
MASTERPLAN 2010

————— BALTIMORE COUNTY, MARYLAND —————



As Adopted by Baltimore County Council

————— February 22, 2000 —————

A MESSAGE ...

FROM THE BALTIMORE COUNTY EXECUTIVE

AND

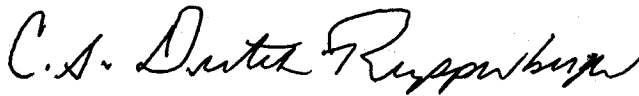
THE BALTIMORE COUNTY COUNCIL

Master Plan 2010 is Baltimore County's overall plan for development for the next decade. It is a guide for the protection of our rural areas and the revitalization of our established neighborhoods. It sets forth our collective vision of the goals we must reach to keep our communities safe, attractive and vibrant.

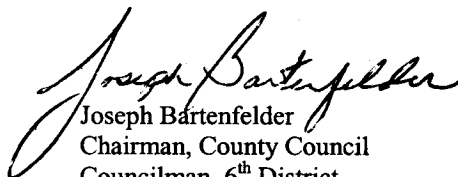
The citizens of Baltimore County played a major role in the development of this document, through advisory groups, town meetings, and public hearings. Their collective voice is expressed throughout the plan. *Master Plan 2010* also includes nearly thirty local community plans that have been developed by local communities and adopted by the County Council during the last ten years.

Master Plan 2010 is a comprehensive vision of our desired future in Baltimore County. With its adoption, Baltimore County has reaffirmed its belief that growth must be balanced and orderly. This Plan continues to express the philosophy that we should preserve rural farmland, landscapes, and open spaces, while reinvesting in urban areas and focusing growth on designated growth areas with planned infrastructure.

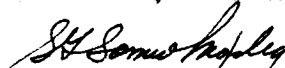
We appreciate the tremendous effort by citizens, volunteers, and staff that has been put into creating *Master Plan 2010*. By continuing to work together toward the goals outlined in this Master Plan, we will ensure a bright and prosperous future for Baltimore County and all those who live and work here.



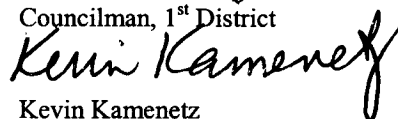
C.A. Dutch Ruppertsberger
County Executive



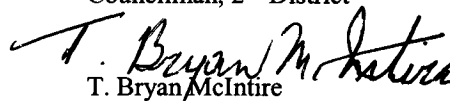
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Chairman, County Council
Councilman, 6th District



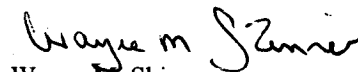
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Councilman, 1st District



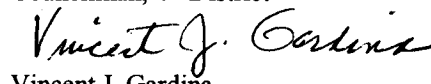
Kevin Kamenetz
Councilman, 2nd District



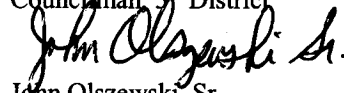
T. Bryan McIntire
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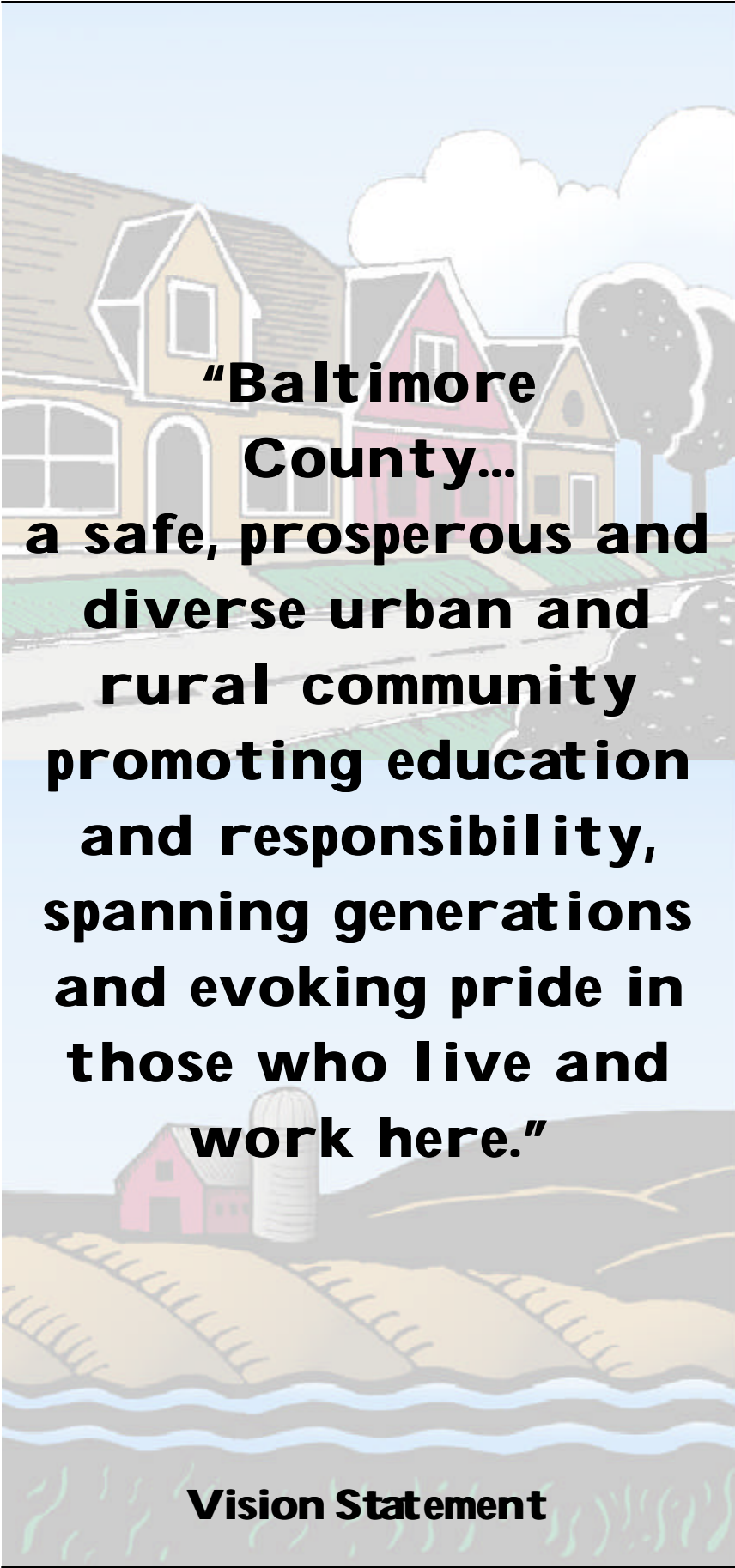
Wayne M. Skinner
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Councilman, 5th District



John Olszewski, Sr.
Councilman, 7th District



"Baltimore
County...
a safe, prosperous and
diverse urban and
rural community
promoting education
and responsibility,
spanning generations
and evoking pride in
those who live and
work here."

Vision Statement

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PART 1: INTRODUCTION

The Baltimore County Charter requires that a master plan be adopted or updated every ten years. The purpose of the master plan is to guide the development of the county. A master plan envisions a desirable future, and charts a course of action. *Master Plan 2010* examines the policies and strategies that have guided past development of the county, and reassesses them in light of present and projected conditions.

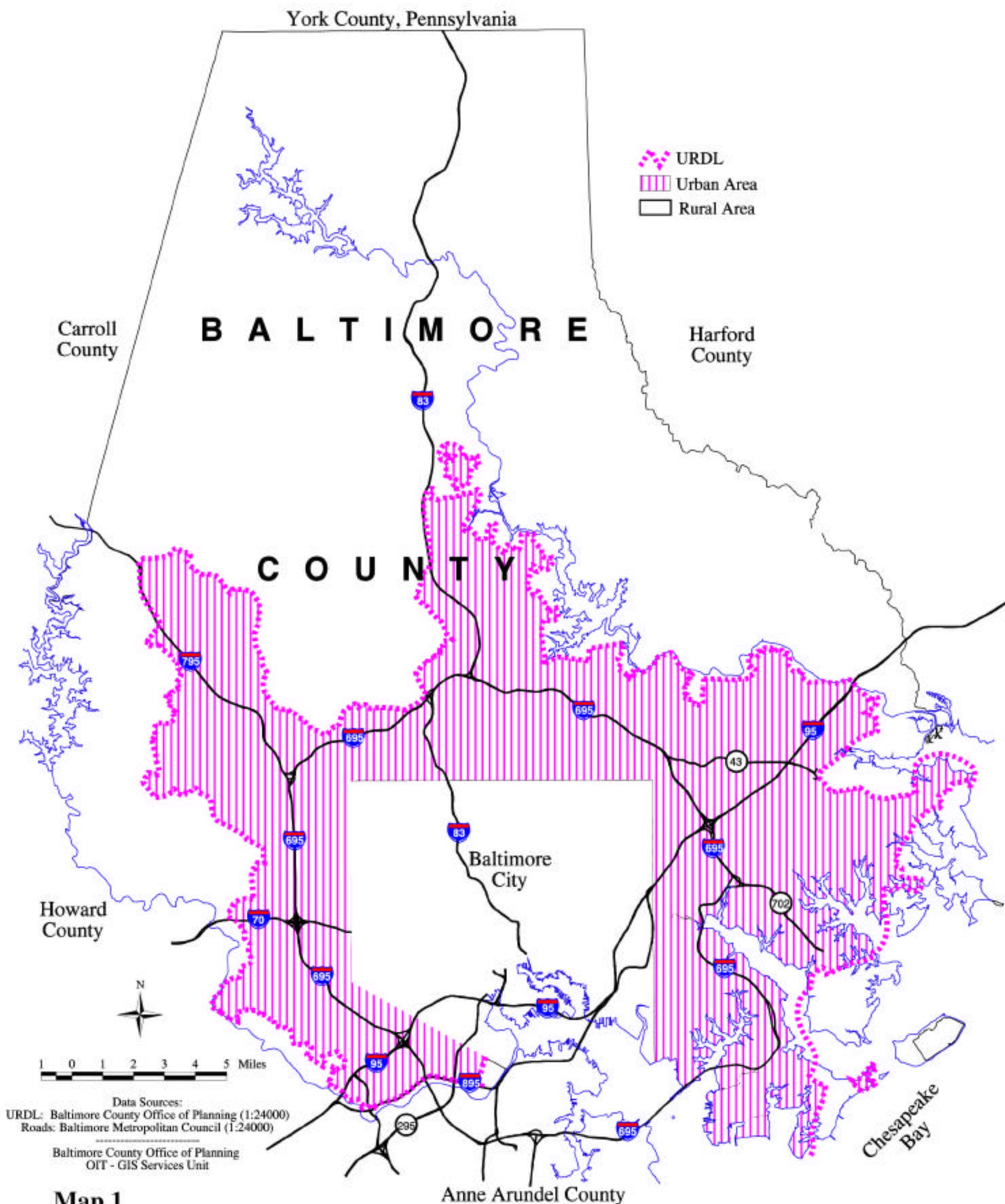
PRIOR PLANNING

Each successive master plan adopted by Baltimore County has built upon previous work. Central to the way that the county has developed is the concept of delineating two distinct land management areas — the urban area and the rural area. This concept manages growth in a manner that preserves important natural and agricultural resources and maximizes the efficiency of county revenues spent on transportation improvements, utilities, and other capital projects. An urban rural demarcation line (URDL) was established in 1967 (Map 1). The urban areas of the county were those that had or would receive public water and sewer infrastructure, and therefore would accommodate development, including employment, retail, and residential uses. In the rural areas, reliance on private well and septic systems would limit the amount of development that could be accommodated, and thereby help ensure the area's continued use for agricultural and natural resource protection and low density rural residential uses.

The 1972 master plan (titled *1980 Guideplan for Baltimore County, Maryland*) was the first formal master plan adopted by the county. Between 1960 and 1970, the county's population grew from 492,428 to 621,077. The plan projected that by 1980 the population would increase to 740,000. Its philosophy was to accommodate growth and development in an orderly, environmentally sensitive manner with adequate open space.

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. These plans created the current land use framework. Their philosophy was to modify the county's land use policy to reduce inefficient low density suburban

Central to the way that the county has developed is the concept of delineating two distinct land management areas — the urban area and the rural area.



Map 1
Urban Rural Demarcation Line (URDL)

development. The 1975 plan established urban and rural zoning. Two growth areas — Owings Mills and Perry Hall-White Marsh — were created by the 1979 plan. Future development was to be directed to these areas, thereby preserving agriculture and watershed land in other areas of the county.



The *Baltimore County Master Plan 1989-2000* created specific management areas and policies that included growth areas, urban centers, community conservation areas, employment areas, and several kinds of rural management areas. Community conservation areas consisted of the county's established residential and commercial areas. Within the urban areas, the policies balanced county efforts between growth areas and community conservation areas, with an overall philosophy of enhancing the quality of development. In the rural areas, policies reaffirmed the county's commitment to agricultural and natural resource protection, while providing some areas for low density rural residential growth.

MASTER PLAN 2010

As the twentieth century draws to a close, Baltimore County is facing challenges and opportunities unique in its history. The growth management policies launched with the creation of the URDL have been refined over the years and are now in their final phases of implementation. Baltimore County continues to evolve and change, and as such must identify and address the land use challenges of the next decade with greater sophistication. Preserving and enhancing the quality of life is a priority for the entire county.

Traditionally, master plans only address issues directly related to land use. In fact, this is the role of the master plan as envisioned by the framers of the County Charter. The plan is intended to serve as a reference document which the County Council may use when exercising its authority to establish land use policy through the adoption of zoning maps and zoning ordinances. However, traditional master plan issues – those which directly affect the use of the county's land, such as transportation, zoning, and recreation – have changed substantially. A more comprehensive approach, one which addresses issues that go beyond zoning, but nevertheless affect land use, is helpful.

***Master Plan 2010
takes a
comprehensive
approach,
addressing a
variety of issues
which affect land
use.***



Master Plan 2010 adopts this approach by recognizing the interdependence of traditional land use issues with nontraditional master plan topics such as education, public safety, social services, economic development, and community stewardship. However, discussion of these nontraditional issues in this master plan is intended only as additional guidance for the County Council when it acts to establish land use policy.

The urban portion of Baltimore County is not unlike many maturing areas in the United States whose growth took place in the immediate post-World War II building boom. Buildings, facilities, and infrastructure in most of the communities adjacent to the Baltimore County-Baltimore City Line are 50 years old. Infrastructure in these areas is also reaching the end of its “life expectancy” and is in need of repair or replacement. Much has been done to address these needs over the past decade, and *Master Plan 2010* recognizes that Baltimore County’s sustained prosperity will require continued significant reinvestment in its urban areas.

