

Baltimore County  
Department of Planning

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# ACKNOWLEDGMENTS

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## SECTION 1: INTRODUCTION

### 1. A. Background

In 2019, Baltimore County started the study of the Liberty Road Corridor and initiated a series of community engagement meetings for Liberty Road and the surrounding communities to create a long term vision and identify specific projects and policies that could be included in the Action Plan of the Northwest Gateways Sustainable Community Plan renewal. The Liberty Road corridor is approximately eight miles long and runs from the Baltimore City line to Lyons Mill Road (See Map 1). Community-generated ideas developed during the study provided a foundation for recommendations for the Northwest Gateways Sustainable Community Area Plan renewal (The Plan). The Plan area is approximately 12,164 acres and includes the areas of Randallstown, Pikesville and Woodlawn (See Map 2).

The Plan was renewed in April 2020 by the Maryland Department of Housing and Community Development and will expire on January 14, 2025. The Maryland Department of Housing and Community Development's (DHCD) Sustainable Communities Program is a place-based designation offering a comprehensive package of resources that support holistic strategies for community development, revitalization and sustainability. The Plan includes policies and actions that will guide how the area should be maintained or changed in the future; identify projects and strategies for the next five years and recommend future infrastructure improvements. One of the projects identified in The Action Plan includes drafting design guidelines for the Liberty Road Corridor. The corridor provides the main travel way that connect residents from work, school and shopping to their homes. The aesthetic look of the corridor has been a major concern of the community. Creating design guidelines for Liberty Road will achieve the desired character for the area.

The process will also include designating Liberty Road as a Design Review Panel (DRP) area. The DRP Areas are designated areas that help ensure high quality design standards. The Department of Planning along with an advisory committee of community stakeholders began the process of creating the design guidelines in September 2020.

### 1. B. Purpose and Objectives

Commercial land serves the shopping and service needs of residents along the Liberty Road corridor and has the potential to contribute to a strong sense of neighborhood identity. The Liberty Road corridor is comprised of various shopping centers and over two million square feet of retail space. Thoughtful design components reinforce the positive identity of a community's commercial core and contribute to neighborhood character. The purpose of the design guidelines is to provide guidance on the design of the built environment and create better quality development. This will result in a vibrant community that is welcoming and attractive place to live and visit. Through successful design, visual continuity will be established while celebrating the assets and rich history of Randallstown that is so important to the community. The design elements will focus on architecture, signage, landscaping and streetscape. These elements remain the most important in giving a community a sense of place and contributing to the visual aesthetic of an area.

The Liberty Road design guidelines will help establish a common understanding of design principles and standards. Maintaining a high quality of life; making Randallstown a destination through high quality and attractive design; incorporating sustainable practices to new construction and promoting the rich cultural and historic character that currently exist are important goals identified by the residents of Randallstown. Therefore, these guidelines and the

Design Review Panel (DRP) process through which they are administered will promote a more vibrant, attractive and sustainable Randallstown that will be a source of pride for its residents. These guidelines provide clear considerations that the DRP and the Department of Planning must undertake when reviewing commercial projects in the focus area.

The DRP was established by Section 32-4-203 of the Baltimore County Code 2004, as amended. The goal of the DRP is to encourage design excellence through the application of design guidelines contained in the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans and/or Section 260 of the Baltimore County Zoning Regulations, as applicable. The DRP acts in a technical consulting capacity; its recommendations are binding to the Hearing Officer and county agencies. The DRP's general charge is to assess the overall quality of a project.

## 1. C. Focus Area

The first phase of the Liberty Road design guidelines focuses on the eight shopping centers located in the central node from I-695 to approximately Greens Lane (See Map 3 and Table 1 below). Given the length of the corridor, the Department of Planning has divided the corridor into three nodes (See Map 1):

1. The eastern node runs from the Baltimore City line to interstate 695.
2. The central node runs from interstate 695 to approximately Stoneybrook Road
3. The western node extends from Stoneybrook Road to Lyons Mill Road.

The majority of the Liberty Road Commercial Revitalization District (CRD) is located in the central node with a total area of 314.28 acres. The community describes this area as the heart of Randallstown. It has the most concentration of commercial developments with eight shopping centers, various retail stores and a number of civic spaces and fast food restaurants. Most of the commercial properties are fronting Liberty Road. The area is anchored by Northwest Hospital, drawing thousands of employees to the area each day. This part of the CRD includes some apartment complexes located near the hospital. Several major retailers such as Walmart, Home Depot and Marshalls are located in this node. Offices, a fire station and a library are also found in this node. Even so, the area is experiencing a number of vacant parcels and vacant properties as well as a rise in the number of razing permits issued.



