



# **Plan Implementation and Development Process (2011-2015 Five-Year Report)**

**Baltimore County, Maryland**

As approved by the Baltimore County  
Planning Board on June 1, 2017

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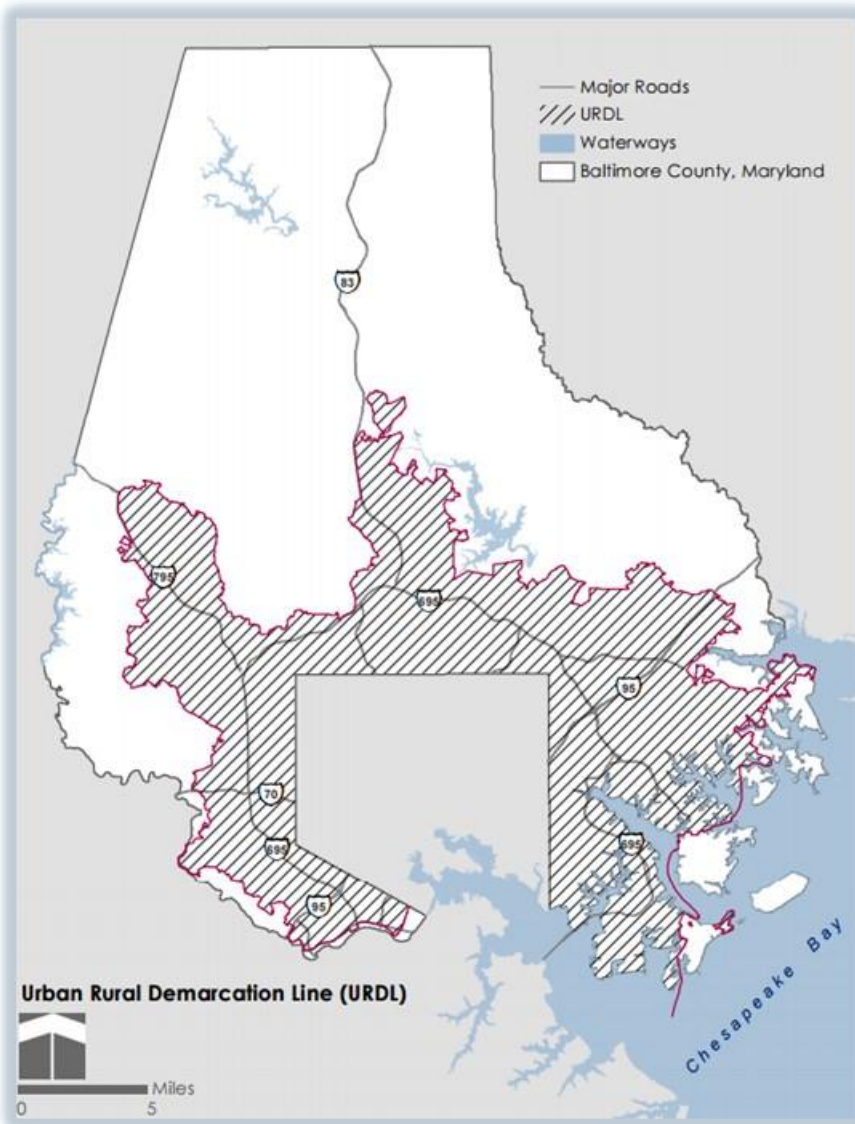
# INTRODUCTION

## Introduction

Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare an *Annual Report on Growth* each year. Further, the law also requires that a narrative be produced summarizing the implementation of the comprehensive plan at least once within five years after its adoption. Such components to be included are a summary of development trends, the status of comprehensive plan implementation tools, identification of significant changes to existing programs and regulations, impediments by federal or state regulations to local implementation of the comprehensive

plan, future land use challenges and issues, and a summary of any potential updates to the comprehensive plan.

This report, focusing on the period between 2011 and 2015, will further express how Baltimore County, Maryland pursued its goals toward growth management, the land use goals of *Master Plan 2020*, and state smart growth principles. It is important to note that in Baltimore County, the Urban-Rural Demarcation Line (URDL), a delineated growth boundary, corresponds to the state's Priority Funding Areas (PFA). PFA was established in 1967, aiming to achieve a sustainable, sensible development in Baltimore County.

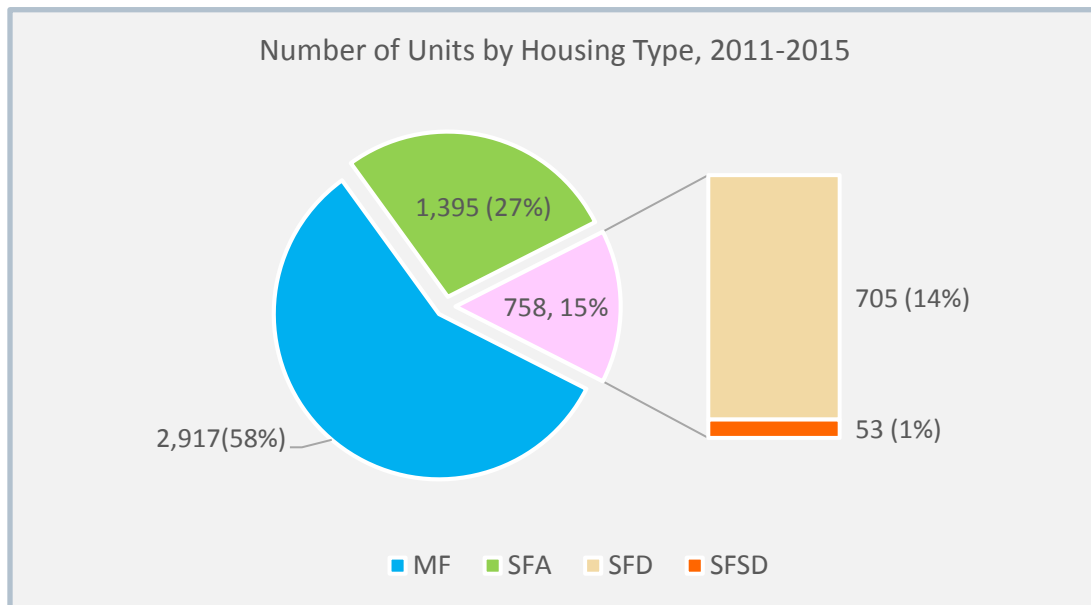


# DEVELOPMENT TRENDS

## Development Trends

### RESIDENTIAL DEVELOPMENT

From 2011 to 2015, there were 5,070 residential units (Table 1) that were proposed in approved development plans. Among those 5,070 units, the number or percent of units vary by housing type, as shown in Chart 1. Multi-family units were the most prevalent residential unit type approved throughout the five-year period. In the following charts, housing type names are abbreviated: SFD for single family detached; SFA for single family attached; SFSD for single family semi-detached; and MF for multifamily.



*Master Plan 2020* established the major goal of directing growth within the PFA. This goal was effectively pursued by the approval of 4,889 (96.42%) of residential units inside the PFA during the five year period (Table 1).

Additionally, during the same time period, there were 5,820 units that were issued with occupancy permits (Table 2). The largest residential construction took place in 2015 when the County registered 1,508 units. The County averaged 1,164 residential occupancy permits per year between 2011 and 2015.

