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# **PIKESVILLE REVITALIZATION PLAN UPDATE 2003**



**ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL ON  
OCTOBER 7, 2003**

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## TABLE OF CONTENTS

• County Council Resolution .....	i-iv
• Message from Councilman Kamenetz .....	2
• Vision Statement .....	3
• Introduction .....	3
A. Pikesville Revitalization .....	5
B. Plan Process .....	7
C. Development Opportunities .....	8
D. Identification of Strategic Priorities .....	9
1. Commercial Core .....	9
2. Implementation Mechanism .....	9
3. Adjacent Residential Communities .....	10
4. Promoting Pikesville .....	10
5. Links to Baltimore City .....	10
E. Implementation Actions .....	11
F. Implementation Guide .....	15
• Appendices	
A. Advisory Group Members .....	18
B. Revitalization Program .....	19
C. Pikesville Program Activity .....	20
D. Parking and Access Study .....	23
E. Visioning Session .....	26
F. Pikesville Census Tract .....	33
• Maps	
I. Pikesville Study Area Boundary .....	1
II. Revitalization Program Activity .....	6
III. Proposed Foley Alley .....	24

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2003, Legislative Day No. 17

Resolution No. 101-03

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Mr. Kevin Kamenetz, Councilman

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By the County Council, September 15, 2003

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A RESOLUTION to adopt the Pikesville, Maryland Revitalization Plan Update 2003 as part of the Baltimore County Master Plan 2010.

WHEREAS, the Baltimore County Council adopted the Pikesville, Maryland Revitalization Plan as part of the Baltimore County Master Plan in October of 1991 (Resolution 68-91); and

WHEREAS, the Pikesville, Maryland Revitalization Plan is designed to be a guide for the development of the Pikesville revitalization district; and

WHEREAS, economic changes in the past decade of the Pikesville commercial corridor warrant an update of the Pikesville, Maryland Revitalization Plan; and

WHEREAS, the Baltimore County Council requested the Baltimore County Office of Planning and the Department of Economic Development to update the Pikesville, Maryland Revitalization Plan (Resolution 101-02); and

WHEREAS, a citizens advisory group was formed to assist the County in the update of the Plan; and

WHEREAS, the proposed Pikesville, Maryland Revitalization Plan Update 2003 was forwarded to the County Council for its review, and the County Council held a public hearing on the proposed Plan Update on September 15, 2003.

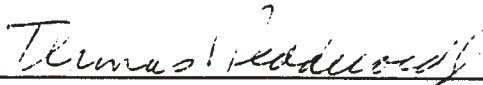
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NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND that the Pikesville, Maryland Revitalization Plan Update, 2003, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 2010 to be a guide for the development of the Pikesville Revitalization District, subject to such further modifications as deemed advisable by the County Council.

r10103.wpd

READ AND PASSED this 7th day of October, 2003.

BY ORDER

  
\_\_\_\_\_  
Thomas J. Peddicord, Jr.  
Secretary

ITEM: RESOLUTION 101-03

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2002, Legislative Day No. 17

Resolution No. 101-02

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Mr. Kevin B. Kamenetz, Councilman

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By the County Council, September 17, 2002

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A RESOLUTION of the Baltimore County Council requesting the Baltimore County Office of Planning and the Department of Economic Development to update the Pikesville, Maryland Revitalization Plan.

WHEREAS, the Baltimore County Council adopted the Pikesville, Maryland Revitalization Plan as part of the Baltimore County Master Plan in October of 1991 (Resolution 68-91); and

WHEREAS, the Pikesville, Maryland Revitalization Plan is designed to be a guide for the development of the Pikesville revitalization district; and

WHEREAS, the County Council has designated Pikesville as a commercial revitalization district in which specific County sponsored programs are available in order to enhance the development potential of the area; and

WHEREAS, the Pikesville commercial corridor serves not only as a highway to carry traffic but also as an access for neighboring residential areas to a wide range of shopping, dining, and other personal service opportunities; and

WHEREAS, economic changes in the past decade of the Pikesville commercial corridor warrant a review and update of the Pikesville, Maryland Revitalization Plan.


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NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Baltimore County Office of Planning and the Department of Economic Development are requested to review and update the Pikesville, Maryland Revitalization Plan; and

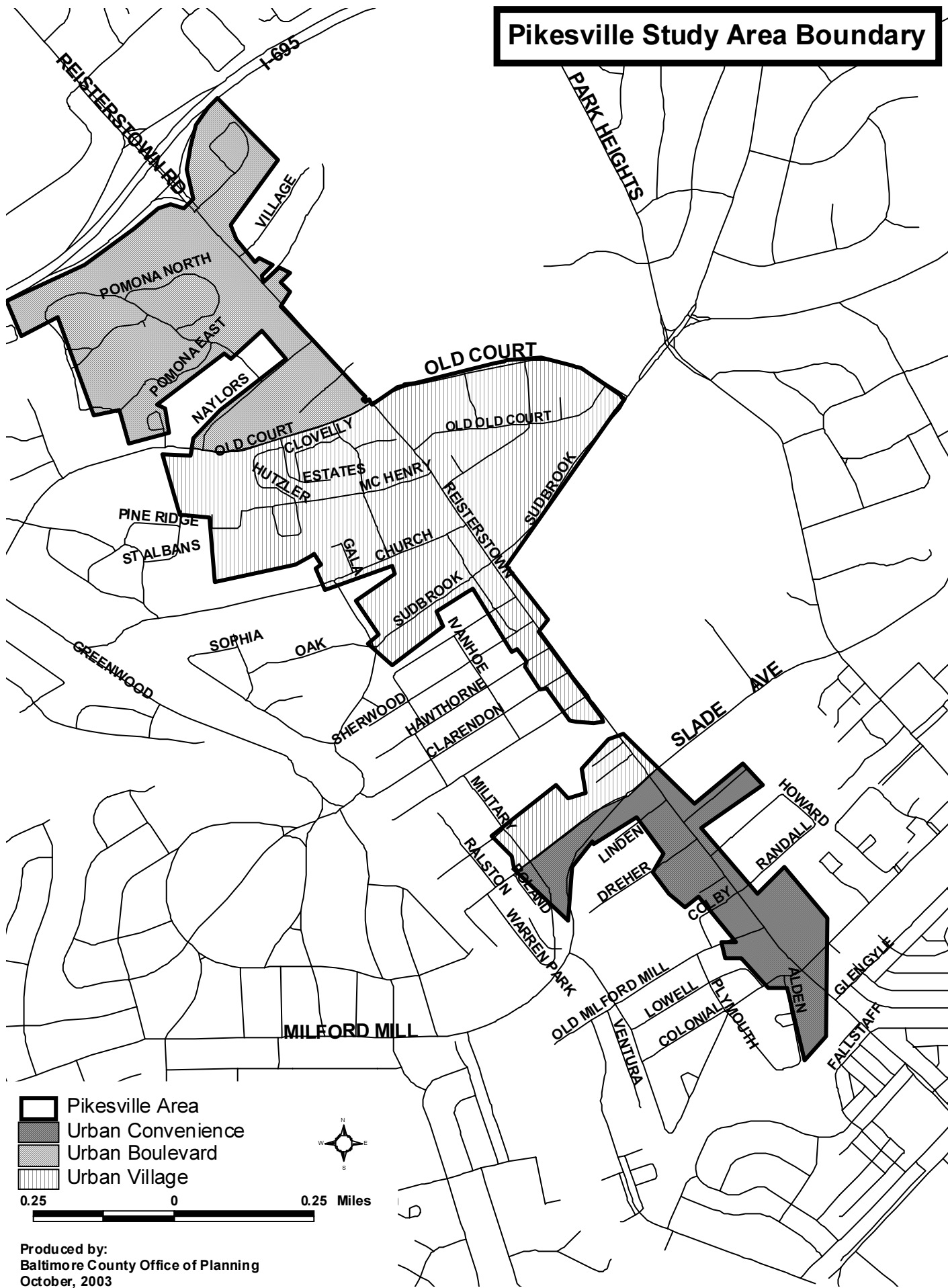
BE IT FURTHER RESOLVED that the Office of Planning and the Department of Economic Development shall include in their review representatives of all areas of the Pikesville population, including representatives of local residential community associations and local businesses.

