



Baltimore County, Maryland **2017 Annual Report on Growth**

As Adopted by the Baltimore County Planning Board on June 7, 2018

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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 2017 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, 2018. In Baltimore County, its Urban Rural Demarcation Line (URDL) corresponds to the state's Priority Funding Areas (PFA).

Section A. Annual Report on Growth Related Changes

A-1. Changes to Development Patterns

A-1-1. New Subdivisions Created

Baltimore County, Maryland, is a desirable place to live, raise families, or work. The County continued to experience residential growth in 2017. In this preceding year, 10 minor subdivisions, eight major subdivisions, and two planned unit developments (PUDs) were approved for 1,133 housing units (Table 1).

In 2017, the percent share of multi-family (MF) units approved was much higher than that in 2016 (68.67% and 52.60%). Multifamily development includes 157 units from Mill Run 4th refinement, 250 units in Towson Row 1st refinement (reduced from 374 approved in 2016), and 371 units for Avalon Towson. Those multifamily units are all in the County's development hubs. Single-family housing types include detached (SFD), semi-detached (SFSD), and attached (SFA). Among single family units (355), SFA outnumbered SFD (185 units vs. 170 units).

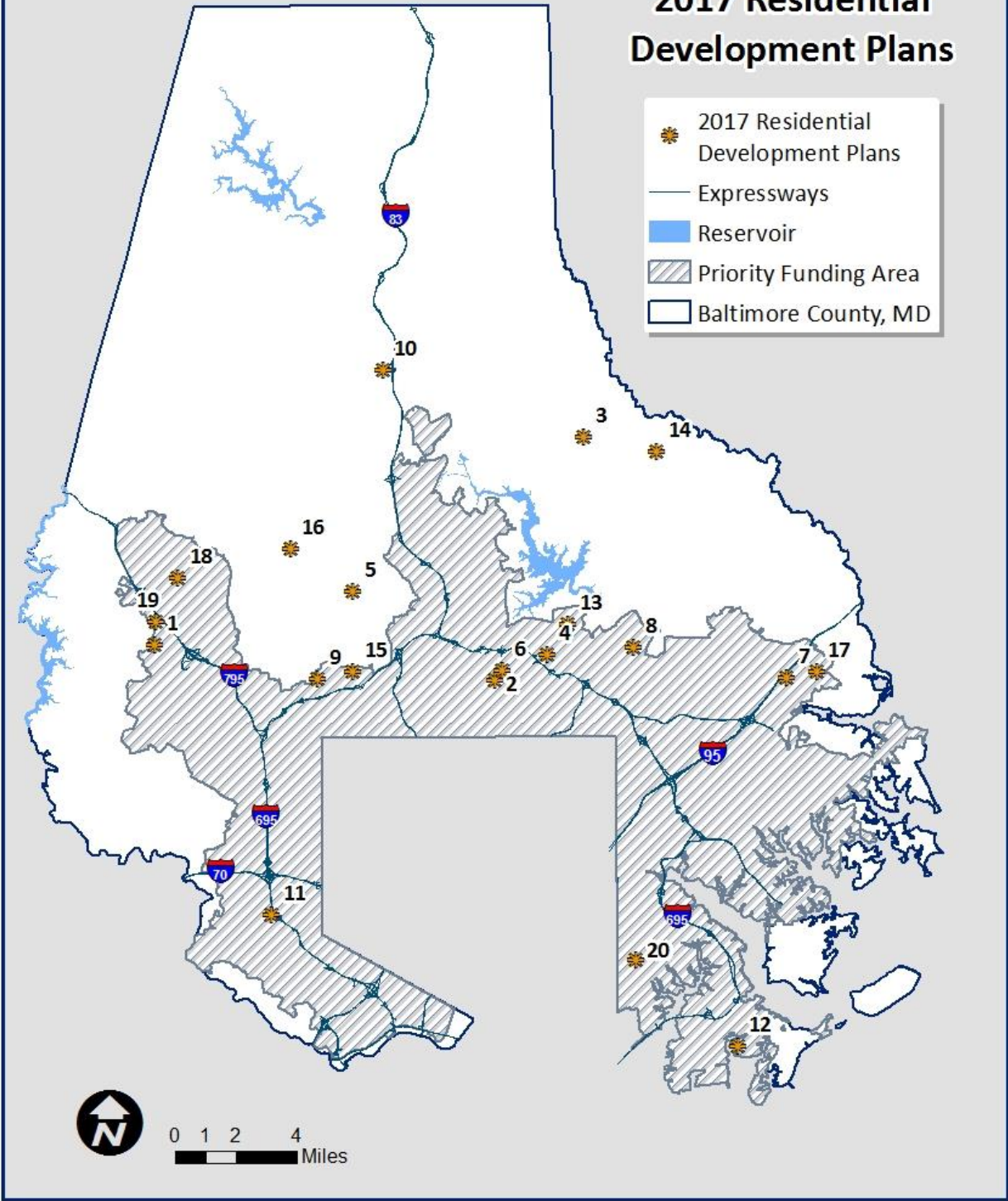
Table 1. New Residential Units in Approved Development Plans, 2017

Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	8	58	0	0	778	836
Minor Subdivision	10	26	0	0	0	26
Planned Unit Development	2	86	0	185	0	271
Total Units by Type		170	0	185	778	1,133
Percent total units		15.00%	0.00%	16.33%	68.67%	

Source: Baltimore County Government.

Percent total units = total units by type / total units (1,133).

2017 Residential Development Plans



Map Key for Approved Residential Development Plans, 2017

Key	Plan Name	SFD	SFSD	SFA	MF
1	Mill Run – 4 th Refinement	0	0	0	157
2	Towson Row PUD – 1 st Refinement	0	0	0	250
3	Rehberger Property	5	0	0	0
4	Limekiln Farm	25	0	0	0
5	Castanea - Phase 1 (Lot 40)	1	0	0	0
6	Avalon Towson	0	0	0	371
7	Overlook at Honeygo	19	0	0	0
8	2825 Cub Hill Road	8	0	0	0
9	Brighton Court, LLC Property	2	0	0	0
10	733 Old Belfast Road	2	0	0	0
11	Hughes Property	3	0	0	0
12	Snodgrass Property	3	0	0	0
13	Haile Property	3	0	0	0
14	Arthur Wood	2	0	0	0
15	DK Woodvalley, LLC	3	0	0	0
16	Kopp Property	2	0	0	0
17	11505 Jerome Ave	3	0	0	0
18	240 Timber Grove Rd	3	0	0	0
19	Red Run Preserve PUD	86	0	0	0
20	Foundry Station PUD	0	0	185	0
Grand Total		170	0	185	778

Source: Baltimore County Government.

In addition, 19 non-residential development plans – including 13 limited exemptions, four major developments, and two planned unit developments (PUD) were approved in 2017 (Table 2, page 5) for retail, industrial, institutional, mixed use, or other uses.

The limited exemption, major development, and PUD accounted for 47.16%, 18.23%, and 34.61% respectively of the total square feet of all non-residential uses. In terms of types of non-residential development, mixed use development was prevailing, representing 46.51% of the total square feet among all types combined.

The two PUDs are mixed use development. In 2017, the first refinement to the Towson Row PUD proposed to increase student beds to 985, add hotel rooms to 220, reduce apartment units to 250, and augment retail/restaurant to 74,350 square feet and grocery to 65,000 square feet. This revised site plan slightly reduces density and addresses design and geotechnical concerns. The joint venture plans to begin construction by year end, featuring a warm, inviting central plaza, and vibrant streetscape (Source: Greenberg Gibbons). In addition, the Southwest Physicians Pavilion PUD in Catonsville proposed a medical office and restaurant in a mixed-use building on a property that is zoned residential and office zoning. A \$25 million project, the Southwest Physicians Pavilion PUD is proposed to be a seven story, 89,000-square-foot medical service building (*The Baltimore Sun*, August 24, 2016).

Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2017

Project Track	Project Count	Square Feet by Use Type					Total
		Retail	Industrial	Institutional	Mixed Use	Other	
Limited Exemption	13	30,394	187,990	35,842	53,986	3,040	311,252
Major Development	4	95,796	0	0	24,497	0	120,293
Planned Unit Development	2	0	0	0	228,461	0	228,461
Total square feet by use type		126,190	187,990	35,842	306,944	3,040	660,006
Percent total square feet		19.12%	28.48%	5.43%	46.51%	0.46%	100.00%

