
INTRODUCTION

The present and future needs of our citizens with respect to the economy, community and the environment will be protected and enhanced by actions proposed in this plan, with the intention of achieving a sustainable community.



The general purpose of *Master Plan 2020* is to guide the coordinated, adjusted, and harmonious development of Baltimore County. Policies and actions proposed herein will promote public health, safety, morals, order, convenience, prosperity and the general welfare. Although a few proposed actions are required by state law, generally the policies and actions stated in *Master Plan 2020* are not mandatory and do not control or limit the County governing body. They serve, as do all of the statements of the Master Plan, as a guide for the County's governing body. This plan will build on the successful concepts and strategies of previous plans, and will strengthen these long-term goals using a framework of sustainability. The present and future needs of our citizens with respect to the economy, community and the environment will be protected and enhanced by actions proposed in this plan, with the intention of achieving a sustainable community.

The County Executive and the County Council acknowledge the importance of the master plan as an advisory tool for ensuring rational and orderly development. The policy decisions of the Council, expressed through its law-making powers, are the means to fulfilling the evolving needs of the County and the citizens. *Master Plan 2020* is intended to guide the County Executive, the Council, and the government agencies in accomplishing the visions and goals of the plan. However, in certain limited circumstances, the plan may be more than just a guide. In response to a recent court decision, the Maryland General Assembly revised Article 66B of the Annotated Code of Maryland. The code essentially describes how applicable regulations and ordinances promulgated by local jurisdictions shall be consistent with specific items in the plan. (§ 1.02 Consistency with comprehensive plans, Article 66B, Annotated Code of Maryland)

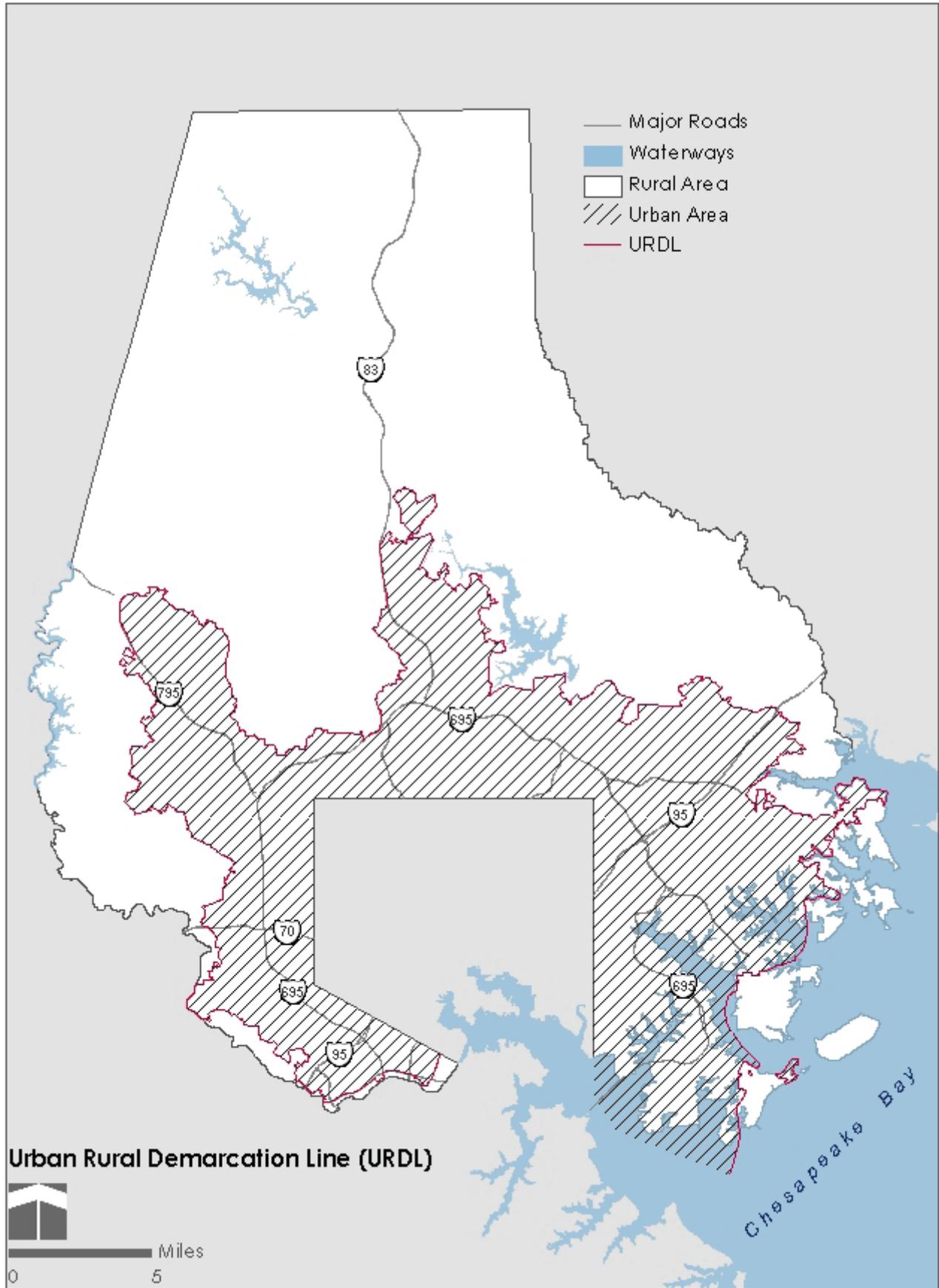
Several other mandates, including Federal, State, and local regulations affect *Master Plan 2020*. First, the Baltimore County Charter requires that a master plan be prepared and adopted every 10 years (§ 522.1 et. seq.). Additionally, details on required and optional contents of the plan are described in the Baltimore County Code (§ 32-2-202 et. seq.). Article 66B of the Annotated Code of Maryland, which is quite specific about elements required in local master plans, lists twelve new visions to be implemented to ensure a sustainable future for all jurisdictions in Maryland. This State Code was further revised to require a Water Resources Element (WRE) be included in the plan. The WRE is an examination of existing and future impacts of land development on all water resources in the County. Based on the results of this study, the proposed policies and actions in this plan are selected that will best help ensure the County will meet pollutant loading reductions in stormwater runoff and wastewater, and drinking water supplies will be safe and adequate. The WRE is included in *Master Plan 2020*. Finally, in compliance with Article 66B, a priority preservation element was recently added to *Master Plan 2010*, to ensure protection of the agricultural industry and the rural areas. The latter element is continued in this plan.

Success of Current and Past Master Plans

The first formal master plan, the *1980 Guideplan for Baltimore County, Maryland*, was adopted in 1972. Its philosophy was to accommodate growth and development in an orderly, environmentally sensitive manner, with adequate open space. Subsequent plans, the *Baltimore County Comprehensive Plan, 1975* and the *Baltimore County Master Plan 1979-1990* reorganized land use and development planning into a comprehensive growth management program. The 1975 plan resulted in the creation and adoption of urban and rural zoning. Two growth areas, Owings Mills and Perry Hall-White Marsh, were designated in the 1979 plan. The *Baltimore County Master Plan 1989-2000* created specific land management areas and policies that included growth areas, urban centers, community conservation areas, employment areas, and various rural land management areas.

Baltimore County is a national showcase in resource management and balanced growth, by successfully implementing *Master Plan 2010*, and the precedent master plans. The residential construction and redevelopment within the Urban-Rural Demarcation Line (URDL)(Map 1), first described in 1967, illustrate that the County excels in conserving its urban and rural communities by revitalizing existing communities and directing new development into the County's two designated growth areas. Water and sewer planning to allow those public utilities only in urban areas ensures development is concentrated inside the URDL, thus reducing sprawl. The noteworthy concentration of population and employment within the community conservation areas, and development in Owings Mills and Perry Hall-White Marsh, reflects the extraordinary effort on rational, aesthetic, and environmentally sustainable growth. *The Plan for the Valleys*, prepared and published in 1964 by the Green Spring and Worthington Valley Planning Council Incorporated, won the 2010 American Planning Association's National Planning Landmark Award. The Plan is the first long-range development plan based on the application of principles of ecological determinism to direct growth away from sensitive ecological features.