READ AND PASSED this 17th day of September, 2002.

BY ORDER

  
\_\_\_\_\_  
Thomas J. Peddicord, Jr.  
Secretary

# Pikesville Study Area Boundary



Produced by:  
 Baltimore County Office of Planning  
 October, 2003

## **PIKESVILLE REVITALIZATION PLAN UPDATE 2003**

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- **MESSAGE FROM COUNCILMAN KEVIN KAMENETZ**

The Pikesville Community is benefited by the strong interest and participation of its residential and commercial communities. Pikesville community members who live, work and shop in Pikesville have a strong affinity with this historic town center, and share a deep sense of responsibility for its continuing success. It is with much pride that I have the opportunity to represent Pikesville on the Baltimore County Council.

This revitalization plan update occurred through the impetus of the Pikesville community to help extend a greater vision for Pikesville's present and future. I am grateful to the more than 40 individuals from the residential and business community and county and state agency staff who agreed to volunteer their time on a regular basis between November 2002 and May 2003 to devise this update.

The most important aspect of this update is the continuing commitment to follow through on the objectives and priorities we have developed. I look forward to the on-going growth and success of the Pikesville Community.





- **VISION STATEMENT**

The Pikesville Plan will establish a private/public approach to encourage the continued vitality of one of the county's original village centers. It is important to attract a diverse, small-scale mix of restaurants and businesses that create an identity unique to Pikesville. Revitalization will include a range of live-work-shop and event opportunities in order to create a lively, interesting magnet drawing people to Pikesville. A private/public partnership will be formed to insure the implementation of the plan and its goals.

- **INTRODUCTION**

One of Baltimore's oldest suburbs, Pikesville is a community with historic and municipal buildings, a retail district and businesses surrounded by older, vital residential neighborhoods. Reisterstown Road is a major artery that connects the city of Baltimore with Reisterstown; it intersects Pikesville and its retail hub. Revitalization along the corridor from the city line to the Beltway, I-695, must enhance the unique characteristics of each of the three sections of the plan area. These are the Urban Convenience area (Slade Avenue to the city line), the Urban Village area (Old Court Road to Slade Avenue), and the Urban Boulevard area (I-695 to Old Court Road).

The Urban Convenience area is characterized by small scale retail uses, the Colonial Village Shopping Center and a new Safeway grocery store. It lacks unity and identification as part of the greater Pikesville area. This area is oriented to the automobile.

The Urban Village area is the heart of the Pikesville Revitalization district. Uses are predominantly small scale retail and restaurant. It has the potential to have more of a Main Street identity, with a unique sense of place that should be very pedestrian oriented. While architecture is varied, buildings in the 800-1400 blocks

of Reisterstown Road form a street wall effect.

Redevelopment sites should place new structures close to the street edge to reinforce a cohesive development pattern.

A mix of hotels, large scale retail, restaurants, and automotive service uses characterizes the Urban Boulevard area. The development patterns are suburban in style with Pomona Square, Target and the Hilton sitting back from a wide roadway with large expanse of parking along the road. The automobile dominates the Urban Boulevard area, as in the southernmost Urban Convenience area. Frequent curb cuts, visual clutter due to free standing signs and lack of available areas for landscape treatment are design challenges as properties redevelop. Both areas are gateways to the Urban Village and should present a warm welcome to Pikesville.

The census tracts used for the population data extend from the city line on the south to the Beltway on the north, Park Heights Avenue on the east and the Western Maryland Railroad on the west. The population has increased 22 percent since 1990 for a total of 6,722.

Households have increased 19 percent for a total of 3,878. Owner occupied housing units have increased by 8 percent, renter occupied units have increased by 33 percent. Vacant housing units have decreased by 22 percent. More detailed information can be found in Appendix F.

Since 1990, there have been several noteworthy residential developments within and in proximity to the revitalization district. Several Senior Independent Living rental apartments were developed by CHAI: The Weinberg House at Old Court Road (116 units), Weinberg Gardens on Bedford Avenue (84 units) and Weinberg Terrace on Bedford Avenue (87 units). More recently, the Suburban Club property at 6 Slade

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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Avenue was approved for 96 condominiums.

## A. PIKESVILLE REVITALIZATION

Pikesville is one of the county's twelve officially designated revitalization districts. The commercial revitalization program grew from the recognition that the traditional older main street commercial centers were at a competitive disadvantage with newer, suburban retail and office development. The difficulties of assembling small parcels under multiple ownership, insufficient parking, and the high costs of land assembly hinder redevelopment within the older commercial districts. Financial, regulatory and programmatic incentives were developed in order to level the playing field.

As a designated revitalization district, properties and businesses in Pikesville are eligible for a variety of programs that create incentives for building and facade improvements and redevelopment. These programs include the county's architect on call program, business improvement loans, small business loans, state loans, revolving loans, tax credits, development assistance. A brief description of each is included in Appendix B.

Since 1997, 30 Pikesville businesses have invested \$36,365,400 through participation in the above listed programs. The Maryland State Highway Administration and Baltimore County have also invested \$3,237,000 in streetscape along the Reisterstown Road corridor from the beltway to the city line. Since 1994, commercial revitalization action group grants for \$59,000 have funded Pikesville Chamber of Commerce activities such as a farmer's market, craft and jazz festivals and a hokey cart. A total combined private and public investment is \$39,661,400. See Appendix C for a detailed list of specific projects.