Table 1: Residential Units in Approved Development by PFA, 2011-2015

Year	Units inside PFA	Units Outside PFA	Total
2011	662	54	716
2012	432	49	481
2013	692	13	705
2014	2,095	48	2,143
2015	1,008	17	1,025
<b>Total</b>	<b>4,889</b>	<b>181</b>	<b>5,070</b>

Source: Baltimore County Government, approved plans.

# DEVELOPMENT TRENDS

Approximately 81.05% of total units in occupancy permits were in single family structures (detached, semi-detached, or attached).

Table 2: Residential Occupancy Permits by Type, 2011-2015

Year	MF	SFA	SFD	SFSD	Total
2011	219	303	424	2	948
2012	163	559	452	9	1,183
2013	54	410	468	24	956
2014	312	312	556	45	1,225
2015	267	785	448	8	1,508
<b>Total</b>	<b>1,015</b>	<b>2,369</b>	<b>2,348</b>	<b>88</b>	<b>5,820</b>

Source: Baltimore County Government, occupancy permits.

The number of razing permits accounted for the removal of 691 residential units between 2011 and 2015 (Table 3). This number was largely counteracted by 5,820 units in occupancy permits issued, thus showing the overwhelming positive growth.

Table 3: Residential Razing Permits by Type, 2011-2015

Year	MF	SFA	SFD	SFSD	Total
2011	0	-1	-118	0	-119
2012	0	0	-90	0	-90
2013	0	-144	-131	-13	-288
2014	0	-3	-101	-1	-105
2015	0	0	-89	0	-89
<b>Total</b>	<b>0</b>	<b>-148</b>	<b>-529</b>	<b>-14</b>	<b>-691</b>

Source: Baltimore County Government, razing permits

## NON-RESIDENTIAL/COMMERICAL DEVELOPMENT

In addition to residential development, Baltimore County experienced growth in non-residential development as well during this five year period. As shown in Table 4, a total of 6,179,817 square-feet of non-residential space was

approved during this period.

Among the total, retail space accounted for over 1.25 million square feet (20.36%) of the total. Industrial

Table 4: Non -Residential Square-Footage by Type in Approved Development

Year	Retail	Industrial	Institution	Mixed-Use	Office	Other	Total
2011	7,370	71,640	39,471	72,000	16,200	0	206,681
2012	30,625	0	51,000	49,212	27,440	0	158,277
2013	1,021,358	0	410,000	1,552,876	26,983	0	3,011,217
2014	137,086	0	22,897	672,194	50,400	52,892	935,469
2015	61,949	0	464,374	1,131,320	202,530	8,000	1,868,173
<b>Total</b>	<b>1,258,388</b>	<b>71,640</b>	<b>987,742</b>	<b>3,477,602</b>	<b>323,553</b>	<b>60,892</b>	<b>6,179,817</b>

Source: Baltimore County Government, approved plans, 2011-2015

# DEVELOPMENT TRENDS

square footage approved was 71,640 square feet (1.16%). Institutional space accounted for 987,742 square feet (15.98%). Of the most significant was mixed use development representing 56.27% of the total or 3.47 million square feet. Office space accounted for 323,553 square feet (5.24%). Finally, other use spaces accounted for 60,892 square-feet (0.99%).

The majority of the approved non-residential development in this period was also geographically positioned inside the PFA. Specifically, 6.16 million square-feet or 98.82% of the total non-residential square footage was approved inside the PFA. As indicated in the above paragraph, mixed-use space was predominant among the use types approved, accounting for 56.27%.

Growth of non-residential development is further seen through new occupancy permits issued between 2011 and 2015. Through this period, 7,313,344 square feet of non-residential space was permitted for occupancy (Table 5a). Notably, 40.40% of total square feet was permitted for retail occupancy uses. Furthermore, as Table 5b displays, 99% of the occupancy permits issued for non-residential uses were located inside the PFA. Therefore, in a similar pattern or trend to residential development during this period, the County adhered to its major land use goal of directing growth inside the PFA, in issuance of non-residential development during this five year period.

Table 5a: Square Footage of Non-Residential Uses in Occupancy Permits, 2011-2015

Years	Retail	Industrial	Institutional	Mixed-Use	Office	Other	Total
2011	124,010	14,321	238,868	53,220	95,047	0	525,466
2012	773,697	133,646	445,463	471,246	205,698	0	2,029,750
2013	160,714	2,100	0	306,032	132,887	0	601,733
2014	1,049,888	885,346	14,498	149,950	574,595	24,698	2,698,975
2015	846,012	192,000	40,199	147,519	231,690	0	1,457,420
<b>Total</b>	<b>2,954,321</b>	<b>1,227,413</b>	<b>739,028</b>	<b>1,127,967</b>	<b>1,239,917</b>	<b>24,698</b>	<b>7,313,344</b>

Source: Baltimore County Government, occupancy permits, 2011-2015

Table 5b: Square Footage of Non-Residential Uses in PFA in Occupancy Permits 2011-2015

Year	Retail	Industrial	Institution	Mixed-Use	Office	Other	Total
2011	124,010	14,321	203,868	53,220	95,047	0	490,466
2012	761,750	133,646	428,463	471,246	205,698	0	2,000,803
2013	160,714	2,100	0	306,032	132,887	0	601,733
2014	1,044,363	885,346	14,498	149,950	572,195	7,586	2,673,938
2015	835,612	192,000	32,609	147,519	231,690	0	1,439,430
<b>Total</b>	<b>2,926,449</b>	<b>1,227,413</b>	<b>679,438</b>	<b>1,127,967</b>	<b>1,237,517</b>	<b>7,586</b>	<b>7,206,370</b>

Source: Baltimore County Government, occupancy permits, 2011-2015



# DEVELOPMENT TRENDS

In terms of razing permits, most structures permitted for demolition were also inside the PFA. Approximately, 6.97 million square feet or 97.22% of the total razing permits issued between 2011 and 2015 were inside the PFA. While not exhibiting as a dramatic difference as in residential development, the positive ratio (1.04) of occupancy over razing permits shows that the County's non-residential growth, particularly inside the PFA, continued to progress positively.

Table 6a: Square Footage of Non-Residential Uses in Razing Permits, 2011-2015

Year	Retail	Industrial	Institution	Mixed-Use	Office	Other	Total
2011	298,000	1,600	45,732	90,718	6,906	0	442,956
2012	194,909	1,077,944	14,575	7,405	8,111	0	1,302,944
2013	204,156	1,784,343	95,100	0	28,516	0	2,112,115
2014	123,710	2,521,443	5,000	1,600	19,120	18,900	2,689,773
2015	146,951	240,324	2,750	0	211,016	22,000	623,041
<b>Total</b>	<b>967,726</b>	<b>5,625,654</b>	<b>163,157</b>	<b>99,723</b>	<b>273,669</b>	<b>40,900</b>	<b>7,170,829</b>

Source: Baltimore County Government, razing permits, 2011-2015

Table 6b: Square Footage of Non-Residential Uses in PFA in Razing Permits, 2011-2015

Year	Retail	Industrial	Institutional	Mixed-Use	Office	Other	Total
2011	294,900	1,600	42,732	90,718	6,906	0	436,856
2012	193,134	1,077,944	0	7,405	8,111	0	1,286,594
2013	194,056	1,713,559	95,100	0	28,516	0	2,031,231
2014	123,710	2,521,443	5,000	1,600	19,120	18,900	2,689,773
2015	60,851	240,324	330	0	203,816	22,000	527,321
<b>Total</b>	<b>866,651</b>	<b>5,554,870</b>	<b>143,162</b>	<b>99,723</b>	<b>266,469</b>	<b>40,900</b>	<b>6,971,775</b>

Source: Baltimore County Government, razing permits, 2011-2015

## DEVELOPMENT IMPACT

Together, the growth of both residential and non-residential development significantly proved to advance a major goal established in *Master Plan 2020* for directing future growth inside the PFA. Furthermore, this development trend signified redevelopment in existing communities where public infrastructure is in place or planned. Thus, patterns and trends in residential or non-residential development in the 2011-2015 period prove that the County has remained committed to achieving the growth management goals outlined in *Master Plan 2020*.

