
GLOSSARY AND APPENDICES

Glossary

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GLOSSARY

Adequate Public Facilities Ordinance (APFO)

– Defined by the Baltimore County Code, the intent of the APFO is to provide a predictable planning environment for the provision of adequate infrastructure, roads, public school facilities, and recreational space, by requiring residential and nonresidential projects to pass certain tests as a condition of development approval.

Affordability – Based on standards set by mortgage lenders, the U.S. Department of Housing and Urban Development (HUD) construe that no more than 30% of household income ought to be allocated to housing Principal, Interest, Taxes and Insurance (PITI). Normally, pricing calculations that describe workforce housing use 30% of household income as the maximum threshold of affordability.

Area Household Median Income (AHMI) – This is the median household income of a metropolitan statistical area (MSA), a geographic unit defined by the federal Office of Management and Budget. The U.S. Department of Housing and Urban development (HUD) utilizes AHMI to identify the number of low to moderate-income households for applications of federal housing programs.

Base Realignment and Closure (BRAC) – The Congress established the 2005 BRAC Commission to ensure the integrity of the base closure and realignment process in military installations throughout the nation. Maryland is one of a few states to expand from BRAC at various military installations including the Aberdeen Proving Ground, Andrews Air Force Base, Fort Detrick, Fort George G. Meade, and National Naval Medical Center.

Biomass – A renewable energy source; biological material obtained from living organisms.

Capital Improvement Program (CIP) – The CIP is the County plan specifying when major land acquisition and construction projects for schools, parks, roads, sewers and other public facilities will occur, and how they will be financed.

Charrette – A comprehensive, holistic approach to planning and development with active community participation. It is designed to revitalize existing communities or envision new communities with a sense of place and a well-conceived architectural fabric.

Chesapeake Bay Critical Area Act – The Chesapeake Bay Critical Area data set contains polygons and lines representing the Chesapeake Bay Critical Area. The Chesapeake Bay Critical Area is defined as the area within 1000 feet of the mean high tide line as defined by 1972 aerial photography acquired by the Maryland Department of Natural Resources. The critical area has three designations: resource conservation area (RCA), the intensely developed area (IDA) and the limited development area (LDA). The IDA and LDA definitions were given to land that was already developed prior to the critical area being defined in 1984. Properties that are developed within the critical area are subject to special regulations as stated in the Baltimore County Code.

Commercial Revitalization Districts (CRD)

– The Commercial Revitalization Districts are legal boundaries based on parcel and zoning lines. Businesses in the districts are eligible for loans and other assistance to encourage investment in these established communities. The Baltimore County Council designated 14 Commercial Revitalization Districts: Arbutus, Baltimore National Pike, Catonsville, Dundalk, Essex, Lansdowne, Liberty Road, Loch Raven, Overlea-Fullerton, Parkville, Pikesville, Reisterstown, Towson and Woodlawn-Security.

Community Conservation Areas (CCA) – A Community Conservation Area is one of ten (10) land management areas that were established in the *Baltimore County Master Plan 1989-2000*, a legacy of the preceding 1972, 1975, and 1979 Plans, to direct development in growth areas, enhance community conservation areas, improve the quality of development, and preserve farmland and resources. CCAs generally consist of low to moderate density suburban residential neighborhoods served by public

water and sewer facilities. CCAs also include a significant amount of commercial development, located primarily along commercial corridors.

Community Enhancement Area (CEA) – A Community Enhancement Area is a new locale designated in this *Master Plan 2020* suitable for compact, mixed-use, walkable, transit-oriented development with a sustainable design and construction of residential and non-residential structures within the Urban-Rural Demarcation Line (URDL).

Consolidated Plan – In compliance with federal requirements for receiving funds from the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan is a five-year strategy that proposes how Baltimore County will use local, state, and federal resources, as well as funds from the Community Development Block Grant program (CDBG), HOME Investment Partnerships program (HOME), Emergency Shelter Grant program (ESG), to create decent housing, expand economic opportunity, and ensure a suitable living environment for low to moderate-income persons and communities.

Councilmanic Districts – The councilmanic district is a graphical representation of the authoritative enrolled bill, Baltimore County Bill 47-01. The appropriate district number identifies each councilmanic district. The Baltimore County Board of Elections validated the data.

Ecosystem – An ecological community together with its environment, functioning as a unit.

Geocode – The spatial references that are required are X and Y coordinates in a documented geographic or projected coordinate system. Transforming this sort of reference into a simple X and Y is a process known as Address Matching, or Geocoding.

Geology – The geology data set contains a representation of the Maryland Department of Natural Resources, Maryland Geological Survey's Geology Map of Baltimore County, Maryland published in

1976. The geology map depicts major geologic formations. Point features normally on the geology map are not included in this data set.

Green Infrastructure – Defined by the American Planning Association, green infrastructure is a system of elements including greenways, trails, parks, farms, forests, and wildlife habitat that have long complemented “gray” infrastructure framing the built environment. When interconnected, these green elements form a network of natural areas and other open spaces that conserves natural ecosystems, sustains clean air and water, and provides an array of benefits to humans and wildlife.

Greenfield – Greenfields include previously undeveloped land, restored land, agricultural properties, and parks. These lands have high ecological, social, and community values.

Greenways – Greenways are classified as either a “recreational greenway” or an “environmental greenway.” The County greenway system was adopted in the Baltimore County Master Plan 2010.

HOME program – A program sponsored by HUD that helps expand the supply of decent affordable housing for very low, low, and moderate-income families through grants to state and local jurisdictions.

Housing Tenure – Defined by the U.S. Census Bureau, this term refers to the distinction between owner-occupied and renter-occupied housing units.

Intensely Developed Areas (IDA) – An area where existing development is very concentrated, so that little of the natural environment remains. It is one of the Chesapeake Bay Critical Area's three designations: resource conservation area (RCA), the intensely developed area (IDA) and the limited development area (LDA).

Land Preservation – The land preservation data set contains the boundaries of properties that have had a permanent or temporary conservation easement placed on the property. An easement is an agreement

between a landowner and a government body or land trust that prevents development of the property. The data set also contains properties that have shown interest in participating in a preservation program at some time. Conservation programs include the Maryland Agricultural Land Preservation Foundation, the Baltimore County Land Preservation Program, the Rural Legacy Program and the Maryland Environmental Trust.