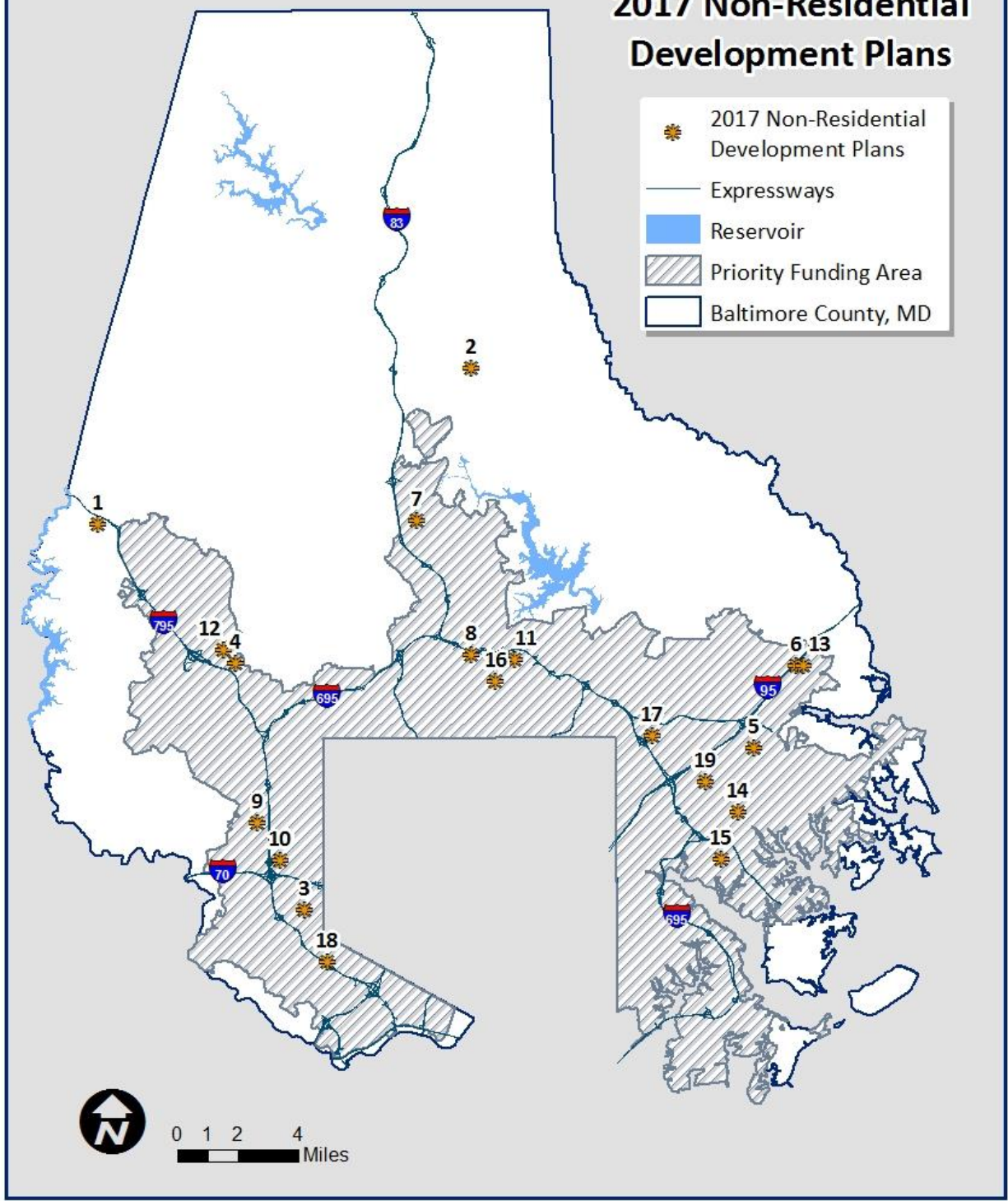
Source: Baltimore County Government.

Percent total square feet = total square feet by use type / total square feet (660,006).



Towson Row will be constructed on five acres between York Road, Towsontown Boulevard, Washington Avenue and Chesapeake Avenue. The 1.2 million-square-foot development will include an inviting central plaza, a vibrant streetscape, and unparalleled views of the Baltimore region (Source: Greenberg Gibbons, rendering by Soto, pllc).

2017 Non-Residential Development Plans



Map Key for Approved Non-Residential Development Plans, 2017

Key	Plan Name	Type	Square Feet	Plan Area
1	619 Westminster Pike	Mixed	16,647	20.88
2	Wilkins Beltway Plaza- 3rd Refinement	Mixed	24,497	11.89
3	IHOP Restaurant	Retail	4,550	1.41
4	Audi Of Owings Mills- 1st Refinement	Retail	6,374	4.06
5	Fedex Ground, White Marsh- 3rd Refinement	Mixed	1,400	35.87
6	New Life Baptist Church- 1st Amendment	Institution	5,320	5.97
7	Beaver Dam Self Storage	Mixed	35,939	1.60
8	The Shops At Kenilworth- 1st Refinement	Retail	10,300	8.13
9	Windsor Station Phase 4 - 2nd Refinement	Industrial	187,990	10.73
10	Meadows Park Shopping Center-6th Refinement To CRG	Retail	8,000	16.47
11	Goucher College- 9th Refinement To CRG	Institution	5,000	297.51
12	Autozone Store 6473	Retail	7,382	0.61
13	Honeygo Animal Hospital	Other	3,040	1.29
14	Victory Villa Shopping Center- 1st Refinement CRG Plan	Retail	2,066	1.24
15	Dunkin' Donuts	Retail	1,788	0.38
16	Towson Row PUD - 1st Refinement	Mixed	139,350	6.81
17	Fullerton Plaza	Retail	85,730	18.37
18	Southwest Physicians Pavilion PUD	Mixed	89,111	2.47
19	Rosedale Baptist Church School	Institution	25,522	3.52
Grand Total			660,006	449.20

Source: Baltimore County Government.

A-1-2. Occupancy and Razing Permits

Occupancy permits. Table 3 shows that in 2017, the number of units constructed for occupancy was 1,454 that was higher than in 2016 (834). Moreover, 90.1% of new units were single family (SFD, SFA, or SFSD). SFA is the predominant type of new housing. The map on page 8 displays the spatial distribution of residential occupancy permits in the County.

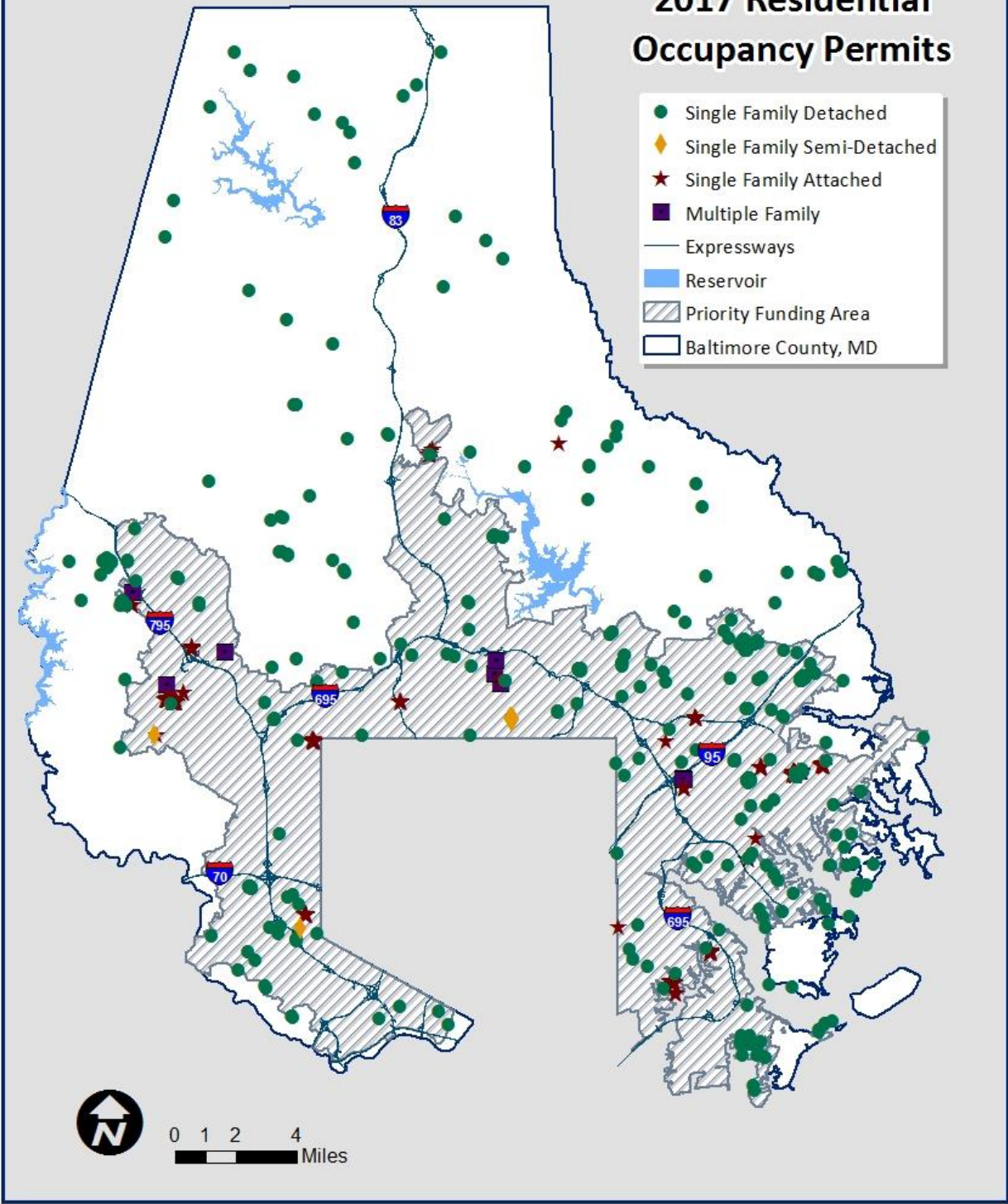
Table 3. New Residential Units in Occupancy Permits, 2017

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	144	9.90%
Single Family Attached (SFA)	846	58.18%
Single Family Detached (SFD)	441	30.33%
Single Family Semi-Detached (SFSD)	23	1.58%
<i>All single family units</i>	<i>1,310</i>	<i>90.10%</i>
Total Residential Units	1,454	100.00%

Source: Baltimore County Government.

Percent total units = units by type / total residential units (1,454).

2017 Residential Occupancy Permits



Occupancy permits for non-residential construction indicate that industrial development represented the largest use type among all non-residential buildings constructed in 2017 (Table 4). It was mainly for a 1.3 million square foot Under Armour distribution facility associated with the Tradepoint Atlantic redevelopment of Sparrows Point. The square feet or percent share of office space ranked second but were much lower than the industrial use. The square footage and proportion of retail uses were the third. The map of 2017 Non-Residential Occupancy Permits on pages 10 and 11 show the geographic distribution of non-residential occupancy permits.

Non-residential constructions were consistent with the County’s objective. Master Plan 2020 states that a strong employment sector includes industrial, office, and commercial for providing jobs and tax revenue. “The future economic health of the County depends heavily on retaining and growing companies that export goods and services outside the region”.

Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2017

Data Type	Use Type						Total Square Feet
	Retail	Industrial	Mixed Use	Office	Institutional	Other	
Square Feet by Use Type	240,906	1,677,204	192,707	247,992	117,810	2,850	2,479,469
<i>Percent total square feet</i>	<i>9.72%</i>	<i>67.64%</i>	<i>7.77%</i>	<i>10.00%</i>	<i>4.75%</i>	<i>0.11%</i>	<i>100.00%</i>

Source: Baltimore County Government.

