



Baltimore County, Maryland

2018 Annual Report on Growth

As Adopted by the Baltimore County Planning Board on June 20, 2019

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Introduction

The Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare the *Annual Report on Growth*. The Report summarizes residential and non-residential development in Baltimore County in 2018 and analyzes whether the new development is consistent with the County’s growth management policies, *Master Plan 2020* land use goals, and state smart growth principles. The Report is due to the Maryland Department of Planning by July 1, 2019. It is worthwhile noting that in Baltimore County, its Urban Rural Demarcation Line (URDL) corresponds to the state’s Priority Funding Area (PFA).

Section A. Annual Report on Growth Related Changes

A-1. Changes to Development Patterns

A-1-1. New Subdivisions Created

Baltimore County continued to experience residential growth in 2018. In 2018, total 19 minor subdivisions, ten major subdivisions, one limited exemption, and three planned unit developments (PUDs) were approved for 1,667 residential housing units (Table 1). In addition, a limited exemption plan proposed 52 independent living units in two buildings in Broadmead, totaling 70 beds as additions to 79 beds in the existing buildings. The map of 2018 Residential Development Plans on page 3 shows the spatial distribution of the approved development.

Among those 1,667 units, 850 were multifamily units (MF), accounting for 50.99% of the total units (1,667). In addition, there were 817 single family units that include detached (SFD), semi-detached (SFSD), and attached (SFA). Among single family units, the number of single family attached units outnumbered single family detached units (631 units and 146 units respectively).

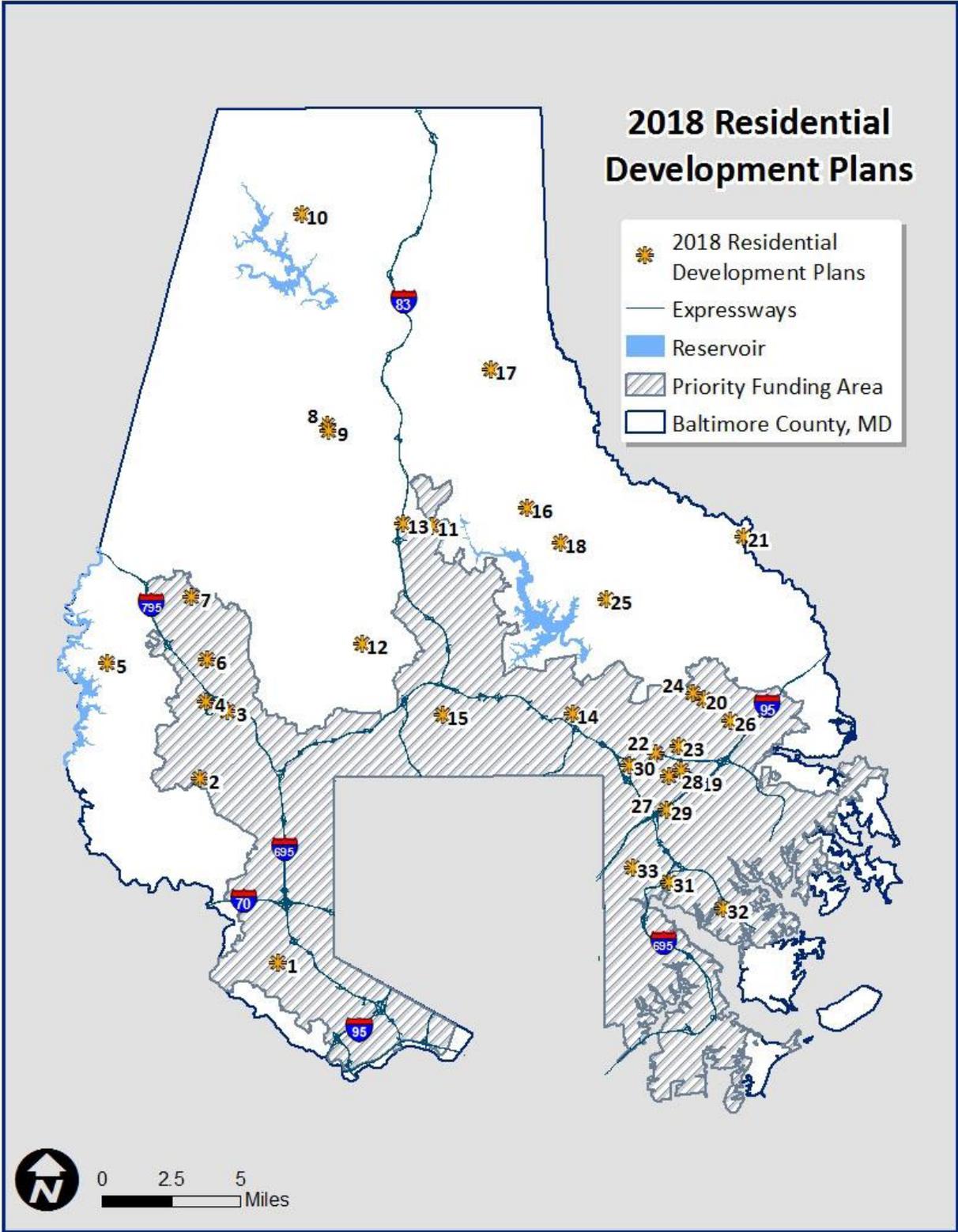
Table 1. New Residential Units in Approved Development Plans, 2018

Project Track	Project Count	Unit Type				Sum	Other
		SFD	SFSD	SFA	MF		
Major Subdivision	10	77	14	418	438	947	0
Minor Subdivision	19	44	0	0	0	44	0
Limited Exemption*	1	0	0	0	0	0	52
Planned Unit Development	3	25	26	213	412	676	0
Total Units by Type		146	40	631	850	1,667	52
<i>Percent total units</i>		<i>8.76%</i>	<i>2.40%</i>	<i>37.85%</i>	<i>50.99%</i>	<i>100.00%</i>	<i>-</i>

Source: Baltimore County Government.

Percent total units = total units by type / total units.

*: 52 independent units including 70 beds.



Key for Map of 2018 Residential Development Plans

Key	Plan Name	SFD	SFSD	SFA	MF	Sum	Other
1	Reichlin Property	3	0	0	0	3	0
2	Raven Ridge	17	0	0	0	17	0
3	Metro Center at Owings Mills (3rd Refinement)	0	0	0	114	114	0
4	Red Run Station PUD	0	0	0	72	72	0
5	Perlin Property	2	0	0	0	2	0
6	Wilder, Joseph Family PROPERTY	0	14	43	0	57	0
7	Victoria Crossing PUD	1	26	0	0	27	0
8	1903 Stringtown Road	2	0	0	0	2	0
9	Schneider Property	2	0	0	0	2	0
10	19725 Spooks Hill ROAD	2	0	0	0	2	0
11	Broadmead*	0	0	0	0	0	52
12	Castanea (Phases & 3)	31	0	0	0	31	0
13	Longview Ridge	0	0	173	0	173	0
14	Jacobs Property	3	0	0	0	3	0
15	Jindra Property	2	0	0	0	2	0
16	Maisonbrook	3	0	0	0	3	0
17	16745 Wesley Chapel Road	2	0	0	0	2	0
18	28 Glenbook Drive	2	0	0	0	2	0
19	Avenue Grand	0	0	0	324	324	0
20	Dietz Place Manor	4	0	0	0	4	0
21	13807 Bottom Road	2	0	0	0	2	0
22	Perry Hall Ridge	21	0	0	0	21	0
23	Glaser Property	3	0	0	0	3	0
24	Althoff Property	2	0	0	0	2	0
25	12421 Manor Rd	2	0	0	0	2	0
26	9137 & 9145 Rexas Avenue	3	0	0	0	3	0
27	Eckenrode Property	2	0	0	0	2	0
28	The Village of White Marsh PUD	24	0	213	340	577	0
29	Martin Farms	0	0	77	0	77	0
30	Perzinski Property	3	0	0	0	3	0
31	Morningstar Properties	2	0	0	0	2	0
32	Hyde Park Overlook	4	0	125	0	129	0
33	Riba Land Property	2	0	0	0	2	0
Grand Total		146	40	631	850	1,667	52

Source: Baltimore County Government.

*: 70 beds in 52 independent living units.

In 2018, 31 non-residential development plans were approved (Table 2, page 5) for retail, industrial, institutional, or mixed use. The map of 2018 Non-Residential Development Plans on page 6 shows the spatial distribution of the approved development.

The limited exemption amounted to the largest square footage among all three tracks of non-residential development, in which mixed use was the lead. In terms of types of non-residential development, retail development was prevailing, representing 50.71% of the total square footage among all types combined. The PUD development was for the second refinement to Towson Row that increased the number of hotel rooms from 220 to 230.

Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2018

Project Track	Project Count	Square Feet by Use Type					Total
		Retail	Industrial	Institutional	Mixed Use	Office	
Limited Exemption	24	275,085	73,064	94,716	526,252	0	969,117
Major	6	686,371	0	54,028	127,603	0	868,002
Planned Unit Development	1	0	0	0	58,900	0	58,900
Total square feet by use type		961,456	73,064	148,744	712,755	0	1,896,019
Percent total square feet		50.71%	3.85%	7.85%	37.59%	-	100.00%

Source: Baltimore County Government.