Map I: Urban Rural Demarcation Line



Since 2000, the County adopted and implemented amendments to the Comprehensive Manual of Development Policies (CMDP), new Resource Conservation (RC) zone designations, Renaissance Initiatives, the Adequate Public Facility Ordinance (APFO), and Planned Unit Development (PUD) regulations. These efforts continue to enhance quality design, high density, and efficient development in accordance with the Maryland Smart Growth Legislation. The County also strongly promotes large-scale redevelopment and new urbanist, or mixed-use development projects within its urban communities.

Furthermore, success is demonstrated in the economic development strategies to retain zoning districts for commercial and industrial expansion, by directing business development to the designated growth areas, commercial revitalization districts, enterprise zones, and employment centers. These policies are balanced with community conservation through programs that accentuate community empowerment, public/private partnerships, and coordination of public/private actions. Maintaining and strengthening the vibrancy of residential and business communities throughout the urban county is being achieved, and will be continued by *Master Plan 2020*.

Many advances in restoring, preserving and protecting our natural resources are continuing with policies and actions carried forward from precedent master plans. More than 55,000 acres of significant agricultural properties are preserved in perpetual easements available through various programs being administered by the Department of Environmental Protection and Resource Management (DEPRM). Stream restorations, retrofitting stormwater management facilities, tree plantings, establishment of stream buffers and forest conservation easements are successful and will continue to protect and enhance our natural resources.

Future Development

Over the next decade and beyond, the county must focus on where and how development occurs. This need is directed by State court decisions asserting that each jurisdiction must accommodate its fair share of population and employment increases. Although the rate of population increase is predicted to be slow, it



is estimated there will be 30,000 additional people living in Baltimore County in the next decade, with approximately 32,000 to 33,000 new jobs by 2020. Using policies and actions proposed by *Master Plan 2020*, this amount of growth can be accommodated with sustainable design at appropriate sites.

There are locations where growth and development should not occur. These sites may be of special concern or significance, such as agricultural properties, tracts within Chesapeake Bay Critical Areas, places near drinking water supply reservoirs, and other parcels with environmental resources. Some very localized parts of the County may have seriously inadequate infrastructure, such as insufficient public sewer capacity or over-crowded schools that make these sites unsuitable for additional density, unless these deficiencies are corrected. Many existing stable residential neighborhoods should not be disturbed for additional development. Most of these communities will be protected, with some in need being enhanced with physical improvements such as, schools, parks, open spaces, and, in some cases, enriched by amenities provided by nearby redevelopments.

The majority of future growth will be in the form of redevelopment because most of the land within the urbanized portion of the County is already developed. Larger, one-story buildings with huge unused parking lots present great opportunities for redevelopment as compact, mixed-use walkable communities. The areas most suitable for growth are typically located along major roads in commercial corridors, in or adjacent to existing town centers, or on older industrial and warehouse properties. The most ideal sites to accommodate future growth will have adequate public infrastructure already in place. Other criteria include the possibility for a good mix of residential, office, retail and other uses, potential for walkable and sustainable design, proximity to existing or proposed public transit, and with civic services, amenities, and employment opportunities on the sites or very close. The term Community Enhancement Areas (CEAs) is used to identify these new, sustainable communities. A detailed description of the proposed CEAs, their function, and the overall effect on the economy, community and environment is presented in the *Sustainable Communities* chapter in this plan.

Master Plan 2020 introduces the concept of transect-based planning to guide development. The concept was used to formulate the proposed land use maps for Baltimore County. Identifying a range of habitats from the most natural to the most urban, transects may be used as a framework for creation of zoning categories. The habitats are divided into six transect zones that are defined by the level and intensity of their physical and social character. One very important principle of this planning concept is that certain forms and elements are appropriate in specific environments. For example, a large apartment building belongs in an urban area, while a ranch house is more suitable in a rural setting. Additionally, the transect concept recognizes more flexibility

“To be truly successful in any community, planning must have the understanding and support of the people it serves. Staff members of the Office of Planning speak frequently before community groups, and the Office itself, with its collection of maps and other data in the County Building, is a clearing house for information that is open to everyone.”

Excerpt from: 1958 Report of Programs and Progress, Baltimore County Office of Planning, December 1958

of uses and building types that support mixed-use development. A land use map and zoning categories based on transects will allow citizens to be better aware of the form that future development will take. Transect-based planning is more fully described in the *Sustainable Communities* chapter in this plan.

Citizen Participation



A significant key to the success of any proposal is the involvement of all stakeholders. Baltimore County is strongly committed to providing every opportunity for participation by any interested citizen, businessperson, property owner and government entity in the development/redevelopment process. It is very important to instill a sense of stewardship: with encouragement and support, the citizens will have an integral role in the creation of sustainable developments through collaborative efforts. At the very genesis of any proposals, the County will facilitate meetings with all stakeholders, soliciting comments and suggestions from all who will contribute.

Process

In November 2007, the Office of Planning convened an interagency committee to begin developing *Master Plan 2020*. Representatives from the following agencies served on this committee:

- (1) Department of Environmental Protection and Resource Management (DEPRM)

- (2) Department of Public Works (DPW)
- (3) Recreation and Parks
- (4) Community Conservation
- (5) Economic Development
- (6) Permits and Development Management
- (7) Planning

A sub-committee consisting of representatives from DEPRM, DPW and Planning prepared the County's response to House Bill 1141 (2006): the development of the aforementioned Water Resources Element (WRE) to be included in the plan. The WRE provides significant influence on policies and actions herein.

In January and February 2010, more than fifty citizens from all areas of Baltimore County participated in two advisory committee meetings. This diverse group provided many comments, suggestions and observations on the future of their communities. Subsequent to the advisory committee meetings, four public input meetings were held in the southwestern, western, north-central, and eastern areas in Baltimore County. Comments offered were very informative and quite helpful in developing *Master Plan 2020*. Baltimore County is grateful to all persons who attended and participated in these meetings.

Implementation and Monitoring

The final test of any plan is its successful implementation. The multi-agency team that created this plan will be reconvened periodically to guide implementation, monitor progress, and propose strategies and programs to ensure the success of the plan. *Master Plan 2020* is developed to be a living document, that is, it will be reviewed periodically and updated when necessary. Past successful strategies in growth management will continue and be strengthened as the County moves toward achieving the goals, and implementing the State of Maryland's visions set forth in this document. All subsequent community plans formulated over the next decade will be based on the policies and actions proposed herein. Regulations

and ordinances will be consistent with specific items in *Master Plan 2020*, in those cases where State law requires consistency. The plan will be used often to help secure a sustainable future for the citizens of Baltimore County, Maryland.

SUSTAINABILITY

Sustainable development has been defined as that which "meets the needs of the present in a responsible manner without compromising the ability of current and future generations to meet their own needs" (United Nations General Assembly (1987) *Report of the World Commission on Environment and Development: Our Common Future*). Most experts agree there are three intertwined elements to the sustainability concept: *Community (or Social Equity), Economy and Environment*. To achieve a truly sustainable society, all three principles are included, with any competing interests among them being reconciled. Furthermore, our evolving world requires periodic monitoring, adaptation, and likewise modifications of these elements to maintain sustainability.

Community

Equitable access to all resources and decision-making processes is necessary for all residents to enjoy a higher quality of life that comes with the many benefits available in our society. Public transportation that is convenient and efficient allows citizens to get to work and services, reduces congestion and pollution, and decreases costs. Training and education that is readily attainable fosters opportunities for youth and the unemployed, while also contributing to the standard of living. Communities with good walkability and a healthy mix of uses, built with natural, local, durable materials, will help ensure a sustainable society. The provision of appropriate and adequate open spaces for sitting, meeting or gathering is critical. The community is also sustained by the full, active participation of all people in the decisions made concerning the future of their neighborhood. A spirit of cooperation and involvement by all stakeholders in these challenges is extremely valuable to the planning and development process.

