal 3, Action 7: Reform the Adequate Public Facilities Ordinance (APFO) to address chronic school overcrowding and infrastructure concerns, using best practices from other jurisdictions and the work of the APFO Task Force as a guide.

Goal 3, Action 8: Strengthen and stabilize the Belmont-Dunfield area by increasing community resources and recreational services.

Recreational Opportunities and Access

Goal 4: *Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.*

Goal 4, Action 1: Target the acquisition of land and the development of amenities to better address the needs of underserved communities by using data on the current level of recreational services and open space.

Goal 4, Action 2: Renovate and enhance older parks to ensure that they are equitable, meet modern recreational needs and are an asset to the communities and neighborhoods they serve.

Goal 4, Action 3: Ensure County residents who live inside the URDL live within a safe 15-minute walk of a park or public open space.

Goal 4, Action 4: Engage residents to expand awareness of recreation, parks, trails, services and programs.

Goal 4, Action 5: Improve the site design of parks and recreation areas to ensure they are accessible, ADA compliant and safe for residents of all ages and abilities.

Goal 4, Action 6: Create a network of connecting parks through the County.

Goal 4, Action 7: Strive to increase the County’s tree canopy, especially in areas of deficiency.

Goal 4, Action 8: Promote synergies among Baltimore County Property Management, Recreation and Parks agencies, and BCPS to clarify management of shared use facilities.

[\(See Appendix: Vision Framework; Goals, Actions and Metrics—Healthy Communities Table\)](#)

Related Plans

- Age Friendly Baltimore County Action Plan
- CCBC Strategic Plan
- BCPS Multi-Year Improvement Plan for All Schools (MYIPAS)
- Baltimore County 2017 Land Preservation, Parks and Recreation Plan (LPPRP)
- Health in All Policies (HiAP)

APPENDIX: OVERVIEW

Resource Links

Overview

Introduction (OV.2)

- Changes to Baltimore County’s zoning regulations take place during the *Comprehensive Zoning Map Process (CZMP)* which occurs on a four-year cycle, during which time the county's official zoning map is adopted by the Baltimore County Council. During the *CZMP* process, the County reviews the zoning map and considers requests for changes to the zoning classification of individual properties.
- Several mandates, including State and local regulations affect *Master Plan 2030*. First, the Baltimore County Charter requires that a master plan be prepared and adopted every 10 years ([§ 522.1](#) et. seq.). Additionally, details on required and optional contents of the plan are described in the Baltimore County Code ([§ 32-2-202](#) et. seq.). The Annotated Code of Maryland [Land Use Article](#) outlines the elements required in local master plans in the state of Maryland.

How the Plan is Used (OV.4)

- The master plan, along with other regulatory documents such as the [Baltimore County Code and Zoning Regulations](#) , the *Comprehensive Manual of Development Policies* , *Adopted Community Plans* , *County Landscape* (PDF) and *Local Open Space* (PDF) Manuals, is used to formulate policies and decisions for sustainable and equitable development throughout the County.
- One of the most important roles of the master plan is its connection to the implementation of the *Capital Improvement Program* (CIP).
- *ESRI, What Can You Do with a StoryMap ?*

Commonly Used Terms (OV.5)

- Version of the *Baltimore County, Master Plan 2030 Commonly Used Terms* (PDF) with source links.

Growth Framework

Methodology (GF.4)

- **Demographic Status, Context:** Young adults are more likely to display a preference for higher-density housing, while seniors share a desire to "age in place" and remain in their communities (*Journal of Regional Science*, [Peer Review Study](#) by Yongsung Lee of the Georgia Institute of Technology and Bumsoo Lee and Tanvir Hossain Shubho, MD of the University of Illinois at Urbana-Champaign).
- **Demographic Status, Context:** The *American Rescue Plan Act (ARPA) District* is a layer created by the Baltimore County Office of Government Reform and Strategic Initiatives that uses a multitude of socioeconomic factors to indicate vulnerable communities in the County.

Land Use Processes (GF.6)

- Projections for growth and development and changes to land use will inform major infrastructural and capital improvements outlined in documents such as *Water Supply and Sewerage Plan*, *Hazard Mitigation Plan*, *Nuisance Flooding Mitigation Plan*, *Land Preservation, Parks and Recreation Plan*, etc.

Development Processes (GF.7)

- The *Comprehensive Manual of Development Policies* (CMDP) is established through [Baltimore County Zoning Regulations, Section 504.2](#)
- *Development Plans Review Policy Manual* (2002, PDF)
- *Baltimore County Landscape Manual* (2000, PDF)
- *Baltimore County Local Open Space Manual* (2000, PDF)
- Recent efforts have created definitions within the [Baltimore County Zoning Regulations](#) (BCZR) and [Baltimore County Code](#) (BCC) to establish preliminary criteria for TOD designation, as well as, a county review process to apply for state TOD designation. A transparent [overview of the process](#) and an [application](#) (PDF) is now available on the county's website

for ease of access for the public regarding TODs.

- *Create new and adjust existing overlay districts with implementation tools and incentives to encourage walkable, mixed-use development in and near transit stations by utilizing a [Smart Growth](#) (PDF) framework.*
- *The full requirements of the PUD process can be examined in the Baltimore County Code Sections [32-4-241](#) to [32-4-245](#) .*

Vision Framework

Introduction (VF.1)

- As with all other sections of *Master Plan 2030*, the Vision Framework draws heavily from the American Planning Association’s report: *[Sustaining Places: Best Practices for Comprehensive Plans](#)* .

Livable Built Environment (VF.2)

- **Goal 1, Action 3:** Create new and adjust existing overlay districts with implementation tools and incentives to encourage walkable, mixed-use development in and near transit stations by utilizing a [Smart Growth](#) (PDF) framework.
- **Goal 2, Action 1:** Establish zoning practices that removes barriers and supports mixed-use and mixed-income development for a wide-range of housing options. Allow housing development in certain commercial zones in [Affordable Housing Opportunity Areas](#) .
- **Goal 2, Action 5:** Use the recently [established definitions](#) (PDF) of “uninhabited” and “vacant structure” to establish a strategy for revitalization.
- **Goal 2, Action 6:** Leverage [recent code changes](#) to expand the opportunities to establish Accessory Dwelling Units (ADUs). Continue to explore if additional code changes are necessary.
- **Goal 3, Action 1:** Implement the [Baltimore County Bicycle and Pedestrian Master Plan](#) to expanded bicycle access and use and provide links to green

networks.

- **Goal 3, Action 6:** Include the [Complete Streets](#) (PDF) approach in small area plans to guide development projects, revitalization efforts or redevelopment and examine the role of transit.
- **Goal 5, Action 3:** Ensure future County construction or major renovation are designed to meet at least [LEED Silver standards](#) , as required by the US Green Building Council.
- [Affordable Housing Workgroup Final Report](#)
- [Baltimore County Transit Development Plan](#)
- [Baltimore County Bicycle and Pedestrian Master Plan \(2022 Draft\)](#)
- [Hazard Mitigation Plan \(2021\)](#)
- [Baltimore County Efficiency Review](#)
- [Age-Friendly Baltimore County](#)

Harmony with Nature (VF.3)

- **Goal 4, Action 1:** Implement the County's *Greenhouse Gas Climate Action Plan* by 2030.
- **Goal 4, Action 4:** Implement recommended actions by the [Solid Waste Workgroup](#) (PDF), including strategies to decrease the use of single-use packaging and increase diversion and recycling to reduce solid waste entering landfills.
- [Baltimore County Climate Action Plan](#)
- [Baltimore County Climate Action Greenhouse Gases Plan](#)
- [Baltimore County 2017 Land Preservation, Parks and Recreation Plan \(LPPRP\)](#)

Resilient Economy (VF.4)

- [Baltimore County 2019 Strategic Tourism Report](#)
- [Commercial Real Estate Projections \(Matrix, Inc.\)](#)
- [Baltimore County Efficiency Review](#)

Responsible Regionalism (VF.5)

- **Goal 4, Action 5:** Align the County's Capital Improvement Programs with *The 2030 Greenhouse Gas Emissions Reduction Act Plan* (Maryland Department of the Environment, MDE).
- [Baltimore County Climate Action Plan](#)
- [Baltimore County Climate Action Greenhouse Gases Plan](#)
- [Maryland Department of the Environment, The Greenhouse Gas Emissions Reduction Act Plan](#)
- [MDOT Connecting Our Future Regional Transit Plan](#)
- [MDOT East-West Priority Corridor](#)
- [Baltimore Metropolitan Council Short Range Transportation Improvement Program](#)
- [Baltimore Metropolitan Council Long Range Transportation Plan](#)
- [Baltimore County and City Water/Sewer Service Comprehensive Business Process Review](#)

Inclusive Planning (VF.6)

- [Baltimore County Efficiency Review](#)

Healthy Community (VF.7)

- **Goal 2, Action 3:** Adopt [Vision Zero](#) strategy to provide safer streets for all users, including cyclists, pedestrians and wheelchair users, to reduce traffic-related deaths and injuries to zero fatalities.
- **Goal 3, Action 1:** Implement free, full day, pre-kindergarten in as recommended by the [Blueprint for Maryland's Future](#) for children from all households with initial focus on children from disadvantaged households.
- **Goal 3, Action 2:** Improve special education and alternative education standalone facilities and resources as outlined in the [Multi-Year Improvement Plan for All Schools \(MYIPAS\) Report](#) (PDF).
- [Age Friendly Baltimore County Action Plan](#)
- [CCBC Strategic Plan](#)
- [BCPS Multi-Year Improvement Plan for All Schools \(MYIPAS\)](#)
- [Baltimore County 2017 Land Preservation, Parks and Recreation Plan \(LPPRP\)](#)
- [Health in All Policies \(HiAP\)](#)

Water Resources Element

History of the Water Resources Element and Guidance

- The purpose of the WRE is to identify: (1) “drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan; and, (2) suitable receiving waters and land areas to meet stormwater management (SWM) and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan” ([Land Use Article §1-410 and §3-106](#)).

- In 2007, Maryland issued its first WRE Models and Guidelines to assist local governments with planning and zoning authority in developing their WREs. (Source: [MDP website](#))

New Challenges

- Chesapeake Bay restoration has changed from a voluntary program guided by the Tributary Strategies framework to a regulatory program under the authority of the federal Clean Water Act (CWA) and guided by the 2010 Total Maximum Daily Load ([TMDL](#)) and related implementation plans.
- Baltimore County's first [WRE](#) and associated [technical memos](#) were submitted to the Maryland Department of Planning in 2010 as part of Master Plan 2020.
- The data and analysis enacted in the 2010 WRE are still applicable to current conditions and reanalysis is not required. This WRE serves to address new issues introduced in the State's recently [updated guidance](#) .

Water and Sewer Needs

- The [Round 10 Population and Households Forecast](#) by Transportation Analysis Zones (TAZ), divided into urban and rural areas, will not significantly change based on new land use recommendations made in Master Plan 2030.
- The [Baltimore County 2010 WRE](#)
- Baltimore County's [Water Supply and Sewerage Plan 2020 Triennial Review](#) (PDF) provides a more detailed study on water and sewer infrastructure.

Stormwater Impacts

- The [Maryland State Data Center's projections](#) indicate a projected household size of 2.53 people per household in 2035, down from 2.55 people per household in 2020.
- To ensure the County's success in protecting high quality receiving waters (i.e. [Tier II](#)) as growth continues, where growth cannot be avoided within

Tier II receiving waters, this WRE recommends employing all applicable environmental regulations to minimize pollution (e.g. forest conservation, stream buffer, Chesapeake Bay Critical Area, stormwater management, resource conservation zoning, etc.)

- Impairments specific to each watershed in the above map are detailed in section 10 of the County's [2022 Annual Report of the National Pollutant Discharge Elimination System \(NPDES\) Municipal Separate Storm Sewer System \(MS4\) Permit](#).
- The [Tier II assimilative capacity](#) is a measure for determining when Tier II stream water quality is diminished or degraded beyond natural changes in condition.

Impaired Receiving Waters

- To help ensure the County's success in meeting TMDLs for impaired receiving waters as growth continues, this WRE recommends the County continue to track pollution load reductions within the County's Municipal Separate Storm Sewer System (MS4) and septic system sectors, as described in the [County's TMDL implementation plans](#) and required by the [NPDES MS4 permit](#). Additionally, this WRE recommends the County identify and evaluate methods for tracking pollution load reductions from the agriculture and wastewater [sectors](#), and pollution load reductions from neighboring counties and MS4 permittees to interjurisdictional watersheds.

Flood Management Process

- Dam breaches are addressed in [Baltimore County's Hazard Mitigation Plan 2021 \(Update\)](#).
- In addition to the strategies of this WRE, the County will also continue to identify and address flooding issues through the [Baltimore County Nuisance Flooding Plan](#), regular [Hazard Mitigation Plan](#) updates, and adoption of stormwater management ordinance changes in response to State stormwater regulation and design standard updates likely to be adopted pursuant to [2021 SB 227 legislation](#).

Climate Change Adaptation

- *Baltimore County Climate Action Plan: Resilience Assessment for General County Government Assets*
- Baltimore County is working with MDE to understand and mitigate these impacts through the [Advancing Stormwater Resiliency in Maryland](#) program.

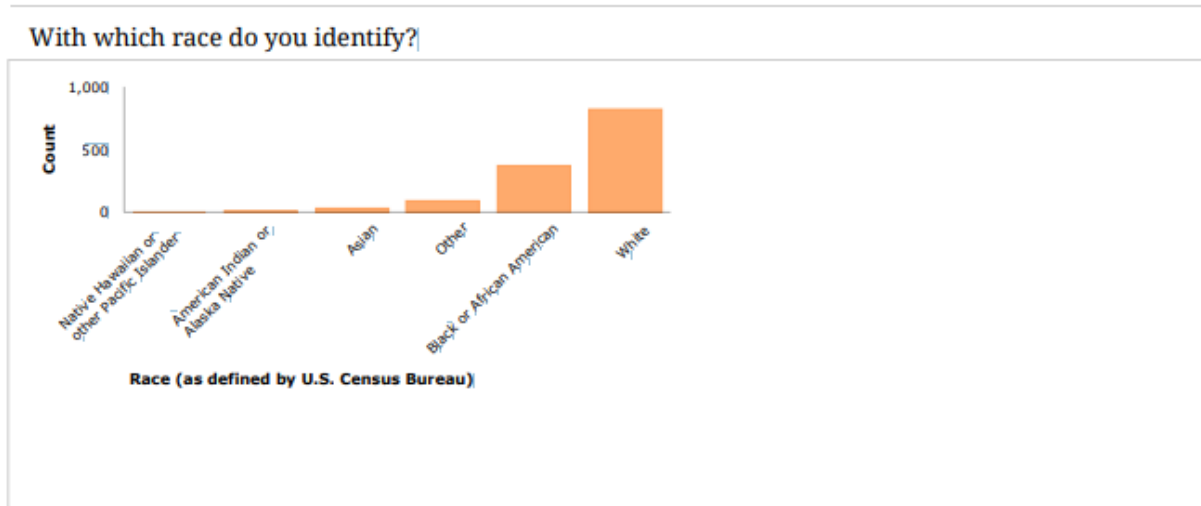
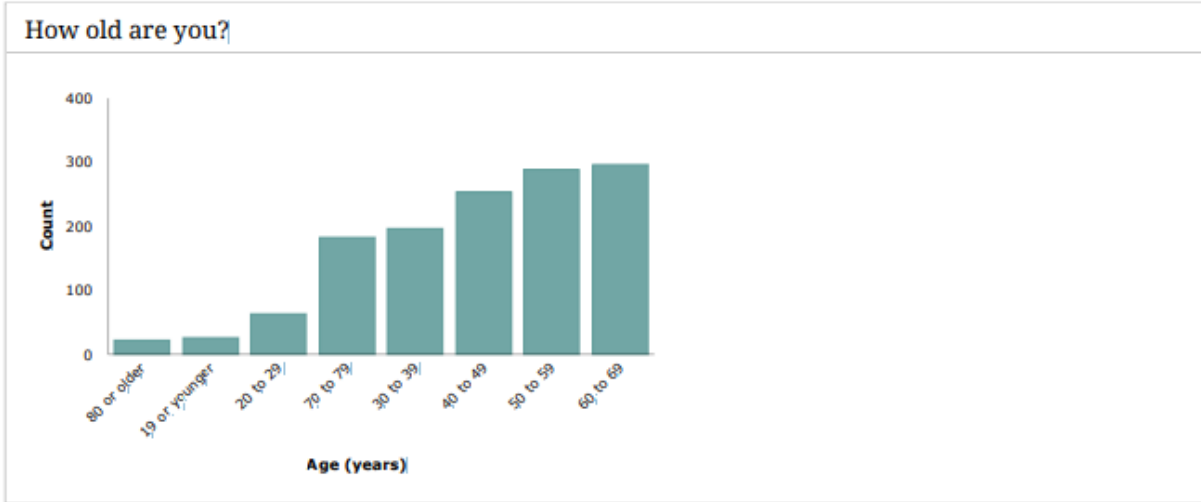
Community Engagement Data—Get Involved Statistics



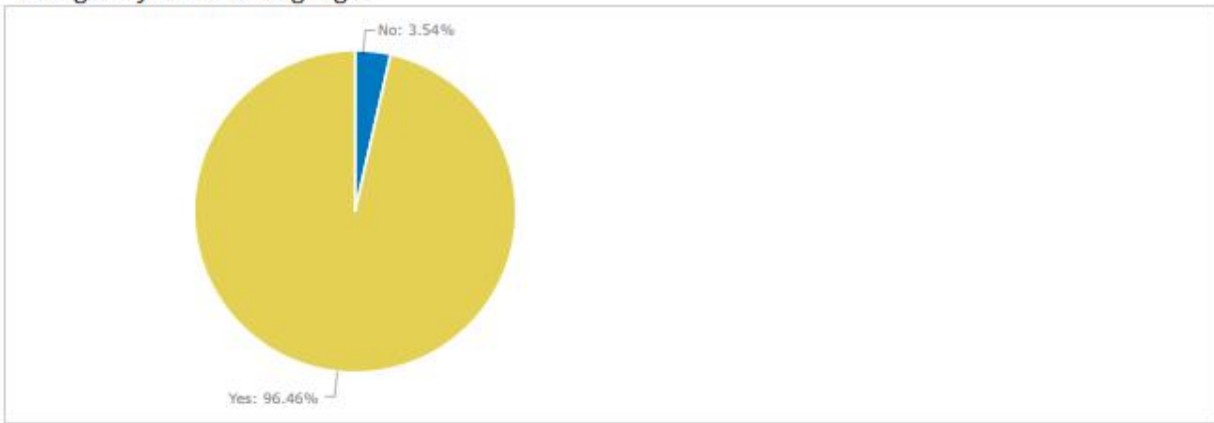
Get Involved in the Process

Demographics of Master Plan Participants

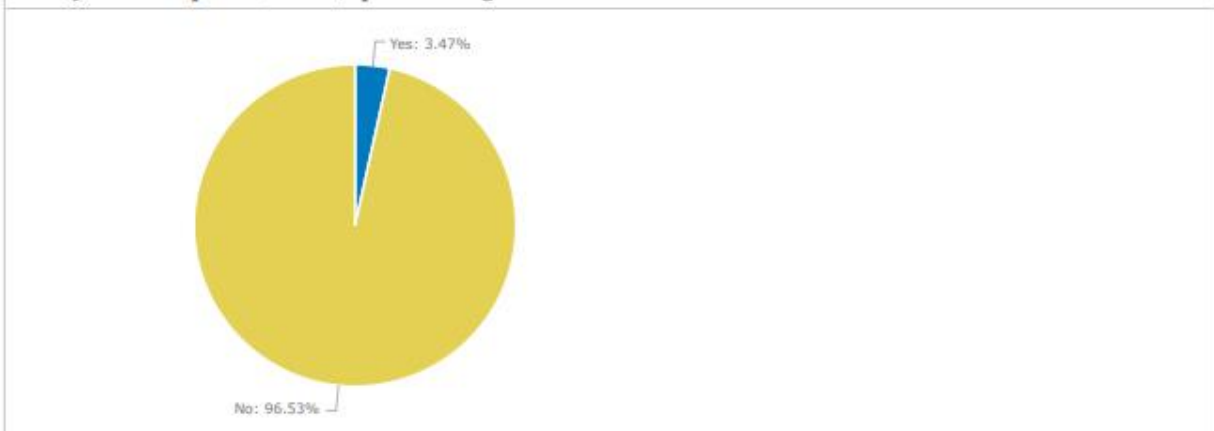
Shown below are basic demographic provided by community members who participated in the engagement process.



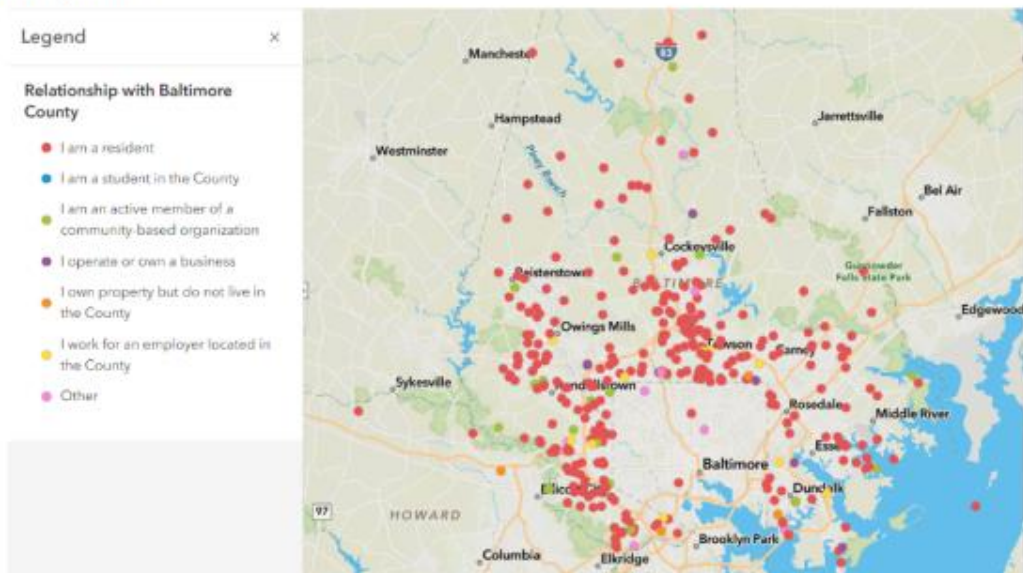
Is English your first language?



Are you of Hispanic/Latino/Spanish origin?



Shown below is locational information shared by community members who participated in the engagement process.



Community Engagement Data—Community Input Survey

Phase 1—Community Input Survey (May 3 to May 28, 2021)

Through the summer and fall of 2021, the Department of Planning was focused on getting input from the community.

As we moved through outreach and engagement in 2021, the Department had opportunities for general sharing of information. This first phase was about getting information both to you and from you—by getting big ideas and vision for the County in the next 10 years.

Pre-Kickoff Survey Results

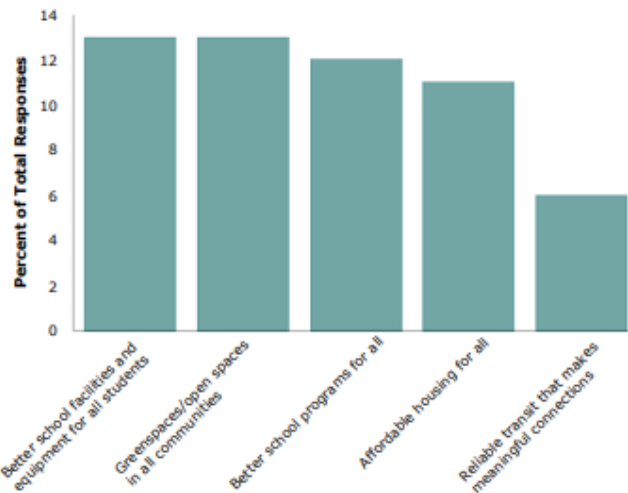


EQUITY

Being inclusive in our decision-making, ensuring equitable distribution of resources, and creating opportunity for all.

Question 1 - As you look ahead to the next 10 years, what does a more equitable Baltimore County look like to you?

Responses On Equity - Top 5 Most Frequently Mentioned



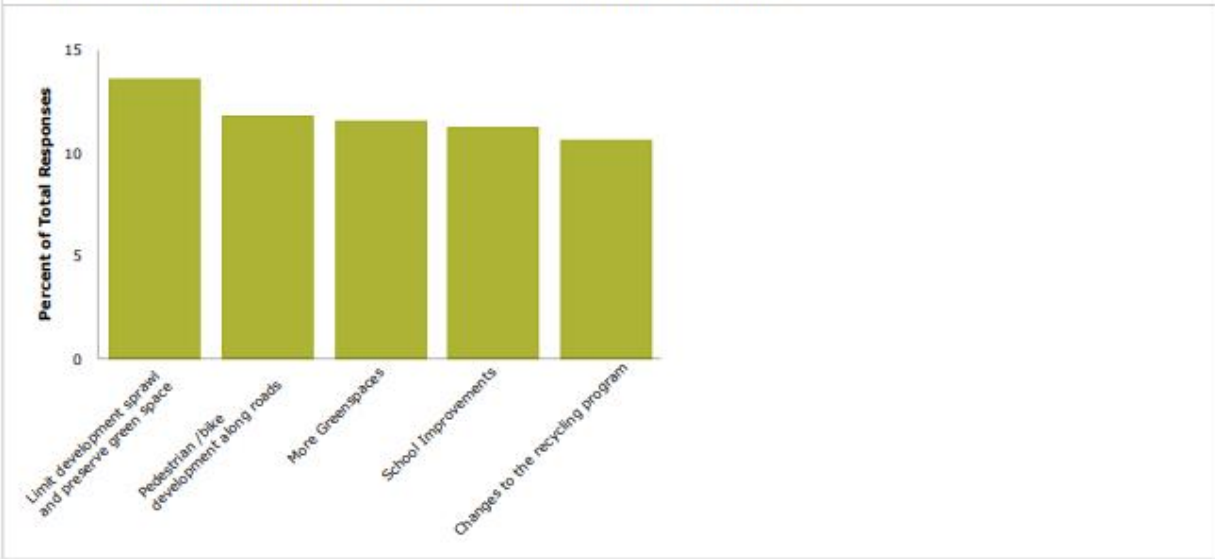


SUSTAINABILITY

Ensuring the long-term sustainability of the County's public and internal government infrastructure and safeguarding the County's ecology and climate.

Question 2 - What would a more sustainable Baltimore County look like in the future?

Responses on Sustainability - Top 5 Most Frequently Mentioned



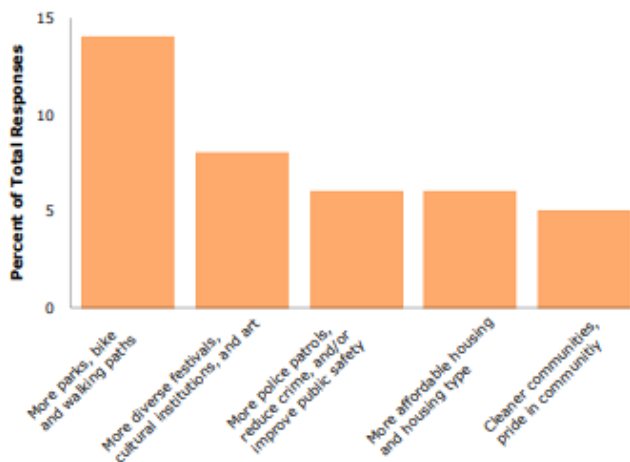


VIBRANT COMMUNITIES

Ensuring that all residents have access to high-quality, accessible and affordable housing, cultural, and recreational opportunities in safe communities while promoting responsible economic development.

Question 3 - By 2030, how do you envision your community becoming more vibrant—as it pertains to housing, cultural and recreational opportunities, safety, and economic stability?

Responses on Vibrant Communities - Top 5 Most Frequently Mentioned



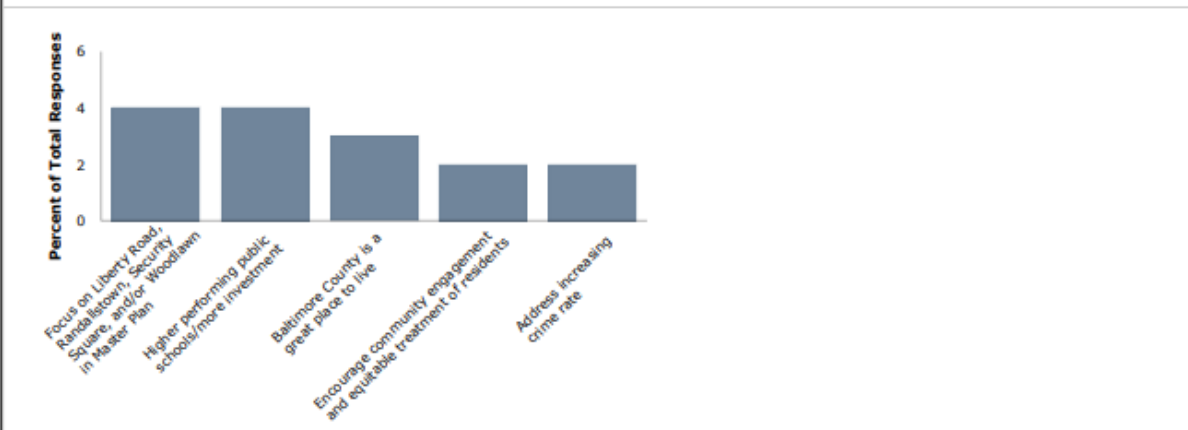


FUTURE

What thoughts would you like to share about Baltimore County's future?

Question 4 - What other thoughts would you like to share about Baltimore County's future?

Responses on Baltimore County's future - Top 5 Most Frequently Mentioned



Phase 1—Community Engagement Meeting Input Results

(July and August of 2021)

See the application below or by clicking this link:

<https://storymaps.arcgis.com/stories/2a5c7b3538374cf283cc3022bfb4afc9>

Phase 2—Community Engagement Meeting Input Results

(January and February of 2022)

In January and February of 2022, the Department moved to smaller, more focused meetings by topic or stakeholder groups to start to prioritize goals. Click on a Master Plan 2030 Guiding Principle topic below to see the feedback collected at the Phase 2 engagement sessions.

Master Plan 2030 Guiding Principles



Livable Built Environment



Harmony with Nature



Resilient Economy



Responsible Regionalism



Inclusive Planning



Healthy Community

Kick-off Survey Report

Baltimore County Master Plan 2030

June 14, 2021

OVERVIEW

The Baltimore County Department of Planning began the initial phase of public engagement for Master Plan 2030 in April 2021. The website launched, a survey was posted online, and three kick-off meetings were held in May. The kick-off meetings were an opportunity to provide background on the role of the Master Plan and information on the planning process to create Master Plan 2030. The kick-off meetings also allowed participants to answer two general questions through the chat feature of WebEx.

STATISTICS

- At the time of writing this report, 571 people have signed up or “joined” the Master Plan 2030 website (baltimorecountymd.gov/masterplan2030)
- A Vision & Values survey was posted on the Master Plan 2030 website—consisting of four broad questions. The survey had 330 online survey participants.
The survey questions:
 1. As you look ahead to the next 10 years, what does a more equitable Baltimore County look like to you?
 2. What would a more sustainable Baltimore County look like in the future?
 3. By 2030, how do you envision your community becoming more vibrant—as it pertains to housing, cultural and recreational opportunities, safety, and economic development?
 4. What other ideas would you like to share about Baltimore County’s future?
- The Vision & Values Survey was open online for one month, April 29, 2021 to May 28, 2021.
- Over 1,000 comments were received through the online survey.
- The Department of Planning held 3 virtual Master Plan 2030 Kick-off Meetings:
 - Monday, May 17, 2021 for Council Districts 1 and 4
 - Tuesday, May 18, 2021 for Council Districts 2 and 3
 - Wednesday, May 19, 2021 for Council Districts 5, 6, and 7

The virtual meetings were held via WebEx and were also broadcast through Baltimore County's YouTube channel. The meetings were recorded and are posted on the Master Plan 2030 website.

- The virtual Master Plan 2030 Kick-off Meetings had 230 participants from the community.
- Two questions were asked during the kick-off meetings and participants could answer through the chat feature of WebEx.

The questions:

1. As you look ahead to the next 10 years, what could be improved or changed to make the County even better?
 2. What other thoughts would you like to share about Baltimore County's future?
- We received a total of 292 comments in response to the two questions asked during the kick-off meetings.

ENGAGEMENT SUMMARY

The following pages highlight the input we received, grouped by questions asked in the Vision & Values Survey. All input from the survey is available on the Master Plan 2030 website: baltimorecountymd.gov/masterplan2030



EQUITY

Being inclusive in our decision-making, ensuring equitable distribution of resources, and creating opportunity for all.

Key Takeaways

- The input for this question primarily focused on equity in schools, open space, and housing.
- Participants were generally supportive of improvements to school resources and programs that would be distributed equally among students and schools.
- Addition of new or improvement green space or open space in communities was also an issue cited that should be addressed to make communities more equitable.
- Affordable housing for all, and spread throughout Baltimore County, was another idea that was common.
- Reliable transit with meaningful connections was noted often, especially in relation to connections that provide access to more or better paying jobs.



SUSTAINABILITY

Ensuring the long-term sustainability of the County's public and internal government infrastructure and safeguarding the County's ecology and climate.

Key Takeaways

- Overall, the comments were focused on the need for an increase in green space and open space throughout Baltimore County. This was noted as both the need for more, as well as, the need to limit new development or sprawl as a measure for protecting green space. More dense development was often cited as a solution to this issue.
- Less auto-centric transportation was a common comment, with a focus on better bike lanes along roadways. Additionally, improvements for pedestrians were also mentioned including sidewalk and crosswalk improvements.
- Additional comments also focused on the need to protect forested areas and protect natural habitats. Other comments about watershed protection and impacts of run-off to the Chesapeake Bay were also included in answers to this question.
- The need for green infrastructure and alternative sources of energy such as solar, geothermal, or wind power would improve sustainability efforts, as was the need to incentivize these programs for businesses and residents.
- School improvements were also mentioned, ranging from physical facility improvements to improvements in the curriculum, with a focus on sustainable and green practices.
- Improvements to the County's trash disposal and recycling programs were recommended in order to encourage a more sustainable county in the future. The need for a countywide composting program was suggested.



VIBRANT COMMUNITIES

Ensuring that all residents have access to high-quality, accessible and affordable housing, cultural, and recreational opportunities in safe communities while promoting responsible economic development.

Key Takeaways

- In order to make a community more vibrant in the future, participants noted most frequently that additional open space, parks, and bike & walking paths are needed.
- More diverse festivals, cultural institutions, and art was the second most popular comment.
- Reduction of crime/increases in public safety, as well as, more affordable housing and housing types as the third most common idea to make a community more vibrant.
- Cleaner communities, in reference to litter clean-up and code enforcement, was also noted several times.



FUTURE

What thoughts would you like to share about Baltimore County's future?

Key Takeaways

- Participants noted the need for special attention to the Randallstown/Liberty Road/Woodlawn areas in the Master Plan. Many of these comments were related to commercial revitalization, redevelopment of Security Square Mall, and overall reinvestment in older communities.
- The need for investment in schools was also mentioned again, as it was for the first question about equity.
- As it related to the future, a number of participants noted that they felt that Baltimore County was already a great place to live.
- Encouraging community input, especially in the development process, along with equitable treatment of all residents was also mentioned.
- Addressing increasing crime rates was an answer that was given, and was commonly noted along with the participants' desire to move out of Baltimore County if they perceived that crime is getting worse.

Community Engagement Data—Phase 1, Storymap Results

The master plan is intended to guide the County Executive, the County Council, and County departments in promoting responsible development in an equitable and environmentally sensitive manner that promotes adequate open space to help secure a sustainable future for the residents of Baltimore County.

Master Plan 2030 development is underway. Through the summer and fall of 2021, the Department of Planning conducted a series of Community Engagement Meetings that were held in different communities throughout the County. The input that was gathered included topics on big ideas and the vision for the local community and the County in the next 10 years. This storymap shows the input that was gathered from the communities in those Community Engagement Meetings.

Engagement Questions

There were 6 Questions that the Department asked each Community in breakout sessions and the responses from those questions were gathered and summarized based in the Master Plan 2030 framework categories.

These are the questions that were asked:

1. What do you value about your community that you do not want to see changed?
2. What changes would you most like to see in your community in the future?
3. What are the most important issues facing your community over the next 10 years?
4. What do you want your community to be like in 10 years?

Q5 and Q6 were Countywide focused instead of community focused:

5. Looking beyond your community, to Baltimore County as a whole—what is the biggest challenge in the next 10 years?
6. What is the biggest opportunity?

Framework

The framework for Master Plan 2030 includes the following topics: Arts and Culture; Community Coordination; Community Facilities and Services; Economic Development; Historic Preservation; Housing; Infrastructure and

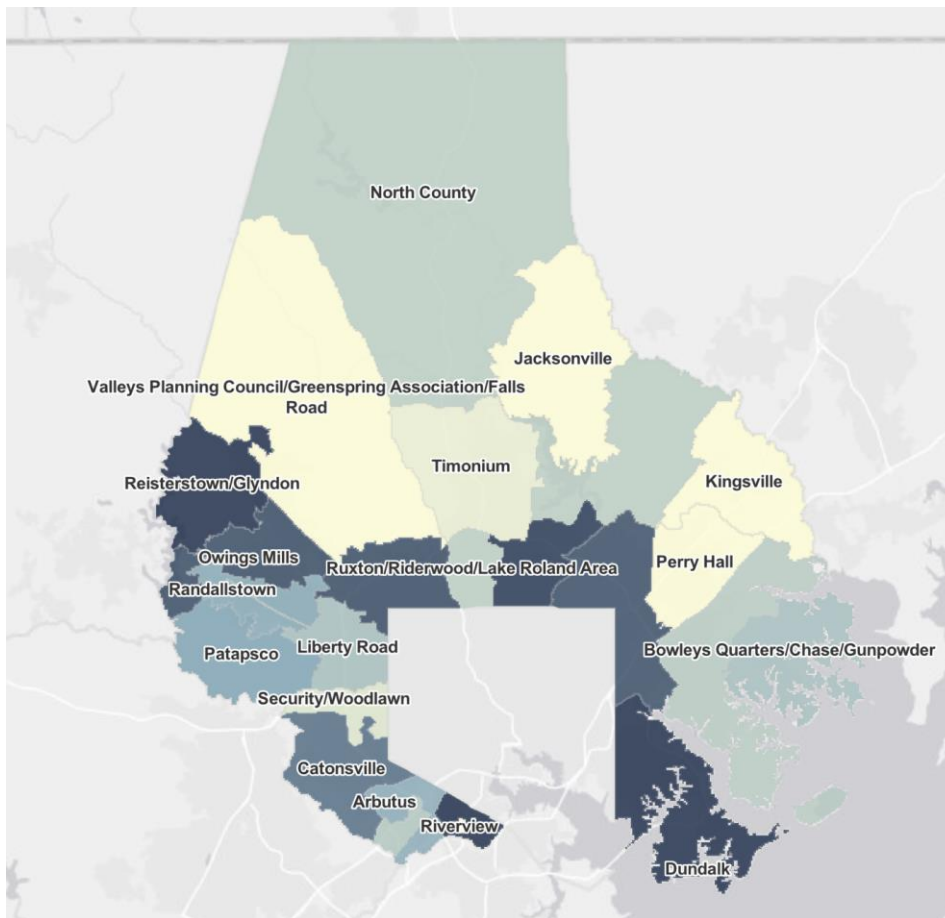
Utilities; Land Use; Natural Resources; Public Health; Public Safety; Recreation, Parks and Open Space; Regionalism; Transportation.

Arts and Culture

This map shows input that was collected at the Community Engagement Meetings with topics that discussed a desire to continue highlighting and strengthening the County’s historic and heritage assets.

Community members recognize that expanding public venues, event, performance, gathering spaces could be leveraged as opportunities for community building, for expressions of cultural diversity, and to “*maintain [the] community fabric.*”

The darker the color on the map, the more interest in this topic was show by the community.



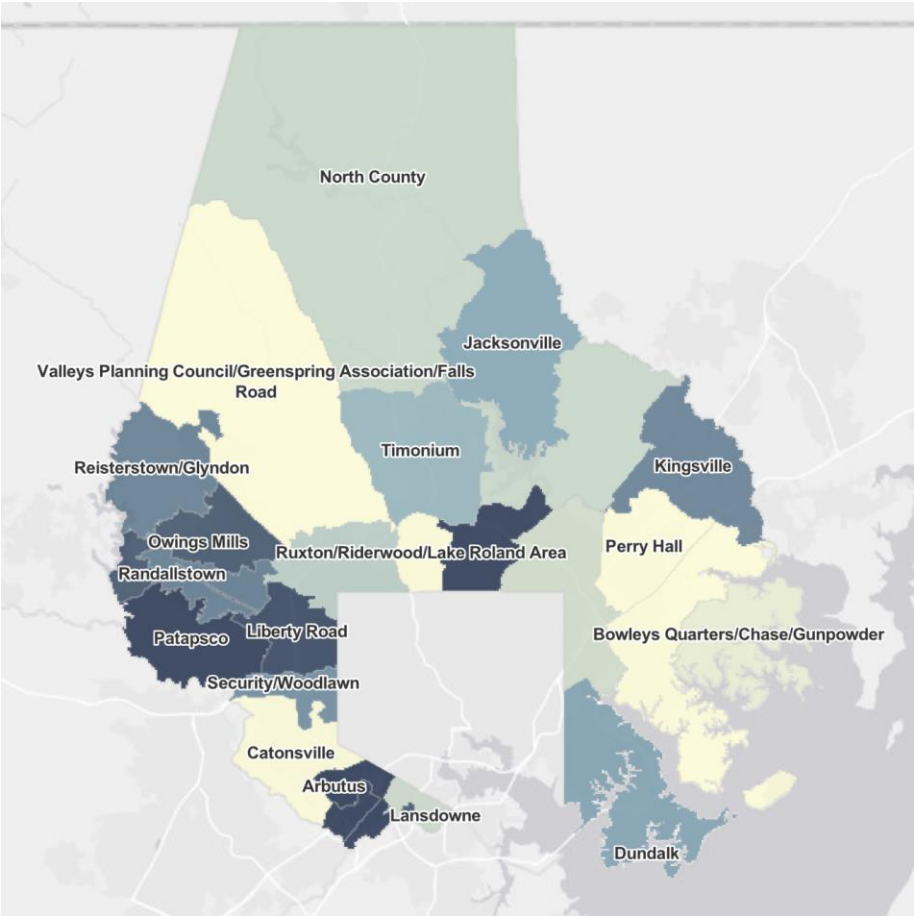
Community Coordination

Residents consistently highlight *Cohesion* and *Engagement* in terms of the way things look, and the way that services are conveyed. Residents generally want to know that their communities are being maintained in a well-ordered manner, especially with regard to cleanup efforts, beautification and streetscape redesign, and wish for their input taken into account through participatory planning efforts.

Public/Private partnerships between local institutions and community groups are a way to ensure that an actively engaged citizenry functions as a two-way street.

A more accessible Internet presence, such as newsletters or an *Interactive Dashboard* where residents could access government news and updates, resources and services is a possibility for streamlining communications.

The darker the color on the map, the more interest in this topic was show by the community.

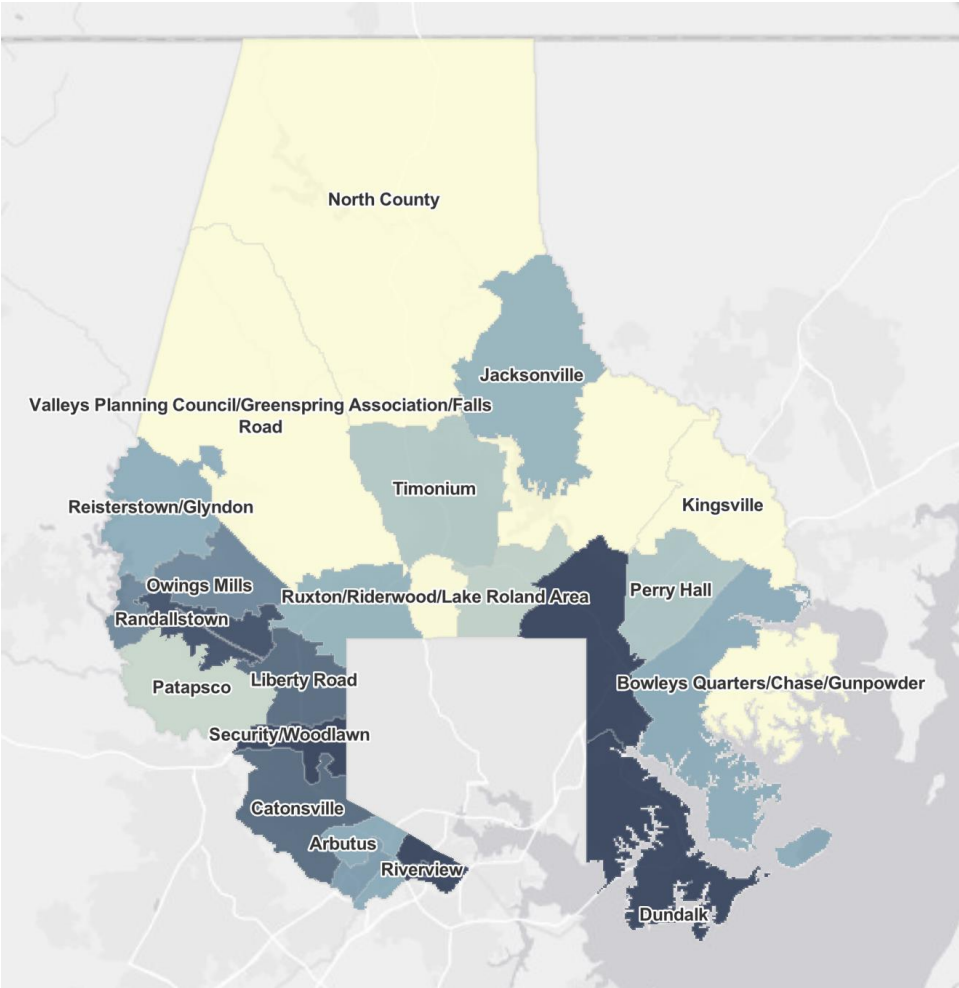


Community Facilities and Services

Focusing on the fundamentals of Community Facilities and Services – **ADA compliance, trash collection, code enforcement, providing recreation opportunities for youth and recreation** – is imperative.

Everyone wants regular, continued maintenance of educational and public facilities – libraries, rec centers, community centers, senior centers, and the adjacent grounds, which stand as an opportunity for parks, greenspace, public space, functional landscaping. Many residents reiterate a need for new school facilities at the middle- and high-school levels to ease overcrowding throughout the County.

The darker the color on the map, the more interest in this topic was show by the community.

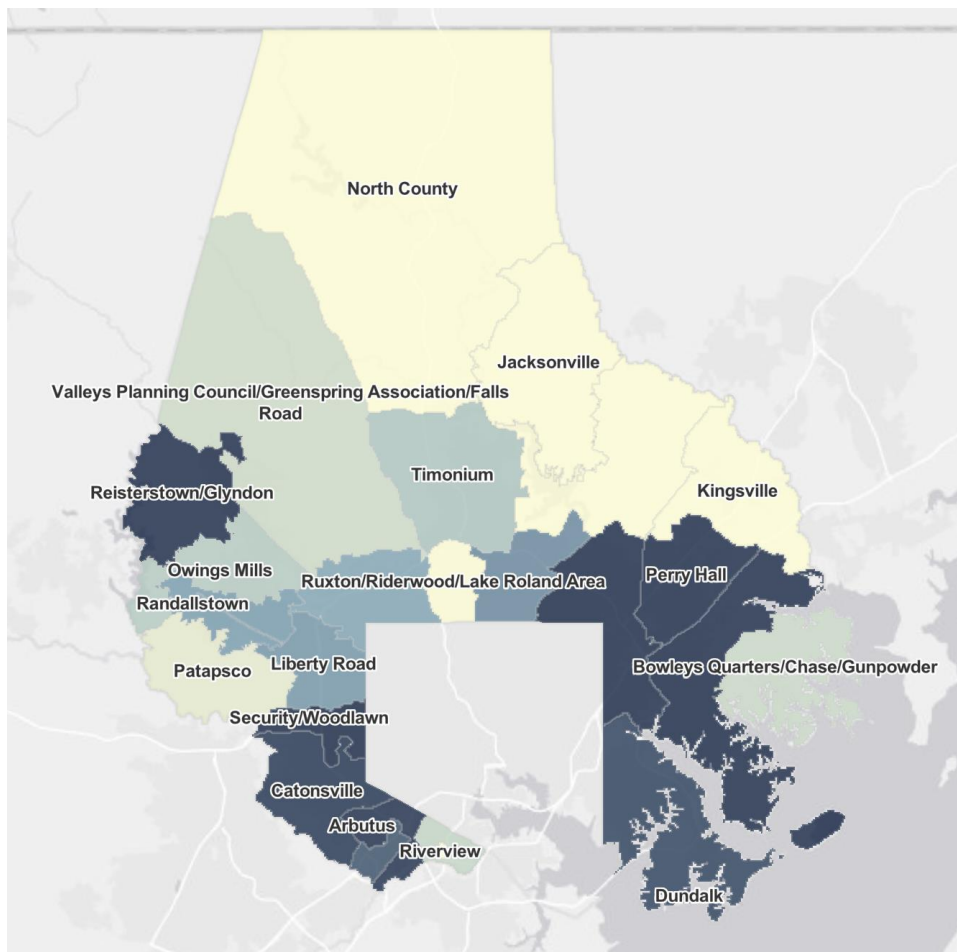


Economic Development

Residents express a desire for improved quality and diversification of retail development. The revitalization of aging retail corridors, focusing on “*districts,*” “*corridors,*” and “*zones*” is a consistent theme.

Several communities mention a dearth of grocery stores. Residents view *adaptive reuse* as an opportunity to take advantage of vacant and obsolete properties, to diversify economic opportunities and maintain viability. Grants for façade improvements and streetscape design are very popular to breathe life back into familiar locales. There is a perception that these areas could, in fact, support higher-end retail.

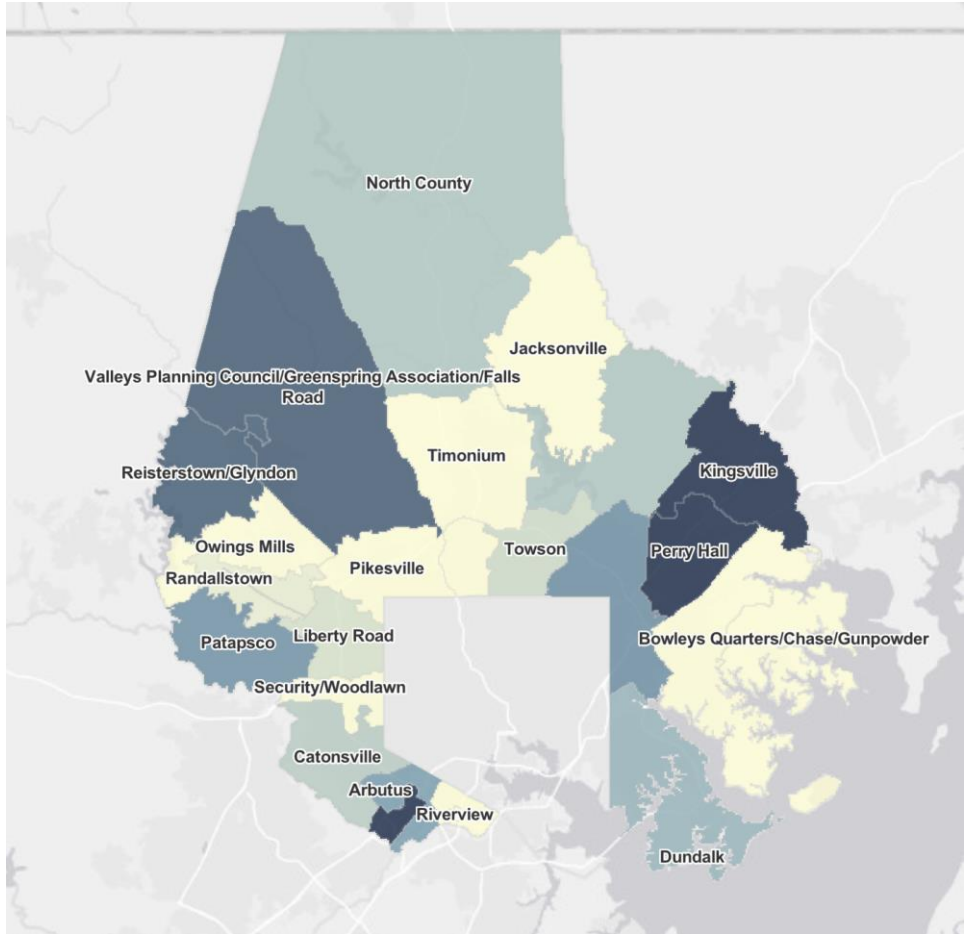
The darker the color on the map, the more interest in this topic was show by the community.



Historic Preservation

Residents maintain a generally positive view of Historic Preservation, and tend to view it as a win-win, to preserve a sense of heritage/continuity, while also spurring potential economic development.

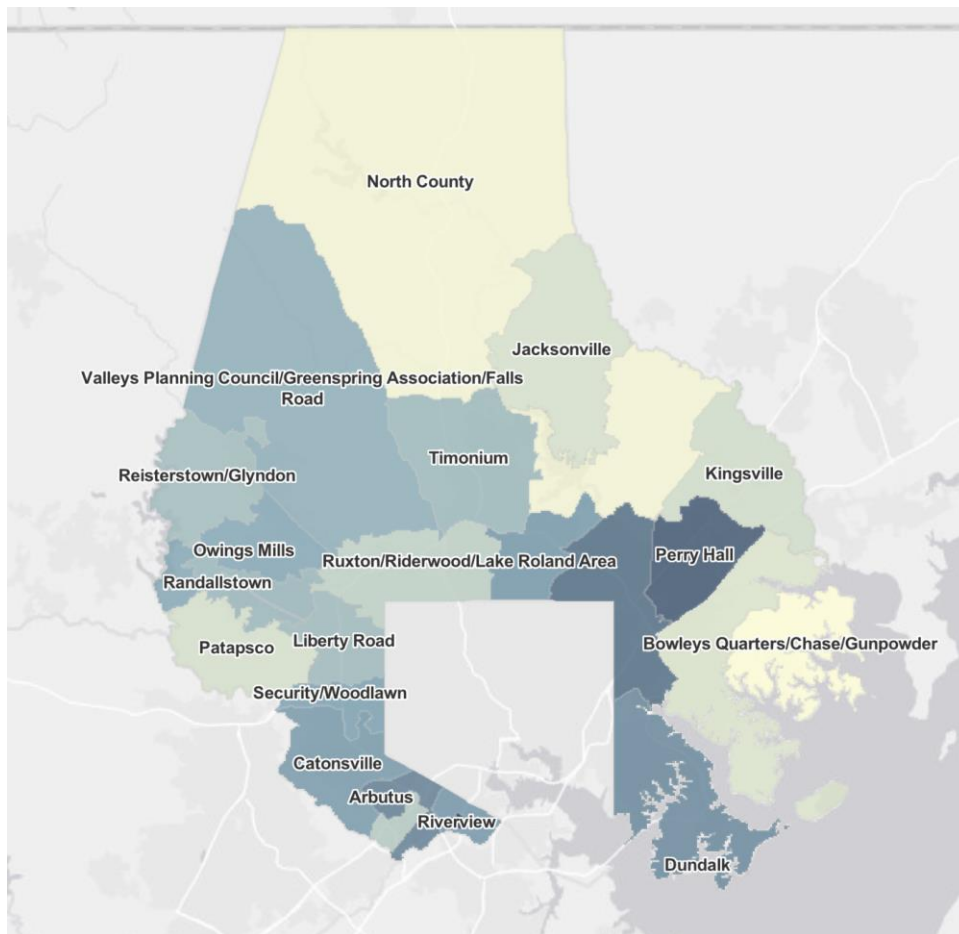
The darker the color on the map, the more interest in this topic was show by the community.