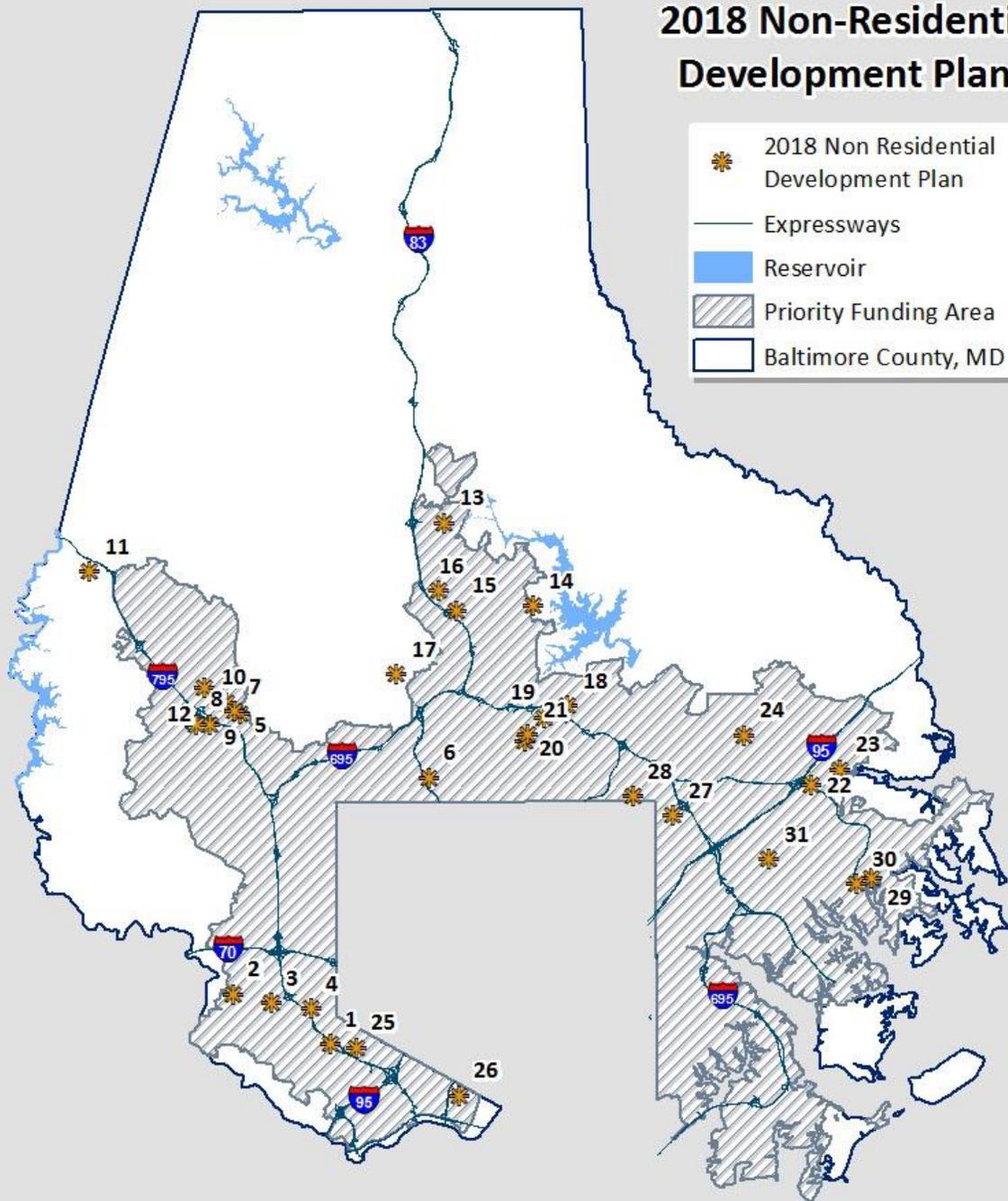
Percent total square feet = total square feet by use type / total square feet (1,896,019).



Ballard Green is a planned unit development in Owings Mills. It features midsize homes and all the benefits of a planned community. Ballard Green is largely an attached home community with construction beginning in 2015 and continuing today. Amenities include athletic fields, recreational areas, a clubhouse with fitness facilities, in-ground pool, and the new Lyons Mill Elementary School (Sources: neighborhoods.com and Ryan Homes).

2018 Non-Residential Development Plans

-  2018 Non Residential Development Plan
-  Expressways
-  Reservoir
-  Priority Funding Area
-  Baltimore County, MD



Key for Map of 2018 Non-Residential Development Plans

Key	Plan Name	Type	Square Feet	Plan Area
1	Corporate-Anchored Mixed Use Project (2nd Refinement)	MIXED	223,600.00	20.17
2	Koons Mercedes-Benz of Catonsville	COMMERCIAL	8,019.00	6.92
3	National Pike Center	COMMERCIAL	5,500.00	0.69
4	Royal Farms Store #302	COMMERCIAL	4,649.00	1.51
5	Garrison Forest School (4th Refinement)	INSTITUTION	21,416.00	100.64
6	Simply Beautiful Properties (1st Refinement)	COMMERCIAL	10,892.00	2.07
7	Garrison Properties	MIXED	44,952.00	7.22
8	Owings Mills Town Center (9th Amendment)	COMMERCIAL	544,146.00	122.56
9	Metro Center at Owings Mills (3rd Refinement)	MIXED	112,049.00	47.57
10	Painters Mill Place (1st Refinement)	COMMERCIAL	4,336.00	9.30
11	619 Westminster Pike (1st Refinement)	MIXED	16,647.00	20.88
12	10620 Reisterstown Road Car Wash	COMMERCIAL	4,920.00	2.70
13	Hunt Valley Trade Center Rd (3rd Refinement)	MIXED	15,554.00	11.49
14	Mercy Ridge (4th Refinement)	INSTITUTION	52,596.00	158.40
15	Extra Space Storage	COMMERCIAL	142,225.00	2.44
16	Townplace Suites Marriott At Texas Station	COMMERCIAL	59,429.00	1.88
17	Saint Paul's School	INSTITUTION	64,000.00	34.00
18	Notre Dame Preparatory School (1st Refinement)	INSTITUTION	9,300.00	57.77
19	Goucher College (10th Refinement)	INSTITUTION	1,432.00	297.51
20	Towson Row PUD (2nd Refinement)	MIXED	58,900.00	6.81
21	Circle East	MIXED	241,053.00	1.33
22	KDP Properties	COMMERCIAL	28,391.00	7.07
23	Sumatech Park	INDUSTRIAL	69,224.00	3.43
24	McDonald's Restaurant at Perry Hall	COMMERCIAL	4,699.00	2.86
25	CVS At Catonsville	COMMERCIAL	9,656.00	2.03
26	Mrs. Rodgers Daycare	COMMERCIAL	3,533.00	0.71
27	Royal Farms Store #257	COMMERCIAL	5,166.00	2.04
28	DMC Parkville LLC Property	COMMERCIAL	3,630.00	0.62
29	Peppermint Woods Commercial (3rd Refinement)	COMMERCIAL	112,145.00	5.45
30	CPC Properties Inc.	INDUSTRIAL	3,840.00	0.32
31	Airgas, Baltimore	COMMERCIAL	10,120.00	5.22
Grand Total			1,896,019	943.60

Source: Baltimore County Government.

A-1-2. Occupancy and Razing Permits

Occupancy permits. Table 3 shows that in 2018, the number of units constructed for occupancy was 1,817, which was higher than in 2017 (1,326). Moreover, 89.65% (1,629) of new units were single family structure types combined (SFD, SFA, or SFSD). SFA is the predominant type of new housing with 1,096 units in occupancy permits. The map of 2018 Residential Occupancy Permits on page 9 displays the spatial distribution of residential occupancy permits issued throughout in the County last year.

Table 3. New Residential Units in Occupancy Permits, 2018

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	188	10.35%
Single Family Attached (SFA)	1,096	60.32%
Single Family Detached (SFD)	471	25.92%
Single Family Semi-Detached (SFSD)	62	3.41%
<i>All single family units</i>	<i>1,629</i>	<i>89.65%</i>
Total Residential Units	1,817	100.00%

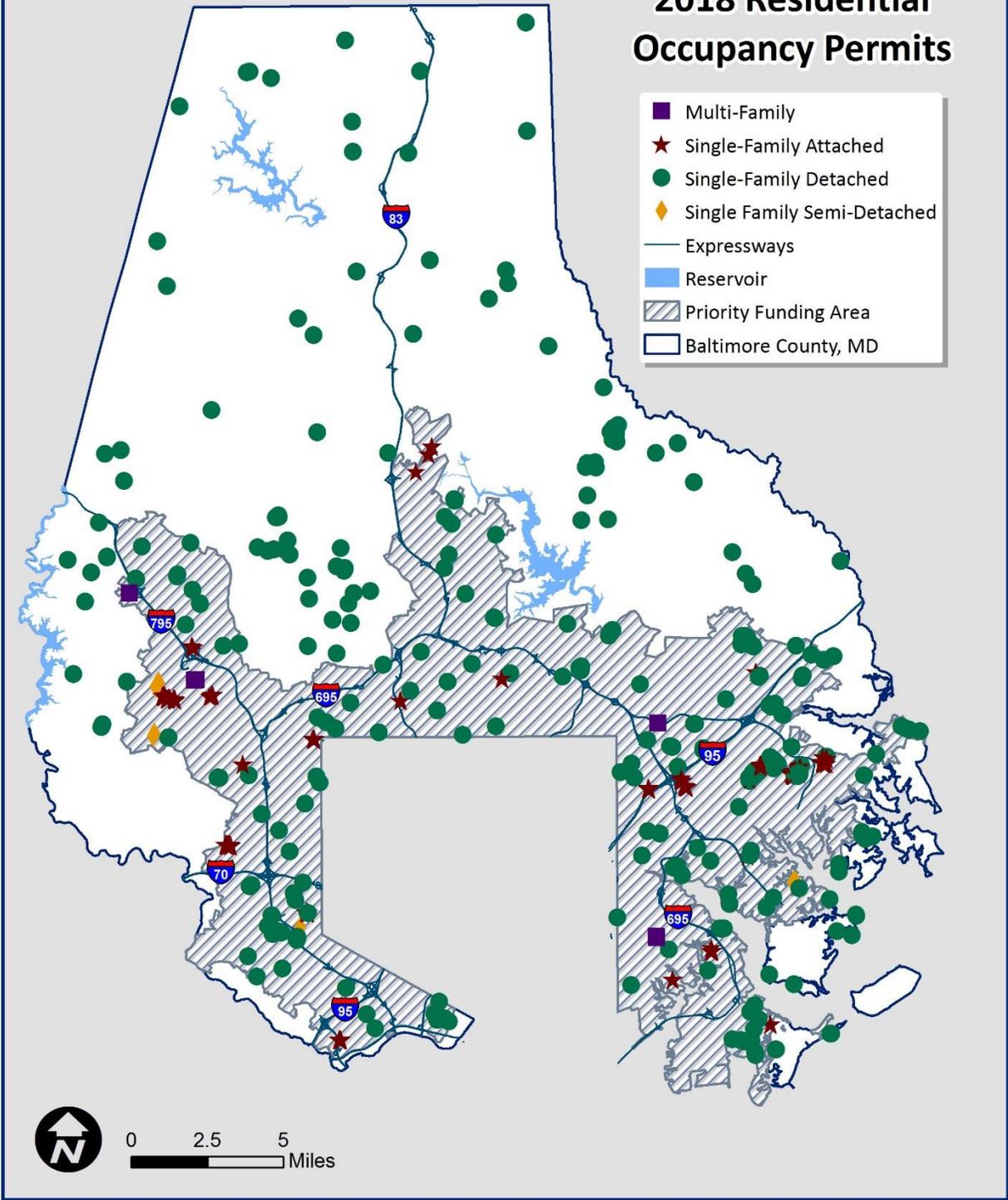
Source: Baltimore County Government.

Percent total units = units by type / total residential units (1,817).



In the Hunt Valley Towne Centre developed by Greenberg Gibbons Commercial Corporation, Avalon Hunt Valley is a \$70 million apartment complex built on a 6.5-acre parcel. It includes 332 units of the Class-A apartments and offers a variety of amenities, featuring the outdoor lifestyle center (Bisnow National, May 27, 2016). The complex was finished in 2018.

2018 Residential Occupancy Permits



Occupancy permits for non-residential construction indicate that industrial development represented the largest use type among all new buildings in 2018 (Table 4). This is mainly due to the redevelopment of Tradepoint Atlantic, one of the most important signature projects in the County. The map of 2018 Non-Residential Occupancy Permits depicts the spatial distribution of occupancy permits for non-residential constructions.

Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2018

Data Type	Use Type						Total Square Feet
	Retail	Industrial	Mixed Use	Office	Institutional	Other	
Square Feet by Use Type	923,882	2,192,726	129,312	258,564	288,760	0	3,793,244
Percent total square feet	24.36%	57.81%	3.41%	6.82%	7.61%	0.00%	100.00%

Source: Baltimore County Government.

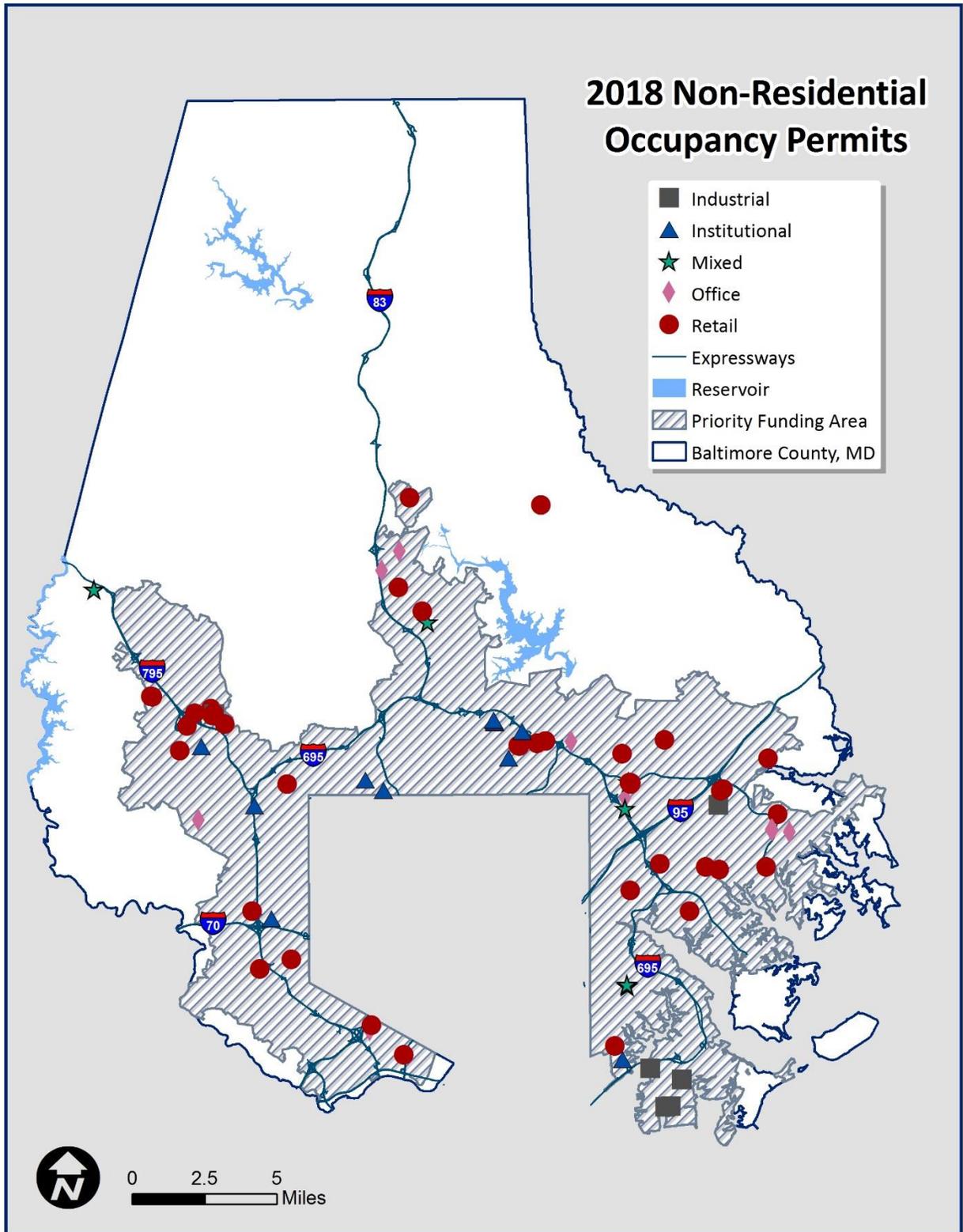
Percent Total Square Feet = square feet by use type / total square feet (3,793,244).

The square footage or percent share of retail uses ranked second but was much lower than the industrial uses. The square footage and proportion of institutional uses were the third followed by office and mixed uses respectively. The map of 2018 Non-Residential Occupancy Permits on page 11 show the spatial distribution of non-residential occupancy permits.



FedEx, Amazon, Under Armour, Pasha Automotive, Gotham Greens, Home Depot, and Perdue are among the companies that already have opened or signed leases for new facilities at Tradepoint Atlantic in Sparrows Point (Baltimore County News).

2018 Non-Residential Occupancy Permits



Razing permits. There were 133 units in residential razing permits issued in 2018 (Table 5). In comparison, 150 units were issued with razing permits in 2017. The majority of residential units issued with razing permits in 2018 were single family detached structures. The map of 2018 Residential Razing Permits (page 13) portrays the spatial distribution of razing permits throughout the County.

Table 5. Residential Units in Razing Permits, 2018

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	-12	9.02%
Single Family Attached (SFA)	-2	1.50%
Single Family Detached (SFD)	-119	89.47%
Single Family Semi-Detached (SFSD)	0	0.00%
Total Residential Units	-133	100.00%

Source: Baltimore County Government.

Percent total units = units by type / total residential units (-133).

Table 6 displays that the largest square feet of non-residential uses in razing permits was industrial, accounting for 48.31% of the total. Razing permits for buildings at the former Bethlehem Steel amounted to 95,600 square feet, paving the way for Tradepoint Atlantic that will enhance benefits of the community by redevelopment of Sparrows Point into a global logistics hub (Baltimore County News, December 17, 2018).

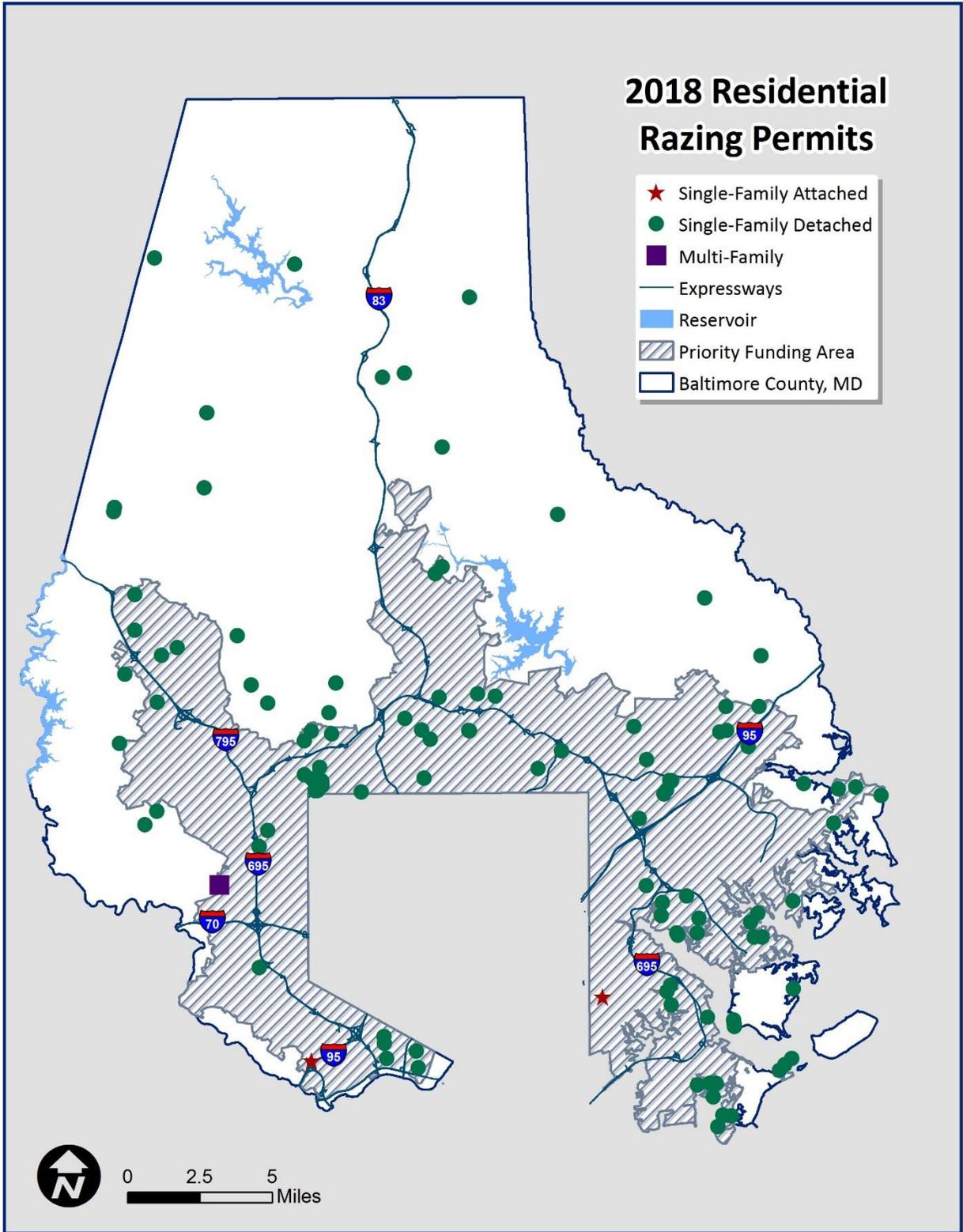
Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2018

Data Type	Use Type						Total
	Retail	Industrial	Mixed Use	Office	Institutional	Other	
Square Feet by Use Type	50,766	95,600	40,000	988	10,520	0	197,874
<i>Percent total square feet</i>	<i>25.66%</i>	<i>48.31%</i>	<i>20.21%</i>	<i>0.50%</i>	<i>5.32%</i>	<i>0.00%</i>	<i>100.00%</i>