Table 1. Shopping Centers in the Central Node

<b>Name</b>	<b>Address</b>	<b>Size</b>	<b>Year Built</b>	<b>Anchor Tenant</b>
Milford Mill Center-Mackenzie	3600 Milford Mill Rd	50,450 SF	1991	Former Giant Grocery Store
Milford Mill Shopping Center-Rappaport	8053 Liberty Road	41,644 SF	1963	Alko Clothing & Shoe Outlet
Shoppers (Rockdale Metro Food Market)	8212 Liberty Road	N/A	1972	Former Shoppers Grocery Store
Liberty Crossroads Shopping Center	8508 Liberty Road	N/A	1998	Food Lion
Savoy Plaza	8511 to 8521 Liberty Road	45,000 SF	1967	Family Dollar
Liberty Court Shopping Center	8610 to 8660 Liberty Road	85,000 SF	1986	Rite Aid and Family Dollar
Liberty Plaza	8700 Liberty Road	218,855 SF	2012	Walmart and Marshall
Brenbrook Plaza	8725 Liberty Road	266,918 SF	2006	Home Depot

## 1. D. Design Guidelines Applicability

The Liberty Road design guidelines are intended to be used in conjunction with other county development and zoning regulations to review the following types of projects. These commercial projects will require mandatory design review at either an administrative level or by convening the DRP. Projects will be evaluated by the Department of Planning on a case-by-case basis to determine the level of design review.

- New commercial developments
- Rehabilitation of vacant or dilapidated commercial properties
- Alterations and renovations of existing commercial buildings
- Additions to existing commercial buildings
- Commercial properties requesting a zoning petition

## 1. E. Stakeholder Coordination

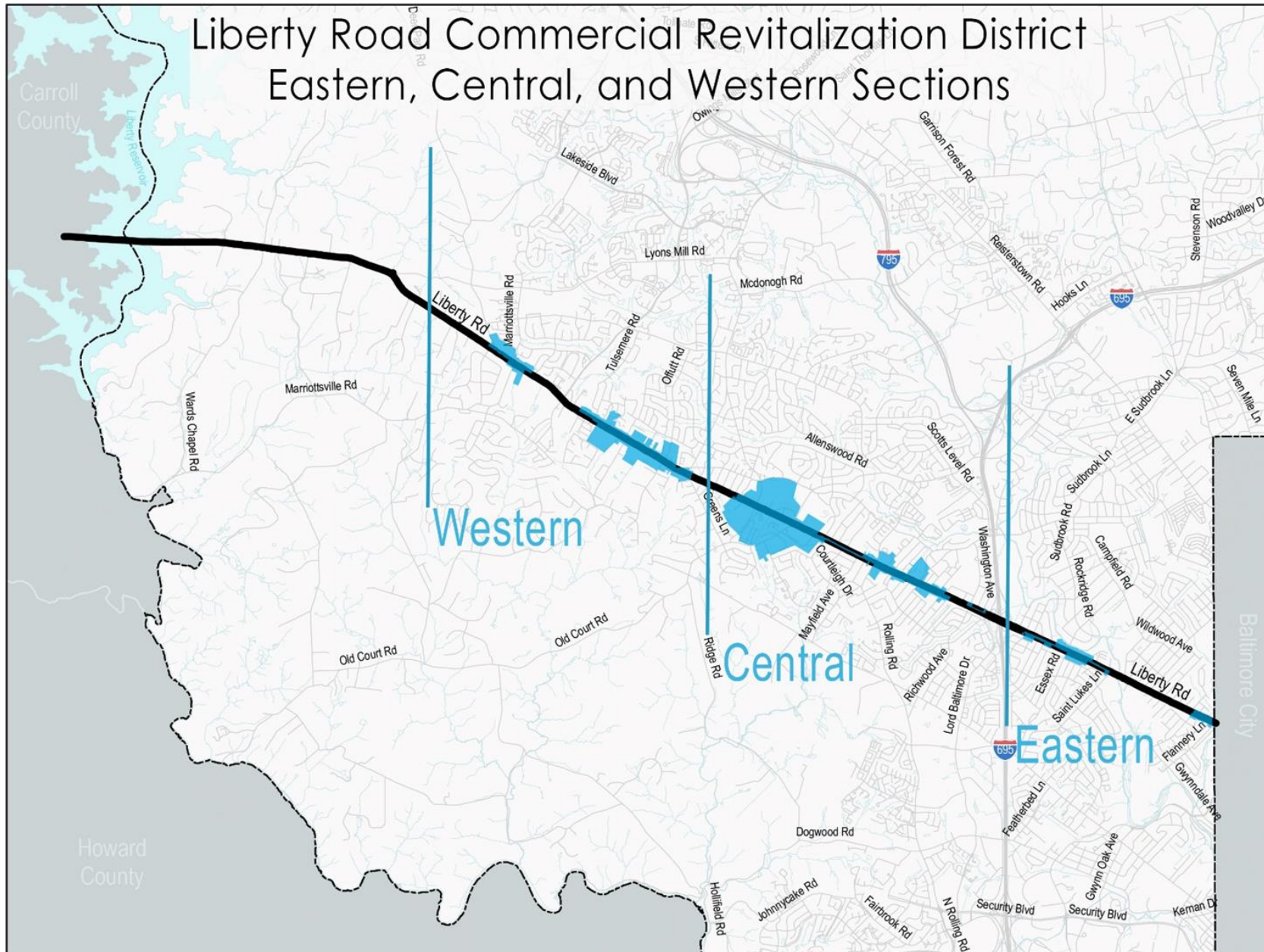
The Liberty Road advisory committee was composed of the following stakeholders: Liberty Road Business Association, Liberty Road Community Council, Liberty Manor Community Association, Stoneybrook Community Association, Combined Communities Advocacy Council, Northwest Hospital, Liberty Road “Clean, Safe and Green” Committee, Timber Glen Estates Community Association, ARLS Properties LLC and Baltimore County Democratic State Central Committee. Baltimore County representatives included the Fourth District Councilman, Julian Jones, the Department of Economic and Workforce Development, the Office of Community Engagement, the Department of Public Works, the Department of Permits, Approvals and Inspection, the Office of Zoning Review, the Department of Environmental Protection and Sustainability, the Baltimore County Design Review Panel and the Department of Planning.