Housing

There is an expressed need for senior housing throughout the County, and residents are supportive of a diversity of housing types (higher-density residential, group homes, assisted living facilities, cohousing, mixed-use) to that end. However, there is a bias towards homeownership over renting among the population surveyed.

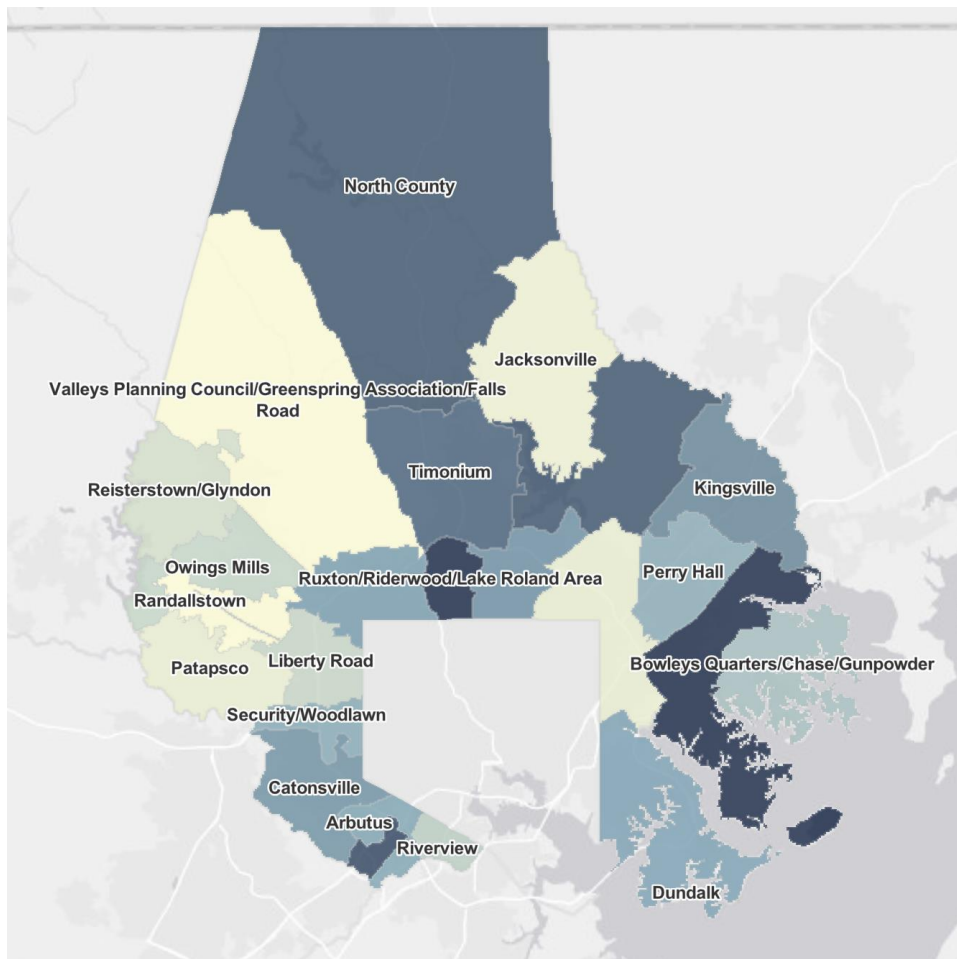
The darker the color on the map, the more interest in this topic was show by the community.



Infrastructure and Utilities

Infrastructure needs are broad, and yet, hyper-specific to ongoing issues that can negatively impact a resident’s mobility, commute, property value or the overall functionality of a system. Residents place a high emphasis on stormwater/sewer infrastructure, road paving, burying electrical/communication lines, as well as internet access in rural areas.

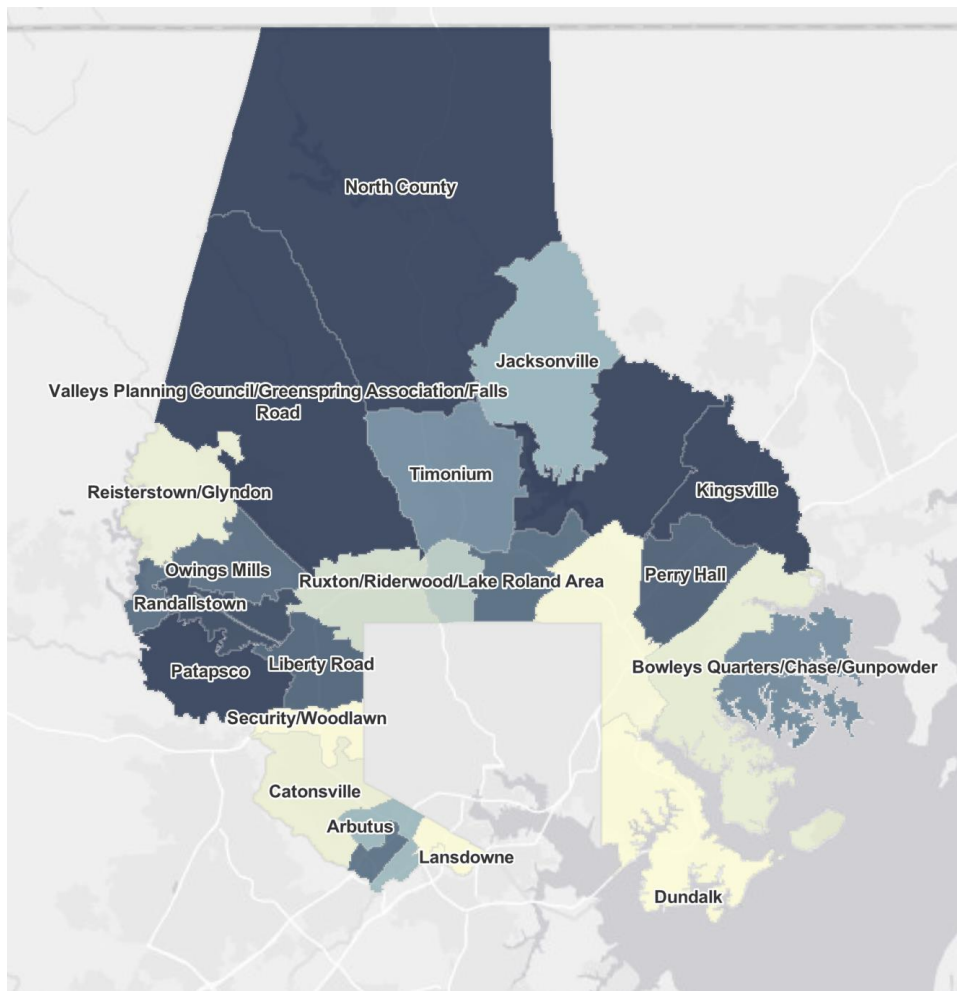
The darker the color on the map, the more interest in this topic was show by the community.



Land Use

Residents support land use patterns that prioritize open space, low-impact development, walkability and strengthening design guidelines for existing development over new projects. Sprawling land use patterns are unfavorable, and creates a perception of “oversaturation” and car-centric development. *“Everything is either cars or fast food.”* There is support for zoning codes which allow for agricultural land preservation, especially in rural parts of the County. Solar arrays are more desirable on developed commercial and industrial land than occupying otherwise-valuable farmland or open space.

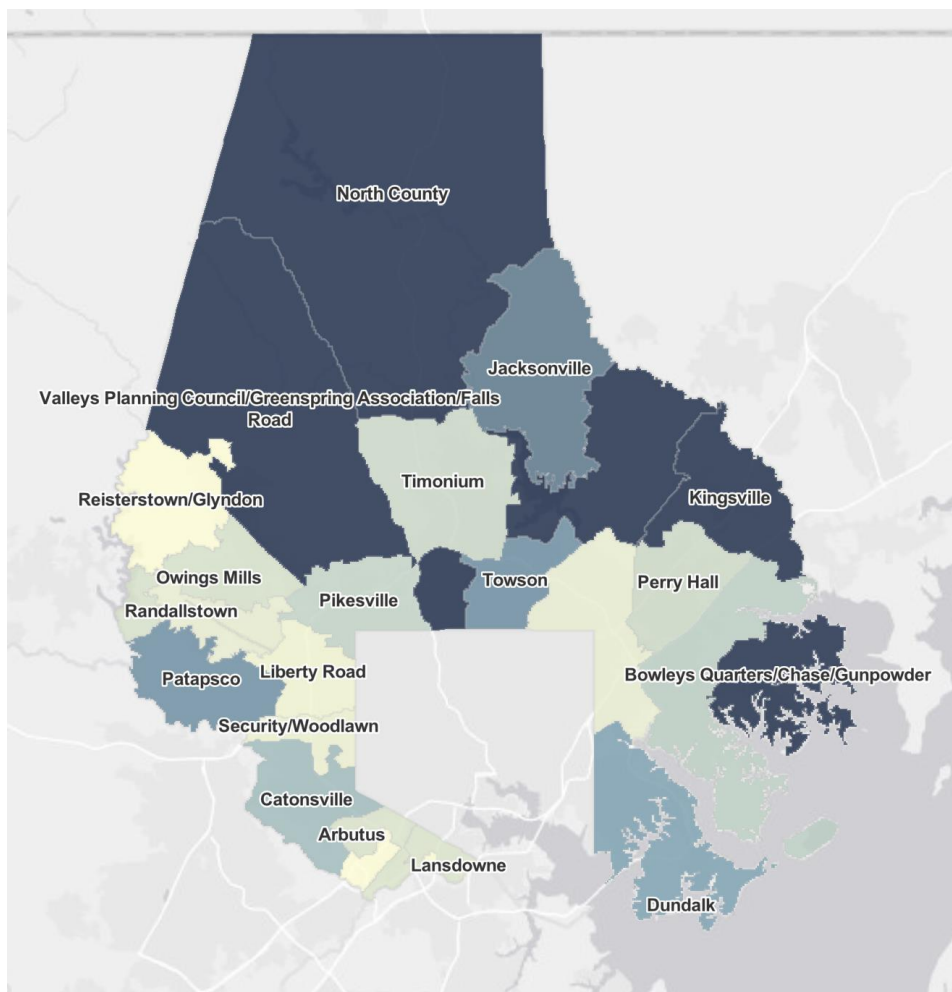
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Natural Resources

Protecting land and water resources is broadly popular throughout the County. Shorelines should be publicly-accessible and safe from flooding and erosion concerns. Reforestation, tree preservation and tree canopy management are all good things. Recreation, walkability, bikeability, greenways, conservation easements, natural areas are too. Residents share concern for habitat loss and fragmentation, point- and non-point source pollution.

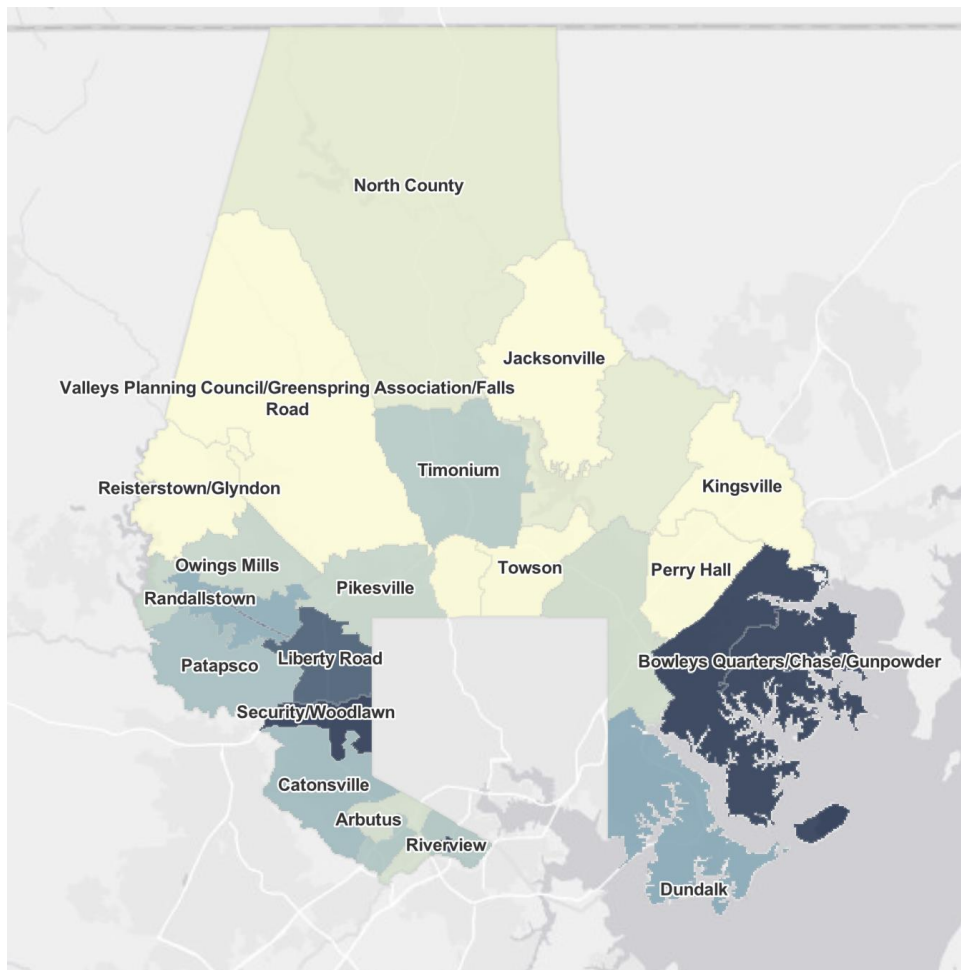
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Public Health

This map shows input that was collected at the Community Engagement Meetings with a main focus primarily on the health and wellness of two specific demographics – senior citizens and young people – to ensure that communities remain walkable, accessible and with resources that allow for “aging in place” and “recreation opportunities,” respectively.

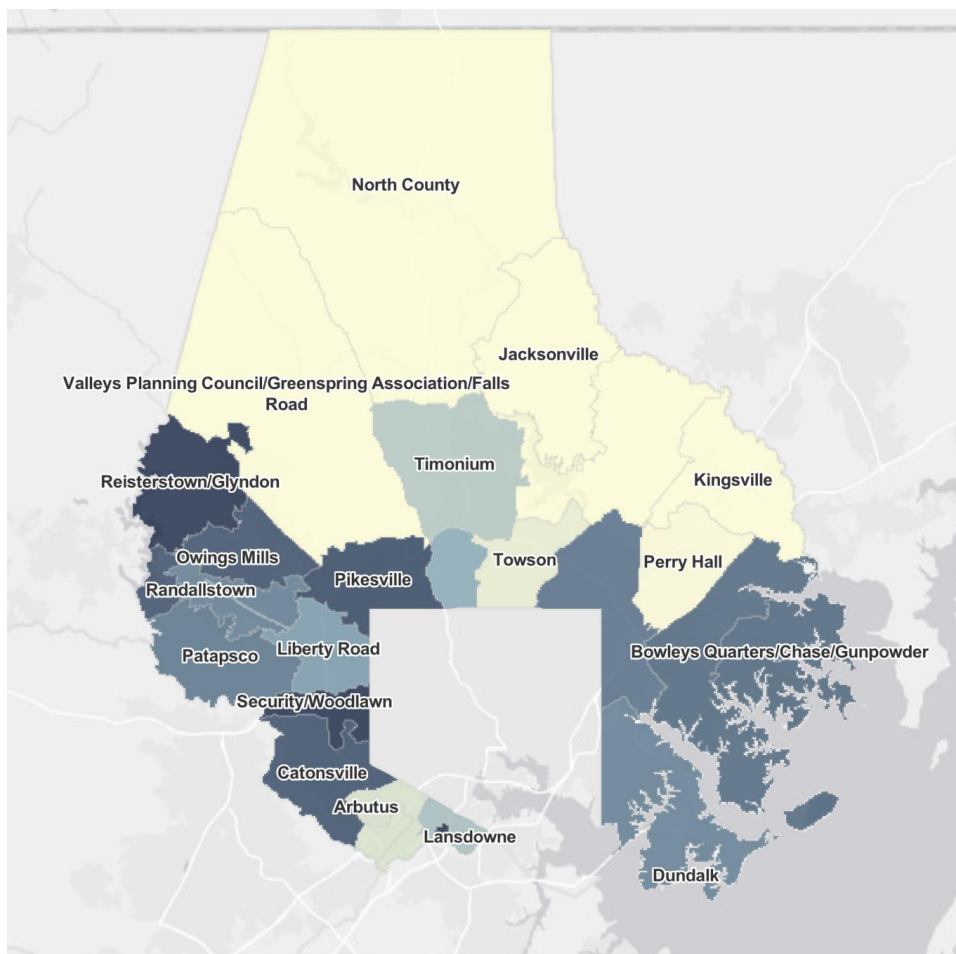
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Public Safety

This is a complicated issue, and most responses are generalized and unquantifiable. “Less crime,” “More public safety,” “Improved communication.” Residents suggest easing speeding concerns and traffic in specific corridors, as well as a renewed focus on overall pedestrian safety. Police presence is associated with greater “enforcement” and lower crime rates. Randallstown is also mentioned as having one of the highest rates of sex trafficking in Maryland.

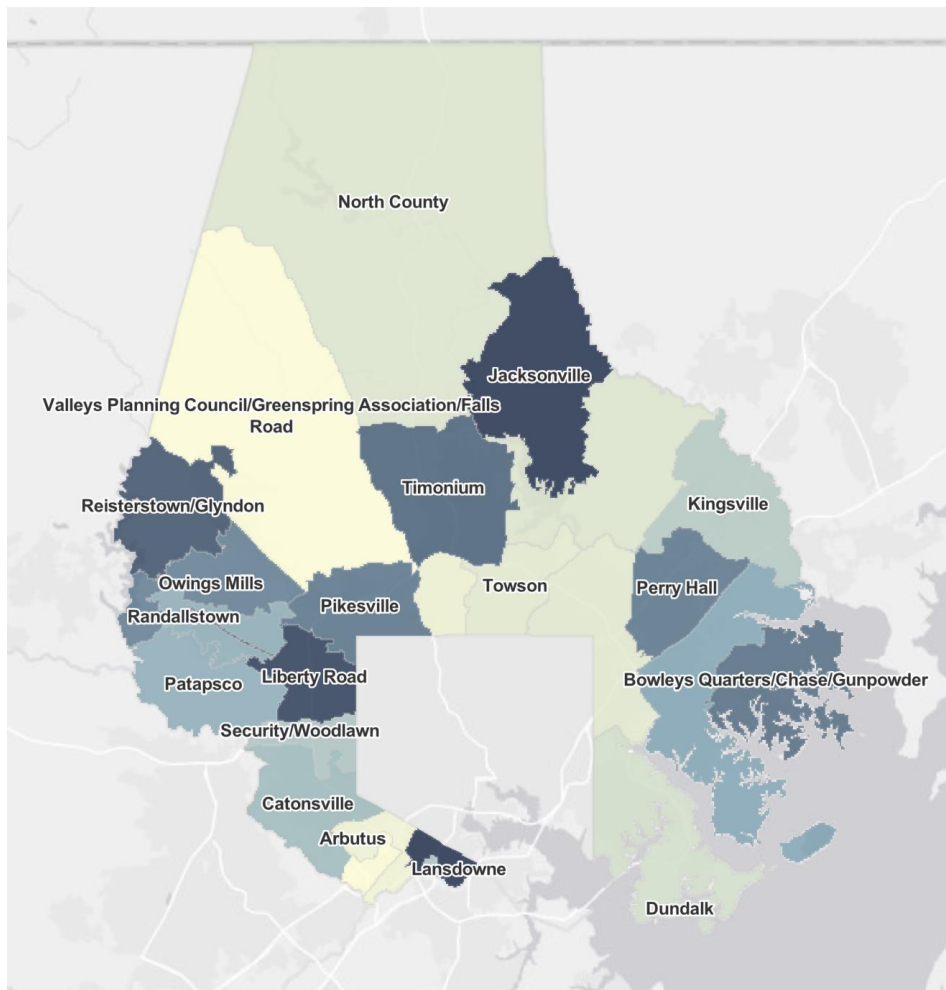
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Recreation, Parks and Open Space

This map shows input that was collected at the Community Engagement Meetings with universal consensus among all demographics: residents *overwhelmingly* express a desire for improvements to the quantity and quality of parks and recreation areas and infrastructure. Maintaining connectivity to the natural world within an urban/suburban context.

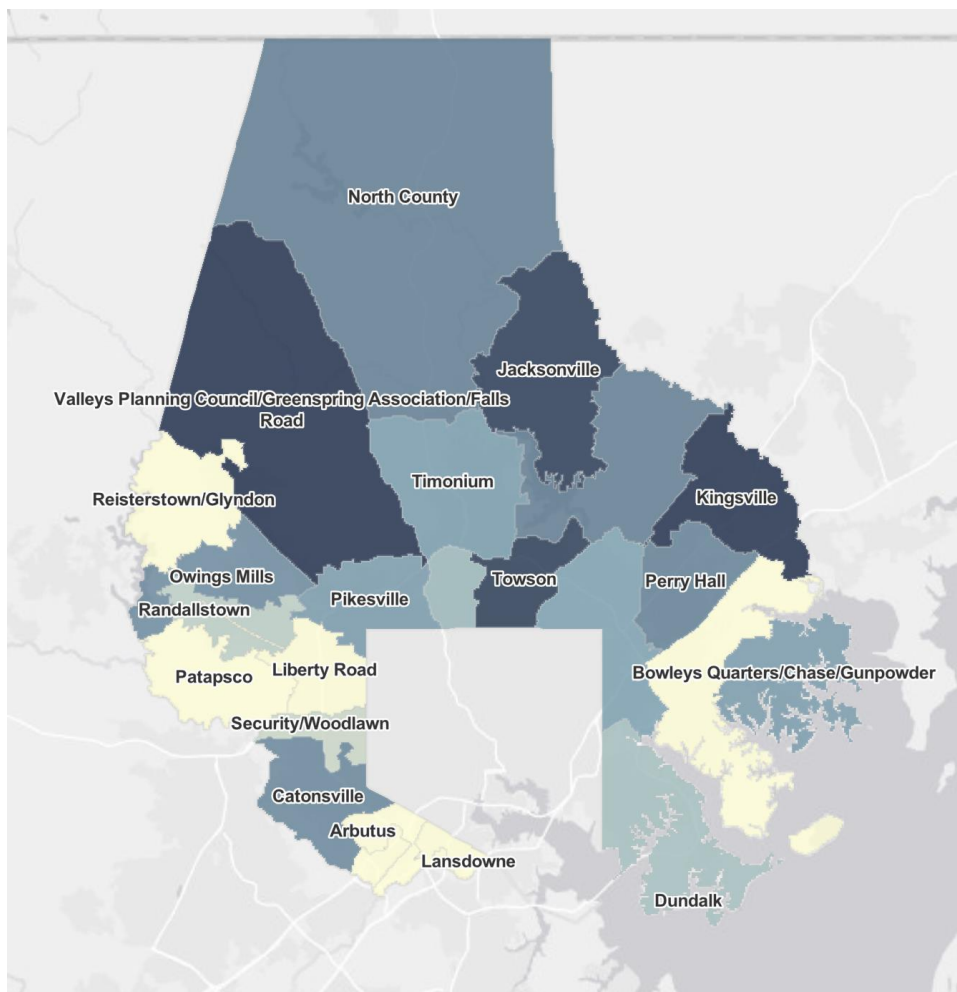
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Regionalism

Residents recognize the interconnectedness of nearby communities. The successes and failures of the City and its suburbs are shared throughout the region, and community members need to “*work together*” to propose systemic solutions to regional issues ... “*Better coordination with adjoining political jurisdictions on their amount of development – we need to find solutions to their liberal zoning policies. Additional roads are not the answer.*”

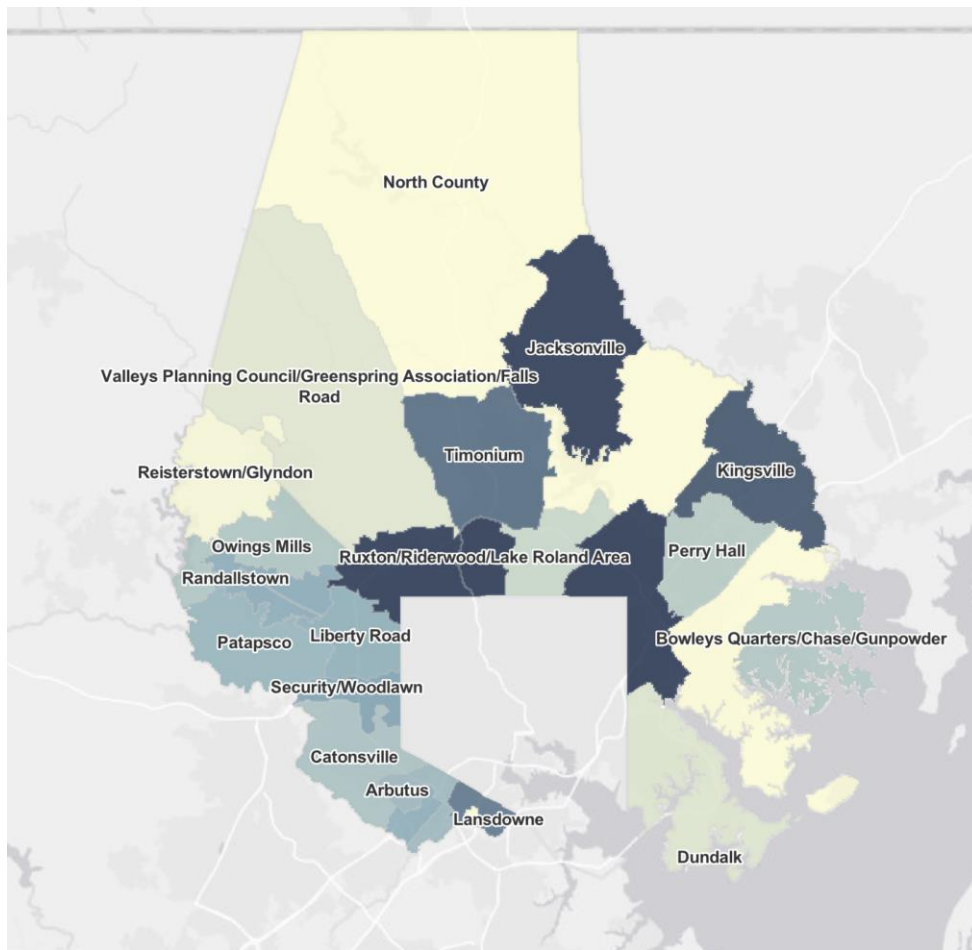
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Transportation

This is a huge priority area throughout the County, and residents share many concerns about traffic and congestion, and offer up suggestions for sidewalk and trail development, traffic calming, etc. They refer to specific, problematic intersections, corridors, and areas which could use those infrastructural upgrades. There is widespread desire for improved “walkability” and shifting investments to pedestrian-friendly and transit infrastructure.

The darker the color on the map, the more interest in this topic was show by the community.



Community Engagement Data—Phase 2, Meeting Note Results

Livable Built Environment Community Engagement Meeting Feedback
January 24, 2022 – 6 PM

Land Use and Development

Goal: Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all citizens where communities thrive and cultivate their unique identities.

- Overall good– need to execute!
 - Support for goal.
1. Create a redevelopment framework that is aligned with programmatic and financial resources (replace Community Enhancement Areas)
 - Areas for development and redevelopment need to be guided by the Master Plan.
 - Focus on redevelopment inside the beltway.
 - Maintain character of rural area by enforcing URDL and RC zones.
 - Higher density redevelopment (residential).
 - Address vacant homes and making improvements to those—to sell and provide housing without adding to new development.
 - Affordable housing does not translate into section 8.
 - Good chance Lower income renters are not a part of this planning process and making statements about section 8 and crime isn't helpful
 - Section 8 and affordable housing are very different items. We all need affordable housing.
 - Did not see follow up from County regarding open space (no major issue with Community Enhancement Areas)
 - More clarity on use of “programmatic”
 - Not a fan of CEA's nor transects
 2. Evaluate and update PUD process
 - PUD process is broken.
 - No waiver of community input meetings on any development. Especially PUD process.
 - Mechanisms for redevelopment that isn't PUD process; promote redevelopment.

- Need to be transparency in process (specifically looking at financial implications so that community members are able to support – what value is being created?)
 - Development decisions should be made with considerations of long-term impact, walkability. Address development holistically with considerations to nearby areas. How do we ensure that developers deliver on what has been promised (example shops, natural resources etc.)?
 - Development should consider school capacity
 - Development review shouldn't occur without fully understanding development trends (should not occur in silo)
 - The county needs to hire better negotiators to get better design considerations
 - PUD process is also difficult from the developers' process; councilmembers have full authority and developers are tasked with political activities. This should be a tool for good communities.
 - CZMP process doesn't include the PUDs and community doesn't have any time to study
 - PUDs are no good for the community, needs to be like CZMP
 - What was the analysis that led to this decision?
 - Obtuse, antiquated zoning process
 - PUD is intended to be the exception, not the rule. Not meant to be used because underlining zoning does not work.
 - "Public Benefit"
 - Relation between Master Plan and Zoning. We should have Master Plan and that guides zoning, but that's not currently happening, not guided by good planning.
 - "Reform"
 - Review of the process, intentions and best use of process; Preserve community input side; Increased role for Planning Department
3. Create overlay districts to establish "15-minute community nodes" to provide greater walkability and proximity to retail and services
- More housing types and options for seniors in the communities they live in.
 - Higher density communities will allow for these types of communities

- Using terms that are en vogue, “next new fashion”
 - “We are building communities, not developments” – needs to be walkable, mixed-use, all that.
 - How is this applicable in established communities?
 - Same problem w/ CEA’s – just saying something or using a term doesn’t make it happen.
 - Direct resources & investment toward older, established communities that already fit those descriptions – walkable, etc.
 - Making a mixed-use community has totally changed Towson – for the better – and can have a similar impact on certain areas
 - Mixed use does not necessarily work in suburban environments
 - Identification of “nodes” will be critical to this process
 - Lot of potential for walkability in communities; Lot of support
4. Utilize nature-based solutions for planning
- Does this refer to providing increased access to nature?
 - Or does it refer to new guidelines for new development? Greenspace, trees.
 - Access to nature AND respect for nature. Biophilic, etc.
 - Incorporate into all plans and building projects (development review);
5. Align water and sewer plans for updating with rezoning
- Sewer spills—how to prevent? Better warnings when spills happen. Needs to be addressed if there is a population increase/higher density development.
 - Sewer system needs major improvements prior to new development.
 - Developers should pay for improvements to infrastructure for new development.
 - Water and sewer system improvements should be paid for (at least in part) by developers adding to congestion vs. County.
 - If we properly recognize the constraints of the sewage system, we would end up blocking all developments. We have yet to receive a good enough response from the County for these concerns. How are we going to effectively update the sewer system?
 - Consistency w/ MP is already required by law. However, Implementation is lacking

- Disconnected. Water & Sewer as currently exists – is no plan at all. Not proactive.
 - Lack of understanding w/ this action item. Imbalance is root cause of so many issues
 - “Tip of the iceberg” for many other concurrent issues
6. Alter the CZMP cycle, changing it from 4 years to 10 years in conjunction with the Master Plan update cycle.
- CZMP—concerns that extending the cycle timeline would result in multiple piecemeal rezoning requests via county council. Would result in more spot zoning.
 - Councilmanic courtesy—influence from only one voice determining zoning changes. Should have all council input.
 - More community input in rezoning process.
 - BC is known for running the CZMP every four years and it’s a giveaway to developers. Other municipalities do this differently, and we may see that updating to be in line with the Master Pla will allow for a more community-oriented process
 - CZMP process is an incredibly resource intensive operation for low-resourced community groups when this is occurring every 4 years.
 - A lot of people would be very happy if this is updated
 - CZMP process does allow for developments in Towson very readily
 - Perhaps 10 years is a bit too long, but with every four years we are just getting into it or getting out of it
 - Could we do CZMP right after Master Plan and do a 5-year limited reevaluation
 - There’s not a whole lot of in URDL land that can have traditional suburban developments, so we need to move towards high standard high-density developments. This is different than the construction/development that has occurred in the past
 - “Nightmare” on many levels. Would prefer 4 years w/ councilmanic terms. 8 years instead of 10.
 - This is a ... flawed process. Assumes that CZMP works.
 - Never done comprehensive. To do zoning only once every 10 years is probably not realistic

- Master Plan amendment in the meantime. Would not agree w/ anything that assumes CZMP is a legitimate exercise in planning & zoning.
 - Could be problematic (cause influx of PUDs); Timing all in conjunction would help with development decisions and planning efforts moving forward
7. Support and provide resources for the adaptive re-use of buildings rather than demolition.
- Partner with community associations, to redevelop unused and outdated properties
 - How can we best teach the development community about the benefits of retooling older neighborhoods?
 - Makes sense to use what's there – most sustainable building etc.
 - Abstract – where are the resources coming from?
 - Do you reform building codes to make space for adaptive reuse, etc.
 - Creating incentives for developers to build multi-use spaces w/ public benefit
 - Concern over buildings that have been sitting vacant for many years (no re-use opportunities; mostly commercial); Encouragement for developers to look at existing vacant buildings (County could incentivize use of these buildings); Focus on assisting smaller and mid-size groups to be able to take advantage of these resources
8. Create Conservations Districts to preserve the character of older neighborhoods that do not qualify as Historic Districts
- Often, we're too obsessed with historic preservation and forget about development. Not latching on the past in pursuit of the future
 - Older communities have a lot to offer
 - Should be tied to previous goal. Makes sense for those districts.
 - Possible unintended consequences (resisting of positive changes); Could be damaging to development opportunities; Need to acknowledge character while also allowing for sensitive change; Preserve context of neighborhoods (walkability, retail accessibility); Need to create balance between change and preservation

9. Implement strategies to address the negative impacts of climate change on residential and commercial properties, including increased temperatures, sea-level rising and non-tidal flooding
 - Tidal flooding caused by over development.
 - Parts of Essex and Dundalk are sinking into the Bay, parts of North Point's dirt is turning into pudding
 - Older houses may have been risen/elevated, but some houses will be severely damaged by sea level rise
 - What can we do to mitigate climate change? Solar, green design
 - Infinite # of strategies to address climate change. This is too abstract. Focus on measurable goals like "tree canopy/forest loss"
 - Low carbon solutions
 - Examine resilience plan, very important to address

10. Develop small area plans for sections of the County after the Master Plan is adopted
 - Master plan to reference specific community development plans to be able to retain their identity
 - Ensure that plans are able to be enforced (Have "teeth") and are complimentary to the MP
 - If you're going to develop a plan, we need to focus on implementation
 - What works in one area may not work in every area – townhouse, mixed use etc.
 - We cannot waste people's time by engaging communities and not putting the money, zoning changes, and other tools to use, otherwise we're all going to be on endless Zooms
 - If you had a small area plan that designated areas as ripe for development, then the PUD process wouldn't be as controversial
 - The key is updating these plans so that there is a relation to zoning, etc. Needs to happen in a cyclical way

11. Create a strategy and plan for enhancing and the potential redevelopment of older shopping centers, prioritizing those with greater socio-economic viability (VULNERABILITY??).
 - Property owners with long term vacancies in shopping centers or spaces with no AC/heating but are still being rented to businesses.
 - Flexibility in uses for redevelopment.

- Fee scale for development fees related to encouraging development more in some areas than others.
- Desire to focus development on Security Square Mall
- Look at regulations that may impact development of various areas in a way to address localized issues
- Infill development on underutilized sites
- Considerations for what has occurred in areas (not one size fit all model) to allow local- specific development
- District 1 DR 016, D 10.5: Development with public financing /TIF could be helpful
- Partner with community associations, to redevelop unused and outdated properties
- This will happen on a case-by-case basis, however, it's a countywide issue. Running out of developable space. These types of spaces are where County could/should focus development efforts.
- Should take mixed-use into consideration

Additional Actions and Comments:

- Look at business communities (light/heavy manufacturing area) – as rezoning occurs, at times these businesses are lost
- Lack of trust that the county is effectively keeping up with the needs of a growing population in by supporting more and better county services (i.e parks, sewage, schools)
- Maintain the URDL- it supports environmental services in BC,
- Put solar farms on commercial developments/rooftops – Greening inside the URDL
- Establish Green Building Standards appropriate to County Development (Incentives)

Housing

Goal: Strengthen neighborhoods by providing quality housing that is accessible, affordable, and sustainable to meet the needs of the county's diverse population.

- Yes, but not at the cost of areas losing their identities
- Focus on mixed-income housing (affordable houses occurs with a spectrum of income levels)
- Note: Do not confuse density with affordable housing
- Consider outdoor environment (mixed income housing) and connections with nature; Strengthen goal by deleting

“neighborhoods” provide quality housing...; Contribution of housing to community

1. Implement an inclusionary housing plan to provide a wider range of housing opportunities
 - Accessory dwelling units—by-right to provide additional affordable housing options. Montgomery County. Some concerns with the by-right option—negative impacts to communities, parking issues in older communities, increased burden on infrastructure. How to deal with areas where these units currently exist illegally because a process to create them doesn’t exist. They do provide a housing option for aging in place.
 - Consider alternative utility solutions such as off-grid solar, rain catchment and composting toilets and greywater systems
 - Those alternative systems are currently restricted or illegal at this point - add goal to consider adding permitting for those systems
 - Look at ADU legislation!
 - Surrounding jurisdictions are mandating mixed-income communities. This can help avoiding isolating socio-economic groups geographically.
 - We really need to consider how this is going to satisfy the needs of the consent decree
 - Should we allow for 16 feet townhomes to drive prices down, analysis has shown that this can lessen prices?
 - Howard and Ann Arundel have allowed for affordable housing and the sky hasn’t fallen! We really need to do some research and push back against those attempting to stop these sorts of development
 - We can consider duplexes, taller townhomes
 - A % of units dedicated for veterans, disabled/handicapped
 - Affordable Housing Task Force

2. Analyze the need for zoning changes and/or incentives to support mixed income housing development within a quarter mile of a transit stop.
 - Review single family zoning—allowing a greater variety of residential unit types. To further affordable housing goals as well.
 - Consideration for location of new/proposed affordable housing and impact on existing area’s traffic and infrastructure.
 - Incentives for Transit Oriented Development, decreased car use

- We should keep the rural parts of Baltimore County, but people still need places to live in areas that are better connected
 - A huge complaint in most communities is traffic, so transit represents a great opportunity to overcome our traffic issues
 - Our transit system is currently insufficient to really be a “system” and to support these sorts of developments. Two lines do not constitute a transit system!
 - Denver has designated transit nodes along transit stops
 - What are you defining as a transit stop? Bus? Metro?
 - Should refer to high-frequency, high-capacity service (rail lines) which excludes a lot of communities
 - Food distribution @ Arbutus Rec Center, closest transit stop was over a mile away.
 - Concern for increase of density (may not be acceptable in all communities); Support – will improve quality of life; Consider reviewing by corridor
3. Allow housing development in commercial zones in Opportunity Areas
- Live near where you work incentives
 - Opportunity Area is not defined – but refer to areas designated to receive affordable housing units.
 - Housing development – what does that refer to? Mixed-use etc.?
 - All commercial zones should allow other uses. We have over-zoned for commercial development. Dual residential/commercial should be a permitted land-use county-wide
 - Increasing density challenges (schools, infrastructure, etc.); Support
4. Establish Community Real Estate Investment Trusts or another land trust to lower the barrier for homeownership
- Impacts to housing in Baltimore County because of poor housing, high property taxes in Baltimore City.
 - Create opportunities for homeownership through partnerships
 - Program for public-service workers, fed gov workers, teachers, EMTs (rent-to-own)
5. Bolster and increase programs and initiatives to assist seniors to age in place.

- Programs for interior renovations to homes to allow people to age in place.
 - Aging in place usually means allowing people to stay in their homes and find affordable services, this is a good goal and we should look at neighboring jurisdictions
 - We do not have enough places for seniors to be able to stay where they have raised their families.
 - Talking about specific housing types/design/floorplans: “Patio Home/Carriage Home”: 1st floor bedrooms, 1st floor entry garages, etc. – this type of housing is popular and opens up opportunities for other populations to move in
 - Aging in Place shouldn’t mean that seniors remain in the houses where they have raised their children
 - In-law suite opportunities (legal in certain zones)
6. Reduce zoning barriers to increase the creation of mixed use and mixed income housing.
- Affordable housing education for public from the County—what it means, what it doesn’t mean.
 - Community will need to know the value that is being created for landowner and developer; this is foster buy-in from community
 - Baltimore County needs to balance the needs of rural communities with urbanizing areas
 - Consider the benefits of expanding populations in Baltimore County, higher density developments expand Baltimore County’s population, may be a strain on resources, how do we expand our resources to meet these needs?
 - Folks, especially in Timonium, have rejected the changes to CCC zoning
 - That’s what we’ve been saying the whole time! □
 - APFO (Adequate Public Facility Ordinance). Lot sizes are a barrier. Vancouver, British Columbia just eliminated all single-family housing as a way to let the market decide
7. Established place-based strategies to improve and enhance the housing stock in older communities
- Making investment in communities with DR 10.5 zoning (example). Can install confidence in locations, improve housing

stock will increase confidence for people in the area to invest. TIF etc. should only be used in areas that need them

- Consider form-based zoning to achieve goal
- Must create scenario where community & developers needs are considered and still produce affordable options
- New housing stock numbers are rarely affordable to a whole lot of people, but these older town homes are more affordable. These houses can be accessible to folks making far less income. If we can support these older communities by keeping them clean and safe, we can provide decent housing.
- A strong emphasis on existing communities may be the best way to create efficient older neighborhoods
- Place-based vs People-based.
- Not sure what this even means. Homeowners & more latitude to improve existing structures, add additional units for housing
- This won't happen by changing a single law/rule. "Wait & see is not an option"
- Look at Baltimore City Program – Made You Look; Address crime, social characteristics, etc.

8. Establish incentives to increase homeownership in areas experiencing disinvestment and/or where there is greater socio-economic vulnerability.
 - Create opportunities for homeownership through partnerships
 - Homeownership is a good goal, but it's not always the easiest for those who need housing access
 - So, so important.
 - Surprised that there is not more of a push for first-time homeownership in low-income communities
 - Subsidy program needed to make this happen where it is most critical

Additional Actions and Comments:

- Improve walkability /bikeability (can assist with other action items there) will allow area to be more accessible
- Not only housing affordability but transportation affordability/accessibility
- No high rises in suburbia (> 5 stories)
- Housing crisis, we have the task to "densify" – smaller lots, duplexes, doesn't necessarily refer to High Rises
- Land use in BC dedicated to supporting families in housing crisis situations

- Problem bigger than zoning & master planning. More to do w/ equity, income, etc. Way beyond this group. Very difficult to solve this through policy
- BC has no structure to address public facilities, whether they're densified or not. Density is consistent w/ Smart Growth. But we need to focus on baseline services.
- Greenfield development is a longstanding issue. Instead of saying – “we cannot develop here because” then fix the issue, which allows for the development to occur where you'd want it
- Consider outdoor environment (mixed income housing) and connections with nature and open space; Recreation opportunities spread throughout different neighborhoods (tennis, skateboard, bike paths and trails, etc.) Greenway tie in; Establish Green Network (Also ties in with Land Use & Dev)
- Edits to CMDP regarding residential, commercial, green and open space; Guidelines for new development improvements
- Even distribution of housing opportunities & housing types (take into consideration neighborhood context)
- Consider Land Trust opportunities
- Opportunities for rentals and accessory structure uses in lower DR zones
- Think about how to pro-actively address vacant housing; targeted strategies to address nuisance properties; Baltimore City – Receiver-ship Program;
- Code Enforcement
- Housing Topology – Identify vulnerable neighborhoods to direct where investment should be targeted

Transportation

Goal: Create a multi-modal transportation system that promotes connectivity between places and functions and spearheads positive economic development and community growth.

- “Are we planning on condemning land to do so?”
- Land is built out – where is the land coming from?
- Local homeowners associations advised & agree w/ changes/advancements
- Commercial areas? Or connecting neighborhoods to commercial areas

- Goals seem focused on urban areas of the County. What are the implications for more rural areas? For instance, relevance of Complete Streets approach in a rural community
- Certain things need to take place (land use-wise) before certain other transportation goals are able to happen
- Balance btwn beds & desks
- TOD allows us to focus development in already-developed land (building vertically), which preserves natural land elsewhere
- Transit-Oriented Development is a massive opportunity
- Can't continue to build more housing w/o upgrading other services. Lots of new high- rises in Towson, they're all slated to go to the same elementary school
- We have a whole lot of auto traffic, so we need to consider alternatives to automobile use. Important to community health
- We have plenty of roads, but we have yet to put real focus on connecting the 15-minute clusters with bike/ped – we can't just add another lane in the beltway
- We should add air quality improvements and climate change mitigation to the end of this goal
- Suburbs have a rapid growth of poverty because of car dependency – creating a multi- modal system is a way of poverty reduction as well. People should be allowed to thrive in the suburbs without cars. We should note that transportation is a tool of poverty reduction in this goal statement.
- Also, an environmental goal) Support; Equity is important aspect; Safety is also a Key Component

1. Expand bicycle access and use in all communities and include in community plans.

- Greater maintenance along major arterial roads, and in older neighborhoods.
- Greater maintenance of sidewalks in older communities.
- Better access to MARC train station in Halethorpe for bikes. Need for traffic calming. Dangerous route for getting to the station. Design the street to control the speed.
- Look at need for on-street bike lanes in communities with seniors (keep bikes off sidewalks).
- Equal attention given to pedestrian and bicycle infrastructure as what is given to automobile infrastructure.

- All mass transportation should have bike racks
 - How county planning to expand roads and effect on private properties to build sidewalks or implement bike lane?
 - Bike share programs or incentives to get bicycle for people that are not able to get one
 - Upcoming community plans?
 - Should be bicycle access for all ages and ability levels – can’t just be for people in spandex
 - All non-motorized vehicles with similar needs as bicycles
 - Highlight support for Connecting Jones Falls and NCR Trail-10 miles-recreation & transportation, etc.; Very broad-target around universities, UMBC, Towson U to community; be more specific to areas
 - Bike paths are not really interconnected. Hard to know how to get from place to place using those paths. County-wide map of bike/ped paths so that everyone knows how everything is connected. How connected to city and surrounding counties.
 - Consider creating road connections for bike/ped paths that are not used for automobiles.
 - Evaluate roads needing bike lanes; Separated Lanes should be considered as safer alternative
2. Eliminate parking minimums and establish maximums to encourage alternative transportation and to reduce impervious surfaces.
- Include elements for protection of existing trees or addition of trees in parking lots.
 - Should say “eliminate parking minimums for new smart-growth developments”
 - We shouldn’t just let developers convert their parking lots into pad sites for low value developments, such as convenience stores
 - Reduction of parking minimums should be used as an incentive to lead to better design and smarter land use
 - Reduction of parking minimums should be targeted to be in line with positive planning and transformational projects
 - Has worked well in Towson, could work well in commercial corridors (maybe not neighborhoods), Uses drive the amount of parking that’s needed, Flexibility for uses (including temporary uses) when redeveloping

3. Establish a safe walk to school initiative using an equity lens, focused on routes to elementary and middle school.
 - Need to address safety issues on streets, at intersections, speeding.
 - Better pedestrian access to schools.
 - We have a huge overcrowding crisis in the county. Desks before beds. Need to prioritize other goals before walkability, unless residential development occurs in tandem
 - Providing transportation from schools to PAL Centers.
 - Good, also consider bike to school paths
 - Provide physical safety elements – sidewalks, lights, etc.); More frequent evaluation of bus stops for schools; School parking lots are out of date, need to be evaluated more frequently to provide safety for students who are walking; Address ADA compliance; Consider safe bike to school initiative as well.

4. Expand bus and shuttle service, including circulators on key routes to support employment, meet the needs of seniors and connect residents to services.
 - Improve and maintain existing shuttle and bus services.
 - Towson Circulator is finally here! Is it money well spent?
 - University shuttle systems (UMBC, CCBC, etc.)
 - Should include a BRT goal here
 - We can still think about cheaper versions of the Red Line route with a real light rail route to connect Whit Marsh, Dundalk, and Security Square
 - Smaller links between 15-minute walkable nodes is a strong goal
 - Look at the revitalization goals of commercial areas to dictate what the transit goals/mapping will end up being
 - Connect to Amtrak and inner-city bus routes to better access D.C. and Philly
 - Planning office should start identifying parcels off of the Beltway for BRT stops for a potential beltway circulator
 - Could improve system in place now-can be very confusing, Liberty Rd-down from Rolling Road (Popeye's) bus stops very confusing, Reconsider how those stops are positioned (consider from rider's point of view); Security Mall to JHU-doesn't go all the way to EP Mall

- Explore ride programs for areas with food deserts to give access to supermarkets, retail
 - requires safe and reliable service
 - The County is currently piloting a shuttle service from one food desert. If successful, it could be expanded
5. Implement a Transit Oriented Development (TOD) strategy to increase connections between jobs, housing, entertainment and retail through the use of transit services.
- TOD at Aviation Station boundary—possibly expand the boundary to include Crossroads @ 43 and/or Lockheed Martin property (additional connections to surrounding residential and possible areas that may be redeveloped in the future).
 - Two thumbs up
 - Recently community members have had problems with TODs – we have got to educate people about the benefits of TODs because they are likely to worry about increase in developments
 - Use rezoning process to put TODs in place, do not force through with PUDs
 - TODs have great safety benefits for the housing and the transit system because there are so many eyes on the transit system
 - Give a vision of what this looks like-isn't necessarily high-rise towers
 - Public transit system is lacking in Baltimore overall (should not be limited to just busses and shuttles, needs expansion); Expansion and upgrade of light rail/subway system
6. Apply the Complete Streets approach to the evaluation of all development projects.
- Look at new program for traffic calming in communities. Review existing requirements for traffic calming requirements.
 - Complete street approach on state roads or dev projects on state roads – advocates with State for more dev and better design in BC
 - Some neighborhoods take sidewalks away. Will sidewalk=widening or removing of properties land
 - Should be within developments and connecting developments
 - Streets with bike lanes should be accessible to all ages and safety concern levels – 60 mph and a bike lane isn't great for everyone.

We should have more traffic calming and physical separation (not just paint!) to make this accessible to everyone

- Include Redevelopment-Need to retrofit safe/accessible sidewalks etc. in older communities as well
- Traffic calming and dedicated bicycle lanes can/should be part of a Complete Street design

7. Increase the presence of EV's and electric vehicle charging stations on public and private property.

- Incentives for e bikes/regular bikes for alternatives mode of transportation
- Incentives for EC
- Should be allowed in places that gas stations are not allowed, gas station placements/zoning is based on pollution
- Should create subsidies for property owners so folk are not be charged for the charging – county could bare this cost.
- Good goal and increasingly important
- Invest in electric bikes and bike share systems

Additional Actions and Comments:

- Remedies for properties in flood zones and make it more accessible to enter park system
- Parking around green spaces (lake Roland, Patapsco state park-parking issues)
- Incentivize people to drive less and reduce parking and reclaim to open space
- Reuse of vacant and shopping center to diverse and inclusive design/dev
- Improve intra-county connections between population centers (could reduce parking needs as well)
- Looking for ways to incentivize the types of transportation systems outlined in the goal and
- Consider a community survey to ID areas where sidewalks are not complete/connected.
- Issues with company/commercial vehicles/trucks consuming spaces that should be available to residents (row home communities). Weight of the trucks is causing infrastructure problems.

- Grids in streets causing issues with bikes.
- Use prototype and/or pilot programs of bikes/ped systems to gauge demand and to make decisions on future development.
- Decrease vehicle centric lifestyle; Promote use of trails/bike lanes; behavioral change (15-minute city)
- Consider autonomous shuttle system for high traffic routes
- Employer promotion of transit use/routes to work (requires safe and reliable service)
- Explore safe initiatives for traffic calming (Community input is needed on case-by-case basis); Maintenance is also important; public murals to slow traffic; Crosswalk alternatives around public buildings with high pedestrian use

Infrastructure

Goal: Align infrastructure investments with growth and redevelopment efforts, utilizing green technology and sustainable building practices.

- Need a more specific timeline. Are we going back to fix bad development? Or is this only for future development
- Needs to be a regional effort, including neighboring counties
- Meeting the needs of the present
- Often new development become problems because the pre-existing issues do not get resolved. Everyone would be happier about more new development if the old problems were fixed
- If the MP2030 plan targets specific areas as the next area for increases in density/growth, public works and other department need to consider this in their plans. This has never seemed to really happen in Baltimore County
- Restrictions on development caused by infrastructure restrictions increases the cost of housing
- Green technology implemented at the county level can reduce costs through more efficient energy production, building materials, water access – we have got to build on existing investments
- Make sure there's more renewable energy infrastructure, not just limited to solar.
- Need to address climate change and how to mitigate and adapt moving forward.

1. Establish a green infrastructure program to create resilience to mitigate and address stormwater and flooding problems focused in lower income and more vulnerable communities.
 - Encourage higher density development and redevelopment. Determine areas where this should happen. Concerns about very high-density residential projects—projects should be mixed use.
 - Engineer raingardens in the design and include something with native vegetation and Reduce use of ornamental pesticides for lawns -
 - Incentivize Commercial space/properties to do green practices
 - What’s a green infrastructure program?
 - Stormwater management, site-specific possibilities vs new development
 - How are we defining “vulnerable” in this context?
 - Could also be “vulnerable” to flooding, etc.
 - Part of new development should be to assist in the upgrading of those systems
 - Add pervious surfaces
 - Tax incentives for solar on roof tops and parking lots
 - Flooding and stormwaters are a county wide problem;

2. Erect low impact development standards (LID) for all new (re)development that includes an assessment of the impacts of climate change for all new (re)development
 - Better coordination between county and state in the identification of wetlands especially in review of new development plans.
 - What happens after an assessment? What is the outcome / decision being made?
 - Platinum LEED standards should be the county’s benchmark
 - Difficult to regulate, perhaps increase incentives to motivate the action
 - Will there be incentives to support? If not, create incentives

3. Continue to invest in new sources of renewable energy, exploring additional power purchase agreements (PPA) to provide community solar, particularly focused on low-income communities.
 - Valleys planning council commissioned an extensive study regarding the future placement of solar on existing buildings,

parking lots and sites in order to minimize the placement on Greenfields.