Baltimore County has more than a twenty-year history of implementing many of the concepts of the Smart Growth program. Within the URDL, traditional growth is slowing as the designated growth areas and remaining infill sites become fully developed. Mechanisms are needed to ensure that future development inside the URDL will conserve and enhance existing communities and businesses, while providing needed services and housing. The future development of the county’s urban areas must provide a balance between the built environment and the provision or redevelopment of passive and active open space and other amenities.

***Reflecting
national trends,
shifts are
occurring in the
composition of
Baltimore County’s
population.***

Reflecting national trends, shifts are occurring in the composition of Baltimore County’s population. The percentage of senior citizens living in the county doubled between 1970 and 1997; another 0.6 percent increase is projected from 2000 through 2010. To accommodate the county’s senior population, a wide range of alternative housing and transportation options is being considered to address their unique needs.

Multi-family housing and the communities where they are located are another major challenge being faced by the county. Multi-family housing represents slightly less than one quarter of the county’s housing stock, while representing a good percentage of its affordable housing stock. Most low to moderate income residents are concentrated within 16% of all county census tracts.

Baltimore County will continue to explore methods of bringing needed services to these communities, particularly social services, educational remediation, adult basic education, preventive health services, and recreation. Efforts and resources must also continue to be focused on communities adjacent to multi-family housing in order to protect property values and stabilize community institutions.



Aggressive economic development initiatives that generate and retain family supporting jobs will be required. Measures will need to be undertaken to preserve an adequate supply of land for job creation, develop a trained and skilled workforce, and revitalize our aging commercial centers. Maintaining a healthy, strong tax base will ensure that adequate jobs and services are provided to county residents.

Baltimore County's rural areas continue to face development pressure. While approximately 30,000 acres of land have been preserved for agricultural use, the goal of preserving 80,000 acres is still being threatened by traditional suburban development. *Master Plan 2010* explores new concepts for achieving preservation goals, protecting natural resources, and maintaining rural character. Within the rural area, innovative mechanisms to ensure the protection of the county's agriculture industry and sensitive environmental areas are required; a rural strategy that goes beyond zoning (utilizing mechanisms such as land trusts and easements) needs to be considered. The rural area will not receive the same level of services and infrastructure as the urban area. The use of development rights purchases to compensate property owners for the loss of density should be investigated. A pattern of development that blends in with the rural area also needs to be developed.

Master Plan 2010 continues to endorse Baltimore County's previous growth management policies, and the document has been designed to emphasize the county's urban-rural distinctions while still recognizing its cohesiveness. Urban and rural land uses reinforce each other. By preserving the rural areas, rather than permitting continued sprawl, the county can commit its fiscal resources to the improvement of its urban areas. The knowledge that resources will be directed to existing urban neighborhoods should bolster county residents' confidence in the continued viability of their communities.



Master Plan 2010 explores new concepts for achieving preservation goals, protecting natural resources, and maintaining rural character.

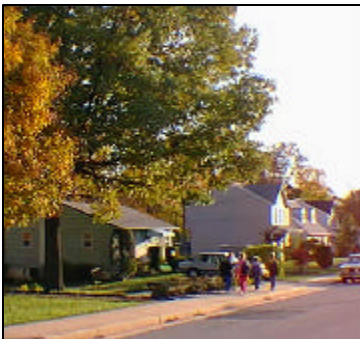


In sum, while the county is strong and thriving, *Master Plan 2010* also recognizes the need to address the opportunities presented by a maturing county, opportunities to ensure that the entire county continues to function as a community that provides high quality living standards and opportunities for its diverse citizenry.

The orderly development of the Baltimore County community is not a static process. It is subject to the social and economic changes which will naturally occur during the ten-year life of the master plan. The policy decisions of the County Council, which are expressed through its law-making power, are the means to address the county's evolving needs. The statements of *Master Plan 2010* are intended to guide the Council in this role.

Public safety, education, economic development, community conservation, rural preservation, the natural environment, recreation and parks, historic preservation, equal opportunity, and community stewardship are all intertwined in making communities, and thus the county, successful. Among the goals of the county are:

- **Continue to protect citizens from crime in their homes and communities.** Crime prevention, sophisticated computer and mapping resources for crime analysis and investigation, inter-jurisdictional cooperation, and community-based policing are measures that help reduce crime and provide a safe environment.
- **Continue to make the quality of public education a top priority.** A well-rounded education is essential for meeting the challenges of a rapidly changing society, and good schools are tremendously important to sustaining viable communities.
- **Develop and retain a skilled work force.** Computerization and telecommunications are changing the nature of employment, creating a strong demand for workers who are both technically skilled and adaptable.
- **Ensure an adequate supply of jobs providing family-supporting wages** by addressing the critical needs of employers. These needs include an adequate supply of properly zoned, utility-served land.
- **Preserve the county's significant investment in its established communities** by reinvesting resources to maintain all aspects of community life. Conserve and enhance the character of the county's established residential neighborhoods and improve the housing stock. Protecting the county's rural resources will aid this effort by curtailing new infrastructure expenditures.



The county will conserve and enhance the character of the county's established residential neighborhoods and improve the housing stock.



- **Maintain the URDL** and enact stronger measures for preserving rural land uses, retaining the agriculture industry, and protecting the county's natural resources.
- **Ensure that new development and redevelopment is of high quality and compatible** with its surroundings.
- **Continue to recognize citizens** in need of assistance and improve their ability to access county services and gain self-sufficiency.
- **Ensure that all residents have access to opportunities** that increase their employability in jobs that provide family supporting wages and provide accessible transportation opportunities to employment centers.
- **Continue to safeguard environmental resources**, particularly in watershed areas.
- **Provide quality parks and recreation opportunities** for all citizens.
- **Promote the identification, protection, and restoration of historic resources.**
- **Encourage community stewardship and personal responsibility** as key components of a smoothly functioning community.
- **Continue public-private partnerships** to meet county goals.

THE MASTER PLAN 2010 PROCESS

On January 23, 1997, the Office of Planning held a kick-off meeting for the county's master plan process. Over 160 community, government, and business representatives attended the presentation. Staff presented the work schedule, the function of the advisory groups to be formed, and some of the master plan issues facing the county:

- managing regional and local growth;
- maintaining and stabilizing residential neighborhoods;
- redeveloping commercial and industrial sites;
- completing infrastructure requirements in the growth areas;
- maintaining compliance with Smart Growth and related state mandates; and
- strengthening and improving schools with regard to physical plant and curriculum to attract/maintain homeowners.

During the spring of 1997, ten advisory groups of interested citizens were formed. Their purpose was to discuss and debate specified subjects to ascertain the issues that needed to be addressed and to formulate specific proposed actions. These groups focused on the following areas: commercial



The county will ensure that new development and redevelopment is of high quality and compatible with its surroundings.



corridors, community conservation, employment centers/growth areas, rural areas, transportation, historic preservation, waterfront, Owings Mills, Perry Hall-White Marsh, and Towson. During the summer of 1997, planning staff prepared the *Master Plan 2010 Town Meeting Discussion Paper*. This paper proposed the philosophy, ideas, and general direction of the master plan resulting from advisory group and county agency recommendations. A series of town meetings were held in each of the seven council districts during the month of October. The town meetings were an opportunity for the public to comment on the direction the master plan was taking and to bring forth ideas and concerns. *Draft Master Plan 2010* was prepared and distributed for public review in October 1998. The draft plan was the subject of a public hearing by the Baltimore County Planning Board at which public comment was offered for the Board's consideration. In October of 1999, the Planning Board submitted the plan to the County Council for its review. The County Council held a public hearing on the plan on November 9, 1999.

The master plan is traditionally updated every four years, before the Comprehensive Zoning Map Process (CZMP). This timing helps to ensure that the master plan remains a “living document,” relevant and valid as a guide to development in the county and responsive to the concerns and wishes of its citizens.

THE ROLE OF THE MASTER PLAN

The County Executive and the County Council have recognized the master plan as an important advisory tool for ensuring that the growth of Baltimore County is managed in an orderly and rational manner. Many of the activities of government encourage conformance with the master plan, such as the capital improvement program, the water and sewer master plan, and the various zoning map processes.

Maryland law requires, under Article 66B, Section 7.03, that certain elements and visions be included in the master plan. Those elements are listed in Article 66B, Section 3.05(a) and (b) and Section 3.06(b). State law requires that county plans implement and establish policies based on the following “Seven Visions”:

1. Development is concentrated in suitable areas.
2. Sensitive areas are protected.

Town meetings provided an opportunity for the public to comment on the direction of the master plan and to bring forth ideas and concerns.

3. In rural areas, growth is directed to existing population centers and resource areas are protected.
4. Stewardship of the Chesapeake Bay and the land is a universal ethic.
5. Conservation of resources, including a reduction in resource consumption, is practiced.
6. To assure the achievement of one through five above, economic growth is encouraged and regulatory mechanisms are streamlined.
7. Funding mechanisms are addressed to achieve these visions.



This master plan includes those required elements and visions, and it serves to provide goals, objectives, principles, policies, and standards that are a guide for the development of Baltimore County.

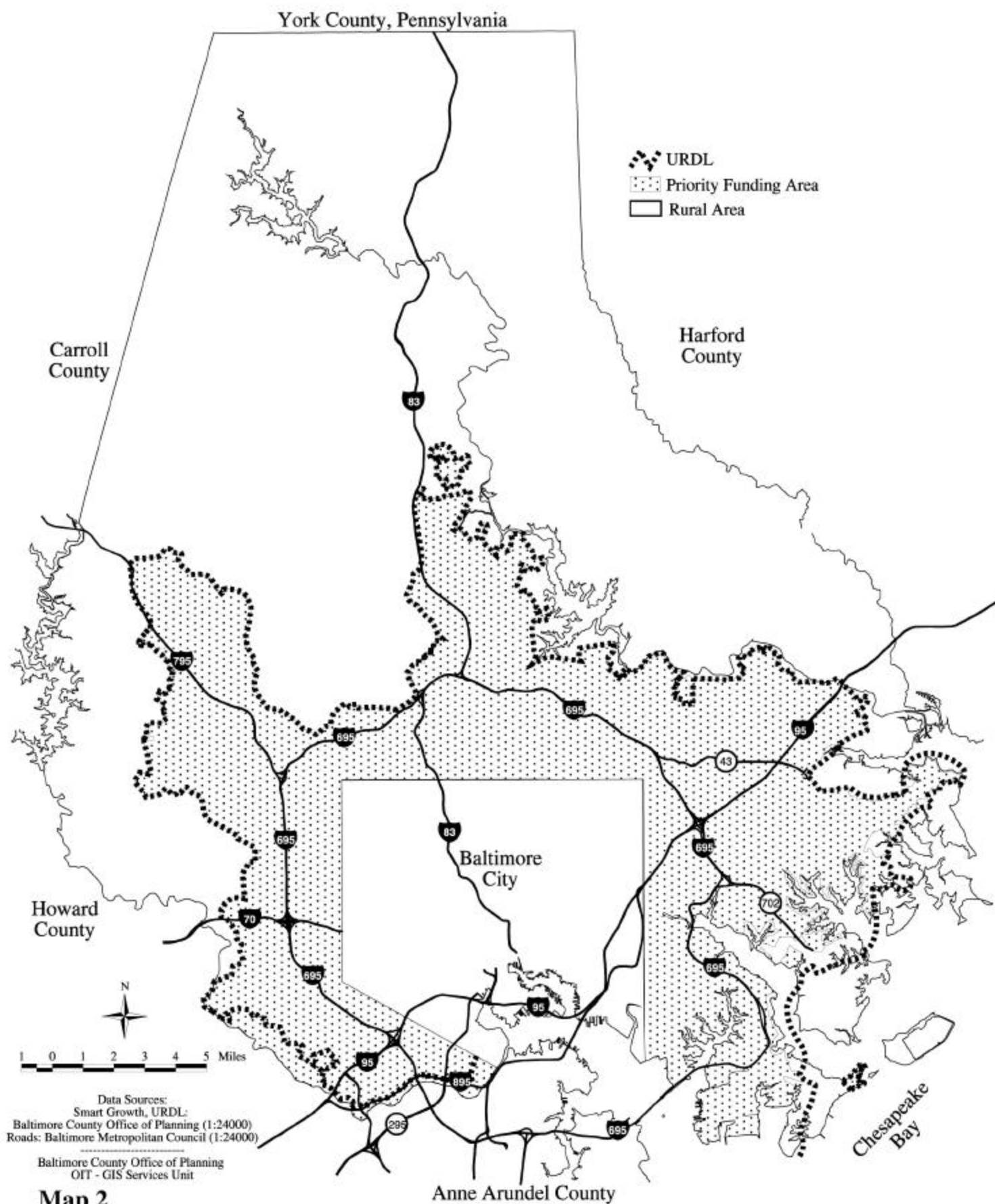
The master plan also provides guidance in the development of community plans. Over the last ten years, 26 community plans and development strategies have been adopted as amendments to the current master plan. They serve as supplements and additions, making detailed recommendations for individual communities. *Master Plan 2010* provides recommendations for additional community plans to be undertaken in the next ten years.

An important part of the county's land use regulations is zoning. It consists of the regulatory text, known as *the Baltimore County Zoning Regulations*, and the "Baltimore County Zoning Map." Amending the zoning text or map can change zoning. All zoning text changes and most zoning map changes are made through the adoption of a County Council ordinance. While text amendments are initiated from time to time as deemed necessary, the zoning map is most often amended through the formal CZMP, which occurs at regular four-year intervals. During the tenure of *Master Plan 2010*, Baltimore County will conduct a CZMP in the years 2000, 2004, and 2008. The zoning text and map always take legal precedence over master plan recommendations, guidelines, and maps.

***This master plan
includes the
required elements
of the State's
"Seven Visions."***

SMART GROWTH

In 1997, additional state legislation enacted the Smart Growth and the Rural Legacy programs and established priorities for state spending in an effort to preserve existing neighborhoods as well as agricultural, natural, and rural resources. Baltimore County's established planning policies, which *Master Plan 2010* continues to endorse, are consistent with Smart Growth initiatives. Statewide Smart Growth initiatives will augment the county's



Map 2 Smart Growth

efforts to enhance the local economy, conserve established communities, and preserve rural areas. The designation of Priority Funding Areas provides an opportunity for the state and Baltimore County jointly to encourage and support economic growth and community conservation. The Rural Legacy Program will assist the county in its efforts to preserve agricultural, historic, scenic, and cultural resources, and provide opportunities to acquire parkland. Pursuant to the 1997 state law, Baltimore County has identified its Priority Funding Areas (Map 2). These areas fall within the URDL and as such either receive or are planned to receive water and sewer service. The county's rural preservation program areas are shown on Map 36.