Economy

The infusion of capital investments from and within the community aids in sustaining the local and regional economy. Financial resources generated and reinvested in the neighborhood assure high quality services for residents. Attracting and retaining large and small businesses and supporting economic development issues are very important in providing jobs for residents. These economic issues are considered throughout the Master Plan, because a sustainable community depends on a strong economy.

Environment

Reducing and mitigating negative impacts on natural resources and the environment is crucial to the long-term success of any community. Clean air and water is essential for all living beings to survive and flourish. Healthy forests and wetlands help to clean the air and water; and must be protected. To accommodate population growth, we must employ careful planning and thoughtful design as we develop/redevelop land.



This will enable preservation of our natural resources and the environment as we work towards the goal of sustainability.

Sustainability in Baltimore County: Past Successes and Future Challenges

In 1967, Baltimore County took the first significant step toward creating a sustainable policy framework for growth and development when it established an urban growth boundary, the Urban Rural Demarcation Line (URDL). The URDL divides the County into urban and rural land management areas. The division allows infrastructure investments and most land development to be focused in the urban areas, while natural and agricultural resources in the rural areas are preserved. Subsequently, Resource Conservation (RC) zones were adopted to restrict the number, configuration, size and location of new building lots in order to preserve agriculture and protect natural resources, while permitting limited growth. The protection of agriculture has been a key component of the rural growth management of the County for over 40 years. Significant public funds are invested in the permanent protection of cropland, pasture and woodland to maintain and foster a viable agricultural industry. This forward-looking effort by the County has become more important as national attention focuses on issues such as energy conservation, sustainability, global warming and national security.

As a result of these land management framework and policies, ninety percent of the county's population resides in one third of the County's land area. Consequently, public services are provided with efficiency, and two thirds of the land area is reserved for farming and natural resource conservation. By confining much of its growth to a limited geographic area, costs that might have been incurred by extending infrastructure and development are avoided. Designating and reinvesting in suburban Community Conservation areas helps to sustain private property values, maintain stable communities in which residents and business prosper, protect government's investments in the established public infrastructure, and minimize disinvestment and blight. Resources that can provide for the basic needs of all citizens,

including local food production, a high quality water supply, and improved air quality are protected, contributing to the sustainability of the community.

However, as Baltimore County grew over the past several decades, relatively low-density and auto-dependent suburban development occurred. Unlike the main street shopping areas of older neighborhoods, new development consisted of housing separated from strip shopping centers, offices and industrial parks. Instead of walkable street grids connecting residential areas to playgrounds, schools, and main streets, pods of new, single-use developments were connected by way of arterial roads that carried large volumes of fast moving traffic. This development pattern resulted in higher production costs, increased vehicle miles traveled (VMTs), increased pollution from vehicles, more time spent in cars, and reduced safety and health to the citizens.

As the size and amount of undeveloped land parcels within the URDL diminishes, the redevelopment of underused property at greater density and with a mix of land uses provides significant environmental and economic benefits. When property is redeveloped at higher densities, more people and activities are accommodated on less land. For a given number of homes, stores, or offices, the more compact the development, the greater the amount of undeveloped land that can be conserved. And the undeveloped land, if left in a natural state, or planted with trees, helps filter the air we breathe and the stormwater runoff, protecting urban streams, rivers and the Chesapeake Bay.



There remain challenges towards achieving sustainability. Three areas by which the land management framework can be improved are:

- (1) Provide a greater variety of efficient, safe, affordable and comfortable transportation choices.
- (2) Improve the physical form of new development, and enhance existing neighborhoods.
- (3) Redevelop sites to create compact, walkable, high-density mixed-use communities within the URDL to encourage economic growth and help pay for infrastructure and services.

To realize a sustainable community, *Master Plan 2020* introduces a new land management framework that contributes to the health and prosperity of its residents, and to the conservation of natural resources for future generations.

REGIONAL FRAMEWORK

The Baltimore region consists of the City of Baltimore and Anne Arundel, Baltimore, Carroll, Harford, and Howard counties in central Maryland (Map 2). These six local jurisdictions are an integral part of an interdependent network socially, economically, and environmentally in the Washington-Baltimore metropolis. Each of these six local jurisdictions identifies challenges and opportunities to manage growth and enhance economic development in communities throughout the region.

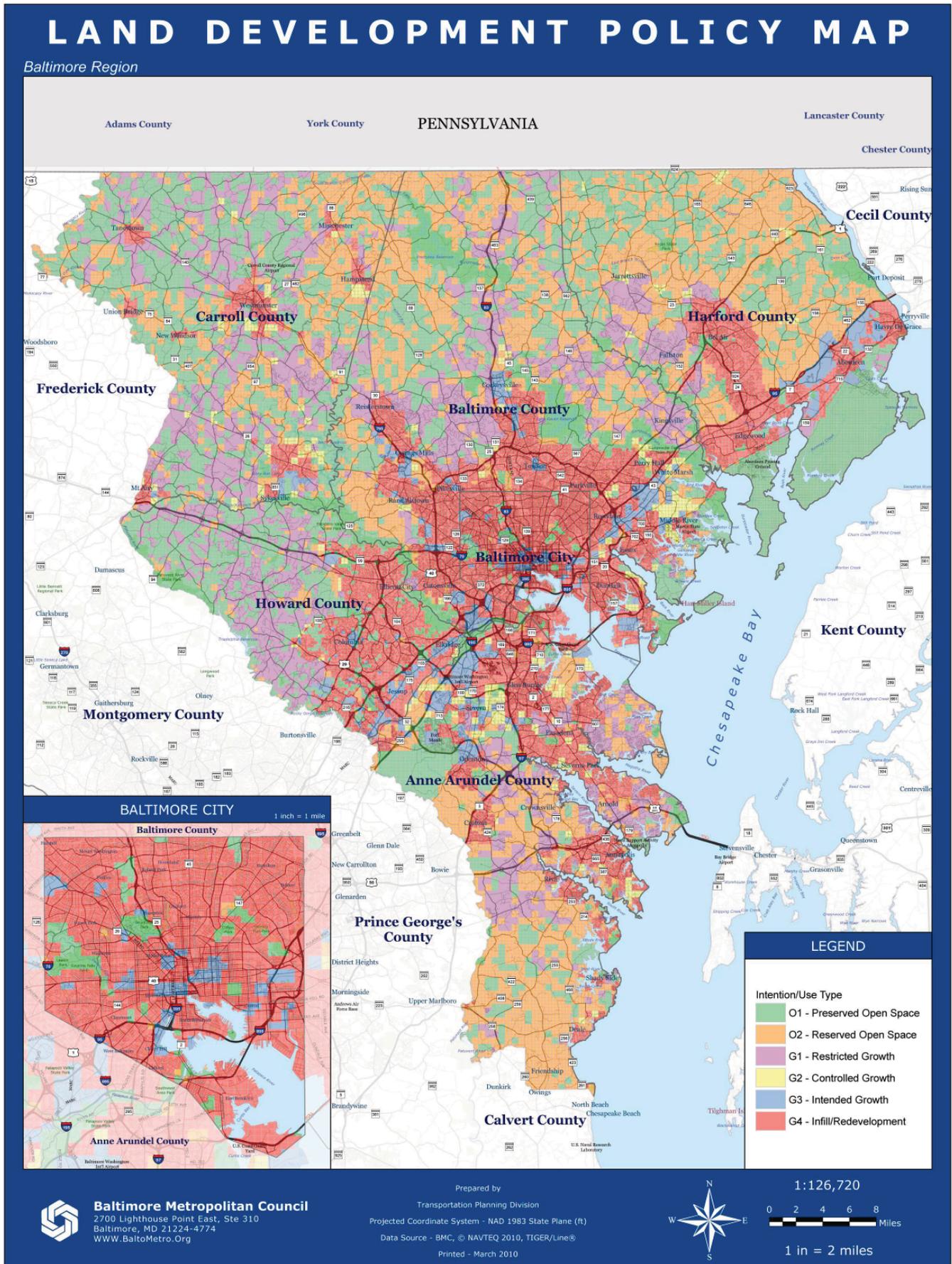
As the patterns of growth in the region continue to evolve, cities and counties redefine the previous forms of development with the goal of creating economically livable and environmentally sound communities. The State of Maryland's smart growth initiatives continue to guide regional collaboration and planning to strengthen communities and conserve natural resources, and also to achieve the twelve visions outlined in the Annotated Code of Maryland, Article 66B, revised in 2009.