- Other jurisdictions providing job training for installation of solar panels.
 - “Remove obstacles/regulations ... relating to renewable energy”
 - Why aren’t we using more County facilities for renewable. Schools, libraries, etc. There’s a lot of roof space
 - Existing orgs are doing this, but the County needs to get into this as well
 - Putting solar on rooftops is a whole lot easier than getting it on prime farmland – we should incentives to get it on rooftops
 - Incentivize covered parking that uses solar panels as the cover like CCBC has done – has been a real success – it’s a win-win! Covered parking and electricity
 - Invest in solar on county properties, incentives for private sector to do the same
4. Adopt policies to promote renewable energy production and conservation.
- Other jurisdictions providing job training for installation of solar panels.
 - Industrial base and job training needs to be encouraged within the county to support sustainable development efforts.
 - Requirement for higher standard solar panel construction/materials. Disposal of solar panels (concerns).
 - Duplicative w/ Goal 3. Combine, or add more detail for more differentiation
5. Establish systems and policies to reduce the number of properties that use septic systems.
- More specificity needed.... closer to URDL.... inside URDL...in specific watersheds, etc.
 - Who is responsible for the cost of continuous infrastructure upgrades? Is the cost being passed on to residents (septic system sewer)
 - This means limiting development in rural areas/outside of the URDL
 - Doesn’t mean we should continue to allow any “straight piping” right into streams
 - Who is responsible? What types of policies and systems?

- This needs to be detailed.
 - Grinder pumping sewage back into local waterways (Look at system that addresses broader problem)
6. Develop a multi-agency approach to update regulations and policies that address road standards, aging water and sewer infrastructure, and storm water management to support sustainable development redevelopment.
- Establish an Infrastructure Task Force to include in efforts outlined in #6.
 - Conduct an inventory of troubled, failing intersections and develop a plan to address those.
 - Uniform, countywide development guidelines to be used alongside the MP2030.
 - Increased role for Department of Planning in developing guidelines, infrastructure improvement plans, etc.
 - No Transparent on sewer infrastructure – adequate sewer analysis ignore rainfall. existing sewer inadequacy and ongoing development approvals in spite of that (hidden) inadequacy.
 - Partnering w/state of MD
 - The most important goal
 - Since this is internal to county government should be an easier ask
 - We’ve got to “connect the silos”
 - Definite need to address

Additional Actions and Comments:

- Add action with focus on infrastructure investments in existing communities, not just new or redeveloped areas.
- Add action to address sewer spills in waterways.
- Access to community gardens
- New dev/red standards incorporate certain amount of public open space
- Open space waiver – is fee significant enough to make benefit analysis – fee is too small to override what they can pay. Should not be a waiver. Open space should be in the design unless unfeasible
- Put in place regulations regarding packaging to control trash
- Moving from suburban to urban atmosphere

- Develop a more accessible system to share information with community about projects/issues/etc.
- Investigate redevelopment of underutilized shopping centers with affordable housing options and connecting to transit options (Fits with TOD); make process easier to build affordable housing (education, etc.); consider safety and affordability
- Develop a robust street tree policy – better tree cover, esp. in urban parts of the county.
- Program for young people to educate them on climate change (Apprenticeship and internships); Employment and training; Partnership with BCPS
- Expand County tree canopy
- Create/Replace sidewalks with permeable surfaces
- Put a hold on more dense development in DR 5.5 until infrastructure can catch up
- Review of Waste Management System (Safe water drinking levels, etc.)
- Community Gardens for the Homeless
- Look at infrastructure for community laundry facility
- Note – All actions relate to climate change; Need to consider as broad aspect/concept of the goal

Community Facilities

Goal: Develop facilities to meet the community’s needs for education, recreation, and safety that are inviting, accessible and adaptable, and constructed using contemporary sustainable green building practices.

- Use the LPPRP to identify the greatest needs w/in those areas, and use Program Open Space \$\$ for that
- Be strategic w/ the use of those funds, esp. if community doesn’t want it
- School facilities & ballfields, adequate facilities
- Many people have moved to BC because of the great schools, though there are never enough dollars for all the desired improvements, the Master Plan should be able to direct funding to communities experiencing inequitable conditions
- We have got to get past overcrowding – when we are planning new school/rec centers and believe that they will be draws for new residents, we need to build bigger schools! Dundalk High already had 15 trailers and rec centers are already overcrowded

- Build to consider how much maintenance will be needed
 - Replace what exists with an eye to the future – we can't replace with large open rooms when the existing development is designated for existing uses
 - Rec facilities that already exist and need to be brought up to code are the best opportunity for keeping existing uses, recreation, and activities
 - Rec and parks facilities need more funding – surrounding counties allow developers to fund recreation facilities
1. Ensure an open and transparent community input process for development programming (ala Ag Center), and revitalization of community facilities.
- Variances – make sure the process IS as open and transparent as it could be, to dispel perception as shady, backroom dealings
 - Applying transparency wherever we can
 - What does transparency mean to a community? Posting plans, holding public meetings?
 - Transparency means: Adequate notice. Not just on the internet. Homeowners associations AND community groups
 - Don't make promises we can't keep, or bring up an issue w/o proper due diligence, research. Verbiage needs to be front-and-center to planning process. Example w/ 2 high schools
 - Transparency / community engagement can look different in different settings. Still, depends on people engaging w/ County, seeking out & receiving info. How do we expect that info to get out if it's only posted in 1 spot?
 - Need to tailor the approach depending on audience / community
 - The county should obligate developers to respond to community concerns
 - Hard to find out about new recreational developments, should use my neighborhood to demonstrate that something
 - Communicate the history of a parcel/site/development when the community decides to accept the community benefit – is the amount of recreation benefit the developer receives near or tied to the TOTAL benefit accrued over several years
 - Better zoning signs! Little more effort to make these clear – include a QR code

- Would be helpful to be able to contribute open space amenities offsite but within community that the community wants (i.e., park improvements, basketball courts) rather than requiring onsite or paying fee that can be used anywhere across county
 - How will the evaluation of the county’s ever-changing needs going to be conducted and evaluated?
 - Explain open and transparent – how meetings are advertised and shared with communities.
2. Apply an equity lens to develop a Service Area analysis tool for evaluation of community facilities in order to invest in enhancements to improve enhance accessibility for residents and increase levels of service as populations change (location and capacity)
- Evaluation of police, fire, & emergency services and that it is appropriate related to growth in the service area. Evaluation of schools too.
 - More inclusion of other language/ethnicity in county facilities so everybody can access it
 - “A mouthful” – “equity lens” “Service Area analysis”
 - County should always receive community feedback as a means to a more equitable end
3. New county facility construction should meet LEED Silver Standards and incorporate smart technologies and innovative elements; property management should review the standards every three years.
- Why review every 3 years? Why not 5? Etc.
 - Support
 - Platinum should be the benchmark
 - “Should say “should meet at least LEED Silver Standards”
 - Also include ventilation standards (indoor air quality)
4. Incorporate virtual technology and remote work/education elements into all county facilities.
- Focus on Baltimore County libraries—investment as community centers, senior centers and resource centers for all residents. Technology centers. Continued renovation for all branches in the system.
 - More substations in the County so that have to go to Towson

- Open access to Wi-Fi at the facility for those not using the designated use – local rec centers should be Wi-Fi hubs for the whole community
 - There should be broadband access throughout the entire county.
5. Adaptively re-use underutilized community land (near community facilities) that can be used for more productive uses (recreation, parks etc.)
 - Greater support system for community associations—facilities to use
 - Incorporate free spaces for community associations and residents to meet
 - Prioritize this goal, where existing facilities can be expanded
 - Underutilized commercial space can be changed and rezoned for recreation spaces
 - Convert old commercial corridors into trails, such as railroads
 - Agree! Many communities with empty storefronts/parking lots, etc. Could fit in with the reduction in parking minimums.
 6. Consider equity in the location of new county facilities, as well as in the maintenance of existing facilities.
 - Identifying parkland (potential areas) throughout county—county first right of refusal.
 - Include upkeep of community land (trash/dumping, etc.)
 - When possible, prioritize locating near public transit.
 7. Distribute capital funding equitably using a transparent methodology to serve the most citizens given a limited budget.
 - Community benefit from PUDs—revisions
 - Create ability to invest in additional park creation around reservoirs—where there is overlap between county and city.
 8. Build facilities which can more cost effectively serve multiple uses when appropriate, whether they be quiet or loud, youth or elderly, indoor or outdoor.
 - Lack of accessible recreation facilities for both youth and seniors.
 - Expand opportunities for playing pickle ball indoors
 - Develop larger county-owned sports facilities
 - Increasing transportation connections between senior centers and libraries, as well as other destinations

- Providing services such as food distribution. Address transportation for seniors with disabilities—long waits between stops and pick-ups.
- Existing uses of existing facilities must be considered before new construction/development of rec spaces – multi-use for multi-use sake is not always a plus
- County facilities need to have better access for all in community (Senior centers & Schools could be used for other community functions if allowable *Also deals with Healthy Communities Workgroup)

Additional Actions and Comments:

- Incorporating solar in existing/future county properties and commercial properties – Co should require a percentage of dev/red to be solar
- Use of lighting in the evening – limit lighting or require certain types of lighting to prevent pollution – ex dark skies project and help animal navigate at night or motion lighting
- A link provided by Scott Hansen
<https://maryland.maps.arcgis.com/apps/MapSeries/index.html?appid=5cc549f158954c259658a55ceadfdc6b>
- Use community facility investment to leverage other development or investment
- County can pursue federal grants to improve telecommunication (Federal Level)
- Facilities need maintenance and sustainability agreements for buildings (Deferred maintenance is a major problem; Regular maintenance could defer replacement and prevent demolition);
- County Office Buildings need to be checked regarding safe drinking water; air quality, etc.
- Add a general note regarding the maintenance and sustainability of any facility built...refresh every 10 years...(also if after so many years, if the building is not being utilize to have a plan on what to do with the building)...too many abandon buildings exist already

Harmony with Nature Community Engagement Meeting Feedback

February 7, 2022 – 6 PM

Green Network

Goal 1: Strengthen Baltimore County’s ecologically valuable forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.

- Agree with goal. Educated the public about all of these actions.
- What does “ecologically valuable” necessarily mean? Perhaps remove these qualifiers.

Actions

Land Preservation

1. Continue the County’s financial support for conservation easements and pursue additional funding options, including tax credits for agricultural land preservation programs to increase the number of acres in permanent preservation, prioritizing protection of contiguous tracts of farmland to increase viability of productive land.
 - Some sort of open access to public, or keep the land open for public view sheds.
 - Add also for ecosystem services and environmental purposes.
 - Could be worded to include other preservation programs (Rural Legacy, MET)
 - Consider a TDR program
 - We should look at how other County’s fund ag preservation, and there may be some ideas to honor by adapting.
 - County should consider soliciting private businesses support for land preservation projects
 - Why not focus on land preservation inside URDL as well.
 - Make sure to include protection of reservoir watersheds in land protection.
2. Support an evolving agricultural industry and farming at many scales that contributes to a local food supply and conservation of agricultural land, rural open space, and environmental resources in Baltimore County.
 - Carbon sequestration credits. Equestrian lands could take advantage of these credits. Devs play to go to ag endeavors.
 - Equine Legacy program to support the equine industry.

- County should set up a co-op for small local farmers.
 - Liberty Road is a food desert, there are so few locations to acquire fresh food and produce, with such close farmland, the County needs to find ways to get the fresh produce being grown locally sold locally. Perhaps a cooperative?
 - Let's be sure to have programs that incentivize agricultural programs that support maintenance of soil and land health
 - SCWD should be included in this conversation
 - Support an evolving agricultural industry and farming at many scales - lobby in favor of larger scale farming. For small/medium scale farming Use better techniques of harmony with nature, stay away from factoring farming, favoring organic agricultural vs conventional & pesticides used in farming
3. Integrate the County's environmental and agricultural interpretive centers into education and promotional efforts to increase understanding, awareness and appreciation of environmental resources and their relationship to man-made systems.
- Increase knowledge to kids about where food comes from.
 - We should tie this into current BCPS systems
 - CCBC should consider a certificate or a degree in agriculture to create a pipeline into farming so that this next generation has the needed skills

Additional actions/items for consideration:

- Important to maintain the variety of land uses in the rural part of the county—supportive of actions.
 - Reviewing rural legacy area boundaries every 5 or 10 years. Look for opportunities to add new parcels.
 - Balance preservation efforts with a growing population in the county.
 - Preservation of the URDL.
 - Does this include oversight in development environmental waivers?
 - Make sure metrics are clear for each action.
 - Agree with all actions
 - Protecting forests and sensitive areas
4. Critically examine the land use designations and zoning applied to land in sensitive environmental resources within the County.

- County needs to target properties for protection and down zoning. County should look at process of open spaces during the developmental process. These sensitive environmental should be seen as critical part of smart growth for recreation and open space. Endangered successful growth in the future. Not except just a fee in lieu. No teeth in the open space development process/law.
 - Plenty of jurisdictions in Central Maryland that demand density transfer pressure rather than shifting density outside of the URDL
 - Though we should continue tough zoning, we need to make them accessible. The best advocates for environmental protection are those that get into nature
 - While we have recently redrawn floodplain maps, we definitely need to reconsider how close to the floodplains we allow development
 - We need to also reevaluate properties that are included in floodplains due to redrawing so that we may acquire properties to allow the floodplains to act naturally. This could make the difference if there is a severe storm.
 - There is development that has occurred before current regulations and development need to be updated to current standards.
5. Enhance County efforts, increasing education about available programs and incentives, to preserve forests, primarily through the voluntary efforts of County landowners in order to achieve or exceed the goal of maintaining a 50% tree canopy.
- County should not allow commercialization of natural resources at parks such as zip lines.
 - Should the county require residential property owners to protect/record/replace specimen trees
 - Education/Outreach/Engagement is going to be important to demonstrate the importance of tree canopies
 - We've got to include developers in these conversations – they are allowed to pay too small a fee to take a down a specimen tree – could they incorporate it into the design
 - County should partner with orgs already doing the work of engagement with the community
 - BC Green Alliance has good resources

- Regulations for forest conservation need to get a real review in the county
 - State program to start to get 5 million more trees in the state, but the trees throughout the county are currently suffering from invasive species.
 - This exists throughout the county and parks – community residents often don't know what they need to remove. It's an education issue.
 - Add specific metrics
 - More requirements, rather than volunteer efforts.
6. Increase and enhance the health and resiliency of forests and vegetation along County waterways through voluntary and incentive-based planting and maintenance programs.
- Information should be available to know what should be planted, such a list of native plants. Clarify that it's all waterways, not just waterfront. Don't overgrow and block streams or views of the natural area.
7. Support and adequately fund watershed restoration initiatives through stormwater management system upgrades and retrofits, infrastructure repair, reforestation, and shoreline protection and stream restoration projects.
- Increase knowledge to homeowners about cleaning out storm drains. County does not offer grants or technical knowledge how to install rain gardens. More county inspections on storm water systems/drains. More attention and inspections of existing infrastructure.
 - if we are talking about stormwater management, are we going to consider pollutants in the water from runoff as well
8. Control and mitigate invasive and exotic species (flora and fauna) on County owned lands to maintain the diversity and health of forestlands, native plants, animal populations, waterways, and habitats.
- Should be #1. English Ivy is huge problem. Threatens Goal 5. County should have some sort of program or partners to control these problems
 - Reasonable and acceptable
 - Should we restrict sales of certain chemicals in certain areas?
 - Yes!

- Consider impact/education for private lands as well. Include consideration about education on selling invasive. Incentive program

Additional actions/items for consideration:

- Shoreline restoration on county land—focus on not removing the natural view from those areas or public access to the water.
- Focus on living shoreline in restoration efforts.
- Work with private residents on restoration efforts.
- Creation of planting banks in rural areas.
- Encourage Public/Private partnerships for stewardship of the environment.
- Concern about lawns-health, chemicals, Friends School rain garden demonstration. Connection to water quality, flooding, native species health-incentives
- Open space – developers’ change requirements of open space with influence of legislation/council. Make it tighter for open space requirements to be changed through legislation once adopted.
- Incentives/requirements for more green elements to be incorporated in developments (trees in front of commercial areas. Have more of the minimum landscape strips for commercial properties – make it a requirement – make it a tree canopy just a grass – prioritize to be native to this area
- Allow people greater recreational access to waterways for kayaking for instance
- Unclear on distinction what’s focuses/impacts on inside/outside the URDL.
- Some actions could span the entire county.
- Equity issues with tree canopy plantings.
- SWM system needs to be upgraded in recognition of climate change. They’re handled after the dev plan is approved. More stringent policies on building in floodplains and requiring adequate SWM system.

Goal 2: Increase public access to a Green Network by linking parks, schools, neighborhoods, business/retail areas, natural areas, open spaces and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.

- Need to establish/create the Green Network before you can increase access
- Need a plan and public/community/stakeholder input on the plan for this
- Incorporate climate change considerations in all

Actions

1. Improve coordination among County agencies to enhance the benefits of County-owned open spaces by encouraging passive and active uses that incorporate community benefits, passive uses, and need to protect environmentally sensitive areas.
 - Agreement
2. Incorporate a well-designed and effectively-routed network of trails and paths through the existing network of unimproved floodplain drainage reservations and greenways within the County's control.
 - Development of maps of these area and items of interest of the area.
 - Often the state roads represent a real impediment – we need to seek a better partnership with the state to allow these sorts of connections. We have already experienced this in the western part of the county
 - Is this a good idea? Concern for floodplain disturbance.
3. Acquire land for parks, greenway corridors, or open space with a focus on communities that have less access to neighborhood or community parks, especially in those expected to have high population growth.
 - Agree, county should show more effort toward this
 - Support the connection through safe pathways!
 - Pathways need to also coordinate with bike lanes on state roads AND sidewalks between pocket parks. You shouldn't need to drive a car to get the opportunity to walk!
 - "Acquire" is that county funding? High population growth areas, developers should contribute to open space preservation.
4. Increase the number of community pocket parks that contain community amenities such as recreation facilities, tree canopy, retrofit stormwater management facilities, and water quality/natural resource education.
 - Tax benefits for permeable driveways, sidewalk and parking lots. Needs a clearly defined process of what a community should do

to. Should the county should add a objective such as X amount of parks within each community. ¼ mile. Larger connections to existing parks. Should be more than just to an entrance. Prioritize where the pocket parks should go.

5. Continue to support and expand the “Operation ReTree Baltimore County” equity-based tree planting initiative, focusing on expanding tree canopies in older, high-density, lower income neighborhoods.
 - Agree, make sure trees are not planted around sewer pipes, education. More street trees, look at county street rules that deal with trees and sidewalks
 - Re-tree program—need to provide better support for implementation to help with planting of large, mature trees.
6. Incentives to encourage better resource protection for development or redevelopment projects that exceed minimum regulatory requirements for resource protection.
 - County should require storm water management, but limit the funding for these.
 - When MTA puts up a bus stop, they often take down a tree. MTA should be required to plant a tree or two when they put up a bus stop
 - Be sure to continue focusing on the first few years of the trees’ growth for operation ReTree
7. Require new development or redevelopment to provide publicly accessible shared-use pathways and to increase the acreage and quality of open space and forested, or tree-shaded open space, within new development or redevelopment.
 - No substitution of fees. Paths should lead and connect to other places to increase network.
 - Replace “require” with “encourage”—what may work on one property may not work on another.
8. Encourage acquisition of land, increase natural resource protection and restoration and provide quality park design to include the use of environmental site design standards which include preserving woodlands, protecting water quality of streams and coastal water, and improving air quality.

- Should link up together. Example: Serenbe, Outside of Atlanta
9. Increase coordination with land conservation organizations and neighboring jurisdictions to maximize parks and open space preservation and to strengthen a regional Green Network.
- Connectivity
 - let's push for additional native plant requirements in the actual parks being provided

Additional actions/items for consideration:

- Focus on access and connections to water in the Green Network.
- Allow for planting new and removal of decaying trees in watersheds. As well as litter removal in those areas.
- Program for removing decaying, dead, or fallen trees in communities.
- Look at existing county-controlled land (schools) to determine best ecological use.
- These are the primary function of the LPPRP – enforces what all of these actions say.
- Coordinate with Rec and Parks on the function, actions and goals listed here.
- Should be required to reinforce open space requirements associated with development.
- Some of the language is “weak” such as “encourage” – need to be strengthened thru legislations and executive actions.
- Developments should be expected/required to include higher open space requirements and allow for additional flexibility in density
- We need two sets of laws/regulations – one governing what happens on the actual locations and another requiring additional public open space

Water Quality

Goal 3: Improve local water quality to protect the County’s natural resources and to ensure groundwater remains a safe, reliable and sustainable source for public consumption and surface waters safe for public recreation.

- What about water quantity
- Doesn't mention Safety of the reservoir

Actions

1. Protect the water quality in reservoirs, local waterways, floodplains, wetlands, and the Chesapeake Bay by increasing measures to mitigate the impacts of stormwater run-off and other adverse effects of land development.
 - Rain Gardens, Permeable surfaces.
 - Include mention of climate change (water quantity)
2. Update the analysis of stormwater pollution to address increased precipitation patterns, climate change and updates to the Chesapeake Bay Watershed Model. Identify watercourses and streams for future daylighting and restoration and create incentives for such projects on private property where public benefits, such as water quality improvement and flood hazard reduction can be achieved.
 - Include mention of climate change (water quantity)
3. Establish a fund and incentives, such as tax credits, to support updates of failing septic systems; support the use of Bay Restoration Funds for new and replacement septic systems and connections to public sanitary sewer systems.
 - Though we talk of changing the water quality practices of new developments, we also need to correct existing situations that have not had stormwater regulations
 - Though we are focusing on septic systems, there are private residential areas with insufficient stormwater management. Private property owners may not have the funding, but perhaps we can look at how other counties have solved this issue and adapt accordingly
 - Let's identify more permeable surfaces that can be used in new developments other than just tar and asphalt!
 - Eliminate "connections" language all together.
4. Identify, prioritize, and retrofit stormwater management sites on County property where water quality best practice projects can be installed.
 - Identify, prioritize, and retrofit stormwater management sites on County property. Needs to be some ways to encourage SWM in private properties

5. Ensure that wastewater treatment and water treatment plants have appropriate technology to remove priority pollutants.
 - Ensure regular examination process of the system. Education on sewer and water systems, such as peak flood times.
 - can we consider banning/preventing certain chemicals from being used so that we do not need to incur the cost of getting them out afterwards

6. Study and implement opportunities to simplify and streamline the permitting process for environmental projects to incentivize and accelerate implementation.
 - The county supporting community composting, keeping stuff out of land fill. Make sure this is for actual environmental projects and not for other development. Developers want to incorporate rain gardens as open space or in another jurisdiction, should be open space and rain gardens.
 - Drop “study”

7. Create partnerships with the private sector to advance environmental restoration projects that are aligned with County goals in order to accelerate implementation and provide opportunities for matching funding.
 - Let’s work with folks who actually sell these pollutants so they’re the ones incurring the cost of fixing the problems they create. Tobacco industry may be a good example to model this after
 - Let’s be sure the private sector includes the non-profit sector here. Non-profits provide great benefits for county projects, get grants, existing community connections, but so far, the partnerships have been wanting

Additional actions/items to consider:

- Not a lot of talk about incremental development
- Grinder pumps in eastern communities—should also be addressed when looking at run off and tidal flooding.
- Bulkheads—need incentives to remove concrete bulkheads and replace with living shoreline
- Need to address amount of run off and sewage going into river from Back River Wastewater Facility.
- Issues with midges related to nitrates in waterways. Should also be addressed.

- Improve and expand trash boom in Back River. Great program that should be expanded. Increase funding.
- Working with other jurisdictions toward improved water quality—especially Baltimore City when it comes to repairs.
- Consider creation of a regional water authority to address water quality. Coordination among all jurisdictions.
- Address road salt infiltration and run-off.
- Include working with Baltimore City on related issues.
- Include sewage systems and capacity issues.
- Is litter addressed somewhere? If not, need to include litter. Litter’s connection to water quality.
- Better collaboration between City and county for sanitary sewage spill prevention – pipe defects and illegal connections concerns and pipes not large enough to support capacity of developments
- Developers should be required to take the 4-hour course regarding land preservation
- State legislation should ban the sale of pollutants
- Should mention full compliance w/ EPA’s consent decree – w/ problems with (failing) sewer.
- Connection septic tanks to public raises a red flag – means running sewer lines outside URDL, which encourages higher density development.
- There’s strong policy about running sewer lines outside the URDL.
- Everything is very general. In the past, we were more aggressive with coming up with concepts. The stronger the language the better.
- The county needs more funding for implementing and for county experts on these subjects. Need more backbone to implement what exists now.

Climate Resiliency

Goal 4: Plan and prepare for the negative impacts of climate change to human health and well- being, public infrastructure, private property and the environment.

Actions

Climate Planning

1. Fully implement the County’s Climate Action Plan by 2025

- #1 & 2 seem confusing. Is the plan developed?
 - 2030. Maybe take out “fully”.
2. Develop a county-wide Climate Action Plan that includes greenhouse gas reductions and mitigation.
 - Emphasize EVs.
 - Comprehensive communications plan for all communities about the plan.
 - Make sure the Plans include transportation
 3. Expand information and assistance to the public regarding both impacts of climate risks and opportunities to implement climate resiliency and mitigation actions.
 - Education.
 - Let’s consider getting the public info about small gas engines, lawn services, snow blowers etc. Perhaps a ban is necessary!
 - The county needs to start limiting the number of gas stations that are getting built, it should be similar to liquor licensing.
 4. Led by the County Office of Sustainability, coordinate agency actions to promote how to most efficiently address climate resiliency issues including whether to create a Resilience Authority.
 - Some of the solutions should be focused on quantity, sometimes large amounts of smaller projects instead of one large project.
 - Resilience Authorities can provide incentives to developers, good use of multi-agency authority
 5. Establish partnerships with sustainability offices within local and other jurisdictions to coordinate and develop unified strategies on climate change.
 - Office of Sustainability is qualified, but understaffed. Need the ability and staff to implement these actions. Expand the office, more resources and more staff.
 - Focus on waterfront; additional enforcement or review of construction practices in waterfront communities.
 - address increased flooding in areas that are usually not prone to flooding—lacking flood insurance
 - increase tree canopy and open space in the mitigation of flooding; increase of pervious spaces

Resiliency

6. Address the impact of flooding, the adequacy of infrastructure to accommodate new storm flows and resiliency by implementing efforts to increase overall stormwater capacity in order to reduce the impacts of increased precipitation and severe storm events.
 - Use Zoning to make flood prone areas less dense.
 - Does the county have any policy- buyout to properties/public infrastructure that are prone to flooding or natural disasters?
 - be more specific to update SWM standards and requirements to reflect climate change to be more forward looking. Current is out of date.
 - Move this part of the development process to the ALJ hearing process.
 - Tree canopy is looked at separately and shouldn't be.

7. Establish goals, tracking, and benchmarking standards to encourage improved forestry and agricultural practices in order to better mitigate the impact of greenhouse gases.
 - Education campaign opportunity
 - But...why would anyone improve forestry or know about them? Need education and incentives.

8. Increase public educational efforts to expand recycling participation, solid waste reduction and diversion efforts to fully implement the Countywide Trash Reduction Strategy.
 - the county needs to consider putting restrictions on packaging to reduce the amount of solid waste increasing recycling
 - Though we know folks pick up the recycling, communities don't know what happens next. We need an educational tool!
 - Add composting
 - CRTS comes from 2015 TMDL. Consider including Solid Waste Work Group report, with some concerns involved (some concerns about incineration).
 - Education needs to include litter!
 - Include in schools (education, community service)
 - Advertising campaign about trash (or even beyond-natural environment) "Baltimore County the Beautiful" –County has litter reduction pilot ad campaign

- Recycling effort – public education needed to increase effort.
 - Add items about recycling efficiency – making sure that anything collected gets used in a market fashion – better transparency in end points of recycling to address concerns and skepticism (single stream has been the way – reconsider the outcome of recycling – moving away from single stream)
 - Instead of focusing in outcomes, incentivize in reducing the creation of recycling
 - Landfill space is limited – education in reusing/second purpose
 - Change policy in putting out recycling – requirements that it is in a trash can with lids –
 - Encourage the passing of the “bottle bill”
 - Applying compost procedures and other reclamation processes.
9. Reduce exposure of vulnerable populations to extreme heat, including communities with less tree canopy, homes without air conditioning, the elderly and those with cardiopulmonary conditions.
 10. Incorporate coastal resiliency strategies to address floodplain management, areas and populations at risk, and cost-effective solutions into the development of the Green Network and updates of the Baltimore County Hazard Mitigation Plan.
 11. Integrate increased climate resiliency into decisions to acquire properties for parkland, flood plain, Coastal Rural Legacy, and other land preservation programs.

Additional actions/items for consideration:

- Add assessment of county roads in waterfront communities and lower, lying older communities that experience flooding—accessibility during flooding and storms.

Green building and efficiency

12. Adopt codes, standards, and practices to support climate-ready green buildings, development, and redevelopment by incorporating sustainable infrastructure to deal with increases in heat, precipitation, and flooding.
 - conduct an assessment of current codes prior to adopting new codes
 - Also focus residential areas, small homes especially in

13. Create new and improve existing incentives for newly constructed or rehabilitated buildings to include electric vehicle charging stages in public areas, energy efficient lighting and HVAC to build climate adaptation into revitalization.
 - Expand to include facilities to encourage biking and electric bike charging
14. Improve energy efficiency by increasing access to, and availability of alternative energy sources by identifying and addressing local impediments to streamline the use of alternative energy sources.
 - add affordability measures to these actions as well as others throughout all actions
15. Create a solar siting process to support the installation of solar on commercial sites and other developed properties in order to protect forests and farms with prime and productive soils.
16. Ensure infrastructure that is needed to incentivize and prioritize siting for solar facilities is in place to maximize benefits and reduce impacts on sensitive resource lands.
17. Explore and implement programs and incentives to facilitate the expansion of solar power to serve more low- and moderate-income communities.
 - Support solar site recommendations.
 - Mention parking lot solar.
 - Electrify America will install EV charging stations.
 - Incentivize private property owners/commercial to do more for energy efficiency by moving away from gas to electricity and be more efficient with energy we generate
 - Property tax rebate for solar panel installation is good but waiting list is too long – strategies to minimize waiting time
 - CCBC ex: parking lots with solar –explore for commercial parking lots
 - LEED certification is too expensive – incentive for pursuing LEED certification
 - #13 - Expand to include facilities to encourage biking and electric bike charging

Additional actions/items for consideration:

- Greater flexibility or options for homeowners to implement green building and efficiency when it's funded by the county
- Better outreach and education to residents who may not have access to the internet— broaden communication.
- BCPS program expansion-outdoor science program, green schools' programs expanded fully funded

Additional resources:

<https://grist.org/urbanism/2011-06-06-seattle-urbanism-transit-state-of-the-art-green-mixed-planning/>

<https://resources.baltimorecountymd.gov/Documents/Environment/forestandtrees/howtoattractpollinators2020.pdf>

Resilient Economy Community Engagement Meeting

January 19, 2022 – 6 pm

Goal 1. Utilize land use policies and innovative strategies to support redevelopment and reinvestment in commercial corridors and aged industrial sites

- Agree – but there are lots of corridors, so the MP2030 should create hierarchy of corridors,
- Create more and measurable specific goals
- Utilize existing land use policies
- But update land use policies based on current economics and markets
- Incorporate more mixed-use walkability within existing centers to make productive again
- Concern w/ wording: aged commercial corridors or aged commercial sites?
- “Underutilized” industrial site – better wording? Being better utilized...
- Not necessarily just corridors.
- “Redevelopment and reinvestment in underutilized commercial and industrial corridors and sites”
- Could also be multi-use - commercial, residential and industrial.

Actions

1. Incentivize and provide marketing strategies to support small businesses along main streets to enhance the vibrancy and retain the characteristics of main streets.
 - A bit vague but supporting small businesses along our main streets is always great.
 - UMBC Transit is looking to create artistic renderings of historic storefronts in Catonsville and Arbutus on buses in order to encourage students and the elderly to patronize.
 - Large wide roads not pedestrian friendly
 - Like to see traffic calming
 - Bicycle parking in front of businesses
 - Love Ellicott City vibe of Main Street
 - Torn down building and build parking lots. Old style main streets are great, more revenue.
 - Lot of zoning regulations to do with minimum parking. Automobile parking to get through.
 - Enough lanes to traffic to carry through
 - Regulations geared towards the vehicles
 - Absolutely nothing for bike stands. Rules for getting in and out of shopping centers. There are no requirements for crosswalks
 - Very vehicle centric. Not encouraging walking and biking
 - Way to implement permanent safe structure- small space outside-outdoor dining.
 - Forming neighborhood areas – focused areas with unique markets, strategies tailored to area
 - Incorporate 21-century economic model, less retail space needed with e-commerce
 - Over saturation of commercial space for today’s market, existing commercial areas are out of date and cannot compete. Need a new model to make better use of space.
 - Focus on certain brick and mortar uses that are still needed and enhance
 - Some protection from the big chains, the ones that are taking the small businesses. Instead of from central down, it should be holistic from the ground up
 - Work with existing community and business associations to protect the fabric of what’s existing
 - I also wanted to mention in regards to helping small businesses with marketing strategies--the business we work with in Dundalk

all have varying skill levels and budgets so we've been able to create websites and use small business grants to get them things like a website or advertising money so that they can try social media ads since many are skeptical.

2. Utilize land use policies and the Capital Improvement Program to encourage mixed-use development along commercial corridors.
 - Mixed use developments have been lying dormant in the County and need to be considered when approving new developments.
 - Focus infrastructure around mixed-use centers, sense of place
 - More and Innovative funding to implement revitalization master plans to spur investment and redevelopment
3. Maintain land and properties with zoning classifications that allow major employment where infrastructure and good access exist.
 - Generally, a good idea maintains commercial zoning in select areas.
 - Blend needs to keep existing zoning with ongoing traffic issues in the county.
 - Limit on up zoning lands and greenfields in order to put more demand on redevelopment along legacy commercial corridors.
 - Zoning has to be concurrent with the Master Plan for better decision making
 - Why not mix use – everything where infrastructure and good access exist
4. Establish initiatives and zoning regulations to attract and support new, green and sustainable industries and businesses (e.g., offshore wind industry).
 - Promoting sustainability is a very good thing. Businesses need to consider the environment! Everyone agrees!
 - Encourage/incentivize development of solar panels on industry roofs– ex of Europe. All flat roofs have solar panels
 - Keep it general/broader for the county - add more industry/business types– solar farms, manufacture of solar panels, green roof companies, etc.
 - -for these industries, need to bring in training for community colleges, colleges, high schools to train people. Retain talent/students in the area.

- Explore and evaluate technology needs and opportunities to create partnerships with business owners, startup companies, and local business associations to create new services, as well as, support and sustain small businesses and creative industries.
 - Generally, with bolstering whatever tech startups we can get
 - UMBC is full of tech startups, so we need to actually make room for additional businesses
6. Create a strategy that includes sustainable design approaches and practices and provide funding and other incentives to support redevelopment of declining or vacant commercial or industrial properties with a focus on shopping centers/malls.
- This should be a high priority to attract more attention to the area. If the area is more attractive, we'll get more attention
 - Property owners in strip malls have struggled to make façade improvements. We should put in guidelines for property owners to keep their strip malls presentable.
 - Let's be creative to find ways to tie in our education and tourism needs! We don't just need to be shopping centers again
 - This really should be a question of mixed-use
 - Mixed use and sense of place
 - Flexible place for shared co-working, retail pop-ups
 - Create CMDP guidelines to make sure new dev and redevelopment are kept to a high standard
 - Large scale shopping centers redevelopment should be compatible with the community with streets interconnection and designed to be more of an urban focus
 - What types of approaches, specifically?
 - Less focus on automobiles, there's a tremendous emphasis on buildout and parking. Relax parking regulations. Optimization of vehicle flow is a priority, but there should be emphasis on pedestrian flow.
 - More trails and sidewalks, which would allow for more walkability and less vehicular traffic.
 - Automobile ingress/egress has always been a priority – important to allow/encourage foot traffic to enter commercial areas. Need to have improved pedestrian support when (re)developing commercial sites.

7. Establish an initiative to support innovative re-use by the private sector because of the changing economic conditions and needs.
 - Keeping up with current and future markets
 - Focus on redeveloping existing commercial areas, rather than new greenfield development
 - Long-term thinking – make sure development will stand the test of time and be sustainable for future generations. Avoid the need for future revitalization of new developments coming in
 - Bring in a synergy of uses that will create demand for retail and other uses (senior housing near commercial areas)
 - Desire to have more arts sector, like in Catonsville – that sort of reuse.
 - Want to see more public reuse, for exp. rails-to-trails
 - Staff person to focus on proactively seek out opportunities for re-use.

8. Partner with communities to identify and implement local revitalization efforts.
 - Communities want these sorts of partnerships, but we're often not sure what the county/state can actually provide or effectively promise.
 - County as a whole support for everyone struggling with challenges for them to be economically and socially independent for domestic abuse victims. Dedicated grant opportunities for business owners.
 - Military people have those priorities –some kind of benefit for long term
 - Need community buy-in and collaboration at the start of the process and build out from there
 - -want to emphasize this action. Don't want to see actions that go against the community's wishes for the area without prior discussion.

9. Review the existing tax incentive programs and make them available to businesses throughout the county.
 - Mentorship programs to assist with visioning around tax programs to help determine what sorts of programs have worked elsewhere in our municipalities

- These are short term solutions and band-aids. Not a long-term solution
- Explore additional tax incentives that county is not taking advantages of now
- Provide tax incentives to dev of green energy sources

Additional Actions/Comments

- Progressive redevelopment program – NJ – great ideas and implemented in many jurisdictions
- Agree with all goals and actions.
- Increased outreach from county to potential developers about resources and opportunities.
- Identify areas ideal for redevelopment.
- County needs to be more proactive in soliciting redevelopment projects.
- Explore frequent use of RFP process to dispose of county land that could be creatively redeveloped.
- Include landowner in addition to developer in many of the actions.

Goal 2: Create equitable workforce development strategies that anticipate and prepare workers for economic needs and changes.

- Leverage existing resources throughout the State instead of starting from scratch (See study by Baltimore Metropolitan Council that looked at workforce opportunities)
- Should build in mechanisms to keep up to date with the markets over time
- All agree, sounds reasonable.

Actions

1. Create partnerships between local academic institutions, County departments and local employers to develop workforce training and research programs to address the skills gaps.
 - Definitely agree – CCBC has workforce development with the county, but there are big gaps between getting these students a connection with local employers/apprenticeships programs

- Something is missing between our existing workforce programs and employers and this need to be addressed in any expansion – create a “Gentle Handoff”
- There is no handoff between the colleges and the support of the grounds/campuses. Folks are educated on how to support physical institutions and then take their knowledge elsewhere. It’s a natural connection for students first employer.
- We need to make sure there is an actual physical space for these connections to be made – could be adaptive reuse/artistic studios!
- Colleges are huge employers and willing to teach first time job seekers
- California- help get credit to get jobs. Make sure you’re certified. Adults moving in to the county that has skills and trades learned from their Country. Process to examine them to make them work in their expertise. Create opportunities to give credits for their skills and training. Certification process.
- Overlap between community colleges and local chamber of commerce for internships and help students to come work in businesses. Integrate local businesses with students. Going through a program through community college.
- Also include the high schools
- NSA, SSA, John Hopkins- looking at high school level. Large employers in the region start at the high school point.
- Lot of home office- brick and mortar location. Not very small store factor. Small cheaper it can be will be an opportunity to take a risk. Building small foot print low rent commercial properties is a big thing for small businesses.
- Small foot print creating is going to be difficult. Share the space coexist work with land lords. County needs to welcome such space which will have a powerful impact.
- Internship programs for the kids in Local universities, trade organizations and unions and Associated builders and contractors
- Vertical Workforce development plan – don’t need to repeat classes
- Include high schools too. Growing skilled workforce as early as possible.

2. Foster and diversify workforce development to meet the needs of current and emerging industries.
 - Comprehensive workforce
 - Trade schools are needed, recruitment for existing workforce and partner with new employers
 - School system curriculum needs to create the foundation for other types of careers

3. Create a comprehensive talent management program that strengthens the relationship between institutions and communities to provide job and internship opportunities, connects people to
 - employment opportunities and focuses on talent development, acquisition and management.
 - This could really use a physical space where this type of work takes place
 - We're not too fond of the word "talent" but generally this is a good idea, change the vernacular!
 - This can be a great boon to manufacturing – a lot of the middle managers and engineers come from outside of the county, but we can partner with institutions to develop this local talent.
 - Vertical dev –ex NY. Identify a need and dev a program to fulfill the need
 - Mitigate barriers to employment that minority groups face by creating strategies that enhance the effects of the Diversity, Equity and Inclusion Program.
 - This is a very good initiative
 - Support – leverage high schools as means of training
 - Better marketing for skill trades for young people in terms of eco barriers
 - Widen minority group by adding people with low income

5. Develop flexible (adjust?) zoning regulations to encourage the development of local food businesses (e.g., farm to table) and small-scale non-pollutant manufacturing (e.g., craft beverage production business and, handmade soaps).
 - This has been so successful elsewhere, so making the zoning flexible will encourage this here. Rooftop gardens have been successful in Boston, could be here as well

- Such changes will really help the art community locally
 - This will support the greening of Baltimore County that will leave a legacy for our children
 - The county stopped a biofuel production plant, but local zoning stopped this great program that could've given students a valuable new experience.
 - Recent trend- renting kitchen not in use just to get orders out (Chuckie Cheese)
 - Small business in Catonsville (food) Ghost kitchen- rent out kitchen. Programs that utilize this.
 - Brick and Mortar buildings to be renovate to multi-use space
 - Update out of date zoning to reflect the current market to support these uses – more flexibility appropriately with surrounding zoning and land uses
 - Textile industries, craft teaching opportunities – should explore more industries and opportunities.
 - Encourage community partnerships
 - Need more transparency in development and what's good about local industries – conflict craft breweries are having event, but neighbors were not fully aware of how the brewery would function and is causing issues with neighbors.
 - Ecotourism (or any of the types of activities listed) should not exacerbate issues in the surrounding communities.
 - Need to better evaluate any potential unintended consequences.
 - Evaluate how the state/county is involved and potentially impeding smaller businesses (farm to table). The one size fits all approach.
6. Increase outreach and engagement with job seekers (e.g. mobile career center).
- Incentive for property owners- Disconnect when community working together to build up the area. Derelict land lords refuse to invest. East Drive – awful buildings, substandard. Sit vacant and can't do anything there. Communication, outreach from County to backup chambers and business association. Try to explain this to landlords. Louder voice from County. Outreach. Bigger emphasis to help the property owners not from the country. Some kind of education and outreach to help them to connect residential and commercial.

- City business owner- City offered tenants incentives to test the waters not the brick-and-mortar style.
- Create opportunities for side businesses
- Add partnership in the action – to dev quality workforce
- Programs for folks beyond entry level, mid carriers

Additional Actions/Comments

- Focus on creating more opportunity for trade school programs within county ex satellite programs or dedicated facilities for trade schools
- More professional levels and not just introductory settings
- Attract Businesses headquarters – higher end eco activities for tax purpose
- Address transportation barriers to accessing training and employment.
- Connect job seekers with local businesses offering transportation (low price/leases on cars).
- Work with employers to connect employees with housing near their jobs.
- Look at where residential development is permitted in relation to zones with jobs such as ML.
- I think when we're talking about equity in workforce development it might be worthwhile to explore some sort of transportation stipend throughout the program. Even if someone has access to a car, the extra mileage may put them over their weekly budget and be a barrier to entry.
- The goals related to "providing transportation" should reflect the modern era in which we live. It does not need to be a new bus route - it could be subsidizing use of Uber for those who qualify and cannot afford it.

Goal 3: Grow, and promote the County's tourist attractions to make the (a) leading (new wording?) it the leading tourist area in the region

- What do we have in mind? We don't seem like a tourist county
- Need to think creatively to reach potential
- Yes, but can we be "the leading"? – City and HoCo draws more...

Actions

1. Create a comprehensive marketing strategy to attract more visitors to the County and improve/ increase hospitality, lodging and visitor facilities and services
 - Great program for the county to undertake
 - Let's really do a good job of identifying the great assets in Baltimore County first and then pursue marketing
 - BWI- County owns lot of land there. No hotels there. Missed opportunity there. Close to City. No hotels in D1.
 - Anne Arundel to Baltimore County- there's no big thing to connect. No fancy sign to say Welcome to Baltimore County- We should attract tourism by filling up this gap. Gateway sign.
 - Incentives to increase B&B, More hotels in BWI
 - Have opportunities to do that in Arbutus. Bring money & tourism \$ from outside
 - D1- Guinness Brewery and MARC station. We don't have attractions for people to go see things. Not enough stuff to do in D1.
 - D1- UMBC –parents to stay need decent hotels. Need of hotels in SW Baltimore County. Rt 40, Washington Blvd. no hotels then we have the BWI. Arbutus and Catonsville collaborate and make the area destination.
 - What can we do to draw people to SW side? Part of problem is lack of communication.
 - Need conventions or conference centers in the county specially in southwest area (Security Square Mall) and East part of the Co. to attract eco activities
 - Add a cooperative marketing strategy to #1 with neighboring jurisdictions
 - I think there should be a conference space in Catonsville along US 40. There are several hotels in that area and the roads have high capacity.

2. Organize regional, national, and international events, and specifically increase the number of youth and sports facilities to attract regional youth sporting events.
 - The CIAA tournament is bringing plenty of funding
 - Unused event centers at UMBC has hosted the wrestling federation and that provides rental fees to the region, we have

great potential to encourage such developments in the county over the city because of access

- We have great facilities here we need to market
- Focus on nation-wide and regional conferences
- Implementation may be difficult with existing market in County. Competitive space. It is a great idea but at what cost.
- Infrastructure and access is needed to make this feasible
- Questions about feasibility of this
- Swim club should be purchased by the county for youth activities (Crosby crossing)
- Not just youth, but to adults too.
- Include seniors that generally have different needs than adults – address those needs.

3. Utilize zoning regulations and land use policies to increase agricultural tourism and agricultural value-added activities (farm breweries, wineries, and others).

- Let's add parks into the equation as well
- We can use farm that's been put into preservation and make it accessible to the whole community. BC has put money into these properties so we should have access
- Need capacity to support these uses, at what cost
- Focus on regional tourism that is lower impact where appropriate
- Would love to see connector trails – like Washington and Dominion Trail (VA) group tours of breweries and bakeries, etc.
- Would love to see something similar in southern county, connect to other counties and the city – Jones Falls Trail connection. We have Guinness and other breweries that could be a part of the tourism network.
- East Coast Greenway connection to north Baltimore County? However, this needs more funding and coordination with the city.

4. Study the feasibility of the proposed Equine Legacy Area and its benefits to the County's tourism industry.

- Seems like a good idea
- Needs to be well thought out – to an extent
- Does it prevent properties to subdivide in the future?

5. Protect and promote recreational waterfronts as important elements of a community's maritime heritage (marinas/eco-tourism/recreational fishing/public parks/beaches).
 - Agree with protect, but the needs to shore up the shorelines from erosion make them less user friendly. We need to balance these mitigation strategies with community's recreation needs.
 - Include rivers in this action – we need a better partnership with the state to protect the Patapsco and the Gunpowder's recreation services
 - The waterfront in Baltimore County is a beautiful, hidden gem. You don't need to go to Ocean City.
 - We have a good start on this
 - This is good to leverage existing assets rather than building unmet tourism industry
 - Need organization to let people know what's available – didn't know there were beaches available
 - City/county partner to dredge Patapsco River from Lansdowne to west port
 - MP should have a Dedicated section for BC waterfront overall to stress eco benefits
 - Widespread when it comes to water – push to have access to water

6. Conduct programmatic reviews to ensure the success of heritage and recreational tourism, designated Arts & Entertainment districts, and performance venues with private and governmental agencies to ensure that appropriate regulations exist to protect County's natural resources.
 - Developers avoiding inserting open space has damaged or tourism districts
 - We need to assuage difficulties around usage of sidewalk, storefronts, and public spaces for outside arts events
 - BILP- some programs to do inside of the building. Lot of grants for façade of the building. Speaking as tenants.
 - Support, continuing upgrades are important
 - Keep up with changing culture to stay relevant
 - #6 is very important
 - Some of the agricultural tourism ideas may also need better coordination/cooperation with the health department (food/safety issues).

- Winery/brewery co-op should be encouraged—in industrial areas. Urban wineries in industrial areas.

Additional Actions/Comments

- lessen impact/buffer zones between high commercial zones and legacy residential – not very sustainable
- audit of county lands for uses that will help lessen impact between eco dev and quality of life
- give county refusal to purchase land if available for purchase for higher purpose for the community
- □NEW – encourage businesses other than “craft” related activities. Places for farm stands, for example. Some places have farms that are tourist destinations. More experiential tourism and activities. Corn mazes and hayrides. Pick your own farms (CSA).
- Encourage more bed and breakfast businesses in certain areas
- Identify large parcels for possible regional parks and fields in order to provide opportunities for sporting events.
- Use music, food, hospitality to bring people together
- Work with communities from the beginning when developing new tourism destinations to encourage buy-in from the start.
- Develop programs to build workforce for tourism and hospitality industry, as well as wineries and breweries.
- Alcohol production as allowed in current zoning regulations—need to be updated to allow smaller facilities.

Goal 4: Dismantle barriers and expand opportunities for low-income people and communities of color

- Goal revision: - Not just low-income families also moderate families- they are also struggling. Focus on balance for low income and moderate-income families.
- Needs to be constant and on-going
- Focus on existing opportunities, education, trades

Actions

1. Support investment and business development in underinvested and disinvested communities and to provide equitable access to economic opportunities.
 - This is a good goal

- Focus on helping small businesses, build wealth, secure well-paying jobs
 - Better outreach and marketing of opportunities that exist
2. Establish a business incubation program that helps develop minority owned small businesses (e.g., MBE/WBE, veterans and people with disabilities).
 - This is a good goal
 - Partner with Universities and existing anchor institutions
 - Marketing of existing programs
 - Expand to small businesses in distress communities
 3. Using an equity lens, identify regulations and planning tools that could create barriers to growth in specific areas or communities.
 - Identify barriers and rectify
 - The other part should be to fix the problem once barriers are identified
 4. Integrate zoning regulations, land use policies, CZMP and development review process to ensure development are sustainable and equitable.
 - Good consideration combined with number 3
 - Hold 5-year follow up to assess progress on MP2030 and other processes
 - Report on measures of how we are progressing with Master Plan
 - Regular development process and other processes should directly respond Master Plan goals
 - Community Input process is stifling progress – needs to be re-evaluated on all fronts to incorporate more community input and collaboration in all development processes (especially PUDs). More accountability.
 5. Develop actions to balance future growth within the Urban-Rural Demarcation Line (URDL) and the conservation of rural characteristics outside the URDL.
 - Finding a balance with future and incorporating community input
 - This is a huge deal to northern communities – should be dealt with delicately!
 - Keep the URDL intact- fine with moving in but don't expand

- Needs to be a group to represent the URDL –like a council or eco dev authority for just inside URDL to help manage the URDL
 - “Urban” areas are prevalent in the York Rd area. Has urban outlived its own meaning? Not urban, but not rural. Peri-urban? Is this action #5 meaningful in this time?
6. Create strategies to work with stakeholders and partners to strengthen and improve the ability of commercial revitalization districts (CRD) to attract businesses and be accessible to nearby communities
- The business associations respond to outreach from the county government and incorporating more voices will always lead to a better outcome – the county govt should continue prioritizing business associations
 - And walkable, bikeable– ex Route 40 in Catonsville
 - Legacy commercial areas
 - Lower speed limits
7. Explore creation of Community Equity District program to foster the growth of Community Development Organizations in order to build stronger partnerships and provide better access to resources for economic growth.
- Baltimore City government has utilized its Community Development orgs really well, and the county could have a great benefit from developing similar CDCs/CDOs.
 - Business Associations are excited about this sort of dialogue; additional outreach will lead to positive responses from this organizations. If the County continues this type of outreach, we’ll see more and more success.
 - Optimism is essential to forming these potentially very influential connections. Deflating attitudes deflate potential
 - Lot of strategies for co working space for small businesses can be applied here
 - Education to differentiate business and hobby. Foster entrepreneurs- partner with State entities- County should promote collaboration. Opportunities to partnership with federal agencies.
 - Women being entrepreneurs – challenge- Minority business owners- supportive way start to own small business. Other challenges outdated policy county might have

- Survey for disabilities. Information for their needs.
- How would this work?
- They should represent larger residential and business community, to ensure they are partnering with community associations and are well involved with the community (not an outside organization coming into a community)
- Make these organizations a hybrid between residential and commercial communities
- new organizations should fit into the existing community fabric and organizations – not replace or overlap. More coordination and partnerships needed to advance goals.
- County designated staff for these targeted areas– dedicated staff person for just targeted areas to get things done
- live near your work – grant/incentives purchasing home within certain distance of eco hubs/major employers to raise no of homeowners and employees tend to stay in work if walkable – Ex. John Hopkins & Baltimore city
- Redesign some of the housing stock to a high standard
- Create Homeowner dev corporations to manage contracts and reselling -
- Relax rules/regulations on MF to bring in line affordable housing

Additional Actions/Comments

- NEW – live near where you work strategy. Is this something that Baltimore County has thought about?
- NEW – add multi-use / mixed-use – live where you work (re)development types. However, there have been other projects with infrastructure issue.
- -higher density is required for certain desires, such as walkability and ease of access.
- -need to evaluate infrastructure issues before increasing density, though.
- Include Federal New Market Tax Credits, TIFF bonds and other financing tools
- Incubation programs with mentors—Loyola University
- Carefully review marketing and outreach to accommodate reading levels
- Evaluate interplay between development regulations and land use policies (as they are outlined in 1-7) to make sure they're not

barriers in targeted areas. Creative solutions to overcoming the barriers. Coordination between county agencies to understand the barriers and develop a complete package.

- LEED—qualification status vs certification—big difference in cost for development
- New tax incentive program
- Create live/work residential units—retail or office on ground floor with residential above for owner/operators.

Responsible Regionalism Community Engagement Meeting Feedback

January 11, 2022 – 6 pm

Goal 1. Foster regional economic growth and development to better prepare for the future economy and connect local talent to opportunity (Resilient Economy)

- Allows MD as a whole, especially in our region, to draw larger businesses. More than just BC, but all of MD. Larger business can work to support small businesses
- We shouldn't look at this as a competition between counties/cities regionally. Rather if we work together, we can ensure a rising tide lifts all boats
- We also need to be prepping people for upcoming regional opportunities – we have offshore windmills coming in, can local employees be trained to work on those? Same with Tradeport Atlantic.
- Work with the local universities, Goucher, Loyola, CCBC etc., to ensure that their graduates can find positions locally in Maryland
- New Action: Establish a joint economic development concept by promoting business development, agro-tourism and regional business

Actions

Align the County's economic development plan with the regional economic blueprint

- Need more information on the blueprint
- Master Plan needs to explain what the regional goals are to see if we should align with them
- Focus on Tourism and environmental
- There is a lot of competition on regional skilled labor and economics

- Need to specify the “regional economic blueprint”
- County needs to take the leadership. “Align” is not enough
- Change Action to: Incorporate the regional eco blueprint within the county’s eco dev plan

Establish a joint tourism development and marketing plan with surrounding jurisdictions

- Opportunities available for theme-based tourism that crosses jurisdictions
- We’ll need to consider transportation and traffic – we don’t want tourism negatively affecting the local communities
- A number of our historic sites could benefit from connecting with City historic sites
- A number of our parks/trails could benefit from coordination – if someone is walking on a trail, they just don’t want to stop at a jurisdiction line
- How do we handle the challenging image that the city has nationally, can the city benefit from working with us, can a rising tide float all boats
- Baltimore County doesn’t seem to be a major source of tourism.
- We have good rivers – gunpowder and Patapsco. Howard County has a good tourism draw.
- Absolutely, Star Spangled Trail, etc...
- Equine activities, Pimlico
- Connect NCR and Jones Falls
- Promote dev that connect trails going through BC. Take advantage of eco benefits that exist in trails
- Change Action to: Establish a joint tourism development and marketing plan with surrounding jurisdictions by promoting interconnected greenways, pathways and trails

Prepare businesses and the workforce to provide materials and services for Offshore Wind enterprises at Tradepoint Atlantic and throughout the region

- Job training to ensure local employees get local jobs
- Negative feelings on offshore wind with the power and bird population.
- On the east side – a steel mill is starting up again. It would serve the community with the jobs provided by that opportunity. Need to support the companies.