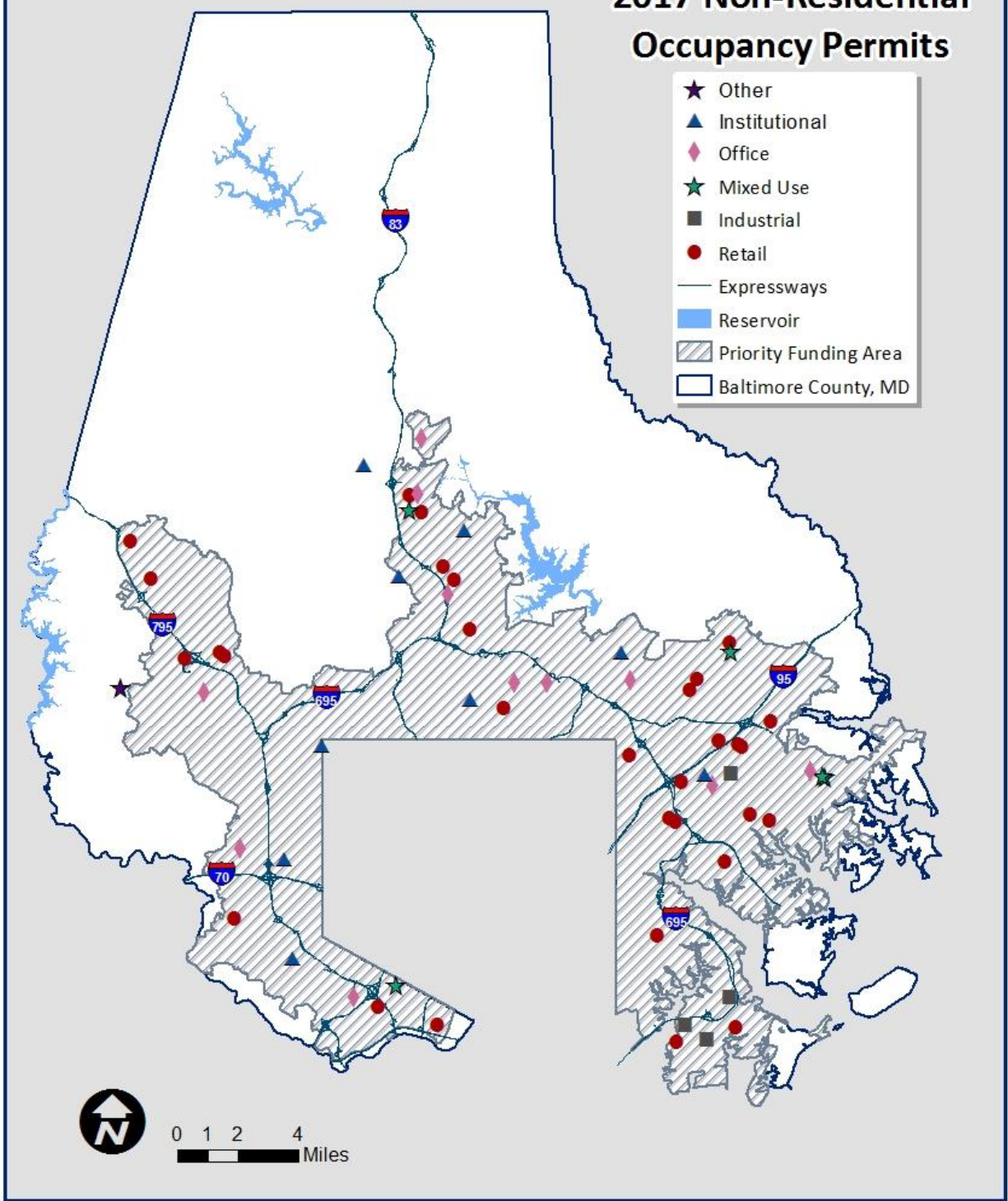
Percent Total Square Feet = square feet by use type / total square feet (2,479,469)

"Other" is for an addition to the Ravens training facility.



A rendering of the new 1.3 million square foot Under Armour e-commerce distribution center within Tradepoint Atlantic’s redevelopment site. Scheduled for a summer 2018 opening, the center is anticipated to employ approximately 1,000 people (Source: Tradepoint Atlantic).

2017 Non-Residential Occupancy Permits



Razing permits. There were 150 units in residential razing permits issued in Baltimore County in 2017 (Table 5). In comparison, 100 units were issued with razing permits in 2016. The majority of residential units issued with razing permits in 2017 were single family detached structures. In 2017, 12 units in razing permits were for multi-family structures. The map of 2017 Residential Razing Permits (page 12) portrays the geographic distribution of razing permits throughout the County.

Table 5. Residential Units in Razing Permits, 2017

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	-12	8.00%
Single Family Attached (SFA)	0	0.00%
Single Family Detached (SFD)	-138	92.00%
Single Family Semi- Detached (SFSD)	0	0.00%
Total Residential Units	-150	100.00%

Source: Baltimore County Government.

Percent total units = units by type / total residential units (-150)

The map of 2017 Non-residential Razing Permits (page 13) illustrates where all non-residential razing permits were located in the County. Table 6 displays that the largest square feet of non-residential uses in razing permits was institutional, accounting for 33.63% of the total. The razing permits for retail uses were the second, which were issued for demolition of several commercial buildings.

Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2017

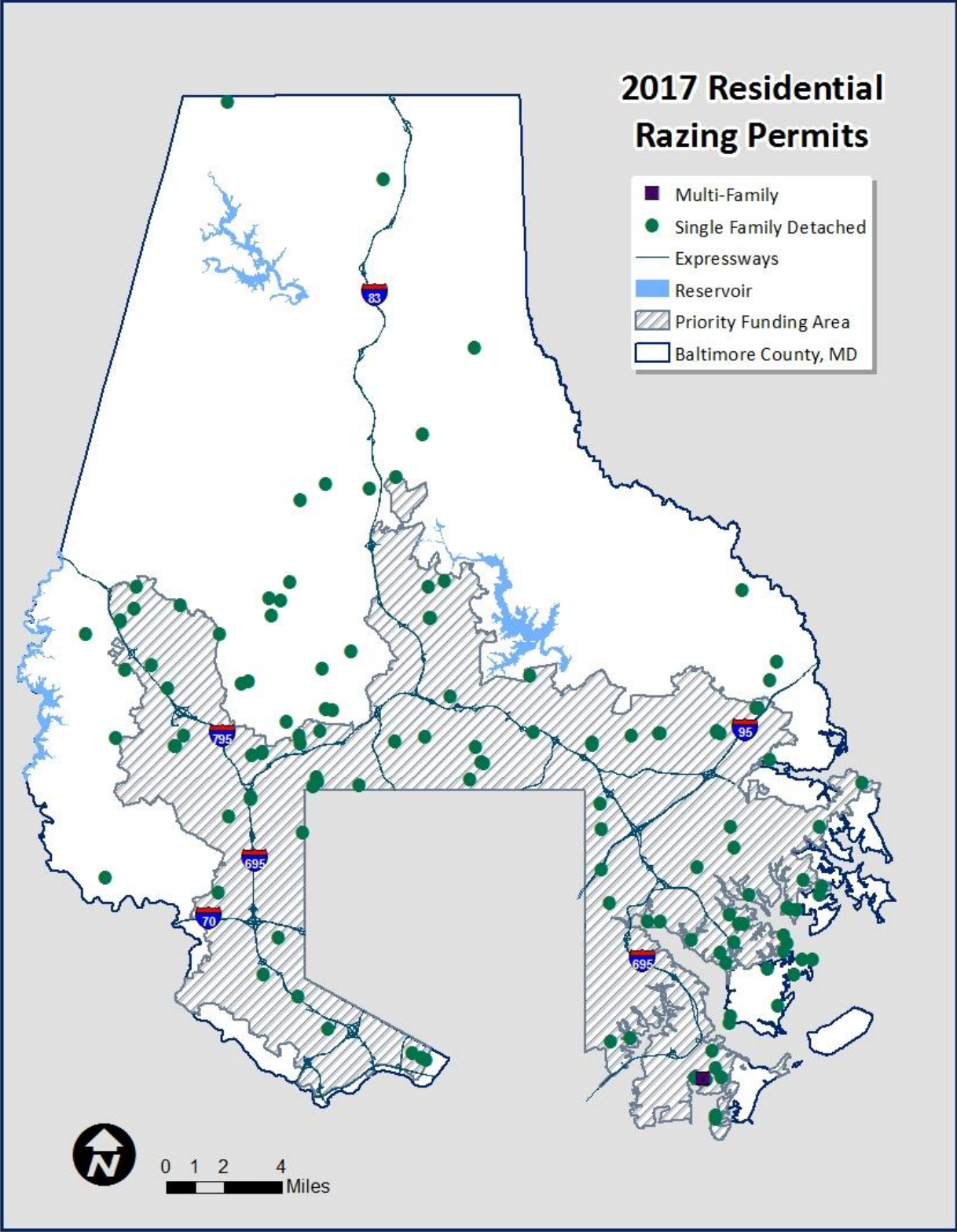
Data Type	Use Type					Total
	Retail	Industrial	Office	Institutional	Other	
Square Feet by Use Type	121,554	94,183	98,009	163,540	9,000	486,286
<i>Percent total square feet</i>	25.00%	19.37%	20.15%	33.63%	1.85%	100.00%

Source: Baltimore County Government.