Future development in Baltimore County will be focused within underutilized commercial corridors by supporting and encouraging the creative use of mass transit, taking precedence over the automotive-oriented development. It is essential for Baltimore County to establish, in cooperation with surrounding jurisdictions, a regional development database, and a model of compact urban communities. This is necessary to successfully articulate and implement

region-wide and statewide comprehensive plans, including Imagine 2060 and PlanMaryland. The Regional Development Policy map (Map 3) is for illustrative purposes only, and serves as a guide for the provision of regional infrastructure.

Map 3: Land Development Policy



DEMOGRAPHICS

Demographic information is critical in formulating policies, articulating community plans, and determining programs and services. The information enables county agencies to identify demographic change patterns and trends, not only indicating the success of the County's growth management, but also providing insights on challenges and opportunities for sustainable community enhancement in the next decade. Data provided in this section are derived from the U.S. Census Bureau's decennial enumeration and sampled data, its annual estimates, and yearly American Community Surveys (ACS). Other data sources include the U.S. Bureaus of Labor Statistics and Economic Analysis and the County's building and razing permits.

Growth and Diversity in Population

The URDL was established in 1967 and, later in the 1970s and 1980s, designated land management areas including the Owings Mills Growth Area and former Perry Hall-White Marsh Growth Area. The enacting and enforcement of these growth management policies in previous master plans has ensured the County's achievement in directing growth within the URDL, while protecting agricultural areas and preserving drinking water, natural resources and environment.

Baltimore County is the 3rd largest in population among Baltimore City and 23 counties in Maryland. In the past two decades, the County's population growth occurred predominantly inside the URDL. Approximately 90 percent of the County's residents live in the urban areas. The change in the County's population presents significant insights on how growth took place. Phenomenal growth in population occurred in the 1950s and 1960s, due to the

nationwide boom after World War II. Since that time the population growth rate has decreased (Chart 1). The slower growth rates in the past 4 decades illustrate that the County is becoming a maturing jurisdiction, which requires different policies in order to ensure a prosperous, sustainable future. The projected county population by 2020 is expected to be 846,000.

In addition, there is an emerging trend in population and housing characteristics in Baltimore County, reflecting a profound and prevailing national trend. The median age of the population continued to grow from 28.9 in 1970 to 38.8 in 2008. This represents a growing number in the elderly 65 years old or over, which increased its percent share in the County's total population from 7.4 percent in 1970 to 14.4 percent in 2008. The percent share of the County's senior residents is projected to be 17 percent in 2020.

The number and percent share of married-couple families has decreased; whereas the number and percentage of other household types – non-family, single person, or single-parent households – has been on the rise (Chart 2). Consequently, the number of persons in a household (household size) continued to decline. As a result, the County's average household



Chart 1: Total Population and Population Change, 1950 - 2020

Area	1950	1960	1970	1980	1990	2000	2010	2020
Baltimore County	270,273	492,428	621,077	655,615	692,134	754,292	816,546	846,977
<i>Change</i>	-	222,155	128,649	34,538	36,519	62,158	66,890	21,407
<i>Change Rate</i>	-	82%	26%	6%	6%	9%	9%	3%

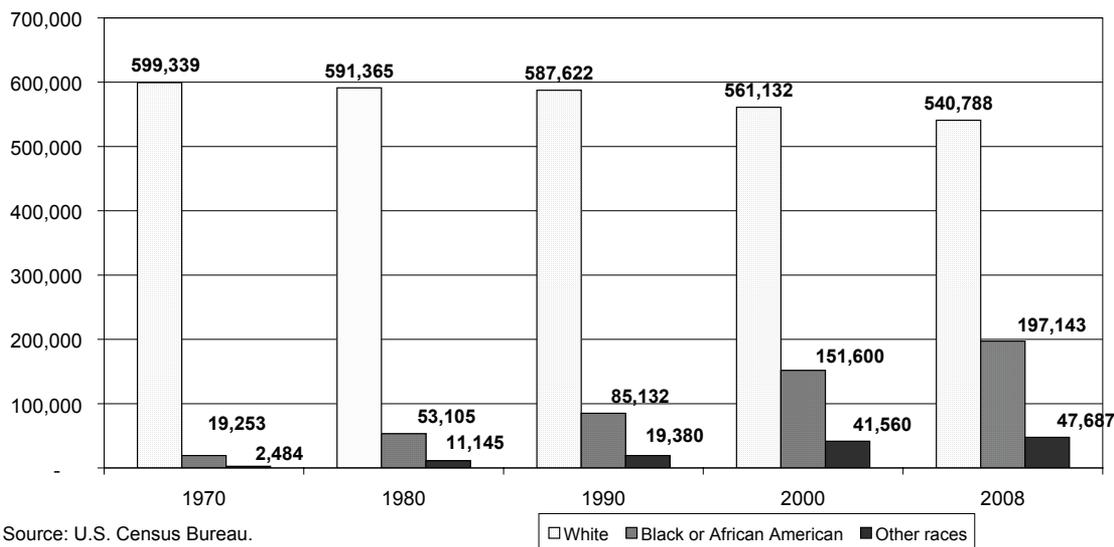
Sources: U.S. Census Bureau, 1950-2000 Censuses. Baltimore Metropolitan Council, Round 7C Forecasts.

Chart 2: Household Types, 1970 - 2008

Data Item	1970	1980	1990	2000	2008
Total Households	184,890	237,371	268,638	299,877	310,734
Married-Couple Families % total households	146,248 79.10%	150,731 63.50%	151,223 56.29%	148,099 49.39%	144,520 46.51%
Single-Parent Families % total households	16,085 8.70%	29,671 12.50%	38,612 14.37%	50,506 16.84%	53,863 17.33%
Non Family Households % total households	22,557 12.20%	56,969 24.00%	78,445 29.20%	101,272 33.77%	112,351 36.16%

Source: U.S. Census Bureau.

Chart 3: Change in Racial Composition, 1970 - 2008



Source: U.S. Census Bureau.

Chart 4: Age of Housing Structures

Decade Structure Built	Number of Units	Percentage of Total Housing Units	Decade Structure Built	Cumulative Percentage of Total Housing Units
Built 1939 or earlier	28,163	8.61%	Before 1939	8.61%
Built 1940 to 1949	27,867	8.51%	Before 1949	17.12%
Built 1950 to 1959	65,578	20.04%	Before 1959	37.16%
Built 1960 to 1969	41,793	12.77%	Before 1969	49.93%
Built 1970 to 1979	46,882	14.33%	Before 1979	64.25%
Built 1980 to 1989	46,032	14.07%	Before 1989	78.32%
Built 1990 to 1999	45,874	14.02%	Before 1999	92.34%
Built 2000 to 2009	25,082	7.66%	Before 2009	100.00%
Total	327,271	---	---	---

Source: U.S. Census Bureau.

size changed from 3.28 persons per household in 1970 to 2.46 persons per household in 2008. The household size has remained at 2.46 persons since 2000.