Leadership in Energy and Environment Design (LEED) Certified – A voluntary, consensus-based national standard for developing high performance, sustainable buildings.

Metropolitan Planning Organization (MPO) – A federally mandated and federally funded transportation policy-making organization that is made up of representatives from local government and governmental transportation authorities. In 1962, the Congress passed legislation that required the formation of an MPO for any urbanized area with a population greater than 50,000 to ensure that existing and future expenditures for transportation projects and programs are based on a continuing, cooperative, and comprehensive (“3-C”) planning process.

Mixed-Income Housing – A mixed-income housing development can be defined as a development that is comprised of housing units with differing levels of affordability, typically with some market-rate housing and some housing that is available to low-income occupants below market-rate. The “mix” of affordable and market-rate units that comprise mixed-income developments differ from community to community, and can depend, in part, on the local housing market and marketability of the units themselves.

Multimodal – A combination of two or more modes of transportation that moves goods and services by air, road, rail, bike, or walking.

National Pollutant Discharge Elimination System (NPDES) – Under the Clean Water Act, the EPA regulates various chemical pollutants. The discharge of regulated chemicals into surface waters is

controlled by the NPDES, which requires dischargers to obtain federal permits for their discharge. The permits, which can be issued by the EPA or by state government agencies, regulates the amount of specific pollutants that a business or municipality can discharge. The NPDES regulates both process water (used in some fashion) and stormwater discharge to the sanitary sewer system, surface waters or groundwater.

New Urbanism – An urban design movement that promotes walkable, mixed-use neighborhood development, sustainable communities and healthier living conditions (Congress for New Urbanism).

Overlay Zone – A specific geographic area upon which additional land use requirements are applied on top of the underlying zoning code in order to promote a specified goal.

Priority Funding Area (PFA) – The 1997 Priority Funding Areas Act capitalizes on the influence of State expenditures on economic growth and development. This legislation directs State spending to Priority Funding Areas. Priority Funding Areas are existing communities and places where local governments want State investment to support future growth.

Radionuclide – An atom with an unstable nucleus. The atom releases energy (in the form of radiation) by a process of decay called radioactivity.

Redevelopment – The term goes beyond the redevelopment efforts that are carried out under statutory schemes to encompass a broad range of public activities intended to stimulate reinvestment. Government-initiated redevelopment activities serve a valid public purpose when the public agency can demonstrate through an adopted plan or other public process that existing conditions make it impractical or impossible for market forces to act in the public’s best interest.

Regional Planning District (RPD) – Defined and delineated by the Baltimore Metropolitan Council, Regional Planning Districts are a somewhat

larger district level of geographic detail used in transportation planning to summarize demographic characteristics and travel data for an identifiable area. RPDs follow census geography boundaries and contain one or more census tracts, a geography defined by the U.S. Census Bureau for statistical reporting purposes.

Revitalization – Revitalization reverses the downturn of a commercial area, supports the stabilization of faltering neighborhoods, and rejuvenates the sense of place and pride for constituents. Commercial revitalization is designed to increase tenant occupancy in office and retail space and to reduce building obsolescence by encouraging investment in older commercial space or conversion to mixed use. Neighborhood revitalization can be achieved through funding and technical assistance. State and local governments, non-profit organizations, community groups, and businesses work together to enhance existing neighborhood resources, support economic development, provide public services, and improve quality of life for citizens.

Settlement Expense Loan Program (SELP) – A program that provides loans of up to \$10,000 to assist with settlement costs for families whose income is at or below 80% of the area household median income (AHMI).

Smart Growth – Defined by the American Planning Association (APA), smart growth means using comprehensive planning to guide, design, develop, revitalize and build communities for all that have a unique sense of community and place; preserve and enhance valuable natural and cultural resources; equitably distribute the costs and benefits of development; expand the range of transportation, employment and housing choices in a fiscally responsible manner; value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and promotes public health and healthy communities. Compact, transit accessible, pedestrian-oriented, mixed-use development patterns and land reuse epitomize the application of the principles of smart

growth.

Sustainable Development – 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.

Tax Increment Financing (TIF) – Defined by the American Planning Association (APA), the Tax Increment Financing is one of the most popular economic development tools for cash-strapped municipalities widely used within the city and in the surrounding region. TIF districts harness future property tax revenues to pay for current expenditures, enabling the municipal planning function at a time when other resources have dried up.

Total Maximum Daily Loads (TMDL’s) – A regulatory term that describes the maximum amount of pollutant a body of water can receive while still meeting water quality standards.

Transit Oriented Development (TOD) – Defined by the U.S. Department of Housing and Urban Development (HUD), Transit Oriented Development is compact, mixed-use development near transit facilities that promotes sustainable communities by providing people of all ages and incomes with improved access to transportation and housing choices, and reduced transportation costs that lessen the negative impacts of automobile travel on the environment and the economy.

Tree-Mendous Maryland Program – An environmental gift to have native trees planted in

honor or memory of family and friends, to celebrate holidays, birthdays, and to observe other special occasions. Your gift of trees is actually three gifts - one to someone you care for, one to future generations, and one to the environment. TREE-MENDOUS MARYLAND will arrange for the trees to be planted in Maryland in the county in which the recipient of the certificate lives.

Urban Design Assistance Team (UDAT) – A team of design and planning professionals that works with communities on a focused vision for their community. Issues including open space, community identity, connectivity, and architectural standards are addressed from a design perspective in a workshop setting.

Vehicles Miles Traveled (VMT) – The total miles traveled on roads and highways by motor vehicles within a given time period and geographic area.

Watersheds (Major) – The watershed data set contains areas of land that contribute runoff and groundwater into a specific stream system. This data set shows the Baltimore County portion of the State-defined Maryland "8-digit" watersheds. There are 14 major watersheds in Baltimore County. The data was interpreted from Baltimore County's 1954 topographic maps and was delineated at a 1:2400 scale.