- Tradepoint Atlantic could support solar. No solar on prime and productive soils/wetlands.
- Reach out to local high schools and community college (curriculum) to get them involved in a career path
- Study to see what types of skilled labor is needed and to train them in trade schools and CCBC
- Too contingent on offshore wind manufacturing deal for TPA? Maybe focus less on Wind and more on TPA as an incubator of other industry?
- Leverage educational institutions (Colleges) to create a better environment for startups
- Start at the HS level with trade focused classes

Encourage and support the development of housing and employment centers that are along the public transportation system

- How would housing development be encouraged? How would that impact the cost of housing?
- Encourage renovation of housing in older communities. Not building on greenfields. Invest in older communities, taking advantage of existing infrastructure and reducing environmental impact.
- How does zoning allow or incentivize this for this in older neighborhoods?
- Need more mixed-use developments with jobs and residential incorporated; need a new model of development in Baltimore County.
- Incentivize residents of the county live work and support their immediate communities
- Advertise housing options in the county to people living and working in surrounding jurisdictions
- Improve education so it's on par with surrounding areas and make this area desirable for new residents—possibly look at regional standards
- Concern for overcrowding in schools that needs to be taken into consideration for expanding housing stock – transportation planning and school planning don't line up
- There used to be a place off of Frederick Road that helped folks find jobs and it's closed – reopening would be beneficial to the community

- Public transportation system will need to include last mile connections for walking and biking – this can reduce congestion and emissions while increasing health benefits
- Hopefully this can serve school kids as well
- We’ve got to improve the across county transit through the city. If someone’s on the east side of the county they should be able to get to job opportunities throughout, they may need to cross the city
- We also need to expand transit to go throughout the county
- Very important – people need to be able to get to jobs. Transit is needed.

Connecting housing to jobs with many forms of transportation

- MTA – become more involved, tie red line dollars back into the transportation system, and push for money to get the fed and state funds.
- Public transit system in Balt Co is rather limited. Focus more on transportation corridors in general?
- Need to expand the public transit system for this to be realized
- Build out system with pedestrians in mind
- Outreach before adding public transit
- Expand access to regional transit options (MARC, Amtrak, etc...)
- Popularize public transit and encourage more people to use it
- Make sure students have access to free transit to get to-from school
- Foster pro-business governance to achieve goal
- Too broad. Encourage/promote TOD
- Change Action to: Encourage and support the sustainable development of housing and employment centers that are along the public transportation system & transportation corridors

Goal 2: Collaborate with the region to create a well-connected transit network and to protect human health and the environment.

- Add State into the wording of the goal, SHA, MTA
- Let’s create that regional trail network to connect the NCR, Jones Falls Trail, MA and PA, as part of long-distance trails including the east coast greenway
- This will increase public health opportunities, reduce emissions

- The train used to run to connect the York Road Corridor, but no longer does – can we look at restarting service within the county and up to the Mason-Dixon?
- We used to have a train that ran to Bel Air, but we no longer have that connection
- System should be designed to promote Baltimore County to tourists (NEW)
- Better Highways for those coming from out of County
- Should regional improvements need to have buy-in of local communities?
- New Action: Improve roads/connectivity between city/county/AA
- New Action: Finish interstate improvement projects already started in a timely fashion

Actions

Support the extension and expansion of the regional transportation routes

- We have the metro coming from Western Baltimore but never connects to eastern part of the county
- Approve of the vision of the interconnected BC subway system
- Our subway is barely a subway, it's more like a shuttle, it doesn't connect to the rest of the county, how can the city improve those connections to make the subway more useful
- Having a transit system to get folks from the city to Towson in a rapid manner
- BMC – Study transportation (safety parking traffic) in Historic Towns – Ellicott City and Oella and Catonsville
- The group does not support this action if building more roads is involved.
- Change Action to: Support the extension and expansion of the regional transportation routes including bikeways, pathways and mass transit

Promote the East-West corridor 50M Raise Grant Project and MD-40 RTA bus Project

- Could this be extended to Dundalk or Trade Point Atlantic in the future
- Would like more info on these two projects
- H to N in Baltimore City potentially finish up to allow for an easier east west

- Any East West connection better, busses whatever mode i.e., Red Line
- Study most important and cost effector corridors and types and transit.
- Sites surrounding Transit could they be redeveloped at higher densities? Opportunity missed to create jobs next o transit stops.
- Regional transit infrastructure needs to be more pedestrian friendly/safe for when passengers arrive at their destination - applies to ALL actions
- Love, no change – Rte 40 create complete street model to slow down traffic – increase charging stations in proposed developments.

Work with the State and city to make improvements on the MTA and transit networks

- Baltimore Regional Transit Authority type organization is needed.
- Transit is good!
- BRT is really worth expanded; we don't need more traditional buses but instead an effective, efficient BRT system that connects to the rest of our transit network
- The City has marked off bus and bike lanes on North Avenue – if the busses run more efficiently than this land use will be more effective
- Let's not forget improving our rough streets that damage vehicles
- Should we expand the number of lanes on 95 near White Marsh?
- We should also add bike lanes
- Work with local communities to make sure they approve of additions/improvements
- Include: Improve perception so more people use them

Expand the County's circulator transit program, including inner Beltway communities where connections can be made to City neighborhoods

- Not sure that connections to city neighborhoods would be desired by those communities but the transit circulator program in general is a positive service; complements existing MTA service and routes
- Special circulators or buses for events in the region

- Circulator should not have been started during Covid-19. Some people cannot take public transit for work right now. This shouldn't become just another non-used service
- Transit circulators need to be appropriately sanitized and let riders know about such cleanings
- Agree. Bus rapid transit around the beltway good practice
- Coordinate with adjoining jurisdictions to develop and expand regional pedestrian and bicycle connectivity
- State Pedestrian Safety Plan & Baltimore County Bike and Ped plan going on right now; is information being shared between state and county?
- Safe connections to other jurisdictions are important—coordination is important
- Regionally publicize use of public transportation
- Prioritize bike trails that feed into schools—safe routes to schools; ability to bike or walk to school
- NCR to Jones Falls Trail connector would help bolster the bike and ped connections
- Both County and state have provided money for NCR and Jones Falls Trail. Mile south of the NCR Trail is owned by DPW. Need to connect that piece
- Harford County is extending the Ma and Pa trail. Need to work with them for the Baltimore County side.
- Better local bicycle and pedestrian connections are needed. Resurrect the Bike and Ped plan.
- Trolley Trail along the Patapsco extension
- East Coast Greenway Project – Can help to promote tourism.
- Develop more semi-permanent bicycle infrastructure. Trails, cycle tracks, etc...
- Agree. Love this action. Important, we are far behind other jurisdictions.

Goal 3: Strengthen inter-jurisdictional efforts to improve the delivery of services to Baltimore County residents.

Actions

Partner with Baltimore City to implement improvements in the management and operation of the Water/Sewer system that are needed for sustainability

- We need to be concerned about the infrastructure to the water aging – the city has its own issues, so we need to take steps to ensure that the high-quality services we are accustomed to in the county continue
- When the new meter system for the water was put in county residents were told that the city would be billing for the actual usage, but the city has struggled to convey what the meter fee is to county residents
- Water/Sewer system are needed for sustainability
- Most Critical – Sewer system deficiencies. DPW is not straight forward with water and sewer in the County. Needs to be more transparent
- Regional Authority - Needs more regional cooperation - Howard, AACo, Harford, Carroll, Baltimore County – Not just Baltimore City. City can't do it on its own. Can make billing, paying, priorities and budget more transparent.
- Local flooding problems in some neighborhoods is very severe. Revisit this local issue in the Master Plan.
- Ellicott City flooding – coordination needed by Howard and Baltimore County
- Baltimore County has older infrastructure and the County needs to be mindful of new construction permits
- Back River – the dumping of sewerage into the river needs to stop
- **This issue is the most important issue and needs to be looked at and managed better. BC needs more seats at the table with Baltimore City.
- “Coordinate” rather than “Partner”?
- Not only water/sewer but also reservoir land and everything that Baltimore City DPW control and won't maintain

Work with other jurisdictions to establish a regional broadband policy

- Does this mean a local service provider?
- The last year has proven how important broadband can be to education and potentially to the new work environment, with more businesses limiting their physical footprint, this is one of the most important topics
- Offices as we once knew are changed forever, but the county needs to be in better shape for using virtual learning and virtual work

- We should allocate funds to this issue to ensure quality access to broadband
- The senior centers have been mostly virtual – all members of the county are online!
- We can't just depend on the federal government, but we need to work with the state, the county, and broadband vendors. We should provide better access through encouraging vendors
- Depends more on individual counties negotiating with providers

Develop a regional solid waste and recycling system with Baltimore City to end the reliance on incineration

- We have way less landfill space than we thought we did – we need to balance the reduction of incineration and the lack of landfill space
- We have our own waste issues – we weren't separating recyclables and trash
- We currently have an existing partnership with the city that can continue
- Partnering with the city to improve our composting services
- Market for the recycling products. Regional or state level is needed to get more for more.
- Some areas are moving toward more biodegradable.
- Regional Composting efforts.
- Why focus on just Baltimore City? Work with all other jurisdictions
- Transport waste even farther away?
- Could waste management be privatized or public/private?
- Bottle bill in the County?
- Incentives for “zero-waste” businesses to come here
- Add composting and composting education to this action

Goal 4: Strengthen collaboration to protect and preserve the environment, combat climate change and implement initiatives to foster sustainability.

- This goal has too many actions, sound infrastructure is more important than environmental issues even though environmental issues can lead to infrastructure problems
- Climate Change has continued for some time, is a regional solution best?

- Takes too long to work through the county permitting system to build things near the water which could protect against climate change. i.e., bulkheads

Actions

Establish and participate in regional strategic policies on land conservation and preservation

- We do need to think about our growth controls, we're skipping county and state boundaries –where do we draw the line?
- We need to continue funding land preservation – our water comes down through the northern part of the county
- We need to invest in our old neighborhoods to be sure that land preservation is sustainable
- Expand our green spaces regionally
- We continue to build, have large lawns, and continue to shrink forest cover. Need to education our residences. Better organizations to do the boots on the ground that the County can't do. Cross jurisdiction.
- Use currently developed land better to conserve undeveloped land so more people don't use more land

Advocate for a regional alliance on the protection of water resources through education, advocacy and restoration of water aquifers, watersheds, the Chesapeake Bay area

- Coordinated efforts to work with communities to improve the health of the Jones Falls and the Inner Harbor
- This program needs to be across state lines, so much of the water we see in the Chesapeake comes from PA – their runoff impacts us. How can the County participate in these regional efforts?
- Coordinate water protection with tourism and parks folks – the more we can create regional water access, fishing, boat, the more we can encourage people to care about water quality
- In Philly, trails and water access are used to create an investment in the water quality. D.C. has done similar work with the Anacostia
- Most of the water from P.A. comes through the Susquehanna, but the tributaries tie BC into the discussions with PA

Enter into a ten-year Watershed Agreement with Baltimore City

- The agreement should be far longer – we cannot just have the connection to our water tied to simply a decade. The city wants the water to be clean, and we control development there so this should be mutually beneficial.
- Agreement in the past did not work. Choose a shorter agreement like 5 years. Include protection of drinking water

Promote the establishment of a regional system of parks, trails, and open spaces that meet the needs of all age groups

- Regional parks and trails system is not just for recreation, but also for transportation. The more options folks have the less traffic we will have. We've got to link people with places they want to go.

Develop a regional climate action plan and efforts to combat the causes and impacts of climate change

- Need better cooperation between city and county related to flooding issues
- Stormwater management policies need to be re-evaluated

The county will use multiple strategies to reduce Greenhouse Gas (GHG) levels from County government operations by 2030 including reducing the carbon-intensity of our operations, improving our energy efficiency and meeting 100% of the County government's baseline energy use from renewable energy. These actions are in line with the State's goal to "reduce greenhouse gas (GHG) emissions by 40 percent below 2006 levels by 2030 while reducing long-standing environmental and racial injustices".

- Fully implement the County government's climate action plan by 2025

Help incubate, grow and support regional businesses that focus on sustainability, energy and waste reduction/mitigation and also apply an equity lens to their operations

- Partnerships with non-profits related to environmental issues.
- Incentives to reduce costs to developers and businesses to implement these things
- Speak in terms of "environmental justice" rather than vague "equity lens"

- Create a plan and program to address sea level rise problems in communities along the Bay and coastal waters
- Encourage governments of the region to leverage and share state and federal funds received for regional environmental efforts
- Align the County’s Capital Improvement Programs with the regional climate action plan to better build sustainability

Goal 5: Strengthen partnerships among regional governments to develop a safe, healthy and equitable living environment that could eliminate opportunity segregation and the impediments to opportunity for underserved and vulnerable communities.

Actions

Increase joint crime-fighting efforts including crime prevention, investigation, prosecution, and the sharing of crime information with Baltimore City

- More training for police in social work and conflict resolution skills and be more integrated into the community
- Social work task force approach—partnership with police departments
- Support regional coordination to create a network to combat the existence of food deserts in all jurisdictions
- Support actions on regional service-sharing policies and funding (ie sustainable energy – wind farms and solar)
- Advocate for a strong relationship with Baltimore City and surrounding jurisdictions to mitigate social inequity
 - Many area non-profits and religious institutions have taken this on and should be encouraged. All jurisdictions should provide support and partnership opportunities.
 - Address concentrated poverty in surrounding jurisdictions (specifically the city) and better distributed among all jurisdictions
 - Need a regional approach to youth group homes; causes concentration of group homes in Baltimore County

- Specifically identify issues of racial inequality—specifically as it is stated in this goal.

Implement the County’s Fair Housing Action Plan in alignment with the BMC’s regional policies on housing

- Important to address segregation—MPDU approach as used in Howard and Montgomery Counties
- Incentives for homeownership that targets vacant homes that have been sitting for a certain amount of time.

These are the current Draft Goals and Actions. Do you feel that any important goals and or actions have been left out of the Responsible Regionalism topic?

- Would like to see more data related growth and status of the county.

Interwoven Equity Community Engagement Meeting Feedback

January 31, 2022 – 6 PM

General Comments:

- Equity should be considered in other areas (the 3 topic areas)
- Will the county make an effort to show how equity is utilized in CIP process?

Interwoven Equity Section DRAFT Goals (30 Minutes) Equitable Information

Goal: Increase Baltimore County government’s transparency by providing communities with actionable data for equitable decision making to improve access to opportunities for all residents.

Actions:

Map and analyze inequities by applying a racial equity lens through maps and spatial analysis to reveal and understand inequities in experiences and outcomes throughout the county.

- BMC did quite a bit of mapping about inequities – this info could be useful, may need be useful
- We should consider an exchange for data rather than just a platform– a two-way system that allows for response from the community
- While we have long overlooked racial considerations, we should also consider concentrations of poverty, socioeconomic, ability

- Really need to take a hard look at the different circumstances between racially diverse areas
2. Create an online, interactive tool that geographically highlights demographics and disparities in infrastructure and service distribution within the county. This tool would provide valuable information to county leaders to advance a more equitable county, while helping citizens hold decision-makers accountable.
- 1 and 2 are related. All info should be made available online. Ensure that visual and mobility impairments are addressed in the actions. Addressing multiple languages.
 - The info could be detrimental to certain communities if made available to outside developers – they may not invest in those areas
 - #2 question is how to make accessible to many people Ex no access to internet, broadband. Need to be more than an online access
 - Data that might be useful – schools, crime, job opportunities, high speed internet access, food access, transportation. The issues with this project may be how much data is required.

3. Partner with regional organizations and institutions to both keep the data accurate and up- to-date.

DEI Working Group can function to better connect the community with county offices-should really function to enact change and policy

General Comments:

- Community associations should be contacted directly w/information since county has directory (more likely information is gain by word of mouth).
- Planning board meeting, council meetings, etc. are unknown to community members
- Community listing should be kept up to date (make an expectation to community associations to ensure the list is up to date/current)
- Planning projects are not easily accessible on the planning website. Process is not consistent.
- County Map could be used to show on-going projects
- Utilize “Next Door” (“Facebook” for neighborhood associations)

- Equity can refer to income levels. URDL causes segregation. Income breakdown by ZIP code.
- CENSUS DATA. Data Points, this information is available
- Very difficult to capture this data – availability of building lots, for instance, etc.
- Additional actions: Consider Social Justice and Racial Equity Impact Statement for all projects similar to that in MoCo use this – perhaps consider this effort in terms of budgeting

Equitable Engagement

Goal: Create new standards for equitable community engagement in order to build strong, sustainable relationships and partnerships with all residents of Baltimore County.

Actions

1. Broaden outreach and support participation of people of color, immigrant and refugee communities, and low-income residents in community outreach and public engagement processes.
 - Consider the needs of individuals without homes, with disabilities
 - If everything is virtual that could cause issues. Face to face will need to happen again. Other methods should be explored/implemented.
 - Add community leaders to #1—existing leaders where trust has been developed, use that to build upon
2. Develop a policy that reflects how communities prefer to be engaged.
 - Might need to branch out to other virtual platforms, others may not want virtual at all.
 - #2 Develop a policy that reflects how communities prefer to be engaged - will have to communicate with individual groups to determine what their best methods of contacts or communication is= strategy
 - Two big thumbs up!
 - We really need to consider whether or not all communities are equally able to access Zoom/Webex – what will work the best in the time of Covid?
 - There will be community leaders who provide advice on what is best
 - Too often our language is too academic/abstract

- Consider more focus group/conversation style meetings rather than the traditional podium public forum
 - We need to reconsider how folks engage at the County Council level, currently virtual meetings don't help create a sense of community, don't allow citizen groups to see each other's faces, don't get an order for community input
 - For those who haven't engaged much before, it can be off putting to not have your face shown when engaging
 - Current times for meetings have previously been largely inaccessible to those who work
3. Foster trust by increasing accessibility to community meeting facilities and services, while expanding the opportunities to become involved with county plans, processes, and initiatives.
- Is being done now. How do you get to more people?
 - We need to have feedback from the County after our engagement – our engagement goes into the black box and we don't know if we're just shouting into a well.
4. Publish statements of purpose prior to community engagement efforts, including all meetings where community members may give input, detailing the specific impact that input provided by community members will be incorporated into decision-making processes.
- Many may not read stuff ahead of time
 - #4 very important to encourage participation
 - Annotate the issues prior to community meetings so that folks know what will occur at the meetings, how the County feels about a topic
 - Can we publish simply worded summaries of what happened at every meeting like BCPS – easy to understand and easy to translate
5. Conduct an equity review of Baltimore County's development review processes and develop recommendations to increase equitable engagement in community input meetings.
- Virtual and Covid has impacted participation. Hybrid conferencing could be a solution.
 - Review processes could be better. How is this related to equity? If don't have the technology, it is hurting them more.

6. Develop a toolkit to be used by county agencies for a more equitable engagement process by identifying barriers to participation. Use the toolkit to develop facilitation strategies, engagement plans and innovative outreach methods in order to ensure that outreach or information-gathering approaches include an intentional effort to engage a representation of the County's diversity.
 - Incorporates some of the previous actions – repetitive. Engage in ways that suits their community
 - Making procedures and processes a lot more user friendly for licensing for small- businesses, regulations for renovations on residences, etc.
 - We need more information available to get past the idea of people in-the- known being able to get what they want
 - The county should be here to help you get through this processes/ more customer service orientation about “how do residents make things happen”

7. Establish an annual meeting among County agencies to review the toolkit to highlight successes, as well as identify strategies in need of improvement.
 - Do not limit to County agencies. Consider residents, various groups/community members (allow them to speak about how to interact with them, needs
 - #7 not just co agencies should have citizen and businesses representation so they know their ideas are being incorporated in policies and decisions
 - #7 good to check in annually General Comments
 - Consider the time & format of meetings (for example WebEx meetings)
 - Examine restrictions for attending meeting (example deadline to sign in, amount of time to make comments). Makes it difficult for people to “spontaneously speak” What are the obstacles present?
 - use translation services in meetings to attract people speaking other languages
 - “We need to develop to a way to inform the uninformed”
 - Fliers/ Handouts through the schools on a regular basis
 - Average citizen ... “doesn’t know what’s going on” nor of meetings that might be relevant to them

Equitable Capacity-Building

Goal: Increase the capacity of community organizations throughout the County to encourage collaborative decision-making using an approach that is grounded in principles of inclusion and respects different types of experience and knowledge.

- Community organizations are not the only way that people identify with communities. Does not guarantee accurate representation of county residents
- Consider doing more things on a local-basis
- How do we help all types of community build capacity?
- Where aren't community associations present? What interest/affinity groups aren't represented?
- Some things hinder the ability for orgs to operate (location, etc.)
- Gap analysis can be conducted

Actions

1. Expand outreach to encourage registration of community organizations in Baltimore County in order to provide up-to-date contact information that is available to all community organization leaders, county staff, county officials, and other parties interested in partnering with community organizations.
 - Need to come up with better ways to keep community groups up to date and add new groups. Keep this info up to date on MyNeighborhood web site.
 - #1 currently you have to be a registered association—boundary and bylaws required; many social groups don't have these; how would you differentiate between the two? How do you define a community association?
 - #1 make sure you have multi-lingual access
 - We need to be proactive in expanding outreach rather than reactive – we need to reach out and contact the community orgs to get the right information
 - Consider this as a data exchange
2. Establish a grant program to support community organizations with small, one-time initiatives and projects.
 - Grants programs: in order to be equitable, encourage reporting to be not as extensive – make it easy to apply - opportunity to submit by online or mail. Accessibility to encourage many people to

apply. Language could be a barrier, maybe provide applications in other languages.

- #2, questioning small and one time – should be frequent. Amount of money will determine the frequency and extent/amount of grants
 - Establish an official program that incentivizes
3. Establish a grant program to support community organizations' capacity-building initiatives, such as growing a mailing list or starting a website.
- 2 and 3 are similar. Web page on county's main web site to update.
 - We should focus on getting community organizations started in low-income areas
 - Affluent communities are more likely to have active community association. NeighborSpace ran a similar program to help community orgs start websites
 - Baltimore Community Foundation has similar grant programs but the issue is often who is actually applying and how can we help community groups apply
 - Often community associations are not a representative group of the neighborhood, but helping such associations navigate racial/ethnic transitions in the community equitably will be quite valuable
4. As part of the small area plan and planning process, determine goals and strategies to improve the effectiveness of local community organizations.
- Small-area planning needs to be focused into actionable goals
 - We should focus the small-area planning efforts on the communities that are most in need
 - We need to rebuild a sense a trust that small-area planning is serious
 - Young parents often get involved in their PTA and then transition their advocacy to their community association – county planning should be reaching out to PTAs as a reserve of interested community members. PTAs are great tools for education about the community.
5. Based on a recommendation from Baltimore County Efficiency Review Report (2021), create a Citizens Planning Institute to engage community members in

the planning process and develop a strong cohort of well-informed supporters that will increase residents' understanding of planning, policy, zoning, and development decision-making and processes.

- #5 other jurisdictions have challenges with this action. Significant time and efforts by staff. Review other places to see what suggestions they would have in changing the program. Make it more sustainable
 - Baltimore City has Implemented CPI
 - Some form of this has gone on for years with the community planning
 - What the city is doing is really great, and building capacity in the next, more diverse generation is important
 - Can we have 3-hr bootcamps held or recordings made available – We should have short vignettes about these topics
6. Hire an Equity and Inclusion Planner to administer community organization and leadership development programs, oversee new equity planning efforts, conduct regular equity reviews of development review procedures, and implement the equity goals interwoven throughout Master Plan 2030.
- Go through avail info that county has to make it more comprehensible/available
 - Person needs to be local. Will person be limited to planning or interact with other agencies?
 - Needs to also be a trainer, overtime this person needs to educate the whole planning department about these values, give them “Access to All Silos”
 - All agencies should incorporate these topics
 - They can be in the Department of Planning or housed in DEI

General Comments

- Consider putting funding into better utilization of Senior Centers (closed on the weekends - Use space creatively for public meetings, etc.)
- Conference/Meeting annually on how to start or organize a community association
- Ombudsman for community associations (be able to advise on next steps, file grievances or petition to reconsider decisions) - no financial burden on associations.

- Non-profit that can assist neighborhoods with issues (example Neighborhood Design Center)
- General newsletter sent out to all community organizations, CDC's, etc.
- Anticipating cycles of population growth + decline (older people need services like retirement homes, young families focused on housing, schools etc.

As we review these Equity Objectives, we ask you to think about:

- What are the best ways to address equity for this topic?

Equity Objective: Equitable access to quality, affordable housing, efficient transit, modern infrastructure, and high-quality community facilities

- Free transit system in the county (would need to be a regional initiative, local jurisdictions would need to contribute). Increases access to jobs, etc. Could a study be done?
- Mixed-race, mixed-income, diverse communities
- Education: One thing that everyone should agree: Pre-K for All
- Energy Infrastructure: tax subsidies for use of solar power / renewable energy. as a source that can fit right into existing communities – lots of different applications. Every roof, parking lots, etc. Win/win situation.
- Affordable housing –provide legal assistant to those in legacy housing to obtain clear title
- Rent issues/foreclosure – accelerating too much – investigate and assist renters in vulnerable areas
- Better planning of ADA compliant for affordable housing – don't know if it's existing?
- Homelessness – provide half way housing – help them get out of the streets
- Awareness - many County citizens are not in favor of affordable housing. Need to educate the public what is meant by affordable housing and the requirement for affordable housing.
- Workforce housing terminology
- Zoning regulations might need to change to fit this into areas outside the URDL.
- Impact of URDL on segregation in the County. May hinder economic opportunities from a land use standpoint.

- Focus on existing transportation network and maintenance. Quality of what we have needs improvement to encourage use—reliable, clean, safe. A nice amenity not a last resort.
- Land Preservation Plan—data indicators for new locations for parks and recreation areas.
- Review use of Program Open Space funding and where it has been used in the past.
- Existing properties—review for first right of refusal from county for future pocket parks especially where park access doesn't exist or is scarce.
- Focus on land use from an equity perspective—URDL, development policies, zoning, etc. so that land use decisions support equitable, quality development.
- Look at under-utilized parks and determine better access to those parks or encourage additional development near those areas (where land exists).
- Need for indoor soccer or sports facilities in the county.
- We should consider access to public greenspace and parks
- Air Quality and Water Quality infrastructure
- Access to information about what is happening in the development “equity of understanding”
- Lack of attention to dilapidated sites
- Opportunity to build wealth through diversify the locations of affordable housing
- Let's de-cluster our affordable housing throughout the county and create mixed-income housing “No big neighborhoods without small houses”
- Reconsideration of ADU policies, no large lot zoning policies, Delegate Belcastro's legislation about small houses

Harmony with Nature

Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.

Topics that will be focused on in this workgroup include natural resources, community facilities and services, recreation, parks, and open space.

Equity Objective: Environmental justice, clean water and clean air for all, and climate resiliency policies with fair impacts geographically

- Zip code correlates to health. Increase access to open spaces
- Increase Tree Canopy + Streetscape (and maintenance), look at zip code
- Improve “grime” by zip code (DPW)
- Stop allowing developers to take down specimen trees – impervious surfaces should require a certain amount of trees
- Vulnerable communities get highest priority
- Identify resilient hubs (instance of natural disaster) – could be part of walkable community concept
- TOO MANY PARKING LOTS (could be much better, from a land use perspective), and contributes to several environmental problems (heat island effect, runoff)
- Can begin by at least installing permeable pavement. Providing Tax benefits for the use of permeable/porous surfaces instead of impermeable surfaces.
- Reduce Criminalization of homelessness – Ex: avoid placing no loitering signs in public places to be more equitable
- Distribute Trees, green places, gardens equitably
- See more Fruit trees in public places
- DNR – has a mobile center that is run by bilingual park ranger staff, esp. Spanish.
- Better public access to the waterfront for all residents. And all other water resources.
- Better education and outreach to communities to increase awareness about natural resources and information about access to those areas.
- Reduction of Impervious surfaces

Healthy Community

Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.

Topics that will be focused on in this workgroup include public health, health care, schools, libraries, public safety, food security, recreation and environmental justice.

Equity Objective: Food justice, equitable policing and criminal justice reform, and equal access to a good education and recreation opportunities

- Review Codes esp. w/ apartment fires that occur (particularly in poor communities)
- Urgency needed resolve food desert issues that are in Baltimore Co.
- 15 min community concept addresses this
- Need basic facilities/amenities (ex. Pharmacy, personal hygiene supplies)
- Walkability is essential to basic design review
- Disconnect is present to truly improve transit access & walkability (County-MTA connection necessary to coordinate bus stop locations, signal timing, etc.).
- Possibly duplicate process that city
- Information about / Knowledge of:
- accessibility to home-based care
- Resources for homeless people – food giveaways, etc
- Programs for substance abuse
- Greater access to affordable mental health services, including Veterans/first responders
- Equal access to good education – how to attract more teachers – increase pay rate
- Include Senior centers
- Addressed thru greater focus on TOD. Mixed-use development – make services easily accessible.
- Increase density to support. Build-up urban cores to preserve green space between developed areas.
- Ways to get to MARC stations and schools that don't rely on a car. Get there on a bike safely – can apply to Resilient Economy theme too – it's all connected. A greater need for alternate transportation.
- Expansion of transportation between county facilities providing services and other destination points such as grocery stores, medical centers, etc. Especially services for seniors.

Resilient Economy

Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development

and redevelopment strategies that foster green business growth and build reliance on local assets.

Topics that will be focused on in this workgroup include economic development, commercial revitalization, development and redevelopment, and job training.

Equity Objective: Equitable access to good jobs and a fair distribution of the benefits of the growing County economy

- Liberty Rd = food desert. As businesses came in the county did not observe changes as development/growth occurred (Including zoning). Must be deliberate thought as change occurs.
- Access to transit must be considered (intersections, pedestrian safety, etc.)
- State Roads that run through the county, must have better regulations, plans to consider that will serve the needs of the residents
- DPW – looks at all groups of participants on the roads
- Traffic impact study does not include pedestrians, cyclist, etc.
- Easiest thing to get developed is fast food/gas station – Development plan need to be reconsidered
- Affordable housing – innovative reuse from current locations
- Fair investment of the benefits into all communities
- Mixed use between business and housing/ vertical mix use buildings – revisit mix use zoning to allow inclusionary housing
- Diversifying land uses. Need a system that supports/permits more mixed-use development. The PUD process is a hindrance and need to be reevaluated.
- Zoning is outdated and needs to be brought up to date. Mixed-use classification.
- Look at Metro Center
- Focus on skilled trades in workforce development. Partnerships with employers who will pay for the training for new or prospective employees.
- Partnerships with employers and educational institutions including high schools. Well defined steps toward employment.
- Accessibility to educational opportunities for training—offered various days/times/etc.

Responsible Regionalism

Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.

Topics that will be focused on in this workgroup include regional partnerships, statewide initiatives, and relationships between County offices and those in our neighboring jurisdictions

Equity Objective: Utilizing our partnerships with neighboring jurisdictions to promote equitable policies in a mutually beneficial manner

- Green network plan from the city should continue into the county
- Baltimore metro council = only transportation. Reconsider other groups being a part of a strategic meetings that impact region
- Connectivity / bike paths + cycling paths
- County does not have a County-wide bicycle trail network
- How can we use Regionalism to improve job skill training? Job training facilities that could serve multiple counties, jurisdictions, etc. Improve economic wellbeing ... by teaching necessary, technical skills. Apprenticeships / skills that are in need
- Demand for SKILLED LABOR is very high and positions often go unfilled. Employers have to go outside the County to fill them
- Work together in order to make it happen – better communication
- Have a planner responsible for monitoring initiatives and partnerships and ensuring that the appropriate parties are involved = role and responsibilities of the equity planner (needs to be at a level to affect change otherwise will be ignored – senior position planner)
- Add to overall objective “to complete the goals of Master Plan 2030”...make sure that efforts are in the best interest of Baltimore County.

Healthy Communities Community Engagement Meeting Feedback

January 26th, 2022 – 6 PM

Healthy Community

Goal: Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors.

- Agree with the goal
- Add “and connected”
- We can also focus on the underlying causes of health disparities
- Mom and apple pie, how to disagree?

- Agree everything is important. Mental health is needed, food desert is an issue. Make sure underserved areas have space to grow own food and give them the resources
- Mom and apple pie, how to disagree? Everything seems important. Mental health is needed, food desert is an issue. make sure underserved areas have space to grow own food and give them the resources

Action 1: Ensure our built and natural environments are clean, green, and sustainable so residents will enjoy the physical beauty of Baltimore County and experience positive health impacts natural resources can provide.

- Connect green spaces
- Don't want to have to get in the car to go for a hike or a bike ride
- Provide more trails
- Let's be clear about what green buildings mean
- LEED certification, energy efficient windows, no longer having large windows?
- Green and sustainable building should include natural solar heating and building with green materials
- There are lots of ways to be environmentally friendly and we should consider them above and beyond solar and wind (i.e. thermal)
- Need opportunities for kids to walk and bike to school safely
- Find new opportunities
- Eco-villages are communities specifically dedicated to being in harmony with nature
- Install efficient heat pumps in old and new houses
- Some heat pumps that have cut bills in two thirds
- CMDP guidelines can be used to facilitate this action and many others
- Tie in goals of MP2030 with teeth of the CMDP

Action 2: Increase efforts, including public health education, to prevent, reduce, and treat substance abuse, including narcotic drug use and harmful use of alcohol

- Social worker options for 911 to assist in coping with mental illness
- Folks who have an addiction should really have the access to the treatment they need rather than just being incarcerated

- Anti-smoking/anti-drug education programs seem to have fallen by the wayside, and we should get those restarted. They used to be in elementary level.
- Anti-vaping and artificial cigarette should be expanded
- Agree
- Partnering with Health Departments Bureau of Substance Abuse involvement in drug and alcohol use.
- Homeless and mental health outreach and support efforts go hand in hand

Action 3: Promote mental health awareness and well-being for all ages and provide resources so that residents can obtain mental health services. Establish a Crisis Stabilization Center for ER diversion for intakes related to behavioral/mental health

- Sounds like a good idea to have these at hospitals
- Love idea of mental health treatments being more accessible
- Promote mental health awareness in schools and have courses taught about it
- Included lightly in high school program, but not widely
- Normalize mental health across the board
- Make councilors available in all BCPS schools, for students and families
- Other areas have complained about mental health facilities being shut down and shunting folks onto the streets – do we have enough of these facilities?
- First responders for these incidents should include social workers and experts. Police should not be solely responsible for these incidents. Crisis stabilization should be part of this dispatch.

Action 4: Develop a suicide prevention plan, with initial focus on youth, to reduce suicide rates

- Can we also encourage family support/development as a solution?
- If you can create a community where sports have other activities, sports, etc. this should be less of a problem
- LGBTQ+ kids are often most at risk, so we should have more support for them
- Take into account at-risk populations, and not just focus on youth
- Agree

Action 5: Formulate an action plan to reduce the number of individuals becoming homeless for the first time and individuals returning to emergency shelter by 60% in ten years.

- Education and the economy are big drivers – when the economy is up, homelessness is down – homelessness really has so many components, drug addiction, mental health
- Technical specialty schools can also help folks to learn a skill
- Additional affordable housing can bring down homelessness
- New, county-funded affordable projects should really be going to folks who are homeless and already residents of Baltimore County rather than folks coming in from out of state.
- Additional considerations should be made for veterans receiving housing support – we shouldn't have homeless vets
- Homeless and mental health outreach and support efforts go hand in hand
- Only one with a metric – either include metrics in all or none
- How was 60% determined?

Action 6: Provide adequate resources for senior citizens to age in place comfortably by improving resources to stay in their homes, improving existing ADA accommodations, and offering necessary resources.

- This is a big need in the County
- Agree
- This is important – County need to focus in making sure we can maintain existing homes and get them ready to age in place
- Medical checkups/in home visits for seniors aging at home.

Action 7: Reduce the number of food deserts and promote access to healthy food for all ages, particularly in low/moderate income communities.

- More Community Eligibility Provision (CEP) Schools
- Expand free meals to more or all schools to help close gaps with food insecurities
- County-subsidized grocery delivery services (like Instacart) for residents living in a food desert
- Work with deliveries and grocery stores
- Encourage Farmers Markets in local communities (Action 7)
- More support should be given to local farmers to grow food and make connections with sellers in food deserts

- Farmers markets have been very well attended and set up throughout the county – part of the solution
- Support for reduction of food deserts and providing access to fresh healthy food
- Can we incentivize great farmers markets in every community and selling to local stores?
- More community gardens
- Healthy eating education
- MD foodbank offering recipes for healthy meals
- Agree
- Include a goal creating a larger local health food security initiative so great local food can get into those in schools, local communities, hospitals
- Local farmers should get help putting their food into local hands. Incentives might be the best strategy
- Lots of people look to buy from the farm but it can be very difficult to the proper approvals, licensure, permits

Action 8: Adopt “Health in All Policies” initiatives by incorporating health factors into decision- making across sectors and policy areas.

- Agree

Action 9: Promote workforce diversity, including multi-lingual healthcare workers, to strengthen access to equitable health care.

- How do you encourage this?
- Race equity concordance in healthcare service
- Agree

Action 10: Enhance the quantity and quality of healthcare options in medically underserved areas throughout the County.

- Can we incentivize private operations to go to these parts of the county?
- Where in the county are there currently not enough health facilities, where do we have community health facilities
- Address “unconscious bias” in health care system so that POC receive the same care as others
- Come up with indicators to measure improvements
- Training to improve treatment of those in underserved groups: Role playing, etc. to increase awareness of healthcare workers

- Agree
- Most important issue
- Underserved areas mean there no doctor in those areas – lacking medical facilities in those areas

General Feedback

- Need a specific way to measure all these items
- How will these be implemented – will zoning be disregarded if a food store is needed?
- Incorporate metrics into each goal, and build in timelines and measures to review progress (halfway through decade, etc.)
- Add a new goal – Promote physical activity as a pathway toward health
- Considerations of family development/support as a public health strategy – the local government does not need to be responsible for all of this
- Continue building onto library resources, especially for mental health services, social services, and facilities to accommodate services
- Retrofit library facilities to accommodate other types of services (private meeting pods, etc.)
- Look for other creative funding mechanisms, leverage partnerships to implement
- Actions are for overall promoting, educating etc. but there is no guarantee for some of these items since they depend on individual behaviors
- Big issue is access to healthcare
- Can people get there? Can they afford the service once they get there? Affordable healthcare? Any programs in the county to help with this issue?
- Collaborate with existing healthcare management programs
- Ex. Diabetes management, blood pressure management programs, programs similar to the VA's MOVE program, which is a physical activity, etc.
- Look at environmental health – open spaces, green, air quality, place to be with clean air and facilities for exercise

Community Safety

Goal: Using a multi-agency approach, foster safe and stable communities and address public safety issues that affect all residents.

- Sounds good
- Concern that higher income communities get a better response from public safety officials
- How do we define “address” public safety – does it imply addressing poor safety? Action 1: Reduce criminal activity, including violent and organized crime, through effective communication, education, partnership and cooperation on a local and regional basis to create safe communities for all.
- Sounds good
- Have police, fire, teachers, etc. provide positive activities for youth during breaks from school
- Expand afterschool programs (MOST): sports, robotics, etc...
- Agree

Action 2: Provide early intervention initiatives to reduce the number of crimes committed by juveniles and reduce the influence and recruitment efforts of gangs.

- Totally agree with this
- Educate before juveniles get in trouble, not after
- Young folks committing crimes are experiencing severe recidivism without much else being done to support them
- We need to find consequences for people’s action’s without sending them to jail – perhaps public service for kids instead of sending them into the court system
- Small drug crimes are filling the court systems, but we never get to see the big offenders
- Can we consider restorative justice programs – instead of prison people look at making amends
- Expanded sports programs will give kids to get involved with besides gangs
- Bullying
- Baltimore County gang information session at schools for the community?
- More wrap-around services provided for youth. Many communities are cultural and recreational opportunities. Identify

where these communities are that are cultural and recreational deserts. “Idle mind is a devil’s workshop”

Action 3: Decrease recidivism in juveniles and adults by providing educational programs during incarceration and equipping inmates with information and resources when they return to the community.

- If you have a non-violent offender, why couldn’t they be given the opportunity to go to trade schools during daytime hours. They’d get skills while being incarcerated and leave better off
- include job opportunities program that parallels re-entry into community.
- Focus on education during incarceration and programs to help ex-convicts ease back into regular society
- Make prison safer for inmates
- Job training, workforce development, and other resources for returning inmates
- Spell out what kinds of resources will be provided
- Housing programs/job provisions for released people after incarceration – punishment should end
- Allow incarcerated population to better themselves
- Teach skills, work programs, training opportunities, etc.
- Investigate legislation that denies resources and programs to incarcerated persons to assist in rehabilitation.

Action 4: Adopt Vision Zero strategy to facilitate safer streets for all users, including cyclists and pedestrians, to reduce traffic-related deaths and injuries to zero fatalities.

- More bike lanes could help reduce fatalities
- Dulaney Valley @ Seminary need for crosswalk—lots of pedestrians accessing trails
- Bike lanes added to roads that are already wide enough to accommodate them—Pot Spring Road
- Redesign our infrastructure/roadways to get away from auto-centric designs
- Complete streets approach
- Concern for drivers, too, because of high speeds, disregard for traffic laws in general
- Traffic calming: bump-outs, cycle tracks, etc.
- “Share the Road” doesn’t cut it

- Agree
- Use new and innovate ways to approach Vision Zero
- Don't just put-up jersey walls
- Maybe do attractive planters, better painted crosswalks, etc.
- Expand on Vision Zero strategies make more robust/ actions to ensure pedestrian safety. Partner with Dutch Cycling Embassy (Netherlands)

Action 5: Enhance and expand training opportunities for Baltimore County Police Department to ensure best practices and legislative changes and updates are incorporated.

- The government can't fix every problem, need local solutions
- Agree
- Early 2020, a lot this but not sure where legislation is now

Action 6: Construct a joint, police and fire training facility/complex that includes facilities for the agencies' Special Operations Division.

- If they need a new facility, they should get a joint facility in BC
- Is existing training adequate? If so, this action should be in the infrastructure sector
- Action 7: Improve police force recruitment and retention to increase the number of active-duty officers.
- Lots of police officers look to be retiring because of reforms/lack of support in the courts
- Increase of police officers to residents in growing areas.
- Agree
- Include Fire Department and EMS too

Action 8: Modernize and update the police and fire departments aging facilities and vehicles and outdated technology.

- If the police need more funding, they should receive it from the county
- Fire departments are having trouble training folks without having proper facilities
- In addition to funding the police, we should fund community service to ensure there is not disproportionate funding
- Adopt community engagement and outreach practices through the police department – to reduce negative feelings towards police officers

General Feedback

- Alternative option to police force for crisis intervention—possibly including social workers, mental health workers.
- Alternatives in schools to safety officers—social workers, mental health workers.
- Use of body cameras for all police officers.
- Accessibility for residents with disabilities along Belair Road—issues with obstacles such as power poles
- Add another goal – Improve police response to citizen calls. “Close the loop” on active cases.
- Set priorities for failing intersections, encourage redesigns
- Do an evaluation on deployment of personnel and facility locations (provide equal access throughout County)
- Action metrics and timetables should be tied to each action item
- Maintenance actions should have already been going on
- Find more accessible free training programs and employment opportunities for technical jobs to
- Never enough resources – prioritization short/medium/long term
- Many of the goals cross over
- Seems great, but how will it be implemented?
- Bring mental health into the conversation on reducing criminal activity
- If someone is in crisis, have a social worker come out with or instead of the police
- Used to be a Baltimore County program called Twilight School Program that took kids expelled from schools and separated them to stop manipulation
- Remove veil between law enforcement and the community
- Many people don’t know who to reach out to – Calling 911 may not always be the answer, so could be helpful for residents to know who to contact
- Have 311 that’s widely used
- Idea that if kids see community has a relationship with law enforcement, it makes it a normal part of everyday life, rather than this scary, far away thing
- Have a community liaison from BCPD
- Does not have to be police officer, really at least a middle man for the community and police station, with BCPD

- Have that liaison sit in on community meeting so they're accessible
- Better staff for BCPD (officers and support staff) to be able to do these things
- Revisit Councilman Jones' legislation on BCPD's ability to tap into business/property owners' security cameras when there is a crime
- Create a log of who has a security camera so the police do not have to go looking for cameras every time they're trying to solve a case
- More rec and PAL centers for the youth. More trainings for Law enforcement (mental health/deescalating training)

Community Services

Goal: Provide quality public services for citizens of all ages in all communities, regardless of income or ability.

- Sounds good
- Agree

Action 1: Implement free, full day, compulsory pre-kindergarten for children from disadvantaged households.

- Should be in-line with kindergarten
- Significant support for standardized Pre-K
- Would love to see it start with disadvantaged households but spread to be universal
- Income should not determine if you can access your local school's Pre-K program
- Address school size – Schools do not have room for Pre-K classrooms right now
- Federal legislation right now about mandated pre-k, but may not pass
- Full day portion should be optional
- Will there be a home-schooling option for folks who don't want to send their kid to public schools?
- Does it have to be compulsory?
- Children from disadvantaged households tend to “start behind” other children
- Is there any choice of the program? Needs to respect the rights of the parents.
- Subsidies for daycare? Not just for disadvantaged households

- Need to define what we are determining “disadvantaged”
- Best return investment
- Affordable Child care vs Pre-K/ Alternatives (funding for one parent to stay home. Affordable Meeting space facilities (Libraries)
- Current status of offers of Pre-K to disadvantage households/ Access to free internet for students and adults/Telework and virtual learning

Action 2: Improve special education and alternative education standalone facilities as outlined in the MYIPAS Report.

- Sounds good
- Many kids don’t get the help they need because they don’t fit the requirements for special education programs
- Agree

Action 3: Enhance existing collections and services of County library facilities to accommodate all users with remotely accessible services.

- Sounds good
- Agree

Action 4: Ensure libraries are “future ready” and equipped to remain current as demographics, the community and needs change.

- Sounds good
- Agree

Action 5: Explore developing an equitable service area analysis tool for evaluating locations and program needs for community facilities in order to enhance accessibility for residents and increase levels of service as populations change.

- Sounds good
- Agree
- Use tool to define and identify places lacking community services

Action 6: Ensure that Baltimore County senior centers have the capacity, tools, and resources necessary to develop and implement programs that meet the current and future needs of diverse older adults

- Need to expand senior centers
- Agree

Action 7: Provide flexible programs and opportunities in recreation centers by incorporating tools and resources that support a contactless experience

- Need to consider whether this is just Covid or requires long-term solutions
- Phase contactless experience is odd and maybe not necessary. First part of sentence is good, but contactless experience isn't necessary
- Evaluate how people can access all community facilities

Action 8: Improve the condition and programming at our recreation centers and parks in order to attract public use.

- Sounds good
- Include infrastructure improvements—lighting, benches, and accessible areas
- Agree
- Improves wellbeing of the entire community

General Feedback

- Love our libraries and the services they offer
- Would like to see showering or napping facilities in them to be a quick, temporary place (not long term)
- Availability of devices from libraries to check out for better access to Wi-Fi.
- Access to Wi-Fi in the parking lot of libraries
- Expanding program for social workers in libraries throughout the county
- Expansion of van providing legal services.
- Add another goal – Better communication about government “town hall” meetings to offer public input
- Many goals and actions are maintenance
- How to prioritize? Goals which provide skill sets that are useful to all ages to improve well being
- Financial management programs for youth – start early, ex. junior saving account
- Be proactive in building new facilities, not reactive
- Needs to be individual that determines what facilities are needed (predict community tendencies) so facilities can be ready when they're needed

- Idea that we don't want to say "we need buildings XYZ, but they won't be ready for 8 years"
- Address multi-purpose facilities and be smart in how multi-use spaces are used and when
- With recreation and public facilities, increasing the number of multi-use spaces may not be best use of space
- A rec dance program and an indoor soccer program couldn't utilize the same space
- Is there a possibility vacant building can be used to fit community needs?
- I.e., Vacant office spaces, retail buildings, etc. being used as senior centers, Pre-K centers, special needs centers, etc.
- Improve the quality of our schools
- Many schools are in despicable shape, especially in Towson area (Towson and Dulaney HS's)
- No clean drinking water
- Ceiling tiles falling
- Schools are overcrowded and it's been a problem for decades
- Going into a trailer is not ideal for learning or safe, especially in bad weather
- Be proactive in building new schools and overestimate what is needed
- Even when we do have a new school built, it's built using population density that exists when the planning process starts – instead, use project numbers for 5+ years from now
- Dundalk High School, as soon as it was completed, it was over capacity and had trailers within 1 year of opening
- Assume new families will move in when a new school is built
- Apartments in Towson are all zoned for Hampton – school impacts are saying only a small handful of children will be going to the schools, but numbers are off
- If schools are better and serve current population, they could be used as mixed-use spaces
- the spaces that are there – are they underutilized? Could they be better used to improve the lives of the community?

Community Recreation and Parks

Goal: Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.

- Sounds good
- Agree

Action 1: Establish a County-wide Green Network Plan and program to provide “better connectivity” by linking and connecting parks, green spaces and recreation areas for pedestrians and cyclists of all ages and abilities.

- Is this really that possible with all the parks far apart
- Can we also look at ecological connections for wildlife between our parks?
- better bike & ped connections to smaller parks and community parks especially in underserved communities.
- Could not agree with this more!
- Better connectivity between jurisdictions. Eg, NCR to Jones Falls Trail
- Engage Baltimore City DPW to work with Baltimore County to improve reservoir land and adopt a stewardship model that includes citizen volunteers
- No mountain bikes in the reservoir properties
- Agree
- Create better connectivity of parks and green spaces
- Currently no map of County bike routes
- Have language on access – Cross streets and not walkable means not connected to parks
- Look at NCR Trail, Jones Falls Trail, Ma and Pa Trail, Harford County Green Network Plan
- Trail to connect BWI trail to Jones Falls trail. Partnering between Counties.

Action 2: Eliminate the inequitable access to public amenities and renovate and enhance older parks to ensure that they meet modern recreational needs and are an asset to the communities and neighborhoods they serve.

- Sounds important
- Some of our facilities are in really great shape currently, and we should highlight that
- They’ve taken down basketball nets to address violence at county parks/facilities – is this really the best solution to reduce gang violence?

- Rec and parks should really be monitoring these parks more, those that close at sundown should do so, people often leave messes
- Task force needed to visit and evaluate needs within each community
- Agree

Action 3: Set priorities and work to fill the gap in an inclusive way in historically underserved areas so that projects, programs and resources are focused in priority areas.

- Seems redundant with the other goals
- Better bike and pedestrian connections to smaller parks and community parks especially in underserved communities.
- Priority in East Towson
- Agree

Action 4: Ensure County residents who live inside the URDL live within a 10-minute walk of a park or public open space.

- Really great idea
- Prioritize this
- Could be tied in with Action 1
- Lots of new developments don't seem to contain real quality open spaces. Developers should be required to have open space near their space or we should have open space/parks where people are living
- We need to stop allowing developers to send the open space that they are obligated to provide to other parts of the county. Has been a shameful practice in the past.
- Very supportive
- We should define what we are defining "public space". Are schools, school fields considered?
- Infill park space into existing county owned land currently not being utilized

Action 5: Improve outreach to engage residents in all communities to make them aware of parks and recreational opportunities and gain better insight on their recreational needs.