# STATUS OF COMPREHENSIVE PLAN IMPLEMENTATION TOOLS

## Status of Comprehensive Plan Implementation Tools

### COMPREHENSIVE REZONING

Baltimore County, as required by Section 32-3-212 of the Baltimore County Code, performs a Comprehensive Zoning Map Process (CZMP) every four years. Any citizen may request a zoning change on any property in the County. The County Council has the sole legislative authority to determine the zoning classification of a property to regulate an owner's right to use privately owned land for the benefit of protecting the public health, safety or general welfare. Zoning is the legal mechanism to implement the master plan with respect to the PFA and ensuring development to mainly take place in areas where infrastructure is available or planned. The 2012 CZMP yielded 296 issues petitioned for rezoning. The County Council enacted legislation (Bills 53-12 through 59-12) for each issue on whether to retain the existing zoning or to enact a different zone(s) or district(s).

In CZMP 2012, a number of publicly-owned open space parcels were reclassified to a new zoning district designation of the Neighborhood Commons Overlay District (NC) to promote livable communities. Another new zone, Business Roadside Mercantile Exposition (BR ME), was also applied for the first time to a portion of the Maryland State Fairgrounds.

### PLANNED UNIT DEVELOPMENTS

A Planned Unit Development (PUD) is a distinctive type of development form used by Baltimore County. A PUD requires an alternative development process in which community benefits have to be specified as a part of the application of a PUD. Additionally, PUDs can grant redevelopment in forms not permitted by the standard application of zoning and development regulations. There were 12 PUD plans approved in the County between 2011 and 2015, as listed in Table 7.

Table 7: Planned Unit Developments (PUDs), 2011-2015

Plan Name	Approval Date	LMA	Zoning	Proposed Units				Built Units			
				SFD	SFSD	SFA	MF	SFD	SFSD	SFA	MF
HOLLINS STATION PUD	4/1/2014	CCA	DR 5.5	0	0	48	0	0	0	46	0
TOWSON MEWS PUD	8/24/2015	UC	BM-CT	34	0	0	0	0	0	0	0
2801 BAY DRIVE PUD	8/13/2012	CCA	BL	1	8	0	0	0	0	0	0
BALLARD GREEN PUD	1/12/2011	OMGA	DR 3.5	0	0	423	98	0	0	108	0
THE VILLAGES AT SHELTERED HARBOR	1/3/2012	CCA	ML-IM	0	0	69	0	0	0	13	0
CHAPEL SPRINGS SENIOR APARTMENTS PUD	3/19/2012	CCA	DR 3.5H	0	0	0	129	0	0	0	0
THE GREENS AT LOGAN FIELD PUD	10/1/2012	CCA	BL-AS	0	0	0	103	0	0	0	103
BRIGHTVIEW PERRY HALL PUD	7/18/2012	CCA	DR 3.5H	0	0	0	0	0	0	0	0
850 SOUTH ROLLING ROAD PUD	12/27/2012	CCA	DR 2	0	0	0	75	0	0	0	75
THE TOWNES AT NORTH POINT PUD	1/25/2013	CCA	BL	0	0	108	0	0	0	58	0
SHAW'S DISCOVERY	12/18/2014	CCA	RC 50	5	0	139	0	0	0	0	0
101 YORK ROAD PUD	6/25/2015	UC	BM, RAE2	0	0	0	0	0	0	0	0
<b>Total</b>				<b>40</b>	<b>8</b>	<b>787</b>	<b>405</b>	<b>0</b>	<b>0</b>	<b>225</b>	<b>178</b>

Source: Baltimore County Government, approved plans.

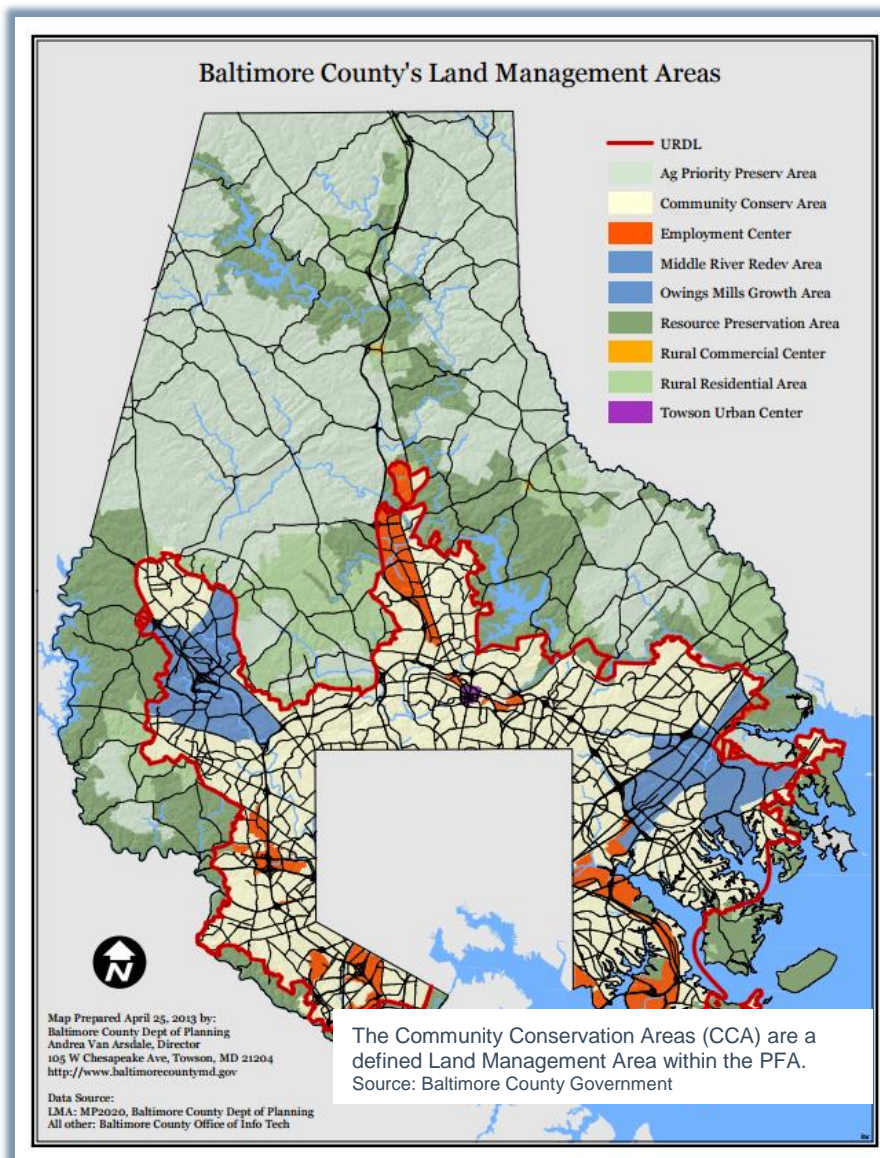
LUM: Land management area (also see the relevant map).