Watersheds (Sub) – The sub-watershed data set contains areas of land that contribute runoff and groundwater to a specific stream. A collection of sub-watersheds makes up a watershed. This data set shows the named streams in Baltimore County. There are 191 sub-watersheds in Baltimore County. The data was interpreted from Baltimore County's 1954 topographic maps and was delineated at a 1:2400 scale.

Workforce Housing – The housing that is provided for the needs of people employed in jobs that the general population of the community relies upon to make the community economically viable. All workforce housing units are offered for sale or rent at an attainable housing cost to income-qualified households, with incomes between certain percentages

of the area household medium income (AHMI). The percentage varies depending on a jurisdiction's housing and community development policies.

APPENDIX A

WATER RESOURCES ELEMENT
EXECUTIVE SUMMARY

Developed in response to House Bill 1141, entitled *Land Use – Local Government Planning*, this Water Resources Element (WRE) will assist in protection and restoration of all water resources, including the Chesapeake Bay. The WRE is a thorough examination of all water resources in Baltimore County, Maryland. It includes public and private drinking water supplies, public and private wastewater disposal systems, and stormwater runoff from existing and proposed land uses. The intent of the analysis is to ensure safe and adequate supplies of drinking water, adequate facilities for wastewater disposal, protection of high quality natural resources, and a reduction *and cap* of pollutant loadings from point and non-point sources. Incorporated into the County’s land use plan - *Master Plan 2020*, the WRE will help guide the policies and actions to be implemented over the next decade and beyond.

Growth

The population growth rate in Baltimore County is projected to slow, however, there still is an anticipated increase in the number of residents. Planning is crucial for any growth: it must be managed to protect natural resources, and assist in the restoration of degraded water bodies. Furthermore, responsible growth must be *sustainable*: the County must meet present and future needs, while preserving the environment and resources for future generations.

Drinking Water and Wastewater Disposal

Drinking water and wastewater disposal are either public or private systems. The public Baltimore Metropolitan Water Supply serves properties located “inside” the “Urban Rural Demarcation Line” (URDL), closest to Baltimore City. In a few growth-restricted areas, water and sewer is supplied due to public health issues related directly to preserving the quality of the Chesapeake Bay. The water system is supplied by 3 reservoirs located in Baltimore County,

supplemented by the Susquehanna River. The public system providing wastewater treatment includes two large facilities and one smaller facility. Outside the URDL, there are private single homes, business well and septic systems, and multiple privately owned institutional, community and multi-use wastewater treatment facilities. For the most part in the rural areas, private water wells and on-site sewage disposal systems are utilized. These public and private water supplies were examined to ensure they continue to be properly protected, and have an adequate supply to serve future populations. Pollutants discharged from all wastewater treatment facilities: public, private, community and individual systems, were analyzed to affirm they do not exceed permitted levels, accounting for the anticipated increase in the number of users.

Stormwater Runoff

The major contributor to pollution of our water bodies is how land is developed and used. Decreasing the impervious surfaces from parking lots, driveways, houses and buildings will result in lower volumes of water runoff, less erosion of stream banks, and reduced nutrient-laden sediments and other contaminants. Encouraging the agricultural industry to use best management practices and appropriate use of chemicals on crops will also help protect our natural water resources. There is also considerable pollution from urban and suburban lawns. Homeowners and home lawn care companies should be educated about the proper application and use of fertilizers and pesticides. This Water Resources Element examines existing conditions of land uses, and determines current pollutant loadings. Based on projected population figures, and various proposed land use scenarios, future loadings are also calculated.

A Sustainable Plan

To meet the Total Maximum Daily Loads (TMDLs) required by state and federal regulations, the best

future land use plan was selected from six (6) scenarios analyzed. As discussed in Chapter 5 of the WRE, it is demonstrated the future growth pattern allowing for the lowest pollutant loadings is a mix of high density mixed-use, revitalization of older neighborhoods with single-family homes and townhouses, including conversion of existing development to parks. Policies and actions to enable implementation of this land use pattern, preserving and protecting our high quality waters and resources in our rural areas, are proposed in the Water Resources Element. These policies and actions are further strengthened and enhanced throughout *Master Plan 2020*. The plan is based on a *sustainability framework* that will allow for appropriate development *and* redevelopment, while ensuring a brighter future for our citizens, and a cleaner, healthier natural environment. Baltimore County is strongly committed to improving the health of our local water bodies and the Chesapeake Bay.

APPENDIX B

ADOPTED COMMUNITY PLANS

| | Adoption |
|--|----------|
| Master Plan 1989-2000 | 02/05/90 |
| Hereford Community Plan | 05/06/91 |
| Woodlawn/Liberty Community Plan | 05/17/91 |
| Pikesville, Maryland Revitalization Plan | 10/07/91 |
| Catonsville Plan | 10/07/91 |
| Liberty Road Revitalization Area 1990 Action Plan Update | 10/07/91 |
| Essex CBD Revitalization Strategy | 12/16/91 |
| Philadelphia Road Corridor Study | 01/21/92 |
| Towson Community Plan | 02/03/92 |
| Loch Raven Village Community Conservation Plan | 04/06/92 |
| Patapsco Park and Open Space Concept Plan | 04/20/92 |
| Hanover Pike Corridor Study | 04/19/93 |
| Woodlawn/Liberty Community Plan | 05/17/93 |
| Honeygo Plan | 07/05/94 |
| Owings Mills Park and Open Space Concept Plan | 05/15/95 |
| Lutherville Community Conservation Plan | 02/20/96 |
| Greater Kingsville Area Community Plan | 07/01/96 |
| Essex-Middle River Community Conservation Plan | 07/01/96 |
| Eastern Baltimore County Revitalization Strategy | 07/01/96 |
| Honeygo Overlay Design Standards | 03/17/97 |
| Southwest Baltimore County Revitalization Strategy | 12/15/97 |
| Ralston Community Plan | 10/05/98 |
| Southeast Towson Community Plan | 10/19/98 |
| Hunt Valley/Timonium Master Plan | 10/19/98 |
| Patapsco/Granite Area Community Plan | 12/21/98 |
| Windlass Run/Bird River Road Area Community Plan | 01/04/99 |
| Sudbrook Park Community Plan | 04/05/99 |
| Greater Dundalk Edgemere Community Plan | 03/20/00 |
| Jacksonville Community Plan | 07/03/00 |
| Greenspring/East Pikesville Community Action Plan | 08/07/00 |
| Bowleys Quarters Community Action Plan 2000 | 02/20/01 |
| South Perry Hall-White Marsh Area Plan | 05/07/01 |
| Riverdale Portion of the Middle River-Bird River Area Plan | 07/02/01 |
| Middle River-Bird River Area Plan | 01/22/02 |
| Wells-McComas Community Conservation Plan | 03/18/02 |
| Lochearn-Forest Garden-Haywood Heights Community Action Plan | 05/06/02 |
| Kenilworth Drive Corridor Plan | 05/06/02 |
| West Timonium Heights Commercial Corridor | 05/20/02 |
| Ruxton-Riderwood-Lake Roland Area Community Plan | 08/05/02 |
| Middle River Employment Center Area Plan Part One | 09/03/02 |
| Pikesville Revitalization Plan Update 2003 | 10/07/03 |
| Turner Station Community Conservation Plan | 12/15/03 |