The advisory committee met monthly from September 2020 to January 2021 to discuss specific design criteria for architecture, landscaping/streetscape and signage in Liberty Road. They began the process with an in-person and virtual tour to explore the existing conditions of the study area. They completed multiple surveys and provided pictures of designs they desire to see in Randallstown. The work of the advisory committee was presented to the community through a public meeting in March 2021. The preliminary draft document was posted online for two weeks to provide an opportunity to the community to review and provide feedback.

Throughout the process, the Department of Planning reached out to all property owners in the study area through letter, to inform them about the project and encouraged them to participate in the public meeting.

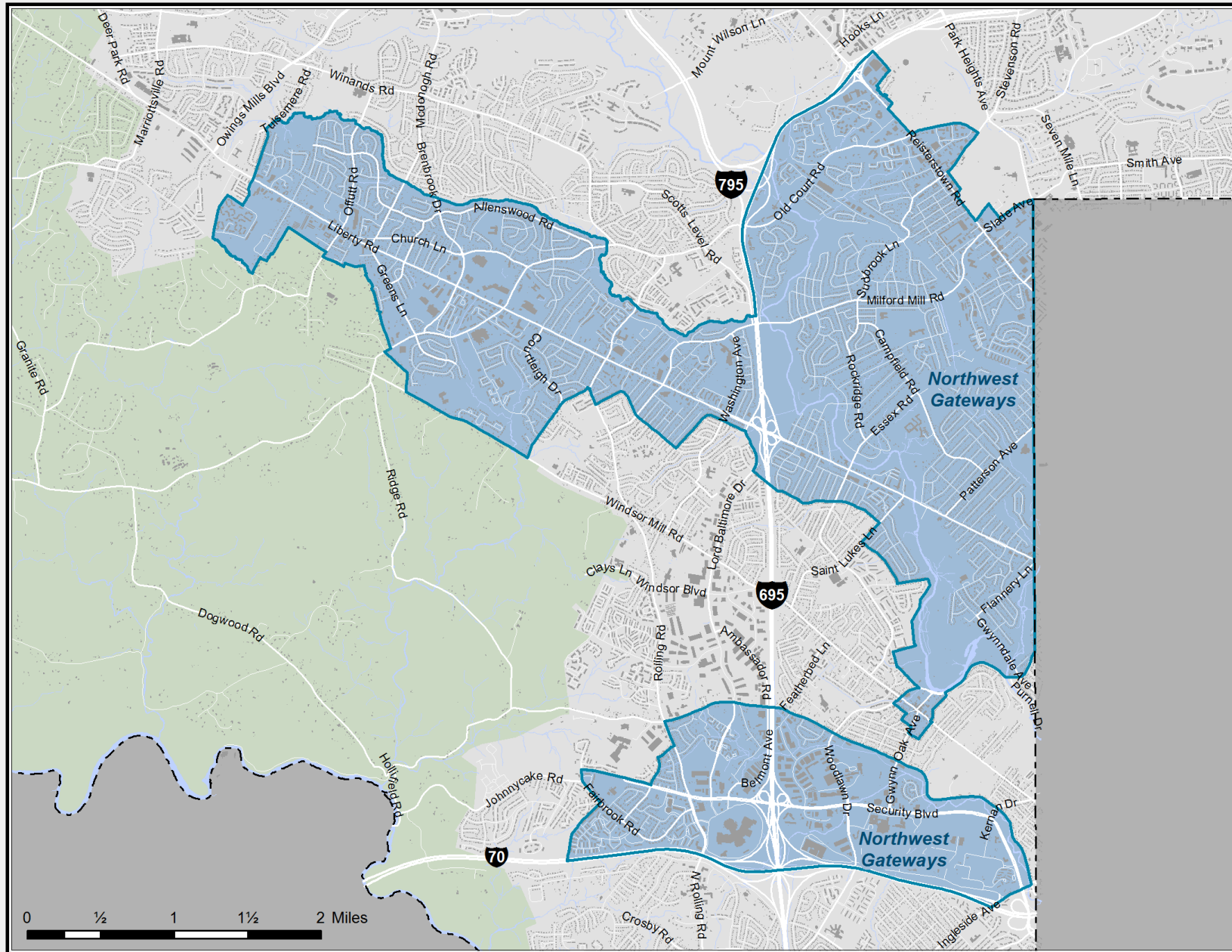
The Department of Planning is excited to present design guidelines that reflect the priorities and the desires of the community. Each section represents a main element in the design guidelines. The recommendations outlined in each section represent the community's views on best design practices. This design guideline document will guide the development and redevelopment of shopping centers located in the central node of the Liberty Road corridor.