# STATUS OF COMPREHENSIVE PLAN IMPLEMENTATION TOOLS

A PUD aides in implementing various goals established in *Master Plan 2020*. For example, the County established the goal of promoting redevelopment and protecting and enhancing targeted or established communities inside the PFA. A PUD can help to revitalize the communities by allowing a mixture of uses, and thus a variety of activities that may be zoned for only single-uses such as residential or commercial.

Furthermore, developing, compact, mixed-use, transit-oriented, and walkable neighborhoods are a major goal established in the County's *Master Plan 2020*. A PUD can thus aid in achieving this goal by allowing a developer to create an entire community with many or all of the aspects mentioned, which the zoning regulations might not allow or significantly restrain otherwise. Thereby, a PUD assists in creating planned development to be complementary to the master plan goals in a sustainable way.



## CAPITAL IMPROVEMENT PROGRAM

The County's Capital Improvement Program (CIP) is a six-year plan authorizing the funding for capital improvements such as roads, water and sewer systems, parks and schools. The CIP is an essential program by which to achieve the goals of *Master Plan 2020*. The CIP funds the construction and maintenance of the County's physical facilities and public infrastructure. The CIP is essential to achieving the goals of the Master Plan, for it is focused on funding projects within the PFA.

# STATUS OF COMPREHENSIVE PLAN IMPLEMENTATION TOOLS



How the CIP resources are committed affects significantly on redevelopment strategies committed to sustainable mixed-use communities as well as other master plan goals. The capacity of the infrastructure is critical to accommodating redevelopment. Since it is reviewed annually following a process required by the County's Charter, the CIP has been reviewed each year between

2011 and 2015. During this time, funds for capital projects were used for various projects such as upgrading streets, maintaining bridges, and school construction. All of such projects go towards the goal of improving the built environment within the County as established in *Master Plan 2020*.

Thereby, the CIP continues to function as important tool toward the implementation of *Master Plan 2020* by recommending funds for, in general, projects and initiatives that would help achieve the goals in the master plan on a consistent, annual basis. Furthermore, the process of reviewing capital projects reinforces criteria for how individual projects would contribute toward reaching the goals of the master plan.

CIP for schools has been the top priority in Baltimore County. Between 2011 and 2015, there were additional seats in Stoneleigh, Hampton, Padonia, and Sparks elementary schools in the central area of the County. New schools, Mays Chapel and Lyons Mill elementary schools in the Central and Northwest areas respectively, were opened. In the Southwest area, an addition was completed for Westchester Elementary School in August 2016 and Catonsville, Relay, Westowne, and Lansdowne elementary schools are programmed for replacements.

In addition to school facilities, there were road improvements in Baltimore County during the 2011-2015 time period. The county constructed 147 new roads, totaling over 21 miles in length. Most of the new roads constructed (77.4%) were within the PFA. Alternatively, just 22.5% of the new roads were constructed outside the PFA. The County proves to continue its growth management goals by prioritizing growth within the PFA and infrastructure improvements via the CIP to endorse sustainable development.

# STATUS OF COMPREHENSIVE PLAN IMPLEMENTATION TOOLS

Table 8: Road Improvements by PFA, 2011-2015

Year	Number of Roads Constructed	Length of Road	Length inside PFA	% Inside PFA	Length outside PFA
2011	17	2.33	1.06	45.49%	1.27
2012	32	4.25	3.34	78.59%	0.91
2013	20	2.54	1.34	52.76%	1.2
2014	63	8.83	8.14	92.19%	0.69
2015	15	3.39	2.64	77.88%	0.75
<b>Total</b>	<b>147</b>	<b>21.34</b>	<b>16.52</b>	<b>77.41%</b>	<b>4.82</b>

Source: Baltimore County Government

# RELEVANT CHANGES TO ACHIEVE GOALS OF THE COMPREHENSIVE PLAN

## Relevant Changes to Achieve Goals of the Comprehensive Plan

Development within Baltimore County continues to be reviewed in a manner in which various policies and regulations are considered. Specifically, regulations set forth in the Baltimore County Zoning Regulations (BCZR) (dealing with technical land use issues), the Comprehensive Manual of Development Policies (CMDP) (dealing with land use and design), and others are consistently applied in conjunction with *Master Plan 2020* during development review to ascertain the viability of proposed plans. Specifically, during the development review process, the various goals of the master plan are considered including:

- Continuing the Success of Growth Management
- Improving the Built Environment
- Strengthening Resource Conservation and Protection

Integrating the assessment of these goals into the development process of individual projects ensures that the County continues to be committed and steadfast to carrying out *Master Plan 2020*.

### AMENDMENTS TO MASTER PLAN

#### Community Plans

Between 2011 and 2015, several updates were made to the *Master Plan 2020* to further carry out the goals and objectives emphasized in Master Plan 2020.

- Perry Hall Community Plan: Encourages enhancement and improvement of its older neighborhoods by creating a town center core, increasing multi-modal mobility and connecting neighborhoods to one another: restoring the green canopy and stream valleys; enhancing opportunities for recreation, family life, and educational resources, and preserving the community's heritage to provide an important sense of place and identity.
- Baltimore County Center for Maryland Agriculture Plan: an agricultural center facility master plan for research and education programs to enhance the agriculture industry and natural resources preservation.
- Ruxton-Riderwood-Lake Roland Area Plan: A plan to preserve and enhance the quality of life for the areas residents by creating connections to a central feature, Robert E. Lee Park, promoting walking and bicycling, creating a mixed use village at Bare Hills, better integrating of commercial uses, and preserving the area's historic resources and character.
- Greenspring-East Pikesville Community Action Plan: An update of an earlier plan, this plan addresses ensuring the compatibility of new development, increasing public parkland, controlling traffic congestion, preserving scenic routes, improving safety, maintain public school performance, maintaining the quality of housing stock, gardens and landscaped area, and protecting the natural environment.

# RELEVANT CHANGES TO ACHIEVE GOALS OF THE COMPREHENSIVE PLAN

- Honeygo Plan (amended): Originally adopted by the County Council on July 5, 1994, amendments to the Honeygo Overlay District and the Honeygo Overlay District Design Guidelines adjust the transportation recommendations and recommending improvements for Forge Road.

## Pedestrian and Bicycle Plans

In 2012, the County Council passed a resolution to amend the *Eastern Pedestrian and Bicycle Plan* (adopted in November 2006) to add the West Towson trail. The plan provides recommendations for pedestrian and bicycle improvements in the east side of the County, including Towson, Perry Hall-White Marsh, Essex, Middle River, and Dundalk. The pedestrian recommendations include sidewalks, crosswalks and bus shelters. The bicycle recommendations include bike routes, bike lanes and shared use paths, connected into a network linking major destinations.