*The redevelopment of the Pikesville Giant is a \$10,000,000 investment.*



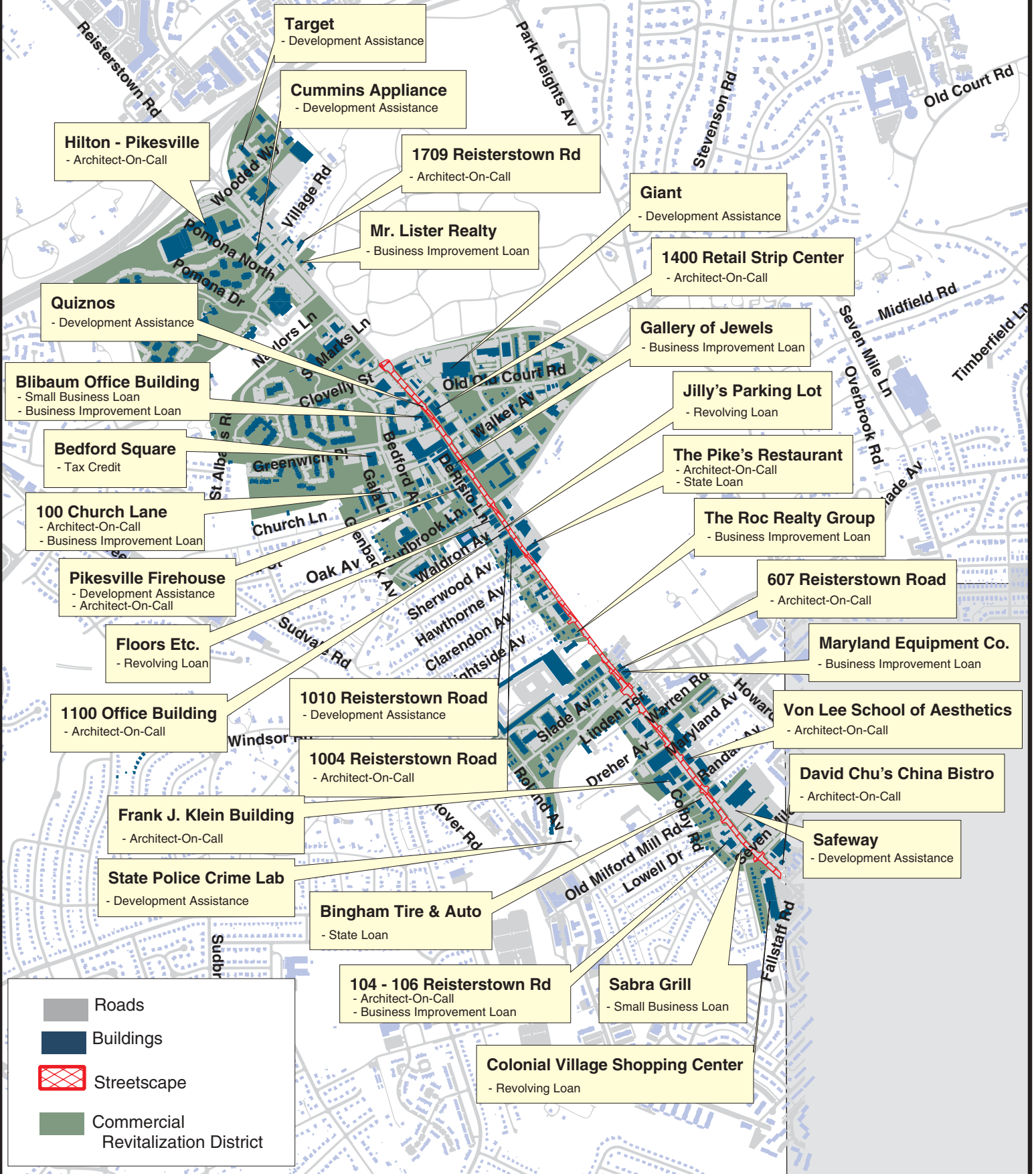
*Roc Realty Group renovated the interior and exterior of their office building through the Business Improvement Loan Program.*



*The Pikesville Target added 126,000 square feet of retail to the revitalization area in 2003.*



# Commercial Revitalization Program Activity Pikesville, Baltimore County Maryland



### B. PLAN PROCESS

In response to Councilman Kevin Kamenetz's County Council Resolution 101-02 adopted on September 17, 2002, a citizen's advisory group was formed to assist the County in the update of the Pikesville Revitalization Plan. The update was needed since more than 10 years had passed since the previous Pikesville Revitalization Plan was adopted in October 1991 as an amendment to the Master Plan.

The group was comprised of local business and property owners, developers, realtors and representatives of community and civic organizations, including the Pikesville Chamber of Commerce, the Pikesville-Greenspring Community Coalition, the Colonial Village Improvement Association, the Ralston Community Association, and the Sudbrook Park Improvement Association, Inc. (A list of the advisory group members is contained in Appendix A). Under the leadership of Councilman Kamenetz, the advisory group met over a series of months to develop a strategic plan for the revitalization district. Assistance was provided to the group by county staff from the Department of Economic Development, the Department of Public Works, the Office of Planning and the quasi-public Baltimore County Revenue Authority.

County agency representatives also made presentations to the Advisory group, focusing on Development Opportunities, Development Assistance Programs (see Appendix B), Program Activity (see Appendix C), Design Review and Access and Parking (see Appendix D).

The advisory group also participated in a visioning session. They answered four questions about the strengths of the community and commercial corridor, what they would change, what are realistic opportunities for the future and what are the future characteristics of the corridor. (The detailed responses to the visioning session questions are contained in Appendix E.) The responses indicate that the advisory group perceives the revitalization area to have important strengths, which can be built upon in the future. Stable adjacent neighborhoods, convenient location, variety of businesses and services are a few of the community strengths. The need for design guidelines and façade improvements were identified as was the need for specialized interest centers such as an antique row, a gift shop center and a restaurant row. The desirable future characteristics of the area were seen to be a diverse mix of interesting businesses that support each other and draw people to Pikesville.



*Urban Village Streetwall*



*There are redevelopment opportunity sites within the Urban Village area.*

## C. DEVELOPMENT OPPORTUNITIES

The successful revitalization of Baltimore County's mature commercial areas is dependent on the ability to take advantage of available redevelopment opportunities. A redevelopment project can breathe new life into older areas. In the Pikesville Revitalization District, there are several development opportunities available that would benefit the corridor. As with many redevelopment projects in the County, each opportunity faces its own set of challenges that must be overcome to be successful.

What is needed in seizing development opportunities is a developer willing to face the challenges inherent in redevelopment in mature commercial areas. These challenges include, but are not limited to, assembling parcels (thus dealing with multiple property owners), reinvesting in a functionally obsolete building or even addressing environmental contamination. When a developer is willing to face these challenges, the public sector must work alongside to assist in overcoming each obstacle. As development opportunities arise, developers may utilize the county's financial assistance programs to enhance the viability of the project.

In the Pikesville Revitalization District, both short and long term development opportunities are available. The county's priority is the redevelopment of the Urban Village with uses that attract patrons into the core and reinforce Pikesville's main street character.

Since the adoption of the 1991 plan, trends in the Pikesville Revitalization district include a growing identity as a restaurant destination. There are several restaurants within the Urban Boulevard area, such as the Olive Branch, the San Marco, Fuddruckers, a McDonald's fast food restaurant. Within the Urban Village area, there are many restaurants/coffee shops

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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in the vicinity of McHenry/Walker Avenue, namely Strapazza, Boston Market, Seattle's Best and Field's. The area known as "restaurant row," is north of Sherwood Avenue and south of Church Lane. This area contains the greatest concentration of local standard restaurants such as the Suburban House, the Back Fin, Mr. Chan's, Jilly's and the former Pikes Theater (converted from a vacant movie theater into a standard sit down restaurant). The former Pikesville Firehouse is another restaurant opportunity site that would continue to build upon the concept of Pikesville as an attractive restaurant destination. Lastly, in the Urban Convenience area, there are two recent restaurant additions, the Sabra Grill and David Chu's China Bistro.

Another land use trend has been the consolidation of parcels under single ownership and the redevelopment of obsolete uses with major retail such as the Pikesville Giant, Centre Court, the Barnes Automotive redevelopment site, the Target site, converted from three lesser performing uses, and the Safeway site, converted from a vacated car dealership.