Map 1. Liberty Road Study Area broken down into three nodes

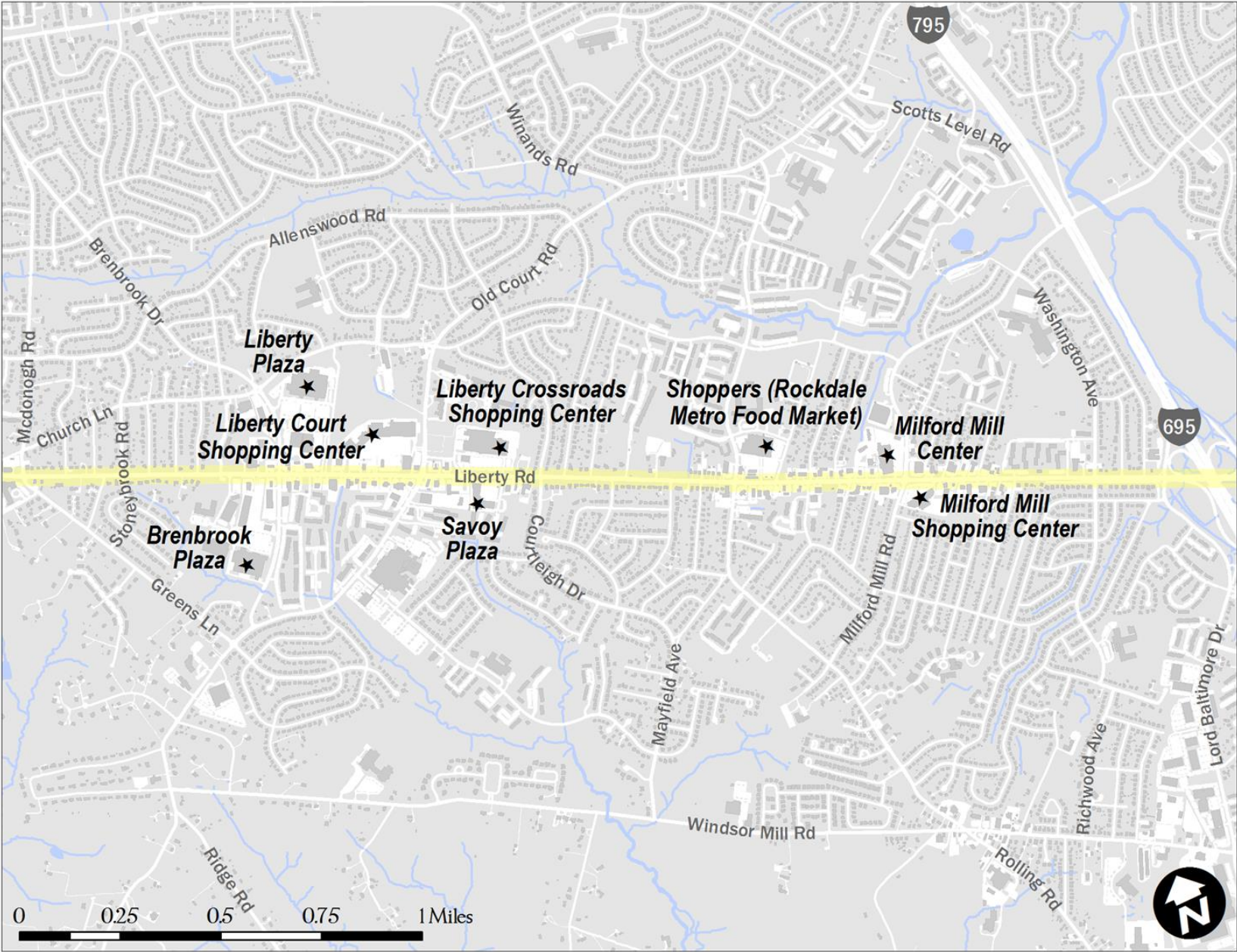




Map 2. Northwest Gateways Sustainable Community Boundary



Map 3. Liberty Road Design Guidelines Focus Area





## SECTION 2:

# ARCHITECTURE DESIGN GUIDELINES

### Building Design

#### Architectural Palette and Building Materials

Colors have an important role in architectural design. Colors are factors that influence an environment's sensation and perception.

- Use contemporary colors and materials throughout. The use of warm colors such as red/terra cotta brick, natural stone, and warm (brown to tan) stained wood is encouraged.
- Whenever possible and appropriate, use color coordinated palette for each shopping center or use a similar visual theme that will tie the buildings together.
- Incorporate traditional masonry such as brick and stone materials where feasible and appropriate. Avoid materials and styles that would quickly become outdated and require frequent maintenance.

#### Façade Articulation

Articulation is the changes in the depth of the surface of a building façade. Articulation gives texture to a building surface.

- Incorporate façade variations and detailed design to avoid a flat and monolithic appearance and to give the façade some character.
- Building articulation techniques and strategies such as color change, material change, wall setbacks, height variations and accent lines are encouraged.
- Flat and minimally-textured façades are discouraged.
- Variations on the types of roof are encouraged.



*Example of building façade with combination of brick, stone, and warm stained wood.*



*Quarry Lake at Greenspring*

## Building Elements

### Sustainable Practices

- a. Use environmentally friendly systems and building materials during construction such as renewable energy systems, green building materials and finishes, whenever economically feasible and available.
- b. Encourage LEED standards through the County's High Performance Building tax credit program.
- c. Encourage solar panels on rooftops and/or impervious surfaces as a source of energy over fossil fuel energy sources, whenever feasible.

### Fencing/Railings/Gates

- a. Use of eco-stone fencing or similar material that is attractive and eco-friendly are encouraged.
- b. Natural stone highlighted by black cast iron railings and fences are preferred.
- c. Use of metal gates is encouraged.