In 2012, the County Council adopted the *Western County Pedestrian and Bicycle Access Plan* that is a companion to the Eastern County Plan, containing recommendations for pedestrian and bicycle improvements for the urban areas of the western council districts which include Cockeysville, Reisterstown, Pikesville, Randallstown, Woodlawn, Catonsville and Arbutus. This plan also provides expanded recommendations for supportive programs and policies, focused on education, encouragement, enforcement, and evaluation.

## Adjustment to URDL

On November 15, 2012, the Baltimore County Planning Board unanimously approved the adjustment to the Urban Rural Demarcation Line (URDL, equivalent to the PFA), resulting in a 195-acre land designated from urban to rural. This adjustment corresponded to the rural zoning classification for this piece of land. With the Board's vote on this URDL adjustment, development on the affected land will depend on the County's test for septic systems.

## Delineation of Growth Tiers

In December 2012, the Director of Planning administratively adopted the official Baltimore County Growth Tier Map. The Growth Tiers, developed as a requirement of the *Maryland Sustainable Growth and Agricultural Preservation Act of 2012*, establishes growth tier designations for every residential property. In September 2013, the County redefined criteria for the Growth Tiers and an amended Growth Tier Map was administratively adopted by the County.

## MD 43 Overlay District

In January 2013, the County Council enacted Bill No. 5-13, concerning the MD 43 Overlay District for the purpose of authorizing residential uses in the MD 43 Overlay District under certain conditions. The adoption of this legislation may help to enhance vibrancy of the communities along the dynamic Maryland Route 43 corridor.



# RELEVANT CHANGES TO ACHIEVE GOALS OF THE COMPREHENSIVE PLAN

## ADDITIONS TO PRESERVED LAND

For more than 30 years, Baltimore County has implemented policies, protecting the county's agricultural and natural resources. With advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection efforts through a network of land trusts, Baltimore County has established a nationally recognized land preservation strategy. To further these efforts, the County established in *Master Plan 2020* the goal of preserving 80,000 acres.

Between 2011 and 2015, the county preserved nearly 5,350 acres of land in addition to acreages in in existing preserved land, proving that the County has stayed committed to its goal of resource conservation and preservation. During these five years, over 1,000 acres were preserved through donated easements accounting for 19.5% of total acres preserved. The largest share of land preserved (36.04%) was 1,927.78 acres through Baltimore County Agricultural Easements. The smallest share of land preserved came from Maryland Rural Legacy easements accounting for 316.57 acres (5.92% of total). Also, purchased State MALPF and Rural Legacy easements accounted for 35.64% of preserved land between 2011 and 2015. Additional land was also preserved through requirements as part of the county's development process.

Table 9: Preservation Easements, 2011-2015

Year	Donated Easements	Purchased County Agricultural Easements	Purchased Baltimore County Rural Legacy	Purchased State MALPF	Purchased Maryland Rural Legacy	Sum
2011	148.77	723.21	45.09	883.00	249.81	2,049.88
2012	253.95	309.57	102.11	329.10	36.76	1,031.49
2013	205.00	382.00	72.00	0.00	0.00	659.00
2014	26.00	513.00	104.00	210.00	30.00	883.00
2015	413.00	0.00	145.00	168.00	0.00	726.00
<b>Total</b>	<b>1,046.72</b>	<b>1,927.78</b>	<b>468.20</b>	<b>1,590.10</b>	<b>316.57</b>	<b>5,349.37</b>
<b>% Total</b>	<b>19.57%</b>	<b>36.04%</b>	<b>8.75%</b>	<b>29.72%</b>	<b>5.92%</b>	<b>100.00%</b>

Source: Baltimore County Government

## CHANGES TO PROGRAMS AND REGULATIONS

### Sustainable Communities Designations

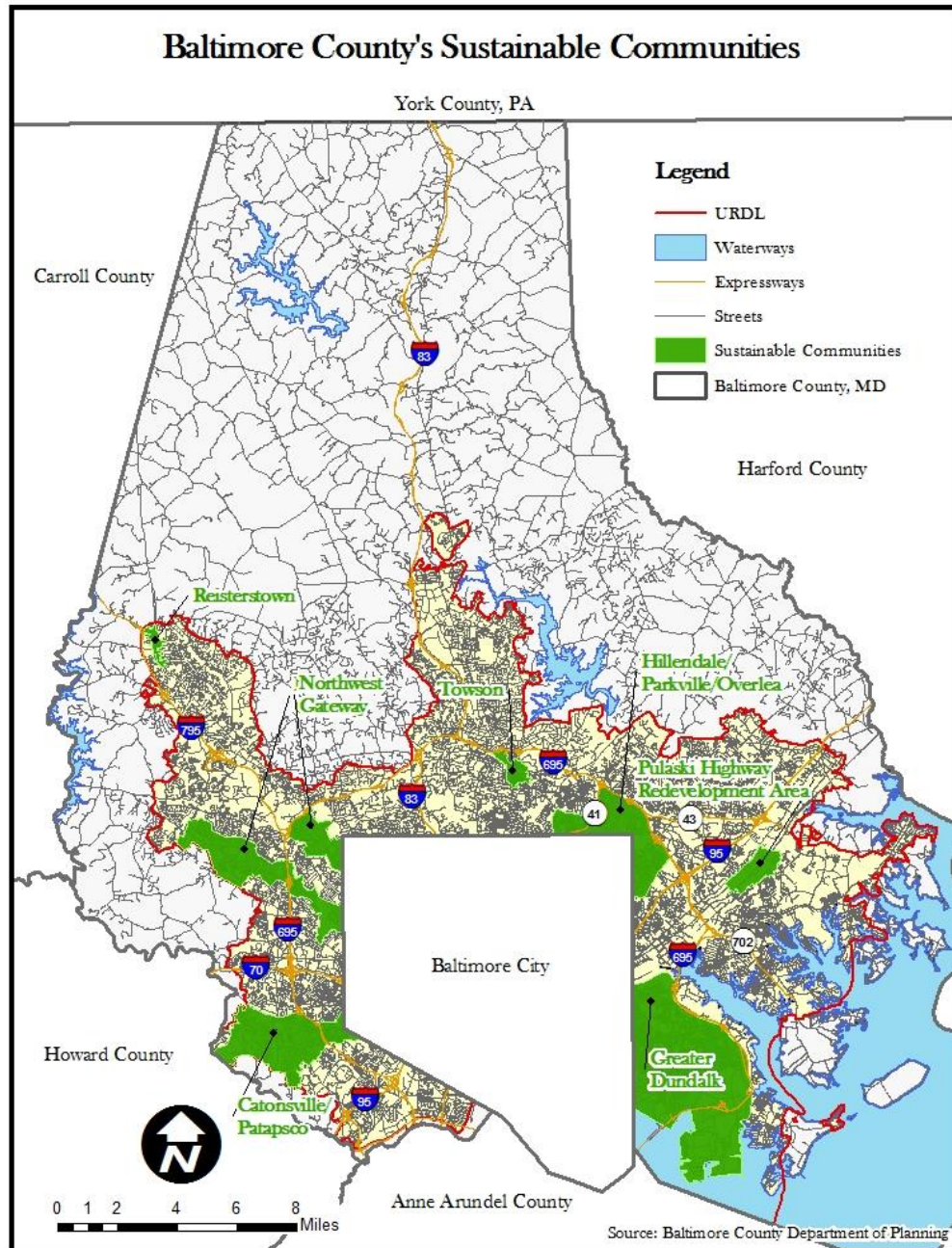
In 2010, Governor O'Malley signed into law Smart, Green and Growing legislation (House Bill 475, 2010 session). *The Sustainable Communities Act of 2010* passed by the Maryland General Assembly to enhance the future of growth, development and sustainability in Maryland. This law established the "Sustainable Communities" designation in order to strengthen reinvestment and revitalization in Maryland's older communities. In Baltimore County, the seven approved Sustainable Communities are listed as the follows and displayed on the map (page 13):