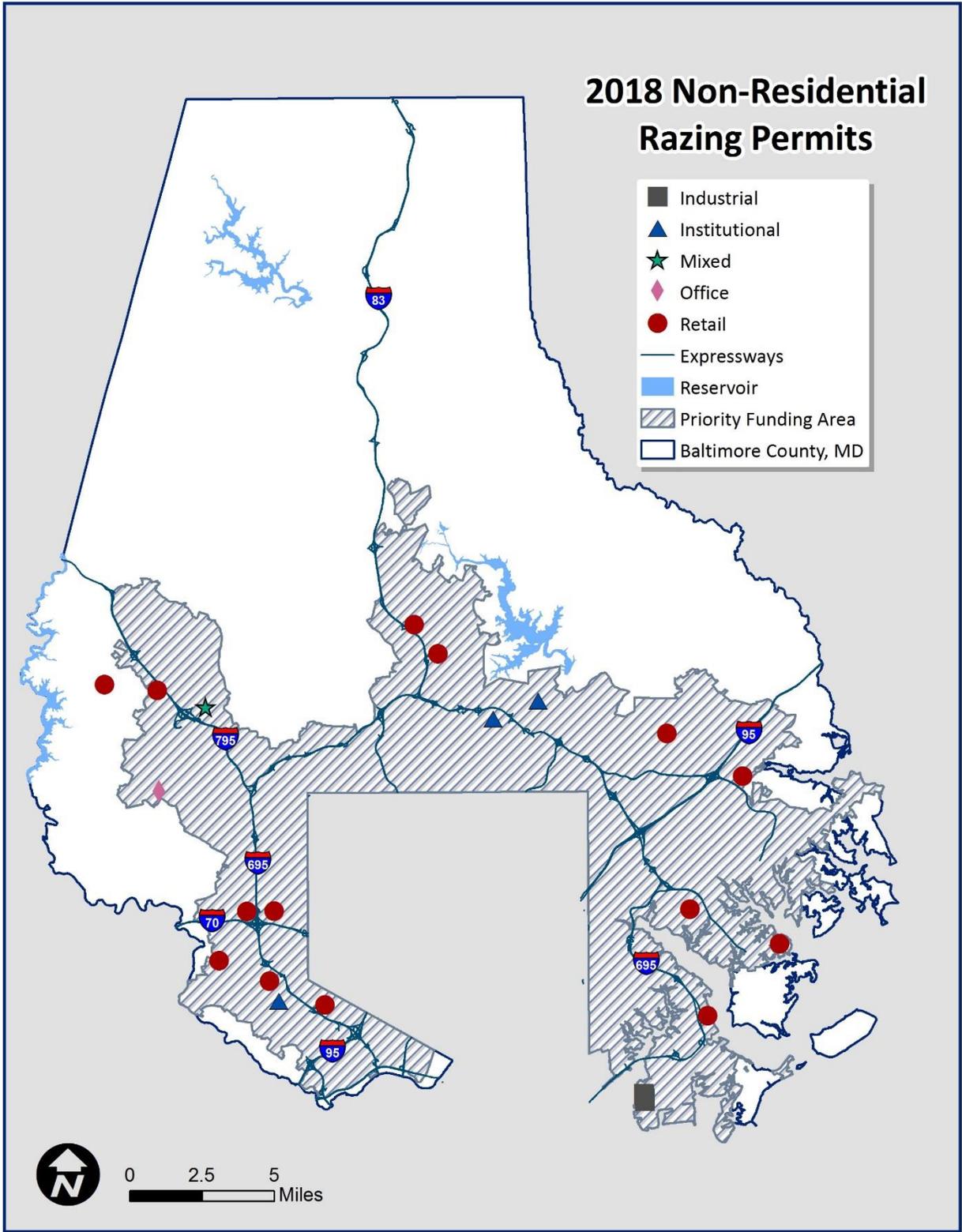
Source: Baltimore County Government.

Percent total square feet = square feet by use type / total square feet (197,874).

The razing permits for retail uses ranked second, accounting for 25.66%. Razing permits for institutional uses include 1,300 square feet for demolishing a temple in the International Society for Krishna Consciousness, 1,720 square feet in Christ The King Church, and 7,500 square feet for a dormitory on the Goucher College campus. Demolition and rebuilding of eight dormitories have been in the works for Goucher College, according to the County's development plans. The map of 2018 Non-Residential Razing Permits on page 14 depicts the spatial distribution of razing permits by type of non-residential uses throughout the County.

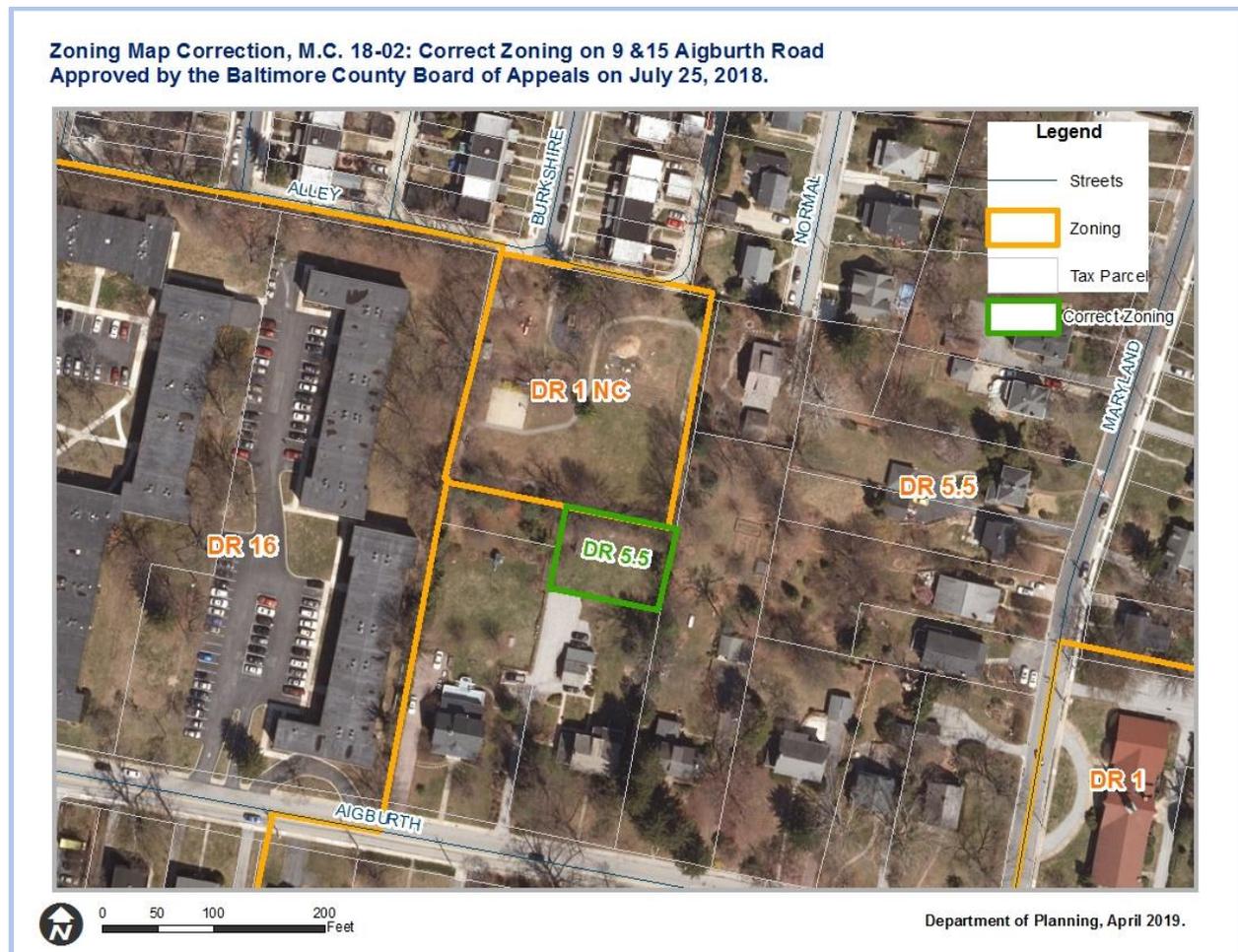


2018 Non-Residential Razing Permits



A-1-3. Zoning Map Changes

Map Correction. On July 25, 2018, the Baltimore County Board of Appeals approved a zoning map correction, case M.C. 18-02, to correct a technical error in zoning for the property located at 9 and 15 Aigburth Road in Towson, 21286. Pursuant to Section 32-3-233 of the *Baltimore County Code*, this zoning map correction approval reclassified the subject property from DR 1 (Density Residential, 1 unit per acre)-NC (Neighborhood Commons) to DR 5.5 (Density Residential, 5.5 units per acre) in order to reflect the legislative intent of the County Council for zoning classifications in the 2012 Comprehensive Zoning Map Process (CZMP).



A-1-4. Legislative Text Amendments

In 2018, the Baltimore County Council adopted legislative bills and resolutions with regard to the County's development, which were consistent with the County's *Master Plan 2020*. Those adopted legislative bills and resolutions are summarized as follows:

Adopted Legislative Bills, 2018

Bill No.	Bill Summary
No. 21-18	For the purpose of permitting a cold rolling mill in the M.L. Zone, if it is located in an I.M. District; defining certain terms; providing certain restrictions and requirements; and generally relating to cold rolling mills in M.L. zones.
No. 25-18	For the purpose of adopting a new Basic service water supply map, new sewerage map, and transportation map.
No. 29-18	For the purpose of amending the definition of "Commercial Recreational Facilities" in the Baltimore County Zoning Regulations to include additional uses; permitting Commercial Recreational Facilities by right in certain business and manufacturing zones; etc.
No. 30-18	For the purpose of permitting certain M.L. Zone uses in the B.L. Zone in certain circumstances; and generally related to uses in the B.L. Zone.
No. 38-18	For the purpose of authorizing and empowering Baltimore County, Maryland to borrow money in a principal amount not exceeding \$2,000,000 for land preservation. A referendum of registered voters of Baltimore County is required for approval or rejection for the full amount of borrowing.
No. 40-18	For the purpose of authorizing and empowering Baltimore County, Maryland to borrow money in a principal amount not exceeding \$4,000,000 for the purpose of parks, preservation and greenways projects. A referendum of registered voters of Baltimore County is required for approval or rejection for the full amount of borrowing.
No. 45-18	For the purpose of amending the uses permitted by special exception in the Neighborhood Commons Overlay District; and generally relating to the Neighborhood Commons Overlay District.
No. 47-18	For the purpose of permitting businesses devoted to concerts in the M.L. Zone under certain circumstances; and generally relating to the uses permitted in the M.L. Zone.
No. 51-18	For the purpose of providing limits on the vesting of certain residential development plans which received growth allocation.
No. 53-18	For the purpose of redefining and providing certain uses that are permitted within Planned Drive-In Clusters; and generally relating to Planned Drive-In Clusters.
No. 62-18	For the purpose of modifying the off-street parking requirements for residential uses located in certain areas within the boundaries of the Towson Community Plan; and generally relating to parking requirements.
No. 64-18	For the purpose of amending the conditions under which new authorizations are issued in the Eastern Subarea of the Honeygo Area.
No. 66-18	For the purpose of exempting a certain portion of the Honeygo District from the prohibition on panhandle lots in the Honeygo Area.
No. 67-18	For the purpose of requiring the Director of Recreation and Parks to consult with the Director of Environmental Protection and Sustainability with respect to the regulation of certain activities and the protection of certain resources in or on County park property; and generally relating to the regulation of activities in County parks.
No. 74-18	For the purpose of amending the 2018-2019 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Housing and Urban Development.
No. 82-18	For the purpose of increasing the penalty for the unlawful parking of certain commercial vehicles on a shopping center lot at certain times; and generally relating to the parking of commercial vehicles.
No. 88-18	For the purpose of amending the 2018-2019 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Housing and Urban Development (HUD).
No. 90-18	For the purpose of permitting private college uses in the D.R. Zone in certain circumstances.
No. 92-18	For the purpose of repealing the limitation on the percentage of the open space fees allocated to Neighborspace of Baltimore County, Inc. that may be spent on its operating costs; and generally relating to the use of open space fees allocated to Neighborspace.
No. 104-18	For the purpose of amending locations where fuel service stations are permitted by special exception and generally relating to fuel service stations allowed by special exception.
No. 100-18	For the purpose of repealing certain provisions relating to the process for the approval of a bed-and-breakfast inn; adopting a new process for the approval of a bed-and-breakfast inn in certain zones of the County.