## **D. IDENTIFICATION OF STRATEGIC PRIORITIES**

The various presentations and discussions over a six month working period resulted in the identification of "strategic priorities." These will be the focus of attention and action over the next four years. In view of the current economic reality in both the private and public sectors, the proposed actions are limited in numbers and realistic, both politically and economically.

### **PRIORITY #1--Commercial Core**

Actively pursue the continued revitalization of the Pikesville Commercial Revitalization District by creating a unified, attractive yet unique Main Street identity and sense of place.

- A. Continue to focus attention on the development opportunity areas, while emphasizing the distinct characteristics of the Urban Convenience area, the Urban Village, and the Urban Boulevard.
- B. Encourage property owners and businesses to take advantage of state and county revitalization assistance programs to enhance the appearance of the area by improving facades, lighting, signage and landscaping; creating a unified identity, and enhancing the pedestrian scale.
- C. Encourage property owners and businesses to cooperate in order to facilitate redevelopment and improve vehicle and pedestrian circulation. Improve pedestrian connections to residential neighborhoods. Provide better internal connections between businesses and access to hidden retail shops such as the Alley shops and the shops along the lower level of Bedford/McHenry Avenue. Provide safer pedestrian crosswalks.
- D. Consider mixed use opportunities in the revitalization area.
- E. Promote shared parking arrangements among businesses and property owners in order to optimize use of parking spaces already available.
- F. Make the Urban Village/Commercial Core more pedestrian friendly.

### **PRIORITY #2--Implementation Mechanism**

Establish a private/public partnership, which will represent all aspects of the Pikesville Community. The partnership will address issues of concern, help solve day to day problems arising in the community, provide advice and recommendations to business and community leaders and elected officials



## **PIKESVILLE REVITALIZATION PLAN UPDATE 2003**

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and above all ensure the timely implementation of proposals set forth in this Revitalization Plan Update.

### **PRIORITY #3--Adjacent Residential Communities**

In order to maintain the commercial corridor, it is also necessary to stabilize the residential neighborhoods that adjoin the corridor.

The county should work with residents, community organizations, umbrella groups and appropriate institutions to improve, conserve and stabilize residential neighborhoods and senior housing developments adjacent to the Pikesville Revitalization area on both sides of Reisterstown Road.

- A. Appropriate county agencies should work with local community representatives to implement proposals in adopted community plans when economically feasible.
- B. Implementation actions which require county fiscal expenditures should be included in the county's Capital Improvement Program
- .C. Community plans should be developed for those residential areas, which do not currently have updated or valid plans.
- D. Those communities not actively involved in the Pikesville Revitalization Area Plan update should be encouraged to participate in future planning efforts.

### **PRIORITY #4--Promoting Pikesville**

Develop a plan to market/promote Pikesville as a desirable area to live, work and shop, stressing the varied positive attributes identified by the advisory group and set forth in Appendix E.

### **PRIORITY #5--Links to Baltimore City**

Establish a working relationship with officials/representatives of Baltimore City government and neighborhoods to coordinate efforts aimed at revitalization of commercial and residential areas along Reisterstown Road at both sides of the city/county line.





*Undergrounding or relocating utilities is the most significant long term capital project priority.*

## **E. IMPLEMENTATION ACTIONS**

The advisory group determined that the most significant long term capital project priority is undergrounding or relocating utilities within the revitalization area.

### **Action 1**

Amend the zoning regulations to reduce the parking requirements for standard restaurants that invest in a minimum \$100,000 in construction. This will allow for greater flexibility and provide an incentive for restaurant development.

### **Action 2**

Amend legislation to add the Pikesville Revitalization district to the Design Review Panel areas. Add the Pikesville Revitalization district map to the Comprehensive Manual of Development policies (CMDP).

Establish design guidelines for Pikesville for inclusion in the CMDP.

Establish a process that will allow facade treatments to be reviewed administratively by the Office of Planning. New additions and new construction will be reviewed in accordance with the Design Review Panel process.

### **Action 3**

Establish a non-profit private/public partnership to insure timely implementation of the priorities and actions contained within the Pikesville Revitalization Plan Update.



*Facade improvements will be reviewed administratively.*

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## Action 4

Rehabilitate signs at the city line, Old Court Road and at the Hilton. Add a new welcome to Pikesville sign at Mount Wilson Lane.

Provide new gateway treatment in the Urban Boulevard Section to create a warmer welcome to the Pikesville Village Center. Investigate adding a tree-lined median strip from the Pomona Square Shopping Center to Old Court Road.

Further investigate available funding opportunities of State, County or other funding for these projects.

## Action 5

Investigate the feasibility of acquisition of the right of way and construction of Foley Alley, a minimum 20' wide alley.

## Action 6

Maintain sidewalk, provide upkeep and litter control. Develop a pedestrian plan for the revitalization area. Identify where connections are needed to neighborhoods and local businesses. Realign Walker Avenue/McHenry Avenue in conjunction with redevelopment. Rehabilitate Walker Avenue.

Develop a program for inclusion of these improvements in County Capital Improvement Program.

## Action 7

Explore the technical and economic feasibility of either undergrounding or relocating the utilities to the rear of businesses in the Urban Village area.



*Rehabilitate existing gateway signs.*



*Explore the feasibility of undergrounding or relocating utilities to the rear of businesses.*

## PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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*Pikesville Firehouse has the potential to be redeveloped as a restaurant.*



*1100 Reisterstown Road may be redeveloped with new retail and office construction.*

Further investigate available funding opportunities of State, County or other funding for these projects.

### **Action 8**

Investigate the feasibility of indenting parking in a northbound direction along Reisterstown Road between Clarendon Avenue and Sherwood Avenue.

Delete on-street parking between Hawthorne and Clarendon Avenue along the east side of Reisterstown Road. Remove under-utilized parking spaces along the Suburban Club property.

Any consideration of indented parking must in the overall plan area be in conjunction with future plans to underground utilities.

### **Action 9**

Develop a model parking agreement for shared parking and access.

### **Action 10**

Evaluate existing zoning patterns within the revitalization area and in the community adjacent to the revitalization area prior to the 2004 Comprehensive Zoning Map Process.

### **Action 11**

Work together with the public sector, private sector, business and residential communities towards a beneficial outcome for the following projects:

- Redevelopment of the Pikesville Firehouse into a restaurant or if not feasible, a use that would attract foot traffic.

## **PIKESVILLE REVITALIZATION PLAN UPDATE 2003**

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- Redevelopment of the RO properties between Slade Avenue and Linden Terrace as mixed use or high quality density residential uses.
- Filling the vacancy at 1010 Reisterstown Road to continue the Restaurant Row theme.
- Redevelopment of the 1100 Reisterstown Road office building into a row of retail and office condominiums.
- Façade renovation of 600 Reisterstown Road, Pikesville Plaza.
- Other opportunity sites as they become available.

Community Associations, including Sudbrook Park, Colonial Village, Ralston, Pikesville Township, and the Pikesville/Greenspring Community Coalition will serve as a resource for State and County government in implementing the foregoing actions.