- Pulaski Highway Redevelopment Area, February 2013
- Catonsville and Patapsco, April 2013
- Greater Dundalk and Sparrows Point, April 2013
- Hillendale, Parkville and Overlea, April 2013



# RELEVANT CHANGES TO ACHIEVE GOALS OF THE COMPREHENSIVE PLAN

- Towson, December 2013
- Reisterstown Main Street, June 2014
- Northwest Gateways, February 2015



# RELEVANT CHANGES TO ACHIEVE GOALS OF THE COMPREHENSIVE PLAN

## Adoption of Legislative Bills or Resolutions

Between 2011 and 2015, legislative adoptions by the County Council have effectively advanced the implementation of goals in *Master Plan 2020*. The legislative bills or resolutions passed during this five year period emphasize on prompting pedestrian/bicycle uses and transit-oriented development, enhancing quality design for non-residential development in the Towson core and commercial revitalization areas, establishing signs regulations and new zoning classifications for Towson, improving parks and open spaces, regulating development rights purchase for easements, identifying land for future school sites, and adopting of the Multi-Hazard Mitigation Plan.

## CHANGES TO PUBLIC FACILITIES

### Public Schools

The Adequate Public Facilities Ordinance for Schools is required in the *Annual Report on Growth* in an even year per requirements of the Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland*. This report assesses overcrowding conditions in the County's schools by comparing the full time equivalent (FTE) with the state rated capacity (SRC). In Baltimore County, a school is overcrowded when its FTE is at or above 115% of the SRC. Elementary schools experienced overcrowding in various levels during this period. FTEs for all the middle and high schools remained under 115% of the SRC for this period.

### Water and Sewerage

Baltimore County reviews water and sewerage master plan amendments annually to ensure that new or modified water and sewer designations are consistent with the PFA, metropolitan district line, and zoning. The proposed amendments are thoroughly reviewed by the County's Planning Board and County Council by evaluating each petition against the above referenced criteria in accordance with the master plan. The County then works in conjunction with the Maryland Department of Planning and Department of the Environment to further ensure that proposed amendments submitted by the County are in consistency to the state Environmental Article Section 9-507. In addition, the County has made the best effort to complete necessary rehabilitation projects to eventually eliminate areas of concern for sanitary sewer.

### Transportation

Transportation capacity is also a key component of the county's effort to provide adequate public facilities. The deficient transportation zones are identified by signalized intersections having an E or F Level of Service (LOS). New development is limited in the traffic sheds where these intersections are located until the conditions are improved. Thirty-one E or F Level intersections were reported between 2011 and 2015. Efforts were made by the Maryland State Highway Administration to alter signal timings in efforts to improve the LOS at these intersections. The Department of Public Works will continue to work with the Maryland State Highway Administration on the timings and system coordination in order to improve the conditions at these intersections.

# IMPEDIMENTS TO LOCAL IMPLEMENTATION OF COMPREHENSIVE PLAN

## Impediments to Local Implementation of Comprehensive Plan

### REDUCTION IN CDBG AND HOME FUNDING

Baltimore County's *Master Plan 2020* recognizes the importance of housing in maintaining and creating vibrant communities. Specifically, the Plan calls for sustaining the aging housing stock in older communities, which require ongoing maintenance and repair; using housing programs to assist low to moderate income households in purchasing homes; supporting construction of moderately priced workforce housing; and supporting well-managed and maintained rental housing.

The main funding sources for the County's housing programs and the County staff and not-for-profit organizations that administer them are federal Community Development Block Grants (CDBG) and HOME Investment Partnership funds. As Table 10 show, CDBG funding has been steadily declining from the peak of \$5,378,000 in grant year 1995 to the current allocation of \$3,587,056. There was a slight increase in 2013, but an overall decrease with a cumulative loss of \$120,674 from grant year 2011 to 2015. HOME funding in grant year 2011 was \$2,341,612 and \$1,494,654 in grant year 2015 for a cumulative loss of \$846,958 (Table 11).

The loss of this funding is an impediment to implementing the Master Plan's housing goals and objectives. It negatively impacts funding for a wide range of housing functions including not-for-profits that provide homeowner and foreclosure counseling, Planning Department staff, as well as specific projects such as single family rehab, first time home buyer financing, major rehab of lower income rental properties, and accessibility improvements.

Recognizing that restoring funding to previous levels is highly improbable, the next best recommendation is to retain existing federal funding allocations and oppose the funding cuts that are being promoted by the Trump Administration, as outlined in the next section on future challenges.

Table 10: Community Development Block Grant Funding Baltimore County

Grant Year	Current Authorized Amount	Change from Prior Year
1995	\$5,255,000	-\$123,000
1996	\$5,094,000	-\$161,000
1997	\$5,000,000	-\$94,000
1998	\$4,821,000	-\$179,000
1999	\$4,850,000	\$29,000
2000	\$4,810,000	-\$40,000
2001	\$4,965,000	\$155,000
2002	\$4,895,000	-\$70,000
2003	\$5,229,000	\$334,000
2004	\$5,094,000	-\$135,000
2005	\$4,824,337	-\$269,663
2006	\$4,328,525	-\$495,812
2007	\$4,312,997	-\$15,528
2008	\$4,144,031	-\$168,966
2009	\$4,182,699	\$38,668
2010	\$4,499,463	\$316,764
2011	\$3,747,794	-\$751,669
2012	\$3,614,171	-\$133,623
2013	\$3,767,580	\$153,409
2014	\$3,681,509	-\$86,071
2015	\$3,627,120	-\$54,389

Source: Baltimore County Government.

# IMPEDIMENTS TO LOCAL IMPLEMENTATION OF COMPREHENSIVE PLAN

Table 10: HOME Investment Partnership Funding  
Baltimore County

Grant Year	Current Authorized Amount	Change from Prior Year
2010	\$2,652,980	NA
2011	\$2,341,612	-\$311,368
2012	\$1,610,548	-\$731,064
2013	\$1,599,246	-\$11,302
2014	\$1,680,458	\$81,212
2015	\$1,494,654	-\$185,804

Source: Baltimore County Government.

## CANCELLATION OF THE RED LINE PROJECT

Transportation is a key element of Baltimore County's Master Plan 2020. The goal is to expand the delivery of multi-modal transportation services. The County is a vital contributor in the regional transportation planning process for integrating land use and transportation improvements.

County Council Resolution 106-12 (December 12, 2012) emphasized that the Master Plan recognizes transportation as a fundamental component. One of the specific policies of the Plan is to "continue support of proposed regional transit service" by advocating and participating in the Red Line Project. The County Council supported the extension of the Red Line project from the Johns Hopkins Bayview Campus in east Baltimore to and through the Dundalk community.