| | |
|---|----------|
| East Joppa Road Community Corridor Plan | 05/03/04 |
| Towson Manor Village Enhancement Study | 11/06/06 |
| Eastern Baltimore County Pedestrian and Bicycle Access Plan | 11/06/06 |
| Liberty West Community Plan | 12/18/06 |
| Middle River Community Plan | 09/04/07 |
| Overlea Fullerton Community Plan | 12/07/09 |
| Lower Back River Neck Community Action Plan | 05/03/10 |
| Greater Hillendale Community Plan | 05/03/10 |
| Rosewood Institutional Educational Center | 05/27/10 |
| Carney-Cub Hill-Parkville Area Community Plan | 05/03/10 |

Other Adopted Plans and Studies

| | |
|--|----------|
| Land Preservation, Parks and Recreation Plan | 07/03/06 |
|--|----------|

APPENDIX C

MAP DATA SOURCES

Water Resources Element

11/15/10

Source: Baltimore County Department of Economic Development

Scale: 1:2400

Published: 2010

Commercial Revitalization Districts

Source: Baltimore County Department of Environmental Protection and Resource Management

Scale: 1:2400

Published: 2010

Bacteria Impairments

Biological Community Impairments

Conservation Easements

Nutrient Impairments

Rural Legacy Areas

Sediment Impairments

Tier II Streams

Tier II Watersheds

Trout Distribution

Watersheds and Tidal Segments

Source: Baltimore County Department of Public Works

Scale: 1:2400

Published: 2010

Metropolitan District

Sewage Treatment Facilities

Water Treatment Facilities

Source: Baltimore County Department of Recreation and Parks

Scale: 1:2400

Published: 2010

Greenways

Recreation and Park Sites

Source: Baltimore County Office of Planning

Scale: 1:2400

Published: 2010

Community Enhancement Areas

Growth Area – Sub Areas

Historic Districts

Historic Landmarks

Land Management Areas

Land Use
Priority Funding Areas
Proposed Land Use
Scenic Gateways
Scenic Routes
Scenic View
Transportation Projects
Transportation Studies
URDL
Zoning

Source: Baltimore County Office of Information Technology

Scale: 1:2400

Published: 2010

Baltimore County Outline
Facilities (Fire Stations, Health Centers, Libraries, Police Stations, Public Schools, Senior Centers)
Fire Station Service Areas
Major Roads
Police Precincts
Rail
Rail Stations

Published from 2005 Ground Conditions:

Waterways
Stream Buffers

Source: Baltimore Metropolitan Council with use of the 1990 and 2000 Decennial Census, Journey-to-Work Database.

Commuter Patterns

Source: The Faux Group, Inc

Scale: 1:2400

Published: 2010

Route 40 Proposed Plan

Source: Maryland Transit Administration

Published: 2002

Regional Rail System Plan Map

Source: TND Planning Group

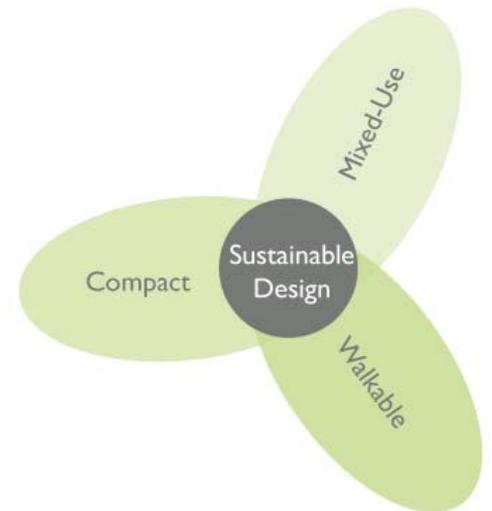
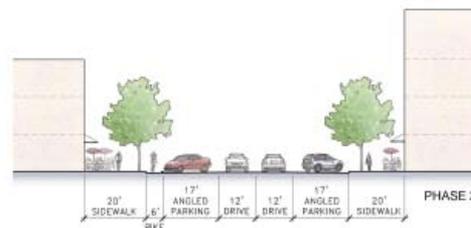
Towson Conceptual Master Plan
Towson Focus Areas