- Sounds good
- Agree

- Promote natural areas and parks, as well as the activities you can do there – Need to raise awareness of the County’s assets
- Did not know Baltimore County had beaches and that you could kayak, canoe, etc. there
- Hold free events to get people out to the parks
- Examples could include free concerts, Farmers Market, etc.
- If there is a reason for someone to go to a park, they may go back without a reason
- Provide clearer information on rec activities and where they happen
- Provide signs of what programs are held where so constituents know their options
- Have maps and signs in libraries of “where do I go for” (beach, park, learn to play pickle ball)

General Feedback

- Collaboration county-wide with Recreation & Parks as they’re developing their master plan and in coordination with Master Plan 2030.
- Add another goal – Improve accessibility to parks or any public facilities, especially those that do not have a car
- Add another goal – Baltimore County PBAC needs to have more teeth/influence
- Waterways throughout the county need to be accessible and user friendly
- Inventory of potential park land within County, then come up with “first right of refusal” – to give the County the first access to these sites before going to sale at the open market
- Emphasize working with volunteers to help maintain the parks – co doesn’t have resources to do it all by itself
- Have playgrounds within 10 min walk
- Easy transportation available until we get to the goal of the 10 min goal
- BCPS/HS be involved in internship for community services/jobs to lead nature play activities/clean-up/save the bay and teach them to be interested in science.
- Lifetime experience education center
- Parks have interaction with education services to help people engage

















- Lock off parks after sunset for community safety
- Temporary Restrooms/portable toilets in parks should be large enough for disabled people or for more than 1 person – existing issues
- Improve the process for communities to make improvements to County parks
- If a community wants to see a playground in their County-owned park and they want to crowdsource to raise money for it, they should be able to do so
- Right now, process is lengthy, problematic, and often leads to not happening
- Has to go before/be approved by County Council
- Community should be able to have ownership/feel like they have ownership in their local park
- Make Baltimore County’s publicly/County owned waterfront accessible to as many residents as possible, not just those that can afford to live on the water
- Nice to have access to water when living on the water but public access areas are few; under-utilized; under known; etc.
- Find a balance between shoreline restoration and people knowing and being able to use County beaches (make sure the spaces are attractive and people know it’s waterfront)
- Other states treat beaches as a thoroughfare – cannot block access to it
- Recreation and Parks does a good job keeping parks clean, in good order, etc.
- Give more resources to Rec and Parks to better promote and execute the things they are doing
- Reduction of development to achieve more green space/open space/parks
- Reclaim older/wore down/abandoned properties to provide green space
- Patapsco State Park, Loch Raven connecting and revitalization
- Build and maintain parks in Patapsco

Theme, Goals and Metrics Table

BALTIMORE COUNTY MASTER PLAN 2030 GOALS AND METRICS

THEME	GOAL	METRIC
 Livable Built Environment	Goal 1: Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.	Increase number of mixed-use, walkable development projects that are approved for development inside Node place types.
 Livable Built Environment	Goal 2: Provide quality mixed-income housing options to meet the needs of a diverse population and to strengthen neighborhoods.	Increase number of affordable housing units in areas identified as opportunity areas by Baltimore County Department of Housing and Community Development (DHCD).
 Livable Built Environment	Goal 3: Develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to support economic growth and community safety.	Increase the percent of workers who bike, walk or take transit to work (census) inside the Urban Rural Demarcation Line (URDL).
 Livable Built Environment	Goal 4: Align capital investments with adopted growth strategies to limit negative impact of growth and ensure benefits are distributed equitably.	Decrease the average age of water, sewer and bridge infrastructure in vulnerable communities and Countywide.
 Livable Built Environment	Goal 5: (Re)develop community facilities for education, recreation and safety, while advancing equity, environmental priorities, and adaptation to future growth patterns.	Increase capital funding amounts to improved and constructed community facilities.
 Livable Built Environment	Goal 6: Retain the identity of existing neighborhoods by intentionally directing redevelopment and elevating the quality of places through historic preservation.	Preserve the current number of historic structures in each Baltimore County Historic District.
 Harmony with Nature	Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.	Increase the amount of acres preserved in park, agricultural and land preservation programs.
 Harmony with Nature	Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.	Increase the tree canopy to reach the goal of 50% tree canopy countywide.
 Harmony with Nature	Goal 2: Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.	Increase the number of people within a 10-minute walk of a park.
 Harmony with Nature	Goal 2: Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.	Increase total miles/ acres of trails, sidewalks and parks in vulnerable communities and countywide.
 Harmony with Nature	Goal 3: Improve local water quality to protect the County's natural resources and to ensure groundwater and reservoirs remain safe, reliable and sustainable sources for public consumption and surface waters safe for public recreation.	Decrease the number of total nitrogen loads reduced or controlled (lbs).
 Harmony with Nature	Goal 3: Improve local water quality to protect the County's natural resources and to ensure groundwater and reservoirs remain safe, reliable and sustainable sources for public consumption and surface waters safe for public recreation.	Decrease the number of total phosphorous loads reduced or controlled (lbs).
 Harmony with Nature	Goal 4: Plan and prepare for the negative impacts of climate change to human health and well-being, public infrastructure, private property and the environment.	Increase the number of trees planted in vulnerable communities.
 Harmony with Nature	Goal 4: Plan and prepare for the negative impacts of climate change to human health and well-being, public infrastructure, private property and the environment.	Decrease the number of (solid waste) tonnage diverted from the landfills.
 Resilient Economy	Goal 1: Utilize land use policies and innovative strategies to support redevelopment and reinvestment in commercial and industrial corridors and sites.	Increase the number of Baltimore County Commercial Revitalization and Enterprise Zone programs used by owners in these incentive zones.
 Resilient Economy	Goal 2: Create new and leverage existing workforce development strategies that anticipate and prepare workers for economic needs and changes.	Increase in annual number of job seekers helped through the Department of Economic and Workforce Development (DEWD) programs (youth and adult).
 Resilient Economy	Goal 3: Grow, enhance and promote the County's tourist attractions.	Increase in number of grants awarded (private and public) to tourism and cultural arts organization.
 Resilient Economy	Goal 4: Dismantle barriers to entry for low and moderate-income people and communities of color by expanding jobs and training opportunities.	Increase in educational attainment level in vulnerable communities. (census)

MASTER PLAN 2030 GOALS AND METRICS CONTINUED

THEME	GOAL	METRIC
 Responsible Regionalism	Goal 1: Foster regional economic growth and development to better prepare for the future economy and connect local talent to opportunity.	Increase tourism visitor rate by 4% over the next 10 years.
 Responsible Regionalism	Goal 2: Collaborate with the region to create a well-connected transit network and to protect human health and the environment.	Grow ridership on bus and transit.
 Responsible Regionalism	Goal 3: Strengthen inter-jurisdictional efforts to improve the delivery of services to Baltimore County residents.	Increase in areas served with internet access.
 Responsible Regionalism	Goal 4: Strengthen collaboration to protect and preserve the environment, combat climate change and implement initiatives to foster sustainability.	Decrease in the annual per capita greenhouse gas emissions (metric tons of CO2).
 Responsible Regionalism	Goal 5: Strengthen partnerships among regional governments to develop a safe, healthy and equitable living environment that could eliminate segregation and the impediments to opportunity for underserved and vulnerable communities.	Increase case clearance rate for homicides and aggravated assaults.
 Responsible Regionalism	Goal 5: Strengthen partnerships among regional governments to develop a safe, healthy and equitable living environment that could eliminate segregation and the impediments to opportunity for underserved and vulnerable communities.	Decrease % population that is housing-cost burdened (housing >= 30% of income, HUD).
 Inclusive Planning	Goal 1: Create actionable data resources to promote equitable decision-making, transparency and access to opportunities for all residents.	Create a public-facing platform that shows and explains the decision making data used by Baltimore County.
 Inclusive Planning	Goal 2: Create new standards for equitable community engagement in order to build strong, sustainable relationships and partnerships with all residents of Baltimore County.	Create a Citizen Planning Institute to educate local community leaders.
 Inclusive Planning	Goal 3: Increase the capacity of community organizations and groups throughout the County to encourage collaborative decision-making using an approach that is grounded in principles of inclusion and respects different types of experience and knowledge.	Create more Community Development Organizations in Baltimore County.
 Healthy Community	Goal 1: Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors.	Increase in the percentage of the population within a mile of grocery stores.
 Healthy Community	Goal 1: Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors.	Increase in the percentage of the population with a high school degree or higher.
 Healthy Community	Goal 1: Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors.	Decrease in the percentage of the population living in poverty.
 Healthy Community	Goal 2: Foster safe and stable communities and address public safety issues that affect all residents.	Increase the number of hours spent on public safety community engagement.
 Healthy Community	Goal 3: Provide quality public services for citizens of all ages in all communities.	Increase in the number of visitors to senior centers, libraries and an increase in the number of individuals participating in Rec and Parks programs.
 Healthy Community	Goal 4: Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.	Increase the number of people within a 10-minute walk of a park.
 Healthy Community	Goal 4: Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.	Increase totals miles/ acres of trails, sidewalks and parks in vulnerable communities and countywide.

Commonly Used Terms

BALTIMORE COUNTY MASTER PLAN 2030 COMMONLY USED TERMS

TERM	DEFINITION	MP 2030 REFERENCE SECTION
Accessibility	The ability of people of all ages and abilities to comfortably navigate public and private spaces. Formalized by the federal government as the Americans with Disabilities Act (ADA), accessibility principles underpin regulations that call for accessible elements such as wheelchair ramps, curb cuts, buttons, and more.	Throughout
Accessory Dwelling Unit (ADU)	Secondary residential dwelling unit on the same lot as a detached single family home. Can be internal, attached, or detached from the primary dwelling unit.	GF.5—Place Types VF.2—Livable Built Environment
Adaptive Reuse	The process of taking an existing structure and updating or adapting it for a new use or purpose.	VF.2—Livable Built Environment
Affordable Housing	Sometimes 'workforce housing' is used to describe the incomes of those who could afford those units. It is used, generally, to describe the rents or mortgage that is affordable to someone who has an income that is 80% or 60% of the average median income for the area.	VF.2—Livable Built Environment
Agri-tourism	A form of commercial enterprise that links agricultural production and/or processing with tourism to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining or educating the visitors while generating income for the farm, ranch, or business owner.	GF.5—Place Types
Amenities	Any public benefit, improvement or contribution that can enhance the quality of life for a community and includes, but is not limited to, public spaces, land or an interest in land, affordable and/or special needs housing, and facilities, which meet a range of social, environmental, cultural, recreational, and infrastructure needs of the community. Examples include hospitals, playgrounds, parks, trails, schools, religious buildings, museums, etc.	Throughout
American Planning Association (APA)	The largest membership organization of professional planners and planning resources available.	OV.2—Introduction Vision Framework
Arterial Corridor	These major streets are the paths of movement from which most residents and visitors experience the community. Key arterial corridors form the visual frame of the city.	GF.4—Methodology GF.5—Place Types
Capital Improvement Program	A six-year plan for the funding of the construction and maintenance of the County's infrastructure, facilities, parks, preservation, watershed restoration, schools, etc.	OV.2—Introduction GF.6—Land Use Processes
Commercial Corridor	Area along major roadway that is a hub for commercial activity and provides various goods and services. Ex. Baltimore National Pike (RT 40)	GF.5—Place Types VF.4—Resilient Economy
Community	A group of people living in the same place or having a particular characteristic in common. Many places have different communities inhabiting them, such as an elderly, or arts, or ethnic community living and/or working in close proximity to one another. Even the internet can be considered a place inhabited by many diverse communities.	Throughout
Community Engagement	Process of involving community members in planning processes – includes a variety of methods. Examples include public meetings, surveys, flyers, website posts, etc.	VF.6—Inclusive Planning
Community Meeting	Typically a meeting held by a community association (or other organization) in a specific area, open to public.	VF.6—Inclusive Planning
Complete Streets	Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines.	VF.2—Livable Built Environment
Comprehensive Zoning Map Process (CZMP)	Every four years, Baltimore County undergoes the CZMP by reviewing the zoning map and considering requests for change for individual properties.	GF.6—Land Use Processes VF.2—Livable Built Environment
Conflict Points	Locations in road networks where vehicle paths converge, diverge, or cross. Higher risk of accidents.	
Connected Autonomous Vehicles (CAV)	Vehicles that can replace the driver for some or all of the driving tasks.	VF.2—Livable Built Environment
Connectivity	Typically used to describe roadway and transportation connectivity (including automobile, bicycles, pedestrians, multimodal, etc.)	VF.2—Livable Built Environment
Core Retrofit Areas	Areas identified by the Department of Planning using the Master Plan 2030 Core Retrofit Methodology that are prime for mixed-use redevelopment.	GF.4—Methodology
Deconstruction (for Historic Preservation)	Manual deconstruction of historic structures (rather than demolition). Allows materials and historic artifacts to be preserved	VF.2—Livable Built Environment

BALTIMORE COUNTY MASTER PLAN 2030 COMMONLY USED TERMS

Disadvantaged Community	California: Disadvantaged communities refers to the areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens include poverty, high unemployment, air and water pollution, presence of hazardous wastes as well as high incidence of asthma and heart disease.	VF.6—Inclusive Planning VF.7—Healthy Community
Electric Vehicle Charging Station	Singular charging stations for electric vehicles, typically located in parking spots or parking garages.	VF.2—Livable Built Environment
Equity (in planning)	<p>Increasing inequality—not just in economic status but also in basic quality-of-life issues such as health outcomes and vulnerability to disasters—is a major national and global concern. Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.</p> <p>Working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and promote racial and economic integration.</p> <p>Planning for social equity means recognizing planning practices that have had a disparate impact on certain communities and actively working with affected residents to create better communities for all.</p>	Throughout
Floor to Area Ratio	The measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. FAR is expressed as a decimal number, and is derived by dividing the total area of the building by the total area of the parcel (building area + lot area).	GF.6—Land Use Processes
Food Desert	Food deserts can be described as geographic areas where residents' access to affordable, healthy food options (especially fresh fruits and vegetables) is restricted or nonexistent due to the absence of grocery stores within convenient traveling distance.	GF.4—Methodology VF.7—Healthy Community
Green Infrastructure	The range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters. Examples include rainwater harvesting, rain gardens, planter boxes, bioswales, permeable pavements, green streets and alleys, green parking, green roofs, urban tree canopy, land conservation.	VF.3—Harmony with Nature
Green Network	The linking together of natural, semi-natural and man-made open spaces (which may include leisure or recreational facilities) to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to the surrounding countryside while enhancing biodiversity and the quality of the external environment.	VF.2—Livable Built Environment VF.3—Harmony with Nature
Greyfield Development	Greyfields are commercial or retail sites, such as shopping centers, strip malls and big-box stores that have been abandoned after a period of disinvestment. Greyfields are not necessarily contaminated which makes them attractive candidates for redevelopment projects seeking to revitalize the surrounding community.	GF.5—Place Types VF.2—Livable Built Environment
Impaired Water Bodies	Streams, rivers and lakes are used for recreation and fishing and may provide water for drinking or agriculture. When water is contaminated by pollutants, the water bodies are considered impaired.	GF.8—Water Resources Element
Impervious Surface	Hard surfaces like paved roads, parking lots, roofs, and even highly compacted soils like sports fields.	GF.4—Methodology
Inclusionary Zoning	Inclusionary zoning refers to zoning ordinance requirements that new residential development must include a percentage of its units to be built to accommodate affordably priced dwelling units, either for rental or home ownership.	VF.2—Livable Built Environment
Land Trust	A land trust or land conservancy is a community-based, nonprofit organization that actively works to permanently conserve land. In some cases, land trusts acquire land outright. They also partner to conserve land that remains the property of willing landowners using a tool called a conservation easement. Land trusts also manage or restore land once it has been conserved.	VF.2—Livable Built Environment
Land Use (Primary and Secondary)	The main uses of land (primary) or other, less preferable uses of land (secondary) that are encouraged to develop in each Master Plan 2030 Place Type.	GF.5—Place Types
Land Use Plan	Land use planning and development is the process by which community leaders allocate those resources and establish a policy for the use of land to facilitate the best land development for the general welfare of the area's residents.	Throughout
Leadership in Energy and Environmental Design (LEED)	LEED provides a framework for healthy, efficient, carbon and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement, and it is backed by an entire industry of committed organizations and individuals paving the way for market transformation.	VF.2—Livable Built Environment
Lifestyle Center	A Specialized Center that has "upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Including multi-purpose leisure-time destination of restaurants, entertainment, and design ambiance and amenities such as fountains and street furniture that are conducive to casual browsing.	GF.5—Place Types

BALTIMORE COUNTY MASTER PLAN 2030 COMMONLY USED TERMS

Livability	<p>A livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence, and the engagement of residents in civic and social life”</p> <p>The Principles of Livability include:</p> <ul style="list-style-type: none"> - Provide more transportation choices - Promote equitable, affordable housing - Enhance economic competitiveness - Support existing communities - Coordinate and leverage federal policies and investment - Value communities and neighborhoods 	VF.2—Livable Built Environment
Living Document	As used in Master Plan 2030, a living document is a document, or set of documents, as required by Section 523(a) of the County Charter and Article 32, Title 2, Subtitle 2 of the County Code, that, after adoption by the County Council, may only be amended with the approval of the County Council.	Throughout
Low Impact Development (LID)	<p>Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.</p> <p>LID is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.</p>	VF.2—Livable Built Environment
Main Street	In Maryland, communities can be designated as a Main Street. Designations are earned through a competitive process that highlights a five-point approach that incorporates design, local organization, promotion, economic development, and sustainability. Fosters economic revitalization and sustainability in traditional main street settings.	VF.4—Resilient Economy
Micro-mobility Service	Short distance travel trips with a non-automobile. Examples include scooter, e-bike, walking, and bicycle.	VF.2—Livable Built Environment
Missing Middle	The term “missing middle” is meant to describe housing types that were common in the pre-WWII United States such as duplexes, rowhouses, and courtyard apartments but are now less common and, therefore, “missing”.	GF.2—Residential Development Capacity
Mixed-Use Development	A development that incorporates two or more uses into the same building, or in the same general area. The term often refers to development that combines residential functions with commercial or even industrial ones, but can also encompass cultural and institutional uses as well as public amenities. Mixed-use development is typically characterized as walkable and pedestrian-friendly, offering residents more chances to live, work, and shop in a single neighborhood and reduce their dependence on car travel.	VF.2—Livable Built Environment
Multimodal	Multimodal access to public transportation considers and accommodates the many ways public transportation users get to and from a public transportation stop or center to access a public transportation service. Those methods include walking, bicycling, riding feeder public transportation systems (e.g., taking the bus to connect to commuter rail at a station), and driving.	GF.5—Place Types
Nature based solutions (NBS)	Actions to protect, sustainably manage, and restore natural or modified ecosystems, that address societal challenges effectively and adaptively, simultaneously providing human well-being and biodiversity benefits.	VF.2—Livable Built Environment
Neighborhood	A physical place — varied in intensity from more rural to more urban — that many different communities inhabit. At its essence, whether downtown, midtown or out-of-town, its health and viability (in terms of both resilience and quality of life) is defined by certain basic characteristics.	Throughout
Node	A Master Plan 2030 Place Type considered most strategic for retrofitting efforts. They are predominantly located along aging neighborhood centers, major arterials, near transit hubs or large greyfield sites. The Nodes will consist of walkable redevelopment with mid- to higher- residential density and a mix of uses. There are 4 types of Nodes described in Master Plan 2030—Urban Node, Regional Commercial Node, Neighborhood Node and Mobility Node.	GF.5—Place Types
Open Space	Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public. Open space examples include schoolyards, playgrounds, public seating areas, public plazas, and green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation).	Throughout
Place-based Strategies	Initiatives aim to improve quality of life and access to opportunity for people—particularly people of color and families with low incomes—who live in neighborhoods, cities, and rural communities experiencing disinvestment.	Throughout

BALTIMORE COUNTY MASTER PLAN 2030 COMMONLY USED TERMS

Placemaking	Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.	VF.2—Livable Built Environment
Place Types	Areas reflecting future land use patterns that support the land use objectives of Master Plan 2030.	GF.5—Place Types
Planned Unit Development (PUD)	A mixed-use development that may combine residential, recreational, industrial and commercial elements. The approval process for a PUD is similar to that of other land development projects, except that the County Council must determine that the PUD will achieve substantially higher-quality development than a conventional development or provide a public benefit that would otherwise not be obtained.	GF.7—Development Processes VF.2—Livable Built Environment
Public Meeting	Planning or community related meeting open to public attendees.	VF.6—Inclusive Planning
Quality of life	Quality of life in reference the residents of a community – includes to healthcare, healthy foods, green space, recreational choices, civic groups, religious opportunities etc. Is impacted by planning policies.	VF.2—Livable Built Environment VF.3—Harmony with Nature
Receiving Water	A stream, river, lake, ocean, or other surface or groundwaters into which treated or untreated wastewater is discharged.	GF.8—Water Resources Element
Redevelopment	Any project that constructs new buildings, structures, and land uses on a site with previous or existing uses. Redevelopment projects can vary in significance from demolishing old buildings to replace them with new buildings, constructing new buildings or structures on abandoned or previously demolished sites, or significantly renovating or adding to existing buildings.	GF.2—Residential Development Capacity GF.5—Place Types VF.2—Livable Built Environment
Reinvestment	Supporting existing communities to “leverage the benefits” of already built infrastructure to help revitalize disinvested areas. Can include infill development and Transit-Oriented Development (TOD).	VF.2—Livable Built Environment VF.4—Resilient Economy
Retrofit	Embedding traditional planning principles of density, walkability and public space into the well-established patterns and structures of the modern suburban built environment, for the improved efficiency and wellbeing of anyone who lives there.	GF.3—A New Approach to Growth
Revitalization	The implementation of intentional efforts that are likely to lead to measurable increases in access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality and affordable housing stock.”	VF.2—Livable Built Environment VF.4—Resilient Economy
Rural	In, relating to, or characteristic of the countryside rather than the town.	GF.7—Development Processes VF.2—Livable Built Environment
Safe Routes to School (SRTS)	Initiative working to make it safe, convenient, and fun for children to walk and bicycle to and from schools. Various local programs that can be funded by Transportation Alternative Program (TAP).	VF.2—Livable Built Environment
Shared Parking	Approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school. parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently. Shared Parking takes advantage of the fact that most parking spaces are only used part time by a particular motorist or group, and many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles.	VF.2—Livable Built Environment
Small Area Plan	Master plan for specific identified areas within the County. I.e. A District 1 area plan, or a Towson area plan, etc.	GF.5—Place Types GF.6—Land Use Processes VF.2—Livable Built Environment VF.6—Inclusive Planning
Smart Growth	An approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and robust community engagement.	VF.2—Livable Built Environment
Suburban	An area outside a city but near it and consisting mainly of homes, sometimes also having stores and small businesses:	GF.3—A New Approach to Growth
Sustainability	The integration of environmental health, social equity, and economic vitality in order to create thriving, healthy, diverse, and resilient communities for this generation and for generations to come. The practice of sustainability recognizes how these issues are interconnected and requires a systems approach and an acknowledgement of complexity.	VF.2—Livable Built Environment VF.3—Harmony with Nature
Sustainable Communities	The Sustainable Communities Programexternal link is a place-based designation offering a comprehensive package of resources that support holistic strategies for community development, revitalization and sustainability.	GF.4—Methodology
Terms for explaining metrics:	Measure/Track	OV.2—Introduction

BALTIMORE COUNTY MASTER PLAN 2030 COMMONLY USED TERMS

Transit Oriented Development (TOD)	As defined by the State of Maryland - In the Transportation Article of the Maryland Code under § 7-101, TOD is defined to mean: "a dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to increase transit ridership."	GF.7—Development Processes VF.2—Livable Built Environment
Underserved Community	Charlotte: A community in which the residents lack resources or the infrastructure (either public or private) is undeveloped, leading to disparities in the ability to access health care, jobs, recreation, social services, housing, transportation services, food, retail, or other elements of daily life.	VF.6—Inclusive Planning VF.7—Healthy Community
Urban	In, relating to, or characteristic of a town or city.	Throughout
URDL	Urban Rural Demarcation Line. A line, established in 1967 by the Baltimore County Planning Board, that divided the County into "urban" and "rural" areas.	Growth Framework VF.2—Livable Built Environment VF.7—Healthy Community
Vulnerable Community	Charlotte: A neighborhood whose existing population is at a higher risk for displacement based on the neighborhood-level factors identified in the Equitable Growth Framework (EQF) methodology. Measures that the EQF methodology identified as contributors to the risk of displacement include a high poverty rate, low educational attainment, higher proportion of non-white residents, and high concentration of residents aged 65 years or older.	VF.5—Responsible Regionalism
Walkability	The ability to safely walk to amenities within a reasonable distance, usually defined as a walk of 30 minutes or less. This concept encourages mixed-use, high-density, neighborhoods where people can access essential services and amenities by foot. The "15-minute city" is used to describe the "ideal walkable community."	GF.3—A New Approach to Growth VF.2—Livable Built Environment VF.7—Healthy Community
Wastewater	Used water. It includes substances such as human waste, food scraps, oils, soaps and chemicals. In homes, this includes water from sinks, showers, bathtubs, toilets, washing machines and dishwashers. Businesses and industries also contribute their share of used water that must be cleaned.	GF.8—Water Resource Element
Water Resource Element	Mandated in HB 1141, all counties and municipalities that exercise planning and zoning authority in Maryland must adopt a water resources element in their comprehensive plans. This element must answer these questions—Is there adequate water supply to meet current and future needs? Is there adequate wastewater and septic supply to meet current and future needs? What, if any, impact will meeting these needs have on water resources?	GF.8—Water Resource Element
Watershed	A land area that channels rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean.	VF.3—Harmony with Nature
15 Minute City Concept	The 15 Minute City concept displays areas on a map where the surrounding population and dwelling units are within certain walking and biking distances to the core, in order to support the core functions.	GF.4—Methodology

Resolution 4-24

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2024, Legislative Day No. 2

Resolution No. 4-24

All Councilmembers

By the County Council, January 16, 2024

A RESOLUTION of the Baltimore County Council to adopt Master Plan 2030 as the Master Plan for Baltimore County.

WHEREAS, under State law, the County Charter, and the County Code, Baltimore County is responsible for planning for the future growth and development of the County, including the preparation of a comprehensive plan, at least once every ten years; and

WHEREAS, pursuant to Section 523 of the Charter, the Master Plan shall be a composite of mapped and written proposals setting forth comprehensive objectives, policies, and standards to serve as a guide for the development of the County; and

WHEREAS, the Charter provides that the Department of Planning prepare and revise a Master Plan at least every ten years, the previous such revision having been accomplished in 2010; and

WHEREAS, pursuant to Section 523 of the Charter, the County Council has the responsibility to accept or modify, and then adopt a Master Plan, as approved by the Planning Board, which it receives from the Department of Planning; and

WHEREAS, the Department of Planning has prepared Master Plan 2030, containing objectives, policies and standards, and a composite of mapped and written proposals serving as a guide for the development of the County; and

WHEREAS, the Baltimore County Planning Board has held a public hearing on the

Master Plan and has recommended the adoption of the Plan; and

WHEREAS, the Department of Planning has submitted to the County Council a Master Plan, entitled “Master Plan 2030”;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Master Plan submitted by the Department of Planning and adopted by the Baltimore County Planning Board, including mapped and written proposals, is hereby adopted to serve as a guide for the development of the County, subject to ~~such further modifications as deemed advisable by the Baltimore County Council.~~ the following modifications:

Councilman Young

On page 56, in the second paragraph that starts “Four Nodes”, strike “Four” and substitute “Five” and after “Neighborhood Node,” insert “Institutional Node.”.

On page 57, in the first paragraph that starts “Within Place”, strike “Four” and substitute “Five” and after “Neighborhood Node” insert “, Institutional Node.”.

After page 62, start a new page and insert the following.

“Node Type—Institutional

In the southwestern part of the county, University of Maryland Baltimore County (UMBC) has a substantial presence. This highly rated public university is recognized for IT research, innovation and commitment to diversity and equity.

Located on 530 acres west of the Beltway and next to both Catonsville and Arbutus, UMBC has expanded its community outreach and has established a

facility, with the popular Ocha Mocha café, in Arbutus. UMBC is also home to bwtech@UMBC Research and Technology Park.

The University also recently took ownership of the 200 acre Spring Grove property situated north of the current campus. No specific plans have been presented for this site that also contains state operated psychiatric services and County owned homeless persons' shelter and recreational facilities.

UMBC and the Spring Grove property represent a significant growth area for the southwest section of the County. As an anchor institution, the success of UMBC is vital to the region and will have a lasting impact for years to come. Together, UMBC and Spring Grove have potential to bring new businesses and economic activity to the area.

Accordingly, there is significant potential for development retrofitting of areas between and surrounding UMBC and the Spring Grove property. The County and UMBC should partner to develop a lasting vision that recognizes the area's significant economic potential.

Primary Land Use: Commercial; Office; Civic/Institutional; Multi-Family Residential

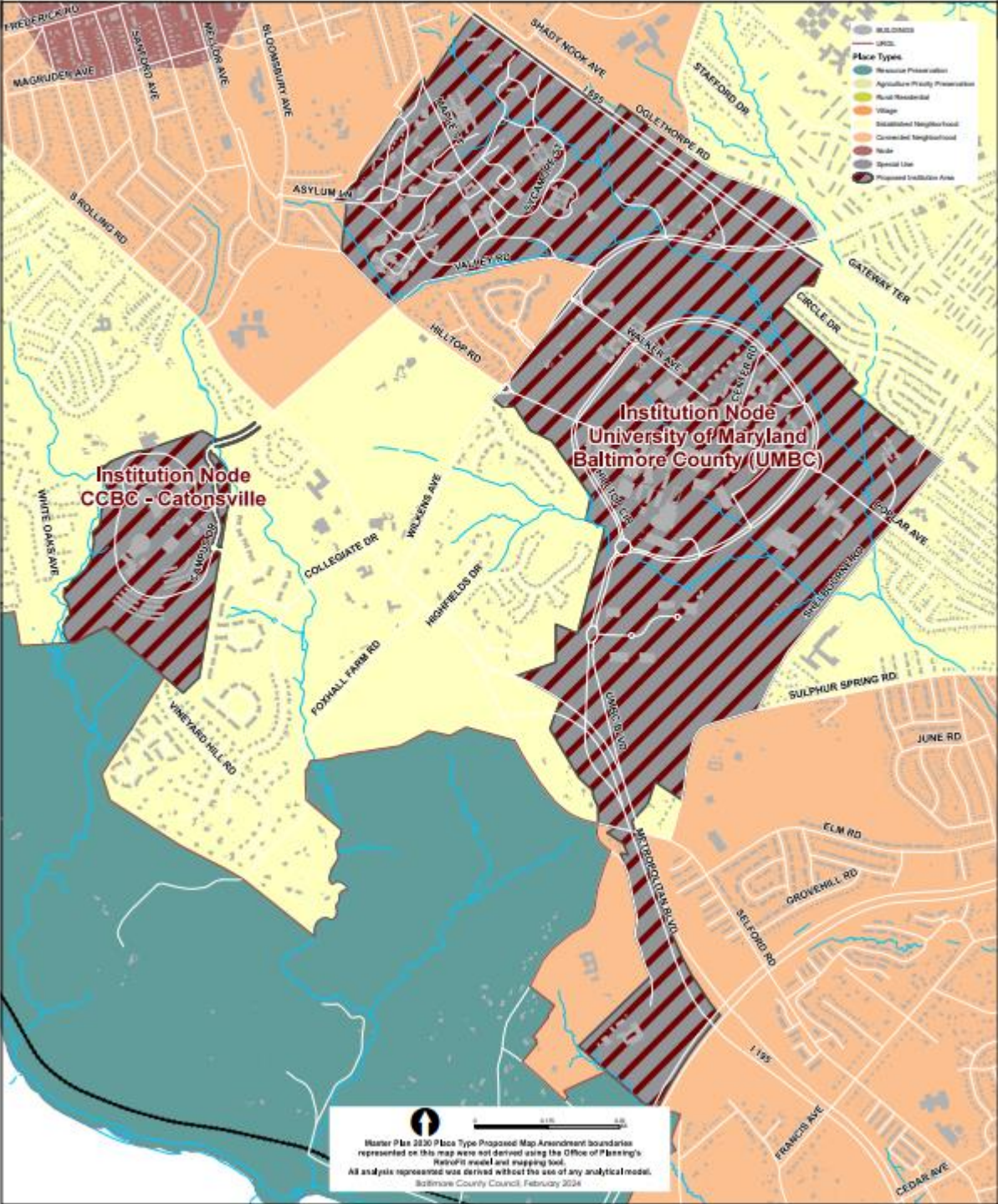
Secondary Land Use: Open Space; Light Industrial

Node Name: University of Maryland, Baltimore County (UMBC)

Community College of Baltimore County (CCBC) – Catonsville"

The Master Plan 2030 Place Type map is amended to add an institutional node in the UMBC and Spring Grove area and CCBC-Catonsville, as identified in Exhibit A.

Master Plan 2030 Proposed Place Type Map Amendment



Councilman Patoka

On page 4, in the third paragraph that starts “Several mandates”, after the second sentence, insert “Accordingly, Master Plan 2030 should have been adopted in 2020, but has been delayed due to the COVID-19 pandemic.”

On page 5, bold the fifth paragraph that states “After Master Plan 2030 is adopted any changes must be made legislatively by County Council.”

On page 6, after the second paragraph, re-number the paragraph listed as “1.” to “2.”, “2.” to “3.”, and “3.” To “1.”.

On page 9, after the “Capital Improvement Program” graphic, start a new paragraph and insert “The County should strive to make the capital budget a living document whereby the capital budget identifies capital projects in Year 6 of the Capital Improvement Program that move forward in each succeeding year until they reach the budget year so that neighborhoods and communities have predictability of when improvements will take place.”

On page 13, at the end of the third paragraph that starts “Changes to”, after “public policy goals.” insert “All changes must be adopted by the Planning Board and County Council.”

On page 25, after the second paragraph that starts “The Planning Department”, start a new paragraph and insert “The County Council should revise or remove zoning regulations that are no longer applicable to twenty-first century planning principles. This

may include: amending zoning classifications that are interdependent on antiquated terms or classifications; and eliminating unnecessary hurdles in CZMP.”

On page 53, after “Some areas of limited low density development are established.” insert “Prime and productive agricultural lands and soils should have limited development throughout areas outside of the URDL.”

On page 61, in the fourth node name, after “Liberty Road,” strike “East” and substitute “Inner Beltway”.

On page 69, in the second item in the un-numbered list, bold “development of Small Area Community Plans throughout the County”.

On pages 85 and 86, after the “Goal 2:” graphic, insert the following and re-number the actions in the subsequent 10 paragraphs.

“Goal 2, Action 1: Ensure that there are updated adequate public guidelines in place.”

On page 88, after the paragraph that begins “Goal 3, Action 7:” start a new paragraph and insert the following and re-number the actions in the subsequent 3 paragraphs.

“Goal 3, Action 8: Amend the Automotive Services (A.S.) Overlay District to accommodate electric vehicles and other sustainable modes of transportation.”

On page 91, after the fifth paragraph, insert the following:

“Goal 6, Action 7: Support community historic preservation committees so that their actions are meaningful.”

On page 97, at the end of the sixth paragraph that starts “Goal 1, Action 7, after “maintenance programs” insert “and lengthen the maintenance period related to reforestation”.

On page 99, at the end of the third paragraph that starts “Goal 2, Action 4”, after “and redevelopment” insert “, especially in the more urbanized areas of Baltimore County”; at the end of the last paragraph that starts “Goal 2, Action 9”, after “for this purpose.” insert “It is critical for the school system to participate in this effort.”

On page 101, at the end of the third paragraph that starts “Goal 3, Action 8”, after “campaign countywide.” insert “It is critical for the school system to participate in this effort.”

On page 103, after the fourth paragraph that begins “Goal 4, Action 13” start a new paragraph and insert “Goal 4, Action 14: Phase out vacant fueling stations and incentivize for redevelopment.”

On page 114, at the end of the third paragraph that starts “Goal 1, Action 3”, after “transportation corridors” insert “as well as support the creation of a regional water authority.”

On page 121, at the end of the sixth paragraph that starts “Goal 2, Action 6”, after “requests it.” insert “Restructure the County website to make development meetings, development plans, and related information easier to locate and more user-friendly.”

On page 123, in the third paragraph that starts “Goal 3, Action 6”, after “Consider hiring” strike “an Equity and Inclusion Planner” and substitute “more area and community planners”.

On page 130, after the first paragraph that ends “support a virtual experience” start a new paragraph and insert “Goal 3, Action 7: Reform the Adequate Public Facilities Ordinance (APFO) to address chronic school overcrowding and infrastructure concerns, using best practices from other jurisdictions and the work of the APFO Task Force as a guide.”

On page 130, after the last paragraph that starts “Goal 4, Action 5”, start a new paragraph and insert the following:

“Goal 4, Action 6: Create a network of connecting parks through the County.

Goal 4, Action 7: Strive to increase the County’s tree canopy, especially in areas of deficiency.

Goal 4, Action 8: Promote synergies among Baltimore County Property Management, Recreation and Parks agencies, and BCPS to clarify management of shared use facilities.”

Councilman Kach

The Master Plan 2030 Place Type map is amended to strike the mobility node in the Lutherville-Timonium area, as identified in Exhibit A.

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the mobility node in the Lutherville-Timonium area, as identified in Exhibit B.

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the mobility node in the Lutherville-Timonium area, as identified in Exhibit C.

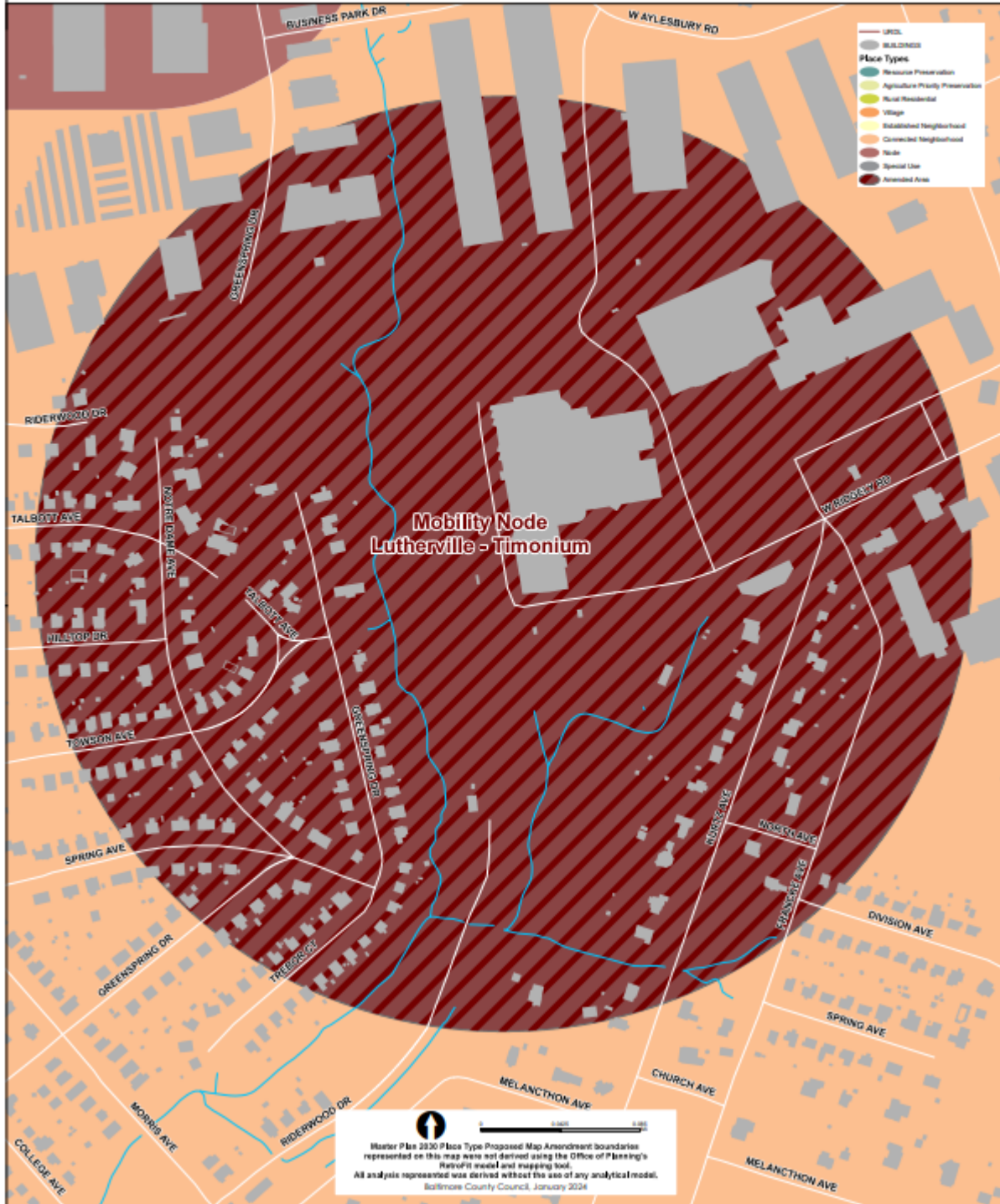
The Master Plan 2030 Place Type map is amended to add a mobility node in the Beaver Dam Road area, as identified in Exhibit D.

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the regional commercial node in the Hunt Valley area, as identified in Exhibit E.

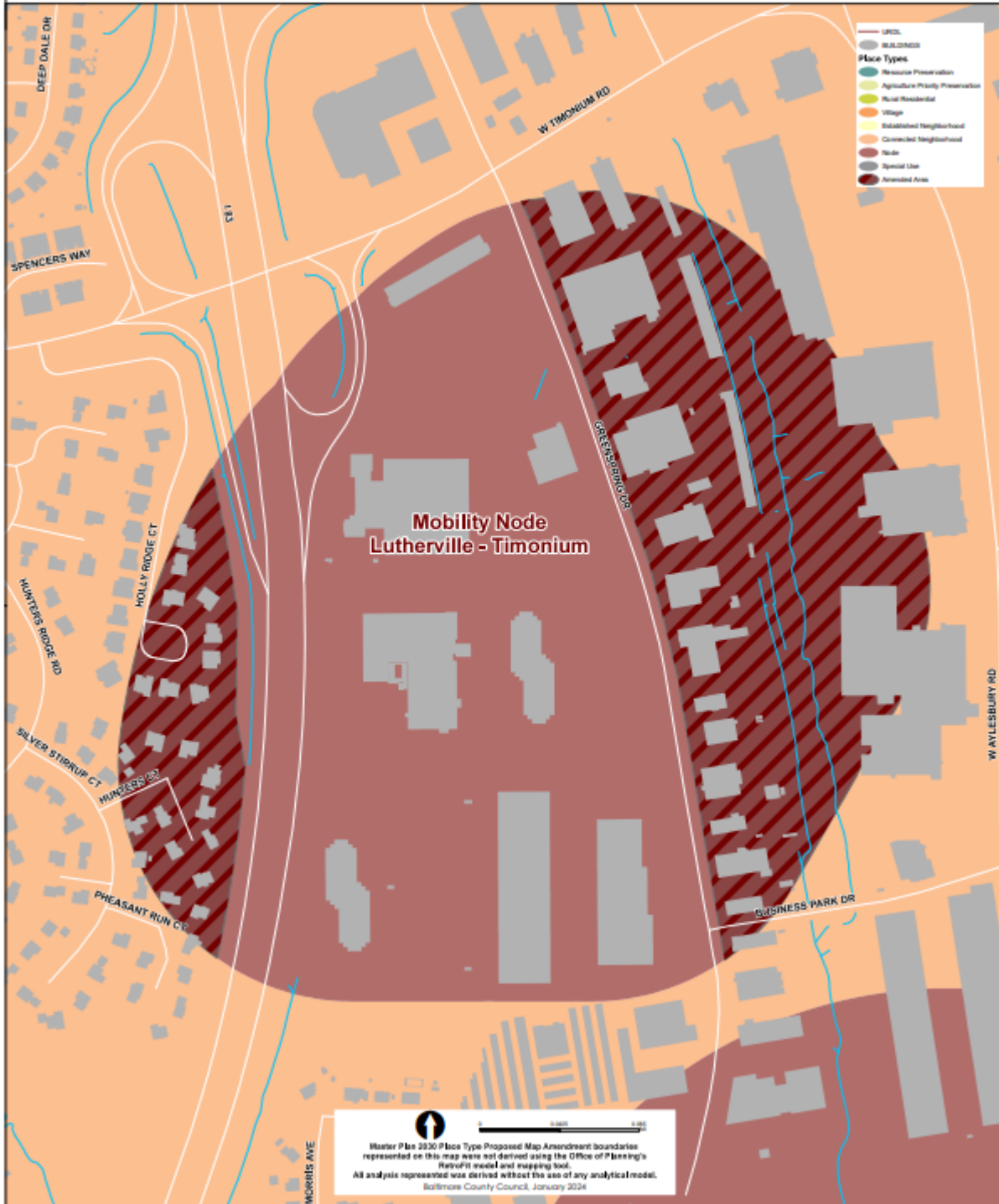
In Appendix 6 (AP 6) – Baltimore County Master Plan 2030 Commonly Used Terms, on page 227, after the term, definition, and reference lines for “Livability” insert the following:

<u>TERM</u>	<u>DEFINITION</u>	<u>MP 2030 REFERENCE SECTION</u>
<u>Living Document</u>	<u>As used in Master Plan 2030, a living document is a document, or set of documents, as required by Section 523(a) of the County Charter and Article 32, Title 2, Subtitle 2 of the County Code, that, after adoption by the County Council, may only be amended with the approval of the County Council.</u>	<u>Throughout</u>

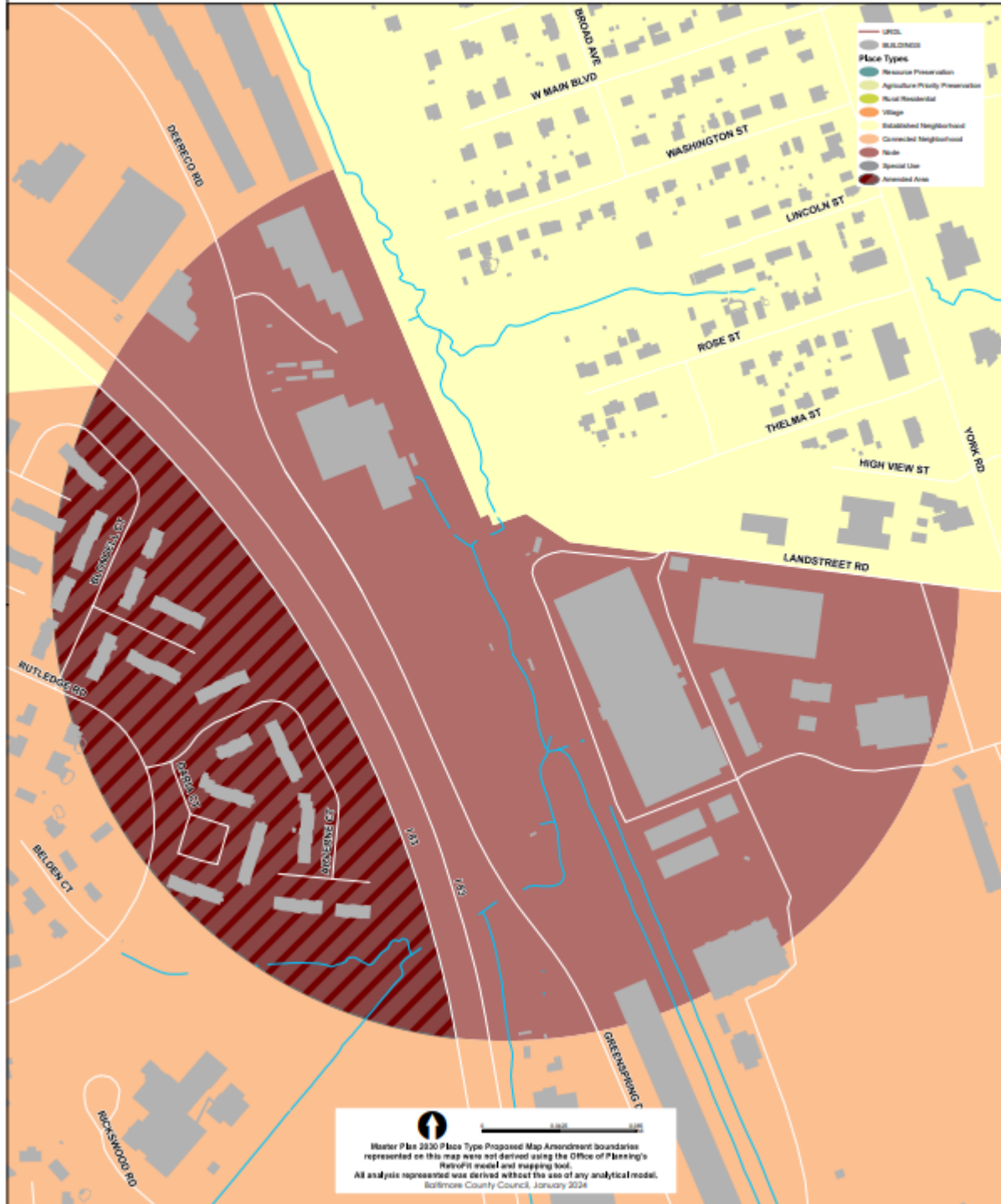
Master Plan 2030 Proposed Place Type Map Amendment



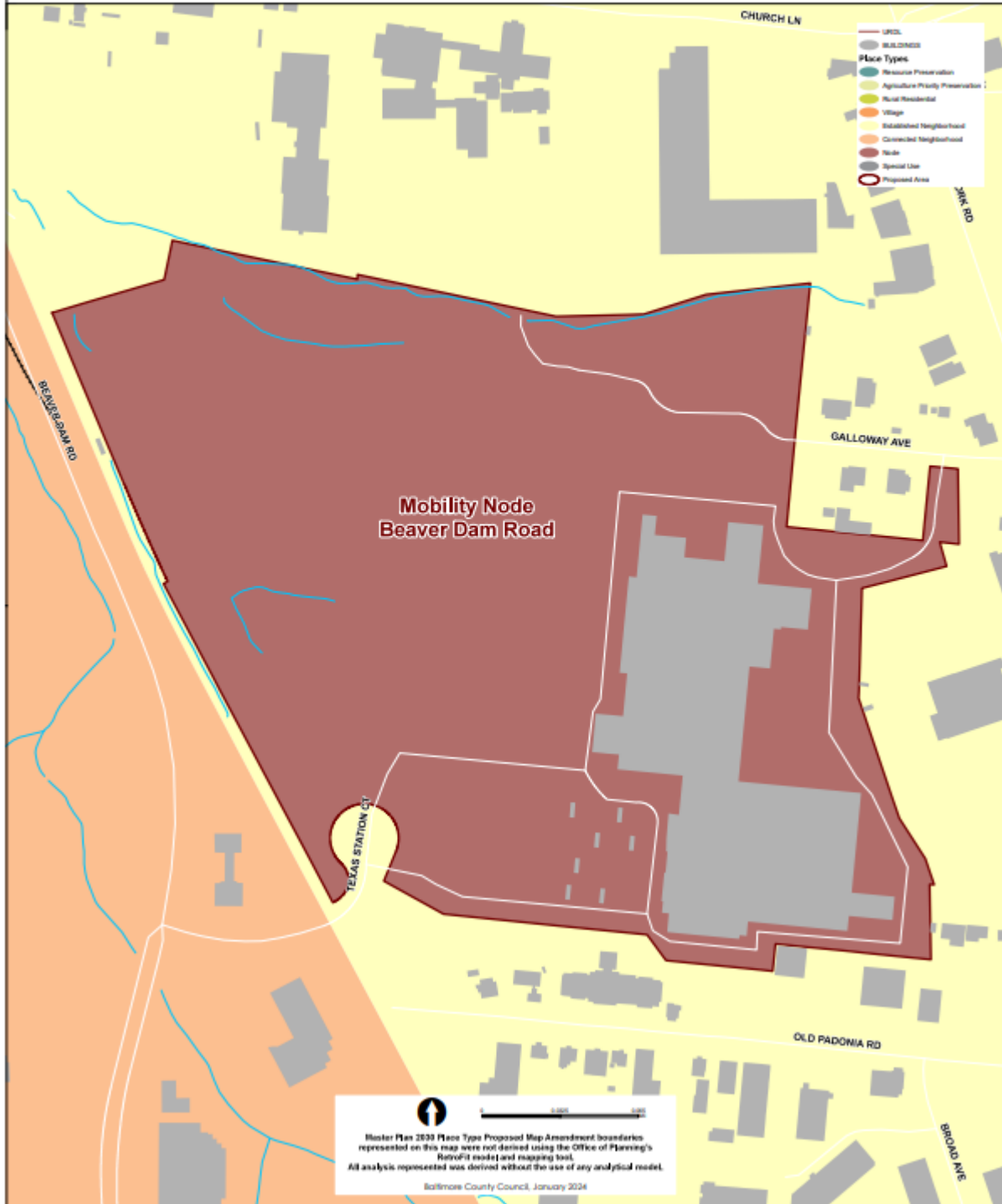
Master Plan 2030 Proposed Place Type Map Amendment



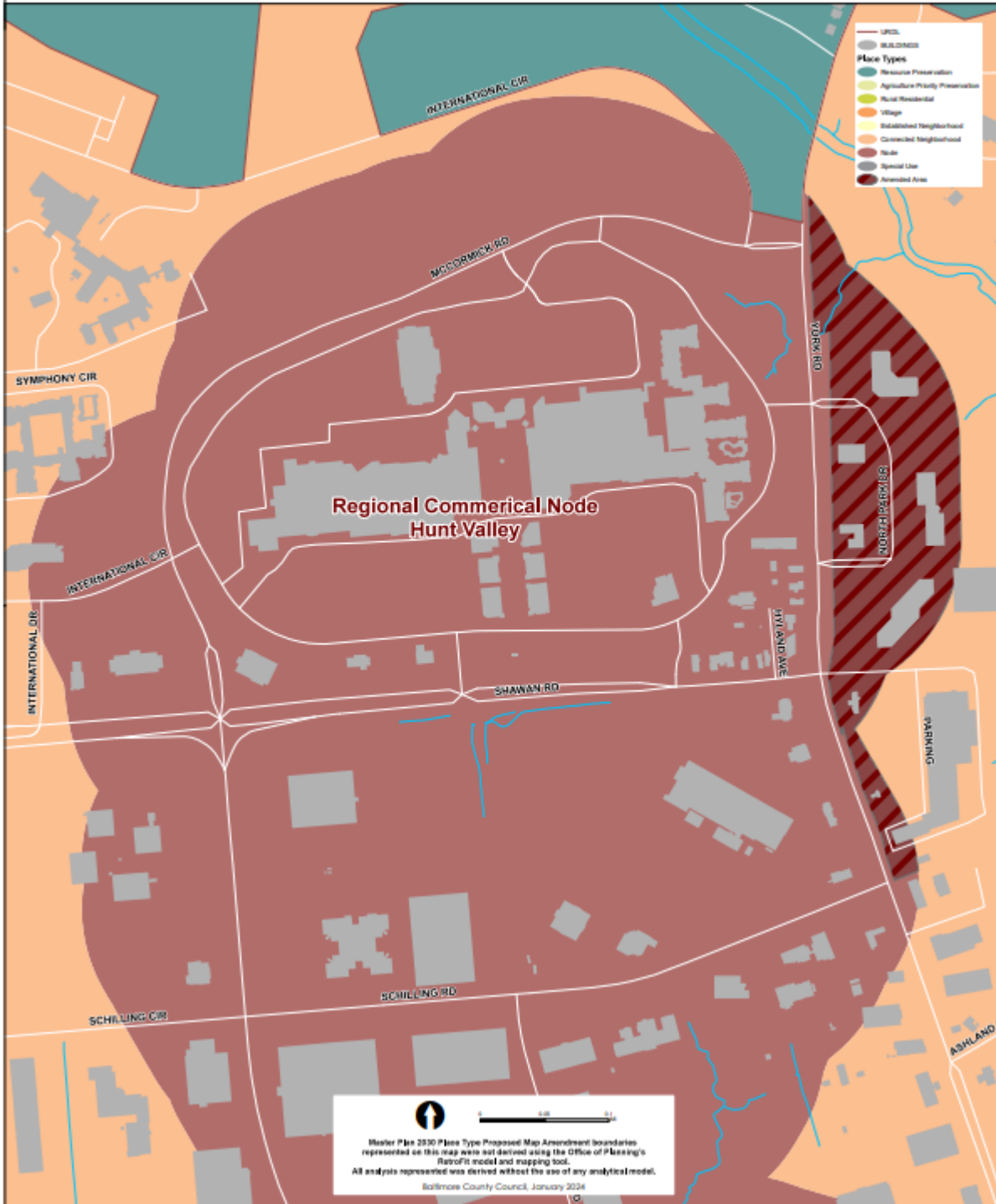
Master Plan 2030 Proposed Place Type Map Amendment



Master Plan 2030 Proposed Place Type Map Amendment



Master Plan 2030 Proposed Place Type Map Amendment



Councilman Jones

On page 11, in the second paragraph that starts “A Resource Page”, after “the plan.” insert “Sources listed on the Resource Page are provided for reference only and these sources and their contents are not part of the Master Plan 2030.”

On page 12, after the first paragraph that starts “Successful implementation” start a new paragraph and insert “The intention of the Master Plan 2030, Vision Framework is to establish high-level, strategic, goals for the County at-large. Land use decisions concerning individual parcels or projects are not required to conform to the Vision Framework and instead should be evaluated on a case-by-case basis through applicable development approval channels. While every effort will be made to implement the goals of the Vision Framework, the information contained therein shall not be considered mandates, but rather aspirational goals for the long-term planning strategy of Baltimore County.”

On page 48, after the first paragraph that starts “The Place Types” start a new paragraph and insert “The Primary and Secondary uses listed in the Place Types below are examples for demonstrative purposes only. The uses listed shall not limit the permitted uses of any specific project, property, or tract.”

Councilman Marks

On page 20, in the paragraph that starts “Through adoption”, after “URDL,” insert “and subsequent Master Plans”; after “the county has” strike “maintained a unique experience whereby one can move from more urban and suburban environments to a rural landscape dominated by agriculture, protected land and protected forested areas.” and substitute “created a growth boundary that channeled infrastructure investment and growth inside the URDL. This was based on a fiscal analysis to minimize the costs of development and to maximize the protection of sensitive resources outside the growth boundary such as the drinking water supply system for 1.8 million users.”

On page 54, in the paragraph that starts “Areas within”, in the second and third lines, strike “mix of established commercial and residential uses” and substitute “wide variety of areas that range from existing low density residential neighborhoods to denser mixed-use areas containing a wide variety of uses along major corridors.”; in the fourth line, strike “limited”; in the fifth line, after “redevelopment” insert “, but measures should be taken to avoid negative impacts to existing residential neighborhoods.”; in the fifth, sixth, and seventh lines, strike “However, the nature and character of these residential neighborhoods should not substantially change within the near future. The” and substitute “Established”; strike the paragraphs that start “Primary Land Use” and “Secondary Land Use”.