Part 2: Demographic Profile



INTRODUCTION

The basic demography of Baltimore County has changed from predominately rural to an urban-rural mix. About 90% of the county's population lives within the URDL while the remaining 10% resides in the rural areas. Within the county's 640 square miles are situated 31 regional planning districts that correspond to identifiable but unincorporated communities (Map 3).

The United States Census Bureau conducts the national census every ten years. The next census will be conducted in the year 2000. Baltimore County's ten-year master plan adoption cycle occurs just prior to the availability of the most current census data. The adoption cycle for the master plan could be adjusted to take advantage of the most accurate census data available. The County Council may wish to consider amending the master plan in 2002 after the next census is completed and then adopting a plan every ten years thereafter.

POPULATION CHARACTERISTICS

POPULATION

Baltimore County's population, as estimated for July 1, 1998, is 725,780 (Table 1). The county's population has been growing significantly since

Table 1. Number of Persons and Percent Change, 1950 - 2010
Baltimore County and Baltimore Region

Number of Persons

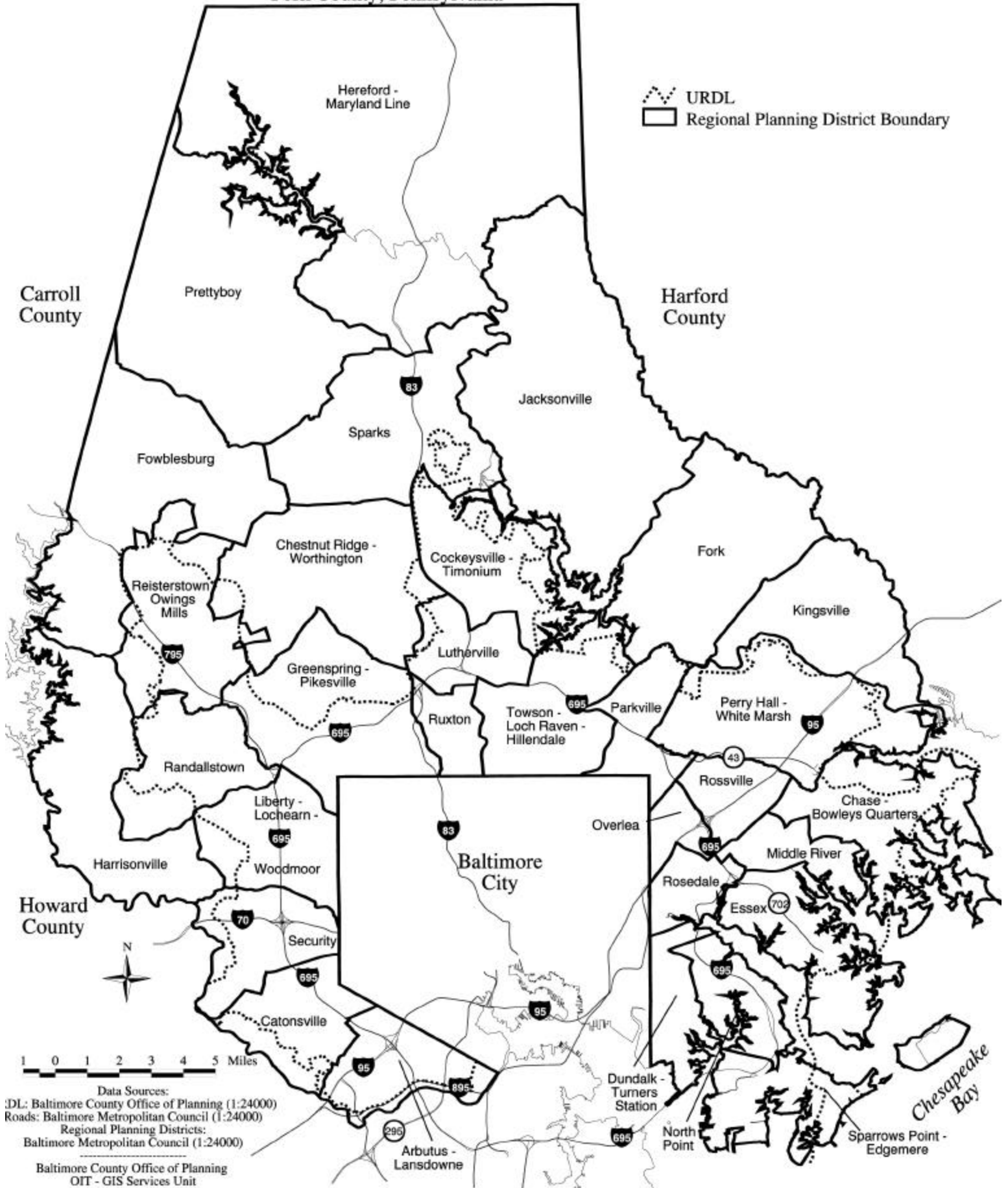
	1950	1960	1970	1980	1990	1998	2000	2010
County	270,273	492,428	621,077	655,615	692,134	725,780	732,700	755,000
Region	1,457,181	1,803,745	2,070,670	2,174,023	2,348,219	2,495,260	2,534,100	2,666,600
County's Percent Share of Region	18.5%	27.3%	30.0%	30.2%	29.5%	29.1%	28.9%	28.3%

Percent Change

	1950-1960	1960-1970	1970-1980	1980-1990	1990-1998	1990-2000	2000-2010
County	82.2%	26.1%	5.6%	5.6%	4.9%	5.9%	3.0%
Region	23.8%	14.8%	5.0%	8.0%	6.3%	7.9%	5.2%

Sources: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region.

York County, Pennsylvania



Map 3
Regional Planning Districts
 Page 14



1950, increasing by 455,507 over the past 48 years. While the growth rates since 1970 have been lower than those of the 1950s and 1960s, reflecting the national trend, Baltimore County's population has increased tremendously with relatively steady growth rates. The county is projected to gain population at a 5.9% growth rate from 1990 to 2000, as compared to a 5.6% growth rate on a smaller base during the 1970s and 1980s. In 1994, Baltimore County's population surpassed Baltimore City's,¹ making the county the largest jurisdiction in the region² with slightly less than one third of the region's population. The Baltimore region is comprised of Baltimore City and Baltimore, Anne Arundel, Howard, Carroll, and Harford Counties. The county also has the third highest population of any political subdivision in the state of Maryland, behind only Montgomery and Prince George's Counties.

Within Baltimore County, the areas with the greatest population are: Towson-Loch Raven-Hillendale, Perry Hall-White Marsh, Liberty-Lochearn-Woodmoor, Essex, Dundalk-Turners Station, Reisterstown-Owings Mills, and Greenspring-Pikesville (Table 2). New population growth in Baltimore County is being directed toward two areas — Perry Hall-White Marsh to the east and Owings Mills to the west. Designated as growth areas in 1979, each of these town centers is adjacent to major transportation networks and has a regional shopping center. Perry Hall-White Marsh had an estimated population of 52,618 in July 1997 and is expected to grow to 64,201 by the year 2010. The Reisterstown-Owings Mills community had an estimated population of 40,162 in July 1997, and will have the highest concentration of high technology industry and young professionals in the county by the year 2000.

During the decade 2000-2010, the county will experience population growth. As Baltimore County's population continues to increase, other aspects of population, such as age structure, racial composition, household and family type, employment status, and income level are also changing.



Table 2. Population Estimate and Projections by Regional Planning District, 1997, 2000, and 2010
Baltimore County

RPD #	Regional Planning Districts	1997	2000	2010
301	HEREFORD-MARYLAND LINE	12,576	12,640	12,709
302	PRETTYBOY	4,482	4,485	4,454
303	FOWBLESBURG	3,980	4,111	4,155
304	SPARKS	6,429	6,680	7,369
305	JACKSONVILLE	10,094	10,135	10,257
306	REISTERSTOWN-OWINGS MILLS	40,162	41,557	46,302
307	CHESTNUT RIDGE-WORTHINGTON	11,962	13,002	14,953
308	LUTHERVILLE	24,155	24,165	23,438
309	COCKEYSVILLE-TIMONIUM	24,250	24,299	24,051
310	FORK	7,003	7,106	7,465
311	HARRISONVILLE	4,517	4,761	5,143
312	RANDALLSTOWN	34,658	36,788	43,605
313	GREENSPRING-PIKESVILLE	36,363	37,279	39,149
314	RUXTON	4,757	4,777	4,598
315	HAMPTON-TOWSON-LOCH RAVEN	61,779	62,039	61,705
316	PARKVILLE	32,225	31,799	30,961
317	PERRY HALL-WHITE MARSH	52,618	55,301	64,201
318	KINGSVILLE	5,142	5,222	5,451
319	LIBERTY-LOCHFARN-WOODMOOR	51,997	52,179	51,670
320	OVERLEA	15,349	15,399	15,537
321	ROSSVILLE	10,872	11,798	14,886
322	CHASE-BOWLEY'S QUARTERS	17,807	18,006	17,955
323	SECURITY	35,231	35,308	34,711
324	CATONSVILLE	31,680	32,059	32,268
325	ARBUTUS-LANSDOWNE	35,212	35,171	34,282
326	ROSEDALE	10,937	10,822	10,635
327	MIDDLE RIVER	17,791	17,793	17,539
328	ESSEX	45,794	45,779	45,239
329	DUNDALK-TURNER'S-STATION	37,940	37,709	36,530
330	NORTH POINT	25,182	25,018	24,196
331	SPARROW'S POINT-EDGEWATER	9,377	9,513	9,586
GRAND TOTAL		722,320	732,700	755,000

Source: Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region, June, 1997.
Baltimore County building permits analysis and population estimations, prepared by Baltimore County
Office of Planning.

AGE STRUCTURE

The age pattern is a vital part of census analysis because many behaviors are age related. Certain areas may attract persons in a particular life stage, and this will result in a relatively constant age profile for the area from one decade to the next.

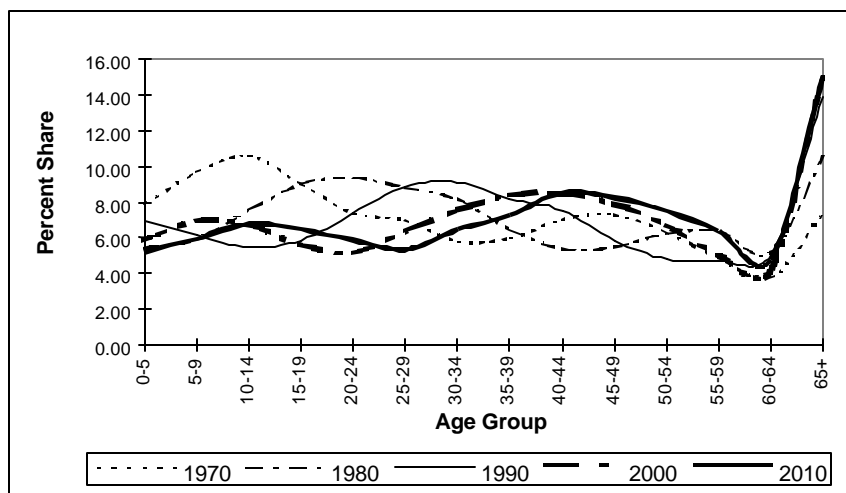
Paralleling the national trend of the "graying of America," Baltimore County has experienced an increase in the number of persons above age 65. The percentage of senior population in Baltimore County is increasing at such a

rate that by 2010, 15.6% of the county population will be senior citizens (Figure 1). Baltimore County is projected to have the highest percentage of senior population when compared with the other jurisdictions in the Baltimore region.³



Figure 1 displays the county's age distribution at five points in time. This figure indicates that there has been a distinct change since 1970. The peak age has shifted from 10-14 in 1970 to 30-34 in 1990, and is expected to move to about 40-44 by 2010. The median age also demonstrates the increase in age of the county's population (Table 3). In 1997, the county's median age was 36.9, which is eight years older than the median age in 1970.

Figure 1. Age Structure, 1970 - 2010
Baltimore County



Source: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Maryland Office of Planning Population Projections by Age and Age Cohorts, July, 1997.

Table 3. Median Age and Percent Share of Elderly Population, 1970 - 2010
Baltimore County

	1970	1980	1990	1997	2000	2010
Median Age	28.9	32.3	35.2	36.9	---	---
65 Years Old and Over	7.4%	10.6%	14.0%	14.8%	15.0%	15.6%

Source: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Maryland Office of Planning Population Projections by Age and Age Cohorts, July, 1997.



RACIAL COMPOSITION

Along with its population increase, Baltimore County has undergone a moderate change in racial composition (Table 4). The county's population is predominately white, and since 1970, the number of white residents has changed very little. The county's net population growth after 1970 is largely attributable to an increase in the population of racial minority groups.

HOUSEHOLD AND FAMILY TYPE

Table 5 shows that Baltimore County has experienced and will continue to experience a growth in the number of households at a rate exceeding population growth, although the rate of increase has declined since 1970. In addition, changes in family structure have caused the average number of persons per household to drop from 3.3 in 1970 to 2.6 in 1990.

The proportion of family households⁴ has decreased during the last three decades, and this trend is expected to continue through the 1990s and into the next century. The percentage of married couple families has also been decreasing, while the percentage of single and other non-family households has increased.

Table 4. Racial Composition, 1970 - 1994
Baltimore County



Number of Persons

	1970	1980	1990	1994
White	599,339	591,365	587,622	590,071
African-American	19,253	53,105	85,132	100,605
Other	2,484	11,145	19,380	21,214

Percent Share

	1970	1980	1990	1994
White	96.5%	90.2%	84.9%	82.9%
African-American	3.1%	8.1%	12.3%	14.1%
Other	0.4%	1.7%	2.8%	3.0%

Source: U.S. Census Bureau: 1970, 1980, 1990 Census of Population; Population Estimates by Race and Hispanic Origin, 1994 (released in 1997). Data prepared by Maryland Office of Planning.