The County is also culturally diverse, with an increasing number and percent share of non-white or people of the Hispanic or Latino origin (Chart 3). As one of the state’s immigration destinations, Baltimore County also experienced a noticeable growth in the

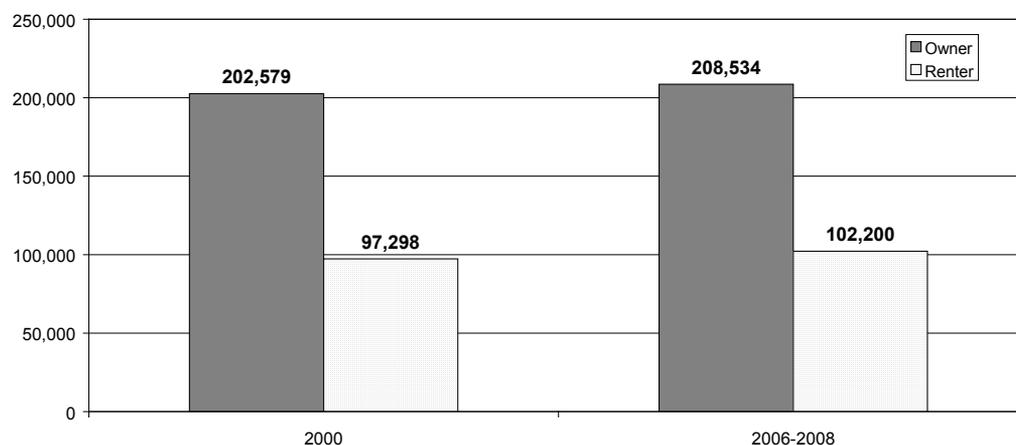
foreign-born in the 1990s and 2000s. The number of people who immigrated from other countries or places to the County rose from 32,000 (4.7 percent) in 1990 to 73,000 (9.3 percent) in 2008. As a result, people of the Hispanic or Latino origin (can be of any race) grew from 8,100 (1.2 percent of the County’s total population) in 1990 to 23,000 (3 percent of the total) in 2008. Asian and Native Hawaiian or Other Pacific Islander changed from 15,000 (2.3 percent) to 33,000

Chart 5: Housing Structure Types, 2000 - 2008

Housing Type	2000	Percent Total	2008	Percent Total
Single Family Detached	150,022	47.83%	155,728	47.58%
Single Family Semi-Detached	5,105	1.63%	4,232	1.29%
Single Family Attached (or Town Houses)	84,114	26.81%	86,703	26.49%
Multi-Family	74,447	23.73%	80,608	24.63%
Total	313,688	---	327,271	---

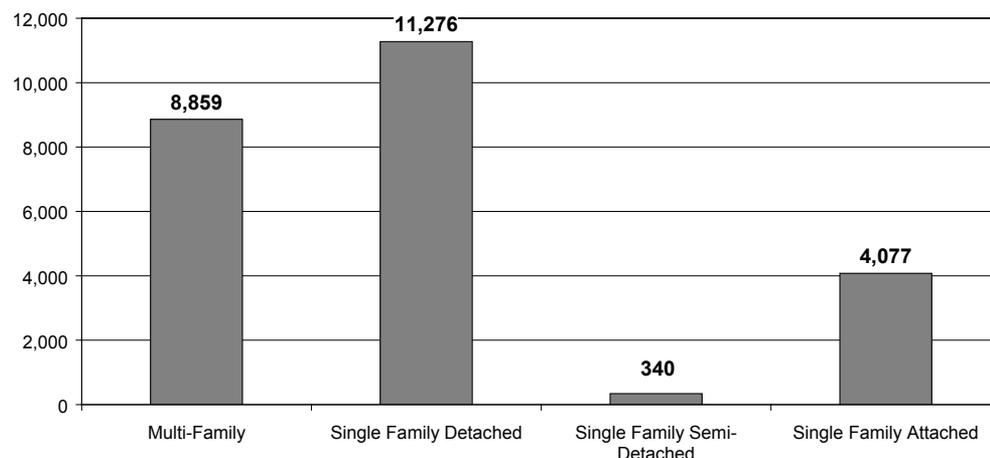
Source: U.S. Census Bureau.

Chart 6: Housing Tenure, 2000 - 2008



Source: U.S. Census Bureau.

Chart 7: New Residential Units by Housing Type, 2000 - 2009



Source: Baltimore County Government.

(4.3 percent) during the same time period. Prudently note that in Census 2000, the Census Bureau modified the race and ethnicity categories by adding two or more races. Also, the race and ethnicity data are tabulated from self-identification.

A Diverse, Affordable Housing Stock

Baltimore County leads the Baltimore region in housing inventory. The majority of the housing in the County (64 percent) was built prior to 1980, according to census data (Chart 4). Countywide, single family structures (detached, semi-detached, and attached) in the total housing inventory have been the predominant building type (Chart 5).

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Data on housing tenure is an indicator of homeownership (Chart 6). The housing tenure consists of owner-occupied units and renter-occupied units. According to the Census Bureau, the homeownership rate in Baltimore County was 67 percent in 2000 and in the 2006-2008 period. In 2009, the County's building permit system showed the homeownership rate was 68 percent, demonstrating a relatively stable trend. New residential unit

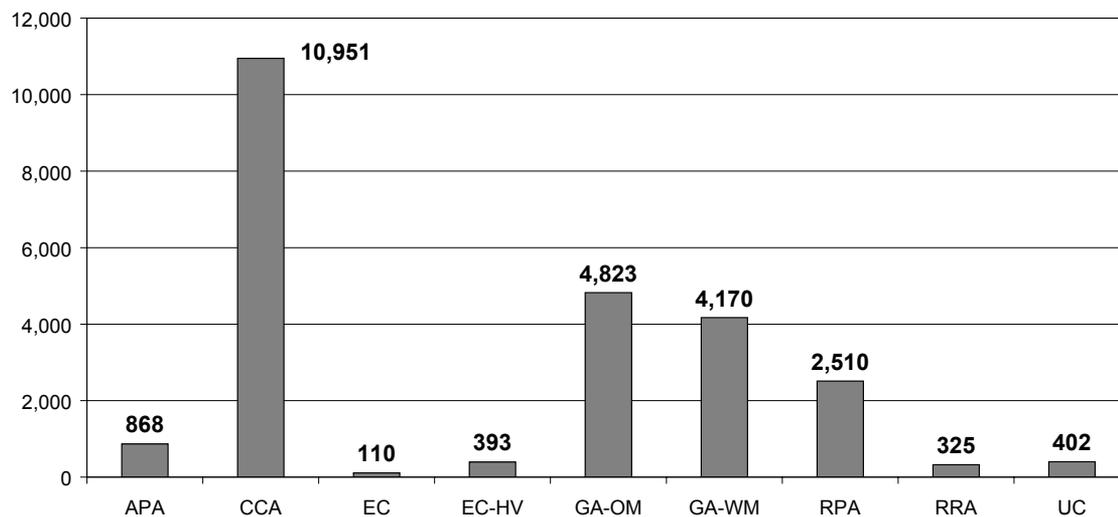
constructions since 2000, as registered in the Baltimore County building permit system, exhibited a similar pattern in housing structure types (Chart 7). However, the proportion of multi-family units in new constructions increased significantly to 36.1 percent, confirming the County's effort to diversify its housing stock.

Chart 8: Total Residential Units, 2000 - 2009

Area	Total Units		2000-2009	
	2000	2009	Total Growth	Percent Growth
Urban	283,040	301,138	18,098	6.39%
<i>Percent county total</i>	<i>90.22%</i>	<i>89.98%</i>	<i>86.37%</i>	-
Rural	30,694	33,549	2,855	9.30%
<i>Percent county total</i>	<i>9.78%</i>	<i>10.02%</i>	<i>13.63%</i>	-
County Total	313,734	334,687	20,953	6.68%

Source: Baltimore County Government.

Chart 9: New Residential Units by Land Management Area, 2000 - 2009



Source: Baltimore County Government.