Source: University of Vermont Spatial Analyst Lab and US Forest Service

Ground Condition Date: 2007

Urban Tree Canopy Land Cover

APPENDIX D

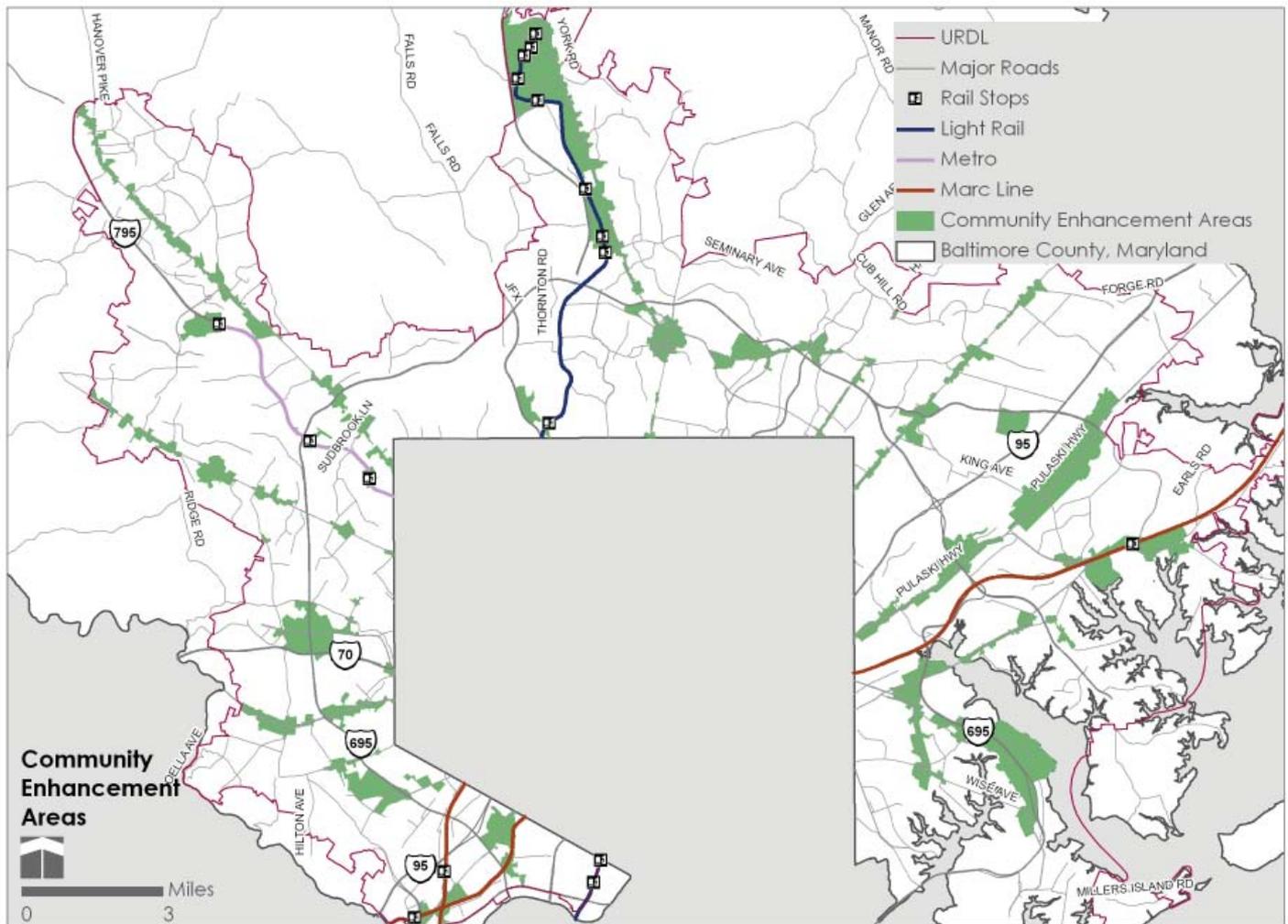
SUSTAINABLE REDEVELOPMENT STUDIES FOR
COMMUNITY ENHANCEMENT AREAS

Community Enhancement Areas (CEAs) are areas suitable for sustainable redevelopments that are compact, mixed-use, and walkable (Map 6). An area with mixed-use buildings containing retail and/or office use on the lower floors and residential units above attracts new investment, provides a vibrant atmosphere, and offers diversity of housing. Environmental Site Design and conversion of existing impervious surfaces to green spaces such as parks, greenways and public squares enhances the social and cultural life of the neighborhood and improves quality of stormwater runoff. These compact, mixed-use walkable communities have excellent, sustainable design, using the latest technologies in energy savings and environmental protection, and will focus on walkability and pedestrian access.

SITE SELECTION

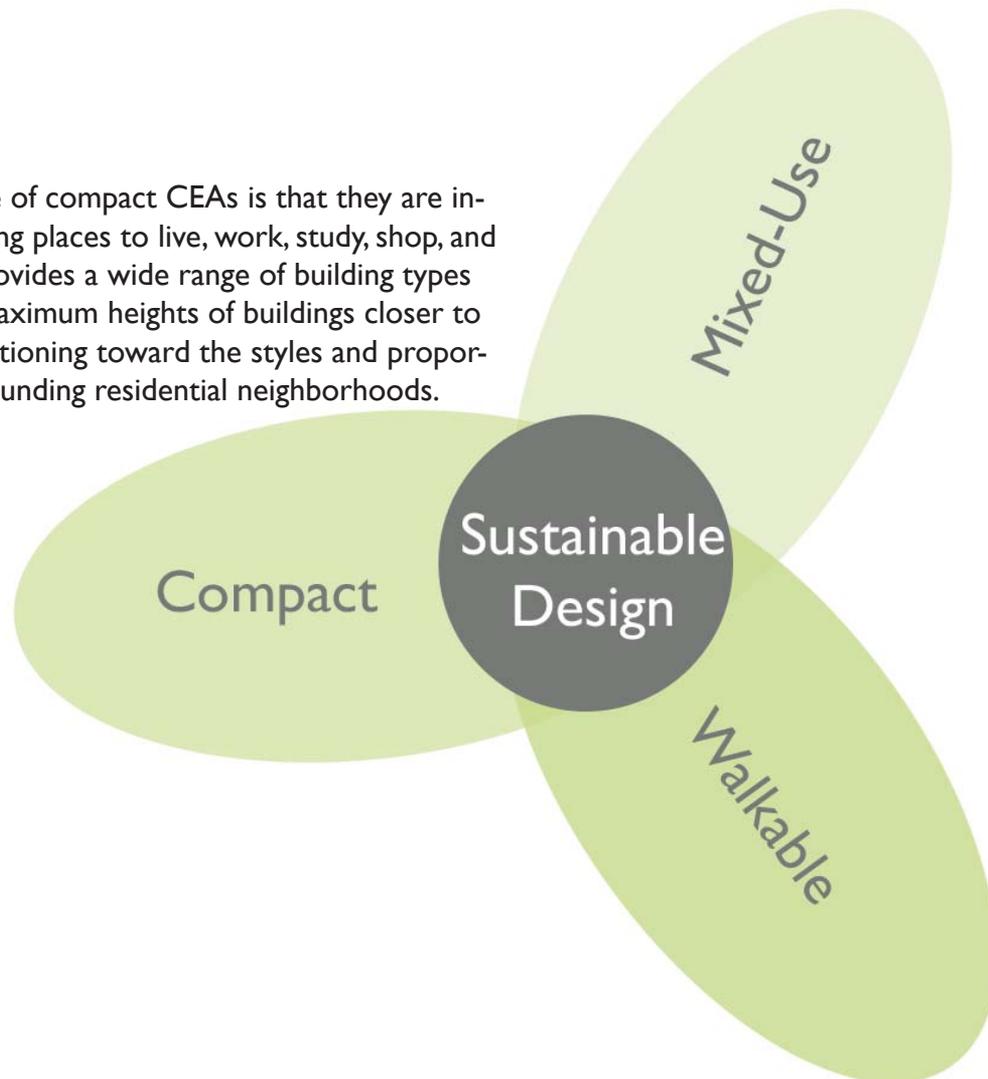
The ideal locations for CEAs are sites that exist within, or can extend traditional town centers. Other viable alternatives include underused or undervalued areas. Various sites in the County have been identified for redevelopment as sustainable communities. Criteria used to determine potential CEAs include the following: strong local support, good multi-modal access (especially near existing or proposed transit systems), potential for walkable and sustainable design, ability to complement adjacent land uses, existing adequate public services and facilities, and limited environmental constraints.