On page 55, in the paragraph that starts “Areas connecting”, in the second line, strike “consist of” and substitute “have a wide variety of uses, including”; in the same line, after “commercial” insert “, office, industrial.”; in the same line, after “areas” strike “where”

and substitute “and uses, usually at a denser concentration than Established Neighborhoods. Many of these areas present opportunities for”; in the third line, after “infill” insert “development and”; in the same line, after “redevelopment” strike “could occur”; in the same line, after “including” insert “adding”; in the fifth line, strike “the” and substitute “a dense”; in the same line, after “population” insert “of residents, employees, and visitors”; strike the paragraphs that start “Primary Land Use” and “Secondary Land Use”.

On page 63, in the paragraph that starts “Includes certain”, in the sixth and seventh lines, strike “, to the property commonly referred to as “Lafarge Quarry” (LaFarge)”.

Strike page 66, all inclusive.

On page 67, strike the paragraph that starts “years. Most”; strike the map that appears below the first paragraph.

On page 84, in the first paragraph, after “planning policies.” strike “Baltimore County’s Urban-Rural Demarcation Line (URDL) was established over fifty years ago and has not been systematically reviewed for at least four decades. Prior to beginning work on the next Master Plan, the Planning Board and staff should conduct a comprehensive review of the Urban-Rural Demarcation Line (URDL) to determine whether it contributed to past racial and economic segregation and is meeting the current and future needs of Baltimore County and the Baltimore region.”

On page 86, strike the sixth paragraph that starts “Goal 2, Action 7”.

On 88, after the fifth paragraph that starts “Goal 3, Action 10” start a new paragraph and insert the following:

“Goal 3, Action 11: Ensure that road expansions are consistent with the rural or suburban character of the communities where they occur. Specifically, the County shall refrain from funding or otherwise moving forward with any projects that directly connect Forge Road to Belair Road, as well as Compass Road to Wampler Road, or advance any lane expansion of Chapel Road in Perry Hall or Ebenezer Road in Middle River and White Marsh.

Goal 3, Action 12: Prioritize the construction of an eastbound connection from Philadelphia Road to White Marsh Boulevard and work to eliminate the chronic congestion in the Cowenton Avenue area near Pulaski Highway.”

On page 89, at the end of the third paragraph that starts “Goal 4, Action 4”, after “within UDRL” insert “where there is a clear health need – not merely to drive new development. Expand financial assistance for existing homeowners impacted by sewer projects.”

On page 93, after the second paragraph that starts “Furthermore, during”, start a new paragraph and insert the following:

“A Small Area Plan should be initiated immediately after the adoption of this Master Plan to develop consensus regarding the future of this region. Every effort should be made to respect the beauty and character of the eastern Baltimore County waterfront, with its established neighborhoods, marinas, and other small businesses. The future of the White Marsh Town Center should be a focus of this Small Area Plan. A vision for the Lafarge Quarry should be another priority of the

Small Area Plan, or legislation that establishes an overlay, with the requirement that a connection be constructed to White Marsh Boulevard that avoids local routes to the greatest extent possible; conservation and compatible development are suitable uses here. Transportation safety, the preservation of coastal regions such as the bulk of the former C.P. Crane plant, and the adequacy of fire and police stations are critical concerns throughout this area.”

In the third paragraph that starts “While retaining”, in the fourth line, strike “four” and substitute “three”; in the seventh line, strike “Special Use”.

On page 98, after the fourth paragraph that starts “Goal 1, Action 11” start a new paragraph and insert “Goal 1, Action 12: Support the protection and enhancement of lightly-developed, agricultural areas that remain in urbanized communities, such as the Chapel Road Corridor in Perry Hall and Hidden Waters Farm in Pikesville.”

On page 99, in the fourth paragraph that starts “Goal 2, Action 5”, after “Operation ReTree Baltimore County” strike “equity based tree planting initiative which expands tree canopy in” and substitute “to not only involve”; in the same paragraph, after “neighborhoods” insert “, but also growth areas built between 1980 and 2000 where tree planting was not a priority”.

On page 103, after the fourth paragraph that starts “Goal 4, Action 13” start a new paragraph and insert the following:

“Goal 4, Action 14: Evaluate the County’s solar facility statute to ensure impacts are minimized on historic rural communities.

Goal 4, Action 15: When considering development approvals of solar facility sites, target existing Brownfields, impervious surfaces, and existing commercial/industrial areas in order to minimize impacts on fertile agricultural soil.”

On page 128, at the end of the last paragraph that starts “Goal 2, Action 6”, after “technology” insert “, and support the construction and renovation of new and existing career and volunteer fire stations”.

On page 130, after the first paragraph that starts “support a”, start a new paragraph and insert “Goal 3, Action 7: Strengthen and stabilize the Belmont-Dunfield area by increasing community resources and recreational services.”

On page 254, after the second paragraph that starts “However, there” start a new paragraph and insert “Land designated as Intensely Developed Areas (IDA) in the Chesapeake Bay Critical Area (CBCA) outside the URDL should be served by public water and sewer to ensure protection of high quality natural resources and restoration of impaired waterways.”

On page 256, after the second paragraph that starts “Within the URDL” start a new paragraph and insert “The Chesapeake Bay Program estimates that, in the future, increased precipitation and storms of greater intensity could generate more pollutant runoff and reduce the effectiveness of stormwater best management practices. In addition, increased temperatures could have a negative impact on water quality.”

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the neighborhood node in the Parkville and Carney area, as identified in Exhibit A.

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the regional commercial node in the White Marsh Mall area, as identified in Exhibit B.

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the neighborhood node in the Pulaski Highway-Middle River area, as identified in Exhibit C.

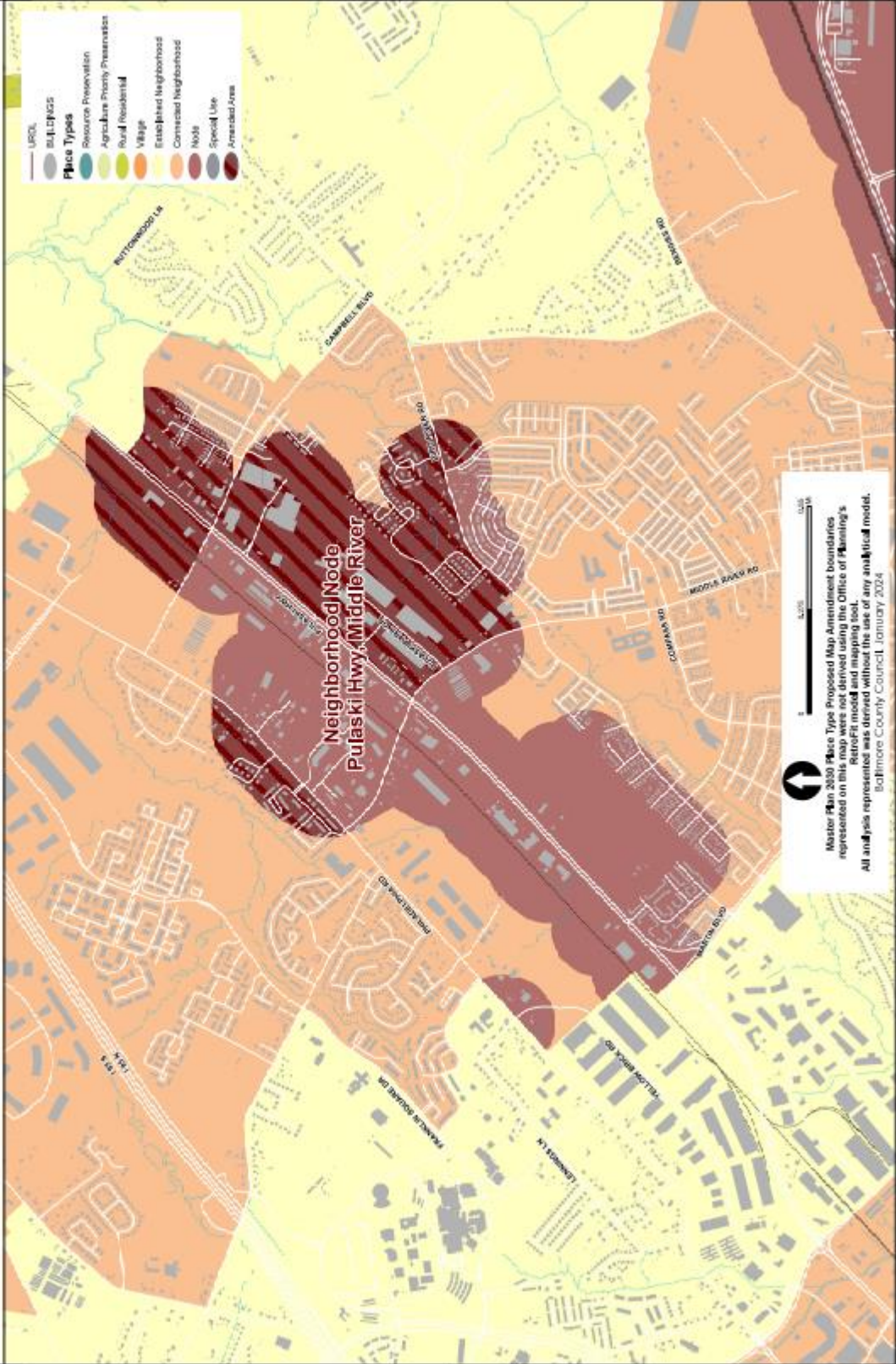
The Master Plan 2030 Place Type map is amended to strike the Lafarge Quarry area from the Special Use Place Type, identified by the grey and red crosshatched area labeled “Amended Place Type” in Exhibit D.

The Master Plan 2030 Place Type map is amended to add a neighborhood node in the Belmont-Dunfield area, as identified in Exhibit E.

Master Plan 2030 Proposed Place Type Map Amendment



Master Plan 2030 Proposed Place Type Map Amendment



Master Plan 2030 Proposed Place Type Map Amendment

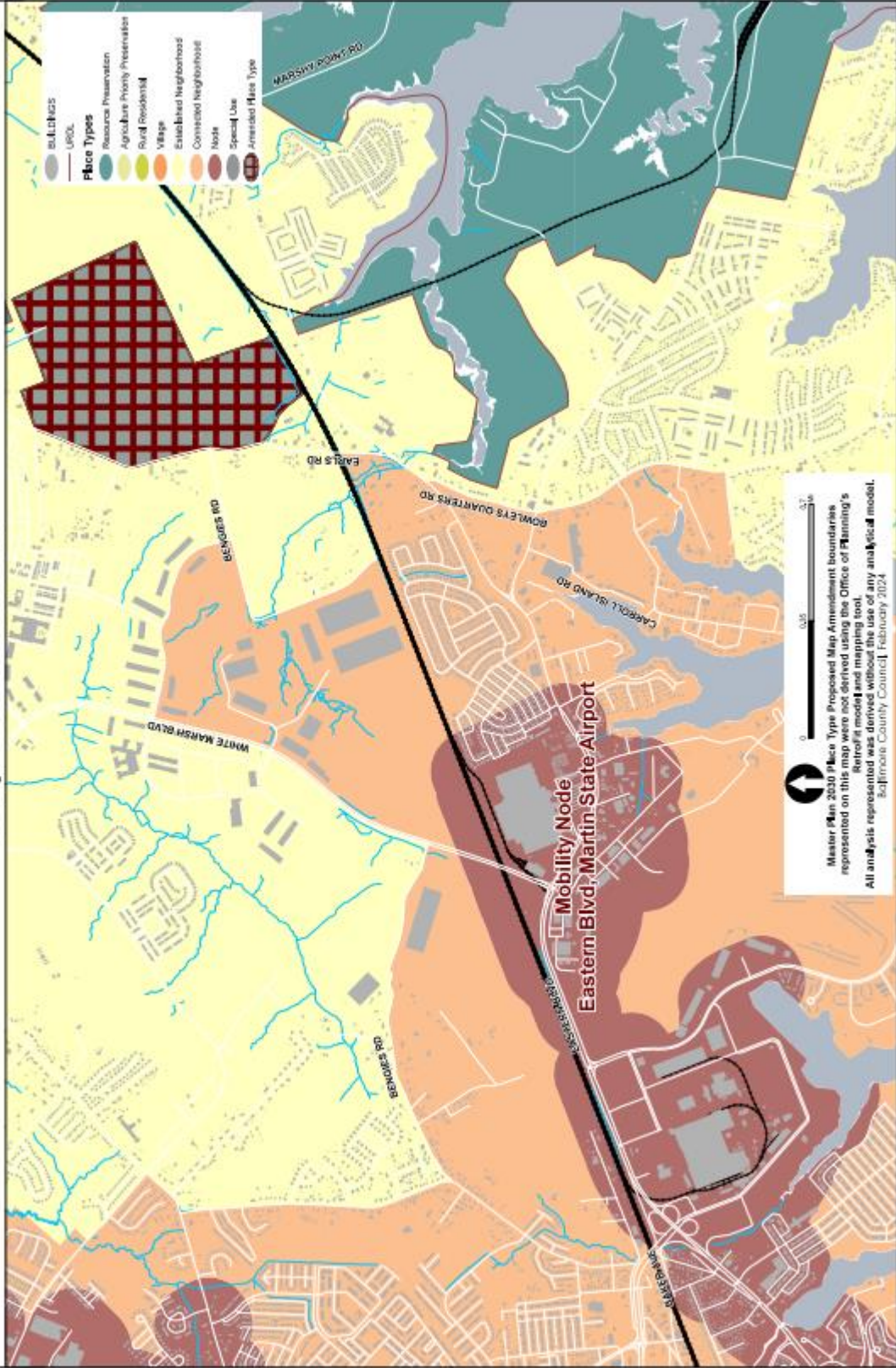
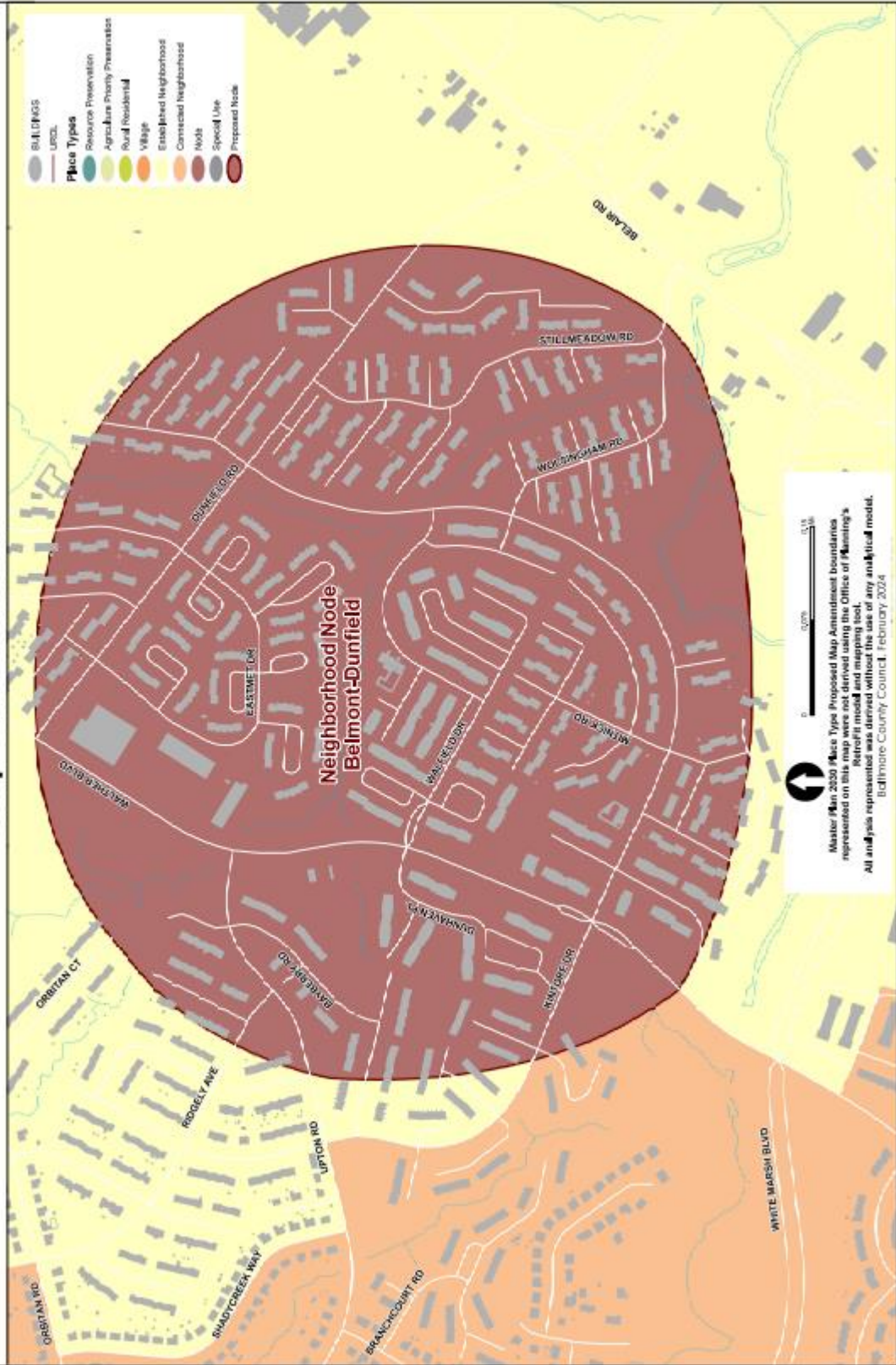


EXHIBIT E

Master Plan 2030 Proposed Place Type Map Amendment



Councilman Ertel

On page 84, after the sixth paragraph that starts “Goal 1, Action 6” start a new paragraph and insert “Goal 1, Action 7: Review zoning regulations to prevent the oversaturation of certain businesses, such as the concentration of self-storage warehouses, tattoo parlors, fuel stations, and auto parts stores within a few blocks, or dollar stores that anchor older shopping centers.”; re-number the following paragraph that starts ‘Goal 1, Action 7’ to be “Goal 1, Action 8”; on page 85, re-number Actions 8 through 11 for Goal 1 to increase the Action number by 1.

On page 89, after the fifth paragraph that starts “Goal 4, Action 6” start a new paragraph and insert Goal 4, Action 7: Review and expand the County’s annual road resurfacing budget to repair, replace, and/or repave a greater number of roads that currently have a poor rating such that the number of poorly rated roads decreases each year.”

On page 108, after the sixth paragraph that starts “Goal 2, Action 10” start a new paragraph and insert “Goal 2, Action 11: Expand opportunities for job training to meet the employment needs in the County’s industrial corridors and manufacturing areas.”

On page 123, after the fourth paragraph that starts “Goal 3, Action 7” start a new paragraph and insert “Goal 3, Action 8: Support community education programs on code enforcement issues such as high grass and weeds, nuisances, proper trash containment and disposal, rat eradication, and other violations that affect the quality of life of communities and neighborhoods.”

On page 256, after the bolded heading titled “Stormwater Impacts”, start a new paragraph and insert “Currently, the County’s stormwater management infrastructure is often inadequate in the

face of severe weather events that are becoming a more regular occurrence. Specifically, many recent significant rain events have caused some vital County sewer pipes to fail.”

Councilman Crandell

The Master Plan 2030 Place Types map is hereby amended to remove all nodes and sections of nodes that are located within the 7th Councilmanic district.”

All Council

On page 10, in the second paragraph that starts “These sections” strike “These sections are organized” and substitute “The official format of the Master Plan 2030 shall be in a printed format, but the Master Plan may also be viewed”.

BE IT FURTHER RESOLVED, that the official format of the adopted Master Plan shall be in a printed format, as set forth in Parts 1 through 4 accompanying this resolution and incorporated herein by reference, and subject to any modifications of the County Council. The adopted Master Plan may also be viewed online as a series of ESRI, ArcGIS Story Maps.

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.

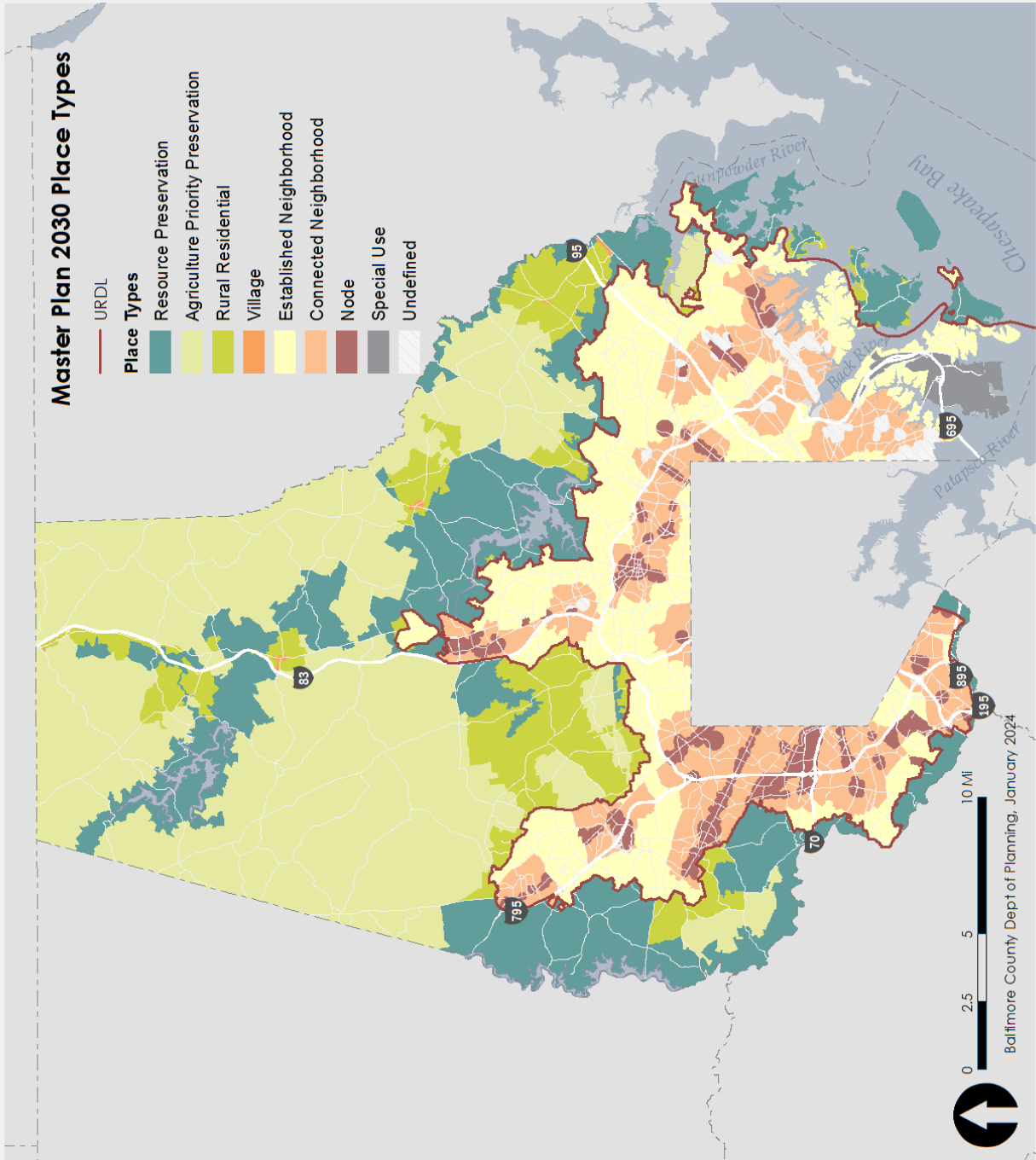
APPENDIX: GROWTH FRAMEWORK

Retrofit Criteria and Weighting Chart

Retrofit Criteria and Weighting









Criteria	Weight	Mapped	Category
Existing Light Rail, Metro, MARC stops	5	Yes	Access to Transportation
Existing Major Bus Routes	5	Yes	Access to Transportation
Major Transportation Corridors (Arterials)	3	Yes	Access to Transportation
Areas with High Number of Pedestrian Involved Crashes	3	Yes	Access to Transportation
Areas with Higher Transit Ridership	3	Yes	Access to Transportation
Vacant Buildings or high percentage Vacant for Office/Commercial/Industrial	5	Yes	Neighborhood Deficiency
Not within a half mile of a food store	3	Yes	Neighborhood Deficiency
Areas with higher concentration of a \$ Store, Gas Station, Liquor Store	1	Yes	Neighborhood Deficiency
In a vulnerable census tract (ARPA)	5	Yes	Demographic Status
Census Tracts with higher percentage minority	3	Yes	Demographic Status
Areas with higher concentration of Millennials (25-40) (Census Tract)	1	Yes	Demographic Status
Areas with higher concentration of seniors (65+) (Census Tract)	1	Yes	Demographic Status
Major Employers (Census Tract based)	5	Yes	Employment Opportunities
Half Mile from a Hospital	1	Yes	Employment Opportunities
Half Mile from a University	1	Yes	Employment Opportunities
Commercial Revitalization Districts	5	Yes	Funding Resources
Sustainable Communities	5	Yes	Funding Resources
Regional Mall Sites	5	Yes	Land Use/Ownership
Any parcel under single ownership (40 acres or more)	5	Yes	Land Use/Ownership
Parking area - Impervious Surface (parking and alleys - no buildings)	5	Yes	Land Use/Ownership
CCC, CT Districts and ML and BL with adjacent DP5.5 or higher zones	3	Yes	Land Use/Ownership
Must be inside the URDL	0	Yes	Land Use/Ownership
Half Mile from a School	1	Yes	Neighborhood Asset
Quarter Mile from a Park or Open Space Area	1	Yes	Neighborhood Asset
Half Mile Community Center	1	Yes	Neighborhood Asset
Half Mile Library	1	Yes	Neighborhood Asset
Half Mile Senior Center	1	Yes	Neighborhood Asset
Total Points	78		

Place Types Map



Place Types Summary Sheet

BALTIMORE COUNTY MASTER PLAN 2030 PLACE TYPES

PLACE TYPE	DESCRIPTION	PRIMARY LAND USE	SECONDARY LAND USE
 Village	Facilitates commercial activity and civic uses at primary road intersections within Village place type. Primarily serves rural population commercial needs. Central location for civic uses, churches, community centers.	Rural Commercial	Medium Density Residential Civic/Institutional Open Space
 Rural Residential	Some areas of limited low density development are established. Prime and productive agricultural lands and soils should have limited development throughout areas outside of the URDL.	Low Density Residential	Civic/Institutional Open Space
 Resource Preservation	These areas are designed to protect environmental, historic, and cultural resources, while allowing only limited residential, commercial or institutional development.	Resource Preservation Open Space/Recreation Forested Land	Limited Residential
 Agriculture Priority Preservation	These areas are designated for preserving active agriculture activities, and as such are not suitable for dense residential, commercial, or institutional development.	Agriculture	Agritourism Limited Residential Recreation
 Special Use	Includes certain industrial, manufacturing and research, technology and innovation areas but may include limited office use. By the nature of their location, these areas are not suitable for development similar to those with similar characteristics. Currently, this designation applies to the Tradeport Atlantic (TPA) site and to University of Maryland Baltimore County (UMBC).	Light Industrial Heavy Industrial Technology	Office Commercial Flex Warehouse
 Node	Core Retrofit Areas, called Nodes, are the most strategic locations for retrofitting efforts. They are predominantly located along aging neighborhood centers, major arterials, near transit hubs or large greyfield sites. Nodes include adjacent residential and commercial properties that support walkable redevelopment with mid- to higher- residential density and a mix of uses that serve the community. The Node types: Urban Node, Regional Commercial Node, Neighborhood Node, Institutional Node, and Mobility Node	Varies by Node type. May include High Density Residential, Auxiliary and Infill, Civic/Institutional, Office/Commercial, Open Space	Varies by Node type. May include, Medium Density Residential.
 Established Neighborhood	Areas within the URDL, not within Connected Neighborhoods and Nodes consist of a wide variety of areas that range from existing low density residential neighborhoods to denser mixed-use areas containing a wide variety of uses along major roads. Although much of this area is already developed, there is some opportunity for redevelopment and infill. These areas should be redeveloped in a way that would have a positive impact on existing residential neighborhoods. Established Neighborhoods are currently served with public water and sewer service.		
 Connected Neighborhood	Areas connecting Established Neighborhoods and Nodes, that have a wide variety of uses, including a mix of commercial, office, retail, and residential areas and uses, usually at a denser concentration than Established Neighborhoods. These areas are designed to support redevelopment through the addition of new housing types, such as detached single-family townhomes and apartments. These places contain a dense population of residents, employees, and visitors needed to support the Node which they surround.		

Place Types Sheets



PLACE TYPE--RESOURCE PRESERVATION

These areas are designed to protect environmental, historic, and cultural resources, while allowing only limited residential, commercial or institutional development.

PRIMARY LAND USE

Resource Preservation
Open Space/Recreation
Forested Land

SECONDARY LAND USE

Limited Residential



PLACE TYPE--AGRICULTURE PRIORITY PRESERVATION

These areas are designated for preserving active agriculture activities, and as such are not suitable for dense residential, commercial, or institutional development.

PRIMARY LAND USE

Agriculture

SECONDARY LAND USE

Agritourism
Limited Residential
Recreation



PLACE TYPE--RURAL RESIDENTIAL

Some areas of limited low density development are established. Prime and productive agricultural lands and soils should have limited development throughout areas outside of the URDL.

PRIMARY LAND USE

Low Density Residential

SECONDARY LAND USE

Civic/Institutional
Open Space



PLACE TYPE--VILLAGE

Facilitates commercial activity and civic uses at primary road intersections within Village place type. Primarily serves rural population commercial needs. Central location for civic uses, churches, community centers.

PRIMARY LAND USE

Rural Commercial

SECONDARY LAND USE

Medium-Density Residential
Civic/Institutional
Office
Open Space



PLACE TYPE--ESTABLISHED NEIGHBORHOOD

Areas within the URDL, not within Connected Neighborhoods and Nodes consist of a wide variety of areas that range from existing low density residential neighborhoods to denser mixed-use areas containing a wide variety of uses along major corridors. Although much of this area is already developed, there is some opportunity for new and infill development and redevelopment, but measures should be taken to avoid negative impacts to existing residential neighborhoods. Established Neighborhoods are currently served with public water and sewer service.



PLACE TYPE--CONNECTED NEIGHBORHOOD

Areas connecting Established Neighborhoods and Nodes, that have a wide variety of uses, including a mix of commercial, office, industrial, and residential areas and uses, usually at a denser concentration than Established Neighborhoods. Many of these areas present opportunities for infill development and redevelopment including adding a variety of housing types such as detached single-family, townhomes and apartments. These places contain a dense population of residents, employees, and visitors needed to support the Node which they surround.



PLACE TYPE--NODE

Core Retrofit Areas, called Nodes, are the most strategic locations for retrofitting efforts. They are predominantly located along aging neighborhood centers, major arterials, near transit hubs or large greyfield sites. Nodes include adjacent residential and commercial properties that support walkable redevelopment with mid- to higher-residential density and a mix of uses that serve the community. Five Node types: Urban Node, Regional Commercial Node, Neighborhood Node, Institutional Node, and Mobility Node

LAND USE: PRIMARY

Varies by Node type. May include: High Density Residential; Auxiliary and Infill; Civic/Institutional; Office/Commercial; Open Space.

LAND USE: SECONDARY

Varies by Node type. May include: Medium Density Residential.



PLACE TYPE--SPECIAL USE

Includes certain industrial, manufacturing and research, technology and innovation areas but may include limited other uses, including retail. By their function, they require their operation to be separate (except those with similar characteristics). Currently, this designation applies to the Tradeport Atlantic (TPA) site and to University of Maryland Baltimore County (UMBC).

PRIMARY LAND USE

Light and Heavy Industrial
Technology

SECONDARY LAND USE

Office
Commercial
Flex Warehouse

Node Types and Names Table



MASTER PLAN 2030 PLACE TYPE—NODE

NODE TYPE URBAN

Towson is the urban center of Baltimore County. It includes a sizable business district, which is home to a regional mall (Towson Town Center) in addition to several prominent institutions—three large hospitals (Greater Baltimore Medical Center, University of Maryland St. Joseph Medical Center, Sheppard Pratt) and two universities (Towson University, Goucher College). The urban core of Towson is increasingly more residential and pedestrian-friendly as well, with several new apartment/condominium or mixed-used redevelopments in the works.

NODE NAME

Towson

NODE TYPE REGIONAL COMMERCIAL

As retail and shopping patterns have changed in recent decades, traditional shopping malls have struggled to retain tenants and attract visitors. Most malls are aging, past their useful life and struggling to compete with newer, town center -style developments. In suburban areas, malls often occupy the largest remaining land parcels. However, much of this land is underutilized in the form of surface parking lots. These sites provide valuable opportunities to intensify redevelopment efforts, transform land-use paradigms and improve quality of life. Possibilities include: walkable town centers, housing forms designed to serve vital demographics, hotels, gathering places with greater civic and recreational opportunities.

NODE NAME

Security Square Mall

Owings Mills

Hunt Valley

White Marsh Mall

Eastpoint Mall

NODE TYPE NEIGHBORHOOD

Baltimore County's suburban commercial corridors are characterized by a mix of single-use buildings, large surface parking lots and thoroughfares designed exclusively for automobile use. There are opportunities to transform outdated land uses and transportation infrastructure along these highly-traveled roadways. These efforts should prioritize buy-in and support from existing communities, provide residential amenities, as well as improve physical and pedestrian connections between residential and commercial areas.

NODE NAME

Frederick Rd, Catonsville

Baltimore National Pike, East

Baltimore National Pike, West

Liberty Road, Inner Beltway



MASTER PLAN 2030 PLACE TYPE—NODE

Liberty Road, Rolling Rd and Milford Mill

Liberty Road, Old Court Rd

Liberty Road, Randallstown

Pikesville

Reisterstown

Harford Road, Parkville and Carney

Belair Road, Overlea

Pulaski Hwy, Middle River Road

Pulaski Hwy, I-695

Eastern Blvd, Essex

Eastern Blvd, Middle River

Back River Neck, Essex

Dundalk Ave, Dundalk

NODE TYPE INSTITUTIONAL

In the southwestern part of the county, University of Maryland Baltimore County (UMBC) has a substantial presence. This highly rated public university is recognized for IT research, innovation and commitment to diversity and equity. Located on 530 acres west of the Beltway and next to both Catonsville and Arbutus, UMBC has expanded its community outreach and has established a facility, with the popular Ocha Mocha café, in Arbutus. UMBC is also home to bwtech@UMBC Research and Technology Park.

The University also recently took ownership of the 200 acre Spring Grove property situated north of the current campus. No specific plans have been presented for this site that also contains state operated psychiatric services and County owned homeless persons' shelter and recreational facilities.

UMBC and the Spring Grove property represent a significant growth area for the southwest section of the County. As an anchor institution, the success of UMBC is vital to the region and will have a lasting impact for years to come. Together, UMBC and Spring Grove have potential to bring new businesses and economic activity to the area.

Accordingly, there is significant potential for development retrofitting of areas between and surrounding UMBC and the Spring Grove property. The County and UMBC should partner to develop a lasting vision that recognizes the area's significant economic potential.

NODE NAME

University of Maryland, Baltimore County (UMBC)

Community College of Baltimore County (CCBC) - Catonsville

NODE TYPE MOBILITY



MASTER PLAN 2030 PLACE TYPE—NODE

This Node Type refers to focal points in the transportation network where different modes of transportation, multi-modal supportive infrastructure and place-making strategies can create or enhance existing activity centers. Amenities may include bus stop and layover zones, transit shelters with real-time arrival information, bike share stations, bicycle storage, repair facilities, retail and open space. Providing an array of options at these Nodes accommodates a variety of different needs, greatly increasing the number of destinations accessible via transit. Mobility Nodes are currently located around existing transit stops or bus stops with heavy ridership. Their success depends on the interaction and balance between transportation, land use and place-making functions.

NODE NAME

Lansdowne Station

Social Security Admin

Windsor Mill

Millford Mill Metro Station

Old Court Metro Station

Warren Road

Lutherville-Timonium

Loch Raven

Eastern Blvd, Martin State Airport

Merritt Blvd, Dundalk

Baltimore Highlands, Light Rail

Halethorpe, St. Denis

Falls Road, Light Rail

Node Type Detail Sheets



PLACE TYPE--NODE NODE TYPE--URBAN CENTER

Towson is the urban center of Baltimore County. This urban center is the site of a substantial business district, and houses a regional mall called the Towson Town Center. In addition, several institutions are situated in the area such as three large hospitals (Greater Baltimore Medical Center, University of Maryland St. Joseph Medical Center, and Sheppard Pratt) and two universities (Towson University and Goucher College). The urban core of Towson is becoming a residential center as well, with several new apartment/condominium or mixed-used developments.

LAND USE: PRIMARY

Commercial
Office
Civic/Institutional
Multi-family Residential

LAND USE: SECONDARY

Open Space
Infill Residential
Light Industrial

FORM & DENSITY

- Encourage and support the private redevelopment of vacant parcels, parking lots between buildings or other gaps in the built fabric.
- Encourage the construction of parking garages by limiting surface parking areas.
- Incorporate commercial spaces (e.g. retail and office) on the street level to maintain and activate street life if parking garages are being proposed.

CONNECTIVITY

- Create a distinctive visual theme for wayfinding signs.
- Design and construct "gateway" features at key locations and incorporate a transit waiting area at certain locations.
- Design and implement the Pedestrian and Bicycle Plan (2022) to increase the connectivity between Downtown Towson and its adjacent neighborhoods.
- Coordinate with the MTA, private sector and educational institutions to improve transit and mobility options access to and within Towson.
- Create safe pedestrian connections between Towson University and downtown Towson, including evening lighting.
- Explore the use of alleyways as connected and safe pedestrian walkways.

AMENITY OPEN SPACE

- Provide a clear instruction of how five percent of gross acreage of any proposed redevelopment should be provided in order to improve the vibrancy of street life.
- Encourage innovative ways of converting roadways for temporary gathering, open space.
- Encourage the use of the rooftop space of buildings.
- Determine ways to activate spaces with art in the public realm, such as alleyways.

POLICY

- Strengthen and promote programs that could provide incentives for revitalization or redevelopment projects, especially those using best building practices in sustainability.
- Revise zoning that encourages use of "liner buildings" with street level commercial space.
- Review Downtown Towson District overlay and make amendments to allow creative solutions in responding to needs for increased pedestrian connectivity, increased greenspace and tree canopy, and other elements as needed.



PLACE TYPE--NODE NODE TYPE--REGIONAL COMMERCIAL NODE

As retail and shopping patterns have changed over the past decade, multi-story shopping malls have struggled to retain tenants and attract shoppers. Most of the malls, built at least a decade ago—if not longer, have aging buildings and struggle to compete with newer “lifestyle centers.” In many suburban areas, malls often occupy the largest remaining land parcels. However, most of this land is still underutilized because it is in the form of parking lots. These sites provide valuable opportunities to intensify redevelopment by adding land uses and redevelopment types that most communities need but often lack. Possible projects include a new town center, housing forms designed to serve new demographics, mixed-use areas, hotels, civic and cultural facilities, public gathering places and recreational opportunities.

LAND USE: PRIMARY

Commercial
Office
Multi-family Residential

LAND USE: SECONDARY

Open Space
Infill Residential
Light Industrial
Civic/Institutional

FORM & DENSITY

- Support a mix of uses that goes beyond the typical retail and residential types, which include uses such as makerspaces, integrated light manufacturing, research and development, and community/civic uses. Minimize single-use retail buildings.
- Replaced the existing surface parking lots with denser, more intensive uses that create economic activity, generate jobs for various career levels, and support housing needs. Require shared, structured parking wherever possible to free up land for other uses.
- Include housing with a broader range of affordability and incorporate new housing types that foster a variety of rental and ownership opportunities at various price points.
- Create a visually inviting environment through other design elements such as architecture, signage, massing, and streetscapes, not only for the Regional Commercial Centers’ future residents and workers, but also for the surrounding communities.
- Develop commercial spaces to have the flexibility to morph over time as demand and business facility requirements change.
- Develop ground level retail, restaurants, and other experiential commercial, that incorporate an expanded pedestrian realm to facilitate outdoor seating, classes, and/or shopping.

CONNECTIVITY

- Create a circulation system that encourages safe biking and walking throughout, and facilitates internal connectivity through a grid-like, low bicycle stress street pattern that serves all users regardless of age or mobility.
- Create grid pattern that includes short, walkable blocks composed of a hierarchy of public roads and that responds to the associated land uses.
- Include an interconnected pedestrian and bike system that may be separate from such facilities in the rights-of-way, which links parks, transit, and other land use destinations.
- Incorporate micro-mobility nodes/stations throughout any design’s residential, commercial and amenity areas.
- Retain and enhance the existing transit stops and explore opportunities of shared parking.
- Require non-residential uses to provide electric vehicle charging stations, micro-mobility nodes, and ridesharing pick up/drop off spaces as appropriate.
- Require the future design to acknowledge and respond to the known external connectivity points to the surrounding areas.

AMENITY OPEN SPACE

- Provide a variety of different types and sizes of amenity spaces appealing to people from diverse backgrounds and a range of physical needs.
- Provide green and open areas appropriately sized to support community gathering and host cultural and civic events.
- Incorporate stormwater management facilities into the overall site design and integrate them into the larger open and green space network if feasible.
- Include a civic use facility (or multiple facilities).
- Provide both programmed and unprogrammed amenity space.
- Create a well-integrated green space network throughout the site connected through sidewalks, paths, and trails.
- Create an interconnected network of community spaces, useable open spaces, and green areas that offer experiential, recreational, and social gathering opportunities and are available to the surrounding areas.

POLICY

- Given the mixed-use concept, the creation of a mix-used redevelopment zone should be explored. This new zone should be able to accommodate both the types and densities of uses needed to accommodate future growth and is best positioned to achieve the above stated design guidelines.
 - Re- zone parcels within Regional Commercial Centers to be mixed-use.
 - Remove the square footage or acreage cap on retail spaces included in vertical mixed-use redevelopment or when incorporated as an accessory use to another primary use.
 - Explore coordination among Baltimore County Department of Planning, Baltimore County Department of Public Works and Transportation (DPW&T), and State Highway Administration (SHA) on methods to improve safety, bicycle/pedestrian facilities and connectivity to the adjacent areas.
 - Explore opportunities for public-private partnerships in funding a civic use.
-



PLACE TYPE--NODE NODE TYPE--NEIGHBORHOOD NODE

Baltimore County's suburban commercial corridors are characterized by a variety of single-use buildings, large surface parking lots and thoroughfares focused on use by automobiles. There are opportunities in these areas to transform outdated land uses and transportation infrastructure along these highly traveled stretches of road. Supported by surrounding residential communities, efforts to help these areas evolve into better 21st century neighborhood centers should also focus on providing amenities for those residents, as well as better physical connections between the residential and commercial areas.

LAND USE: PRIMARY

Commercial
Office
Multi-family Residential

LAND USE: SECONDARY

Open Space
Infill Residential
Light Industrial
Civic/Institutional

FORM & DENSITY

- Design guidelines will be used to achieve the appropriate size, scale, and intensity of redevelopment along these commercial corridors. Design recommendations include:
 - Create redevelopment scenarios for opportunity sites that depicts the scale and size of market potential.
 - Explore innovative design solutions to physical constraints and the abrupt land use transitions.
 - Promote site layout designs that allow for co-tenancy and co-locating (clustering) of uses, shared parking, and limited curb cuts.
 - Incorporate inventive streetscape and site designs along the corridor that naturally combat crime.
- Repurpose space for new housing opportunities as some retail uses become obsolete.
- Target pockets where parcel sizes and configurations are favorable for new housing.
- Diversify housing products and density (e.g., townhouses, low- to mid-rise multifamily units, etc.) to attract a wide variety of users (e.g., families, couples without children, singles, seniors, etc.)
- Accommodate residential communities behind the properties immediately fronting the corridors through adequate noise and property buffers, appropriate streetscape and street furniture, and adequate pedestrian linkages.

CONNECTIVITY

- To improve safety and security of pedestrians, design should be used to create a more walkable environment:
 - Visible striping for crosswalks and ADA-compliant sidewalks
 - Coordinated pedestrian light signals and adequate pedestrian lighting
 - Street trees, grates, decorative trash bins and benches, bike racks, and parking lots outlined by landscaped buffers
- To move traffic volumes smoothly and safely along corridors, vehicular circulation should:
 - Install clearly visible striping of all traffic lanes (including bike and parking where appropriate).
 - Install protected bike lanes measures
 - Reduce traffic points of conflict friction points such as mid-intersection left-hand turns, double parking, and on-street loading for commercial deliveries and shipments.
 - Coordinate the signalization of the traffic lights to interrupt traffic at appropriate points along the corridor.
 - Consolidate curb cuts where possible
 - Institute traffic calming measures
 - Examine the best placement for and type of parking that will coincide favorably with potential redevelopment.
- For better vehicular and pedestrian navigation, providing adequate wayfinding could be achieved by:
 - Redesigning major intersection signage to increase visibility from the road.
 - Instituting signage restrictions to control chaotic, visual clutter.



PLACE TYPE--NODE NODE TYPE--MOBILITY NODE

Providing a focal point in the transportation network where different modes of transportation, multi-modal supportive infrastructure and place-making strategies can create or enhance existing activity centers. Amenities include, but are not limited to, bus stop and layover zones, transit shelters with real-time arrival information, bike share stations, car share facilities, bicycle storage, repair facilities, retail and open space. Providing an array of options at these Nodes accommodates a variety of different needs, greatly increasing the number of destinations accessible via transit. Mobility Nodes are currently located around existing transit stops or bus stops with heavy ridership, therefore, their success depends on the interaction and balance between transportation, land use, and place-making functions.

LAND USE: PRIMARY

Commercial
Office
Civic/Institutional
Multi-family Residential

LAND USE: SECONDARY

Open Space
Light Industrial

FORM & DENSITY

- Support a mix of land uses with a clear dominance of one or two types, such as residential, office, and/or retail space.
- Include a variety of uses within the same parcel and within the same building.
- Permit the construction of buildings of three or more stories in height.
- Locate the tallest and highest density uses near the transit stop and transition by "stepping down" building heights and intensity towards established residential neighborhoods.
- Orient buildings closer to the street and establish a maximum "build-to" distance (between the street and structure).
- Minimize walking to and from the transit station.
- Avoid "blank walls" by providing windows and doors at ground level and having variety in building massing, texture, and materials.
- Provide a range of housing options within the core area of a transit hub and the surrounding area such as duplexes, multiplexes, townhouses and other diverse housing types.
- Encourage special transit trip attractors and generators (e.g., government offices, educational facilities, community centers, and stadiums) and locate them adjacent to the transit stop.
- Plan for spacing in transit hubs with block perimeters of no greater than 2,400 feet. This will ensure walkable blocks of 250 feet to 400 feet by 500 feet to 700 feet.

CONNECTIVITY

- Design should be used to create a more walkable environment to improve safety and security of pedestrians:
 - Provide pedestrian paths through parking lots and indirect pedestrian connections from parking and surrounding neighborhoods.
 - Design streets to safely and efficiently accommodate all modes of transportation, all users, and all ability levels, with the goal of balancing the needs of drivers, pedestrians, bicyclists, transit riders, emergency responders, and goods movement. Design should prioritize modes in the following order: 1) walking, 2) biking, 3) transit, 4) automobile.
 - Design curbside area along streets to promote greater flexibility in use of the space such as designated ride-hailing drop-off/pick up zones.
 - Establish an effective coordination of all modes of transportation at transit hubs to create a seamless experience.
 - Plan transit hub streets to enhance the existing street network and provide public connections where street linkages are currently missing.
- To move traffic volumes smoothly and safely along transit hubs, vehicular circulation should:
 - Locate surface parking behind buildings or adjacent to buildings to allow for convenient and safe pedestrian access to the development and/or transit center.
 - Limit dedicated surface parking for each business
 - Encourage shared parking or the construction of parking garages. Require installation of electric vehicle charging stations.
 - Provide car-sharing programs that encourage alternatives to personal vehicles such as Zip-Car
 - Require developers to provide amenities for alternatives to personal vehicles such as car-sharing vehicles or bike racks.
 - Enhance roadways, sidewalks, lighting, signage, landscaping and other elements of the public right-of-way to create a visually appealing and easily navigable transit hub.
 - Provide bicycle-friendly routes in transit hub area.
 - Provide bicycle parking around safe and convenient facilities where bicycle demand exists.
 - Enhance first and last mile connectivity through micro-mobility measures.
- For better vehicular and pedestrian navigation, provide adequate wayfinding by:
 - Installing signage to indicate location or direction of mobility options and local districts and designations

AMENITY OPEN SPACE

- Build and enhance plazas, parks and pedestrian-only streets to accommodate a variety of community uses.
- Require the provision of public space for redevelopment that is accessible physically and visually to the public.
- Provide seating.
- Maintain regular programming and special events such as festivals and farmers market, in plazas, parks, streets and other public space.
- Install artwork that is created by local artists to serve as a focal point at transit stops or nearby public space.
- Design open space to reflect the culture and characteristics of local neighborhoods – placemaking.

POLICY

- Revise zoning to allow mixed-uses and higher density redevelopment and to restrict inappropriate uses.
 - Add an overlay zone for all retrofitting areas – but the existing zoning classification remains
 - Change parking standards for redevelopment projects to encourage transit-supportive redevelopment.
 - Reduce regulatory parking requirements and consider parking maximums.
 - Incentivize developers to include an additional community element, such as affordable units or public spaces, by allowing them to redevelop at greater densities.
 - Expedite and streamline the approval process to facilitate the completion of projects that include affordable housing.
 - Establish a dedicated source of funding for affordable housing.
 - Acquire land and establish non-profit land banks to lease to affordable housing developers for housing projects, possibly at a discounted rate.
 - Use financing mechanisms and zoning regulations to encourage developers to include affordable housing in projects.
-



PLACE TYPE--NODE
NODE TYPE--INSTITUTIONAL NODE

University of Maryland, Baltimore County (UMBC)
 Community College of Baltimore County (CCBC) - Catonsville

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Commercial
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LAND USE: SECONDARY

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 Light Industrial

Water Resources Element

History of the Water Resources Element and Guidance

The Water Resources Element (WRE) is an examination of all water resources in Baltimore County, Maryland. It includes public and private drinking water supplies, public and private wastewater disposal systems, and stormwater runoff from existing and proposed land uses. The intent of the analysis is to ensure safe and adequate supplies of drinking water, adequate facilities for wastewater disposal, protection of high-quality natural resources, and restoration of impaired waterways. Incorporated into the County's land use plan - Master Plan 2030, the WRE will inform policies and actions to be implemented over the next decade and beyond.

Developed in response to House Bill 1141 from the 2006 legislative session, entitled Land Use – Local Government Planning, the WRE will assist in protection and restoration of all water resources, including the Chesapeake Bay, also requiring that a WRE be included in local land use plans. The purpose of the WRE is to identify: (1) “drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan; and, (2) suitable receiving waters and land areas to meet stormwater management (SWM) and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan” (Land Use Article §1-410 and §3-106). Maryland Department of Environment's (MDE) role is to “review the water resources element to determine whether the proposed plan is consistent with the programs and goals of MDE reflected in the general water resources program required under § 5–203 of the Environment Article”. In 2007, Maryland issued its first WRE Models and Guidelines to assist local governments with planning and zoning authority in developing their WREs. (Source: MDP website)

New Challenges

Since the issuance of the original guidance in 2007, there have been substantial changes to Maryland's water resource and environmental management programs. Specifically, Chesapeake Bay restoration has changed from a voluntary program guided by the Tributary Strategies framework to a regulatory program under the authority of the federal Clean Water Act (CWA) and guided by the 2010 Total Maximum Daily Load (TMDL) and related implementation plans. Maryland

developed a 2019 Phase III Watershed Implementation Plan that charts a course to achieve Chesapeake Bay nutrient and sediment Water Quality Standards (WQS) by 2025. Additionally in 2015, the Maryland Commission on Climate Change was codified into law (Environment Article §2-1301 through 1306), requiring state agencies to review their “planning, regulatory, and fiscal programs to identify and recommend actions to more fully integrate the consideration of Maryland’s greenhouse gas reduction goal and the impacts of climate change.” This includes explicit consideration of sea level rise, storm surges and flooding, increased temperature and precipitation, and extreme weather. The legislation also calls on state agencies to assist “local governments in supporting community-scale climate vulnerability assessments and the development and integration of specific strategies into local plans and ordinances.” These statutory and regulatory changes, as well as additional state legislation mandating nuisance flood plans for coastal jurisdictions, siting and design guidelines for certain state-funded buildings, and a statewide plan to adapt to saltwater intrusion and salinization, all have a direct impact on water resource management and land development programs and policies.

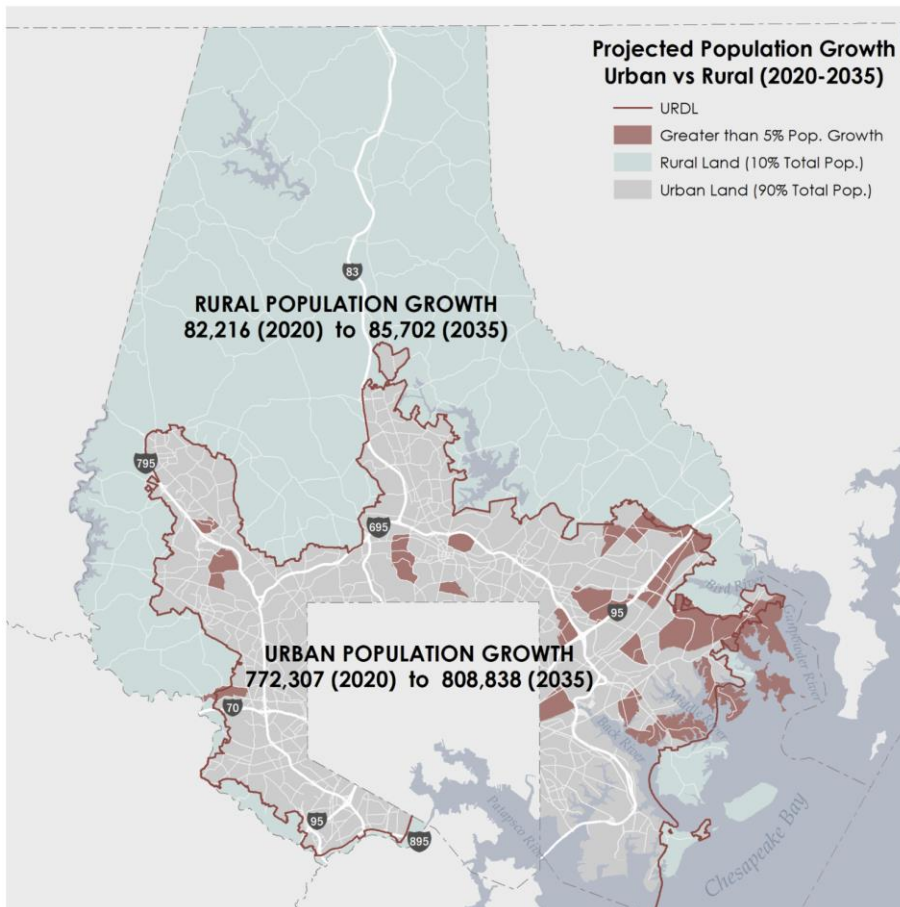
In 2020, Maryland Department of the Environment, Maryland Department of Natural Resources and Maryland Department of Planning convened a team to consider these updates to Maryland’s water resources programs and recommend any needed updates to the 2007 WRE guidelines. The agencies agreed that ongoing climate change impacts to water quantity and quality require integrating climate change considerations into the WRE and related local planning and zoning decisions to ensure consistency with Maryland’s water resources programs. Doing so will ensure that drinking water, wastewater and stormwater management (SWM) programs can support planned growth and development, while also ensuring public health and safety protections from known or reasonably foreseeable climate hazards. (Source: MDP website)

Baltimore County’s first WRE and associated technical memos were submitted to the Maryland Department of Planning in 2010 as part of Master Plan 2020. The data and analysis enacted in the 2010 WRE are still applicable to current conditions and reanalysis is not required. This WRE serves to address new issues introduced in the State’s recently updated guidance.