The proposed Red Line Transit Project was a 14-mile, public transit facility connecting the vicinity of Center for Medicare and Medicaid Services in Woodlawn to the Johns Hopkins Bayview Medical Center Campus. The Red Line would weave the Light Rail, Metro Subway and MARC Train into a comprehensive transit system in the Baltimore region. The Red Line would be the first major step in this century toward a world-class transit system that ties Baltimore City and its suburban communities together. The Red Line would increase access to jobs, entertainment, sports venues, health services and educational institutions. It would place Baltimore and its surrounding suburbs among a group of model transit cities where transit has reinvigorated the economies of those megalopolises.

In June 2015, Governor Hogan withdrew state funding for the Red Line to free up hundreds of millions of dollars for undertaking a significant shift in the state's transportation priorities from public transit to road projects. The governor's decision comes after years of environmental studies and public meetings and tens of millions of dollars in state spending on design and engineering. The Red Line was one of only six transportation projects nationwide that had gone through the U.S. government's rigorous process to qualify for federal aid. The Red Line was approved to receive \$900 million.

The cancellation of the Red Line has caused the state to forfeit available federal funding, and leaves Baltimore County, Baltimore City and the region without an alternative to address severe traffic congestion.

# IMPEDIMENTS TO LOCAL IMPLEMENTATION OF COMPREHENSIVE PLAN

Unless the state presents viable alternatives, the revocation of the Red Line hinders Baltimore County and the metropolitan area in achieving its goal of becoming a more vibrant place to live and work. It reduces opportunities in the region to lower vehicular emissions, provide better travel options, and expand the local economy by making the region a more attractive destination for tourism and conventions.



# FUTURE LAND USE CHALLENGES AND ISSUES

## Future Land Use Challenges and Issues

### EFFICIENT GROWTH WITHIN THE PFA

As a maturing jurisdiction, Baltimore County has become innovative and productive in maintaining and enhancing quality of life for its residents and businesses of various scales. Subsequently, the County has flourished in the locale or Baltimore-Washington market. The County has begun a new phase in its development -- redevelopment, to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the county ensures that redevelopment is taking place in areas where infrastructure exists or is suitably planned for sustainable growth.



In order to continue sensible development and managed growth in the future, a variety of resources is needed in Baltimore County. Its CIP is prioritized on upgrading or expanding the county's public schools and maintaining other public infrastructure or facilities. The County continues to ensure that the capital expenditures will maintain and enhance vibrant communities for county residents, nourish economic development, preserve natural resources, and conserve cultural heritage.

It is important to recount, as mentioned in the Annual Reports, that the County conducts a development capacity analysis every three years. The last development capacity analysis was conducted in 2014. That analysis yielded that the moderate capacity for residential development within the PFA was 13,400 lots. The maximum capacity for residential development within the PFA was 42,500 lots. Nevertheless, given the fact that the County conducts comprehensive zoning every four years, changes in land-use as a result of the rezoning process could have an effect on future development capacity numbers and how different areas around the County develop. As mentioned in *Master Plan 2020*, since some land uses provide more tax



# FUTURE LAND USE CHALLENGES AND ISSUES

revenue than they consume in public services and vice-versa, it remains important to have balanced land uses in order to achieve the County's vision of a healthy work, live, & play environment.

## LAND PRESERVATION

Baltimore County is a national leader in land preservation. It has consistently ranked in the top 10 counties for land preserved. Building on the first easement of 34 acres in 1975, the County now has approximately 64,000 acres of protected farmland, waterfront, stream valleys and natural lands. This successful effort is built upon the County's growth management program, support for the farm industry and collaboration with the land preservation community.



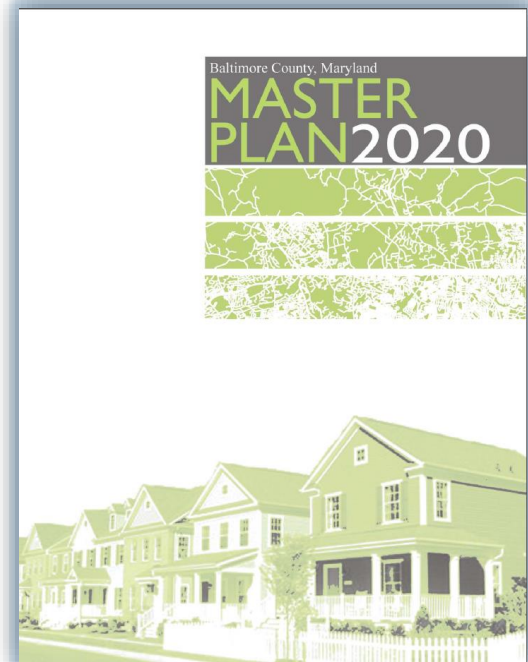
The County's master plan set the goal to strengthen resource conservation and protection including conserving rural characteristics and nurturing farming activities. The County set the goal to preserve 80,000 acres to protect agricultural and natural resources for future generations. In the county's rural areas, there has

been increased interest and demand towards land usage for solar energy production where land preservation, particularly for agricultural purposes is currently designated and promoted. Given that much of the land in the rural areas are properties under some form of easement, the County may face challenges in maintaining land preservation and the rural character of these areas due to growing interest in solar energy land use. Accordingly, any major zoning change to permit such use of land in the rural areas would be authorized through the County's Council's legislative authority.

# FUTURE LAND USE CHALLENGES AND ISSUES

As mentioned in the County's Annual Reports, a variety of resources are needed in order to continue sensible development and managed growth in the future. Nevertheless, securing and allocating funding in an effective and an efficient manner will continue to be a challenge to sustain the excellent progress that the County has made towards the goals of *Master Plan 2020*.

The County continues to implement redevelopment as major development strategy in order to accommodate new growth while maintaining its major land use goal of accommodating growth within the PFA. The approval of the County's seven Sustainable Communities between 2011 and 2015 underscores the importance of the program towards the implementation of the County's goals. Thereby, continued adequate funding through State programs like Sustainable Communities and other governmental funding resources are crucial to future development outcomes and continuing to achieve the goals of *Master Plan 2020*.



## FEDERAL BUDGET PROPOSALS

The White House budget blueprint in March 2017 proposed \$54 billion in cuts to large parts of the federal government and popular programs, which have long benefited communities and natural resources for many years. If approved by the Congress, the massive cuts to the U.S. Environmental Protection Agency (EPA)'s budget could seriously damage to the Chesapeake Bay restoration plan. The proposal would reduce funding for the bay cleanup's funding by about 93 percent. Cuts to EPA also include funding for the Superfund cleanup program.

Also a major budget cut that may directly affect local government planning, development, and services is the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant program, which has been an essential funding source for local communities for 42 years. Section 4 Capacity Building for Community Development and Affordable Housing program and Low Income Home Energy Assistance Program are in the proposed cut. The federal budget proposal also would eliminate the HOME Investment Partnerships Program, the Choice Neighborhoods program and the Self-help Homeownership Opportunity Program.

The Transportation Department's budget would push responsibility for many transit and other projects to localities and eliminate funding for many new transit projects and support for long-distance Amtrak trains. There are also cuts from the TIGER grant program, which has funded dozens of road, transit and other transportation projects.

# FUTURE LAND USE CHALLENGES AND ISSUES

For economic and workforce development, the proposal would eliminate the Economic Development Administration for funding struggling communities and a job-training program for disadvantaged youth, and cut loan guarantees currently available for small-business owners.