Source: Baltimore County Council.

Adopted Resolutions, 2018

Res. No	Bill Summary
No. 5-18	To adopt the report of the 2017 Triennial Review of the Baltimore County Water Supply and Sewerage Plan pursuant to Title 9, Subtitle 5 of the Environment Article of the Annotated Code of Maryland.
No. 7-18	To approve the extension of the sanitary sewer system of Baltimore County in the Turkey Point Area in the 7th Council District of Baltimore County.
No. 13-18	To approve the County's contribution toward the purchase of certain development rights easements on property in accordance with Title 2, Subtitle 5, Agriculture Article, Annotated Code of Maryland, and Article 24 Land Preservation, Baltimore County Code.
No. 14-18	To approve the review of a proposed Planned Unit Development sited at 400 Georgia Court applied by Bosley Estates, LLC in accordance with County law.
No. 23-18	To approve the review of a proposed Planned Unit Development on the south side of Wise Avenue, west of Grays Road applied by CRD Golf, LLC in the 7th Councilmanic District in accordance with County Law.
No. 24-18	To request the United States Board on Geographic Names to approve the naming of a presently unnamed cove on Seneca Creek in the Bowleys Quarters area as "Baynes Cove."
No. 28-18	To support designation by the Maryland State Arts Council of an Arts and Entertainment District in the Arbutus-Catonsville area.
No. 29-18	To approve the review of a proposed planned unit development located at 6811 Campfield Road applied by Augsburg Lutheran Home of Maryland, Inc. in accordance with County law.
No. 33-18	To designate the Essex area as a Sustainable Community for approval either directly by the Department of Housing and Community Development (the "Department") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.
No. 41-18	To rank five Rural Legacy Area Plan applications submitted to the Maryland Department of Natural Resources for consideration and approval by the Maryland Rural Legacy Board for funding in fiscal year 2019. These plans include the Baltimore County Coastal, Gunpowder Valley, Long Green Land Trust, Manor, and Piney Run Watershed.
No. 46-18	To amend the Baltimore National Pike Commercial Revitalization District.
No. 74-18	To approve the review of a proposed planned unit development located on the south side of Old Eastern Avenue, west of Back River Neck Road in the 7th Councilmanic District in accordance with County law.
No. 92-18	To approve certain applications for the sale of development rights easements on property located on farms that meet the State criteria in accordance with Agriculture Article, Section 2-509 of the Annotated Code of Maryland.
No. 113-18	To adopt the Baltimore County 2019-2028 Solid Waste Management Plan.
No. 121-18	To approve the County's Financial Assurance Plan under the Watershed Protection and Restoration Program per the of the Environment Article of the Annotated Code of Maryland.

Source: Baltimore County Council.

A-1-5. Comprehensive Plan or Plan Elements

Water and Sewerage Master Plan Update. Baltimore County's URDL has been an effective growth management tool since 1967. The URDL, Metropolitan District Line, and zoning classifications or districts are the primary mechanisms for evaluating water and sewer designation changes in Baltimore County.

In April 2018, the Maryland Department of the Environment (MDE) completed a review of the Cycle 35 (year 2017) Amendments to the 2014 Baltimore County Water Supply and Sewerage Plan. MDE, with the Maryland Department of Planning (MDP)'s advice, approved the County's Cycle 35 Adopted Amendments. The amendments to water and sewer designations adopted by the County Council are consistent with the amended Plan and have been approved by MDE.

In July 2018, MDE completed its review of the 2017 Triennial Review of the Baltimore County Water and Sewerage Master Plan, as required by Section 9-507 of the Environmental Article in the Annotated Code of Maryland.

Sustainable Communities. In 2018, the Maryland Department of Housing and Community Development approved three applications from Baltimore County, designating them as the official state sustainable communities. They are Greater Dundalk-Sparrows Point (a renewal from 2012), Pulaski Highway Redevelopment Area (a renewal from 2012), and Essex (new). Those three sustainable communities are located in eastern Baltimore County with excellent opportunities for enhancing community vibrancy and economic growth.

A-1-6. School Facilities

With the Schools for Our Future program, Baltimore County will have invested \$1.3 billion on school construction or renovation. It is the most ambitious school improvement initiative in Baltimore County history. The County is building 16 schools (new constructions or replacements) and 12 additions to eliminate current elementary school overcrowding conditions while modernizing schools. The funds for this reporting period are exhibited on page 19.



Baltimore County Public Schools in September 2018 opened the new, \$49 million Honeygo Elementary School with 725 seats in the Perry Hall area.

Schools for Our Future Program, FY2018

New Schools:					
Area	School	Seats Construct	Net New Seats	County FY Funding	Estimated Completion
SW	Catonsville ES (Bloomsbury)	705	300	FY15/16	AUG 2016
SW	*Relay ES	715	285	FY15/16	AUG 2017
SW	*Westowne ES	650	170	FY15/16	AUG 2016
SW	*Lansdowne ES	735	422	FY16/17	AUG 2018
SW	*Chadwick ES	700	292	FY18	AUG 2020
NW	Lyons Mill ES	681	681	FY13/14	AUG 2015
NW	*Summit Park ES	700	364	FY18/20	AUG 2021
NW	*Bedford ES	700	391	FY18/20	AUG 2021
C	Mays Chapel ES	702	702	FY12	AUG 2014
NE	*Victory Villa ES	735	409	FY16/17	AUG 2018
NE	Joppa Road Site	735	735	FY16/17	AUG 2018
NE	Ridge Road Site	700	700	FY18/20	AUG 2020
NE	Nottingham Site	1,500	1,500	FY18/20	AUG 2021
SE	*Berkshire ES	600	172	FY18/20	AUG 2020
SE	*Colgate ES	500	181	FY18/20	AUG 2020
SE	*Dundalk ES	735	145	FY18	AUG 2019
Subtotal		11,793	7,449		

* Schools to be demolished upon replacement for improved operating efficiency and energy savings.

Additions:					
Area	School	Seats Construct	Net New Seats	County FY Funding	Estimated Completion
SW	Westchester ES	193	193	FY15/16	AUG 2016
NW	Scotts Branch ES	189	189	FY20	AUG 2021
NW	Fort Garrison ES	269	269	FY20	AUG 2021
NW	Deer Park ES	249	249	FY20	AUG 2021
NW	Pikesville HS	13	13	FY14/15/16	AUG 2016
C	Sparks ES	194	194	FY14	AUG 2015
C	Stoneleigh ES	200	200	FY12/13	AUG 2013
C	Hampton ES	200	200	FY12	AUG 2013
C	Hereford HS	318	318	FY12/13	AUG 2015
C	Padonia International ES	264	264	FY15	AUG 2018
NE	Red House Run ES	214	214	FY20	AUG 2021
NE	Pine Grove ES	300	300	FY18/20	AUG 2021
Subtotal		2,603	2,603		

Source: *Fiscal Year 2019 Budget Message*, Baltimore County Executive Don Mohler, May 24, 2018.

A-1-7. Transportation Facilities

In 2018, 26 road projects were constructed or extended, totaling 4.65 miles in length. All of those projects were constructed within the PFA. Furthermore, 41.51% of those projects are located in the Owings Mills Growth Area, 28.82% in the Perry Hall-White Marsh area, 10.75% in the Middle River Redevelopment Area, 14.84% in the Dundalk-Essex area combined, and the rest in Hunt Valley-Timonium and Catonsville locales.

Index Number	Type	Road Name	From	To	Mile		
					Total	In PFA	Out PFA
1	NEW	LANDINGTON AV	PRINCE GEORGE ST	PRINCE GEORGE ST	0.04	0.04	0
2	NEW	FORGE VALLEY CT	FORGE RD	FORGE RD	0.26	0.26	0
3	RD EXTENSION	CROSSROADS CR	WHITE MARSH BLVD	BENGIES RD	0.39	0.39	0
4	NEW	MERRIE LN	RENAISSANCE DR	EVERGREEN WA	0.05	0.05	0
5	RD EXTENSION	RENAISSANCE DR	ARBOR DR	BACK RIVER NECK RD	0.28	0.28	0
6	NEW	TOWN VIEW DR #1	OLD BATTLE GROVE RD	TOWN VIEW DR #2	0.14	0.14	0
7	NEW	TOWN VIEW DR #2	TOWN VIEW DR #1	WINSTON DR	0.15	0.15	0
8	NEW	WINSTON DR	VILLAGE PARK DR	TOWN VIEW DR #2	0.03	0.03	0
9	NEW	VILLAGE PARK DR	TOWN VIEW DR #2	TOWN VIEW DR #2	0.04	0.04	0
10	NEW	AMELIA WAY	DOLFIELD RD	DOLFIELD RD	0.14	0.14	0
11	NEW	DULANEY VIEW CT	POT SPRING RD	POT SPRING RD	0.15	0.15	0
12	NEW	LONG MANOR DR	BIRD RIVER RD	WHITE PINE LN	0.22	0.22	0
13	NEW	WHITE PINE LN	LONG MANOR DR	LONG MANOR DR	0.19	0.19	0
14	NEW	MARSH GATE LN	LONG MANOR DR	WHITE PINE LN	0.09	0.09	0
15	NEW	BALLARD GREEN DR	LYONS MILL RD	OWINGS MILLS BL	0.51	0.51	0
16	NEW	ADKISSON LN	PLINLIMMON DR	BALLARD GREEN DR	0.08	0.08	0
17	NEW	PLINLIMMON DR	LYONS MILL RD	ADELAIDE LN	0.26	0.26	0
18	NEW	VIRGINIA JANE WAY	BALLARD GREEN DR	PLINLIMMON DR	0.15	0.15	0
19	NEW	ADELAIDE LN	BALLARD GREEN DR	ADELAIDE LN	0.24	0.24	0
20	NEW	WILSON SHANNON DR	LYONS MILL RD	BALLARD GREEN DR	0.15	0.15	0
21	NEW	JOHN LOCKE WAY	BALLARD GREEN DR	WILSON SHANNON DR	0.14	0.14	0
22	NEW	ELIZABETH HOWE LN	BALLARD GREEN DR	JOHN LOCKE WAY	0.17	0.17	0
23	NEW	MARY GENEVA LN	BALLARD GREEN DR	WILSON SHANNON DR	0.09	0.09	0
24	RD EXTENSION	PERRY HALL RD	BELAIR RD	POWDER HALL RD	0.34	0.34	0
25	NEW	PERRY RIVER RD	PERRY HALL RD	PERRY HALL RD	0.11	0.11	0
26	NEW	POWDER HALL RD	PERRY HALL RD	PERRY HALL RD	0.24	0.24	0
Sum					4.65	4.65	0
					% in PFA:	100.00%	

Source: Baltimore County Department of Public Works, March 2019.