Although the areas identified may be suitable for redevelopment, the designation does not mean that CEAs will necessarily be established on these sites, and in these areas, development will occur in accordance with the current zoning. Furthermore, other tracts outside of these CEAs are still eligible for redevelopment opportunities. The design of a particular redevelopment proposal is very site-specific: that is, what may work on one parcel, or in a certain area, might be totally inappropriate for another site, or a different area in the County.



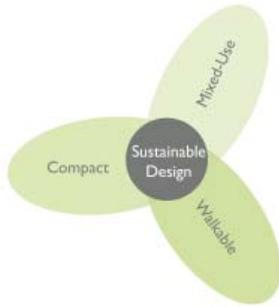
Mixed-use in a CEA refers to an area that contains a variety of different uses. Offices, retail, and other types of commercial businesses are combined with residences, institutional and government uses, and civic spaces in the same building and/or development complex. Plazas, squares, greens and playgrounds, are also merged in the project, with important functional interrelationships integrated by attractive and coherent physical design.

One major advantage of compact CEAs is that they are increasingly self-sustaining places to live, work, study, shop, and recreate. Design provides a wide range of building types and sizes, with the maximum heights of buildings closer to the main roads, transitioning toward the styles and proportions of the surrounding residential neighborhoods.

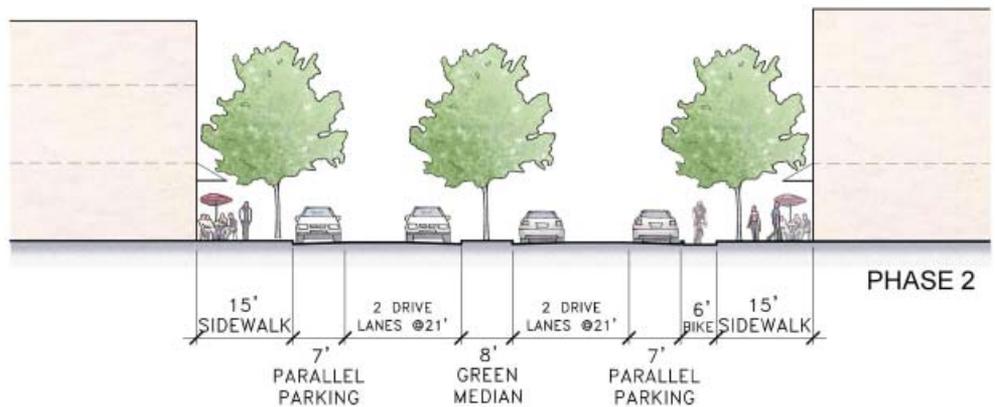
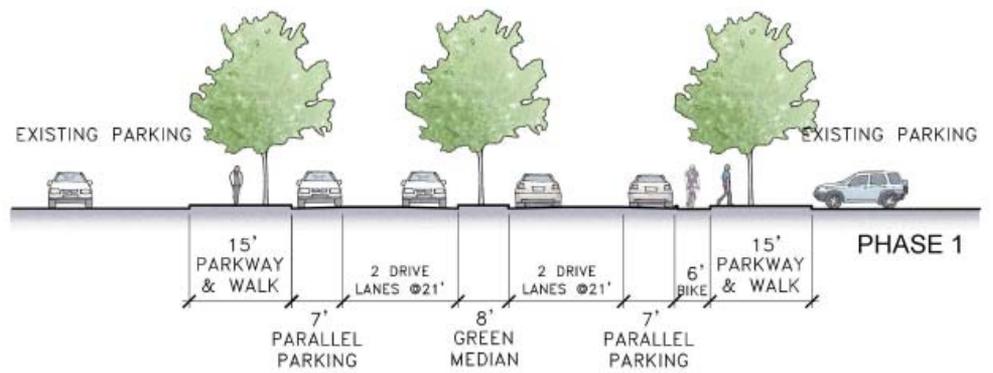
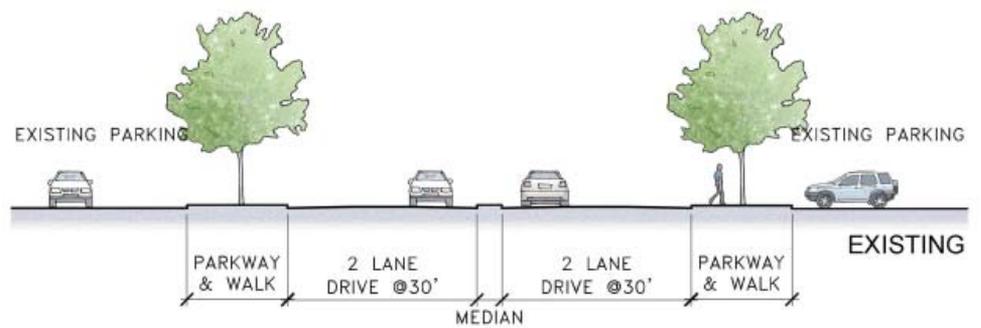


Redevelopment with more compact communities, increased road connectivity including shorter blocks and larger sidewalks, will allow residents to walk to work, school, shopping and other destinations. Walkable connections to the existing nearby communities help create a healthier, more vibrant, pedestrian-friendly place to live. It must be easy and inviting for residents to walk to their destinations.