In the public education realm, the cut includes grants for teacher training, after-school and summer programs, and aid programs to first-generation and low-income students. The proposal that may also have impact on public education includes an increase in charter school funding and creation of a new private-school choice program. A proposal that would benefit the community would be to spend \$1 billion to encourage districts for low-income students to the public school of their choice.

Other cuts or eliminations in this federal budget proposal that would also adversely affect communities include elimination of Water and Wastewater loan and grant program, cuts to Women, Infants and Children nutrition assistance, elimination of the Energy Star and Weatherization Assistance Program as well as a decrease in funding for land acquisition.

# POTENTIAL UPDATES TO THE COMPREHENSIVE PLAN

## Potential Updates to the Comprehensive Plan

### GROWTH TIERS

On October 25, 2016, Baltimore County initialized an administrative adoption of a fourth amendment to the County's Growth Tier Map. This amendment followed the first three amendments which occurred in 2012, 2013, and July 2016. Per requirements of the Maryland Annotated Code, Land Use Title 1, Subtitles 5 and §5-109, the Growth Tiers Map (page 21) is currently going through the legislative adoption process, and is anticipated be formally included in *Master Plan 2020*.

### FAIR HOUSING

Baltimore County is a U.S. Department of Housing and Urban Development (HUD) entitlement jurisdiction. As a condition of receiving the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) from HUD, the County is charged with the responsibility of conducting HUD housing grant programs in compliance with the Civil Rights Act of 1964 and federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968). The County also is mandated to certify to HUD each year that it shall conduct entitlement programs in a non-discriminatory manner in order to affirmatively further fair housing.

In March 2016, Baltimore County, HUD, and several complainants executed a Conciliation Agreement ("Agreement"). The Agreement seeks to deconcentrate poverty and increase fair housing opportunities for the disabled and families earning 60 percent of the Area Median Income (AMI). At the center of the Agreement is the identification of census tracts (page 22) that rank highly in terms of education, housing and neighborhood quality, social capital, public health and safety, employment and workforce, and transportation and mobility. Over the next 10-12 years, the County must facilitate the creation of 1,000 rental units and the location of 2,000 families using Housing Choice Vouchers into these census tracts.

A Mobility Counseling Program was established in which the County's Housing Office will offer certain services to the eligible participants who are employed, in a training program, willing to participate in training, or are disabled. The services may include counseling pursuant to a plan developed for each family, including, credit repair, financial literacy, housekeeping and maintenance tips, orientation on "good neighbor" relationships, negotiating and understanding a lease, etc.

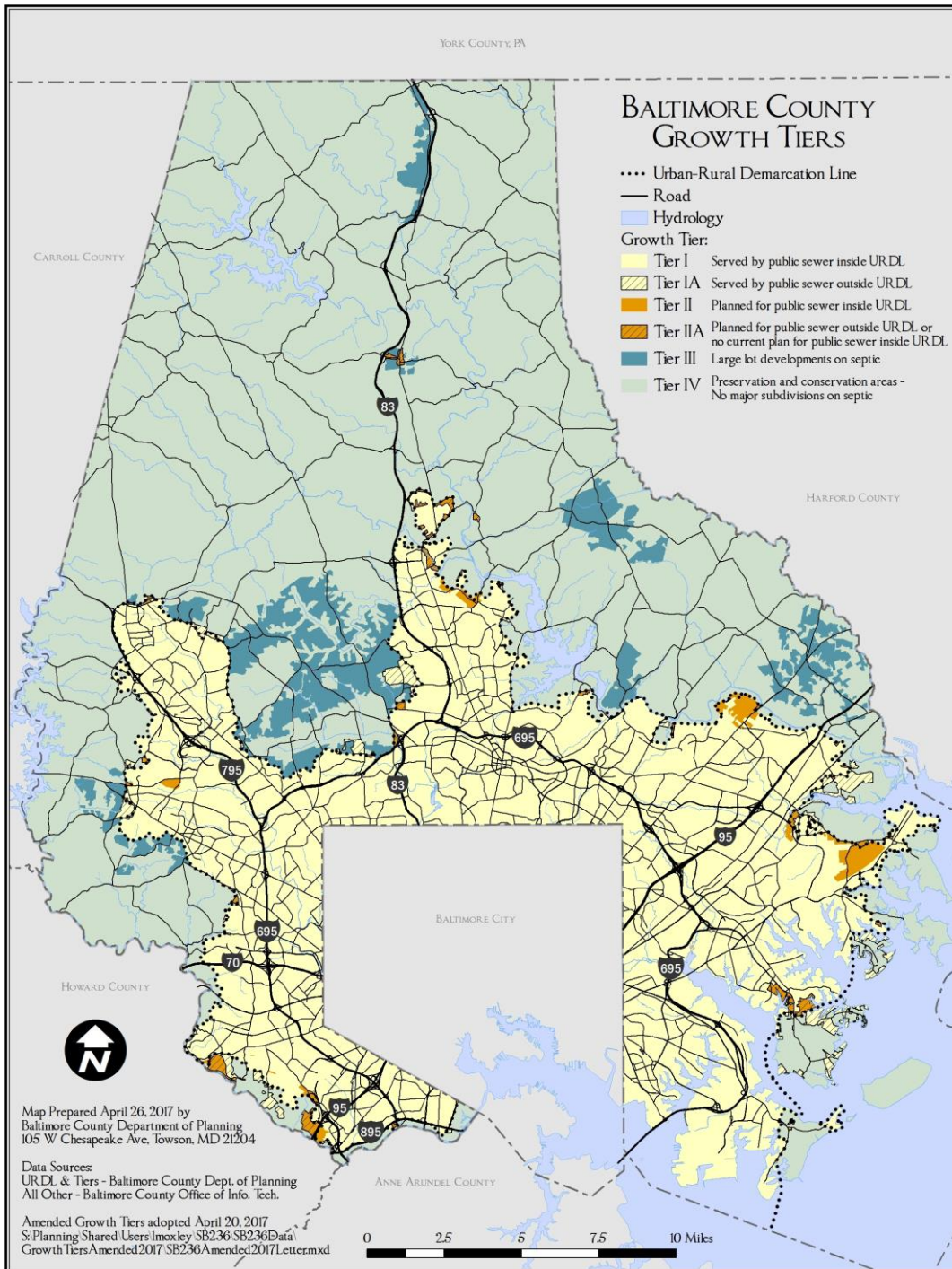
### LAND PRESERVATION, PARKS AND RECREATION PLAN

The Land Preservation, Parks and Recreation Plan (LPPRP) serves as the advisory master plan for the Baltimore County Department of Recreation and Parks. The LPPRP outlines the County's recreation, parks and open space policies, goals, objectives and priorities. The most recent plan, which served as an update to the 2005 to 2006 LPPRP was adopted by the Baltimore County Council as a *Master Plan 2020 Addendum* on February 18, 2015. The draft 2017 Baltimore County LPPRP is being sent through the County's plan



# POTENTIAL UPDATES TO THE COMPREHENSIVE PLAN

adoption process, which includes public input opportunities at both the Baltimore County Planning Board and Baltimore County Council.



# POTENTIAL UPDATES TO THE COMPREHENSIVE PLAN