Table 5. Number of Household and Household by Type, 1970 - 2010
Baltimore County

Number of Households

1970	1980	1990	1997	2000	2010
184,890	237,371	268,638	293,280	299,700	317,800

Percent Change

1970-1980	1980-1990	1990-1997	1990-2000	2000-2010
28.4%	13.2%	9.2%	11.6%	6.0%

Mean Household Size

1970	1980	1990	1997	2000	2010
3.30	2.70	2.6	2.43	2.39	2.31

	1970	1980	1990
Family Households	87.8%	76.0%	70.8%
Married Couple Families	79.1%	63.5%	56.4%
Male Householders	1.9%	2.6%	3.3%
Female Householders	6.8%	9.9%	11.1%
Non-Family Households	12.2%	24.0%	29.2%

Source: U.S. Census Bureau: 1970, 1980, and 1990 Census of Population; Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region, June, 1997; Maryland Office of Planning Household Projections for Maryland Jurisdictions, July, 1997.



SOCIAL AND ECONOMIC CHARACTERISTICS

EMPLOYMENT STATUS

More people are employed in Baltimore County than in any other jurisdiction in the Baltimore region except Baltimore City (Table 6). County jobs accounted for 26.9% of the regional total in 1970. Baltimore County's diverse and expanding business base employed a total work force of 417,400 in 1997.

Baltimore County businesses have continued to experience job growth in the late 1990s, rebounding from the recession in the early 1990s (Figure 2). This trend is expected to continue into the first decade of the next century; by 2010, the county is projected to employ the largest workforce in the region.

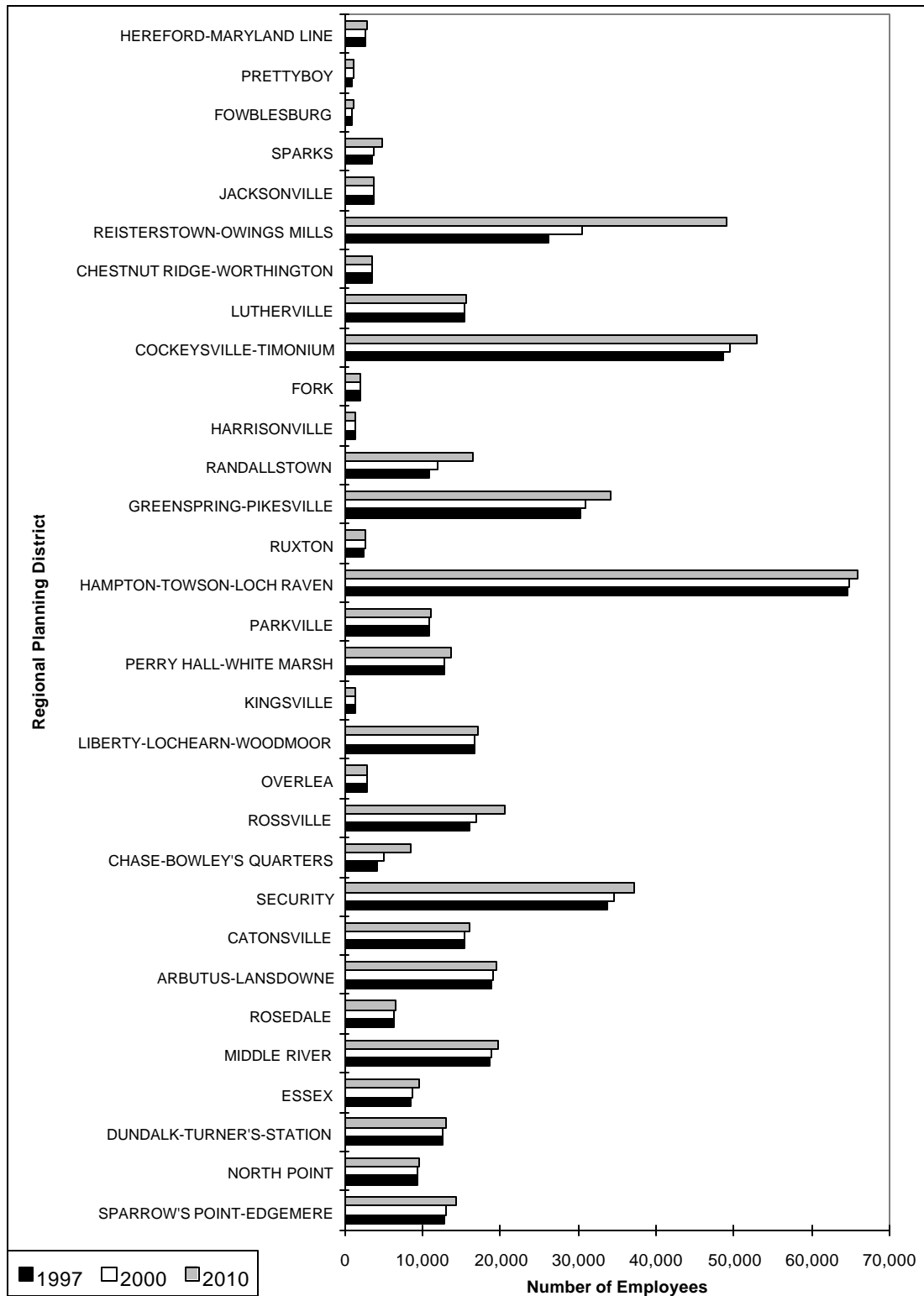
Table 6. Employment Trends, 1970 - 2010
Baltimore Metropolitan Counties

	1970			1980			1990		
	Employment	% Share	1970-1980 % Change	Employment	% Share	1980-1990 % Change	Employment	% Share	1990-1997 % Change
Baltimore City	407,039	50.0%	6.1%	431,981	46.4%	-8.2%	396,360	35.2%	14.6%
Anne Arundel	110,332	13.6%	28.2%	141,438	15.2%	52.3%	215,373	19.1%	22.9%
Baltimore	218,613	26.9%	6.5%	232,855	25.0%	36.9%	318,677	28.3%	31.0%
Carroll	21,417	2.6%	50.2%	32,165	3.5%	24.4%	40,025	3.6%	47.8%
Harford	37,428	4.6%	29.1%	48,309	5.2%	35.8%	65,609	5.8%	28.0%
Howard	18,474	2.3%	135.7%	43,550	4.7%	104.4%	88,995	7.9%	45.7%
REGION	813,303	100.0%	14.4%	930,298	100.0%	20.9%	1,125,039	100.0%	25.3%

	1997		2000		1990-2000 % Change	2010		2000-2010 % Change
	Employment	% Share	Employment	% Share		Employment	% Share	
Baltimore City	454,380	32.2%	457,200	31.5%	15.3%	466,000	29.5%	1.9%
Anne Arundel	264,700	18.8%	274,300	18.9%	27.4%	302,800	19.1%	10.4%
Baltimore	417,400	29.6%	429,100	29.6%	34.7%	477,800	30.2%	11.3%
Carroll	59,160	4.2%	61,800	4.3%	54.4%	69,200	4.4%	12.0%
Harford	83,980	6.0%	89,200	6.2%	36.0%	101,700	6.4%	14.0%
Howard	129,680	9.2%	138,800	9.6%	56.0%	164,400	10.4%	18.4%
REGION	1,409,300	100.0%	1,450,400	100.0%	28.9%	1,581,900	100.0%	9.1%

Source: Baltimore Metropolitan Council Round 5A Employment Forecasts for the Baltimore Region, June 1997.
1970 and 1980, and 1990 Census of Population and Housing.

Figure 2. Employment Estimate and Projections by Regional Planning District, 1997, 2000, and 2010
Baltimore County

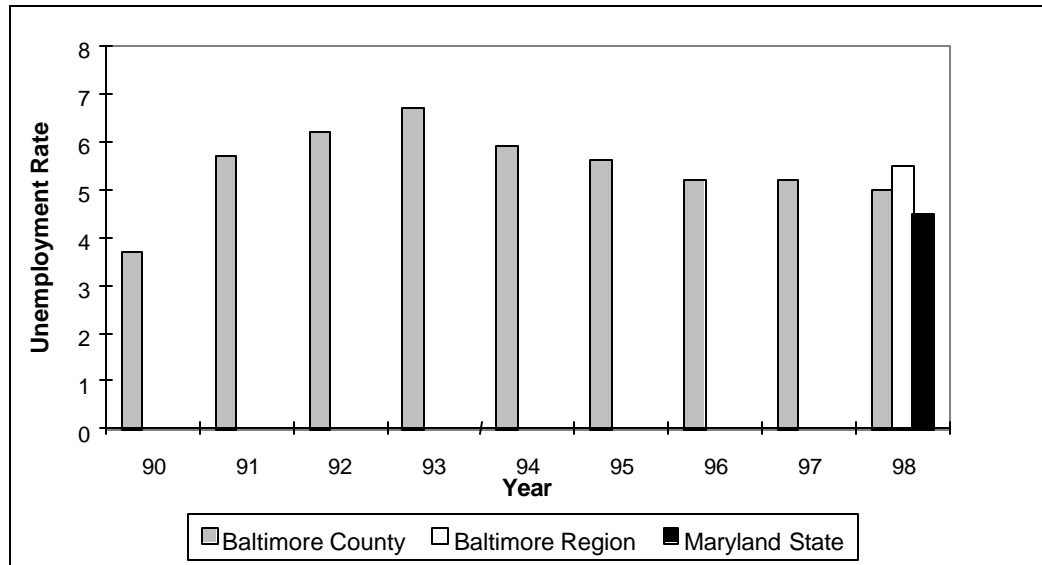


Sources: Baltimore Metropolitan Council Round 5A Population Forecasts for the Baltimore Region, June, 1997.



Baltimore County's unemployment rate declined to 5.0% in August 1998, below that of the Baltimore region (5.5%) and slightly above that of the state of Maryland (4.5%) (Figure 3).

Figure 3. Unemployment Rate, 1990-1998
Baltimore County



Source: 1990 Census of Population, Socio-Economic Characteristics.
Maryland Department of Labor, Licensing, and Regulation, 1990-1998.



COMMUTING PATTERNS

In 1990, half of Baltimore County's working residents worked in the county. Many commuted to Baltimore City (34.3%). Relatively few commuted to Anne Arundel County (4.9%), Howard County (4.1%), the Washington DC area (3.0%), and Carroll and Harford Counties (2.2%) (Table 7).

At the same time, 136,840 non-residents commuted to jobs in Baltimore County. Most commuted from Baltimore City (20.7%). Relatively few commuted from Harford County (7.0%), Carroll County (4.4%), Anne Arundel County (3.4%), and other areas (Table 8).

Table 7. Workers Residing in Baltimore County
by Jurisdiction of Work, 1990

Jurisdiction of Work	Number of Workers	Percent of Total Workers
Baltimore City	123,587	34.3%
Anne Arundel	17,572	4.9%
Baltimore	181,837	50.5%
Carroll and Harford	7,818	2.2%
Howard	14,945	4.1%
Washington MSA*	10,707	3.0%
Other Areas**	3,747	1.0%
TOTAL WORKERS	360,213	100.0%

Notes:

Sources: The Census Bureau: 1970, 1980, and 1990
Censuses of Population, Socio-economic Characteristics.
Data prepared by Baltimore Metropolitan Council, 1993.

*: The Washington DC Metropolitan Statistical Area includes
both Maryland and Virginia suburban counties of Washington DC.
**: Other areas may include areas outside the Maryland State.

Table 8. Workers Employed in Baltimore County
by Jurisdiction of Residence, 1990

Jurisdiction of Residence	Number of Workers	Percent of Total Workers
Baltimore City	65,870	20.7%
Anne Arundel	10,837	3.4%
Baltimore	181,837	57.1%
Carroll	13,892	4.4%
Harford	22,333	7.0%
Howard	9,093	2.9%
Washington MSA*	3,592	1.1%
Other Areas**	11,223	3.5%
TOTAL WORKERS	318,677	100.0%

Notes:

Sources: The Census Bureau: 1970, 1980, and 1990
Censuses of Population, Socio-economic Characteristics.
Data prepared by Baltimore Metropolitan Council, 1993.

*: The Washington DC Metropolitan Statistical Area includes
both Maryland and Virginia suburban counties of Washington DC.
**: Other areas may include areas outside the Maryland State.



INCOME LEVELS

Income provides one of the best means for describing the socio-economic status of different areas. Several different census data items are often used, including median household income, per capita income, and poverty status. Median household income may be a preferable measure for a comparison of overall income levels between places or over time. Table 9 displays the median household income for the counties in the Baltimore region, the regional total, and the state total. Baltimore County's median household income since 1990 has been above that of the region and somewhat lower than that of the state as a whole.

Per capita income for Baltimore County residents has traditionally been above that of the Baltimore region as well as the state (Table 10). The county's per capita income has also been higher than all jurisdictions in the region except Howard County.

Analysis of poverty characteristics indicates that the percentage of persons in Baltimore County below poverty is much lower than that of the Baltimore region and the state of Maryland (Table 11).

Table 9. Median Household Income (\$), 1990-1997

	1990	1991	1992	1993	1994	1995	1996	1997
Baltimore City	24,045	25,100	26,100	27,000	27,600	28,600	29,600	30,459
Anne Arundel	45,147	46,300	46,700	47,600	48,900	50,800	52,500	53,029
Baltimore	38,837	40,900	41,300	41,800	41,900	43,200	44,400	44,889
Carroll	42,378	45,200	46,000	47,800	49,000	50,300	51,800	53,421
Harford	41,680	43,300	43,500	43,500	44,600	46,300	48,100	48,191
Howard	54,348	57,000	56,900	57,500	59,600	61,700	64,000	64,578
REGION	36,500	38,200	38,800	39,600	40,400	41,900	43,300	44,014
STATE	39,386	41,000	41,500	42,300	43,200	44,600	45,900	46,618

Source: U.S. Census Bureau and U.S. Bureau of Economic Analysis, 1996. Data prepared by Maryland Office of Planning. 1997 data is estimated by Baltimore County Office of Planning.



Table 10. Per Capita Income, 1989-1994

	1989	1990	1991	1992	1993	1994
Baltimore City	17,078	17,871	18,645	19,554	20,183	21,233
Anne Arundel	20,956	21,759	22,030	22,774	23,461	24,282
Baltimore	22,289	23,611	24,055	24,897	25,236	26,206
Carroll	19,303	20,533	20,846	21,764	22,431	23,070
Harford	18,623	19,462	19,565	19,759	20,425	21,092
Howard	25,805	26,793	26,938	27,601	28,251	29,221
REGION	20,234	21,252	21,726	22,527	23,116	24,062
STATE	21,105	22,090	22,481	23,241	23,934	24,835

Source: Data prepared by Maryland Office of Planning, 1997.