EASTERN BOULEVARD



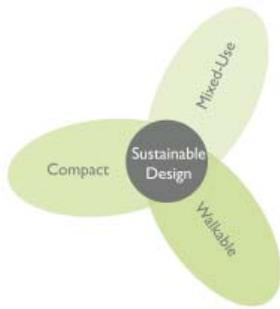
- T3.3 = 2-3 STORIES
- T2.0 = 1-2 STORIES
- SPECIAL DISTRICT



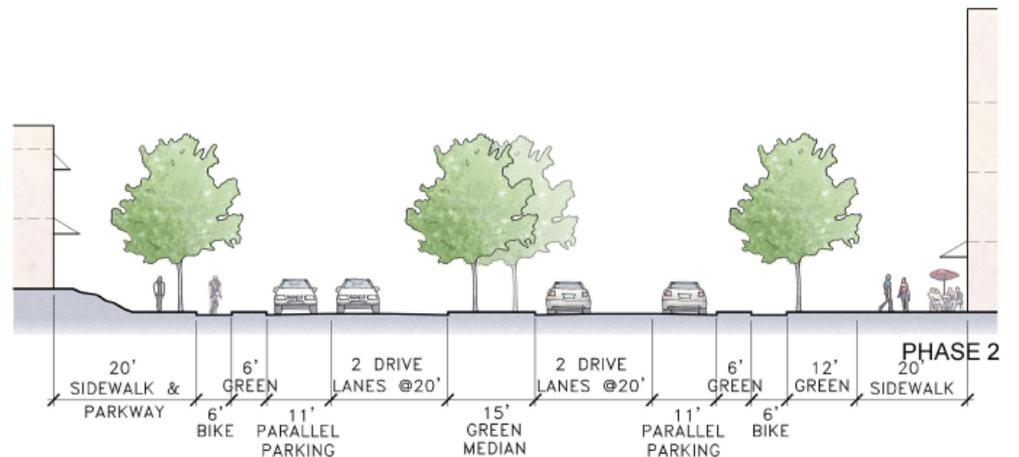
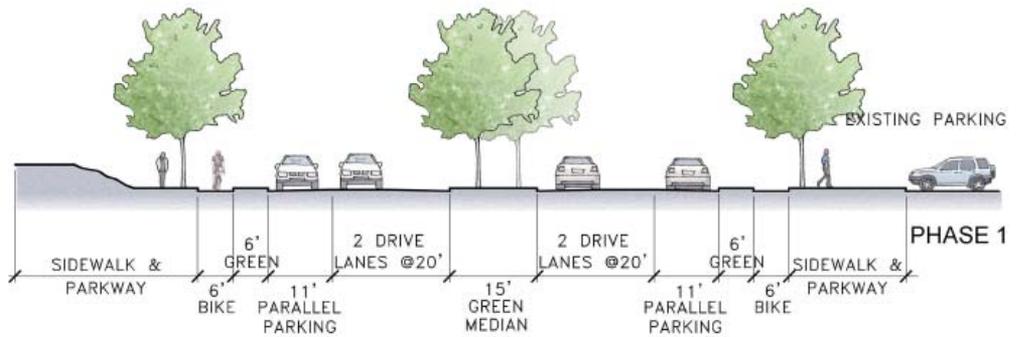
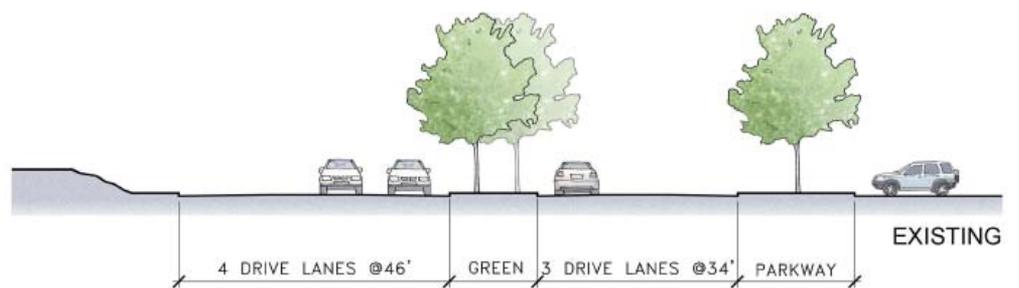
EASTERN BOULEVARD



MERRITT BOULEVARD



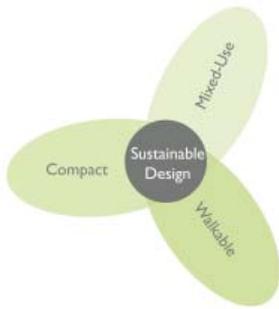
- T4.0 = 4-6 STORIES
- T3.3 = 2-3 STORIES
- T2.0 = 1-2 STORIES
- SPECIAL DISTRICT



