

TRANSIT ORIENTED DEVELOPMENT (TOD) DESIGNATION APPLICATION



Baltimore County, MD

A Transit Oriented Development (TOD) presents a unique opportunity to create a mixed-use development that capitalizes on the presence and ridership of transit while connecting to the surrounding communities.

Baltimore County supports the development of TODs and encourages the submission of plans that will advance this goal.

According to Maryland Transportation Article, Section 7-101(m), a TOD is "a mix of private and public parking facilities, commercial and residential structures, and uses, improvements, and facilities customarily appurtenant to such facilities and uses". It must be part of a deliberate plan, be adjacent to a location where passengers can board and exit transit and intend to maximize the use of transit, walking and bicycling by residents and employees.

The State of Maryland provides a TOD designation following a local application, and reviews of the proposed plan by the Maryland Department of Transportation (MDOT) and the Smart Growth Coordinating Committee before it is submitted to the Governor's Smart Growth Subcabinet for approval. The County must include a request in its annual Priority Letter to MDOT in order for the State to consider an application.

Since the Priority Letter is submitted in April of each year, a request for designation should be submitted by September 15 of the previous year. The owner/developer must submit this application for the county to consider a TOD designation request.



The application process will involve multiple steps. Please provide the required information to the Department of Planning.

1 Developer must present a preliminary analysis to the Department of Planning that demonstrates potential for increased transit ridership and a conceptual design that addresses the attached Preliminary Checklist. You should address:

- Name of project
- Project address
- Name of owner
- Owner's address
- County council district
- Legislative district
- Components of project:
 - Project boundary
 - Number of residential units
 - Square footage of retail
 - Square footage of office space
 - Institutional uses
 - Civic or public space element
- Ownership or site control
- Any studies that have been completed or are underway regarding the site
- Land Use/Zoning
 - Must demonstrate appropriate zoning is in place or will be at the time the TOD Designation Application is submitted
- Existing Development Patterns
- Street Network and Parking
- Existing Environment and Open Space
- Transit and transportation integration
- How the development drives more people to transit with a specific focus on walkability and connectivity.

2 Once this information has been received, Planning will schedule a pre-concept meeting with appropriate county agencies preliminary feedback; agencies may include DPWT, DEPS, Planning, DPAI-Zoning, DEWD, DHCD. Notice of the meeting will be publicly advertised.

3 The developer must also conduct a public informational meeting for the communities immediately adjacent to, or impacted by, the proposal in order to inform, educate and discuss the potential TOD. The meeting shall be held in the adjacent community or virtually. The developer shall collect and document feedback from the communities and work with the Department of Planning to address the communities' feedback.

4 Subsequent to the community meeting, the developer will provide a more extensive description of the development to Planning for review by the agencies. This will reflect the elements of a comprehensive TOD plan and could include:

- The mix and types of uses, including projected number of residential units and commercial and/or institutional square footage
- Connected network of complete streets with primary pedestrian pathways having active ground floor uses
- Effective wayfinding signage to orient passengers to the transit station
- Public Open space that is centrally located and serves as a community gathering space and shared amenity with surrounding TOD and expanded community
- Shared parking among complementary uses (uses that don't compete for parking through their type of business)
- Intensity of development stepping down as it transitions to adjacent established neighborhoods
- How the community input has been addressed/ incorporated
- Requests for variances may be needed or that current regulations cannot be met due to underlying zoning.

5 Department of Planning, following consultation with other agencies, will submit a recommendation to the County Executive regarding the request for TOD designation which would be included in the County's Priority Letter.

For submission and for further information or questions, please contact:

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Transit Oriented Development Preliminary Checklist

☐ **Conceptual Design**

____ Provide a conceptual drawing of the site.

☐ **Area Location of TOD**

____ Within a ½ mile of an existing or planned transit station?

____ Within a designated Sustainable Community?

☐ **Public Outreach**

____ Has community engagement been initiated and if so list or describe to what extent.

☐ **County Involvement**

____ Have discussions, processes or permitting been initiated with any county reviewing agencies or other county agencies? If so, please identify agency and issue.

☐ **Zoning/PUD**

____ Can this project be developed by right? Does the existing zoning allow this project? Or, is a PUD needed to fully realize the development?

____ If a PUD is needed, is there a commitment of support by Council member?

☐ **Mixed Use**

____ What are the existing development patterns in the immediate vicinity?

____ Describe the uses to be included in this project.

____ Describe the residential mix being offered. Will there be a mix of incomes? Will any units be affordable for these with incomes at or below 60% of AMI?

____ Will there be UFAS units, and not only ADA compliant, so as to fully accommodate wheelchair residents?

☐ **Transit Connectivity**

____ Are station improvement needed? If so, describe.

____ Will the project improve ridership?

☐ **Connectivity**

____ How will the development connect to residential and business communities?

____ How will the existing street network and parking be integrated with the transit modality?

____ What is the pedestrian connectivity and access both internally and externally?

____ Does the project provide additional walkable and bikeable connections?

☐ **Public Space and Amenities**

____ How much open space or public gathering space will be provided?

____ Describe the proposed amenities.

☐ **Energy Provisions**

____ Describe all energy efficiencies and renewable energy commitments for the project.