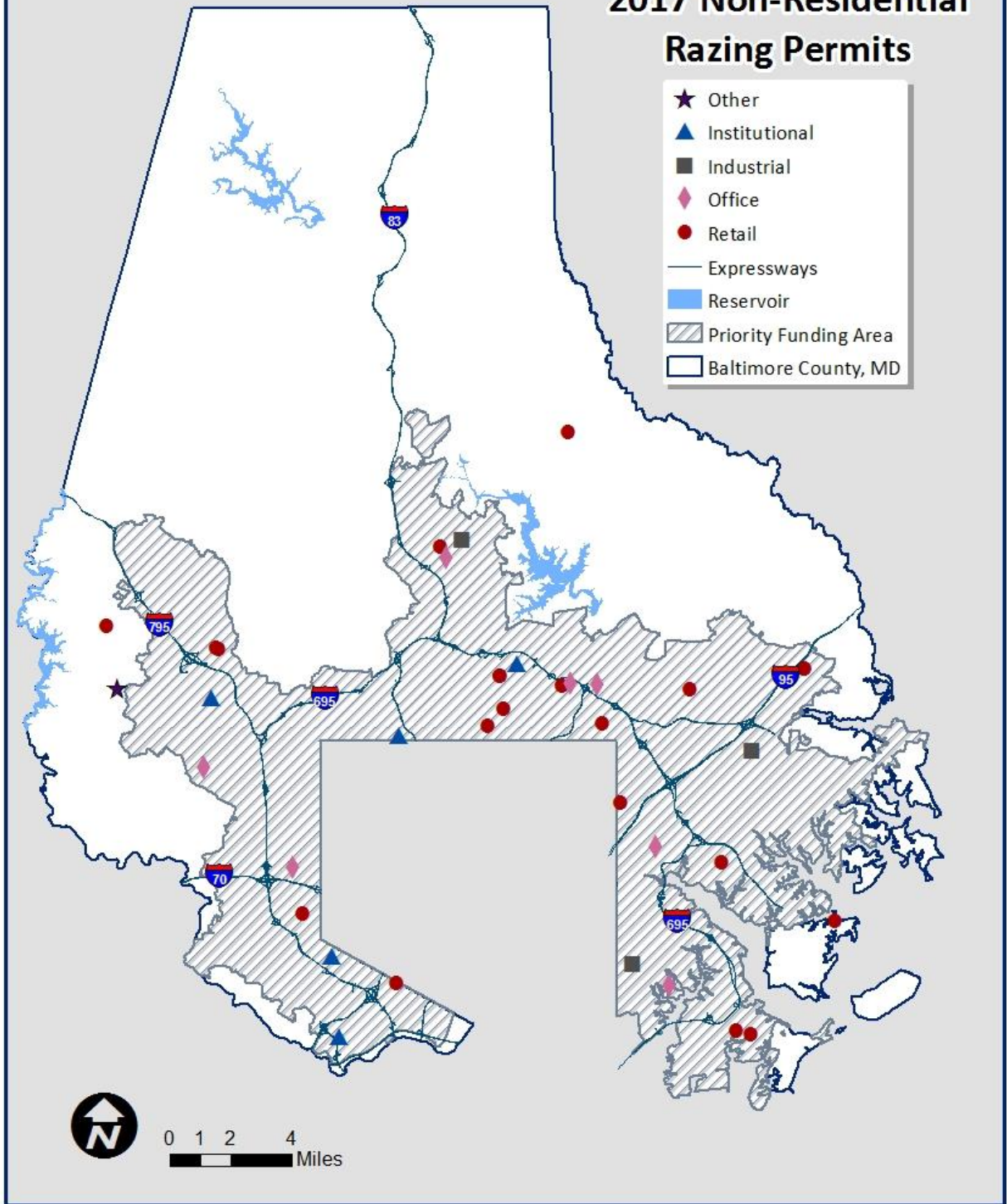
Percent total square feet = square feet by use type / total square feet (486,286).

"Other" is for partial demolition of the Ravens training facility.

Among razing permits issued for institutional uses, the bulkiest square footage included a nursing home (60,000 square feet), nine buildings on the McDonogh School campus (39,790 square feet), and Relay Elementary School (49,950 square feet). The new replacement of Relay Elementary School was open in fall 2017 (also refer to page 17).

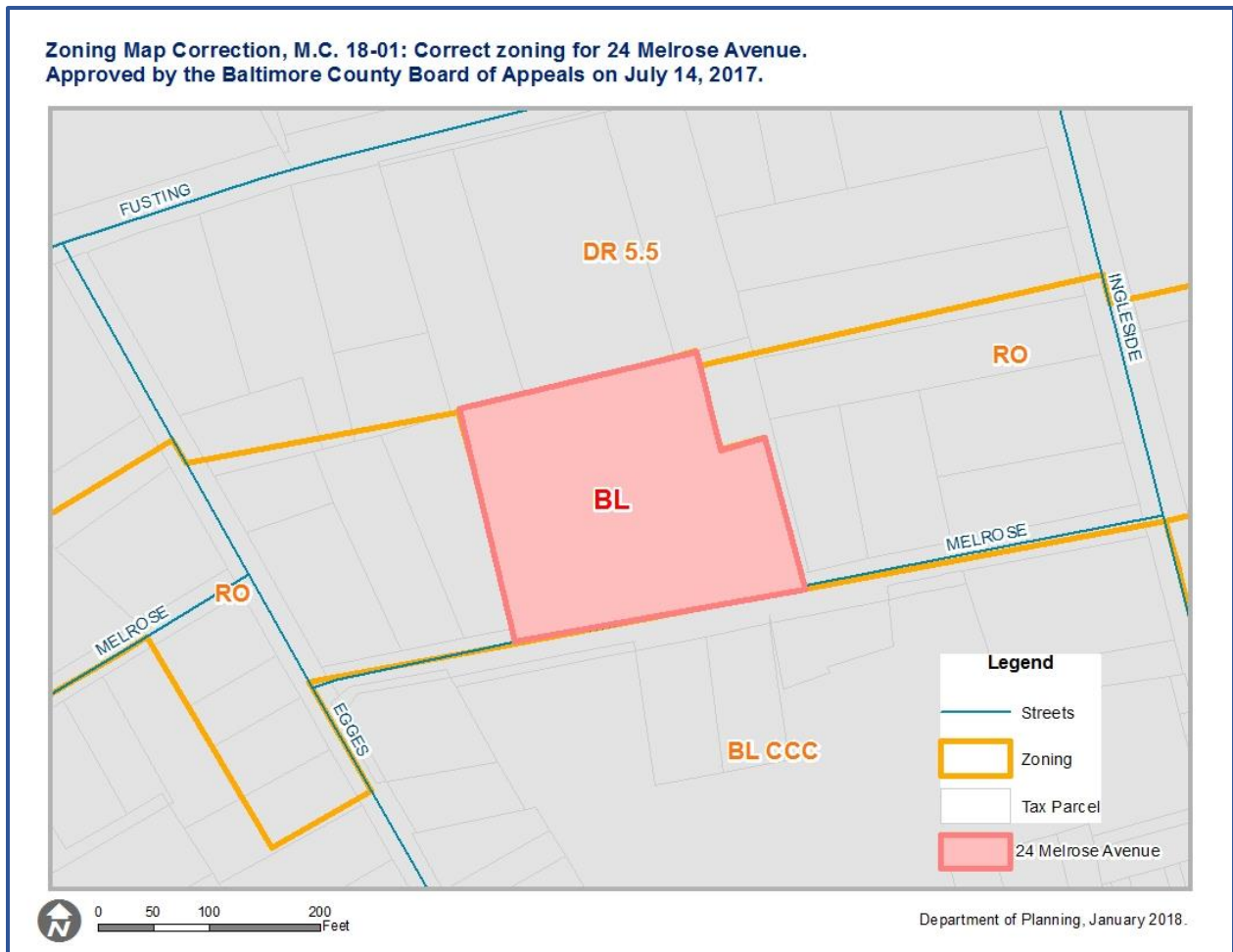


2017 Non-Residential Razing Permits



A-1-3. Zoning Map Changes

Map Correction. On July 14, 2017, the Baltimore County Board of Appeals approved a zoning map correction case, M.C. 18-01, to correct a technical error on zoning for the property located at 24 Melrose Avenue in Catonsville. Pursuant to Section 32-3-233 of the *Baltimore County Code*, this zoning map correction approval reclassified the subject property from DR 5.5 (Density Residential 5.5) to BL (Business Local) in order to reflect the legislative intent of the County Council.



A-1-4. Legislative Text Amendments

In 2017, the Baltimore County Council adopted legislative bills or resolutions with regard to the County's development, which are consistent with the County's *Master Plan 2020*. Those adopted legislative bills and resolutions are summarized as the follows:

Adopted Legislative Bills, 2017

Bill No.	Council Member	Bill Summary
No. 11-17	Quirk	FOR the purpose of permitting a bakery in the B.M Zone as a matter of right.
No. 14-17	Marks	FOR the purpose of amending the uses permitted in the Neighborhood Commons Overlay District by right and by special exception and clarifying the application of the Overlay District.
No. 15-17	All Council Members	FOR the purpose of repealing the Basic Services maps and adopting new Basic Services maps.
No. 20-17	Quirk	FOR the purpose of adding a new landmark to the Final Historical Landmarks List, #394 "Cherry Hill A.U.M.P. Church" (Diggs-Johnson Museum); and generally relating to the Baltimore County Historical Landmarks List.
No. 21-17	Almond	FOR the purpose of allowing a State-licensed medical cannabis dispensary in the M.L. Zone by right and by special exception under a certain circumstance; and generally relating to the location of State-licensed medical cannabis facilities.
No. 23-17	Bevins	FOR the purpose of defining a "Licensed Arborist" in the Baltimore County Zoning Regulations and permitting such under certain circumstances in the B.L. Zone.
No. 31-17	Marks	FOR the purpose of providing an exception to the general rule governing the conversion of a dwelling to a Class A office building in a R-O-A Zone.
No. 34-17	Quirk & Marks	FOR the purpose of permitting a certain type of brewery as a matter of right in certain manufacturing zones of the County under certain conditions and providing for height, setback, parking, signage, and area requirements.
No. 37-17	Almond	FOR the purpose of permitting a Solar Facility to be located in certain zones of the County by special exception; and generally relating to Solar Facilities.
No. 42-17	Quirk	FOR the purpose of adding a new landmark to the Final Historical Landmarks List, #395 "Mount Prospect" (Brellis Property); and generally relating to the Baltimore County Historical Landmarks List.
No. 45-17	Bevins	FOR the purpose of limiting the proximity of assisted-living facilities I and II to other such facilities.
No. 46-17	Quirk	FOR the purpose of amending the 2017-2018 Current Expense Budget by appropriating monies made available to the County through the U.S. Department of Housing and Urban Development (HUD) to be used by the Department of Planning to implement a supportive housing program.
No. 48-17	Kach	FOR the purpose of clarifying the development area regulations for the R.C.8 Zone pertaining to maximum lot density.
No. 62-17	Bevins & Marks	FOR the purpose of limiting the time period during which an air cannon may be fired or discharged as part of the agricultural operations in certain Resource Conservation (R.C.) Zones; and generally relating to agricultural operations in R.C. Zones.
No. 66-17	Bevins, Jones & Almond	FOR the purpose of permitting uses under certain circumstances in an B.M. and M.L. zone zones adjacent to a certain C.T. District Districts; providing certain restrictions and requirements; and generally relating to residential uses in B.M. and M.L. zones adjacent to certain C.T. Districts.
No. 67-17	Kach	FOR the purpose of prohibiting the parking of vehicles in a certain area of the Horses and Hounds Scenic Byway, providing penalties, and generally relating to the stopping, standing, and parking of vehicles.
No. 71-17	Jones	FOR the purpose of amending the Baltimore County Zoning Regulations in order to permit an indoor shooting range in the Red Run Employment Corridor of the Owings Mills Growth Area, in the M.L. Zone, as a matter of right, and providing parking requirements for an indoor shooting range.
No. 72-17	Crandell	FOR the purpose of prohibiting the parking of certain vehicles on certain streets in the Dundalk Commercial Revitalization District, providing penalties, and generally relating to the parking of vehicles in the Dundalk Commercial Revitalization District.