Chart 10: New Residential Units by Land Management Area, 2000 - 2009

Land Management Area	Single Family Detached	Single Family Semi-Detached	Single Family Attached	Multi-Family	Total
Agricultural Preservation Area	831	0	0	0	831
Community Conservation Area	4,552	180	1,948	3,879	10,559
Employment Center	22	0	84	4	110
Employment Center-Hunt Valley	4	0	68	376	448
Growth Area-Owings Mills	922	49	1,247	2,476	4,694
Growth Area-White Marsh	2,116	96	681	1,098	3,991
Resource Preservation Area	2,260	14	6	0	2,280
Rural Residential Area	323	1	0	0	324
Urban Center	2	0	0	387	389
County Total	11,032	340	4,034	8,220	23,626

Source: Baltimore County Government.

Chart 11: Razed Residential Units by Land Management Area, 2000-2009

Land Management Area	Single Family Detached	Single Family Semi-Detached	Single Family Attached	Multi-Family	Total
Agricultural Preservation Area	124	0	0	0	124
Community Conservation Area	1,028	19	5	2,192	3,244
Employment Center	32	0	0	0	32
Employment Center-Hunt Valley	17	0	0	0	17
Growth Area-Owings Mills	63	0	1	0	64
Growth Area-White Marsh	115	4	0	0	119
Resource Preservation Area	380	4	0	0	384
Rural Residential Area	76	0	0	0	76
Urban Center	13	4	0	60	77
County Total	1,848	31	6	2,252	4,137

Source: Baltimore County Government.

Chart 12: Changes in Median Sold Price and Household Income, 2000 - 2008

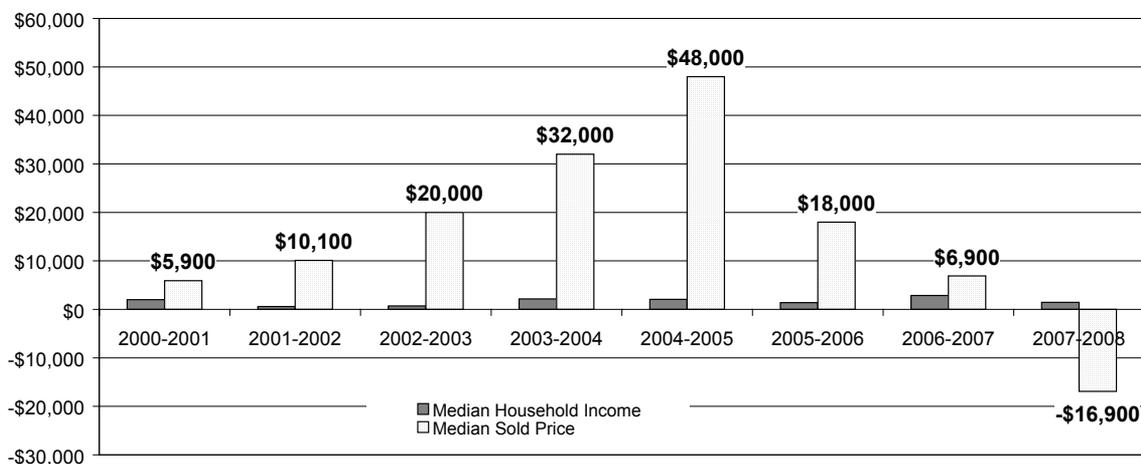
Jurisdiction	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Absolute changes in median sold price:								
Anne Arundel County	6,150	26,500	31,510	48,890	55,100	19,000	-22,000	18,000
Baltimore City	-3,000	4,900	8,100	15,000	30,000	20,400	12,600	-269
Baltimore County	5,900	10,100	20,000	32,000	48,000	18,000	6,900	-16,900
Carroll County	9,000	21,500	30,500	44,900	55,100	0	-30,550	35,550
Harford County	2,750	3,000	27,650	30,250	44,100	14,000	2,000	-5,000
Howard County	13,310	34,900	27,600	62,500	60,000	10,000	5,000	-15,000
Absolute changes in median household income:								
Anne Arundel County	2,850	750	700	3,150	2,500	5,550	3,000	1,600
Baltimore City	1,000	750	500	1,350	1,200	1,250	2,200	1,150
Baltimore County	2,000	600	700	2,150	2,050	1,400	2,850	1,450
Carroll County	2,150	1,250	650	3,350	3,200	1,100	3,250	1,800
Harford County	1,950	1,550	1,950	2,900	2,500	3,250	3,050	1,800
Howard County	1,550	300	1,000	3,100	2,850	5,800	3,550	1,850

Sources: Maryland Department of Planning for median household income; Metropolitan Regional Information Systems for median sold price; Freddie Mac for interest rate survey.

Recent statistics on residential development verify the county's success in enhancing community conservation and resource preservation. As shown in Chart 8, the majority of total residential units were constructed inside the URDL (or urban areas). The largest growth has occurred in Community Conservation Areas, followed by the Owings Mills and Perry Hall-White Marsh areas (Chart 9, see a land management area or LMA map for full names of LMA). The increase in residential construction in the Owings Mills area is more substantial than that in the White Marsh area. Among urban land management areas, there also is a mixture of housing types (Chart 10). In the Community Conservation Areas, single-family dwellings – detached, semi-detached, and attached (town houses) – are predominant. This is also true for the Perry Hall-White Marsh area. In Owings Mills, multi-family registers the largest number of new housing construction.



**Chart 13: Changes in Income and Housing Price
Baltimore County, 2000 - 2008**



Sources: Maryland Department of Planning and Metropolitan Regional Information

Chart 14: Housing Costs as Percent Household Income

Data Item	2000		2008	
	Owner	Renter	Owner	Renter
Less than 20.0 percent	55.00%	35.80%	35.20%	24.60%
20 to 24 percent	14.60%	14.30%	16.70%	14.70%
25 to 29 percent	9.70%	11.50%	13.60%	11.90%
30 to 34 percent	5.60%	7.70%	8.80%	9.20%
35 percent or more	14.50%	26.60%	25.70%	39.50%

Source: U.S. Census Bureau.

Reinvestment strategies will be required in older communities throughout Baltimore County for communities to retain their desirability. The redevelopment of older multi-family housing and/or commercial properties is the major component of the County’s comprehensive redevelopment strategy. The majority of residential dwelling units (3,244 out of 4,137) razed were in Community Conservation Areas. Among those 3,244 units, nearly 70 percent (or 2,192 units) were multi-family dwellings (Chart 11).

Charts 12 and 13 indicate that throughout all six (6) jurisdictions in the Baltimore region, consisting of Baltimore City and Anne Arundel, Baltimore, Carroll, Harford, and Howard counties, the change in median sales price has been substantially higher than the change in the median household income. Furthermore, the housing affordability index in Baltimore County dipped from 157.13 in 2000 to



119 in 2008, indicating that a smaller portion of the County’s households are able to purchase a home.