### Pedestrian Friendly Components

- a. Developers should define pedestrian access by providing continuous sidewalks into the shopping center. Pedestrian access should employ changes in grade, texture, material, color and/or finish to differentiate from driveways.
- b. Limit direct vehicle/pedestrian interaction.
- c. Crosswalk material should be brick and stone texture or stamped with a brick or stone pattern.

### Auxiliary Design Components

- a. If trash receptacles are near a bus stop, developer should coordinate with SHA/MTA for a high quality design and an adequate trash receptacle.
- b. Trash receptacles with lids should only be used to limit blown litter.
- c. Developers should add number of trash receptacles based on the building size and the number of parking spaces in the shopping center.
- d. Service and dumpster areas shall not be visible from Public Street or be located at site entrances. Dumpster enclosures are required. Enclosure material should match those on the principal building.



*Example of rooftop solar panel*



*Example of eco-stone fencing*



- e) Encourage recycling efforts by placing recycling bins next to trash bins.
- f) Identify materials to be collected on recycling bins.
- g) Encourage business participation in the on-going clean-up of property owner's operational area.

## Storefront Standards

Storefronts enhance the identity of a commercial core. They also play a crucial role in a store's merchandising strategy to draw customers.

### Wider Arcade

- a. Where possible, shopping centers should incorporate a continuous covered walkway along entire storefront.
- b. Where possible, a minimum 7-foot wide sidewalk should be allowed in front of the arcade for seating areas and large flower planters.

### Planters

- a. Only use contemporary planter designs. Terracotta or concrete planters should be discouraged.
- b. Ensure plants provide year-round interest; at no time should a planter be empty.
- c. Provide positive drainage to prevent the accumulation of standing water.
- d. Planters should be properly maintained through weeding and mulching.

### Larger Display Windows

- a. Larger display windows are encouraged to establish a visual connection between the interior and the exterior.
- b. Windows should be clear of excessive display or signs to enable interior visibility.

### Entrance

- a. Walkways should be provided from all parking lots to building entrances to allow for safe and convenient pedestrian access.
- b. Entry doors should be clearly identifiable. Customers should have a clear view into the store.