Source: Baltimore County Council.

Adopted Resolutions, 2017

Resolution No.	Council Member	Bill Summary
No. 7-17	Almond	To amend the Baltimore County Water Supply and Sewerage Plan, recommended by the Planning Board.
No. 28-17	Bevins, Crandell, Marks, Quirk, Jones & Almond	To review relevant County laws and regulations relating to the applicability of current federal, state, and local standards and regulations to development plans or plats which were approved under previous standards and regulations that have been abrogated or superseded.
No. 43-17	Crandell	To approve the application by the Dundalk Renaissance Corporation for financing of Baltimore Regional Neighborhood Initiative Projects from the Maryland Department of Housing and Community Development or other state agencies to contribute to the reinvestment and revitalization of the area.
No. 47-17	Marks	For the purpose of amending the Perry Hall Commercial Revitalization District to delete a portion of the existing District.
No. 48-17	Marks	For the purpose of amending the Overlea Commercial Revitalization District to delete several areas of the existing District that lie within the Fifth Councilmanic District.
No. 54-17	All Council Members	To adopt an amendment to the Baltimore County <i>Master Plan 2020</i> to update the county's Growth Tiers and Map.
No. 55-17	Quirk	To adopt the Baltimore County, Maryland 2017 Land Preservation, Parks and Recreation Plan as an addendum to the Baltimore County <i>Master Plan 2020</i> .
No. 56-17	Quirk	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 FY2018.
No. 69-17	Almond	For the purpose of amending the boundaries of the Pikesville Commercial Revitalization District for an addition to the District.
No. 73-17	Marks	For the purpose of amending the Perry Hall Commercial Revitalization District for an addition to the District.
No. 88-17	Bevins	To endorse the application of Lucky Leaf, LLC to the Maryland Department of Housing and Community Development's Neighborhood BusinessWorks Program to lease and renovate a 633-square foot retail space at The Avenues at White Marsh.
No. 109-17	Quirk	To designate a contiguous area within the Sustainable Community known as "Greater Dundalk and Sparrows Point" as a "development district" for the purpose of developing, redeveloping, revitalizing and renovating the area.
No. 116-17	Quirk	To authorize the County to accept a donation of three (3) parcels of land containing a total area of 1.526 acres in Owings Mills to be designated as a "Drainage and Utility Reservation" for the purpose of County maintenance.

Source: Baltimore County Council.

A-1-5. Comprehensive Plan or Plan Elements

Amendment to Growth Tiers. On June 5, 2017, Baltimore County has implemented the requirement of the Act through its Growth Tier Map as adopted in the County Council Resolution No. 54-17 to incorporate the Growth Tiers and Map into *Master Plan 2020*. The Growth Tiers, developed as a requirement of the *Maryland Sustainable Growth and Agricultural Preservation Act of 2012*, establishes growth tier designations for every residential property. In December 2012, Director of Planning administratively adopted the official Baltimore County Growth Tier Map.

Water and Sewerage Master Plan Update. Baltimore County's Urban Rural Demarcation Line (URDL) has been an effective growth management tool for 50 years. 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 2017, the Maryland Department of the Environment (MDE) completed the review of the Cycle 34 (year 2016) Amendment to the *2014 Baltimore County Water Supply and Sewerage Plan*. MDE, in consistency with the Maryland Department of Planning (MDP)'s advice, approved the County's Cycle 34 Adopted Amendments. This decision concurs with the County

Council’s adopted resolution, granting W-3/S-3 (Capital Facilities Area) to the rezoned DR 3.5 portion of a State Highway Administration property (Tax ID 1516300091) and leaving the RC 3 zoned land owned by Hilltop Residential, LLC (Tax ID 1514650912) unchanged as W-6/S-6 (Areas of Future Consideration) in Amendment 16-01. MDE approved Amendment 16-02 (VFW at Ebenezer Road, Tax ID 1507831210) to W-3/S-3. This amendment is consistent with Master Plan 2020.

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’s the most ambitious school improvement initiative in Baltimore County history. With those funds, the County is building 15 new schools and 11 additions to eliminate current elementary school overcrowding conditions while modernizing schools. The funds for this reporting period are exhibited on the next page.



The Baltimore County Public Schools in September 2017 opened the new \$34 million Relay Elementary School, replacing the old Relay Elementary building. The new Relay Elementary is part of the school system's 10-year, \$1.3 billion modernization program, designed to eliminate overcrowding and provide air-conditioned buildings by 2021. Last year, three new or remodeled schools opened in Catonsville (Source: The Baltimore Sun, August 23, 2017).

Schools for Our Future Program

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	700	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	700	700	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	700	110	FY18	AUG 2019
Subtotal		11,708	7,379		

* 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 2018 Budget Message, Baltimore County Executive Kevin Kamenetz, April 13, 2017.

A-1-7. Transportation Facilities

In 2017, 37 road projects were constructed or extended, totaling 5.94 miles in length. Among those projects, 36 (or 5.59 miles) were constructed within the PFA, accounting for 94.11% of the total. Road construction outside of the PFA (0.35 mile in the Reisterstown area) did not have a significant impact on the County's development patterns.

Type	Road Name	From	To	Mile		
				Total	In PFA	Out PFA
NEW	WINNERS CR	HILTON AVE	HILTON AVE	0.21	0.21	0
NEW	TROTTERS CT	WINNERS CIR	WINNERS CIR	0.03	0.03	0
NEW	BRIDLE CREEK CT	WINNERS CIR	WINNERS CIR	0.07	0.07	0
NEW	MCKAY CR	DELEGGE RD	DELEGGE RD	0.17	0.17	0
NEW	BENDER RIDGE CT	PLACID AVE	PLACID AVE	0.12	0.12	0
NEW	KIRKWYN CT	LYONS MILL RD	LYONS MILL RD	0.04	0.04	0
RD EXTENSION	CANVASBACK RD	BUFFLEHEAD DR	PINTAIL RD	0.21	0.21	0
NEW	PINTAIL RD	CANVASBACK DR	CANVASBACK DR	0.04	0.04	0
NEW	CRESCENT RIDGE DR	AUTUMN TERRACE DR	AUTUMN TERRACE DR	0.31	0.31	0
NEW	AUTUMN TERRACE DR	CRESCENT RIDGE DR	CRESCENT RIDGE DR	0.47	0.47	0
NEW	MCNEAL FARM CR (ENTRANCE)	BABIKOW RD	MCNEAL FARM CIR	0.03	0.03	0
NEW	MCNEAL FARM CR	MCNEAL FARM CR	MCNEAL FARM CIR	0.26	0.26	0
RD EXTENSION	SEMINOLE AVE	PARK GROVE AVE	PARK GROVE AVE	0.16	0.16	0
NEW	MARINA VIEW CT	OLD EASTERN AVE	OLD EASTERN AVE	0.2	0.2	0
NEW	RIVER VISTA DR	MARINA VIEW CT	MARINA VIEW CT	0.11	0.11	0
RD EXTENSION	HARDING ST	BROAD AVE	BROAD AVE	0.03	0.03	0
RD EXTENSION	RIDGEMONT RD	CHIPPENDALE RD	CHIPPENDALE RD	0.19	0.19	0
NEW	FORGE CROSSING CT	FORGE RD	FORGE RD	0.09	0.09	0
NEW	WICKSTEAD CT	HONEYGO BL	WICKSTEAD CT	0.16	0.16	0
NEW	WICKSTEAD CT	WICKSTEAD CT	WICKSTEAD CT	0.12	0.12	0
NEW	AUGUSTA WAY #1	CROSS RD	WICKSTEAD CT	0.14	0.14	0
NEW	AUGUSTA WAY #2	WICKSTEAD CT	AUGUSTA WAY	0.1	0.1	0
NEW	WINDLASS GLEN RD	CAMPBELL BL	BRADDOCK RUN RD	0.1	0.1	0
NEW	BRADDOCK RUN RD	WINDLASS GLEN RD	RAMBLE RUN RD	0.34	0.34	0
NEW	RAMBLE RUN RD	WINDLASS GLEN RD	BRADDOCK RUN RD	0.33	0.33	0
NEW	RAMBLE RUN RD (LOOP)	RAMBLE RUN RD	RAMBLE RUN RD	0.05	0.05	0
NEW	IRONSTONE CT	WHINSTONE DR	WHINSTONE DR	0.13	0.13	0
NEW	WHINSTONE DR	BERRYMANS LA	LONGMAID DR	0.19	0.19	0
NEW	LONGMAID DR	WHINSTONE DR	COBBLE DR	0.23	0.23	0
NEW	LONG WALL DR	IRONSTONE CT	KETTLE BOTTOM RD	0.33	0.33	0
NEW	TOADSTONE DR	LONGMAID DR	LONG WALL DR	0.05	0.05	0
NEW	COBBLE DR	FRANKLIN BLVD	LONG WALL DR	0.26	0.26	0
NEW	BROWNSTONE CT	COBBLE DR	COBBLE DR	0.03	0.03	0
NEW	HALITE DR	COBBLE DR	LONG WALL DR	0.13	0.13	0
NEW	KETTLE BOTTOM RD	HALITE DR	LONG WALL DR	0.07	0.07	0
NEW	DEER MEADOW CT	DOVER RD	DOVER RD	0.35	0	0.35
NEW	SPENCERS WAY	TIMONIUM RD W.	TIMONIUM RD W.	0.09	0.09	0
Sum				5.94	5.59	0.35
				% in PFA:	94.11%	

Source: Baltimore County Department of Public Works, January 2018.