Additionally, in 2000, 14.6 percent of the County’s homeowners spent more than 35 percent of their household incomes on housing, a threshold utilized by the U.S. Department of Housing and Community Development (HUD) measuring the housing affordability. Chart 14 demonstrates that the

proportion of owners and renters who spent 35 percent or more of their household income on housing costs has increased between 2000 and 2008. This challenge in affordability for renters has been more significant than that for homeowners. However, the percent share of homeowners who experienced the affordability problems has increased more rapidly (in terms of rate of change) than that of renters. The percent share of homeowners surged from 14.5 in 2000 to 25.7 in 2008

Chart 15: Educational Attainment, 1990 - 2008

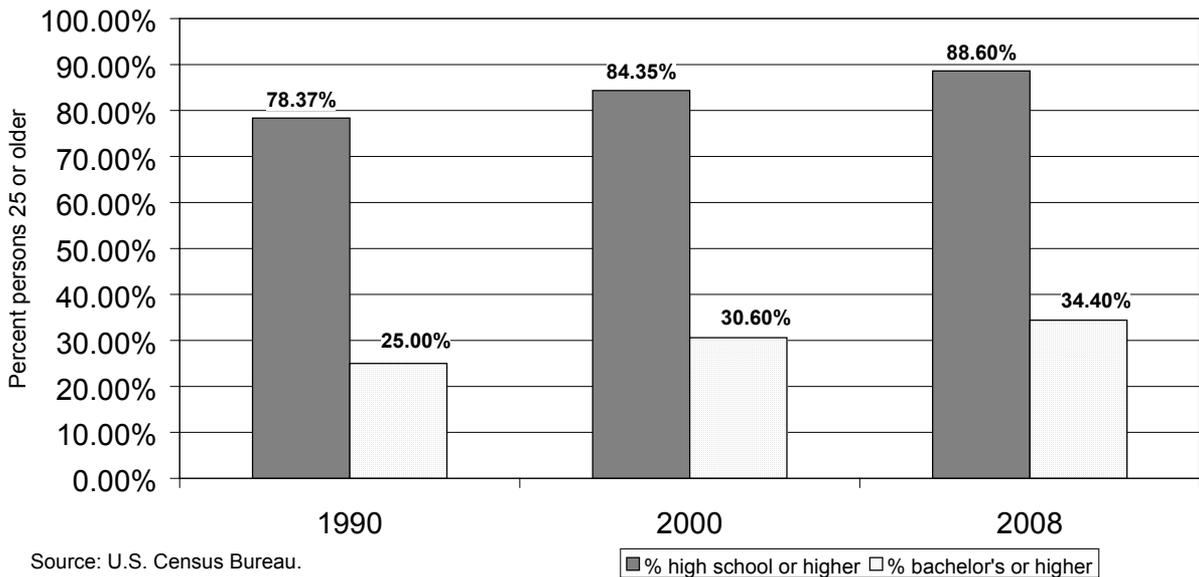
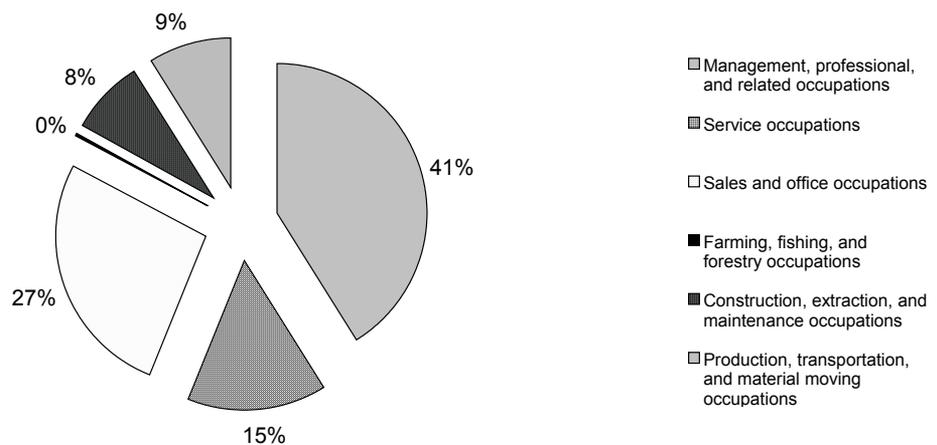


Chart 16: Occupation of Employed Residents, 2008



Source: U.S. Census Bureau.

%: Percent share of each occupation to total employed residents

(a change rate of 77 percent); whereas, the percent share of renters rose from 26.6 to 39.5 (a change rate of 48 percent).

Educated Workforce and Diversified Economy

Baltimore County residents have a high attainment level in education. This is reflected in the percent share of persons achieving high school diplomas or

higher, and bachelor's or advanced degree in the total population 25 years old or older (Chart 15). From 1990 to 2008, the average educational attainment in the nation and Maryland are 84.5 percent and 87.6 percent respectively for a high school graduate or higher. The County's average number of residents with a high school diploma or higher increased from 78.4 percent to 88.6 percent during the same time period. The percentages for a bachelor's degree or

Chart 17. Total Full-Time and Part-Time Employment by Industry

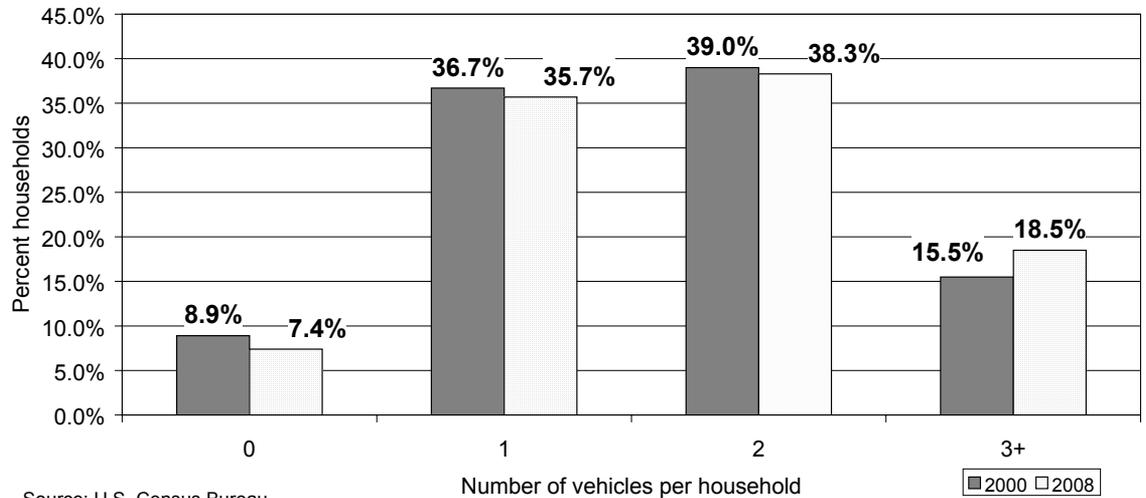
Industry (Job Type)	2001	2008	2001-2008 Change
Total employment	468,712	520,891	52,179
FARM EMPLOYMENT	1,437	1,022	(415)
NONFARM EMPLOYMENT	467,275	519,869	52,594
Private employment:	407,567	461,155	53,588
Forestry, fishing, related activities, and other	527	437	(90)
Mining	352	519	167
Utilities	(D)	(D)	---
Construction	29,767	37,177	7,410
Manufacturing	33,102	24,448	(8,654)
Wholesale trade	15,103	14,065	(1,038)
Retail trade	62,317	58,387	(3,930)
Transportation and warehousing	(D)	(D)	---
Information	8,748	9,072	324
Finance and insurance	27,896	35,917	8,021
Real estate and rental and leasing	19,358	31,499	12,141
Professional and technical services	35,024	45,097	10,073
Management of companies and enterprises	1,532	3,539	2,007
Administrative and waste services	35,226	36,112	886
Educational services	9,340	12,262	2,922
Health care and social assistance	56,175	70,793	14,618
Arts, entertainment, and recreation	10,664	11,747	1,083
Accommodation and food services	26,517	29,629	3,112
Other services, except public administration	24,017	26,689	2,672
Government and Government enterprises:	59,708	58,714	(994)
Federal, civilian	15,334	15,314	(20)
Military	2,639	2,332	(307)
State and local	41,735	41,068	(667)
State government	12,365	11,183	(1,182)
Local government	29,370	29,885	515

Source: U.S. Bureau of Economic Analysis.

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

The estimates for 2001 were based on the 2002 North American Industrial Classification System (NAICS). The estimates for 2008 were based on the 2007 NAICS.

Chart 18: Percent Vehicles per Household, 2000 - 2008



Source: U.S. Census Bureau.