*Example of continuous covered walkway along entire storefront*



*Example of large display windows and planters, 168<sup>th</sup> Street, Manhattan*



## SECTION 3:

# LANDSCAPING AND STREETScape DESIGN

### Landscaping Criteria

Landscaping is an important component to creating an attractive and welcoming community. Streetscapes and shopping centers should implement and maintain the following landscaping components:

#### Minimum Landscaping for Parking Area

- a. A shopping center's parking lot shall have landscaped islands.
- b. A minimum of ten percent (10%) of the parking area should be landscaped.
- c. When parking lots are adjacent to road, a minimum ten foot (10') wide landscaping buffer shall be provided between the sidewalk and the parking lot.
- d. A minimum ten foot (10') wide landscaped buffer is required for properties along Liberty Road.
- e. Install more elaborate landscaping to improve the aesthetic quality of the corridor.

#### Minimum gathering space area with amenities

- a. A minimum of three percent (3%) of the shopping center gross land area shall be dedicated to gathering space with amenities such as tot lots, seating areas, and shade. Site amenities should be accessible from the sidewalk and/or public walkways.

#### Large flower planter and tree installations

- b. Install large flower planters in arcade frontage and along Liberty Road. The flower planters should be of high quality durable material.
- c. Trees near sidewalks or in front of retail stores shall be trimmed 8' above grade for access and visibility.

#### Native and adaptive plant species

- d. Preference to species with low pollen counts and those with a resistance to deer.
- e. Annuals should be planted seasonally to provide year-round color.



*The Pilsen Sustainable Streetscape Program, Chicago, Illinois*



*Bioswale installation, The Los Angeles Zoo, Los Angeles, California*

### Stormwater management integration

- a. Integrate stormwater management areas into the landscape as long as these areas are in compliance with the latest stormwater management regulations.
- b. If feasible, design sustainable stormwater management areas as raingardens and bioswales.

### Streetscape Criteria

Creating a consistent streetscape design throughout the Liberty Road corridor will allow future improvements to be elevated to higher quality and sustainability standards.

### Lighting

- a. Use solar powered lighting throughout parking lots.
- b. For longevity, new light poles should be constructed of an aluminum or steel finish.
- c. To provide safe and adequate lighting, light poles should be uniformly placed throughout a parking lot and contain similar wattage.
- d. Use of LED is preferred.
- e. Avoid any light spillover into any adjacent residential areas.
- f. Provide pedestrian scale lighting at handicapped parking area.

### Underground Utility Poles

- a. When financially and technically feasible, bury all utility poles in future development and redevelopment at the owner's discretion and in coordination with utility companies.

### Bus Stops

- a. If a bus stop is in front or near a shopping center, the developer should coordinate with SHA/MTA to ensure a bus shelter is in place.
- b. Shelters should be considered a 'feature' of a site and be part of the overall site design.
- c. Modern designs are encouraged. Stainless-steel and glass design are preferred.



*West 7<sup>th</sup> Street, Streetscape Project, Columbia, Tennessee*



*West 7<sup>th</sup> Street, Streetscape Project, Columbia, Tennessee*



## Placemaking and Public Art Elements

### Types

- a. Incorporate public art such as free-standing sculptures (abstract, historic events, commemoration).
- b. Fountains that incorporate landscaping elements.
- c. Publically available seating that quotes Randallstown natives or incorporate other community-oriented interests.

### Placement

- a. Shopping center entrances.
- b. Gathering space areas within a shopping center.

### Themes

- a. Incorporates Randallstown history and culture.
- b. African American art.
- c. Reflects local business activities.
- d. Outdoor seating and gathering areas.
- e. Benches throughout a shopping area.

### Community Input

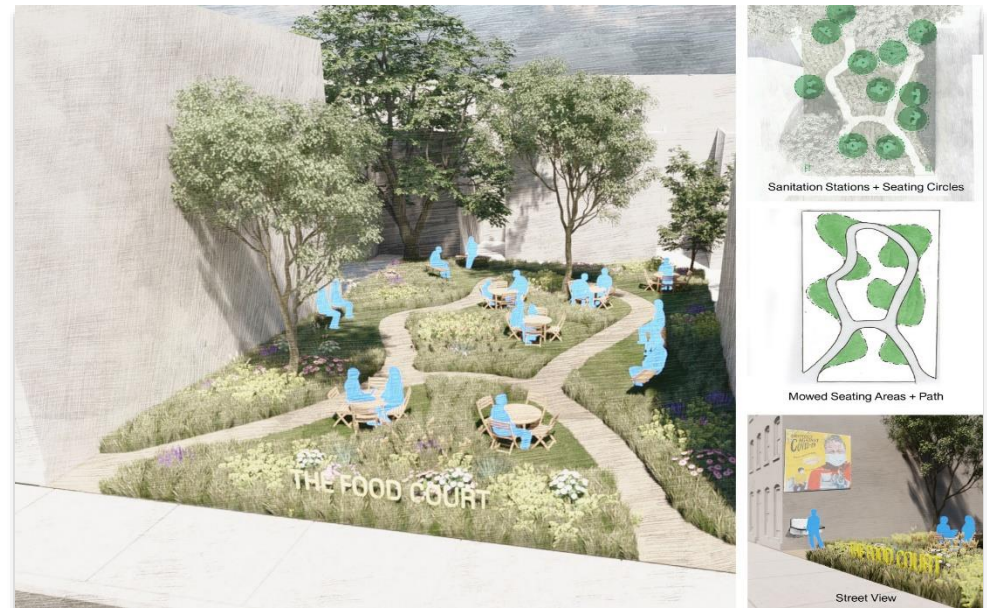
- a. The community must be involved in the public art selection process.
- b. In order to create a greater sense of place, the community should be involved in the naming of any new shopping centers.