A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2018 is consistent with:

- Each other regarding development patterns
- The recommendations of the last annual report
- The adopted plans of the local jurisdiction
- The adopted plans of all adjoining local jurisdictions

- The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction’s plan

Development patterns, public facilities improvement, and legislative amendments in Baltimore County in 2018 continued to prove the County’s commitment and success in the direction and processes regarding planning and growth management.

As indicated previously, the new residential and non-residential development, public facilities improvement, and new legislation and resolutions all compellingly prove that Baltimore County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the PFA and preserve resources outside the PFA.

Baltimore County is steadfast, on the foundation of success in previous decades, to continuing its effective collaboration with the state agencies, Baltimore Metropolitan Council, neighboring jurisdictions, and all other stakeholders for a sustainable future.

A-3. Process Improvements

Baltimore County continues to implement the policies and actions of *Master Plan 2020* that will improve the development process and planning activities. The water and sewerage master plan revisions, zoning map change, investment in public school facilities, and road improvements within the PFA, have all demonstrated the County’s devotion to enhance the planning and development process for the betterment of its citizens and residents.

A-4. Ordinances or Regulations

In 2018, the adoption of legislative bills and resolutions relevant to land development was consistent to the planning visions of the state Land Use Article. Baltimore County will continue to ensure that future amendments to the legislation or regulations act as an effective mechanism for the master plan implementation and shall be in concert with the state’s planning goals and objectives. In 2018, the legislative changes indicated in Section A-1-3 and A-1-4 fundamentally demonstrated that zoning designations and regulations were coherent with *Master Plan 2020*.

Section B. Adequate Public Facilities

B-1. Adequate Public Facilities Ordinance for Schools

Per requirements of the Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland*, in an even year, local jurisdictions shall include the *Adequate Public Facilities Ordinance (APFO) for Schools Report* in the *Annual Report on Growth*.

Section 32-6-103(f) of the Baltimore County Code requires that the Department of Planning furnish the School Adequate Public Facilities Ordinance Report and Maps using September 30, 2018 school enrollment data, indicating overcrowded school districts in accordance with parameters in the referenced County Code. The 2018-2019 APFO report is the most recent.

The full time equivalent (FTE) enrollments of September 30, 2018 and the same school year's state rated capacity (SRC) are presented for all the elementary, middle, and high schools in the first section of this report. The second section reviews schools that are at or over 115% of the state rated capacity.

In the 2018-2019 school year, the FTEs of 23 elementary schools and one high school are at or over 115% of their SRCs. A school impact analysis will be performed for each proposed development project to determine whether a school district is overcrowded under Section 32-6-103(f) of the Baltimore County Code.

The *2018-2019 School Adequate Public Facilities Ordinance Report and Maps* are exhibited on the Baltimore County Department of Planning's website at: <https://www.baltimorecountymd.gov/Agencies/planning/devrevandlanduse/adequatepublicschoolfacilities.html>

B-2. Water, Sewerage, and Transportation Capacity

In accordance with Subsection 4A02.1.E of the Baltimore County Zoning Regulations, annual updates to maps of areas within Baltimore County that were deficient with respect to Public Water Service, Public Sewer Service, and Transportation are required. Building permits may be withheld or deferred in areas designated as deficient on these maps.

On April 2, 2018, Bill 25-18 was signed and enacted by the Baltimore County Council, adopting the revised maps that are displayed on pages 24, 25, and 26:

- 2018 Basic Services Water Supply Map;
- 2018 Basic Services Sewerage Map; and
- 2018 Basic Services Transportation Map.

B-2-1. Water and Sewerage

Water Services. The Department of Public Works indicated that there were no deficiencies in public water status known to exist in 2018.

Sewerage Services. The Department of Public Works has monitored and closed Sanitary Sewer Overflow (SSO) #130 (Bagley Avenue). All of the remaining sewer relief point locations are being metered. The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness.

Public Works has had projects in design that would eventually eliminate the areas of concern. The removal of areas of special concern does not mean that an area has unlimited development potential. All developments are evaluated hydraulically on a case by case basis, and determinations are made to see if a development will need downstream supplementation.

B-2-2. Transportation

The Department of Public Works recommends the following changes to the Transportation Map for 2018, based on the studies of all signalized intersections (LOS: Level of Service):

- Goucher Boulevard and Putty Hill Avenue: LOS E to D
- Baltimore National Pike (U.S. 40) & N. Rolling Road: LOS D to F

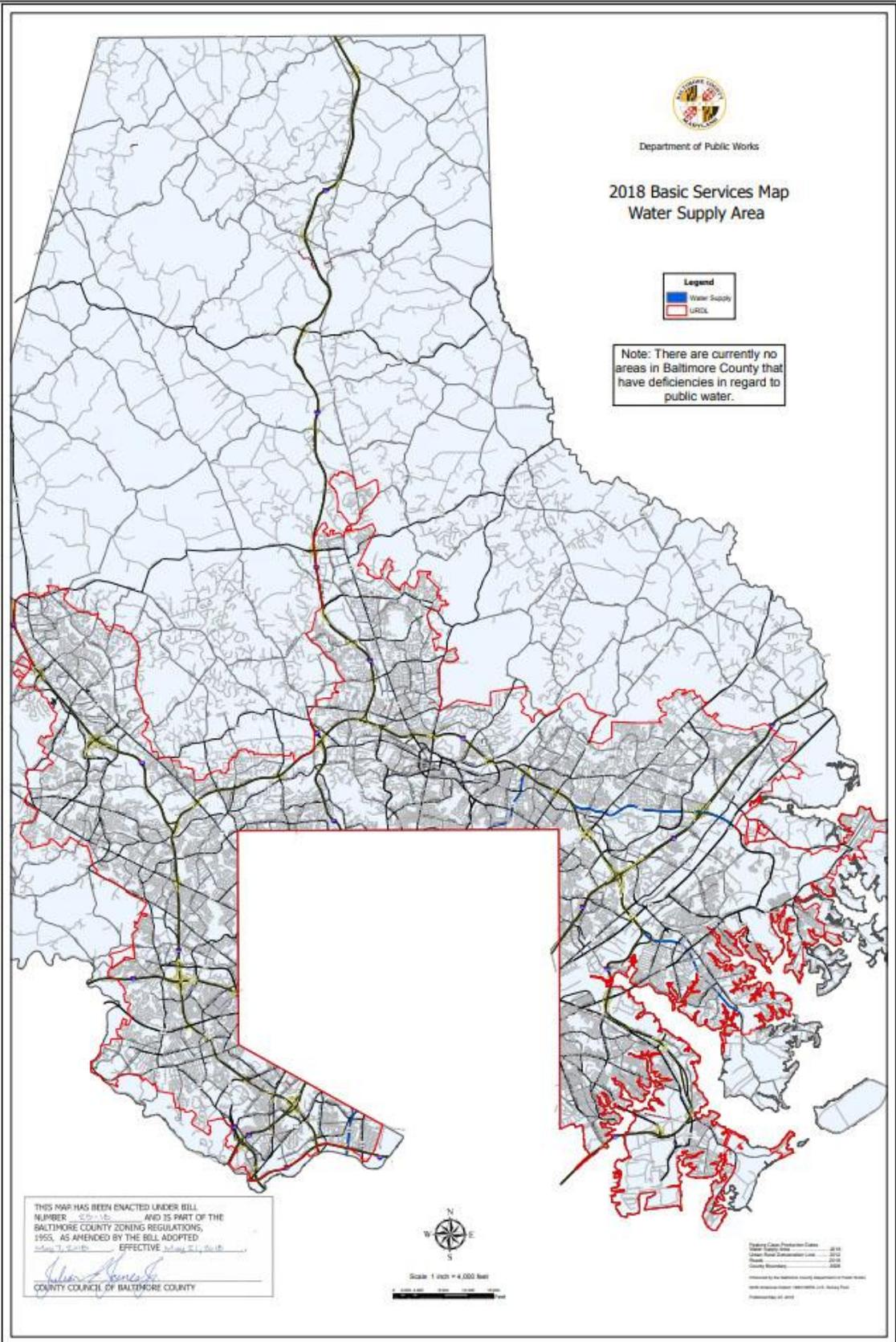
The intersection of Goucher Boulevard and Putty Hill Avenue improved from LOS E to D, after completion of construction at the intersection of Harford Road and Joppa Road. With Harford Road and Joppa Road back in normal operations, the LOS at Goucher Boulevard and Putty Hill Avenue returned to its historical typical LOS (D).

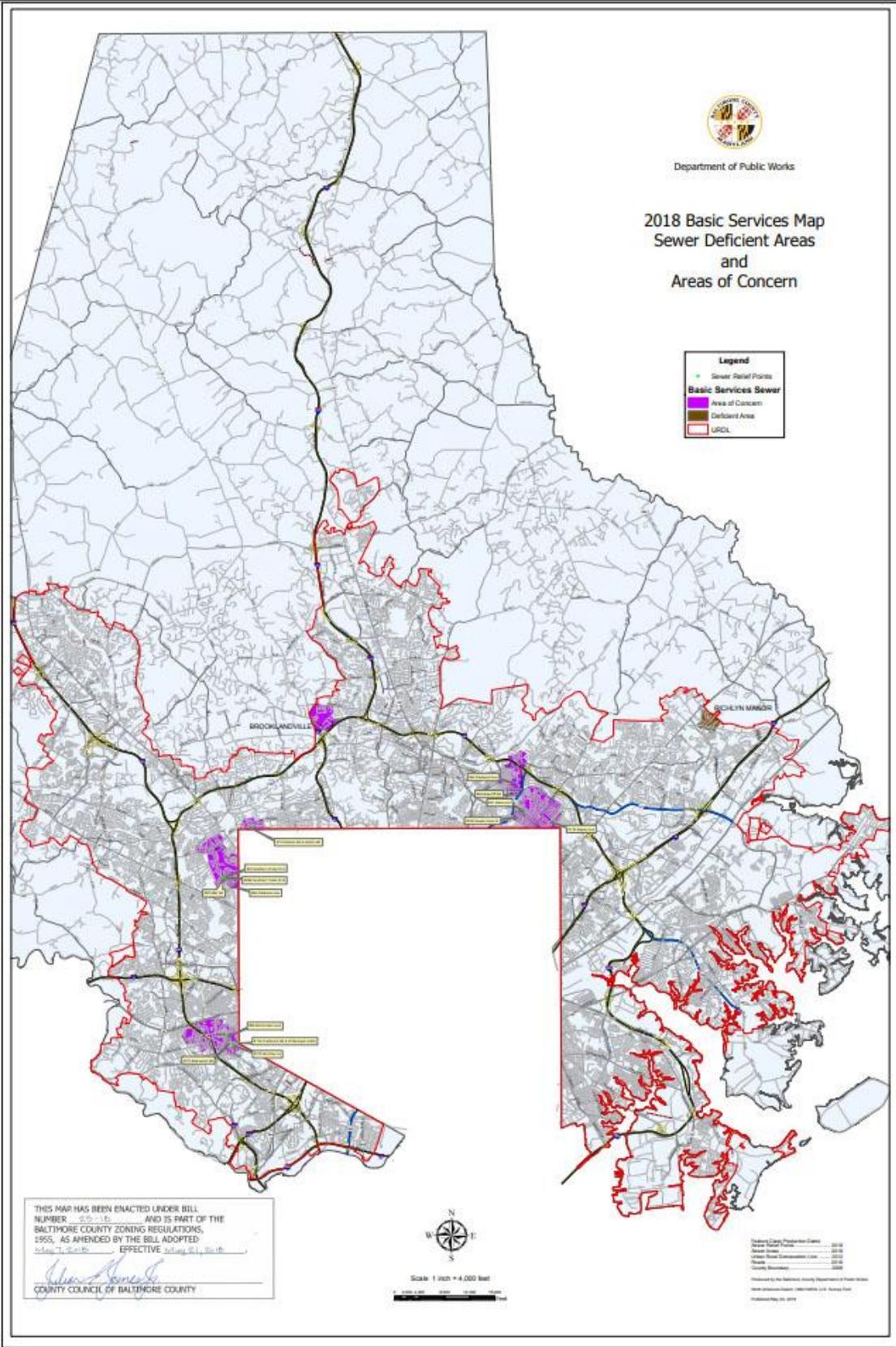
The intersection of Baltimore National Pike and N. Rolling Road plunged from LOS D to F, which could be attributed to changes in traffic demand. Though the State Highway Administration (SHA) adjusted timing, the LOS was not able to be improved. Thus, capacity of this intersection is pressed during certain times of the day for a significant duration.