Water and Sewer Needs

The Round 10 Population and Households Forecast by Transportation Analysis

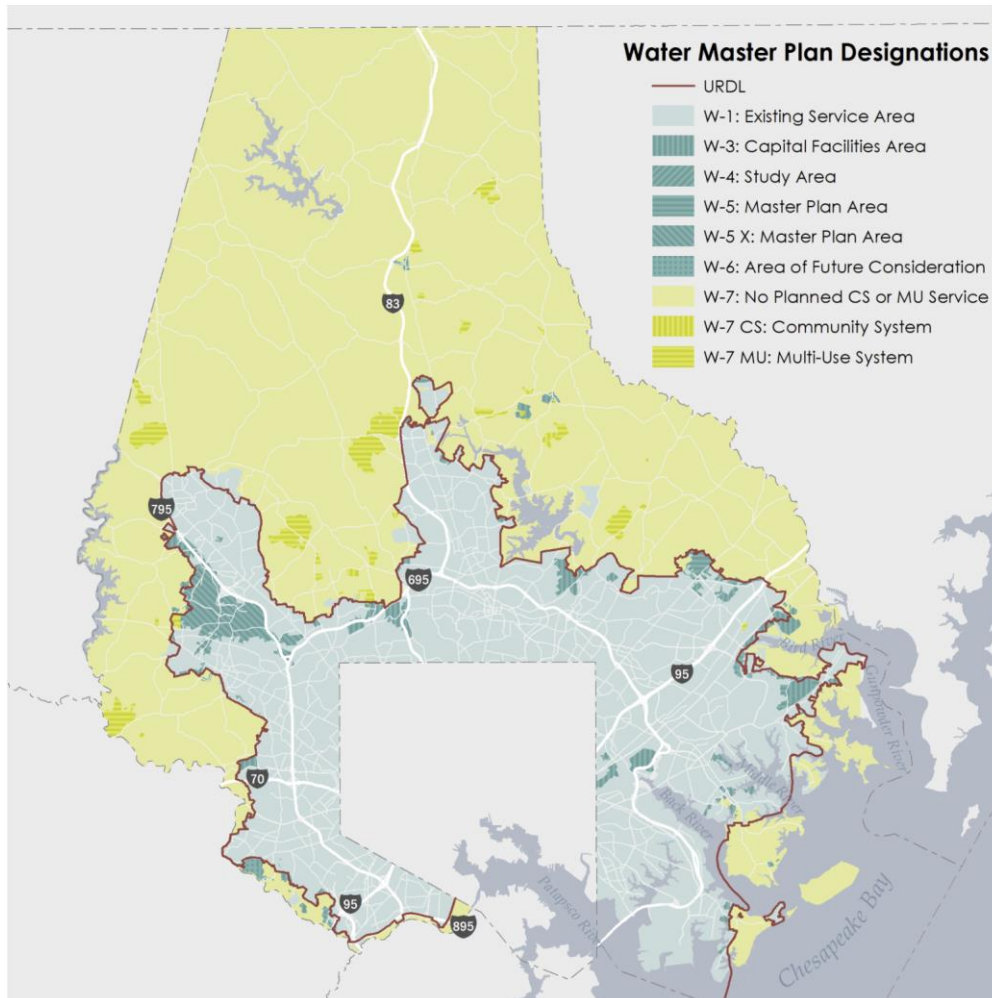
Zones (TAZ), divided into urban and rural areas, will not significantly change based on new land use recommendations made in Master Plan 2030. The forecast was formulated by considering current development trends and development in the pipeline in Baltimore County. Any land use recommendations made in Master Plan 2030 will be incrementally implemented and the projected population increase within the next 10 years will be too small to change the conclusions of this WRE.



Urban TAZs are currently the areas served by public water and sewer, which is provided by the City of Baltimore. In 2035, the Round 10 forecast indicates that 808,838 people will live in the urban TAZs in Baltimore County (while 85,702 people are forecasted to live in the rural TAZs in 2035).

However, there are TAZs which are part in and part out of the County’s Urban Rural Demarcation Line (URDL). Some areas outside the URDL may be served by public water and/or sewer, but most will be served by well and septic.

Land designated as Intensely Developed Areas (IDA) in the Chesapeake Bay Critical Area (CBCA) outside the URDL should be served by public water and sewer to ensure protection of high-quality natural resources and restoration of impaired waterways.



The *Baltimore County 2010 WRE* indicated that there will be adequate public water and sewer to serve a 2035 projected urban population of 810,411. Also, the *County's 2010 WRE* indicates that projected nonresidential water and sewer demand (commercial, industrial) has been accounted for in its analysis.

Since (a) the current Round 10 urban population forecast of 808,838 is less than the projected 2035 urban population analyzed in the *2010 WRE* of 810,411, (b) the Round 10 forecast will not significantly change based on land use recommendations from the Master Plan 2030, and (c) the available water and sewer allocations from Baltimore City have not decreased, there appears to be

sufficient capacity available to support the expected water and sewer demands resulting from implementation of the land use plan in Master Plan 2030.

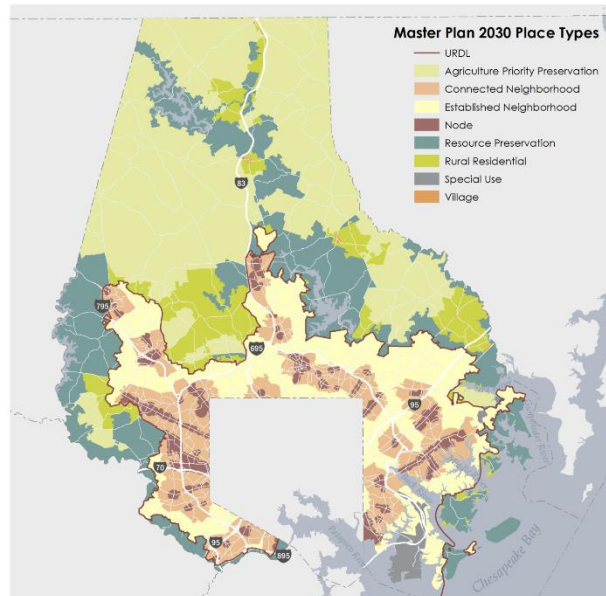
Baltimore County's Water Supply and Sewerage Plan 2020 Triennial Review provides a more detailed study on water and sewer infrastructure.

However, this WRE recommends that the County collaborate with Baltimore City to determine whether any parts of the sanitary sewer system might experience greater infiltration and inflow (I&I) due to age and potentially higher water tables due to greater average annual rainfall associated with climate change. Greater I&I could reduce Wastewater Treatment Plant (WWTP) capacity in addition to collection conveyance capacity. Although Baltimore City incorporates I&I into its projected wastewater flows within its water and wastewater plan, the County should determine whether the city includes the impact of climate change on I&I.

Stormwater Impacts

Currently, the County's stormwater management infrastructure is often inadequate in the face of severe weather events that are becoming a more regular occurrence. Specifically, many recent significant rain events have caused some vital County sewer pipes to fail.

Within the URDL, the *Master Plan 2030 Growth Framework* calls for growth to be guided by the proposed retrofitting model. As a result, the quality of stormwater runoff is expected to improve since the state's stormwater redevelopment requirements mandate this improvement. In rare cases when waivers are provided for redevelopment, the quality of stormwater runoff should at least not worsen. State stormwater management requirements for redevelopment require water quality treatment of 50% of the existing impervious area. This equates to treatment of 1 inch of runoff over 50% of the existing impervious area of the redevelopment site.



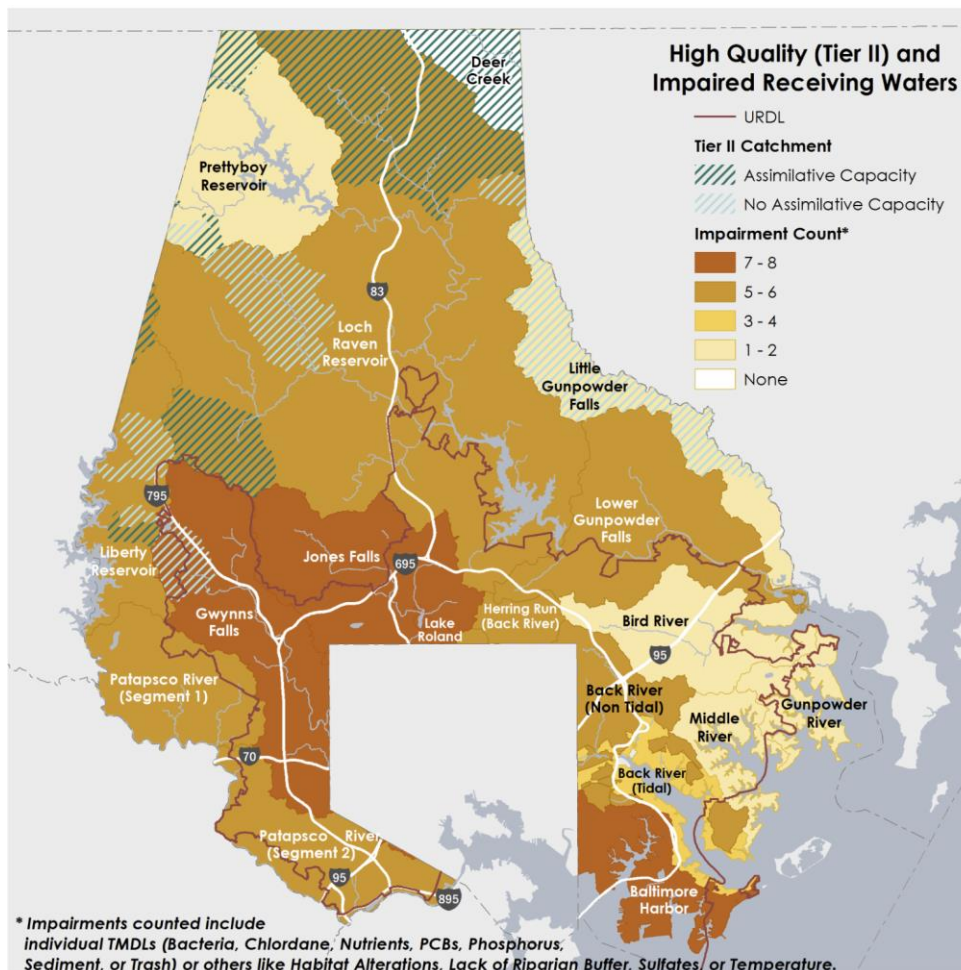
The Chesapeake Bay Program estimates that, in the future, increased precipitation and storms of greater intensity could generate more pollutant runoff and reduce the effectiveness of stormwater best management practices. In addition, increased temperatures could have a negative impact on water quality.

Therefore, urban redevelopment will either contribute to, or have no impact on the County's progress toward meeting total maximum daily load (TMDL) goals for impaired receiving waters. Redevelopment will not increase threats to healthy receiving waters.

In nearly all circumstances, redevelopment is expected to reduce the quantity of stormwater runoff. Quantity management is required at all new development or redevelopment sites in interjurisdictional waterways (e.g., Gwynns Falls, Jones Falls, and Herring Run), and is required when there are known flooding problems. Additionally, most redevelopment occurs at sites with no existing stormwater management facilities, and the redevelopment must either create stormwater management facilities that reduce stormwater runoff quantities (the 1" of runoff over 50% of the existing impervious area, plus full SWM requirements for any additional impervious surface created), or the redevelopment reduces the impervious surfaces thereby reducing stormwater runoff quantities.

Outside the URDL, development on individual septic systems is expected to continue, with a forecasted population increase of 3,486 in rural TAZs between 2020 and 2035. The Maryland State Data Center's projections indicate a projected household size of 2.53 people per household in 2035, down from 2.55 people per household in 2020. This translates into about 1,378 additional rural households in Baltimore County with new septic systems and stormwater runoff from new impervious surfaces.

To ensure the County's success in protecting high quality receiving waters (i.e. Tier II) as growth continues, where growth cannot be avoided within Tier II receiving waters, this WRE recommends employing all applicable environmental regulations to minimize pollution (e.g. forest conservation, stream buffer, Chesapeake Bay Critical Area, stormwater management, resource conservation zoning, etc.) Additionally, this WRE recommends exploring impervious surface and pollution load offset requirements to mitigate any impacts that may remain after environmental regulations are applied to development projects in high quality watersheds.



Impairments specific to each watershed in the above map are detailed in section 10 of the County’s 2022 Annual Report of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit. (PDF) The Tier II assimilative capacity is a measure for determining when Tier II stream water quality is diminished or degraded beyond natural changes in condition.

Impaired Receiving Waters

Reductions in pollution loads are needed to meet Chesapeake Bay TMDL requirements and to achieve local TMDLs for impaired waters. Success will depend on federal, state and local policies and programs.

To help ensure the County's success in meeting TMDLs for impaired receiving waters as growth continues, this WRE recommends the County continue to track pollution load reductions within the County's Municipal Separate Storm Sewer System (MS4) and septic system sectors, as described in the County's TMDL implementation plans and required by the NPDES MS4 permit. Additionally, this WRE recommends the County identify and evaluate methods for tracking pollution load reductions from the agriculture and wastewater sectors, and pollution load reductions from neighboring counties and MS4 permittees to interjurisdictional watersheds.

Flood Management Process

Within the URDL, the *Master Plan 2030 Growth Framework* calls for growth to be guided by the proposed retrofitting model. In certain circumstances redevelopment may increase stormwater runoff volume. The WRE recommends that County agencies identify where flooding might increase as a result of redevelopment over time.

This WRE recommends that County agencies consult with local and state legal counsel to determine what the County can do under its local code to help protect homes located in the breach inundation area of a dam. The County is aware of addresses which could be directly or indirectly impacted by potential dam breaches, though breach inundation maps are considered sensitive. Dam breaches are addressed in *Baltimore County's Hazard Mitigation Plan 2021 (Update)*.

The County's Department of Public Works and Transportation (DPWT) tracks drainage complaints and Emergency Management tracks what the County calls drainage concerns (i.e., emergency services respond to flooding emergencies). DPWT's Bureau of Highways reports flooding roads.

The County also periodically completes a stormwater drainage assets assessment. This entails staff going out into the field to evaluate the physical condition of drainage assets and then using a model to assess adequacy in comparison to 2, 5 and 10-year storms. The United States Army Corps of Engineers did this as well for future storms influenced by climate change in 2050 and 2080 for Turner Station only.

A new Stormwater Drainage Asset Management (SDAM) is being developed. The SDAM is a system to be implemented Countywide over the next decade. A limited 7-area pilot is almost complete and should be available as a demonstration by the end of 2023. Flooding incidents, as mentioned above, are tracked and will help inform the SDAM score.

In addition to the strategies of this WRE, the County will also continue to identify and address flooding issues through the *Baltimore County Nuisance Flooding Plan*, regular *Hazard Mitigation Plan* updates, and adoption of stormwater management ordinance changes in response to State stormwater regulation and design standard updates likely to be adopted pursuant to 2021 SB 227 legislation.

Climate Change Adaptation

In April 2021, the *Baltimore County Climate Action Plan: Resilience Assessment for General County Government Assets* was completed. The assessment represents an extensive analysis of expected climate change impacts on the stormwater drainage network and on all county-owned assets, including risks to sewer pump stations. The assessment identifies the most critical issues and risk factors and provides specific recommendations on standards and procedures as well as capital projects moving forward.

Climate change is expected to increase the intensity, duration and frequency of precipitation events, which will increase flooding. Baltimore County is working with MDE to understand and mitigate these impacts through the Advancing Stormwater Resiliency in Maryland program.

The WRE recommends implementation of the resilience assessments strategies and projects, including completing cost-benefit analyses as needed to inform decision-making.

Conclusion

Baltimore County has met the best practices in the state's WRE guidance update to the degree possible given limitations of cost and time. Before the subsequent Master Plan update, the WRE recommends that County agencies identify and address data gaps, issues, and needed studies and analyses as recommended by the State's WRE guidance update.

Efforts to implement the WRE's strategies will be tracked the same way as in other sections of Master Plan 2030. The *Implementation Framework* will be

created after the plan is adopted by the Baltimore County Council and will include implementation strategies and tracking of progress.

APPENDIX: VISION FRAMEWORK

Goals, Actions and Metrics—Livable Built Environment Table

Livable Built Environment			
Goal ID	Action	Time Frame	Responsible Agency
Goal 1: Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.			
<i>Implementation Metric: Increase number of mixed-use, walkable development projects that are approved for development inside Node place types.</i>			
LBE.G1.A1	Create a redevelopment framework that reinforces the existing Urban-Rural Demarcation Line (URDL) and focuses on redevelopment strategies through community planning policies.	Ongoing (6-10 years)	Planning Economic and Workforce Development (DEWD) Housing and Community Development (DHCD)
LBE.G1.A2	Evaluate the current Planned Unit Development (PUD) process to assess its success and ensure it is transparent, clearly articulates eligibility requirements, conveys tangible community benefits and ensures a higher quality development.	Short-term (1-2 years)	Rec and Parks Public Works and Transportation (DPW&T) Zoning/Permits, Approvals and Inspections (PAI) County Council
LBE.G1.A3	Create new and adjust existing overlay districts with implementation tools and incentives to encourage walkable, mixed-use development in and near transit stations by utilizing a smart growth framework.	Ongoing (6-10 years)	Planning Zoning/PAI DPW&T DEWD Maryland Transit Authority (MTA) DHCD
LBE.G1.A4	Utilize nature-based solutions (NBS) as a vehicle for delivering green, resilient and inclusive development (GRID) to reduce the negative effects of climate change.	Ongoing (6-10 years)	Planning Environmental Protection and Sustainability (EPS) Recreation and Parks DPW&T Neighbor Space
LBE.G1.A5	Identify older sub-standard buildings and provide incentives for adaptive re-use utilizing community input.	Mid-term (3-5 years)	Planning Building Inspection/PAI Zoning/PAI
LBE.G1.A6	Expand strategies to encourage greyfield development (i.e., older shopping centers) to incentivize and eliminate barriers to (re)development.	Short-term (1-2 years)	Rec and Parks DEWD DPW&T EPS DHCD Zoning/PAI
LBE.G1.A7	Review zoning regulations to prevent the oversaturation of certain businesses, such as the concentration of self-storage warehouses, tattoo parlors, fuel stations, and auto parts stores within a few blocks, or dollar stores that anchor older shopping centers.		

Livable Built Environment			
Goal ID	Action	Time Frame	Responsible Agency
LBE.G1.A8	The Department of Planning and the Planning Board shall create a task force to study the current Comprehensive Zoning Map Process (CZMP) and recommend improvements to make it more effective and easier for retrofitting communities as proposed in the Growth Framework.	Mid-term (3-5 years)	Planning EPS PAI
LBE.G1.A9	Explore requiring LEED certification or Green Building Code standards in excess of LEED silver for commercial and residential construction.	Short-term (1-2 years)	Planning Zoning/PAI Real Estate Compliance/Zoning Development Plans Review/DPW&T Rec and Parks State Highway Administration (SHA)
LBE.G1.A10	Streamline the Development Review process. Departments with review responsibility during the Phase 1 Review process should coordinate decisions before responding to developers with requested or recommended changes to a development plan.	Short-term (1-2 years)	Planning Zoning/PAI
LBE.G1.A11	Study existing zoning overlay districts and create new overlay districts or create a new zone(s) in order to allow the intended place type uses in the Growth Framework Plan.	Mid-term (3-5 years)	Planning
LBE.G1.A12	Maintain the currency of the Place Types Map through periodic reevaluation and revision of the map based on analysis or growth and development needs and trends, small area plan studies and special area studies.	Ongoing (6-10 years)	Planning
Goal 2: Provide quality mixed-income housing options to meet the needs of a diverse population and to strengthen neighborhoods.			
<i>Implementation Metric: Increase number of affordable housing units in areas identified as opportunity areas by Baltimore County DHCD.</i>			
LBE.G2.A1	Ensure that there are updated adequate public guidelines in place.		
LBE.G2.A2	Establish zoning practices that remove barriers and supports mixed-use and mixed-income development for a wide-range of housing options. Allow housing development in certain commercial zones in Affordable Housing Opportunity Areas.	Mid-term (3-5 years)	Planning Zoning/PAI DHCD County Council
LBE.G2.A3	Partner with non-profit organizations and/or land trusts to reduce barriers for homeownership.	Ongoing (6-10 years)	DHCD Planning County Executive Office
LBE.G2.A4	Establish age- and disability-friendly policies to support and enhance initiatives for aging in place and people with disabilities.	Ongoing (6-10 years)	Planning Aging Zoning/PAI DHCD
LBE.G2.A5	Establish place-based strategies to improve and enhance the housing stock in older communities.	Mid-term (3-5 years)	DHCD Planning Zoning/PAI

Livable Built Environment			
Goal ID	Action	Time Frame	Responsible Agency
LBE.G2.A6	Use the recently established definitions of "uninhabited" and "vacant structure" to establish a strategy for revitalization.	Mid-term (3-5 years)	DHCD Planning Code Enforcement Zoning/PAI
LBE.G2.A7	Leverage recent code changes to expand the opportunities to establish Accessory Dwelling Units (ADUs). Continue to explore if additional code changes are necessary.	Mid-term (3-5 years)	DHCD Planning Zoning/PAI County Council County Executive Office
LBE.G2.A8	Increase a healthy housing market in older communities while ensuring affordability within these areas to prevent displacement.	Ongoing (6-10 years)	DHCD Code Enforcement/PAI Planning
LBE.G2.A9	In support of encouraging the new development of attainable housing consistent with retrofitting communities as proposed in the Growth Framework, the Baltimore County Department of Housing and Community Development (DHCD) shall identify and pool currently available Baltimore County, State and Federal incentives and resources available to residents and developers. In addition, DHCD, in concert with other County departments, shall identify and propose potential new incentives which may include additional financial assistance, new infrastructure and public improvements as well as administrative support which may include streamlining and expediting County approvals processes.	Ongoing (6-10 years)	DHCD Planning PAI
Goal 3: Develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to support economic growth and community safety.			
<i>Implementation Metric: Increase the percent of workers who bike, walk or take transit to work (census) inside the URDL.</i>			
LBE.G3.A1	Implement The Baltimore County Bicycle and Pedestrian Master Plan to expanded bicycle access and use and provide links to green networks.	Short-term (1-2 years)	DPW&T Planning Rec and Parks
LBE.G3.A2	Modify parking minimums for the following scenarios: areas in need of redevelopment; development proposed to be located around a half-mile of transit stops; and urban areas where shared parking is encouraged.	Mid-term (3-5 years)	Planning Zoning/PAI DEWD
LBE.G3.A3	Implement the federal-funded "Safe Routes to School" (SRTS) program to promote walking and bicycling to school through land use plans and policies.	Ongoing (6-10 years)	Planning Baltimore County Public School Board DPW&T
LBE.G3.A4	Coordinate with the Maryland Transit Administration (MTA) and institutions to expand the Baltimore County locally operated transit services to support employment, meet the needs of seniors and connect residents to services.	Ongoing (6-10 years)	Planning DPW&T MTA Educational Institutions

Livable Built Environment

Goal ID	Action	Time Frame	Responsible Agency
LBE.G3.A5	Work with The Maryland Department of Transportation (MDOT) to develop a Transit Oriented Development (TOD) strategic plan to increase the use of transit services and connect jobs, housing, entertainment and retail.	Mid-term (3-5 years)	Planning DEWD DHCD DPW&T MTA
LBE.G3.A6	Include the Complete Streets approach in small area plans to guide development projects, revitalization efforts or redevelopment and examine the role of transit.	Ongoing (6-10 years)	Planning DPW&T Maryland Department of Transportation (MDOT)
LBE.G3.A7	Increase the presence and number of electric vehicles (EVs) and electric vehicle charging stations on public and private property.	Ongoing (6-10 years)	Office of Sustainability County Executive Office Property Management PAI
LBE.G3.A8	Amend the Automotive Services (A.S.) Overlay District to accommodate electric vehicles and other sustainable modes of transportation.		
LBE.G3.A9	Support opportunities for expanding transit services and micro-mobility services to better connect communities and regional jurisdictions.	Mid-term (3-5 years)	Planning DPW&T County Executive Office DEWD
LBE.G3.A10	Conduct research for the development of Connected and Automated Vehicles (CAV) policies related to street design and parking to prepare for autonomous vehicles.	Ongoing (6-10 years)	Planning DPW&T County Executive Office Zoning/PAI Budget and Finance Office
LBE.G3.A11	Baltimore County shall work with the MTA, Baltimore City and County communities to establish an east to west transit service, a "Red Line", that runs from west of Security Square Mall in Woodlawn into Trade Point Atlantic and possibly Essex.	Ongoing (6-10 years)	Planning DPW&T Maryland Department of Transportation (MDOT) Baltimore City
LBE.G3.A12	Ensure that road expansions are consistent with the rural or suburban character of the communities where they occur. Specifically, the County shall refrain from funding or otherwise moving forward with any projects that directly connect Forge Road to Belair Road, as well as Compass Road to Wampler Road, or advance any lane expansion of Chapel Road in Perry Hall or Ebenezer Road in Middle River and White Marsh.		
LBE.G3.A13	Prioritize the construction of an eastbound connection from Philadelphia Road to White Marsh Boulevard and work to eliminate the chronic congestion in the Cowenton Avenue area near Pulaski Highway.		

Livable Built Environment

Goal ID	Action	Time Frame	Responsible Agency
Goal 4: Align capital investments with adopted growth strategies to limit negative impact of growth and ensure benefits are distributed equitably.	<i>Decrease the average age of water, sewer and bridge infrastructure in vulnerable communities and Countywide</i>		
LBE.G4.A1	Leverage the County's recently created green infrastructure program to equitably integrate climate resilient features into County projects to help combat the impacts of climate change.	Ongoing (6-10 years)	Planning DPW&T Office of Sustainability County Executive Office EPS Rec and Parks PAI
LBE.G4.A2	Evaluate existing and new regulatory incentives to integrate Low Impact Development (LID) practices into all new (re)development.	Ongoing (6-10 years)	Planning DPW&T DEWD Office of Sustainability Zoning/PAI EPS
LBE.G4.A3	Consider adopting policies and programs to promote renewable energy production and energy efficiency.	Ongoing (6-10 years)	Planning Office of Sustainability EPS DEWD DPW&T BGE
LBE.G4.A4	Expand and update sewer systems to reduce the number of septic systems within URDL where there is a clear health need – not merely to drive new development. Expand financial assistance for existing homeowners impacted by sewer projects.	Ongoing (6-10 years)	Planning EPS DPW&T Planning DEWD
LBE.G4.A5	Establish a multi-agency effort to update regulations and policies to address road standards, aging water and sewer infrastructure, and storm water management to support sustainable (re)development inside URDL.	Ongoing (6-10 years)	County Executive Office Office of Sustainability County Council DPW&T Maryland Department of Transportation (MDOT) Office of Information Technology (OIT)
LBE.G4.A6	Improve digital equity by sustaining the County's near-universal broadband access (internet service) to ensure it remains affordable and available to all residents while increasing digital literacy.	Mid-term (3-5 years)	Planning Budget and Finance Office Aging DEWD Baltimore County Public Library (BCPL) Baltimore County Public Schools (BCPS)

Livable Built Environment

Goal ID	Action	Time Frame	Responsible Agency
LBE.G4.A7	Review and expand the County's annual road resurfacing budget to repair, replace, and/or repave a greater number of roads that currently have a poor rating such that the number of poorly rated roads decreases each year.		
Goal 5: (Re)develop community facilities for education, recreation and safety, while advancing equity, environmental priorities, and adaptation to future growth patterns. <i>Implementation Metric: Increase capital funding amounts to improved and constructed community facilities.</i>			
LBE.G5.A1	Sustain an open and transparent community input process for (re)development of community facilities.	Short-term (1-2 years)	Planning County Council Office County Executive Office Aging Property Management PAI
LBE.G5.A2	Complete ongoing evaluation of existing community facilities to increase investments equitably for expansion and additional services.	Short-term (1-2 years)	Planning County Council Office County Executive Office Aging Property Management PAI
LBE.G5.A3	Ensure future County construction or major renovation designed to meet at least LEED Silver standards.	Mid-term (3-5 years)	Planning PAI Property Management Planning
LBE.G5.A4	Incorporate smart technologies into County facilities to improve and enhance remote work/education capabilities and to address current and future needs.	Ongoing (6-10 years)	OIT Executive Office Aging Property Management PAI
LBE.G5.A5	Conduct a county-wide study to determine where new community facilities should be constructed to achieve equity and accessibility.	Mid-term (3-5 years)	Planning County Council Office County Executive Office Department of Aging Property Management PAI BCPL

Livable Built Environment			
Goal ID	Action	Time Frame	Responsible Agency
LBE.G5.A6	Create a transparent and equitable approach to determine where capital improvement projects should be located to ensure equitable county-wide investment.	Short-term (1-2 years)	Planning County Council Office County Executive Office Aging BCPL Property Management PAI
LBE.G5.A7	Build multi-use facilities that are adaptable and meet the needs of all community members.	Ongoing (6-10 years)	Planning Council Office Executive Office Department of Aging BCPL Property Management PAI
LBE.G5.A8	Evaluate and improve the ability of existing and proposed County facilities to withstand the impacts of climate change.	Ongoing (6-10 years)	Planning EPS Property Management DPW&T
Goal 6: Retain the identity of existing neighborhoods by intentionally directing redevelopment and elevating the quality of places through historic preservation.			
<i>Implementation Metric: Preserve the current number of historic structures in each Baltimore County Historic District.</i>			
LBE.G6.A1	Develop and update policies to mitigate any negative development impacts on locally designated or National Register-listed historic resources and districts.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office Office of Law
LBE.G6.A2	Develop an archaeological review process to ensure the identification, protection and management of significant historic and non-renewable archaeological resources, including cemeteries.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office Maryland Historical Trust (MHT)
LBE.G6.A3	Create conservation areas to maintain the identity and character of older residential neighborhoods and allow compatible and context-sensitive infill development.	Mid-term (3-5 years)	Planning Building Inspection/PAI Zoning/PAI DHCD
LBE.G6.A4	Promote the use of deconstruction as an alternative to demolition, to encourage the reuse of salvageable building materials.	Ongoing (6-10 years)	Planning Zoning/PAI Executive Office DPW&T

Livable Built Environment

Goal ID	Action	Time Frame	Responsible Agency
LBE.G6.A5	Encourage adaptive use and rehabilitation of historic properties to preserve neighborhood and community identities.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office DPW&T
LBE.G6.A6	Use preservation tools to advance housing diversity and market affordability, economic development, and environmental sustainability to retain cultural and architectural heritage.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office MHT
LBE.G6.A7	Support community historic preservation committees so that their actions are meaningful.		

Goals, Actions and Metrics—Harmony with Nature Table

Harmony with Nature			
Goal ID	Action	Time Frame	Responsible Agency
HN.G1.A1	<p>Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.</p> <p><i>Implementation Metric:</i> Increase the amount of acres preserved in park, agricultural and land preservation programs. Increase the tree canopy to reach the goal of 50% tree canopy countywide.</p> <p>Increase the number of preserved acres through sustained financial support for conservation easements and agricultural land preservation programs, prioritizing protection of continuous tracts of farmland in Agricultural Priority Preservation Areas and Rural Legacy Areas.</p>	Ongoing (6-10 years)	Land Preservation/Planning Office of Office of Budget and Finance
HN.G1.A2	Continue to coordinate amongst County agencies, Baltimore City, the State of Maryland, non-governmental organizations and public-private partnerships to support programs which protect land and water resources.	Ongoing (6-10 years)	Planning Environmental Protection and Sustainability (EPS) Baltimore County Land Trust Alliance (BCLTA)
HN.G1.A3	Support an evolving agricultural industry and farming that contributes to a local food supply and conservation of agricultural land, rural open space and environmental resources in Baltimore County.	Ongoing (6-10 years)	Planning Economic and Workforce Development (DEWD)
HN.G1.A4	Continue to integrate the County's interpretive centers into education and promotional efforts to increase understanding, awareness and appreciation of environmental resources and their relationship to human-made systems.	Mid-term (3-5 years)	Recreation and Parks Baltimore County Public Schools (BCPS)
HN.G1.A5	Maintain the land use designations and zoning applied to land containing sensitive environmental resources (i.e. prime and productive soils, steep slopes, water resources and Rare, Threatened, and Endangered (RTE) species habitat) within the County.	Mid-term (3-5 years)	Planning Zoning/Permits, Approvals and Inspections (PAI) EPS County Council (CZMP)
HN.G1.A6	Increase education about programs and incentives to preserve forests and increase tree plantings, primarily through the voluntary efforts of County landowners in order to achieve or exceed the goal of maintaining a 50% tree canopy county-wide.	Ongoing (6-10 years)	Planning EPS
HN.G1.A7	Increase and enhance the health and resilience of forests and vegetation along County waterways (Coastal and inland) through voluntary and incentive-based planting and maintenance programs and lengthen the maintenance period related to reforestation.	Ongoing (6-10 years)	Planning Design Review Panel/Planning Public Works and Transportation (DPW&T) EPS BCPS
HN.G1.A8	Support and fund watershed restoration initiatives through best management practices such as stormwater management system upgrades and retrofits, infrastructure repair, reforestation, stream restoration and shoreline protection, including living shorelines.	Ongoing (6-10 years)	EPS Office of Office of Budget and Finance Rec & Parks EPS
HN.G1.A9	Control and mitigate invasive and exotic species (e.g. flora and fauna) on County owned lands to maintain the diversity and health of native plants and animal populations.	Ongoing (6-10 years)	Property Management DPW&T BCPS
HN.G1.A10	Encourage public/private partnerships for stewardship of the environment.	Ongoing (6-10 years)	Office of Sustainability Office of Sustainability EPS Rec and Parks

Harmony with Nature

Goal ID	Action	Time Frame	Responsible Agency
HN.G1.A11	Protect at least 80% of the prime agricultural and forestlands within the County's Agricultural Priority Preservation Area.	Ongoing (6-10 years)	Land Preservation/Planning Office of Budget and Finance
HN.G1.A12	Support the protection and enhancement of lightly-developed, agricultural areas that remain in urbanized communities, such as the Chapel Road Corridor in Perry Hall and Hidden Waters Farm in Pikesville.	Ongoing (6-10 years)	Land Preservation/Planning Office of Budget and Finance EPS
<p>Goal 2: Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities.</p> <p><i>Implementation Metric:</i> Increase the number of people within a 10-minute walk of a park. Increase totals miles/ acres of trails, sidewalks and parks in vulnerable communities and countywide.</p>			
HN.G2.A1	Improve coordination among County agencies to connect access points and trails that encourage passive and active uses and while also protecting environmentally sensitive areas.	Ongoing (6-10 years)	Rec and Parks BCPS EPS Planning Office of Sustainability DPW&T
HN.G2.A2	Increase bike and pedestrian connectivity between the County's public parklands, recreational facilities and lands protected under other land preservation and regulatory programs through improvements to trails and paths and, where possible, land acquisition.	Ongoing (6-10 years)	Planning Office of Budget and Finance
HN.G2.A3	Acquire land for parks, greenway corridors, open space and paths in communities that have less access to neighborhood or community parks and in areas expected to have high population.	Ongoing (6-10 years)	Rec and Parks Planning EPS Office of Sustainability
HN.G2.A4	Increase the number of pocket parks with amenities, focusing on areas of high population and redevelopment, especially in the more urbanized areas of Baltimore County.	Ongoing (6-10 years)	Rec and Parks Planning EPS Office of Sustainability
HN.G2.A5	Continue to support and expand the "Operation ReTree Baltimore County" to not only involve older, higher-density and lower income neighborhoods, but also growth areas built between 1980 and 2000 where tree planting was not a priority.	Ongoing (6-10 years)	EPS Office of Budget and Finance Planning Office of Sustainability
HN.G2.A6	Develop incentives for development or redevelopment projects that can exceed minimum regulatory requirements for resource protection.	Mid-term (3-5 years)	Planning PAI EPS County Council
HN.G2.A7	Require new development or redevelopment to provide publicly accessible shared-use pathways and to increase the acreage and quality of open space and forested or tree-shaded open space.	Mid-term (3-5 years)	Planning EPS PAI Rec and Parks
HN.G2.A8	Increase coordination with land conservation organizations and neighboring jurisdictions to maximize parks and open space preservation and to strengthen a regional green network.	Ongoing (6-10 years)	Planning Rec and Parks Office of Sustainability EPS

Harmony with Nature		
Goal ID	Action	Time Frame
HN.G2.A9	Expand access to and knowledge about environmental and sustainability issues, increase participation in environmental and sustainability projects and centralize information about county sustainability and environmental programs on dedicated website for this purpose. It is critical for the school system to participate in this effort.	Short-term (1-2 years)
		Office of Sustainability Planning Rec and Parks EPS Office of Communications BCPS
Goal 3: Improve local water quality to protect the County's natural resources and to ensure groundwater and reservoirs remain safe, reliable and sustainable sources for public consumption and surface waters safe for public recreation.		
<i>Implementation Metric:</i> Decrease the number of total nitrogen loads reduced or controlled (lbs). Decrease the number of total phosphorous loads reduced or controlled (lbs).		
HN.G3.A1	Protect the water quality in reservoirs, local waterways, rivers, floodplains, wetlands and the Chesapeake Bay by mitigating the impacts of increased stormwater run-off and other adverse effects of land development and climate change by prioritizing stream restoration projects which provide Total Maximum Daily Loads (TMDLs) and Municipal Separate Storm Sewer Systems (MS4s) treatment credit while reducing silt and sediment migration and nutrient pollution.	Ongoing (6-10 years)
HN.G3.A2	Work with the State and federal agencies to update the analysis of stormwater quality and quantity to address increased precipitation patterns, climate change and updates to the Chesapeake Bay Watershed Model.	Mid-term (3-5 years)
HN.G3.A3	Establish a County fund and incentives, such as tax credits, to support updating failing septic systems.	Mid-term (3-5 years)
HN.G3.A4	Provide incentives to update and improve stormwater management systems existing on private property where public benefits, such as water quality improvement and flood hazard reduction can be achieved.	Mid-term (3-5 years)
HN.G3.A5	Identify, prioritize and retrofit stormwater management sites on County property where water quality best practice projects can be installed.	Mid-term (3-5 years)
HN.G3.A6	Simplify and streamline the permitting process for environmental projects to incentivize and accelerate implementation.	Short-term (1-2 years)
HN.G3.A7	Create new and expand existing partnerships with the non-profit and private sector to advance environmental restoration projects that are aligned with County goals in order to accelerate implementation and provide opportunities for leveraging funding.	Ongoing (6-10 years)
HN.G3.A8	Evaluate and implement education, enforcement and infrastructure strategies to curb littering and expand the County's anti-liter campaign countywide. It is critical for the school system to participate in this effort.	Short-term (1-2 years)
HN.G3.A9	Reduce the use of road salts.	Mid-term (3-5 years)
HN.G3.A10	Review existing and devise new programs to reduce riverine, pluvial and tidal flooding and coastal subsidence.	Mid-term (3-5 years)
Goal 4: Plan and prepare for the negative impacts of climate change to human health and well-being, public infrastructure, private property and the environment.		
<i>Implementation Metric:</i> Increase the number of trees planted in vulnerable communities. Decrease the number of (solid waste) tonnage diverted from the landfills.		
HN.G4.A1	Implement the County's Greenhouse Gases Climate Action Plan by 2030.	Ongoing (6-10 years)
		Office of Sustainability All Agencies

Harmony with Nature			
Goal ID	Action	Time Frame	Responsible Agency
HN.G4.A2	Expand information and assistance to the public regarding the climate risks and opportunities to implement climate resiliency and mitigation actions.	Mid-term (3-5 years)	Office of Sustainability
HN.G4.A3	Led by the County Division of Sustainability, coordinate agency actions to address climate resiliency issues, including the need for a Resilience Authority.	Mid-term (3-5 years)	Office of Sustainability Office of Budget and Finance All Agencies
HN.G4.A4	Implement recommended actions by the Solid Waste Workgroup, including strategies to decrease the use of single-use packaging and increase diversion and recycling to reduce solid waste entering landfills.	Mid-term (3-5 years)	DPW&T
HN.G4.A5	Implement the County's Trash Reduction Strategy.	Ongoing (6-10 years)	EPS DPW&T
HN.G4.A6	Incorporate cost effective coastal resiliency strategies into development regulations and updates of the <i>Baltimore County Hazard Mitigation Plan</i> to address floodplain management areas and populations at risk.	Ongoing (6-10 years)	EPS Planning Rec and Parks Office of Sustainability
HN.G4.A7	Integrate resiliency policies into decisions to acquire properties for parkland, flood plain, Coastal Rural Legacy and other land preservation programs.	Short-term (1-2 years)	EPS Planning Rec and Parks Office of Sustainability
HN.G4.A8	Adopt codes, standards and practices to support climate-ready green buildings, development and redevelopment by incorporating sustainable infrastructure and energy efficient systems to address emissions that exacerbate climate change impacts.	Short-term (1-2 years)	PAI Planning
HN.G4.A9	Provide incentives for newly constructed or rehabilitated buildings that exceed code requirements, e.g. include electric vehicle charging stations in public areas, amenities to encourage biking including electric bike charging, energy efficient lighting and HVAC to build climate adaptation into revitalization.	Short-term (1-2 years)	EPS PAI Planning
HN.G4.10	Increase the availability and access to affordable, clean, renewable energy, particularly in low income communities by creating and promote incentives and processes for energy efficiency improvements for existing and new buildings.	Short-term (1-2 years)	EPS Office of Sustainability
HN.G4.A11	Evaluate ways to increase and reduce impediments to constructing solar installations on commercial sites and developed properties.	Mid-term (3-5 years)	EPS Office of Sustainability Planning PAI
HN.G4.A12	Explore and implement programs and incentives to expand access to solar energy to serve more low and moderate income communities.	Short-term (1-2 years)	EPS Office of Sustainability Planning
HN.G4.A13	Examine incentives to support electrification of commercial and residential buildings.	Short-term (1-2 years)	Office of Sustainability Planning EPS PAI
HN.G4.14	Phase out vacant fueling stations and incentivize for redevelopment.		
HN.G4.A15	Evaluate the County's solar facility statute to ensure impacts are minimized on historic rural communities.		
HN.G4.A16	When considering development approvals of solar facility sites, target existing brownfields, impervious surfaces, and existing commercial/industrial areas in order to minimize impacts on fertile agricultural soil.		

Goals, Actions and Metrics—Resilient Economy Table

Resilient Economy			
Goal ID	Action	Time Frame	Responsible Agency
Goal 1: Utilize land use policies and innovative strategies to support redevelopment and reinvestment in commercial and industrial corridors and sites.			
<i>Implementation Metric: Increase the number of Baltimore County Commercial Revitalization and Enterprise Zone programs services used by owners in these incentive zones.</i>			
RE.G1.A1	Incentivize and provide marketing strategies to support small businesses in commercial districts to maintain the character, enhance the vibrancy and foster opportunity.	Short-term (1-2 years)	Planning Economic and Workforce Development (DEWD) Office of Communications
RE.G1.A2	Utilize land use policies and the Capital Improvement Program to encourage mixed-use development along commercial corridors to improve underused spaces.	Ongoing (6-10 years)	Planning Zoning/PAI County Council (CZMP) DEWD Public Works and Transportation (DPW&T)
RE.G1.A3	Ensure adequate land and appropriate zoning exists to support employment needs.	Ongoing (6-10 years)	Planning DEWD Environmental Protection and Sustainability (EFS) Zoning/PAI County Council (Regulations and/or Legislation)
RE.G1.A4	Establish initiatives and zoning regulations to attract and support new, green and sustainable industries and businesses. (e.g. offshore wind industry, solar, recycling, etc.)	Mid-term (3-5 years)	Planning DEWD Zoning/PAI Office of Budget and Finance
RE.G1.A5	Create a strategic plan focused on the redevelopment of declining or vacant commercial properties and shopping center/malls with priority areas for redevelopment, design guidelines, best practices and financial assistance.	Mid-term (3-5 years)	Planning DEWD Zoning/PAI Office of Budget and Finance
RE.G1.A6	Establish initiatives to support innovative and adaptive re-use by the private sector to meet the changing economic conditions and needs.	Ongoing (6-10 years)	Planning DEWD Zoning/PAI Office of Budget and Finance County Council Developer Realtors
RE.G1.A7	Partner with communities to identify and implement local economic revitalization efforts.	Short-term (1-2 years)	Planning Office of Community Engagement (OCE) DEWD
RE.G1.A8	Review the current Commercial Revitalization District (CRD) designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with Master Plan 2030 Growth Framework Place Type Nodes.	Mid-term (3-5 years)	Planning DEWD Office of Budget and Finance

Resilient Economy			
Goal ID	Action	Time Frame	Responsible Agency
RE.G2.A11	Expand opportunities for job training to meet the employment needs in the County's industrial corridors and manufacturing areas.		
Goal 3: Grow, enhance and promote the County's tourist attractions. <i>Implementation Metric: Increase in number of grants awarded (private and public) to tourism and cultural arts organization.</i> Implement the recommendations in the Baltimore County Strategic Tourism Report (2019) to improve and increase tourism attractors and hospitality support products.			
RE.G3.A1	1a. Finalize developing a Destination Marketing and Business Plan to ensure that Baltimore County Tourism's website, overarching messaging and goals are developed soundly. 1b. Baltimore County Tourism and Visit Baltimore should continue to work together to promote large scale sporting events that takes place in both jurisdictions.	Mid-term (3-5 years)	DEWD Outside Consultant Surrounding Jurisdictions
RE.G3.A2	1c. Baltimore County Tourism should increase the prioritization of sports tourism. Implement the recommendations from the Report in Response to county Council Resolution 12-20 "Agricultural Buildings for Value Added Agriculture", September 2020 including new zoning definitions, adaptive reuse, changes in the County's review process and agricultural building exemptions.	Ongoing (6-10 years)	DEWD Local Agricultural Groups
RE.G3.A3	Study the feasibility of the proposed Equine Legacy Area and its benefits to the County's tourism industry.	Short-term (1-2 years)	DEWD Planning State of Maryland Rural Legacy Program Valley's Planning Council
RE.G3.A4	Support tourism initiatives that promote the County's heritage and cultural areas and sites so that they are equitably accessible in all areas of the county and to residents of all abilities.	Ongoing (6-10 years)	DEWD Recreation and Parks Office of Tourism Maryland Department of the Environment (MDE)
RE.G3.A5	Promote and expand the County's waterfront resources, including its businesses and recreational opportunities.	Ongoing (6-10 years)	DEWD Recreation and Parks Office of Tourism MDE
RE.G3.A6	Increase the number of Arts and Cultural Districts to create sub-area identities in the County to attract visitors.	Ongoing (6-10 years)	DEWD Planning Zoning/PAI
RE.G3.A7	Develop a multi-agency historic and cultural tourism program to promote historic sites, museums and areas of historic significance.	Mid-term (3-5 years)	Historic Preservation/Planning Maryland Historic Trust (MHT)
Goal 4: Dismantle barriers to entry for low and moderate-income people and communities of color by expanding jobs and training opportunities. <i>Implementation Metric: Increase in educational attainment level in vulnerable communities. (census)</i>			
RE.G4.A1	Support investment and business development in underinvested and disinvested communities to provide equitable access to economic opportunities.	Ongoing (6-10 years)	DEWD Planning DEI
RE.G4.A2	Establish a business incubation program that helps develop minority owned small businesses (e.g. MBE/WBE, veterans and people with disabilities).	Mid-term (3-5 years)	DEWD Planning
RE.G4.A3	Evaluate existing resources and programs and develop a successful marketing strategy.	Mid-term (3-5 years)	DEWD Planning

Resilient Economy

Goal ID	Action	Time Frame	Responsible Agency
RE.G4.A4	Using an equity lens, identify regulations and planning tools that create barriers to growth in specific areas or communities and rectify those problems.	Ongoing (6-10 years)	Planning Zoning/PAI
RE.G4.A5	Integrate zoning regulations, land use policies, Comprehensive Zoning Map Process (CZMP) and the development review process to ensure commercial developments are sustainable and equitable.	Short-term (1-2 years)	Planning Zoning/PAI
RE.G4.A6	Work with business associations, stakeholders and partners to strengthen and improve the ability of commercial revitalization districts (CRD) to attract businesses and be accessible to nearby communities.	Mid-term (3-5 years)	DEWD Planning
RE.G4.A7	Build stronger partnerships to eliminate inequities and disparities in economic growth.	Short-term (1-2 years)	Planning DEI
RE.G4.A8	Create a strategic plan and conduct a Comprehensive Economic Development Study that defines a vision for the County's future economy and the economic and workforce development efforts to advance it. (Public Works LLC)	Mid-term (3-5 years)	DEWD

Goals, Actions and Metrics—Responsible Regionalism Table

Responsible Regionalism		Time Frame	Responsible Agency
Goal ID	Action		
Goal 1: Foster regional economic growth and development to better prepare for the future economy and connect local talent to opportunity. <i>Implementation Metric: Increase tourism visitor rate by 4% over the next 10 years.</i>			
RR.G1.A1	Continue the development of a joint tourism development and marketing plan with surrounding jurisdictions to promote commercial and cultural amenities and to promote interconnected greenways, pathways, trails and waterways.	Ongoing (6-10 years)	Economic and Workforce Development (DEWD) Recreation and Parks Maryland Department of the Environment (MDE) Adjacent Jurisdictions
RR.G1.A2	Work with local educational institutions to provide materials and services for businesses at Tradeport Atlantic and throughout the region.	Mid-term (3-5 years)	DEWD Community Colleges or Baltimore County (CCBC) State of MD (Universities) Other Institutions
RR.G1.A3	Work with surrounding jurisdictions to encourage and support the sustainable development of housing and employment centers that are along the public transportation system and transportation corridors as well as support the creation of a regional water authority.	Ongoing (6-10 years)	Planning Public Works and Transportation (DPW&T) Permits, Approvals and Inspections (PAI) Maryland Department of Transportation (MDOT) Baltimore Metropolitan Council (BMC)
Goal 2: Collaborate with the region to create a well-connected transit network and to protect human health and the environment. <i>Implementation Metric: Grow ridership on bus and transit.</i>			
RR.G2.A1	Baltimore County shall collaborate with Baltimore City, state and Baltimore County communities to establish a transit service that runs from west of Security Square Mall east into Trade Point Atlantic and potentially into Essex.	Short-term (1-2 years)	Planning DPW&T Baltimore City Department of Transportation (DOT) MDOT
RR.G2.A2	Implement the regional recommendations in the <i>Baltimore County Transit Development Plan</i> .	Mid-term (3-5 years)	Planning DPW&T Surrounding Jurisdictions MDOT BMC
RR.G2.A3	Support the Parapsco Regional Greenway efforts.	Mid-term (3-5 years)	Planning Rec and Parks DPWT Baltimore City Howard County Carroll County BMC
RR.G2.A4	Work closely with the Maryland Transit Administration (MTA), surrounding jurisdictions and the impacted community to make improvements along major transit corridors.	Ongoing (6-10 years)	Planning DPW&T Surrounding Jurisdictions MDOT

Responsible Regionalism			
Goal ID	Action	Time Frame	Responsible Agency
RR.G2.A5	Expand current coordination efforts between Baltimore City and County to develop and extend transit oriented development, pedestrian and bicycle networks, connecting park systems, destinations and open space with other jurisdictions.	Ongoing (6-10 years)	DPW&T Rec and Parks Planning Office of Tourism/DEWD Surrounding Jurisdictions Department of Natural Resources (DNR)
Goal 3: Strengthen inter-jurisdictional efforts to improve the delivery of services to Baltimore County residents.			
<i>Implementation Metric: Increase in areas served with internet access.</i>			
RR.G3.A1	Partner with Baltimore City to evaluate and modernize the governance structure for the region's Water and Sewer utilities to increase accountability, strengthen operations and promote sustainability.	Ongoing (6-10 years)	DPW&T Baltimore City DPW Maryland Environmental Services (MES)
RR.G3.A2	Explore the development of a regional solid waste and recycling system, including composting with surrounding jurisdictions and the state to end the reliance on incineration.	Ongoing (6-10 years)	DPW&T Surrounding Jurisdictions State of Maryland
Goal 4: Strengthen collaboration to protect and preserve the environment, combat climate change and implement initiatives to foster sustainability.			
<i>Implementation Metric: Decrease in the annual per capita greenhouse gas emissions (metric tons of CO2).</i>			
RR.G4.A1	Participate in setting regional strategic policies on land conservation and preservation.	Ongoing (6-10 years)	Planning Surrounding Jurisdictions Local Land Trust State Preservation Programs Federal Preservation Programs Environmental Protection and Sustainability (EPS)
RR.G4.A2	Continue to coordinate with the regional alliance on the protection of water resources through education, advocacy, land preservation and restoration of aquifers, watersheds and the Chesapeake Bay.	Ongoing (6-10 years)	Planning Chesapeake Bay Foundation Blue Water Baltimore MES Upstream States – PA, DE, NY EPS
RR.G4.A3	Collaborate with the City of Baltimore to examine updating a ten-year Watershed Agreement.	Ongoing (6-10 years)	Baltimore City Blue Water Baltimore Baltimore County Sustainability Office EPS
RR.G4.A4	Coordinate efforts with surrounding jurisdictions to expand upon the County's current climate action plan and expand efforts to combat the causes and impacts of climate change.	Ongoing (6-10 years)	DPW&T Surrounding Jurisdictions State of Maryland MES

Responsible Regionalism			
Goal ID	Action	Time Frame	Responsible Agency
RR.G4.A5	Align the County's Capital Improvement Programs with <i>The 2030 Greenhouse Gas Emissions Reduction Act Plan</i> (Maryland Department of the Environment, MDE).	Ongoing (6-10 years)	Baltimore County Sustainability Office EPS DPW&T Surrounding Jurisdiction State of Maryland MES
RR.G4.A6	Help incubate, grow and support regional businesses that focus on sustainability, energy and waste reduction/mitigation.	Ongoing (6-10 years)	DEWD Office of Sustainability Surrounding Jurisdictions
RR.G4.A7	Encourage governments of the region to leverage and share state and federal funds received for regional environmental efforts.	Ongoing (6-10 years)	EPS Office of Budget and Finance Surrounding Jurisdictions State of Maryland BMC MES
Goal 5: Strengthen partnerships among regional governments to develop a safe, healthy and equitable living environment that could eliminate segregation and the impediments to opportunity for underserved and vulnerable communities.			
<i>Implementation Metric: Decrease % population that is housing-cost burdened (housing >= 30% of income, HUD). Increase case clearance rate for homicides and aggravated assaults.</i>			
RR.G5.A1	Support regional coordination to create a network to combat the existence of food deserts in all jurisdictions.	Mid-term (3-5 years)	Government Reform and Strategic Initiative (GRSI) Health Department Planning Surrounding Jurisdictions
RR.G5.A2	Implement the County's Fair Housing Action Plan in alignment with the BMC's regional policies on housing.	Mid-term (3-5 years)	Baltimore County Housing and Community Development (DHCD) Surrounding Jurisdictions Maryland Housing and Community Development (DHCD) BMC
RR.G5.A3	Explore ways to increase regional crime-fighting efforts including crime prevention, investigation, prosecution and the sharing of crime data.	Mid-term (3-5 years)	Baltimore County Police Department GRSI Surrounding Jurisdictions Maryland State Police FBI
RR.G5.A4	Explore additional development and implementation of cross-jurisdictional community revitalization strategies.	Ongoing (6-10 years)	Planning DHCD Surrounding Jurisdictions

Goals, Actions and Metrics—Inclusive Planning Table

Inclusive Planning	Action	Time Frame	Responsible Agency
Goal 1: Create actionable data resources to promote equitable decision-making, transparency and access to opportunities for all residents.	<i>Create a public-facing platform that shows and explains the decision making data used by Baltimore County.</i> Create a tool that county staff, community members, partners and other decision makers can use to help ensure that they are making data-informed decisions that address disparities across a variety of indicators and improve access to opportunity for all Baltimore County residents. In addition, the tool is used to help government and community partners make Baltimore County a more inclusive and equitable county through data sharing.	Mid-term (3-5 years)	Planning GIS Division/Office of Information Technology (OIT) BCSTAT/Government Reform and Strategic Initiative (GRSI) Office of Diversity, Equity, and Inclusion (DEI)
IP.G1.A1			
IP.G1.A2	Build long-term partnerships with regional organizations and institutions to support the information gathering, maintenance, monitoring and evaluation of the data that improves local decision making.	Ongoing (6-10 years)	GIS Division/OIT BCSTAT/GRSI DEI Baltimore Metropolitan Council (BMC) State of Maryland/State Data Center US Census Bureau
IP.G1.A3	Use emerging software to conduct scenario planning and to examine the implications of different strategies and futures for communities by testing these strategies in a digital future world.	Short-term (1-2 years)	Planning GIS Division/OIT
Goal 2: Create new standards for equitable community engagement in order to build strong, sustainable relationships and partnerships with all residents of Baltimore County.	<i>Create a Citizen Planning Institute to educate local community leaders.</i> Review requirements for participation in public meetings in order to eliminate any barriers by describing the clear purpose and role of each meeting; improve participation methods; auditing times and locations to determine if they encourage participation; and addressing any issues with communication about meetings, inclusive outreach and mobility barriers.		
IP.G2.A1		Ongoing (6-10 years)	All Agencies
IP.G2.A2	Compile and publish minutes and when applicable, written products for all public meetings on the County website.	Ongoing (6-10 years)	All Agencies
IP.G2.A3	Conduct an equity review of the community engagement meetings in order to identify factors that may contribute to inaccessibility for community members, such as meeting's date, time or location and the provision of translation services, childcare, transportation or food.	Mid-term (3-5 years)	Planning DEI Office of Community Engagement (OCE)
IP.G2.A4	Broaden outreach and support participation of underrepresented populations, including communities of color, immigrant and refugee communities, communities of low-income, and underrepresented religious groups, national origins, races, ethnicities, disability status, gender identities or expressions, and/or age.	Ongoing (6-10 years)	Planning DEI OCE
IP.G2.A5	Conduct equity reviews of outreach and participation in County community engagement efforts to regularly produce data on the involvement of underrepresented groups.	Ongoing (6-10 years)	DEI
IP.G2.A6	Provide notification of development activity in determined geographic area to any community group that requests it. Restructure the County website to make development meetings, development plans, and related information easier to locate and more user-friendly.	Short-term (1-2 years)	Planning Permits, Approvals and Inspections (PAI)
IP.G2.A7	Consult community partners on appropriate facilitation methods prior to engagement exercises	Ongoing (6-10 years)	Planning Community Associations
IP.G2.A8	Provide community groups with statements of purpose prior to engagement efforts that explain the expected role of participants in the facilitation exercise and in County decision-making.	Short-term (1-2 years)	Planning
IP.G2.A9	Develop and implement a systematic approach to creating countywide small area community plans as a follow up to the 2030 Master Plan process.	Mid-term (3-5 years)	Planning

Inclusive Planning			
Goal ID	Action	Time Frame	Responsible Agency
Goal 3: Increase the capacity of community organizations and groups throughout the County to encourage collaborative decision-making using an approach that is grounded in principles of inclusion and respects different types of experience and knowledge.	Create more Community Development Organizations in Baltimore County.		
IP.G3.A1	Expand outreach to encourage registration of community organizations and non-governmental organizations (NGO) in Baltimore County to provide up-to-date contact information that is easily available to all community organization leaders, county staff, county officials and other parties interested in partnering with community organizations.	Short-term (1-2 years)	Planning OCE
IP.G3.A2	Expand County usage of social networking sites in order to support the efforts of Community Associations and other civic groups to connect with county residents.	Short-term (1-2 years)	Planning Office of Communications
IP.G3.A3	Partner with grant-giving organizations to increase use of available funding by Baltimore County community organizations and other non-governmental organizations that serve Baltimore County.	Mid-term (3-5 years)	Planning Outside Organizations
IP.G3.A4	As part of the small area plan and planning process, determine goals and strategies to improve the effectiveness of existing community organizations and assist with the formation of new ones in underrepresented communities.	Mid-term (3-5 years)	Planning DEI
IP.G3.A5	Grow the Community Planning Institute to engage community members in the planning process and develop a strong cohort of well-informed supporters with an increased understanding of planning, policy, zoning and development decision-making and processes.	Short-term (1-2 years)	Planning All Agencies
IP.G3.A6	Consider hiring more area and community planners to administer community organization and leadership development programs, oversee new equity planning efforts, conduct regular equity reviews of development review procedures and implement the equity goals interwoven throughout Master Plan 2030.	Short-term (1-2 years)	Planning Office of Budget and Finance Human Resources
IP.G3.A7	Establish the process for building the capacity and competence of neighborhood organization to increase self-sufficiency.	Short-term (1-2 years)	Planning Outside Organizations
IP.G3.A8	Support community education programs on code enforcement issues such as high grass and weeds, nuisances, proper trash containment and disposal, rat eradication, and other violations that affect the quality of life of communities and neighborhoods.		