Table 11. Poverty Status: Percent of Persons below Poverty, 1970 - 1993

	1970	1980	1990	1993
Baltimore City	18.4%	23.0%	21.9%	25.4%
Anne Arundel	7.1%	6.3%	4.5%	7.0%
Baltimore	4.5%	5.3%	5.5%	7.9%
Carroll	8.6%	5.2%	3.8%	4.6%
Harford	7.7%	7.4%	5.1%	6.1%
Howard	5.2%	3.6%	3.1%	3.9%
REGION	11.0%	11.6%	11.3%	13.3%
STATE	10.1%	9.8%	8.3%	10.2%

Source: 1970, 1980, and 1990 Census of Population; 1993 Census of Bureau estimates for counties nationwide (released in 1997). Data prepared by Maryland Office of Planning.



HOUSING CHARACTERISTICS

TENURE STATUS

In the analysis of housing data, the most basic item is tenure — whether the unit is rented or owned by its occupants. In Baltimore County, the homeownership rate has held steady since 1970, and is higher than the national average.⁵ The total number of occupied units has increased since 1970, as have the number of owner and renter occupied units (Table 12).

From 1970 to 1990, the number of vacant units in the county increased significantly. However, the number of vacant units decreased by 2,992, or 22%, from 1990-1997. This decline may be associated with increases in the number of households and population during the same time period.

Table 12. Residency Tenure Status, 1970 - 1997
Baltimore County

	1970	1980	1990	1997
Occupied Units	184,890	237,371	268,280	299,290
Owner Occupied	129,531	152,289	177,994	205,216
<i>Ownership Rate</i>	70.1%	64.2%	66.3%	68.6%
Renter Occupied	55,359	85,082	90,286	94,074
Vacant Units*	5,049	5,879	13,273	10,351
<i>Vacancy Rate</i>	2.66%	2.42%	4.71%	3.23%
Total Units	189,939	243,250	281,553	309,641

Source: 1970 and 1980 Maryland Population and Housing Profile by Maryland Department of Planning (Maryland Office of Planning); 1990 Census of Housing; 1997 Building Permits and Population Estimates by Baltimore County Office of Planning, July 1, 1997.

*: Vacant units = Total housing units - Occupied units. It includes units for sale or rent and other vacancies.

STRUCTURE TYPE

The most basic physical description of the housing stock is structure type. This is defined in the census as the number of units in a structure. The structure type data are generally divided into four categories. The largest size structure is five or more units, and is defined as multifamily housing, distinguishing it from the smaller scale duplexes (2-unit) or fourplexes (4-unit). The one-unit category is often referred to as “single family,”⁶ including both attached and detached units.

Approximately 73% of the housing units built in Baltimore County from 1991 through 1997 were single family units. This proportion is about the same as that of existing single family units in 1990. There was a slight decline in multi-unit housing units between 1991 and 1997. About 27% of the housing units built from 1991 through 1997 were multi-unit housing units. Among those, 29% were elderly housing units.



Baltimore County has been the regional leader in housing construction in the 1990s.⁷ Twenty-nine percent of the region's total 78,428 housing units built since 1990 have been constructed in Baltimore County (Table 13). The county also leads in the construction of multifamily (five and more) units, with a 45.7% of the region's total 13,598 multifamily units. The county is ranked second in terms of single-unit construction, behind Anne Arundel County.

Table 13. Number of Housing Units in 1990 and New Constructions in the 1990s

All Structure Types

	Baltimore County				Baltimore Region	
	1990 Census (Existing Units)	% of Total (Existing Units)	New Units in the 1990s	% of Total (New Units)	New Units in the 1990s	% of Total (New Units)
1-Unit						
<i>Detached</i>	133,686	48.2%	9,206	40.4%	42,818	54.6%
<i>Attached</i>	68,345	24.7%	7,356	32.3%	21,978	28.0%
2-Unit	5,403	1.9%	8	0.0%	28	0.0%
3 or 4-Unit	6,957	2.5%	1	0.0%	6	0.0%
5 or more	62,688	22.6%	6,214	27.3%	13,598	17.3%
TOTAL	277,079	100.0%	22,785	100.0%	78,428	100.0%

One Unit Structure

	Baltimore County				Baltimore Region	
	1990 Census (Existing Units)	% of Total (Existing Units)	New Units in the 1990s	% of Total (New Units)	New Units in the 1990s	% of Total (New Units)
1-Unit:						
<i>Detached</i>	133,686	66.2%	9,206	55.6%	42,818	66.1%
<i>Attached</i>	68,345	33.8%	7,356	44.4%	21,978	33.9%
TOTAL	202,031	100.0%	16,562	100.0%	64,796	100.0%

Sources: U.S. Census Bureau: 1990 Census of Housing; Baltimore Metropolitan Council, Building Permits Data, 1991 - 1997.

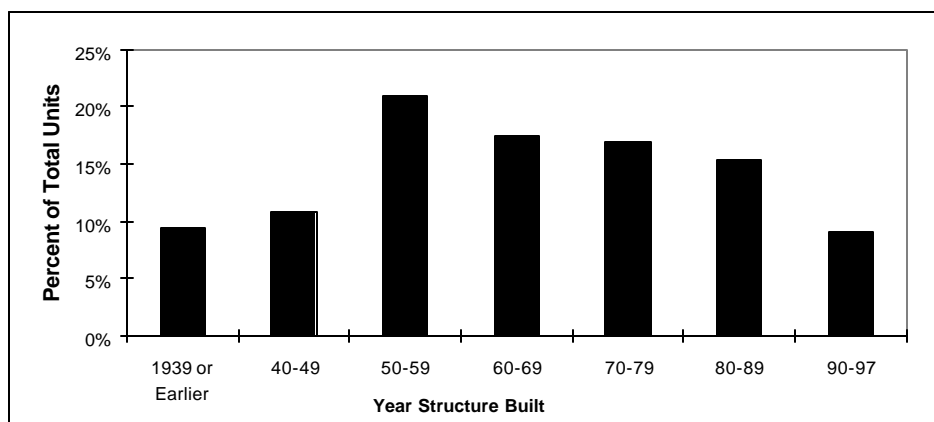


Since 1990, Baltimore County has built 16,562 of the 64,796 single family (attached and detached) houses constructed in the Baltimore region. Detached unit structures have accounted for about 40% of the county's total housing units constructed in the 1990s, while attached unit structures have accounted for about 32%.

AGE OF HOUSING

While new construction plays a part in describing the county's housing characteristics, it is also important to examine the existing housing stock, which, in Baltimore County, is aging. Figure 4 illustrates that the proportion of new units that were built between 1990 and 1997 is about 10%, while the proportion of older units built before 1950 is about 20% of the total housing stock. The period that saw the largest number of housing units built was the 1950s, coinciding with the nationwide post-World War II population and housing boom.

Figure 4. Years Structure Built, 1939 - 1997
Baltimore County



Source: 1990 Census of Population; 1997 Building Permits and Population Estimates, Baltimore County Office of Planning, July 1, 1997.

FOOTNOTES



- ¹ Maryland Office of Planning Population Projections for Baltimore County for the 1990s.
- ² Baltimore Metropolitan Council Round 5A Population Forecasts, June 1997; Maryland Office of Planning Population Projections, June 1997.
- ³ Maryland Office of Planning Population Projections, Age, Sex and Race, 1990 - 2020, Report 2A, July 1997.
- ⁴ The definition of a household is the occupied housing unit. Households include both family households and nonfamily households. Families are defined as persons living together and related by blood, marriage, or adoption. Nonfamily households are those that are composed of persons living alone or with unrelated persons. (Myers, Dowell. *Analysis With Local Census Data*. Boston, MA. Academic Press, 1992).
- ⁵ The nation's average homeownership rate is 65.7% in 1997, according to the U.S. Census Bureau: Second Quarter 1997: Graph of Homeownership Rates. Revised on July 22, 1997.
- ⁶ Myers, Dowell. *Analysis with local census data*. Boston, MA. Academic Press, Inc. 1992. The meaning of the one-unit category, "single-family", is potentially confusing, as the structure type has nothing to do with family status at all. Also, the single-family attached unit may be confused with multifamily, but they are in fact single-family housing sitting on individual foundations.
- ⁷ Baltimore Metropolitan Council, Building Permit Data System, New constructions in the Baltimore Region and its jurisdictions, 1991 - 1997.

PART 3:

REGIONAL FRAMEWORK



INTRODUCTION

Baltimore County is the largest of the six Maryland jurisdictions comprising the Baltimore region, which includes Baltimore City, Anne Arundel, Carroll, Harford, and Howard Counties. Also included in this discussion is York County, Pennsylvania, located north of Baltimore County, which has become an important component of regional development patterns (Map 4).

Strategically located within the Baltimore region, Baltimore County is part of a dynamic regional economy. The geographic location of the Baltimore region, in the Boston to Richmond transportation corridor, provides many economic development opportunities that can be enhanced through greater regional cooperation.

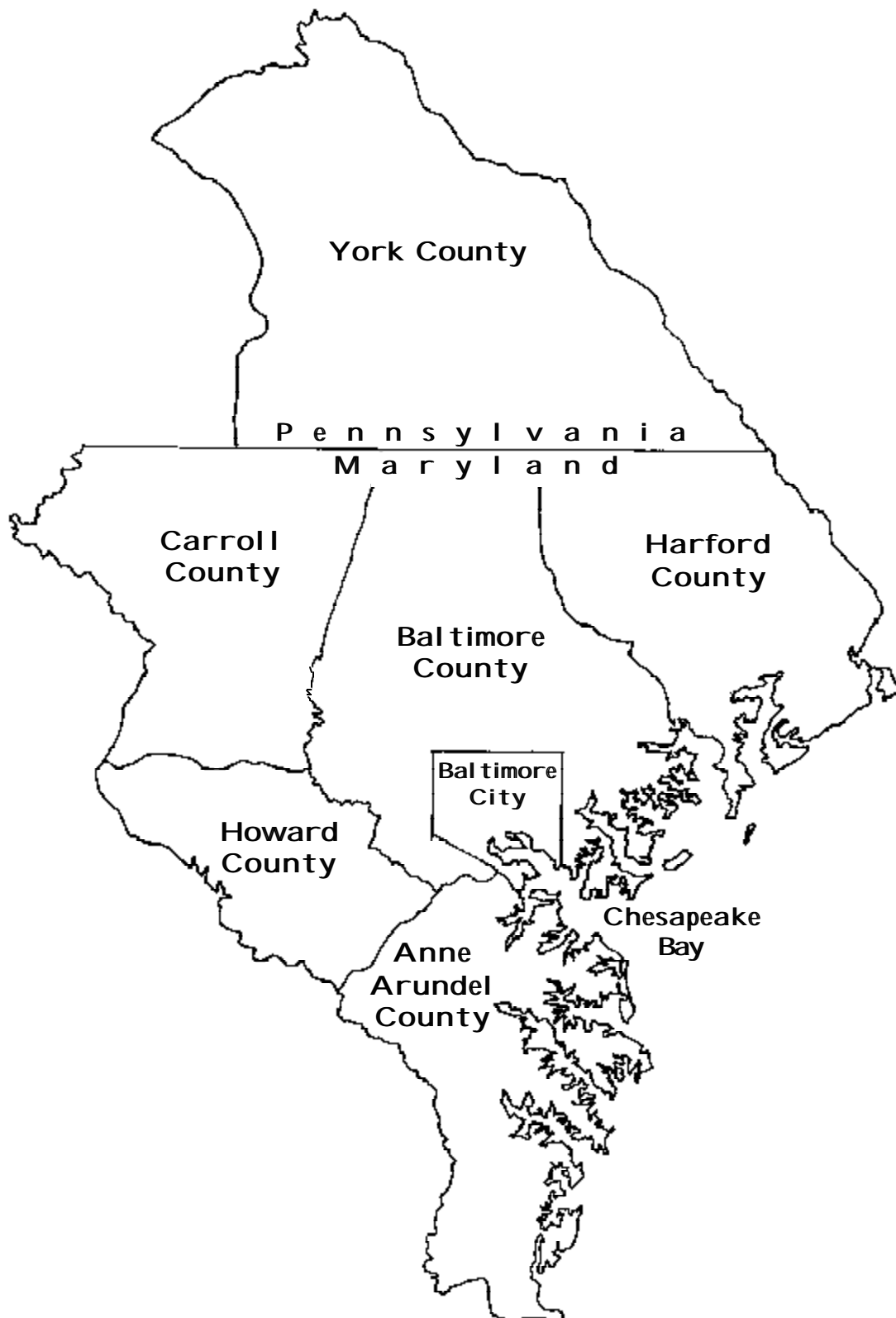
REGIONAL GROWTH PATTERNS AND GROWTH MANAGEMENT

Jurisdictions in the Baltimore region are confronted with challenges as well as opportunities. The continuous outward population migration from American cities to suburban areas that has been continuing nationwide since World War II has affected all counties in the region. In response to the growing demand for more government services and public infrastructure, which are difficult to provide cost-effectively in low density suburban development, some counties have adopted more restrictive zoning, growth management strategies, and master plans to control growth. Even with these controls, continued pressure to develop in rural areas is being experienced throughout the region.

Economic development opportunities can be enhanced through greater regional cooperation.

Listed below are brief summaries of growth patterns in the region.

- Baltimore County has an adopted growth management plan and a master plan that designates two growth areas (Owings Mills and Perry Hall-White Marsh), employment centers, the Towson Urban Area, and community conservation areas. Rural areas are designated outside the urban rural demarcation line, including a large area in the northern part of the county and smaller areas to the east and west.



Map 4
The Baltimore Region and
York County, Pennsylvania

- Howard County has designated Columbia-Ellicott City, ElkrIDGE, and North Laurel as its growth areas; areas outside the growth areas are rural.
- Harford County has designated the Interstate 95 and Route 24 corridors as its growth areas. Employment and residential growth is encouraged in these areas, which includes the City of Belair. Areas located outside these growth corridors are rural.
- Carroll County has designated nine areas in which it will develop small area plans including the city of Westminster, the towns of Hampstead and Manchester, the Finksburg Community Planning Area along the Route 140 corridor, and the Freedom Planning Area adjacent to the Liberty Reservoir. Areas located outside these plan areas are rural.
- Anne Arundel County has provided areas of growth at Glen Burnie, Odenton, and Annapolis. The southern part of the county is planned to remain rural in character.
- Baltimore City is entirely urban.
- In York County, the patterns of development are controlled by individual townships and boroughs, rather than the county government. The southern area adjacent to Baltimore County has been designated as rural, except for the boroughs of New Freedom, Railroad, Shrewsbury, and Stewartstown, which have been included in an interim growth boundary as part of the York County Comprehensive Plan.