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

## F. IMPLEMENTATION GUIDE

### PIKESVILLE PLAN UPDATE 2003

#### IMPLEMENTATION GUIDE

Actions	Cost	Funding Source	Time Frame	Resources
1. Amend zoning regulations reducing parking required for restaurants (Bill 3-03)	None	N/A	Effective 2/7/03	County Council
2a. Add Pikesville Revitalization District to Design Review Panel areas (Bill 17-03)	None	N/A	Effective 4/7/03	County Council
2b. Add Pikesville Revitalization District map to CMDP	None	N/A	5/03	Office of Planning
2c. Establish design guidelines for Pikesville to be included in the CMDP	None	N/A	9/03	Office of Planning
2d. Establish administrative review for façade treatments Design Review process for additions/new construction	None	N/A	7/03	Office of Planning
2e. Develop vision/theme/design guidelines for the Urban Village area with the Architect on call.	Undetermined	Economic Development	9/03	Economic Development Office of Planning
3. Establish a non-profit private/public partnership	Undetermined	Community Conservation, foundations and other private sources	2003	County Council Economic Development Office of Planning
4a. Rehabilitate gateway signs at city line, Old Court Road, the Hilton with a red brick surround	\$15,000	Economic Development Commercial Revitalization Action grants	2004	Pikesville Chamber of Commerce Baltimore County
4b. Provide new gateway sign between Mt. Wilson Lane and McDonough Road	\$15-25,000	Economic Development and other private sources	2005	Pikesville Chamber of Commerce Baltimore County
4c. Further investigate adding a tree lined median from Pomona Square Shopping Center to Old Court Road	\$500,000	Baltimore County	Undetermined	



# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

## IMPLEMENTATION GUIDE (Continue)

Actions	Cost	Funding Source	Time Frame	Resources
5a. Acquire the right of way for Foley Alley	\$300,000 - \$400,000	Baltimore County	2004	Baltimore County
5b. Construct Foley Alley	\$95,000	Baltimore County	2005	Baltimore County
6a. Maintain sidewalks, provide upkeep and litter control	Undetermined	Baltimore County	2006	Baltimore County, private property owners, Pikesville Partnership
6b. Create a pedestrian plan. Identify where sidewalk connections are needed	Undetermined	Baltimore County	2006	Pikesville Chamber of Commerce Pikesville Partnership
6c. Realign Walker/McHenry Avenue	Undetermined	CIP	In conjunction with redevelopment	Baltimore County/ private property owners
6d. Rehab Walker Avenue.	Undetermined	CIP	2006	Baltimore County/ Private property owners
7a. Encourage undergrounding of utilities whenever a roadway is disturbed in all three design areas	Undetermined	Private sources	In conjunction with redevelopment	Baltimore County
7b. Underground utilities in the Urban Village area or Relocate utilities to rear of businesses	\$3,500,000	Baltimore County Maryland Department of Transportation	2006	Maryland Department of Transportation State Highway Administration
7c. Upgrade sidewalks in conjunction with utility changes	\$1,000,000	State Highway Administration		
8a. Investigate feasibility of indenting parking in a northbound direction along Reisterstown Road between Hawthorne and Sherwood Avenue.	\$400,000	Baltimore County	2006	Baltimore County Department of Economic Development. Outside expertise, Pikesville Partnership

## PIKESVILLE REVITALIZATION PLAN UPDATE 2003

### IMPLEMENTATION GUIDE (Continue)

Actions	Cost	Funding Source	Time Frame	Resources
<p><b>8b.</b> Conduct a study on the feasibility of removing on street parking on the east side of Reisterstown Road between Hawthorne and Clarendon.</p> <p>Bag the meters for 3 months and evaluate income estimates from these meters.</p>	Lost revenue from meters	Baltimore County	2003	Baltimore County Revenue Authority Outside expertise Pikesville Partnership
<p><b>8c.</b> Delete on street parking on the east side of Reisterstown Road between Hawthorne and Clarendon Avenue if study results are positive.</p>	Minimal	Baltimore County	2006	State Highway Administration Baltimore County Revenue Authority Outside expertise Pikesville Partnership
<p><b>9.</b> Develop a model agreement for shared parking</p>	Undetermined	Baltimore County	2003	Pikesville Chamber of Commerce
<p><b>10.</b> Evaluate zoning within and adjacent to the revitalization area prior to the start of CZMP 2004</p>	None	N/A	9/2 – 10/15/03	Community associations, Pikesville Chamber of Commerce Baltimore County
<p><b>11a.</b> Redevelop the Pikesville Firehouse into a restaurant</p>	Undetermined	Private	2003-2006	Economic Development Private property owners
<p><b>11b.</b> Redevelop RO zoned properties between Slade Avenue and Linden Terrace</p>	Undetermined	Private	2003-2006	Economic Development Private property owners
<p><b>11c.</b> Fill the vacancy at 1010 Reisterstown Road with a restaurant</p>	Undetermined	Private	2003-2006	Economic Development Private property owners
<p><b>11d.</b> Redevelop 1100 Reisterstown Road into retail/office condominiums</p>	Undetermined	Private	2003-2006	Economic Development Private property owners
<p><b>11e.</b> Renovate the façade at 600 Reisterstown Road, Pikesville Plaza</p>	Undetermined	Private	2003-2006	Economic Development Private property owners
<p><b>11f.</b> Evaluate the future space needs of the Pikesville Library and the Senior Center</p>	Undetermined	Baltimore County	2005	Community Conservation Library Senior Center

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## APPENDIX A

### ADVISORY GROUP MEMBERS

Arthur Adler, Developer Steve Allen, MD Office of Planning Melanie Anson, Community Sherrie Becker, Pikesville Chamber of Commerce Alegra Best, Community Bonnie Black, Community Barry Blank, Community & Business Darragh Brady, Community & Architect Paul Brophy, Developer Roland Campbell, Realtor Steve Cornblatt, Realtor Richard Eliasberg, Suburban Club David Fields, Planner & CHAI Ken Gelula, CHAI David Glickman, Community Sheldon Goldseker, Developer Michael Greenebaum, Developer	Mike Gruber, Community Jeff Levin, Community/Business Howard Needle, Community Robert Pollokoff, Developer Scott Reich, Business Pearl Reinstein, Senior Center Arlene Rosenberg, Community Gabe Rosenbush, Realtor/Chamber of Commerce Mark Sapperstein, Developer Nella Solovyovsky, Business Robert Speert, Community Dan Taylor, Suburban Club David Uhlfelder, Chamber of Commerce Glen Weinberg, Developer Len Weinberg, Developer Jeff Ziegler, Community
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### County Staff

Adele Kass, County Council Aide, 2 <sup>nd</sup> District Peirce MacGill, Revitalization Specialist, Department of Economic Development Andrea Van Arsdale, Revitalization Director, Department of Economic Development Tony Baysmore, Office of Community Conservation Mary Harvey, Director, Office of Community Conservation Diana Itter, Senior Planner, 2 <sup>nd</sup> District, Office of Planning Arnold F. 'Pat' Keller, III, Director, Office of Planning Gary Kerns, Deputy Director, Office of Planning Lynn Lanham, Section Chief, Community Development, Office of Planning Jeff Long, Division Chief, Community Planning, Office of Planning David Pinning, Community Planner, 6 <sup>th</sup> District, Office of Planning Kathy Schlabach, Section Chief, Community Design, Office of Planning Steve Weber, Chief, Traffic Engineering Division, Department of Public Works Wayne Rice, Director of Parking and Facilities, Baltimore County Revenue Authority
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### APPENDIX B REVITALIZATION PROGRAM

The major revitalization program components include:

- a) **Architect on Call** which provides architectural services to businesses for exterior improvements. Up to ten hours of professional architectural service are free when improvements are made.
- b) **Business Improvement Loans** for which business and property owners may apply to Baltimore County for below market loans up to \$10,000 to enhance their property. Proceeds may be used for exterior renovations such as window and siding replacement, painting, landscaping, signage, lighting and customer parking lots. Loans are interest-free when the total project cost exceeds \$15,000.
- c) **The Baltimore County Small Business Loan Fund**, a partnership among 17 private sector financial institutions and the County, which created a \$10 million loan pool to provide financing to small businesses. Private and public sector dollars are leveraged to provide small businesses, real estate, fixed asset and working capital loans. Qualifying businesses leverage low-interest private sector loans with County loans or guarantees. The maximum loan amount is \$500,000.
- d) **The Baltimore County Revolving Loan Fund**, which can provide loans and loan guarantees to new and expanding commercial and industrial businesses in the County. This may be used for acquisition and improvement of land, buildings, and equipment as well as working capital. The maximum loan amount is \$250,000.
- e) **A County Commercial Revitalization Property Tax Credit** which provides a tax credit against increased county real property taxes that are the result of physical improvements that increase the assessed property value by \$50,000 or more. The credit applies to 100% of the increased full cash value for a five-year period. It may be continued for an additional five years if the improvements exceed \$10,000,000 and include a tiered parking structure.
- f) **Commercial Revitalization Action Grants** are awarded to business organizations for projects such as welcome signs, streetscape maintenance, promotional events, landscaping, web page development and security cameras.
- g) **Streetscape** programs and other public infrastructure improvements to improve pedestrian and vehicular circulation and upgrade the appearance of the districts.
- h) **Marketing of the program** including direct mailings to commercial brokers, property owners, and businesses; newspaper advertisements; presentations to business organizations; and increased media coverage. The Department is creating new district profiles for use by the Department, property owners, brokers, and business organizations to provide demographic and promotional information. A new partnership with Comcast will highlight the Department's programs and showcase the districts in special programs throughout the next year.
- i) **Data and research** including demographic data, property information, GIS maps, etc for use in marketing sites, presentations, and district profiles.

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## APPENDIX C

### PIKESVILLE REVITALIZATION PROGRAM ACTIVITY PRIVATE INVESTMENT FROM 1997-2003

Property	Assistance	Investment	SF	Description
100 Church Lane	AOC BILP	\$40,000	7,000	Installed new siding and windows
104-106 Reisterstown Road	AOC BILP	\$15,000	2,500	Work pending for a new roof and façade improvement
607 Reisterstown Road	AOC	\$1,000	2,000	Attracted new tenant
1004 Reisterstown Road	AOC	\$30,000	5,000	Renovated the interior and improved the façade of the building
1010 Reisterstown Road	Development	\$250,000	8,400	Purchased former restaurant building
1100 Reisterstown Road Office Building	AOC	\$1,000,000	7,100	Work pending
1400 Retail Strip Center	AOC	\$5,000	5,000	Painted the exterior of the retail strip
Barnstein, Lee	BILP	\$6,000	2,000	Installed a new awning
Bedford Square	Tax Credit	\$1,000,000	13,000	Constructed a two story office building
Bingham Tire & Auto	State Loan	\$348,000	4,200	Purchased building
Blibaum, Sam	SBLF BILP	\$625,000	7,200	Purchased and renovated the interior and exterior of the building
Colonial Village Shopping Center	RLF	\$250,000	50,000	Improved the façade of the shopping center and resurfaced the parking lot
Cummins Appliance	Development	\$50,000	6,000	Expanded the rear of the building
David Chu's China Bistro	AOC	\$15,000	2,000	Expanded the side of the building
Fairway Financial Corp	Development	\$270,000	2,000	Purchased multi-tenant building
Floors Etc.	RLF	\$450,000	5,100	Purchased building
Frank J. Klein Building	AOC		20,000	Work pending

## PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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### PRIVATE INVESTMENT (CONTINUED)

Property	Assistance	Investment	SF	Description
Gallery of Jewels	BILP	\$287,900	5,000	Improved the façade of the building
Giant - Pikesville	Development	\$10,000,000	87,000	Constructed a new grocery store, retail strip, and pad site
Hilton - Pikesville	AOC	\$400,000	100,000	Renovated the exterior of the building
Jilly's Parking Lot	RLF	\$240,000	10,000	Built a parking lot beside the current office building
Maryland Equipment Co.	BILP	\$2,500	1,500	Installed new signage
Maryland State Police Crime Lab	Development		53,000	Work scheduled to commence in 2003
The Pikes Restaurant	AOC State Loan RLF	\$2,000,000	7,000	Purchased and renovated former theatre into a restaurant
Pikesville Firehouse	Development AOC	\$600,000	7,200	Work pending
Quiznos	Development	\$50,000	1,800	Located into the district
The Roc Realty Group	BILP	\$150,000	2,000	Renovated the interior and exterior of the building
Sabra Grill	BILP	\$250,000	1,000	Constructed a new restaurant
Safeway	Development	\$11,000,000	55,000	Constructing a new grocery store
Target - Pikesville	Assistance	\$7,000,000	126,000	Constructing a new retail store
Von Lee School of Aesthetics	AOC	\$30,000	8,000	Work pending
<b>Total</b>		<b>\$36,365,400</b>	<b>613,000</b>	

\*AOC = Architect on Call; BILP = Business Improvement Loan Program; SBLF = Small Business Loan Fund

RLF = Revolving Loan Fund

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## PUBLIC INVESTMENT

**Streetscape:** A \$3,237,000 investment by the Maryland State Highway Administration and Baltimore County into the Pikesville commercial corridor. The streetscape enhanced the commercial core with new trees and shrubs, as well as new sidewalks, streetlights, and stoplights.

## COMMERCIAL REVITALIZATION ACTION GROUP GRANTS

<b>Fiscal Year</b>	<b>Grant Award</b>	<b>Project Description</b>
1994	\$9,000	Partially funded Chamber operations
1995	\$9,000	Produced Chamber materials, sponsored a farmer's market, and hired a hokey cart
1996	\$8,000	Produced Chamber materials, sponsored a farmer's market and hired a hokey cart
1997	\$8,000	Produced the Chamber newsletter and sponsored the farmer's market
1998	\$5,000	Purchased plants and hired a hokey cart
1999	\$5,000	Marketed craft festival and jazz concert
2001	\$5,000	Marketed craft festival and jazz concert
2002	\$5,000	Purchased plants and hired a hokey cart

## APPENDIX D PARKING AND ACCESS STUDY

### Parking

A comprehensive parking survey was conducted of the private and public parking lots within the Pikesville revitalization district. Within the entire revitalization area, there are 9701 parking spaces including the Revenue Authority leased lots.

The results of the survey are as follows:

Urban Boulevard area	2557 parking spaces
Urban Village area	5216 parking spaces
Urban Convenience area	1928 parking spaces
TOTAL	9701 parking spaces

The Baltimore County Revenue Authority formerly owned the community center lot. It reverted to the county in 2001. The Revenue Authority leases 35 parking spaces on the Sherwood Avenue lot to local businesses and 41 parking spaces to the Department of Aging and the Baltimore County Library lease the Walker Avenue lot for a total of 41 parking spaces.

There are 140 metered on street parking spaces.  
120–2 hour meters  
14–1 hour meters  
6–30 minute meters

There appears to be ample parking to meet the needs of the Pikesville businesses within the revitalization district. Better publicity is needed concerning the location of parking. Shared driveways and parking is very desirable.