Goals, Actions and Metrics—Healthy Communities Table

Healthy Community			
Goal ID	Action	Time Frame	Responsible Agency
Goal 1: Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors. <i>Implementation Metric:</i> Increase in the percentage of the population within a mile of grocery stores. Increase in the percentage of the population with a high school degree or higher. Decrease in the percentage of the population living in poverty.			
HC.G1.A1	Ensure our built and natural environments are connected, clean, green, sustainable and accessible so residents will enjoy the physical beauty of Baltimore County and experience positive health impacts that natural resources can provide.	Ongoing (6-10 years)	Planning Recreation and Parks Office of Sustainability Health and Human Services Social Services Public Works and Transportation (DPW&T) Office of Communication Permits, Approvals and Inspections (PAI) Office of Community Engage (OCE)
HC.G1.A2	Develop best practices to increase efforts, including public health education, to prevent, reduce and treat substance abuse, including narcotic drug use, opioid addiction and harmful use of alcohol.	Mid-term (3-5 years)	Health and Human Services Social Services Police and/or Fire Circuit Court Baltimore County Publics Schools (BCPS) Recreation and Parks Baltimore County Public Library (BCPL)
HC.G1.A3	Promote mental health awareness and well-being for all ages and increase resources and facilities so that all residents can obtain mental health services.	Short-term (1-2 years)	Planning Health and Human Services Social Services BCPS Police, Fire, and 911 Dispatchers
HC.G1.A4	Develop a suicide prevention plan, with initial focus on youth and at-risk populations, to reduce suicide rates.	Short-term (1-2 years)	Planning Health and Human Services Social Services Recreation and Parks Office of Diversity, Equity, and Inclusion (DEI)
HC.G1.A5	Continue implementing the action plan to reduce the number of individuals becoming homeless for the first time and individuals returning to emergency shelter.	Mid-term (3-5 years)	Housing and Community Development (DHCD) Social Services BCPS Community College of Baltimore County (CCBC) State Veteran's Affairs Office Economic and Workforce Development (DEWD) BCSTAT/Government Reform and Strategic Initiative (GRSI)

Healthy Community			
Goal ID	Action	Time Frame	Responsible Agency
HC.G1.A6	Increase resources for senior citizens to age in place comfortably by improving existing ADA accommodations, universal design and incorporating age-friendly design principles into County buildings and spaces.	Short-term (1-2 years)	Planning Aging/Senior Centers Health and Human Services Social Services PAI
HC.G1.A7	Reduce the number of food deserts and promote access to healthy food for all ages, particularly in low/moderate income communities.	Mid-term (3-5 years)	Planning Health and Human Services Aging DHCD (Disability Commission) BCPS BCSTAT Office of Diversity, Equity, and Inclusion DEWD County Council
HC.G1.A8	Adopt "Health in All Policies" to incorporate health factors into decision-making across sectors and policy areas.	Mid-term (3-5 years)	All County Agencies
HC.G1.A9	Strengthen access to equitable health care by promoting workforce diversity, multi-lingual healthcare workers and cultural awareness.	Short-term (1-2 years)	Planning DEWD Health and Human Services CCBC? Office of Diversity, Equity, and Inclusion BCSTAT/GRSI Human Resources
HC.G1.A10	Enhance the quantity and quality of healthcare options in underserved areas throughout the County regardless of immigration status.	Short-term (1-2 years)	Planning Health and Human Services DPW&T (Access) County Council BCSTAT/GRSI DEI
Goal 2: Foster safe and stable communities and address public safety issues that affect all residents.			
<i>Implementation Metric: Increase the number of hours spent on public safety community engagement.</i>			
HC.G2.A1	Reduce criminal activity, including violent and organized crime, through effective communication, education, partnership and cooperation on a local and regional basis to create safe communities for all.	Mid-term (3-5 years)	Planning Police, Fire, and 911 Dispatchers Social Services BCPS Recreation and Parks BCSTAT/GRSI

Healthy Community			
Goal ID	Action	Time Frame	Responsible Agency
HC.G2.A2	Provide early intervention initiatives to reduce the number of crimes committed by juveniles and reduce the influence and recruitment efforts of gangs.	Mid-term (3-5 years)	Planning Police BCPS Recreation and Parks Health and Human Services Social Services Circuit Court Juvenile Court
HC.G2.A3	Adopt Vision Zero strategy to provide safer streets for all users, including cyclists, pedestrians and wheelchair users, to reduce traffic-related deaths and injuries to zero fatalities.	Ongoing (6-10 years)	Planning DPW&T County Council PAI Maryland Department of Transportation (MDOT) State Highway Administration (SHA)
HC.G2.A4	Enhance and expand training opportunities for Baltimore County Police Department to ensure best practices and legislative changes and updates are incorporated.	Ongoing (6-10 years)	Planning Police, Fire, and 911 Dispatchers County Council Social Services Office of Budget and Finance BCSTAT/GRSI
HC.G2.A5	Improve emergency services personnel recruitment and retention to increase the number of active providers.	Mid-term (3-5 years)	Planning Police, Fire, 911 Circuit Court Budget and Finance DEWD
HC.G2.A6	Modernize and update the police and fire departments aging facilities, vehicles and technology, and support the construction and renovation of new and existing career and volunteer fire stations.	Ongoing (6-10 years)	Planning Police, Fire, 911 Office of Budget and Finance DEWD
HC.G2.A7	Improve police and fire response time and follow-up to citizen calls in order to “close the loop” for completing casework.	Short-term (1-2 years)	Office of Information Technology (OIT) Planning Police, Fire, 911
Goal 3: Provide quality public services for citizens of all ages in all communities.			
<i>Implementation Metric: Increase in the number of visitors to senior centers, libraries and an increase in the number of individuals participating in Rec and Parks programs.</i>			
HC.G3.A1	Implement free, full day, pre-kindergarten in as recommended by the Blueprint for Maryland's Future for children from all households with initial focus on children from disadvantaged households.	Ongoing (6-10 years)	Planning BCPS County Council Health and Human Services DEI

Healthy Community

Goal ID	Action	Time Frame	Responsible Agency
HC-G3.A2	Improve special education and alternative education standalone facilities and resources as outlined in the <i>Multi-Year Improvement Plan for All Schools</i> (MYIPAS) Report.	Ongoing (6-10 years)	Planning BCPS Social Services Health and Human Services
HC-G3.A3	Ensure County public facilities are accessible and equipped to serve the needs of the community as demographics and needs change.	Ongoing (6-10 years)	Planning BCPL Social Services OTT Recreation and Parks Health and Human Services
HC-G3.A4	Develop an equitable service area analysis tool for evaluating locations and program needs for community facilities in order to enhance accessibility for residents and increase levels of service as populations change.	Short-term (1-2 years)	BCSTAT/GRSI BCPL Recreation and Parks DEI Aging Police Fire Property Management Planning
HC-G3.A5	Ensure that senior centers have the capacity, tools and resources necessary to meet the current and future needs of diverse older adults.	Mid-term (3-5 years)	Aging/Senior Centers Health and Human Services OTT Office of Budget and Finance
HC-G3.A6	Provide flexible programs and opportunities in recreation centers by incorporating tools and resources that support a virtual experience.	Mid-term (3-5 years)	Planning Recreation and Parks OTT Office of Budget and Finance
HC-G3.A7	Reform the Adequate Public Facilities Ordinance (APFO) to address chronic school overcrowding and infrastructure concerns, using best practices from other jurisdictions and the work of the APFO Task Force as a guide.		
HC-G3.A8	Strengthen and stabilize the Belmont-Dunfield area by increasing community resources and recreational services.		

Healthy Community

Goal ID	Action	Time Frame	Responsible Agency
Goal 4: Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.	<i>Increase the number of people within a 10-minute walk of a park. Increase total miles/ acres of trails, sidewalks and parks in vulnerable communities and countywide.</i>		
HC.G4.A1	Target the acquisition of land and the development of amenities to better address the needs of underserved communities by using data on the current level of recreational services and open space.	Mid-term (3-5 years)	Planning DPW&T Recreation and Parks Office of Sustainability Budget and Finance County Council DEI
HC.G4.A2	Renovate and enhance older parks to ensure that they are equitable, meet modern recreational needs and are an asset to the communities and neighborhoods they serve.	Mid-term (3-5 years)	Planning DPW&T Recreation and Parks Office of Sustainability Budget and Finance County Council DEI
HC.G4.A3	Ensure county residents who live inside the URDL live within a safe 15-minute walk of a park or public open space.	Ongoing (6-10 years)	Planning Recreation and Parks PAI County Council DPW&T
HC.G4.A4	Engage residents to expand awareness of recreation, parks, trails, services and programs.	Mid-term (3-5 years)	Planning Recreation and Parks PAI Health and Human Services DEI Aging
HC.G4.A5	Improve the site design of parks and recreation areas to ensure they are accessible, ADA compliant and safe for residents of all ages and abilities.	Mid-term (3-5 years)	Planning Recreation and Parks PAI Health and Human Services DEI Aging
HC.G4.A6	Create a network of connecting parks through the County.		
HC.G4.A7	Strive to increase the County's tree canopy, especially in areas of deficiency.		
HC.G4.A8	Promote synergies among Baltimore County Property Management, Recreation and Parks agencies, and BCPS to clarify management of shared use facilities.		

Small Area Plans

Baltimore County Efficiency Review Recommendations

In February 2021, Baltimore County and independent, nationally recognized consultant Public Works, LLC began a comprehensive assessment of Baltimore County government to identify opportunities for fiscal savings through efficiency in operations and service delivery. Public Works, LLC produced a report titled [*Baltimore County Efficiency Review*](#) (PDF).

One of the efficiencies identified for the Department of Planning was the development and implementation of a systematic approach to completing small area community plans countywide as a follow up to the 2030 Master Plan process.

Findings

Currently, Baltimore County's community plans are initiated by County Council resolutions. The initiation of a community plan comes from representatives within a community approaching Council with a desire to complete a community plan or update an existing plan. As a result, many community plans that have been adopted are significantly older than the existing (2020) Master Plan.

This bottom-up approach to community planning can be useful in that it directs County resources to areas that most desire the time and attention of County Planning staff. However, the current approach may also result in uneven planning, and does not ensure that all Baltimore County's communities are receiving the planning support needed to best support their long-term growth and development. There are also potentially problematic equity issues with the current approach, as communities with more resources to self-organize and self-advocate may have more success in accessing Planning's resources while neighborhoods with fewer resources and a possibly greater need for planning attention might receive less.

As the Department of Planning pursues its 2030 Master Plan process, the timing would be ideal to establish a systematic approach to completing community plans for all areas within the County before Master Plan 2040.

Benefits to the County

Because the Master Plan is providing higher level countywide strategies, the recommendations may not be tangible enough for a community to implement at a local level. Systematic development of small area community plans (in concert

with the County’s Master Plan) would allow the Department of Planning to identify more specific place-based strategies to support the future land use and development trajectory of Baltimore County’s communities. More specific recommendations could include topics in the areas of historic preservation, housing, employment, commercial districts, urban design, circulation and transportation, adequate public facilities, and open space/preservation.

A key advantage of completing small areas plans as a follow up to the 2030 Master Plan process would be to build on the momentum of that planning process, advancing goals and strategies that were recommended at a community-specific level. The process would be an opportunity to further engage Baltimore County partner departments, such as Housing, Economic Development, and Public Works, in identifying opportunities, issues, and strategies that guide County investment decisions.

Small area community plans can help to fine-tune and align land use planning with economic development strategies, providing a valuable roadmap for securing additional state, federal, and private funding to implement those specific strategies. They are also useful for targeting areas of focus for the County, such as such as vacant commercial areas, corridors, and other priorities of the County’s strategic plan.

Implementation Guidance

The Department of Planning is currently finalizing its 2030 Master Plan process. Developing a follow-up community planning process and schedule that engages all areas of Baltimore County would be the next step for timely implementation.

To successfully advance this recommendation, the Department will need to identify appropriate external stakeholders and County agencies to participate in the planning process within each community. A user-friendly web interface that promotes the planning process and highlights adopted plans in a way that is accessible to residents, developers, and County employees is crucial to creating a set of plans that is easy for all to reference and use.

Implementation of this recommendation will require additional staff resources to be focused on community planning on a regular basis. There are significant time savings that could be leveraged from decreasing the frequency of the Comprehensive Zoning Map Process (CZMP), as recommended elsewhere in the [Baltimore County Efficiency Review](#) (PDF) report. If that recommendation is

adopted, the implementation of countywide small area community planning as recommended here could likely be accomplished with existing staff resources.

Proposed Boundaries

The [Small Area Plan map](#) illustrates the proposed boundaries for Small Area Plans. The methodology used for creating these proposed boundaries begins with identifying predefined Census 2020 boundaries (i.e. tracts, block groups or blocks), in order to avoid cutting through neighborhoods. The Department of Planning intends to keep the following boundaries intact when mapping—neighborhoods, Maryland Department of Housing and Community Development Sustainable Community Areas, Baltimore County Commercial Revitalization Districts and [Master Plan 2030 Place Type Nodes](#).

As with any planning exercise, establishing boundaries for a plan, study, or community is always a difficult exercise. Once the Small Area Plan process begins, these proposed boundaries will be reviewed and may be adjusted as needed.

Relationship between Small Area Plans and Master Plan 2030

Public Works LLC efficiency report calls for the incorporation of Small Area Plans into Master Plan 2030. In recognition of limited staff resources, 12 plan boundaries will be defined. The Small Area Plans will build on the work of previously adopted community plans, Sustainable Community Area Plans, as well as build on the themes and goals of Master Plan 2030.

The Master Plan establishes policies for guiding decisions relating to future development, resource management and protection, and provision of public services in the County. As part of the Master Plan, a Future Land Use Map (Place Type map) is adopted that shows land use in broad terms, as a basis for guiding future land use and zoning. The Master Plan and the Place Type Map serve as the overall policy guide for developing the Small Area Plans. The Small Area Plans are intended to provide area-specific recommendations for achieving and refining the goals of the Master Plan.

Relationship between Small Area Plans and Other Countywide Plans

Small Area Plans will be informed by other Countywide Plans that address countywide systems and various agency goals and programs. The recommendations of these plans will be incorporated into Small Area Plans

where appropriate. Other Countywide Plans include, but are not limited to, plans such as:

- [*Draft 2022 Baltimore County Bicycle and Pedestrian Master Plan \(2022\)*](#)
- [*Water Supply and Sewerage Master Plan Triennial Review \(2020\)*](#)
- [*Land Preservation Parks and Recreation Plan \(2017\)*](#)
- [*Consolidated Plan 2020-2024 and Annual Action Plan \(Affordable Housing\)*](#)
- [*Baltimore County Public Schools Multi-Year Improvement Plan for all Schools \(MYIPAS, 2021/2022\)*](#)
- [*Hazard Mitigation Plan \(2021\)*](#)
- [*Baltimore County Climate Action Plan \(2021\)*](#)

Guiding Principles for Developing Small Area Plans

Small Area Plans will incorporate the following guiding principles:

Engage the Community to shape the Public Involvement Plan—Establish an Advisory Committee of stakeholders within the boundary. Conduct initial research interviews and review the public involvement plan with the Advisory Committee to refine and improve the plan.

Embody a spirit of collaboration—Engage County Council and Planning Board members and advisory committee at beginning of process to help shape the planning process.

Incorporate Equity

- Evaluate areas of inequality, including in health, housing, economics, education, and access to parks.
- Present this information at the beginning of the planning process with existing conditions information to frame the community discussion.
- Proactively seek to provide equal access and opportunity to all citizens of the County by considering equity in all recommendations.

Use Accessible Language—Use terms that are meaningful and accessible to the general public in plans and public conversations.

Actively Engage the Community

- Provide multiple opportunities in different formats for public engagement.
- Strive to involve the diverse range of community members.
- Seek to understand the range of concerns and aspirations of community members.

Plan for Systems and Interconnections—Evaluate the interrelationships between land use, transportation, housing, jobs, demographics, history, and the environment in analysis of existing conditions and in recommended actions.

Promote Stewardship—Promote protection of environmentally sensitive areas and cultural and historic resources.

Learn from the Past and Prepare for the Future—Evaluate the challenges faced in implementation and effectiveness of previous plans and evaluate multiple future scenarios to plan for innovation and potential changes in demographics, transportation, and employment.

Focus on Implementation—A broad policy framework has been established in Master Plan 2030. Small Area Plans should focus on specific actions to implement policies.

Use Technology to Promote Accessibility—Throughout the planning process use online tools to facilitate and maximize information sharing and solicitation of public feedback

- Clear Communications on Process—Set clear schedule and provide regular updates
- Define major phases
- Report on minor steps in the phases

Elements of a Small Area Plan

The contents of Small Area Plans will be tailored to address the unique needs of each area. The plans are expected to include the following elements as a common structure.

- A. Vision statement
- B. Guiding Principles
- C. Assessment of challenges and opportunities (existing conditions analysis)
- D. Planned Land Use Map—Incorporating the Place Type map from Master Plan 2030
- E. Goals and Actions
- F. Implementation Plan

Project Management

Each Small Area Planning Area will have a lead planner and an assistant planner from the Department of Planning to lead the planning process, conduct analyses, facilitate committee meetings, prepare the plan, guide it through the legislative process, oversee its implementation and measure its performance.

The Department of Planning will manage the planning process.

- A Planner will be designated as project manager and primary point of contact
- An additional planner will be assigned to support each area
- The Research, Analysis and Design (RAD) division will provide GIS support for each Small Area Plan

Project Team will include representatives from key departments and will be convened to support the Small Area Plans.

- Project Team will meet as a group for a project kickoff meeting and then as needed during the process.
- Planning staff will meet with Project Team members on an individual basis during the planning process as needed.

Recommended Small Area Plan Outline

1. Introduction
 - a. Vision
 - b. Community Engagement Summary
2. Area Characteristics
 - a. History
 - b. Special and Unique Features
3. Adopted Plans
 - a. Adopted Community Plans
 - b. Sustainable Community Area Plans
4. Harmony with Nature
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
5. Livable Built Environment
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions

6. Healthy Community
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
7. Resilient Economy
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
8. Implementation
 - a. Timeline and Lead Agency: Roles, Responsibilities, Phasing, and Funding
 - b. Implementation Objective/Metric

Review and Adoption Steps

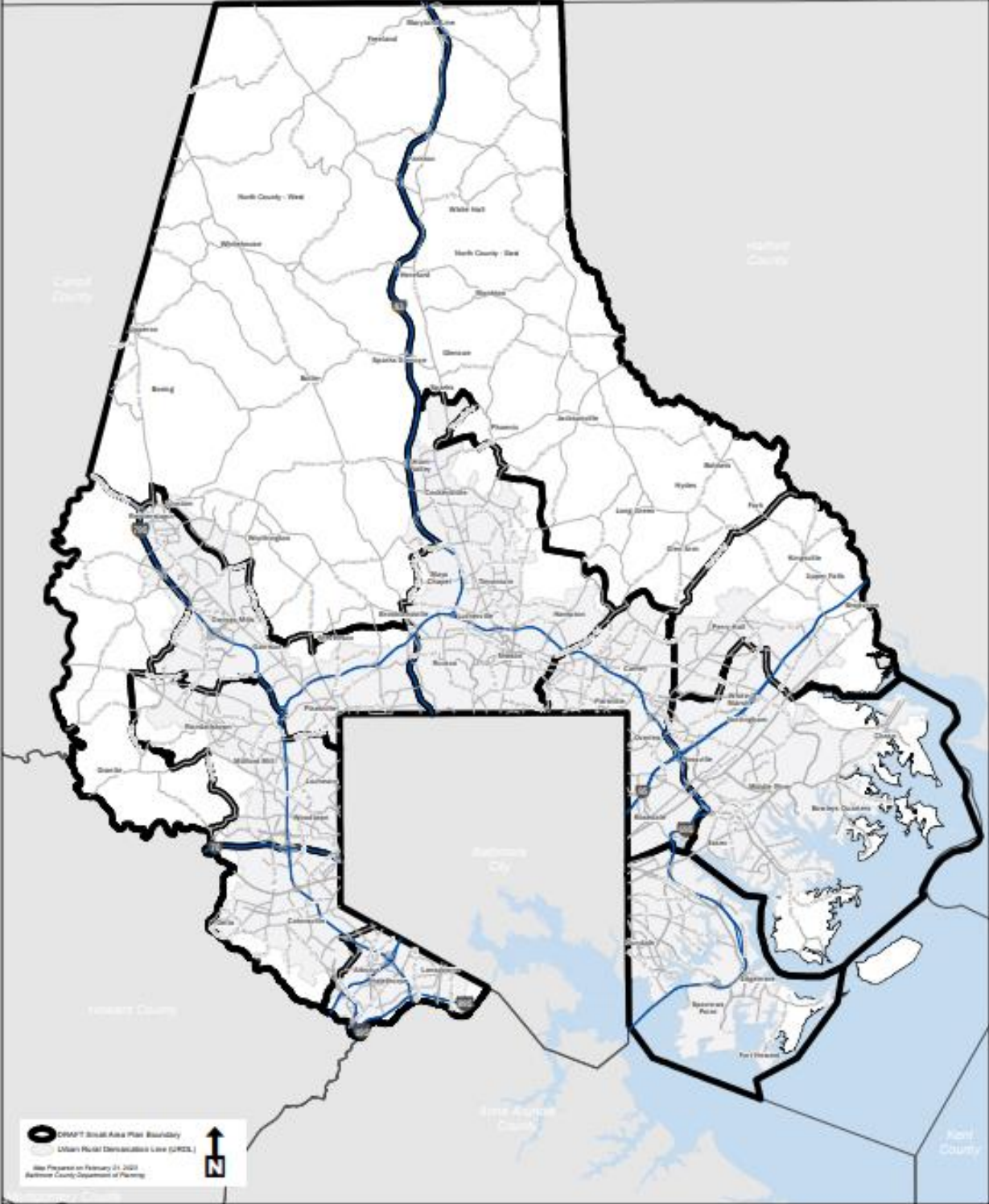
Steps of Review Process for plan

1. Internal Review
 - a. Department of Planning leadership
 - b. Interdepartmental project team
 - c. County Executive's Office
2. External
 - a. Advisory Committee
 - b. General Public Review

Steps of Adoption Process

1. The Advisory Committee provides recommendation to move the draft plan forward.
2. The Planning Board reviews the plan, make recommended changes and then recommends the plan for County Council review.
3. The County Council will review, revise and adopt plan.

DRAFT Small Area Plan Boundaries



Commercial Revitalization Program Review

History of the Program

During the early development and settlement of Baltimore County, commercial centers dotting the radial corridors extending from Baltimore City formed the core of the County's earliest villages and towns. These centers were generally characterized by smaller buildings on small lots, similar in many respects to the compact urban structure of Baltimore City.

Suburbanization and increased reliance on the automobile, however, began to erode the village atmosphere, as the older centers proved especially incompatible with the demand for parking. This eventually gave way to the pattern of commercial land use known as "strip" development and its associated swaths of parking lots. Where they had once been able to serve the retail needs of their surrounding communities, this abrupt change to land use and consumer habits threatened the older, pedestrian-oriented commercial centers.

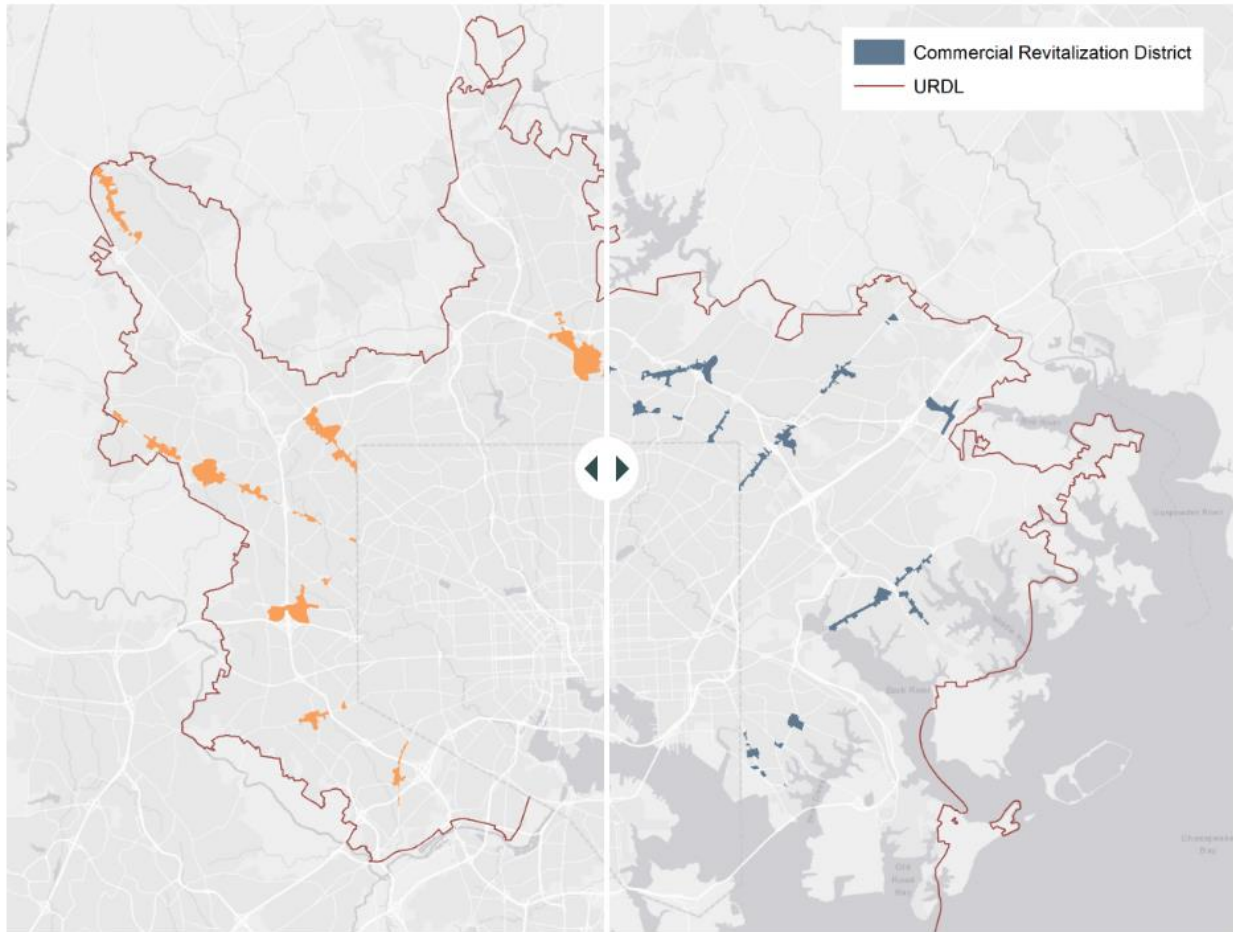
In response, the Baltimore County Council formally designated these older commercial villages and Main Streets as Commercial Revitalization Districts (CRDs) via Resolutions 114-97 and 83-98. A CRD designation enables businesses and property owners within geographically defined areas to be eligible for County-sponsored grant programs aimed at enhancing development potential.

Early districts adopted specialized plans and studies that recommended long-term revitalization efforts, while other areas were created primarily to facilitate infrastructural upgrades. Capital improvements made in CRDs have included streetscapes, landscaping, street rehabilitation and sidewalk repair, utility relocation, off-street parking, transit facilities and pedestrian amenities.

Today, Baltimore County's 20 officially designated Commercial Revitalization Districts offer a shopping and entertainment experience where family-owned businesses and national retail chains exist side by side as neighbors. The Department of Planning works closely with business and property owners, business associations and local communities to provide a range of services aimed at maintaining the health and vitality of the neighborhood commercial villages.

The Commercial Revitalization Districts and Programs were formally established and delineated through County Council legislation starting in 1997, and this map demonstrates the evolution and extent of the program thru 2022.

Slider Map



Evolution of the CRD from 1997 thru 2022, with additional districts added in the southwest portion and eastern half of the County

Timeline

1997 - Commercial Revitalization Districts (CRD) program established. Officially identifies and designates 12 CRDs in the County.

1999

Delineating the boundaries of the 12 CRDs. Expansion of the Towson CRD for the Towson Streetscape Project.

2000

Expansion of the Catonsville CRD to include the Paradise community.

2001

Expansion of the Towson, Essex and Overlea districts.

2003

Establishment of the Baltimore National Pike CRD.

2004

Expansion of Loch Raven CRD. Expansion of Towson CRD.

2005

Adoption of Design Review Process, guidelines and incentive fund for commercial redevelopment within Pikesville CRD.

2006

Expansion of the Loch Raven CRD.

2007

Establishment of the Lansdowne CRD.

2008

Expansion of the Woodlawn CRD.

2010

Amendment to zoning regulations allows parking (5 spaces per 1,000 sq. ft.) for restaurants in the Catonsville, Pikesville and Arbutus CRDs, if minimum of \$100,000 is made for interior/exterior building improvements.

2011

Expansion of the Towson CRD to include two lots abutting the Towson Green development. CRD program transferred into the Department of Planning.

2012

Establishment of the North Point CRD.

2013

Amendment to zoning regulations waives Residential Transition Area (RTA) requirements for parking areas in a CRD. Approval given to the Dundalk Renaissance Corporation for a \$10,000 Community Revitalization Action Grant (CRAG) to produce and distribute a promotional business directory within the Dundalk CRD.

2014

Council authorizes Planning Board to study and make recommendations on basic services and public facilities as they relate to development in a CRD.

Establishment of the Cowenton-Ebenezer CRD.

2015

Amendment exempts any development in a CRD from the Basic Services mapping standards.

2016

Establishment of the Merritt-Sollers Point CRD. Expansion of the Loch Raven CRD.

2017

Expansion of the Pikesville CRD to include the Pikesville Armory and related properties. Expansion of the Perry Hall CRD, as well as removal of some portions. Removal of some portions of Overlea CRD.

2019

Amending the Overlea Commercial Revitalization District

2021

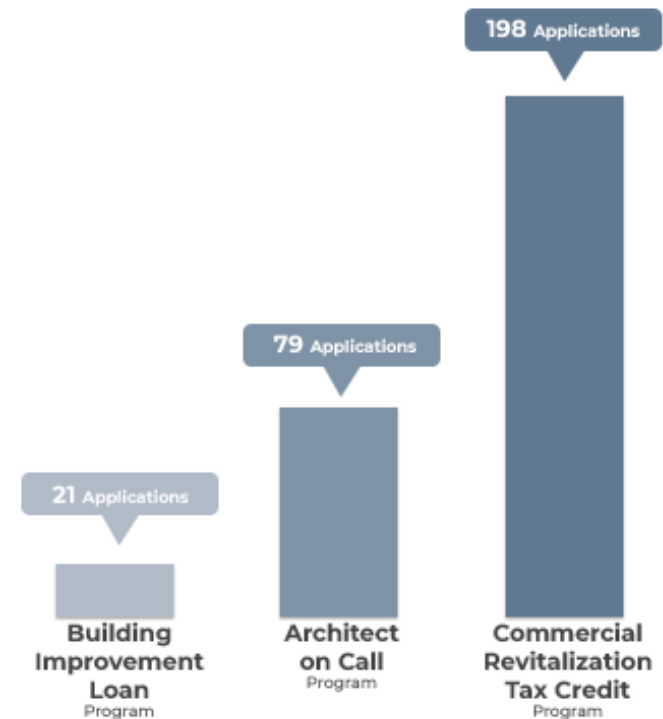
Establishing the Rolling Road-Windsor Mill Road Commercial Revitalization District

Grants and Available Resources

Total count of applicants per CRD program within the past 10 years.

The following programs are available to businesses and property owners within Commercial Revitalization Districts:

- Architect on Call (AOC)
- Building Improvement Loan Program (BILP)
- Commercial Revitalization Tax Credit
- Commercial Revitalization Action Grant (CRAG)



Total count of applicants per CRD program within the past 10 years.

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.

Architect on Call	
Commercial Revitalization District	Applicants
Pikesville	17
Towson	13
Catonsville	10
Essex	6
Reisterstown	6
Liberty Road	4
Loch Raven	4
Arbutus	4
Woodlawn	4
Perry Hall	3
Overlea—Rossville	3
Parkville	2
Baltimore National Pike	1
Dundalk	1
Lansdowne	1
Cowenton—Ebener	0
Honeygo Gateway	0
Merritt—Sollers Point	0
North Point	0
Rolling Road—Windsor Mill Road	0
	79

Building Improvement Loan Program

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.

Building Improvement Loan Program	
Commercial Revitalization District	Applicants
Towson	5
Pikesville	4
Catonsville	2
Liberty Road	2
Reisterstown	2
At Large	1
Essex	1
Loch Raven	1
Overlea—Rossville	1
Perry Hall	1
Woodlawn	1
Arbutus	0
Baltimore National Pike	0
Cowenton—Ebener	0
Dundalk	0
Honeygo Gateway	0
Lansdowne	0
Merritt—Sollers Point	0
North Point	0
Parkville	0
Rolling Road—Windsor Mill Road	0
	21

Commercial Revitalization Tax Credit

The Commercial Revitalization Tax Credit benefits larger projects by providing 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.

CRD Tax Credit	
Commercial Revitalization District	Applicants
Towson	163
Pikesville	7
Catonsville	6
Liberty Road	5
Loch Raven	4
Overlea—Rossville	4
Baltimore National Pike	2
North Point	2
Reisterstown	2
Essex	1
Perry Hall	1
Woodlawn	1
Arbutus	0
Cowenton—Ebenzer	0
Dundalk	0
Honeygo Gateway	0
Lansdowne	0
Merritt—Sollers Point	0
Parkville	0
Rolling Road—Windsor Mill Road	0
	198

Commercial Revitalization Action Grant

A \$10,000 grant awarded annually to business associations within CRD's for projects that benefit the overall districts. Examples include holiday lighting, welcome signs, website development, street trees, security cameras, farmers markets and more.

Recommendations—Commercial Revitalization District Study

A study should be conducted of the CRD Program.

Established over 25 years ago, Baltimore County's Commercial Revitalization District program still operates much as it did at that time. A comprehensive review of the program should be undertaken in order to ensure the program meets modern needs.

From our [Vision Framework's Resilient Economy](#) section, **Goal 1, Action 8:** *Review the current Commercial Revitalization District designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with Master Plan 2030 Growth Framework Place Type Nodes.*

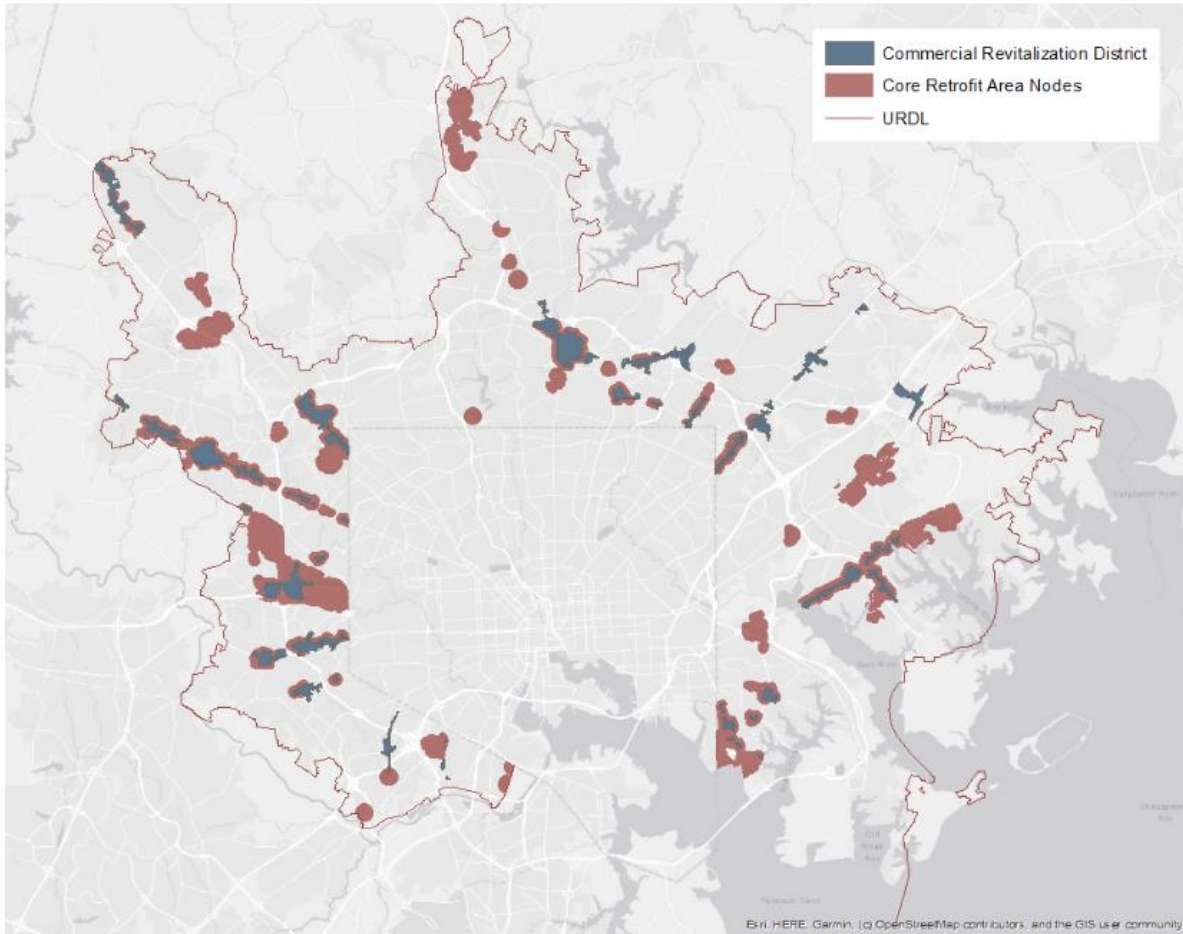
Aligning Commercial Revitalization Districts with Place Types

The CRD study should look at aligning the designation with the Place Type—Node.

There is a strong correlation with the Commercial Revitalization Districts and the Place Type—Node identified by the Department of Planning in the [Growth Framework](#).

In fact, 3,316 of the 3,735 total acres currently designated as CRDs also fall within Place Type—Node, a staggering 89%.

While the "Retrofitting" development strategy outlined in the Growth Framework is exactly that—a strategy—the Commercial Revitalization District program is a County-designated geographic area which enables access to fiscal and financial support. The relationship is a complementary one, whereby Nodes demonstrate how and where to focus current and future efforts, and CRD programs provide a mechanism for making those redevelopment efforts happen.



Commercial Revitalization Districts overlaying Place Type—Node

Review Commercial Revitalization District Program Usage

Usage of the CRD Programs by District should be evaluated.

The incentive programs offered in Commercial Revitalization Districts are meant to improve aging building exteriors and provide business associations with annual grants for projects that benefit the overall district. Usage of the programs vary by district. A study should be conducted to assess the needs of each CRD and discern why certain programs are being used or not used in each district.

Community Planning Institute

Baltimore County Efficiency Review Recommendations

In February 2021, Baltimore County and independent, nationally recognized consultant Public Works, LLC began a comprehensive assessment of Baltimore County government to identify opportunities for fiscal savings through efficiency in operations and service delivery. Public Work, LLC produced a report titled *Baltimore County Efficiency Review*.

The Reimagine Security Square project team closing presentation illustrates the refined concepts and components developed through the charrette process. While this was the closing session for the design charrette, the design team and Baltimore County continued work on the project through the development of a final plan report documenting the process, engagement and input, and concepts to move forward, as well as continued coordination with owners.

One of the efficiencies identified for the Department of Planning was to create a Community Planning Institute to engage community members in the planning process and develop a strong cohort of well-informed supports of Planning Department initiatives.

The program was designed to increase residents' understanding of planning, policy, zoning, and development decision-making and processes. The purpose is to use this program to build on the foundation of community engagement the department has established over the years and relies upon for community planning initiatives and processes, such as the Comprehensive Zoning Map Process (CZMP). Additionally, this program will strengthen a citizen support base for department programs and initiatives, as well as develop citizen leaders who can effectively shape their communities. Graduates of the program will go back to their communities as educated leaders and ambassadors. The program would also provide the department with an opportunity to address the need for greater equity and inclusion in planning efforts.

Based on a recommendation from Baltimore County Efficiency Review report, the Department of Planning created a "Citizens Planning Institute to engage community members in the planning process and develop a strong cohort of well-informed supports of Planning Department initiatives." Program development has started and is designed to increase residents' understanding of planning, policy, zoning, and development decision-making and processes.

The purpose of this program is to build on the foundation of community engagement the department has established over the years and relies upon for community planning initiatives and processes, such as the CZMP. Additionally, this program would strengthen a citizen support base for department programs and initiatives, as well as to develop citizen leaders who can effectively shape their communities. The program will also provide the department with an opportunity to address the need for greater equity and inclusion in planning efforts. During the Master Plan 2030 community engagement meetings (2021), there were comments related to government transparency, public understanding of government processes and regulations, and more meaningful engagement with the public. The Community Planning Institute will offer a unique opportunity for participants to develop an understanding of the tools and resources available to improve their organizations or tackle challenges in their communities.

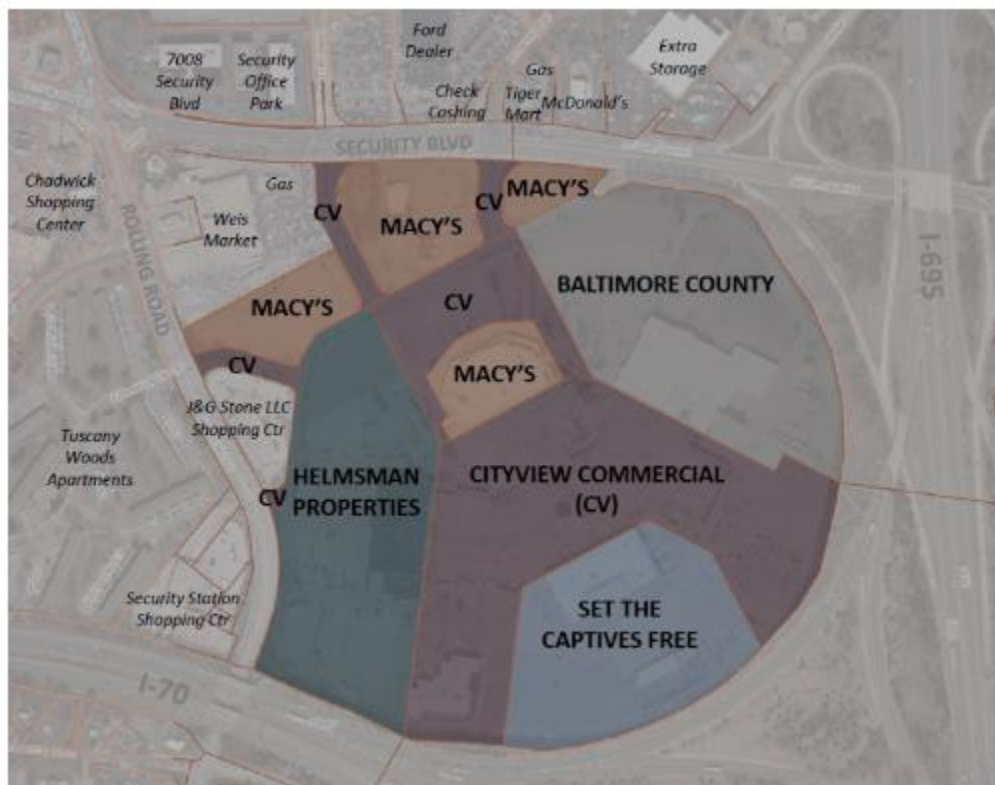
Graduates of the program will go back to their communities as educated leaders and ambassadors. The program will also foster capacity building for leaders of non-profits, community associations, and encourage creation of new community development organizations—a goal noted in the Baltimore County Strategic Plan.

Reimage Security Square Mall

The Site

Security Square Mall opened to the public in 1972 and has long been occupied by regional and national stores. However, in recent decades, as major tenants such as JC Penney, Bennigan's, International House of Pancakes (IHOP) and Sears have shuttered and remained vacant, the site has declined and remains underutilized. Surrounding communities have long sought revitalization, so in 2022 County Executive Olszewski and House Speaker Adrienne Jones jointly announced capital investments from the state and county for the Security Square site.

Currently, the 90-acre Security Square Mall site has several owners with disparate uses. In addition to dozens of retail stores on the interior of the actual mall property, it currently houses a Macy's department store, AMC movie theatre, the Woodlawn Health Center, the North American Trade School drivers' academy, and the Set the Captives Free Outreach, Worship and Education (OWE) Center.



Security Square Mall Owners

As part of Baltimore County’s commitment to the community, on September 30, 2022 Baltimore County acquired the 202,653 square-foot former Sears building, which is directly connected to the mall. The County has also entered into a contract to purchase 12 acres currently owned by Helmsman Properties which will provide additional redevelopment opportunities. The vision for development, redevelopment or repositioning of the former Sears site, and use of the remaining funds committed for the site, was informed by the Reimagine Security Square charrette that was held on-site in the fall of 2022.

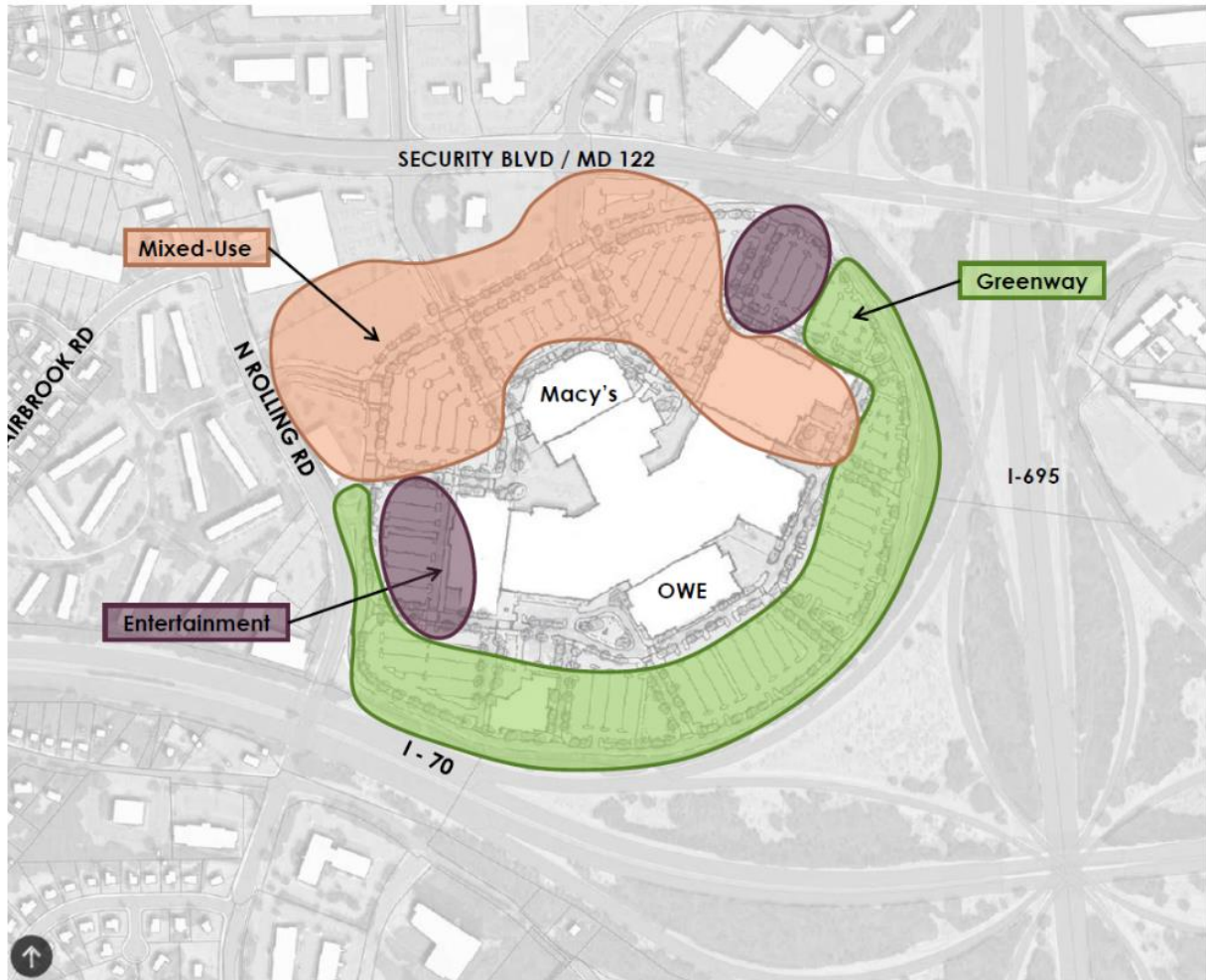
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The Vision

Multiple visions were presented to the Woodlawn-area residents, community leaders, the current property owners and stakeholders. The preferred vision included important design drivers such as:

- Recreation greenway as a highway buffer
- Active uses proximate to existing neighborhoods
- Phased development to meet market demand with mall eventually being removed



Preferred Vision

The Final Plan

The vision for Security Square Mall presents a comprehensive plan for the development of the site, generated by voices of the community. Hundreds of voices were woven together through an inclusive, iterative process to produce the vision of a safe, vibrant and walkable community that offers opportunities to shop, dine, live and enjoy recreation and entertainment for all ages.

The final report was presented at the May 31, 2023 public meeting.