DEVELOPMENT OF A REGIONAL APPROACH

Each jurisdiction located within the Baltimore region should understand how its individual decisions impact other jurisdictions. Decision-making that focuses on promoting regional as well as local interests provides the best strategy for ensuring the continued viability of each jurisdiction in the future. Regardless of its division by jurisdictional boundaries, the Baltimore region functions as a single economically and socially integrated territory. Many communities cross jurisdictional boundaries, and can benefit from coordinating community and economic development plans. Examples of regional cooperation include the recreation councils and athletic competition, and the public safety agencies, which are coordinating their efforts across jurisdictional boundaries and exploring ways to improve communication and cooperation.

Regardless of its division by jurisdictional boundaries, the Baltimore region functions as a single economically and socially integrated territory.



POLICY

Baltimore County will take a lead role in promoting the philosophy that individual jurisdictions can only be fully successful by acknowledging their mutual responsibilities and working together to strengthen the entire region. The following policies, issues, and actions are informational statements which may provide guidance for the County Council when it acts to establish land use policy.

ISSUES AND ACTIONS

Baltimore County should participate in supporting or promoting the actions discussed here. Actions that will generally benefit the regional jurisdictions are listed, as well as more specific actions in which the county can work with individual jurisdictions on common issues. Regionalism depends upon a complex interaction among elected officials, government agencies, and the public.

Issue: Regional Cooperation

Similar to the Chesapeake Bay Agreement (signed by the governors of Virginia, Maryland, Pennsylvania, and the mayor of the District of Columbia) and the Baltimore Region's Watershed Management Agreement, the region's local governments should develop a cooperative effort to address growth-related issues in a proactive manner. Such an approach would encourage local jurisdictions to manage development in a manner sensitive to the common good of the jurisdiction and the region.



Coordination among neighboring jurisdictions could alleviate land use conflicts.

In addition to coordinating land use and development decisions, the region's local governments should continue to develop cooperative relationships to make the delivery of government services more efficient and more effective, and to support regional institutions.

General Actions

1. Coordinate draft plans for areas adjacent to common jurisdictional boundaries and jointly implement actions of common interest.
2. Target new growth opportunities within the designated priority funding areas where infrastructure has the capacity to handle more growth, thereby discouraging growth in rural areas.
3. Ensure that rural areas have appropriate zoning. Preserve areas of unique resources; do not allow expansion of rural residential areas.

4. Provide open space for various recreational opportunities that require shared financial and physical resources.
5. Continue to support regional economic development initiatives to market the Baltimore region nationally and internationally.
6. Identify methods to upgrade the Port of Baltimore, which may include uniform, multi-jurisdictional zoning for the port facilities to streamline redevelopment.
7. Establish regional priorities for transportation and transit projects and improvements.
8. Ensure fair treatment of the Baltimore region in Maryland's implementation of new EPA air and water quality requirements.
9. Strengthen coordination among public safety agencies.
10. Support educational initiatives that ensure uniformly high levels of educational services across jurisdictional boundaries.
11. Continue to support regional cultural facilities in Baltimore City such as the Baltimore Museum of Art, the Walters Art Gallery, Center Stage, and the Baltimore Symphony Orchestra, as instrumental components for maintaining the vibrancy of the urban environment and the Baltimore region.
12. Explore creating a regional database that provides information on workforce development, social service resources, zoning, development processing, permitting, and land availability.
13. Expand joint purchasing efforts among jurisdictions to maximize cost savings for government purchases of goods and services.
14. Coordinate public health and social service programs between jurisdictions.
15. Work cooperatively with other county and state agencies and neighboring jurisdictions in mutually beneficial recreation and park-related efforts.
16. Support regional workforce development initiatives and public-private partnerships to improve the regional workforce.



Joint Actions Between Baltimore County and Neighboring Jurisdictions

Baltimore City

1. Explore regional approaches to solid waste processing and disposal.
2. Continue to cooperate on interjurisdictional watershed management through the Upper Western Shore, Patapsco, and Back River Tributary Strategy Groups, and cooperate to resolve land management issues in the watershed areas.



Uniform multi-jurisdictional zoning for the port facilities may help to streamline redevelopment.



3. Develop uniform criteria for the revitalization and upgrading of commercial corridors. Develop a joint commercial corridor advisory group to coordinate improvement programs and expenditures.
4. Investigate using a community planning effort designed to introduce community association leaders to one another where association boundaries abut the city/county line. Shared quarterly meetings may be instrumental in developing common goals and programs.
5. Continue to develop joint community plans to be adopted by each jurisdiction.
6. Maintain Baltimore City's role as the cultural/entertainment center of the region.

Anne Arundel County

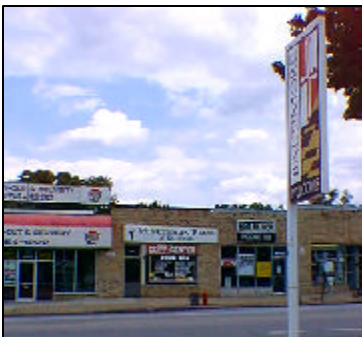
1. Jointly support the BWI Partnership, which promotes the economic development of the subregion surrounding BWI Airport (southwest Baltimore County, northeast Howard County, and northern Anne Arundel County).
2. Coordinate Glen Burnie's community conservation and revitalization strategies and Baltimore County's Southwest Area Strategy.

Carroll County

1. Maximize efforts to upgrade and protect Piney Run through cooperative efforts and agreements with the Maryland Department of the Environment, Carroll County, and the town of Hampstead.
2. Recognizing that Hampstead and Manchester are historic incorporated municipalities that have been planned for growth since the early 1960's, develop agreements and programs to ensure that new development outside the Hampstead and Manchester planning areas is compatible with Baltimore County's rural preservation efforts.
3. Explore commuter options to relieve traffic throughout the Hanover Pike corridor.

Harford County

1. Continue to join in Harford County's effort to support the operation of Aberdeen Proving Grounds. This effort includes the provision of public services directly to the base, coordination with base officials for continued outsourcing of procurement of goods and services from local businesses, and environmental protection and improvements to the extensive waterfront shared with the Chesapeake Bay and its tributaries.



A joint commercial corridor advisory group is proposed to coordinate improvement programs and expenditures.

2. Continue to cooperate in the management of the Deer Creek and Little Gunpowder watersheds through participation in the Upper Western Shore Tributary Strategy Group and the Mason-Dixon Task Force.
3. Develop programs to preserve large contiguous areas of farmland that cross jurisdictional boundaries and retain businesses that support the agricultural industry. Such programs might include joint agriculture preservation agreements, uniform zoning densities, or joint participation in the Rural Legacy Program.
4. Contain the rural-residential development pattern in the Jacksonville area of Baltimore County and the Fallston area of Harford County, possibly through a joint agriculture preservation agreement.



Howard County

1. Support Route 29 terminating at I-70.
2. Continue cooperative planning on watershed management and reservoir protection through participation in the Patapsco Tributary Strategy Group.
3. Coordinate Baltimore County's Southwest Revitalization Strategy and the *Patapsco/Granite Area Community Plan* with Howard County plans.

York County

1. Develop programs to preserve large contiguous areas of farmland that cross jurisdictional boundaries and retain businesses that support the agricultural industry.
2. Explore common watershed resource issues through participation in the Mason-Dixon Task Force. Continue cooperative planning on watershed management and reservoir protection through participation in the Gunpowder River Watershed Study.



PART 4: THE URBAN COUNTY

INTRODUCTION

Master Plan 2010 makes a distinction between the urban and rural areas of the county. This is done to emphasize that county policy and action differs between these two areas, for the overall benefit of all county residents. Within the urban areas, emphasis is placed upon economic development, public safety, education, and community conservation. Maintaining the county's older communities as viable, attractive places to live and work requires a concerted effort by county government and residents. Issues pertaining to housing, infrastructure, education, workforce development, economic development, health, safety, recreation, the environment, and community stewardship are all intertwined and must be addressed together in order to assure the continuing success of the county's urban communities. Strengthening the urban communities will result in a strengthening of the rural areas of the county as well; viable urban areas reduce the development pressure placed on the rural areas.

The urban areas lie within the urban rural demarcation line (URDL). The URDL was originally established to delineate the areas of the county that receive public water and sewer utilities, and thus support higher development densities. Now, much of the area within the URDL has been developed. More than 650,000 people live within this urban area of the county, comprising about 90% of the county's population.

Bordering the eastern end of Baltimore County, and including land both inside and outside of the URDL, are 173 miles of waterfront. Baltimore County's waterfront is an important asset to the county and the Chesapeake Bay region. Much of the privately owned waterfront is developed in a combination of dense residential and industrial uses. The undeveloped waterfront has protected shoreline that includes public parks, woodlands, and agricultural lands. Future development and redevelopment of the waterfront should be undertaken in a way that conserves and enhances existing waterfront communities while balancing the use of the waterfront as a natural amenity, a recreational resource, a source of economic opportunity, and a place where people live.

Within the urban areas, emphasis is placed upon economic development, public safety, education, and community conservation.



The land management areas of the urban county consist of community conservation areas (CCAs), growth areas, employment areas, and the Towson Urban Area (Map 30). The CCAs, which are the county's older, established communities, contain both residential and commercial areas. These commercial areas include the older villages such as Catonsville, Pikesville, Essex, and Dundalk, as well as smaller neighborhood shopping areas and the radial commercial corridors. The land management areas are discussed in detail in the section entitled "Urban Land Management."

Problems that can affect any urban area include poor school performance, resident transience, concentrations of low income residents, inadequate service provision, loss of local business, traffic congestion, poor air quality, deteriorating housing/infrastructure, and heightened fear of crime. The 1989 master plan called for community conservation initiatives, namely a program of "public and private efforts designed to maintain or enhance the physical, social and economic resources of the county's older, urban area communities." *Master Plan 2010's* urban strategy calls for continuing substantial community conservation efforts, reinvesting in Baltimore County's urban areas to ensure stability, support our agricultural industry, and maintain value.

ECONOMIC DEVELOPMENT

INTRODUCTION

A comprehensive range of business uses is encouraged in suitable locations, with a focus on "export" businesses.

Baltimore County's economic development mission is three-fold: 1) to create employment opportunities that provide family supporting income for its citizens by retaining and expanding the existing business base and attracting new businesses to the county and the Baltimore region; 2) to secure the long-term well-being of Baltimore County citizens and communities by ensuring the county's ability to expand its economy well into the future; and 3) to protect its agricultural industry to ensure its viability. In addition, the economic development program recognizes the county's urban and rural distinctions. In the urban areas, a comprehensive range of business uses is encouraged in suitable locations, with a focus on "export" businesses. In the rural areas, the agricultural industry, which is the county's largest business land use and contributes in excess of \$400 million annually to the county's economy, is also supported. The economic development program for the agricultural industry is discussed in the rural section of *Master Plan 2010*.

Quality jobs and a high level of employment promote strong families and communities. When residents have good jobs, the incidence of family stress and social problems is reduced, home ownership increases, and homeowners have the resources to better maintain their properties and, by extension, their neighborhoods. Similarly, well-employed individuals make strong consumers, who buy the goods and services produced by other businesses and strengthen the health of the area's overall economy. The county therefore focuses its economic development effort on ensuring that residents have quality employment opportunities — both now and in the future.



The county's economic development program focuses primary attention on retaining, expanding and attracting the operating facilities and corporate headquarters of "export" businesses — regional and national companies that export goods and services out of the metropolitan area and thereby bring new wealth into the region. Export industries are: manufacturing; back-office operations and call centers; finance and insurance; warehouse distribution; and technology. If the county is successful in promoting local investment by these "wealth producing" industries, the necessary service and retail development will naturally follow on its own.

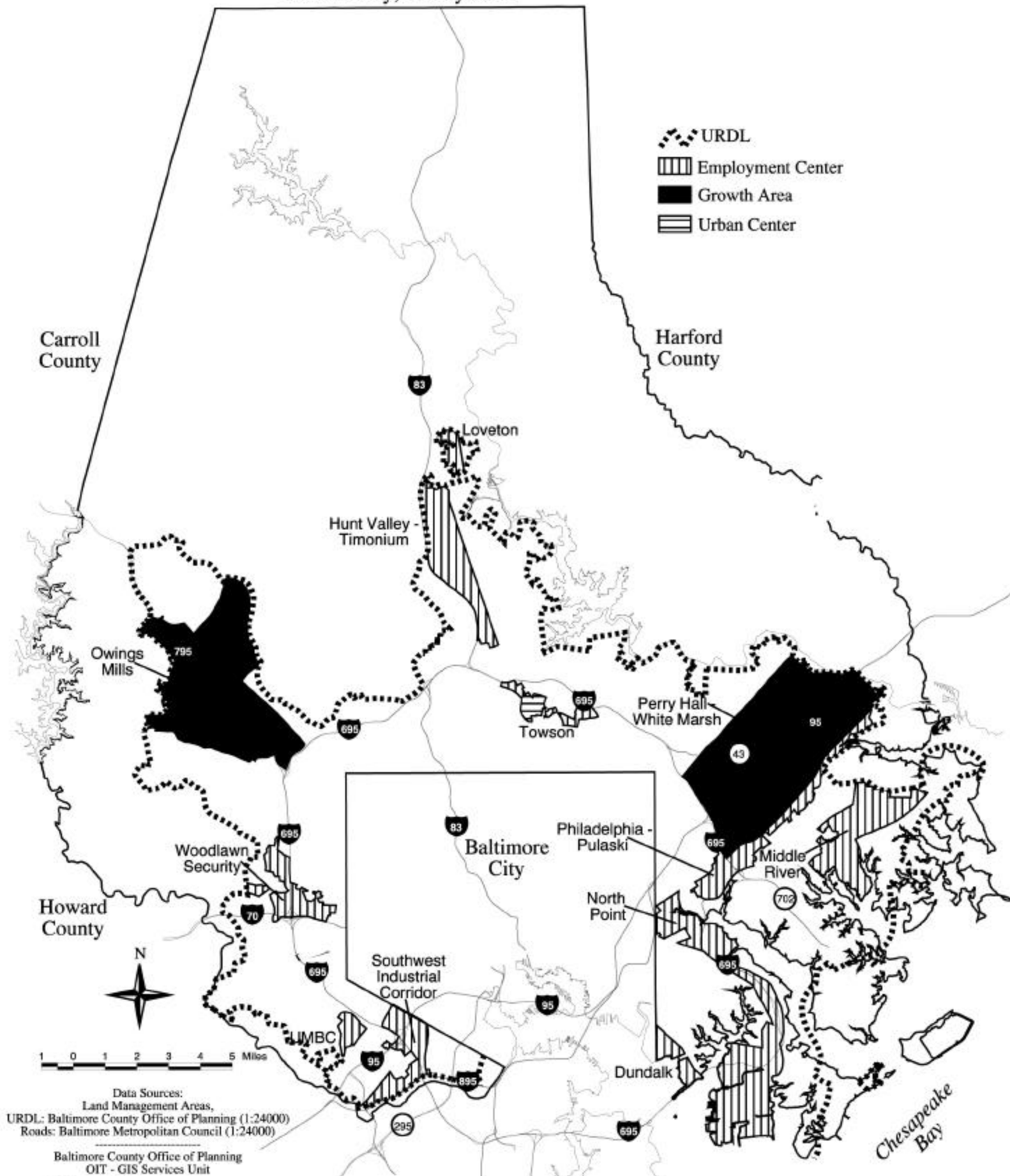
In addition to traditional "export" industries represented by manufacturing and corporate headquarter operations, tourism is an important industry that results in the infusion of dollars into the local and regional economy by individuals who visit for a day, a week, or a month. To increase the number of tourist dollars captured within the region, Baltimore County contributes to regional efforts to develop and promote Baltimore County destinations. In particular, the nearly 200 miles of waterfront located on the eastern part of the county are being evaluated to identify opportunity sites for the development and promotion of waterfront destinations accessible by land and water.