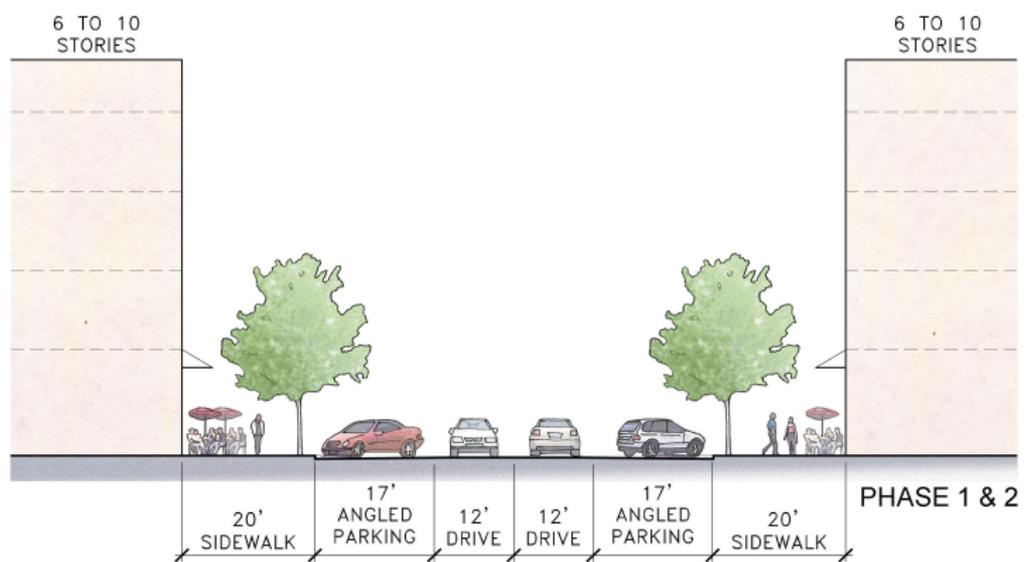
MERRITT BOULEVARD



SECURITY MALL



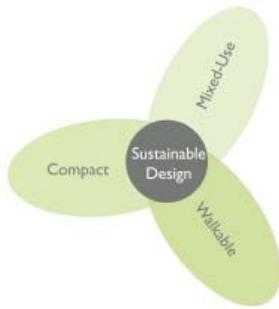
- T6.0 = 10+ STORIES
- T5.0 = 6-10 STORIES
- T4.0 = 4-6 STORIES



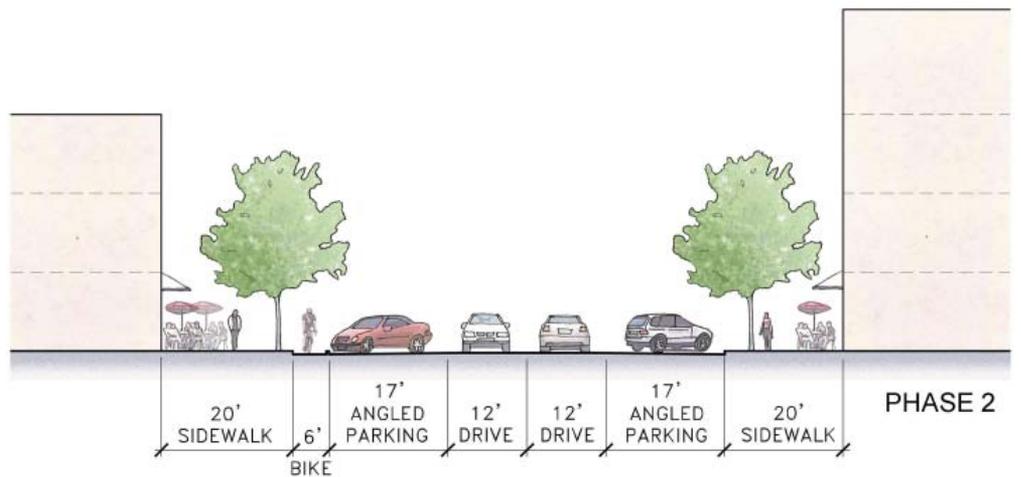
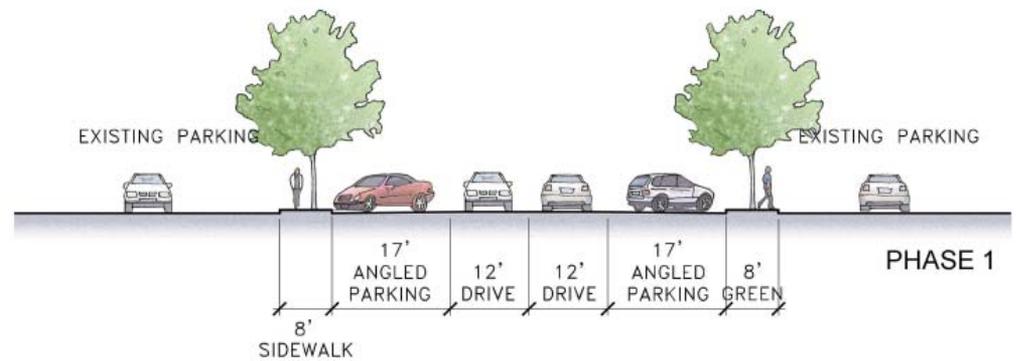
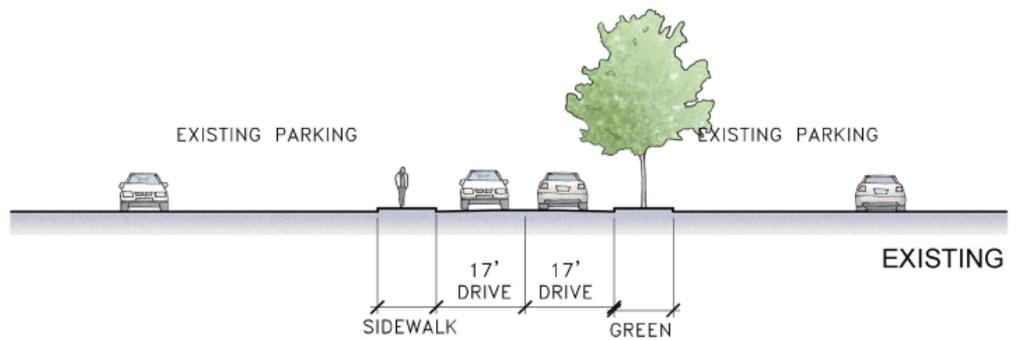
SECURITY MALL



RIDGELY SHOPPING CENTER



- T4.0 = 4-6 STORIES
- T3.4 = 3-4 STORIES
- T3.3 = 2-3 STORIES
- T2.0 = 1-2 STORIES
- SPECIAL DISTRICT



RIDGELY SHOPPING CENTER





Honorable James T. Smith, Jr.
Baltimore County Executive

Baltimore County Office of Planning
Arnold F. "Pat" Keller, III, AICP, Director
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