% in PFA: **94.11%**

A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2017 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 2017 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 growth tier amendments, 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 2017, 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 as effective mechanism for the master plan implementation shall be in concert with the state's planning goals and objectives. In 2017, the legislative changes as 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 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, 2017 school enrollment data, indicating overcrowded school districts in accordance with parameters in the referenced County Code.

The full time equivalent (FTE) enrollments of September 30, 2017 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 2017-2018 school year, the FTEs of 30 elementary schools, one middle school, 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 *2017-2018 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 4A01.3.E of the Baltimore County Zoning Regulations, annual updates to maps of areas within Baltimore County that are 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 May 1, 2017, Bill 15-17 was signed and enacted by the Baltimore County Council, adopting the revised maps that are displayed on pages 23, 24, and 25:

- 2017 Basic Services Sewerage Map;
- 2017 Basic Services Water Supply Map; and
- 2017 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 2017.

Sewerage Services. The Department of Public Works has monitored and closed Sanitary Sewer Overflows (SSO) #36 (Overbrook Road and Banbury Road), #37 (Anneslie Road), and #106 (Croydon Road). The areas of concern upstream of SSO #36, #37, and #106 have been removed from the Basic Service Sewerage Map.

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. In addition, the Department 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 whether or not a development will need downstream supplementation.

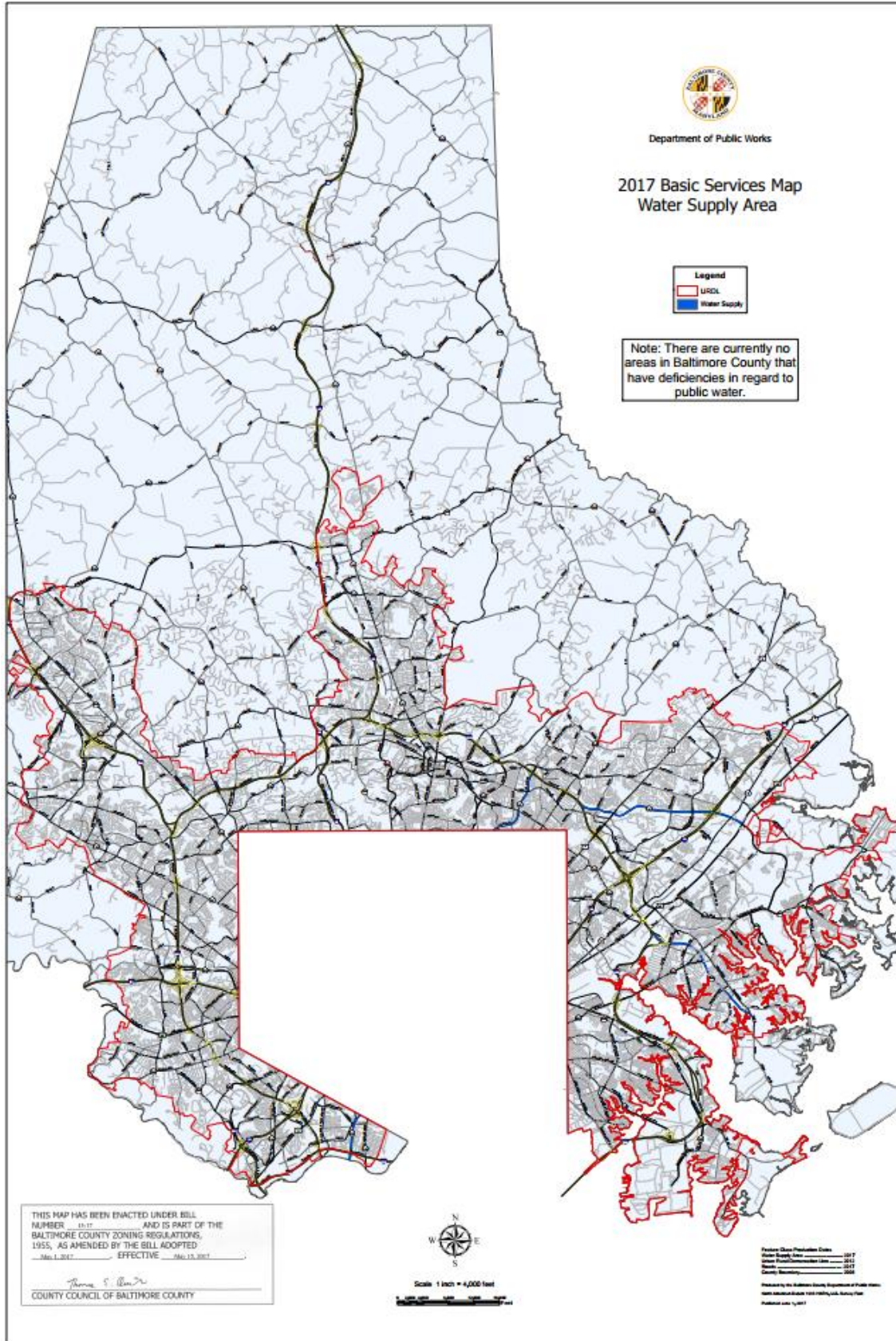
B-2-2. Transportation

The Department of Public Works recommends the following changes to the Transportation Map for 2017, based on the studies of all signalized intersections:

- Baltimore National Pike (U.S. 40) & North Rolling Road, LOS F to D
- Ebenezer Road & Pulaski Highway (U.S. 40), LOS E to F
- Joppa Road & Loch Raven Boulevard, LOS F to D

The first and third intersections showed progress in 2017, improving the LOS from “F” to “D”. The Ebenezer Road & Pulaski Highway degraded from “E” to “F”. Even with timing adjustments by the State Highway Administration, the LOS could not be improved. Due to increased traffic volumes in this area, the capacity of this intersection has been pressed during certain times of the day for a significant duration. With the changes above, there are currently seven “F” intersections and two “E” intersections on the 2017 Basic Service Transportation Map:

Bloomsbury Ave / Frederick Rd / Ingleside Ave	LOS = F
Burke Ave / Burke Ave W / York Rd (MD 45)	LOS = F
Falls Rd (MD 25) / Seminary Ave W (MD 131)	LOS = F
Falls Rd (MD 25) / Joppa Rd W / Jones Falls Expwy	LOS = F
Falls Rd (MD 25) / Greenspring Valley Rd (MD 130)	LOS = F
Ebenezer Rd / Pulaski Hwy (US 40)	LOS = F
Perring Pkwy / Putty Hill Ave	LOS = F
Joppa Rd E / Perring Pkwy (MD 41)	LOS = E
Goucher Blvd / Putty Hill Ave	LOS = E