### Access

De Risio Lane was constructed in order to improve local circulation for businesses on the west side of Reisterstown Road from Church Lane to Sherwood Avenue.

Local businesses could benefit from an alley on the east side of Reisterstown Road to improve circulation. Located south of Sudbrook Road extending for approximately 600 feet, Foley Alley will function as a service drive, and relieve traffic congestion on Reisterstown Road.

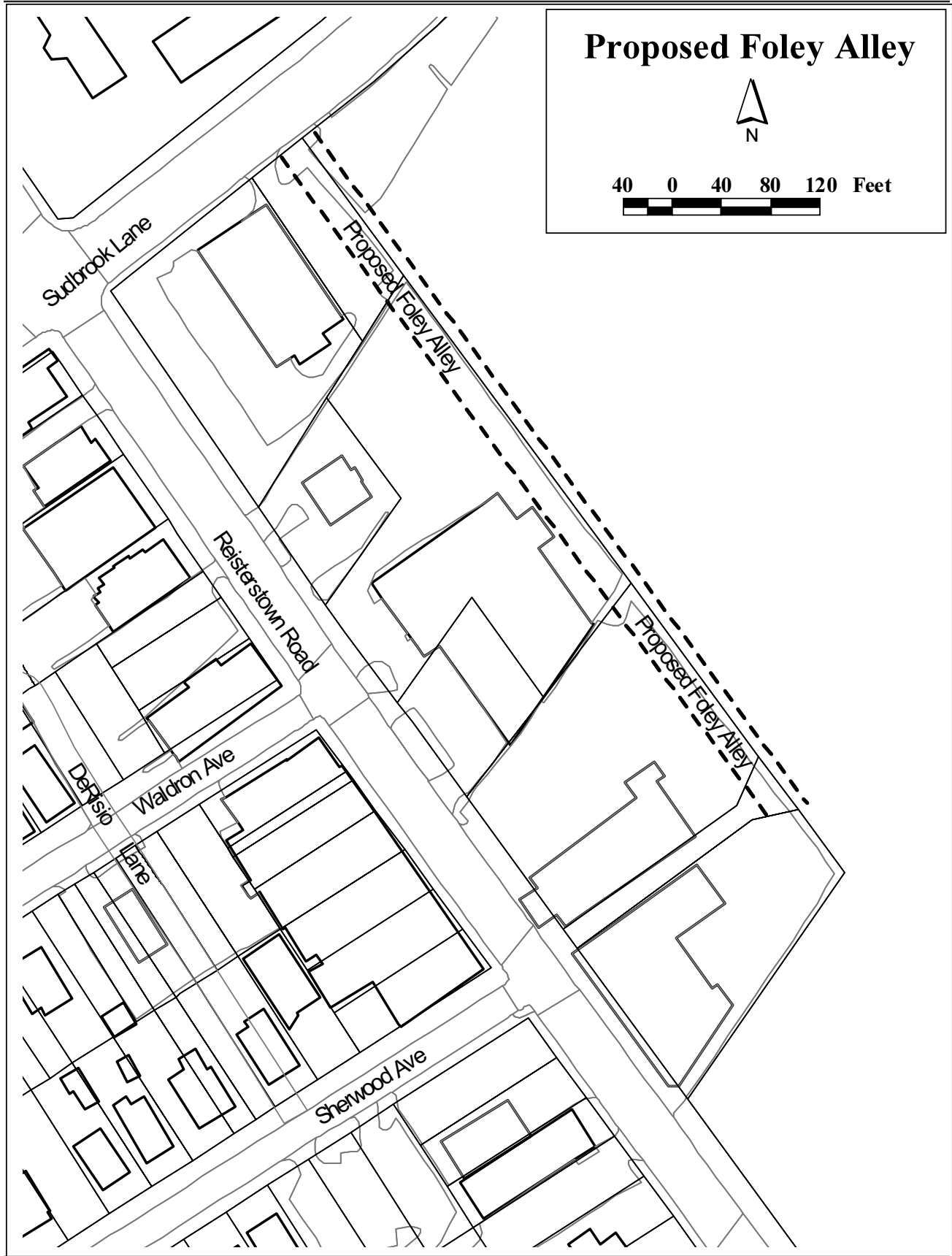
### Shared Parking and Access

If assembly of parcels and redevelopment occurs, connections between parking lots and shared parking areas are very desirable. Incentives are needed for the use of shared driveways. Parking requirements should be reduced for uses that share parking. A model agreement should be created for private property owners.

### Indented Parking

It is not economically feasible to indent parking along Reisterstown Road in the overall study area. However, the desirability of providing indented parking should be determined in conjunction with a study on undergrounding utilities. An unobstructed travel lane and parking more convenient to the businesses could be achieved by indenting parking. If parking is not indented consistently then traffic congestion and bottlenecks will occur.

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003



## Parking Regulations

A comparison was made between Baltimore County and three Baltimore area jurisdictions in terms of the parking requirements for restaurants.

### Baltimore County-

- 14 spaces per 1,000 square feet of gross floor area for fast food drive-through restaurants only.
- 16 spaces per 1,000 square feet of gross floor area: with a minimum of 10 spaces required for all types of restaurants, regardless of size.
- No parking is required for restaurants in the Towson Town Center (CT District).
- No parking is required for restaurants in certain historic buildings adapted for re-use.

### Anne Arundel County-

- 1 space per 5 seats or 1 space per 200 square feet of floor area (or 5 spaces per 1,000 square feet, whichever is greater).
- In the County's new, mixed use zone, no minimum parking requirement for restaurants. Parking proposed and approved on a case-by-case basis.

### Harford County-

- 1 parking space per 3 seats or 1 per 200 square feet of floor area (or 5 spaces per 1,000 square feet) excluding food preparation area, whichever is greater.

### Howard County-

- 6 spaces per 1,000 square feet of floor area for carryout restaurants.
- 14 spaces per 1,000 square feet of floor area for fast food and standard restaurants.

Councilman Kamenetz sponsored an amendment to the Baltimore County Zoning Regulations, Bill No. 3-03, to reduce the parking requirements for standard restaurants located within the Pikesville revitalization area. Parking requirements are now more in keeping with the other Baltimore area jurisdictions, provided there is a minimum of \$100,000 in interior and exterior façade investment in a standard restaurant.

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## APPENDIX E-VISIONING SESSION

### 1. What Are The Strengths Of The Community And Commercial Corridor?

<b>Residential</b>	<b>Commercial</b>	<b>Transportation/Pedestrian Circulation</b>
Strong adjacent community.	Fully developed infrastructure.	Congestion is good for a commercial corridor.
Stable neighborhood and income, high % of homeownership, history.	Uniqueness of stores.	Reisterstown Road is narrow.
Ethnic mixture.	Variety of services provided.	Curb parking = sidewalk buffer = safety and comfort of pedestrians.
Upper income base.	High occupancy rates of businesses.	Access to beltway.
Stable neighborhood community.	Owner operated businesses.	
Established community. Attractive, strategic location.	High order goods (jewelry, etc).	
Number of houses of worship.	Longevity of operations. Some in 3 <sup>rd</sup> generation.	
Strong residential neighborhoods. (2)*	Diversity, diversity of food shopping options- "International Flavor".	
Quality of schools.	Influx of new national tenants.	
High occupancy rates of residences.	Stability.	
Potentially walkable.	Stable commercial area.	
Trees	Service businesses serving needs of surrounding communities.	
Diversity of citizens.	Long term stable commercial corridor.	
Variety of housing styles.	Established.	
Community-middle-upper class income, retail oriented population.	Small scale.	
Substantial new investment, good location-beltway access.	Good reputation for quality merchants and service.	



# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## # 1 Continued

<b>Residential</b>	<b>Commercial</b>	<b>Transportation/Pedestrian Circulation</b>
Relatively high income.	Attractive area to visit including a few, but not enough, quality restaurants.	
Older, established area.	Well endowed with a variety of sites: golf course, cemeteries, police station, and armory.	
Main artery thru good residential neighborhoods.	"Village Feel" in scale of stores.	
Trees, sidewalks.	Great potential for improvements.	
Several private & public schools.	Several good restaurants. History, hotel.	
Strong upscale stable residential base.	Diversity in retail. Anything of quality will do well in Pikesville. Low, minimal and relatively little vacancies. Commercial-intimate (conveys a sense of warmth), surrounding (particularly the urban village), character derived from its age and history, already a good mix of uses and product availability which can be improved upon.	

\* Indicates the number of responses with the same answer.

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## 2. What Things Should Be Changed In the Commercial Corridor?

Residential	Commercial	Transportation/Pedestrian Circulation
Facade improvement. (2)*	Cohesive signage/lighting.	Parking-signage, cooperation between property/parking lot Speed of traffic should be reduced
Pedestrian connection to residential neighborhoods.	Owners, establish a sense of place for Pikesville. Design Guidelines should reflect this.	Improved traffic flow, (2)* pedestrian friendly Removal of all parking on Reisterstown Rd. (2)*
Pride of ownership evidenced by maintaining property & clean up. Need to establish a sense of place for Pikesville, design guidelines should reflect this. The sense of a safe and secure environment should be improved upon.	Remove metal grates from Reisterstown. Better cooperation between property owners and merchants. Coffeehouse & bookstores.	Dominated by automobile.
	Needs identity and vitality.	Coordination of traffic signals from city line to Old Court Rd.
	Need signage guidelines. Better signage.	Improve parking. Better signage for available parking.
	Telephone poles.	Establish a gateway treatment at city line south of the beltway.
	Relocate electric/telephone poles. Underground utilities. (3)*	Pedestrian friendly, improve. Improve parking
	Antique mall.  Guidelines affecting architecture, parking (more buildings brought to the sidewalk line) parking in rear. National stores.	Better identification of hidden parking areas. An authority to maintain the improvements example: weeds between bricks, lack of maintenance of landscaping.
	More variety of stores.	Improve vehicular and pedestrian access to Town Center.
	Enlarge library	Make pedestrian friendly.

\* Indicates the number of responses with the same answer.

## #2 Continued

### Residential

### Commercial

### Transportation/Pedestrian Circulation

Attract better  
retail/restaurants  
Widen Reisterstown road  
by reducing sidewalk  
width where possible.  
Better access to hidden  
retail shops, "the alley  
shops"; McHenry Ave,  
lower level.  
Removal of more  
unsightly businesses, can  
we force upgrading of  
appearance? Example:  
snowball stand, older  
storefronts.  
The appearance of the  
buildings that are in  
disrepair.  
Creating a more unified  
architectural style.  
Underground utilities  
Combine private parking  
lots.  
Attract better  
retail/restaurants

\* Indicates the number of responses with the same answer.

### 3. What New Realistic Opportunities Do You See For The Future?

#### Residential

Encourage new residential development aimed at young families. More investment in the community (added value).

Increased upscale residential in Town Center.

#### Commercial

Clean up facades.

Design guidelines in conjunction with a design review committee.

Reuse existing crime lab building as a center for forensic studies-cooperative venture with various colleges. Secure funding for streetscape improvements to unify area.

Create identity for Pikesville.

Attract new restaurants and business.

Diversify types of shopping experiences so that it makes sense to park and walk to a number of stores.

Park area.

Museum/theater/movies  
Exploit the multiplier effect of new commercial development.

Attract new stores.

Better signage and landscaping.

Capitalize on the historic state police facility/museum.

Interest centers: antique row, gift shops area, restaurant row.(2)\*

#### Transportation/Pedestrian Circulation

Improve traffic flow

Improve parking.

Creation of shuttle bus system by utilizing buses operated by institutions and shoppers from public parking.

Slow down traffic = pedestrian will be able to cross the street with safety and comfort.

Take parking off Reisterstown Rd.

Per Vision Statement #2, attractions and events that will encourage foot traffic. All 3 plan areas should progress simultaneously with its improvements. Priority given to southern area which needs the most work.

\* Indicates the number of responses with the same answer.

## #3 Continued

### Residential

### Commercial

### Transportation/Pedestrian Circulation

Relocate power lines to back of buildings.  
Cultural opportunities.  
Improved streetscape enhancements.  
Integrate the adjoining commercial enterprises with Giant, Target and Safeway facilities.  
Broader cultural base-a community center for exhibitions, concerts, etc., (ex. Towson Court House Plaza).  
Attract retail stores that would be unique to Pikesville.

## 4. What Do You See As Future Characteristics Of The Commercial Corridor?

### Residential

Infill to extend the urban fabric north to the beltway.

### Commercial

Diverse mix of interesting businesses that support each other and draw people into shop.  
Unified signage.

Updated building facades.  
(2) \*

Attractive appearance.  
More uniformity in building character for a classy look and feel while keeping the historical charm.

Warm, congenial feeling.  
More variety in businesses.

Fill in older, dilapidated building with newer construction.

An urban village that appears inviting, where people walk, dine, shop.

Quaint, upscale, pedestrian friendly, signage.

Underground or relocate to the back the utilities with more attractive and uniform signage and landscaping. More quality and diversity of restaurants, preferably "Restaurant Row".

More specialized individually owned businesses.

Better lighting for night shopping.

### Transportation/Pedestrian Circulation

Increased pedestrian friendly streetscape.

Enhanced ability to transverse the corridor.  
Limit commercial traffic (large trucks) traffic and somehow drive around the "urban village".

\* Indicates the number of responses with the same answer.

# PIKESVILLE REVITALIZATION PLAN UPDATE 2003

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## APPENDIX F

### PIKESVILLE - CENSUS TRACT 4034.00

Subject	1990*	2000**	Difference (2000-1990)	Percent Difference (2000-1990)
Total population	6722	8,174	1,452	22%
<b>SEX</b>				
Male	2923	3,509	586	20%
Female	3799	4,665	866	23%
<b>HOUSEHOLDS BY TYPE</b>				
Total households	3254	3,878	624	19%
Family households (families)	1879	2,074	195	10%
Married-couple families	1536	1,557	21	1%
Total housing units	3615	4,159	544	15%
<b>OCCUPANCY AND TENURE</b>				
Occupied housing units	3254	3,878	624	19%
Owner occupied	1754	1,889	135	8%
Renter occupied	1500	1,989	489	33%
Vacant housing units	361	281	-80	-22%
For seasonal, recreational, or occasional use	23	56	33	143%

\* DP-1: General Population and Housing Characteristics  
Data Set: 1990 (STF 1) - 100-Percent data - U.S. Census Bureau

\*\* DP-1: Profile of General Demographic Characteristics  
Data Set: 2000 (SF 1) 100-Percent Data - U.S. Census Bureau