Many factors influence business decisions regarding expansion and relocation. County government works to ensure that the county's physical infrastructure, business climate, land use regulations, and other policies and plans support business development and growth. A concerted effort continues to attract major new investment to the targeted growth areas and employment centers (Map 5). The County Council has adopted area revitalization strategies for both the eastern and southwestern areas, to enhance their potential to attract business and strengthen the fabric of



Waterfront areas are being evaluated for the development and promotion of tourist destinations accessible by land and water.

York County, Pennsylvania



Map 5
Employment Centers, Growth Areas, and Urban Area

residential communities in these older areas. State enterprise zones have been designated for the North Point corridor and the southwest industrial area to provide tax incentives for business location and expansion (Map 6). The county has embarked on a “waterfront” strategy designed to enhance the waterfront resource as a means of improving the quality of life, image, and the investment climate in eastern Baltimore County.



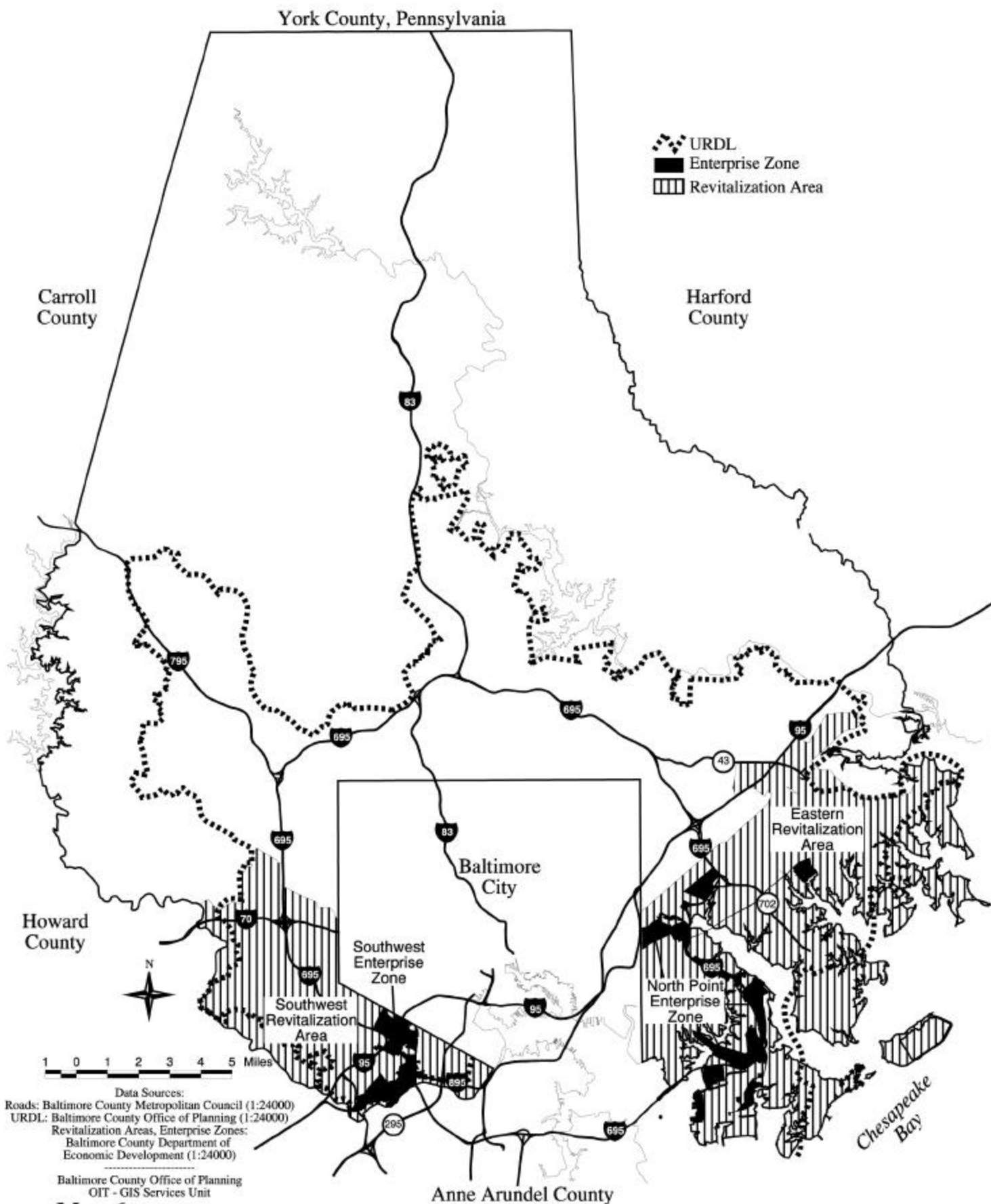
The economic development program also focuses increased attention on strengthening the 12 designated Commercial Revitalization Districts (Map 23). The revitalization districts are discussed in the Commercial Community Conservation Areas section. In partnership with the Commercial Revitalization Action Group (CRAG), the Department of Economic Development’s restructured Commercial Revitalization Program directs technical and financial assistance to these areas in an effort to foster business growth and appropriate, quality redevelopment.

An educated work force must be the cornerstone of any successful economic development strategy. The skill levels of the local work force can be the critical factor in a company’s decision to locate or remain in an area. County businesses reported in a survey that the quality and availability of labor were among their top concerns. Work force development begins at the earliest stages of citizens’ lives and is based on a strong system of public education.

Sought-after, skilled workers are more likely to continue to live in their neighborhoods and in the county if they feel satisfied with conditions in their communities, such as good schools and other public services, efficient transportation systems, low crime rates, and stable property values. Strong, stable residential communities strengthen the county’s ability to attract new employers as well. Thus, the county’s economic development and community conservation efforts go hand in hand.

Baltimore County’s economy is highly integrated with the economies of the other jurisdictions in the region, as evidenced by the patterns of people commuting to work. Consequently, regional conditions can have a large impact on the county’s economy. A healthy regional economy contributes to the employment of county residents and helps to maintain their high standard of living. Similarly, plant closings or corporate downsizing in other Baltimore region jurisdictions can cause Baltimore County residents to lose

***An educated
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development
strategy.***



Map 6

Economic Development Program Areas

their jobs and reduce the overall level of wealth in the regional economy. It is in the county's interest to cooperate with other jurisdictions to bring new business investment to the area.



POLICIES

- Retain, expand and attract businesses that provide jobs with family supporting wages, and sustain investment, with emphasis on “export” companies that bring new wealth into the region.
- Ensure that plans, physical infrastructure, business climate, and land use regulations position the county as a premier location for such business development and growth.
- Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties throughout the county.
- Maintain a top-notch work force through close coordination among institutions: economic development; employment and training agencies; the public schools and colleges; and the business community.
- Ensure that the growth areas, employment centers, and Commercial Revitalization Districts continue to receive the infrastructure necessary to attract new business investment.
- Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.
- Nurture small and start-up businesses.
- Promote the development and commercialization of technology-based products and services.
- Cooperate with regional jurisdictions to market the Baltimore region successfully, to companies throughout the United States and the world, as a superior business location.
- Cooperate with regional jurisdictions to market the Baltimore region successfully as a tourist and convention destination.
- Work cooperatively with local chambers of commerce and business development associations.
- Protect and promote the agricultural industry.

The county will focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

ISSUES AND ACTIONS

Economic development issues facing the county include ensuring an adequate supply of strategically located land appropriate for development, facilitating the quality redevelopment of vacant and underutilized commercial and



industrial sites, strengthening the work force, and taking a more active role in decisions affecting the Port of Baltimore.

Issue: Availability of Appropriate Land for Export Businesses

Baltimore County's ability to continue to attract new export businesses in coming years will depend to a large extent on the availability of land with the appropriate zoning served by infrastructure. This is especially true in the Owings Mills and Perry Hall-White Marsh Growth Areas, the Hunt Valley/Timonium and Middle River Employment Centers, and the North Point and Southwest Enterprise Zones.

Regardless of location, a property will only be appealing to a major employer if it has the necessary roadway access and water and sewer service for it to be developed. The county must continue to ensure that investments in roads, utilities, schools, and housing support the future economic development potential of its key employment centers. Investing in these key employment centers will benefit the tax base and employment base of the rest of the county.

In the *Baltimore County Zoning Regulations*, the zones that are suitable for regional- and national- serving export businesses are ML (manufacturing-light), MH (manufacturing-heavy), OT (office and technology) and other office zones. However, the county's supply of land with these zoning classifications—particularly ML—is threatened by pressure from landowners to develop retail uses on the land. Landowners understandably prefer retail uses over other uses because retailers can pay much more (often five times more) per acre of land than other uses can. A property owner who pays an “ML-zone” price for land and is able to sell or lease that land for a “B-zone” use stands to make a large profit. However, it is in the county's interest to maintain a long-term land management perspective and not allow the inventory of prime manufacturing and office land to be eroded incrementally to meet individual landowner's short-term needs.



Big box retail is using the limited supply of manufacturing-zoned land.

The threat to employment-intensive zoning has taken two main forms. In some cases owners of land targeted for employment uses have requested and been granted zoning map changes from manufacturing or office zones to “business” zones that permit retail and service uses. In other cases, landowners have successfully petitioned zoning officials for broad zoning regulation interpretations that permit extensive amounts of retail and service development in ML zones, based on provisions for “auxiliary” uses.

Actions

1. Review and revise the industrial and office zoning categories, which are intended for employment-intensive uses, to ensure that retail uses are strictly limited.
2. Preserve the existing inventory of land with ML, MH, OT, and other office zoning during rezoning processes, so that it will be available for the establishment of export businesses. When rezoning requests are submitted, the Office of Planning should work with the Department of Economic Development to assess the marketability of the site with its existing zoning. Factors to consider include: size and configuration of the property; its proximity to other industrial properties; its ability to provide jobs with family-supporting income; the availability and condition of infrastructure; and any applicable environmental issues.
3. Give high priority in the capital improvement program to projects that enhance the growth areas and employment centers as places to locate a business.



Issue: Availability of Promising, Well-Packaged Redevelopment Opportunity Sites

The county must continue to attract new industrial and commercial development to replace well-paying manufacturing jobs lost in the region over the past two decades, while improving the health and quality of life for residents, and continuing to protect the Chesapeake Bay and undeveloped property called “greenfields.” Part of that assessment must include an evaluation of the economic development potential of property located adjacent to the waterfront, while recognizing limits imposed by environmental constraints and recreational needs. To do so, the county needs to overcome obstacles – including environmental questions – to redeveloping sites in the county’s older areas.

As Baltimore County has matured, many of its older commercial and industrial areas have seen an increase in the number of problem properties that lie vacant or underutilized. These properties represent a significant financial cost in terms of unrealized property tax revenue and jobs, and they can become a visual blight for surrounding communities. Many have significant market potential because of their location or other features, but for a variety of reasons, the private sector alone has been unable to carry out redevelopment in these key locations. Areas with potential for redevelopment include the Eastern Revitalization Area, the Southwestern Revitalization Area, and the twelve commercial revitalization districts



The county will evaluate the economic development potential of property located adjacent to the waterfront for employment use.



(Arbutus, Catonsville, Woodlawn, Pikesville, Liberty Road, Reisterstown, Towson, Loch Raven, Parkville, Overlea, Essex, and Dundalk) (Map 23). Some of the reasons redevelopment has been difficult are:

- multiple ownership of vacant adjacent parcels, making land assembly difficult if not impossible;
- for a particular site, absence of a unified redevelopment strategy around which property owners can rally;
- absence of a catalyst to facilitate timely development by convening involved parties, brokering agreements, and involving public agencies where appropriate;
- real or perceived environmental contamination; and
- high redevelopment costs due to the need for demolition or major renovation.

Industrial and commercial sites with real or perceived environmental contamination are called “brownfields.” The extent of the industrial contamination problem in Baltimore County is unknown. However, given the county’s history of extensive heavy manufacturing – especially in the southeastern and southwestern areas – there is a strong likelihood that environmental concerns will hamper redevelopment of vacant or underutilized sites.

Actions

1. Intensify efforts to return vacant or underutilized industrial and commercial properties to productive use.
2. Strengthen the existing legislative authority to establish a public or quasi-public redevelopment authority with the power to acquire and redevelop property and to address obstacles to redevelopment of vacant properties in commercial revitalization districts, enterprise zones, and community conservation areas. Include a mechanism to ensure input from representatives and residents of affected areas.



The Port of Baltimore is an important wealth-generating asset for the region, contributing directly and indirectly to tens of thousands of jobs.

Issue: Competitiveness of the Port of Baltimore

The Port of Baltimore consists of the terminals and other facilities in the Baltimore Harbor that support international trade. A port is an important wealth-generating asset for a region because it makes possible the cost-effective import and export of goods. This trade with other nations and regions of the United States contributes directly and indirectly to tens of thousands of jobs. However, the Port of Baltimore faces stiff competition from other ports and must continually improve its competitive advantage

relative to Norfolk, Philadelphia, and other east coast competitors. One way local jurisdictions can support the port is by facilitating the redevelopment of underused land near the waterfront.



Action

Through the multi-jurisdictional Port Land Use Committee, identify and enact measures to promote timely redevelopment of waterfront land and uniform zoning treatment of waterfront land among jurisdictions.