### Shopping Center Amenities

- a. Bike racks should be placed. Bicycle parking should be located close to, and with direct access to buildings.
- b. Benches should be installed in appropriate seating areas.
  - i. For public well-being and safety, any proposed seating areas should not be located along Liberty Road nor any other highly trafficked collector road.
  - ii. Benches shall be of durable high quality material and finish.
- c. All seating areas should include trash receptacles with lids.
- d. Electronic vehicle (EV) charging stations should be provided throughout the shopping center area.



*Streetscape example*



*Design for Distancing, Ideas Guidebook, June 29, 2020, [designfordistancing.org](https://designfordistancing.org)*

## SECTION 4:

# SIGNAGE DESIGN GUIDELINES

### Identification Signage

Identification signs are located at key perimeter locations to reveal the entry and exit points. This sign type shall integrate with the overall wayfinding plan of the area. The signs should be compatible with the architecture of the Liberty Road Corridor.

#### Sign Materials and Requirements

- Sign materials should match materials from the shopping center façade, which should be brick or stone or a combination of both.
- Signage should be in an island with ingress and egress on each side, if feasible.
- The base identification signage should be landscaped.
- Monument or low profile, ground mounted signs are encouraged over pylon signs.
- Lighting should adequately illuminate the sign face without being intrusive to adjacent neighborhoods and motorists.

### Tenant Signage

The following sign item pertains to building mounted signs that identify an individual tenant or business. They are directly attached to the building façade in which they occupy. The signs include flat wall signs.

#### Standards and Requirements

- Signage shall relate to their surroundings and be generally uniformed and complementary.
- Maintain branding colors for store signage, but enforce sign type, materials, and illumination.
- Signage should be of professional quality, well-designed, well-spaced, and well-balanced.
- Prohibit box signs.
- Signage should be fixed securely to the building wall.
- Signage should be in a clear area and be legible.



*Example of identification signage with brick and stone material*



*Monument or low profile signs are preferred over pylon signs*



## Directional Signage

Directional signs facilitate wayfinding within shopping center. They create improved visibility and navigation to destinations for automobile and pedestrian flow in a safe and convenient manner.

### Sign Types

- a. Incorporate vehicular signage within shopping center.
- b. Incorporate pedestrian signage within shopping center.

### Vehicular Signage

- a. Signage should be designed to clearly be visible and readable for vehicular occupants.
- b. Signs should be placed to expedite movement along shopping center.
- c. All text should take vehicular speed and sightline visibility into consideration when deciding the size.
- d. Signs should not contain internal illumination.
- e. Place signs on the right side of the road whenever possible, unless it is to be read from both directions.

### Pedestrian Signage

- a. Signs should be designed to enhance pedestrian experience.
- b. Signs should be pedestrian scale.
- c. All text should take sightline visibility into consideration when deciding the size.
- d. Signs should be placed in a visible area and should not obstruct the path of travel.
- e. Signs should not contain internal illumination.



*Example of directional signage, Charlotte, North Carolina*



## SECTION 5:

### DEVELOPMENT CONDITIONS

#### **Property Maintenance Provisions**

Property Owners should maintain developments to ensure the commercial core does not appear neglected.

- a. Property owners should maintain landscaping of their properties all year round and ensure any dead or fallen trees are replaced.
- b. Property owners and developers should contractually maintain all exterior elements of their properties.
- c. Any damaged building components such as doors, windows, signs etc., should be repaired or replaced.
- d. Building facades should be kept clean from dirt and discolorations.
- e. Windows should be kept clean.
- f. Signs should be in good repair.
- g. Property owners should provide services to empty trash receptacles and recycling bins regularly.
- h. Unmaintained commercial properties shall be subject to county code enforcement.
- i. Property owners are encouraged to use the Commercial Revitalization District (CRD) incentives offered by the county.