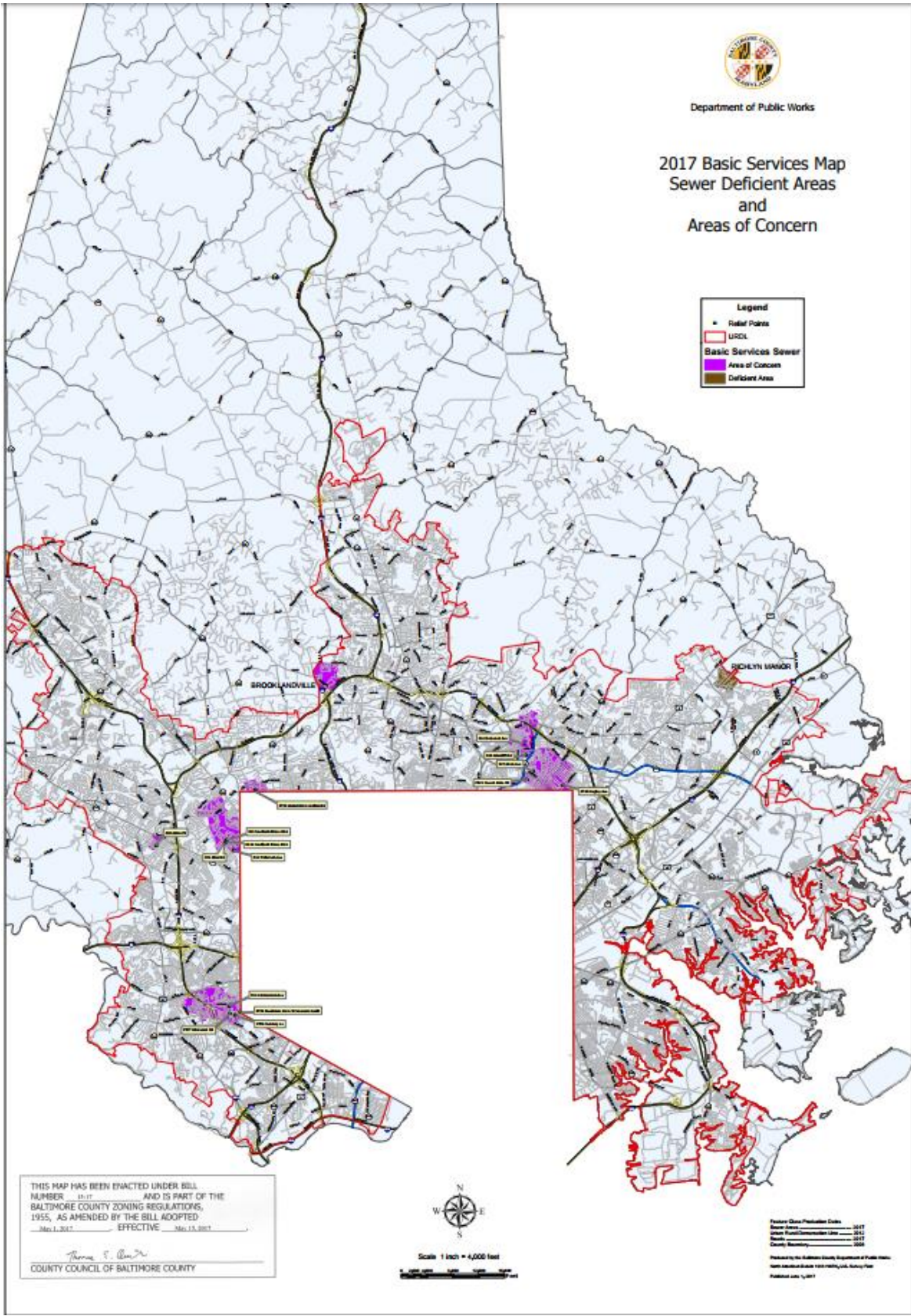


Department of Public Works

2017 Basic Services Map Sewer Deficient Areas and Areas of Concern

Legend

- Relief Points
- URDL
- Basic Services Sewer
- Area of Concern
- Deficient Area



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 10-17 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED May 1, 2017. EFFECTIVE May 13, 2017.

Anna S. Beitz
COUNTY COUNCIL OF BALTIMORE COUNTY

Scale 1 inch = 4,000 feet

Previous Dates of Publication Dates

Basic Services	2017
Urban Redevelopment District Line	2014
Basic Services	2013
County Boundary	2008

Prepared by the Baltimore County Department of Public Works
North American Datum 1983 (NAD83), UTM, Spheroid: WGS 84
Publication Date: 10/2017



Department of Public Works

2017 Basic Services Map Transportation Zones

Legend

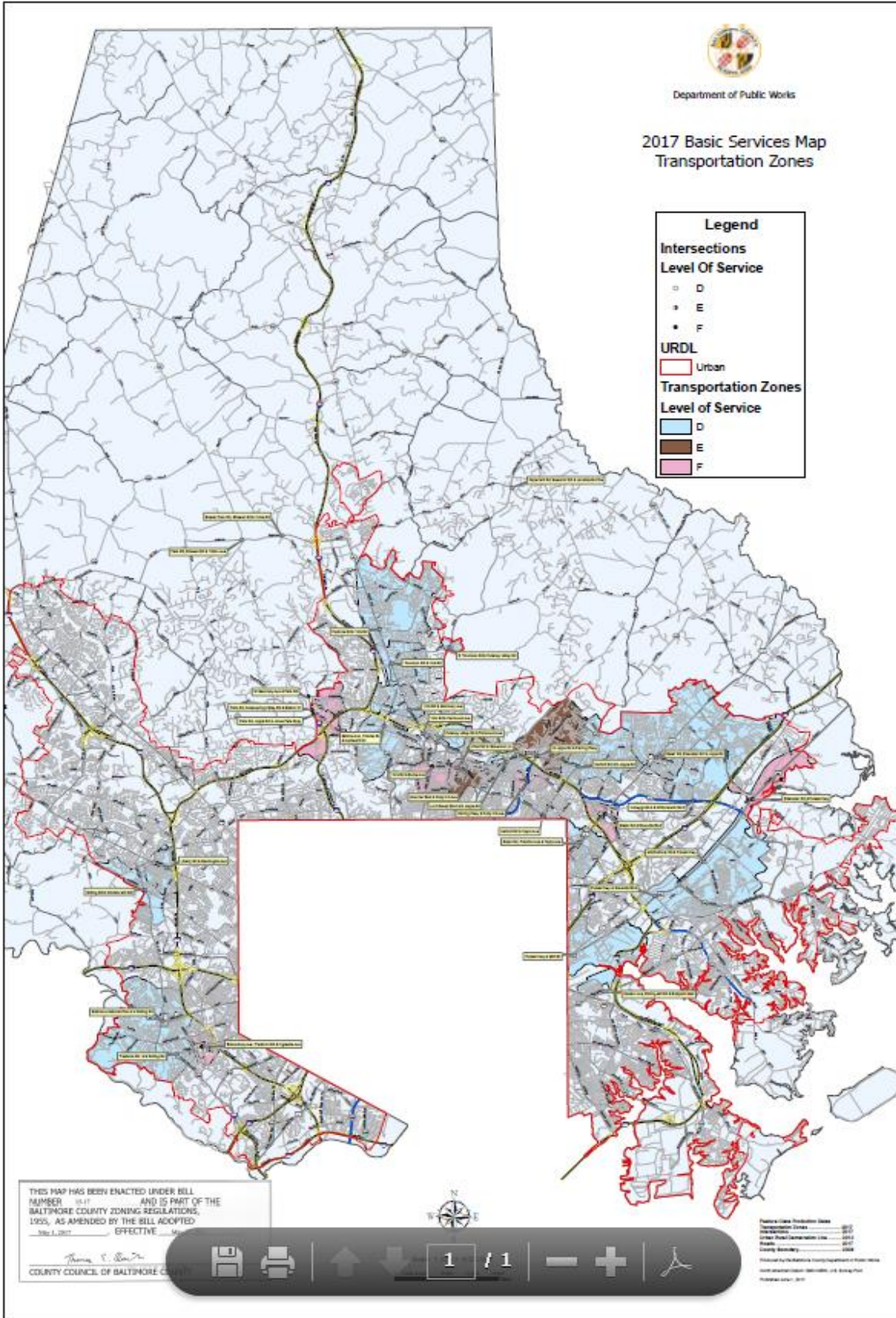
Intersections
Level Of Service

- D
- ◐ E
- F

URDL
Urban

Transportation Zones
Level Of Service

- D
- E
- F



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 55-17 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1995, AS AMENDED BY THE BILL ADOPTED May 1, 2017 EFFECTIVE _____

Thomas C. Blanton
COUNTY COUNCIL OF BALTIMORE COUNTY

Navigation controls including a save icon, a print icon, a home icon, a back icon, a forward icon, a zoom in icon, a zoom out icon, and a refresh icon. A page indicator shows '1 / 1'.

Feature Class Production Dates

Intersections	2017
Transportation Zones	2017
URDL	2017
Major Road Centerlines	2017
County Boundary	2017

Produced by the Baltimore County Department of Public Works
with assistance from GIS/IT/Map Services and Engineering
MapScale: 1:25,000

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 2017 with reference to the Maryland’s Priority Funding Areas (PFAs). The analysis results show that Baltimore County maintained directing 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 98.94% of residential units in approved development plans were within the PFA. The remaining 12 SFD units including six in major and six in minor were outside the PFA.

Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2017

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	Total	8	58	0	0	778	836
	Inside PFA	6	52	0	0	778	830
	Outside PFA	2	6	0	0	0	6
Minor Subdivision	Total	10	26	0	0	0	26
	Inside PFA	7	20	0	0	0	20
	Outside PFA	3	6	0	0	0	6
Planned Unit Development	Total	2	86	0	185	0	271
	Inside PFA	2	86	0	185	0	271
	Outside PFA	0	0	0	0	0	0
Total Units by Type			170	0	185	778	1,133
Units by type inside PFA			158	0	185	778	1,121
Percent units in PFA of total			92.94%	0.00%	100.00%	100.00%	98.94%

Source: Baltimore County Government.

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

Approximately 97.48% of approved development for non-residential uses were located within the PFA (Table 8). The mixed use outside the PFA was for a limited exemption project, in which a 16,647-square foot building was proposed for an office and storage facility off Westminster Pike in Reisterstown. The non-residential development approved in 2017 proves that the County

continued to expand businesses to ensure job creation and provide services in places where infrastructure is in place or planned.

Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2017

Project Track	Location of PFA	Project Count	Square Feet by Use Type				Other	Total
			Retail	Industrial	Insitutional	Mixed Use		
Limited Exemption	Total	13	30,400	187,990	35,842	53,986	3,034	311,252
	Inside PFA	12	30,400	187,990	35,842	37,339	3,034	294,605
	Outside PFA	1	0	0	0	16,647	0	16,647
Major Development	Total	4	95,796	0	0	24,497	0	120,293
	Inside PFA	4	95,796	0	0	24,497	0	120,293
	Outside PFA	0	0	0	0	0	0	0
Planned Unit Development	Total	2	0	0	0	228,461	0	228,461
	Inside PFA	2	0	0	0	228,461	0	228,461
	Outside PFA	0	0	0	0	0	0	0
Total Square Feet by Use Type			126,196	187,990	35,842	306,944	3,034	660,006
Square feet inside PFA			126,196	187,990	35,842	290,297	0	640,325
<i>Percent total feet inside PFA of total</i>			<i>100.00%</i>	<i>100.00%</i>	<i>100.00%</i>	<i>94.58%</i>	<i>0</i>	<i>97.02%</i>

Source: Baltimore County Government.

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



Expected for completion in 2018, redevelopment of the Fullerton Plaza Shopping Center includes façade improvements, parking upgrades, new landscaping and a new, 67,520 square foot Weis Markets grocery store (Image & Info Source: Kimco Realty Corporation).

C-1-2. Occupancy and Razing Permits

Occupancy permits. Among all 1,454 new residential units that were permitted for occupancy in 2017, 92.64 % (or 1,347 units) were within the PFA. The remaining 7.36% were built outside the PFA, as shown in Table 9.

Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2017

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Muti-Family (MF)	144	144	100.00%	0
Single Family Attached (SFA)	846	846	100.00%	0
Single Family Detached (SFD)	441	334	75.74%	107
Single Family Semi-Detached (SFSD)	23	23	100.00%	0
Total Residential Units	1,454	1,347	92.64%	107
<i>Percent Units inside PFA of total units</i>	-	92.64%	-	7.36%

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 (1,454).

Percent units outside PFA of total units = number of units outside PFA / total residential units (1,454).

Table 10 illustrates that in 2017, non-residential construction was predominately (99.47%) situated within the PFA. Specifically, all the retail, industrial, mixed use, and office use projects were built within the PFA. Approximately 91.26% of institutional uses were constructed within the PFA. The institutional uses outside the PFA include the construction of a County horse arena and learning center off Shawan Road and an addition to a church off of Mays Chapel Road. The "other" use outside the PFA was for a one-story addition to the Ravens training facility off Deer Park Road in Owings Mills.

Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2017

Data Type	Use Type						Total
	Retail	Industrial	Mixed Use	Office	Institutional	Other	
Total Square Feet by Use Type	240,906	1,677,204	192,707	247,992	117,810	2,850	2,479,469
Square feet by use type inside PFA	240,906	1,677,204	192,707	247,992	107,510	0	2,466,319
<i>Percent total square feet by use type</i>	100.00%	100.00%	100.00%	100.00%	91.26%	0.00%	99.47%
Square feet by use type outside PFA	0	0	0	0	10,300	2,850	13,150
<i>Percent total square feet by use type</i>	0.00%	0.00%	0.00%	0.00%	8.74%	100.00%	0.53%

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 2017, among 150 dwelling units issued with razing permits, 75.33 % (or 113 units) were within the PFA. The remaining 37 units or 24.67 % of total units were outside the PFA.

Table 11. Residential Units by PFA in Razing Permits, 2017

Housing Unit Type	Units by Type	Inside PFA		Outside PFA Number of Units
		Number of Units	% Units by Type	
Multi-family (MF)	-12	-12	0.00%	0
Single Family Attached (SFA)	0	0	0.00%	0
Single Family Detached (SFD)	-138	-101	73.19%	-37
Single Family Semi-Detached (SFSD)	0	0	0.00%	0
Total Residential Units	-150	-113	75.33%	-37
<i>Percent units inside PFA of total units</i>	-	75.33%	-	24.67%

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 (-150).

Table 12 shows that 97.66% of non-residential uses issued in razing permits were within the PFA. Particularly, industrial, office, and institutional uses issued in razing permits were within the PFA. For the retail uses in razing permits, 98.03% was within the PFA. The remaining 1.97% were outside the PFA for demolition of three small commercial buildings in Essex, Reisterstown, and Phoenix. The “Other” use outside the PFA was for tearing down a portion of the Ravens training center off Deer Park Road in Owings Mills.

Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2017

Location of PFA	Use Type					Total
	Retail	Industrial	Office	Institutional	Other	
Total Square Feet by Use Type	121,554	94,183	98,009	163,540	9,000	486,286
Square feet by use type inside PFA	119,162	94,183	98,009	163,540	0	474,894
<i>Percent total square feet by use type</i>	98.03%	100.00%	100.00%	100.00%	0.00%	97.66%
Square feet by use type outside PFA	2,392	0	0	0	9,000	11,392
<i>Percent total square feet by use type</i>	1.97%	0.00%	0.00%	0.00%	100.00%	2.34%

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 portrays that for all approved residential plans in 2017, the net density for residential units per acre within the PFA was higher than outside the PFA (6.3 units per acre vs. 0.29). For all the development plan types – major, minor, and PUD – the net density within the PFA is

greater than that outside the PFA. 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, 2017

Project Track	Location of PFA	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	830	98.73	8.41
	Outside PFA	6	25.98	0.23
Minor Subdivision	Inside PFA	20	19.43	1.03
	Outside PFA	6	15.39	0.39
Planned Unit Development	Inside PFA	271	59.64	4.54
	Outside PFA	0	0.00	0.00
Total		1,133	219.16	5.17
Total inside PFA		1,121	177.80	6.30
Total outside PFA		12	41.37	0.29

Source: Baltimore County Government.

Net density = total units / total acres.

Table 14 presents that in 2017, the net density (square feet per acre) for non-residential uses was much considerably higher inside the PFA than that outside the PFA. 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, the approved, mixed use development outside the PFA was for a limited exemption project, in which a 16,647-square foot building was proposed for an office and storage facility off Westminster Pike.

Table 14. Total Acreage and Density of Non-Residential Development in Approved Plans, 2017

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	294,605	371.08	793.92
	Outside PFA	16,647	20.88	797.42
Major Development	Inside PFA	120,293	47.97	2,507.83
	Outside PFA	0	0.00	0.00
Planned Unit Development	Inside PFA	228,461	9.28	24,610.42
	Outside PFA	0	0	0.00
Total		660,006	449.20	1,469.28
Total inside PFA		643,359	428.33	1,502.03
Total outside PFA		16,647	20.88	797.42

Source: Baltimore County Government.

Net density = total square feet / total acres

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. The new model result shows that the number of potential units is 14,427 including pipelines (proposed units in approved development plans), taking into consideration of the 2016 CZMP outcomes.

C-1-5. Land Preservation

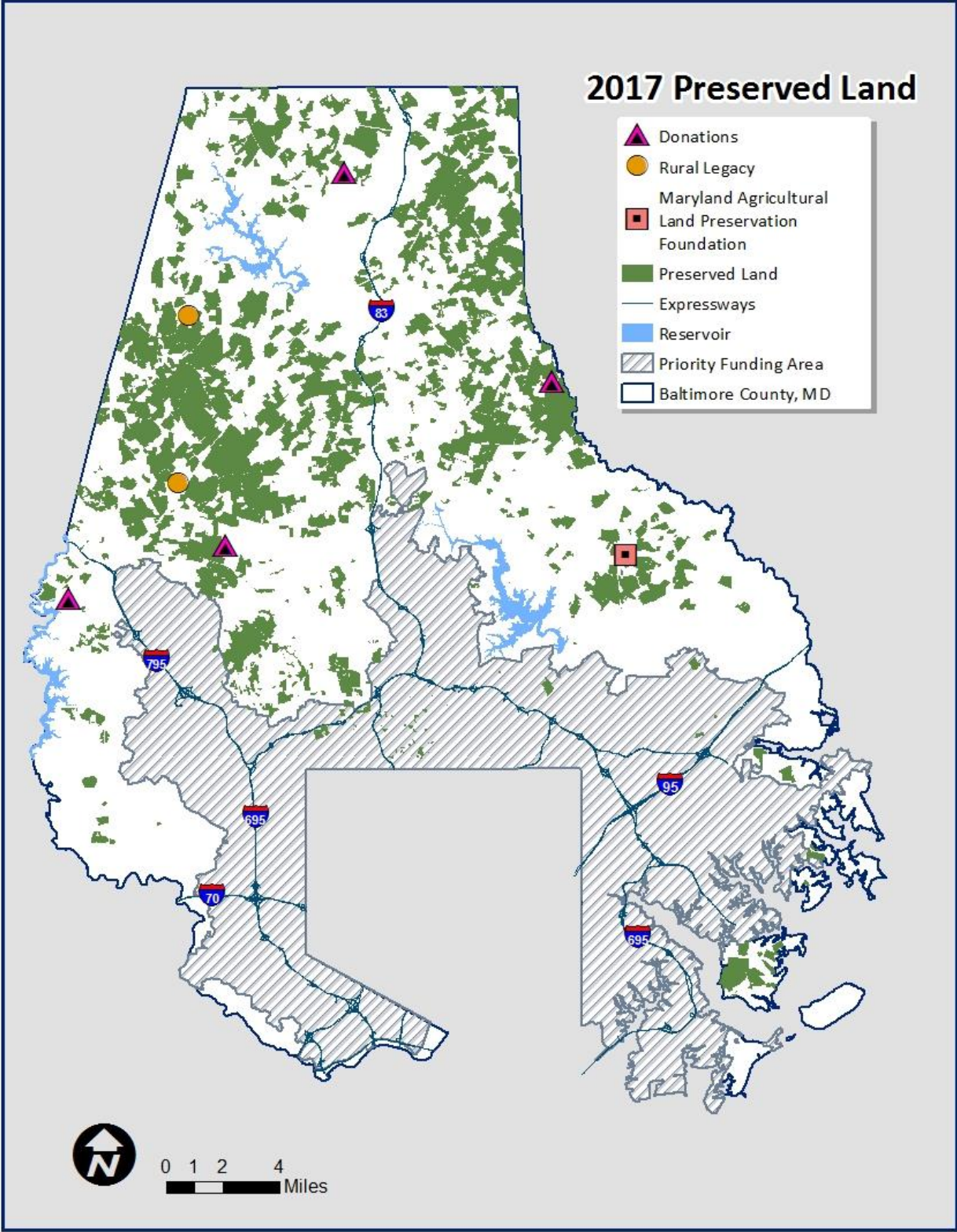
Baltimore County has initiated policies and launched programs to protect the County's agricultural and natural resources. The County has established a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts.

As of the end of 2017, a total of 65,049 acres of land has been preserved through permanent easements, amounting to 81.31% of 80,000 acres, the *Master Plan 2020* goal. In 2017, the County added 729.63 acres to easements (Table 15). In comparison, 763.59 acres were added to the easement in 2016. 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. The map of 2017 Preserved Land on page 32 exhibits locations of those programs.

Table 15. Summary of Preservation Easements, 2017

Type	Acres	Percent of Total
Donated	274.35	37.60%
Purchased Rural Legacy Easements	154.28	21.14%
Maryland Agricultural Land Preservation Foundation	301.00	41.25%
Total	729.63	100.00%

Source: Baltimore County Government.





The Maryland Environmental Trust accepted donations of five conservation easements in Baltimore County in December 2017 that permanently protect 337 acres of farm, forest, historic and scenic lands (Source: Maryland Department of Natural Resources).

C-2. Compliance with the County Land Use Goal

Baltimore County established its land use goal 50 years ago 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.

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

The photos on the report cover are credited to Google images.