Chart 19: Place of Work at County Level, 2000 - 2008

Data category	1990		2000		2006-2008	
	Total	Percent Total	Total	Percent Total	Total	Percent Total
Total:	360,170	---	373,496	---	397,596	---
Worked in state of residence:	353,130	---	364,564	---	387,685	---
<i>Worked in county of residence</i>	181,837	50.49%	196,917	52.72%	199,496	50.18%
<i>Worked outside county of residence</i>	171,293	47.56%	167,647	44.89%	188,189	47.33%
Worked outside state of residence	7,040	1.95%	8,932	2.39%	9,911	2.49%

Source: U.S. Census Bureau.

higher are 27.4 and 35.2 in the nation and Maryland correspondingly. In Baltimore County, the average for a bachelor’s degree or higher grew from 25 percent to 34.4 percent between 1990 and 2008. The outstanding educational attainment contributed to a well-educated workforce and helped improve the economic well being of the region.

In Baltimore County, national and state trends show that the majority of employed workers perform jobs in the management and professional occupations, followed by the sales and office occupation (Chart 16). The services occupation is the 3rd highest occupation. The number and proportion of residents employed in farming and related vocations is minimal. There are approximately 70,000 residents working in the construction, production, and transportation occupations.



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Baltimore County has an employment base (jobs by place of work) of approximately 521,000 (U.S. Bureau of Economic Analysis; also see Chart 17) and ranks 2nd in Maryland, behind Montgomery County. There are approximately 59,000 government jobs at the federal, state, and local level. The County is one of the hubs in Maryland for federal government agencies including the Social Security Administration, the Centers for Medicare and Medicaid Services, and the Federal Bureau of Investigation. The Social Security Administration and the Centers for Medicare and Medicaid Services are an economic engine for the Woodlawn area and also the entire Baltimore region.

Baltimore County is home to the national or regional headquarters of leading corporations, such as CareFirst BlueCross BlueShield, McCormick and Company, Stanley Black and Decker, and Proctor and Gamble. The key employers are located along major transportation corridors, largely concentrating in the Towson urban core, Owings Mills and Perry Hall-White Marsh growth areas, and various employment centers such as Hunt Valley, Woodlawn, and Middle River.

Reflecting ongoing national trends shifting employment from manufacturing to service, the employment in Baltimore County is highly professional and service-oriented. Major employment sectors are health care and social services, retail trade, and government (Chart 17). Also, according to the state Department of Labor and Licensing Regulations (2008), among Maryland's ten industry clusters, Baltimore County ranks 1st in finance and insurance, manufacturing, and the retail trade, and is 2nd place in bioscience, business services, hospitality and the tourist industries.



Transportation Means and Expenditures

In Baltimore County, the majority of households own at least one or two vehicles, although the percent share of at least one or two vehicles in a household declined slightly from 2000 to 2008 (Chart 18). Households possessing three or more vehicles grew from 15.5 percent to 18.5 percent between 2000 and 2008.

Approximately 51 percent of all residents who are employed work within the County. Another 42

Chart 20: Means of Transportation, 1990 - 2008

Means of Transportation	1990		2000		2008	
	Total	Percent Total	Total	Percent Total	Total	Percent Total
Drove Alone	278,509	77.33%	297,552	79.67%	314,792	79.17%
Carpool	47,472	13.18%	40,497	10.84%	39,918	10.04%
Public Transit	15,718	4.36%	15,687	4.20%	15,729	3.96%
Walked or Worked at Home	16,787	4.66%	17,959	4.81%	21,459	5.40%
Other means	1,684	0.47%	1,801	0.48%	5,698	1.43%
Total employed residents	360,170	---	373,496	---	397,596	---

Source: U.S. Census Bureau.

Chart 21: Transportation Expenditure per Family, 1990 - 2008

Baltimore Metropolitan Statistical Area and Nation

Area Type	Data Item	1990	2000	2008
Baltimore MSA	Transportation Expenditure	\$5,100	\$7,185	\$7,793
	Total Expenditure	\$30,768	\$41,725	\$52,543
	% Transportation of total	16.58%	17.22%	14.83%
Nation	Transportation Expenditure	\$5,176	\$7,216	\$8,701
	Total Expenditure	\$28,444	\$38,163	\$50,805
	% Transportation of total	18.20%	18.91%	17.13%

Source: U.S. Bureau of Labor Statistics.

percent commute to work in the five other jurisdictions in the Baltimore region (Chart 19). Also, according to the Census Bureau, the mean commuting time to work remained the same, about 28 minutes from home to the workplace during the same time period.

Chart 20 shows that the actual number of residents who took public transit, walked to work, or worked at home increased. However, nearly 80 percent of them still drove to work alone, which is substantially higher than the percentage of workers who rode in carpools, took public transit, walked to work, or worked at home. The percent share of workers who chose to carpool or rode public transit declined since 1990.

In the Baltimore Metropolitan Statistics Area (MSA) (including Baltimore City and five counties in the region, and Queen Anne's County), consumer expenditures on transportation, including vehicle purchases, gasoline and motor oil, finance charges, maintenance and repairs, insurance, rentals, licenses, and public transportation have increased since 1990. The expenditure data are only available at the national or MSA level. The absolute costs have significantly increased in the nation and the Baltimore MSA (Chart 21).

The regional household travel survey by the Baltimore Metropolitan Council in June 2010 demonstrates that 80 percent of daily trips – combined means of transportation – are attributable to the non-work related. The mileage of non-work related trips also increased substantially. Walking trips account for 6 percent of overall trips. Nearly 50 percent of daily walk trips are less than 0.3 miles in distance and 90 percent are less than 1 mile. The majority of the walk trip's duration is between 1 and 5 minutes, followed by the 6 to 10 minute range.

Policy Implications

Baltimore County's population continues to grow, although at a slower pace through past decades. The maturing county requires that the County develop innovative strategies to promote compatible infill, revitalization, and sustainable design and construction of residential and non-residential structures. The emerging diversity strongly suggests that the County faces new challenges, and will need to offer alternative solutions for the provision of services to its residents.

The increase in senior residents - due to longevity, aging in place, and growing old of baby boomers – require a larger variety of services for daycare, transitional housing, senior centers, mobile transit, and health care. The dynamic in the household composition change indicates a need for diverse housing choices for different types and sizes of homes that will continue to meet the demand of married-couple families with children and single-parent households and non-family households. The senior residents may require a different type of housing for daily living and mobility around their residences. The growth in minorities and foreign-born will bring



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different cultural heritages to Baltimore County and will also have significant implications on programs and services, particularly schools, health, social services, workforce development, housing choices, and fair practices.

Baltimore County is successful in safeguarding its urban communities as viable places to live, work, and raise families. This is being achieved by revitalizing ailing communities while directing new development in the designated growth areas. The County works towards preserving existing, well-established residential communities where more than 90 percent of the housing stock was built prior to 2000. The County promotes an adequate supply of residential dwellings with a variety of types to meet the needs of people at different ages and stages of their lives. Multi-family construction has become increasingly important to fit emerging demographic trends and housing market conditions in recent years.



The relatively affordable housing stock will continue to attract people who desire to work and reside in Baltimore County.

Mirroring the national trend, there exists a significant increase in the transportation expenditure in the Baltimore metropolitan area. Workers choosing to drive alone to work accounted for 80 percent among all means of transportation. Additionally, half of employed residents perform their jobs outside of Baltimore County. The mixed-use, walkable, and transit-oriented development may help allow some residents to work close to their residences.

Retaining and attracting well-educated residents in the workforce will continue to be part of the County's workforce development. The County's business development plan also encourages mixed-use, walkable, and transit-oriented development, which will help provide opportunities for the County workforce to work and reside within the same area. Baltimore County is one of the key leaders in the Maryland state economy. The County is a hub of major employers (nationwide or statewide), with a diversified economic structure. A well-educated workforce in the professional and services occupations contributes to a high level of employment. The County will continue to achieve its goals by collaborating with jurisdictions in the Baltimore-Washington, D.C. region and the rest of Maryland in managing challenges for a continued growth in employment.