## Appendix A: Baltimore County Commercial Revitalization Programs (CRD)

### Architect-On-Call

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

Architect-On-Call Contact: Bill Skibinski, Commercial Revitalization Specialist

Phone: 410-887-3480

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

### Building Improvement Loan Program (BILP)

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

BILP Contact: Josephine Selvakumar, Commercial Revitalization Specialist

Phone: 410-887-3480

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

### Commercial Revitalization Tax Credit

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

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

Tax Credit Contact: Bill Skibinski, Commercial Revitalization Specialist

Phone: 410-887-3480

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

## Appendix B: Baltimore County High Performance Buildings Tax Credit Program

As defined in Section 11-2-203.1 of the Baltimore County Code, commercial buildings that achieve at least a silver rating based on either Leadership in the Energy and Environmental Design (LEED) Green Building rating system or the American National Standards Institute's National Green Building Standard (NGBS) rating system are eligible to receive the High Performance Buildings Tax Credit.

This credit applies only to your Baltimore County Real Property Tax obligation. Any other charges listed on your bill are not included as part of the credit calculation.

A commercial building may include an income-producing, residentially used building of at least 50 units.

### Amount and Duration of the Credit

#### LEED

The LEED rating system is used for three categories of building development:

LEED-NC is used for new construction

LEED-CS is used for core and shell

LEED-EB is used for existing buildings

There are three levels of energy efficiency for each category—silver, gold and platinum. The amount of the credit one can receive is based on the percentage of energy efficiency achieved in the building as measured by the respective LEED rating. See below for specific percentages and duration of the credit.

LEED-NC	LEED-CS	LEED-EB
Silver = 50 percent	Silver = 40 percent	Silver = 10 percent
Gold = 60 percent	Gold = 50 percent	Gold = 25 percent
Platinum = 70 percent	Platinum = 80 percent	Platinum = 50 percent
Duration = 5 years	Duration = 5 years	Duration = 3 years

## NGBS

The NGBS rating is used for all categories of building development. Credits based on the NGBS rating system have a duration of five consecutive years.

There are three levels of energy efficiency used in the NGBS rating system—silver, gold and emerald. The amount of credit equals the percentage of energy efficiency as measured by the system as follows:

NGBS Silver	NGBS Gold	NGBS Emerald
50 percent	60 percent	80 percent

## Eligibility

To be eligible to receive this credit you must provide documentation from an energy systems professional, utilizing either the LEED or NGBS rating system, that the property meets the definition of a High Performance Building.

A property owner may receive only one High Performance Building Credit per building. The credit may be terminated if warranted. The credit runs with the property and a change of ownership does not result in a lapse of the tax credit. With the exception of applications filed in conjunction with a Revitalization Property Tax Credit, applications must be filed on or before June 1 immediately preceding the first taxable year for which the credit is sought.

If a Revitalization Property Tax Credit is awarded for a particular project and the project would qualify for this tax credit as well, an application may be filed at any time. The High Performance Building Credit would become effective after the Revitalization Property Tax Credit expires. Additionally, an application must be filed under oath and be accompanied by sufficient documentation to prove the building meets the definition of a High Performance Building.

## Apply for the Credit

To apply, submit the Application for High Performance Building Tax Credit (PDF) and appropriate documentation on or before June 1 to:

Office of Budget and Finance  
Property Tax Credit Administration  
400 Washington Avenue, Room 150  
Towson, Maryland 21204

## **Appendix C: Maryland Sustainable Community Program**

### **Community Legacy**

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

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

### **Who Can Apply**

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

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

### **Eligible Projects**

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

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

- Mixed-use development consisting of residential, commercial and/or open space
- Business retention, expansion and attraction initiatives
- Streetscape improvements
- Increasing homeownership and home rehabilitation among residents
- Residential and commercial façade improvement programs
- Real estate acquisition, including land banking, and strategic demolition

### **Strategic Demolition Fund**

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

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



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

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

### **Eligible Applicants**

Lead applicants for Strategic Demolition Fund – Statewide are:

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

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

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

### **Eligible Projects**

Eligible projects include:

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

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

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

The Baltimore Regional Neighborhood Initiative program aims to demonstrate how strategic investment in local housing and businesses can lead to healthy, sustainable communities with a growing tax base and enhanced quality of life. The program attempts to focus on areas where modest investment and a coordinated strategy will have an appreciable neighborhood revitalization impact.

### **Who Can Apply**

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

If a Community Development Organization is interested in applying to the program and does not have an approved strategic neighborhood revitalization plan, then it must submit a plan at the time of application along with its projects for which it is requesting funds. Prior to any funding awards, the strategic neighborhood revitalization plan must be approved by the Department.

Community Development Organizations are strongly recommended to apply with partner organizations, including Community Development Financial Institutions. Cross-jurisdictional partnerships are eligible and encouraged.

**Eligible Projects**

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

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

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



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