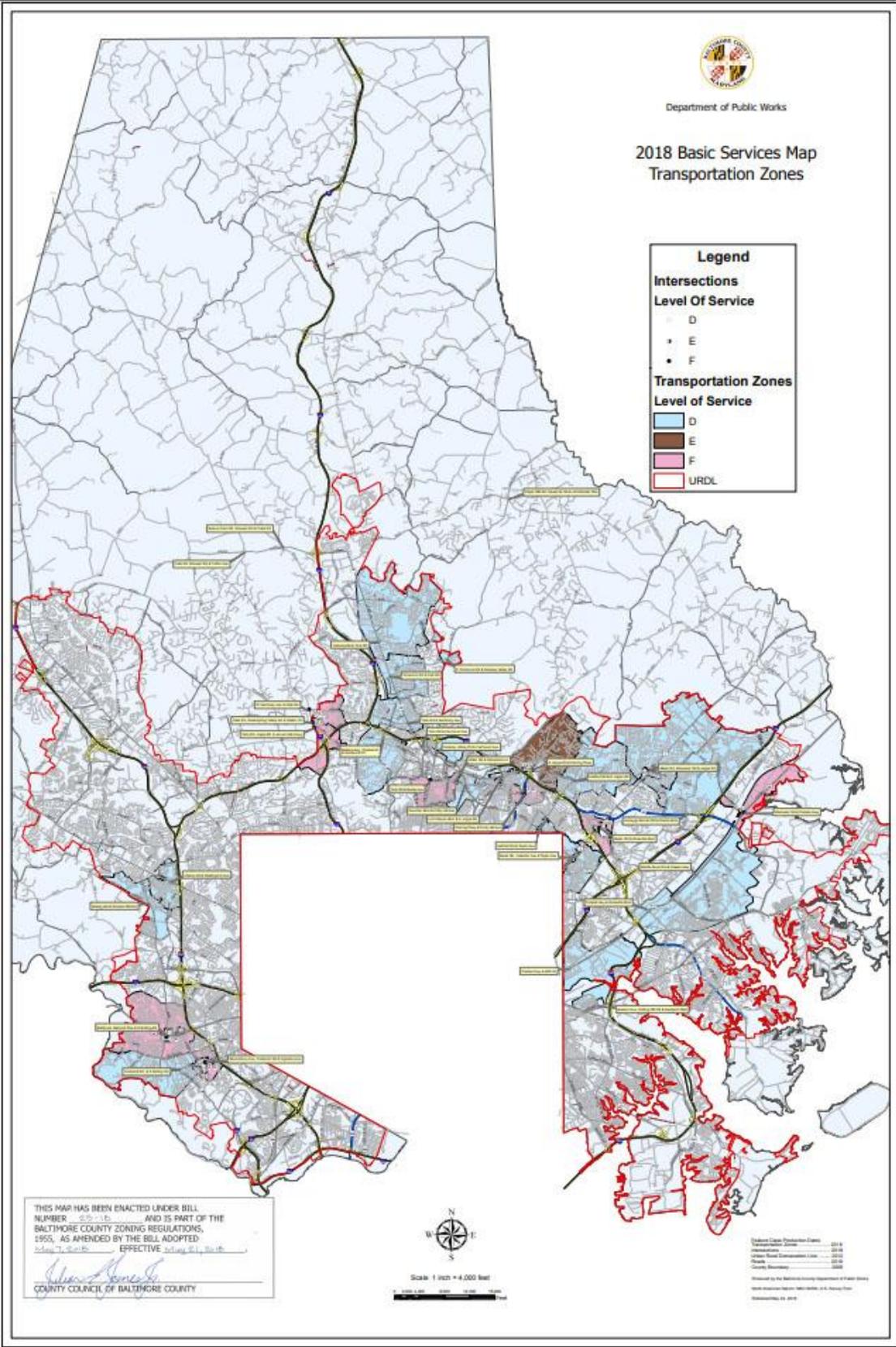
In addition, there are nine "F" level intersections and one "E" level intersection that were proposed on the 2018 Basic Service Transportation Map for controlling development. Commuter sheds for these intersections have been updated and shown on the 2018 Basic Service Map. Those ten intersections are:

Road Name	Level of Service (LOS)
Baltimore National Pike (US 40)/N. Rolling Road	F
Belair Road (US 1)/Rossville Boulevard	F
Bloomsbury Avenue/Frederick Road (MD 144)	F
Burke Avenue/W. Burke Avenue/York Road (MD 45)	F
Ebenezer Road/Pulaski Highway (US 40)	F
Falls Road (MD 25)/Seminary Avenue (MD 131)	F
Falls Road (MD 25)/W. Joppa Road	F
Falls Road (MD 25)/Greenspring Valley Road (MD 130)	F
Perring Parkway (MD 41)/Putty Hill Avenue	F
E. Joppa Road/Perring Parkway (MD 41)	E

Source: Baltimore County Department of Public Works.







Section C. Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

C-1. Measures and Indicators

This section performs an in-depth analysis on detailed data on residential and non-residential development in 2018 with reference to the Maryland’s Priority Funding Areas (PFAs). The analysis results show that Baltimore County continued to direct its development within the PFA and made progress achieving its preservation goals for areas outside the PFA.

C-1-1. Growth Inside and Outside the PFA

The County’s long-term effort in growth management has been made for sustaining livable communities, preserving resources, and achieving balanced development toward goals and objectives highlighted in *Master Plan 2020*. Table 7 shows that 97% of residential units in approved development plans were within the PFA. Fifty SFD units, including 31 in one major subdivision and 19 in nine minor subdivisions, were located outside the PFA.

Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2018

Project Track	Location of PFA	Project Count	Unit Type					Total
			SFD	SFSD	SFA	MF	Other	
Major Subdivision	Total	10	77	14	418	438	0	947
	Inside PFA	9	46	14	418	438	0	916
	Outside PFA	1	31	0	0	0	0	31
Minor Subdivision	Total	19	44	0	0	0	0	44
	Inside PFA	10	25	0	0	0	0	25
	Outside PFA	9	19	0	0	0	0	19
Limited Exemption*	Total	1	0	0	0	0	52	52
	Inside PFA	1	0	0	0	0	52	52
	Outside PFA	0	0	0	0	0	0	0
Planned Unit Development	Total	3	25	26	213	412	0	676
	Inside PFA	3	25	26	213	412	0	676
	Outside PFA	0	0	0	0	0	0	0
Total Units by Type			146	40	631	850	52	1,719
Units by type inside PFA			96	40	631	850	52	1,669
<i>Percent units in PFA of total</i>			<i>65.75%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>97.09%</i>

Source Baltimore County Government, approved development plans 2019.

Percent Units in PFA of total = units by type inside PFA / total units by type.

*: 52 independent units including 70 beds.

Approximately 95.75% of approved development for non-residential uses were located within the PFA (Table 8). The limited development projects outside the PFA were for a mixed use development of an office and a shop off Westminster Pike and an institutional development of a building on the Saint Paul's School campus.

Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2018

Project Track	Location of PFA	Project Count	Square Feet by Use Type					Total
			Retail	Industrial	Institutional	Mixed Use	Office	
Limited Exemption	Total	24	275,085	73,064	94,716	526,252	0	969,117
	Inside PFA	22	275,085	73,064	30,716	509,605	0	888,470
	Outside PFA	2	0	0	64,000	16,647	0	80,647
Major Development	Total	6	686,371	0	54,028	127,603	0	868,002
	Inside PFA	6	686,371	0	54,028	127,603	0	868,002
	Outside PFA	0	0	0	0	0	0	0
Planned Unit Development	Total	1	0	0	0	58,900	0	58,900
	Inside PFA	1	0	0	0	58,900	0	58,900
	Outside PFA	0	0	0	0	0	0	0
Total Square Feet by Use Type			961,456	73,064	148,744	712,755	0	1,896,019
Square feet inside PFA			961,456	73,064	84,744	696,108	0	1,815,372
<i>Percent total feet inside PFA of total</i>			<i>100.00%</i>	<i>100.00%</i>	<i>56.97%</i>	<i>97.66%</i>	<i>0.00%</i>	<i>95.75%</i>

Source: Baltimore County Government.

Percent total feet inside PFA of total = square feet inside PFA / total square feet by use type.

C-1-2. Occupancy and Razing Permits

Occupancy permits. Among all 1,817 new residential units that were permitted for occupancy in 2018, 94.33 % (or 1,714 units) were within the PFA. The remaining 5.67% were built outside the PFA, as shown in Table 9.

Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2018

Housing Unit Type	Units by Type	Inside PFA		Outside PFA Number of Units
		Number of Units	% Units by Type	
Multi-Family (MF)	188	188	100.00%	0
Single Family Attached (SFA)	1,096	1,096	100.00%	0
Single Family Detached (SFD)	471	368	78.13%	103
Single Family Semi-Detached (SFSD)	62	62	100.00%	0
Total Residential Units	1,817	1,714	94.33%	103
<i>Percent Units inside PFA of total units</i>		-	94.33%	-
				5.67%

Source: Baltimore County Government.

% units by type = number of units inside PFA by type / units by type.

Percent units inside PFA of total units = number of units inside PFA / total residential units (1,817).

Table 10 illustrates that in 2018, non-residential construction was predominately (99.61%) situated within the PFA. Specifically, all the industrial, institutional, and office use projects were built within the PFA. Approximately 99.95% of retail uses were constructed within the PFA; and 88.82% of mixed uses was inside the PFA. The 500-square foot retail outside the PFA was an addition to a deli. For the mixed use development outside the PFA, it was a construction of a storage facility with an office.

Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2018

Data Type	Use Type						Total
	Retail	Industrial	Mixed Use	Office	Institutional	Other	
Total Square Feet by Use Type	923,882	2,192,726	129,312	258,564	288,760	0	3,793,244
Square feet by use type inside PFA	923,382	2,192,726	114,852	258,564	288,760	0	3,778,284
<i>Percent total square feet by use type</i>	<i>99.95%</i>	<i>100.00%</i>	<i>88.82%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>-</i>	<i>99.61%</i>
Square feet by use type outside PFA	500	0	14,460	0	0	0	14,960
<i>Percent total square feet by use type</i>	<i>0.05%</i>	<i>0.00%</i>	<i>11.18%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>-</i>	<i>0.39%</i>

Source: Baltimore County Government.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type.

Razing permits. Table 11 shows that in 2018, among 133 dwelling units issued with razing permits, 77.44 % (or 103 units) were within the PFA. The remaining 30 units or 22.56 % of total units were outside the PFA.

Table 11. Residential Units by PFA in Razing Permits, 2018

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-family (MF)	-12	-12	100.00%	0
Single Family Attached (SFA)	-2	-2	100.00%	0
Single Family Detached (SFD)	-119	-89	74.79%	-30
Single Family Semi-Detached (SFSD)	0	0	-	0
Total Residential Units	-133	-103	77.44%	-30

Source: Baltimore County Government.

% units by type = number of units inside PFA by unit type / units by type.

Percent units inside PFA of total units = number of units inside PFA / total residential units (-133).

Table 12 shows that 98.84% of non-residential uses issued in razing permits were within the PFA. All industrial, mixed use, office, and institutional uses issued in razing permits were completely within the PFA. For the retail uses in razing permits, 95.47% was within the PFA. The remaining 4.53% were outside the PFA for the demolition of a greenhouse in Reisterstown.

Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2018

Location of PFA	Use Type						Total
	Retail	Industrial	Mixed Use	Office	Institutional	Other	
Total Square Feet by Use Type	50,766	95,600	40,000	988	10,520	0	197,874
Square feet by use type inside PFA	48,466	95,600	40,000	988	10,520	0	195,574
<i>Percent total square feet by use type</i>	<i>95.47%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>-</i>	<i>98.84%</i>
Square feet by use type outside PFA	2,300	0	0	0	0	0	2,300
<i>Percent total square feet by use type</i>	<i>4.53%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>-</i>	<i>1.16%</i>

Source: Baltimore County Government.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type.

C-1-3. Net Density in Development

Table 13 displays that for all approved residential plans in 2018, the overall net density for residential units per acre within the PFA was remarkably higher than that outside the PFA (4.266 units per acre vs. 0.144 units per acre). Information in Table 13 is evident that Baltimore County has achieved much denser development within the PFA in compliance with the Maryland Smart Growth Principles and goals in *Master Plan 2020*.

Table 13. Total Acreage and Density of Residential Development in Approved Plans, 2018

Project Track	Location of PFA	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	916	159.97	5.726
	Outside PFA	31	183.31	0.169
Minor Subdivision	Inside PFA	25	20.70	1.208
	Outside PFA	19	164.41	0.116
Limited Exemption*	Inside PFA	52	90.07	0.577
	Outside PFA	0	0.00	-
Planned Unit Development	Inside PFA	676	120.54	5.608
	Outside PFA	0	0.00	-
Total Amount		1,719	738.99	2.326
Total amount inside PFA		1,669	391.28	4.266
Total amount outside PFA		50	347.72	0.144

Source: Baltimore County Government.

Net density = total units / total acres

*: 52 independent units including 70 beds.

Table 14 presents that in 2018, the net density (square feet per acre) for non-residential uses was considerably higher inside the PFA than that outside the PFA (2,042.68 square feet per acre vs. 1,469.52 square feet per acre). This indicates the continued success of growth management by directing non-residential development inside the PFA where existing or planned infrastructure is

in place. As C-1-1 of this report states, development outside the PFA included the limited development projects that were for a mixed use development of an office and a shop off Westminster Pike and an institutional development of a school building in Saint Paul’s School.

Table 14. Total Acreage and Density of Non-Residential Development in Approved Plans, 2018

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	888,470	241.94	3,672.27
	Outside PFA	80,647	54.88	1,469.52
Major Development	Inside PFA	868,002	639.97	1,356.32
	Outside PFA	0	0.00	-
Planned Unit Development	Inside PFA	58,900	6.81	8,649.05
	Outside PFA	0	0	-
Total Amount		1,896,019	943.60	2,009.35
Total amount inside PFA		1,815,372	888.72	2,042.68
Total amount outside PFA		80,647	54.88	1,469.52

Source: Baltimore County Government.

C-1-4. Development Capacity Analysis

Baltimore County updates the development capacity analysis every three years. The analysis is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning for land within the PFA. The residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

The most recent development capacity analysis was performed after the 2016 Comprehensive Zoning Map Process (CZMP). The County Council adopted the 2016 CZMP on August 30, 2016. The new zoning map took effect on September 1, 2016. Since then there were some changes to land use, such as from pipeline to buildout. The most recent model result shows that the number of potential units is 14,427 including pipelines.

C-1-5. Land Preservation

Baltimore County has initiated policies and launched programs to protect the County’s agricultural and natural resources. The County has established a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts. As of the end of 2018, a total of 65,975 acres of land has been preserved through permanent easements, amounting to 82.47% of 80,000 acres, the *Master Plan 2020* goal. In 2018, the County added 926.02 acres to easements (Table 15). In

comparison, 729.63 acres were added to the easement in 2017. The map of 2018 Preserved Land on page 33 exhibits spatial locations of those programs.

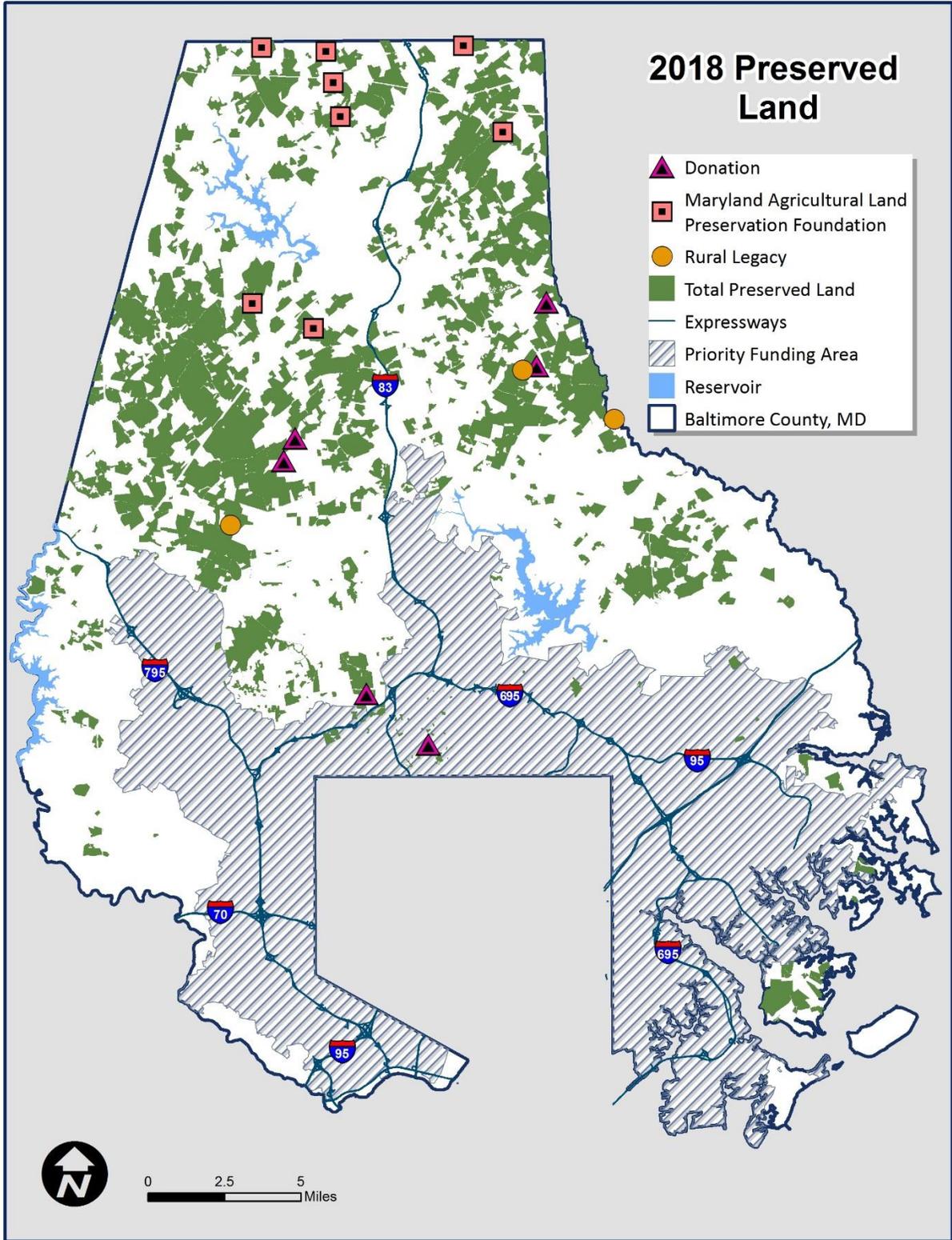
Table 15. Summary of Preservation Easements, 2018

Type	Acres	Percent of Total
Donated Easements	85.12	9.19%
Rural Legacy Easements	279.65	30.20%
Maryland Agricultural Land Preservation Foundation	561.25	60.61%
Baltimore County Agricultural Easements	0.00	0.00%
Regulatory Easements	0.00	0.00%
Total Acres	926.02	100.00%

Source: Baltimore County Government.



The Fenwick family donated 98 acres for conservation among total 65,975 acres (Source: Maryland Department of Natural Resources).



C-2. Compliance with the County Land Use Goal

Baltimore County established its land use goal since 1967 by creating the Urban-Rural Demarcation Line (URDL) and has launched land preservation programs to protect the rural area. The state PFA corresponds to the URDL. The URDL, in large part, has remained consistent, with one-third of the County designated as urban, and two-thirds as rural.

For decades, Baltimore County has continued to enact regulations and zoning changes as effective mechanisms to implement the master plan for strengthening its growth management policies. The success of master plan implementation is evident in the consecutive decennial censuses, showing that 90% of the County's population resides within the PFA. The County has been a leader in sensible development and growth management in Maryland and the nation.

With the adoption of *Master Plan 2020* in November 2010, Baltimore County has continued its commitment to maintaining the PFA by achieving the master plan's three goals:

- Continue the Success of Growth Management;
- Improve the Built Environment; and,
- Strengthen Resource Conservation and Protection.

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. The County's land preservation endeavors encompass a number of different programs, being funded by the state government, County government, private entities, or via donations. Others were achieved through requirements as part of the development process.

In order to continue sensible development and managed growth in the future, a variety of resources are needed in Baltimore County. The County's capital improvement program is prioritized on upgrading and 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, protect natural resources, and preserve cultural heritage.

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