COMMUNITY SERVICES

INTRODUCTION

Traditionally, master plans have focused on the physical attributes of a community's future development, such as land use and zoning, roads, water and sewer facilities, parks, schools, and police and fire stations. This is the proper role of the master plan as envisioned by the County Charter. The master plan is a reference document which the County Council may use when exercising its authority to establish land use policy through the adoption of zoning maps and zoning ordinances. However, to be more comprehensive, a master plan may consider not only the ways to build a harmonious, efficient physical setting, but also how related community services can foster healthy, productive citizens. *Master Plan 2010* adopts this approach.

Under the broad concept of "community services," the following text addresses three major areas: public education, public safety, and public health and social services. These services are integral components of the county's community conservation goals. No matter how attractive the physical surroundings might be made, community conservation will falter if these services are not consistently available and of high quality. Therefore, a consideration of these services is relevant to the establishment of land use policy for the county.

These, and other statements throughout the master plan which address community services, are intended as additional guidelines for consideration by the County Council whenever it acts to establish land use policy.

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PUBLIC EDUCATION

Schools are the cornerstones of communities. The perceived quality of neighborhood schools may be the single most important factor in a family's decision about where to live. Good schools are thus an important key to maintaining healthy, stable neighborhoods. Even more important, quality schools help to ensure that the next generation of county residents is prepared for challenging employment, good citizenship, and a lifetime of self-directed learning.

Education is also a major tool to reduce poverty and create equal opportunity. The percentage of Baltimore County children under 18 years of age living in poverty has increased from 4.3% in 1970 to 7.9 % in 1993. Poverty is an important risk factor for children, indicating a greater chance of health, developmental, and behavioral problems that can prevent them from reaching their potential in school. Early intervention can make a big difference, helping to ensure that disadvantaged children grow up to become productive members of the community.

Education is broader than schooling. The Baltimore County Public Schools and other agencies provide a variety of non-instructional services that support the mission of educating children. Through public and private institutions, Baltimore County offers adults a wide range of opportunities for life-long learning and career enhancement. In addition, education that fosters civic involvement can help increase the capacity of citizens to advocate for their communities and promote positive community goals.



The perceived quality of neighborhood schools may be the single most important factor in a family's decision about where to live.

Educational policy is determined by the Baltimore County Board of Education and the Board of Trustees of the Community College of Baltimore County. These policies are subject to the County's review through its budgetary procedures. Accordingly, the following policies, issues, and actions are informational statements which may provide guidance for the County Council when it acts to establish land use policy.

POLICIES

- Ensure a high quality public educational experience for all children and young adults.
- Ensure that older school buildings are safe, functional, and meet contemporary program needs.

- Balance the need to expand or add schools against the need to maintain and upgrade existing schools.
- Establish new county schools judiciously, giving priority to planned growth areas and community conservation areas.
- Recognize and address the critical impact of children's life conditions at preschool age on their future educational achievement and employment success.
- Achieve a high level of literacy for every adult in Baltimore County.
- Strengthen ties between business and educational institutions to achieve an integrated system of basic and career education, training, and retraining for all parts of the work force.
- Continue to assist students in developing an understanding and appreciation for diversity in schools and communities.
- Continue to develop schools as community centers that serve multiple functions and benefit the entire community.



ISSUES AND ACTIONS

Some of the major issues in education involve providing adequate school facilities to prevent overcrowding; support for current program needs; and the use of school facilities as centers of community life. Other issues concern the quality and scope of educational programs and support services, and adjustments that may be appropriate in response to the changing nature of the county's communities.

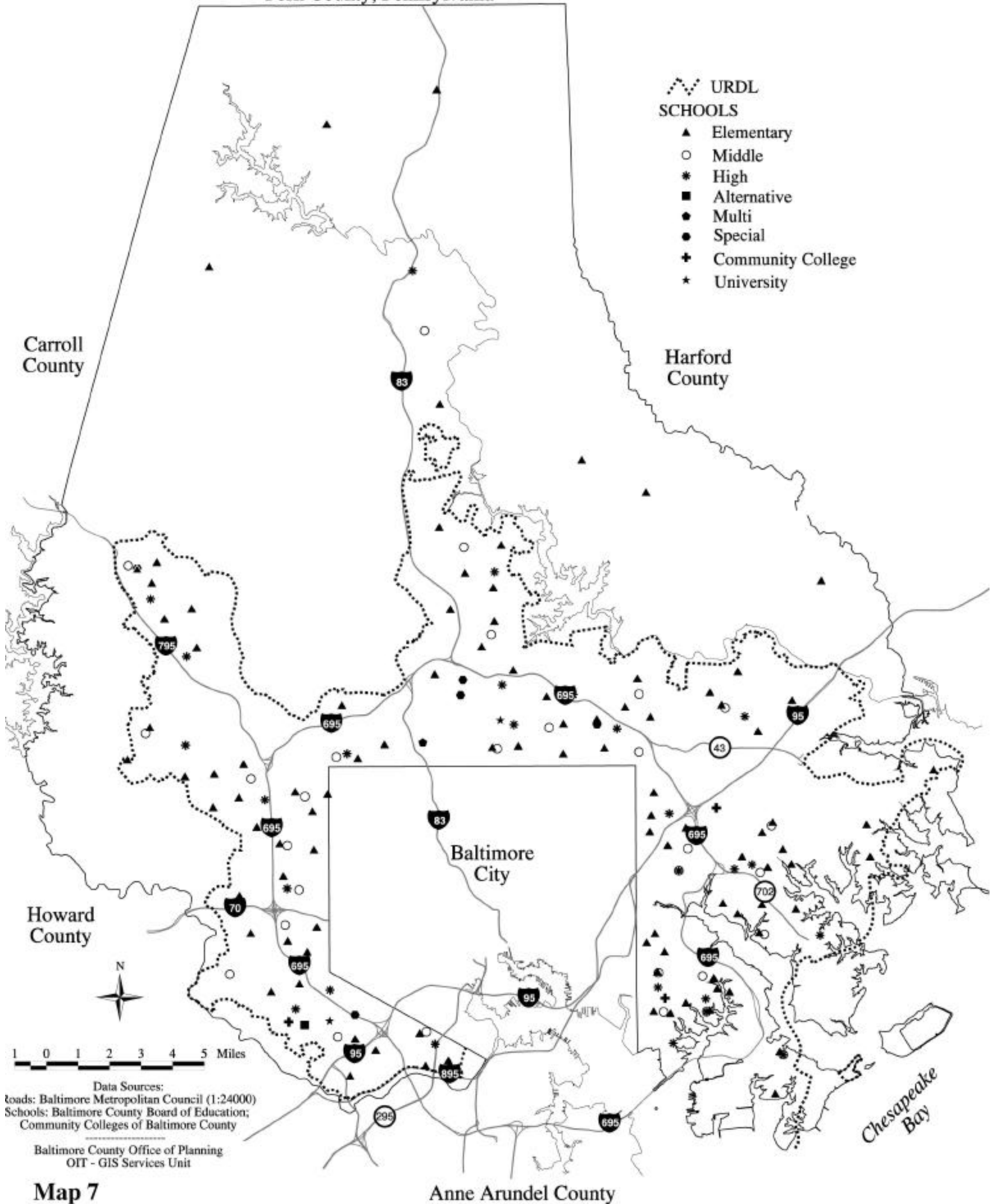
BALTIMORE COUNTY PUBLIC SCHOOLS

The Baltimore County Public School system (BCPS) is the 25th largest in the United States, with a 1997-98 enrollment of 105,520 students. One hundred and sixty-one schools and almost 7,000 teachers serve the children. There are 101 elementary schools, 26 middle schools, 24 high schools, six alternative schools, and four special schools within the system. The 1997-98 school enrollment increased from its 1996-97 level by 1,051 students. The enrollment for 1998-99 was 106,300, an increase of 780 students above the previous year (Map 7). A fundamental part of the county's responsibility for public education is to provide for adequate classroom space. In the past four years, the county has funded a total of 9,000 new classroom seats in growing communities through new schools and additions.



The construction of an addition to Parkville High School is one of the many school improvements being undertaken.

York County, Pennsylvania





The Baltimore County Board of Education published a plan for the county school system in 1989 called *Great Expectations for 2000: Shaping the Vision* which takes a comprehensive approach in setting goals for public primary and secondary education in Baltimore County. In 1994, the Board of Education published an assessment of this report called *Moving Toward the Vision*. The 1996 *Baltimore County Public Schools Action Plan* describes specific actions for improving student achievement. The *School Facilities Master Plan* determines facility needs and includes relevant educational program policies.

Issue: Assessing the Need for School Construction and Renovation

Student populations tend to change in cycles, following the curve of the population as elementary school students advance to middle school and then high school. External local changes such as large-scale residential development, or younger families moving into an established neighborhood, can also affect enrollments. While it is desirable to have school enrollments at or below capacity, it is not prudent to expand a school's permanent capacity in response to a short-term growth surge. A school where enrollment is at capacity now may fall below capacity in a few years if the school-aged population in that area declines. School construction is expensive and is paid for primarily through public bond sales, which represent long term taxpayer debt. Careful assessment of alternatives, balancing current and future capacity needs, is necessary. Both new growth and neighborhood turnover must be assessed in order to balance expenditures. Magnet schools that offer specialized programs and serve multiple neighborhoods can help alleviate short-term local crowding.

Actions

1. Continue to improve methods of calculating existing student enrollment and school capacity, and for projecting future student enrollment, to ensure adequate planning for school construction and renovation.
2. Implement a comprehensive, multi-year, school-by-school, maintenance plan. This plan should be revised each fiscal year and should be based on facilities assessment data and annual maintenance requests submitted by area superintendents and principals, trade and manufacturers recommendations, and analyses by personnel in the facilities department.
3. Continue to plan and fund physical renovations that address technology needs and curricular changes in educational programs.

The county will implement a comprehensive, multi-year, school-by-school, maintenance plan.



4. Establish a phased renovation plan to bring schools into compliance with applicable accessibility codes.

Issue: Improving the Quality of Education

Nationally and locally, there is great interest in improving the quality of public education. It is imperative that Baltimore County schools retain the confidence of parents. Student scores on state achievement tests are improving throughout the county school system, and in many county schools the majority of students excel on state and national tests. However, schools in several of the county's older communities, which have substantial numbers of disadvantaged students, are not performing as well.

The 1996 *Baltimore County Public Schools Action Plan* included these steps to improve student achievement:

- Develop strategies to promote understanding of the relationships among the Essential Curriculum, curriculum units, and assessment. (The Essential Curriculum is comprised of the knowledge and skills which students are expected to have at each grade level.)
- Implement a more comprehensive assessment plan emphasizing the effective use of tools such as pop quizzes and project assignments to make instructional decisions.
- Research, implement, and communicate best practices for improving student achievement.
- Use internal and external evaluations to monitor the effectiveness of system-wide initiatives and on-going programs.
- Implement recommendations for improving minority student achievement.
- Implement specific strategies that engage parents as partners in all aspects of the learning process.
- Provide staff development that reflects the needs of new and experienced teachers and administrators in implementation of the Essential Curriculum, research-based instructional practices and assessment, and data analysis.
- Refine existing programs such as gifted and talented education, special education, magnet themes, multicultural education, reading, and values education to improve their implementation.

The state mandates that the *School Facilities Master Plan* should contain various data related primarily to facility needs but also include "other relevant

Nationally and locally, there is great interest in improving the quality of public education.

educational program policies.” The *School Facilities Master Plan* and the action plan could serve as vehicles to communicate with citizens about educational policy.



Actions

1. Continue to assess implementation of the action plan of the Baltimore County Public Schools and convey findings to citizens.
2. Include in the *School Facilities Master Plan* a discussion of the mission, goals, action plan, and accomplishments related to student academic achievement.
3. Evaluate school academic performance, including the Maryland School Performance Assessment Program (MSPAP), functional tests, the dropout rate, and student attendance, and implement measures to assist schools not meeting minimum standards.

Issue: Reducing Teacher Turnover Rates

Some county schools have relatively high percentages of first and second year teachers, which often reflects a high staff turnover rate. Teachers have a negotiated right to request and be granted transfers after two years in the same school. While many requests for transfer are for personal reasons, such as teachers' desire to work closer to their homes, in some cases teachers request transfers because they are dissatisfied with conditions at their school. The school system has not tracked teacher turnover in the past, but there appears to be a correlation between higher teacher transfers and a student body with a high proportion of economically disadvantaged students.

It is important to have a strong nucleus of experienced teachers in a school, particularly where discipline problems are prevalent and where many students are not prepared to perform at their grade level. While new teachers bring enthusiasm and fresh ideas to a school, veteran teachers have the experience, maturity, and reputation with students that can be invaluable in dealing with difficult or disadvantaged students. A good mix of new and experienced teachers is ideal. The school system has recently responded to the problem of teacher turnover, with early evidence of success, by providing experienced teachers as on-site mentors for first and second year teachers and/or teachers with fewer than five years of experience.



The county will strive to maintain a mix of teachers who bring experience and enthusiasm to the school.



Actions

1. To the extent possible, maintain a balance between new and experienced teachers in all schools.
2. Continue to implement and assess the teacher mentoring program; prioritize mentor assignments based on critical need as reflected by high teacher attrition, low school achievement, and assessment of student risk factors.
3. Consider ways to attract highly capable, veteran teachers to schools with low student achievement.

Issue: Using Public Facilities for Community Activities

Public facilities are hubs of communities. Public buildings, and particularly schools and libraries, are landmarks that contribute to a community's sense of identity and cohesiveness. On a practical level, they are places where a variety of civic, recreational, educational, and family support activities occur. These activities not only strengthen the community and its members, but also create positive links between the facility and the community. When parents and other community members use the public facilities on a regular basis, they develop a sense of ownership and pride in the facility, which can result in greater parental involvement in childrens' education and increased community support for the facility.

Actions

1. Continue to expand the use of school buildings, libraries, and other public buildings so they serve as focal points in the community for services and activities.
2. Foster positive links between public facilities and communities.
3. Involve the community in making decisions about the use of school buildings to ensure responsiveness to community needs.



Schools and libraries are landmarks that contribute to a community's sense of identity and cohesiveness.

SUPPORT SERVICES FOR STUDENTS AND FAMILIES

A comprehensive approach to education recognizes that children have physical, emotional and psychological needs that must be met if they are to perform well in school and reach their potential. At school sites, the school system provides for a variety of non-instructional services that support the system's educational mission. They can include: nutritious lunches, a school-based nurse, wellness centers, guidance counselors, psychological and crisis intervention services, pregnancy reduction programs, programs for students with chronic health problems, pre-schooler evaluations and services, and before and after school care. The schools coordinate with other agencies

for many of these support services, including the Department of Health, the Department of Social Services (DSS), the Department of Recreation and Parks, the Police Department, and the Baltimore County Library System (Map 8).



Issue: Ensuring School Readiness

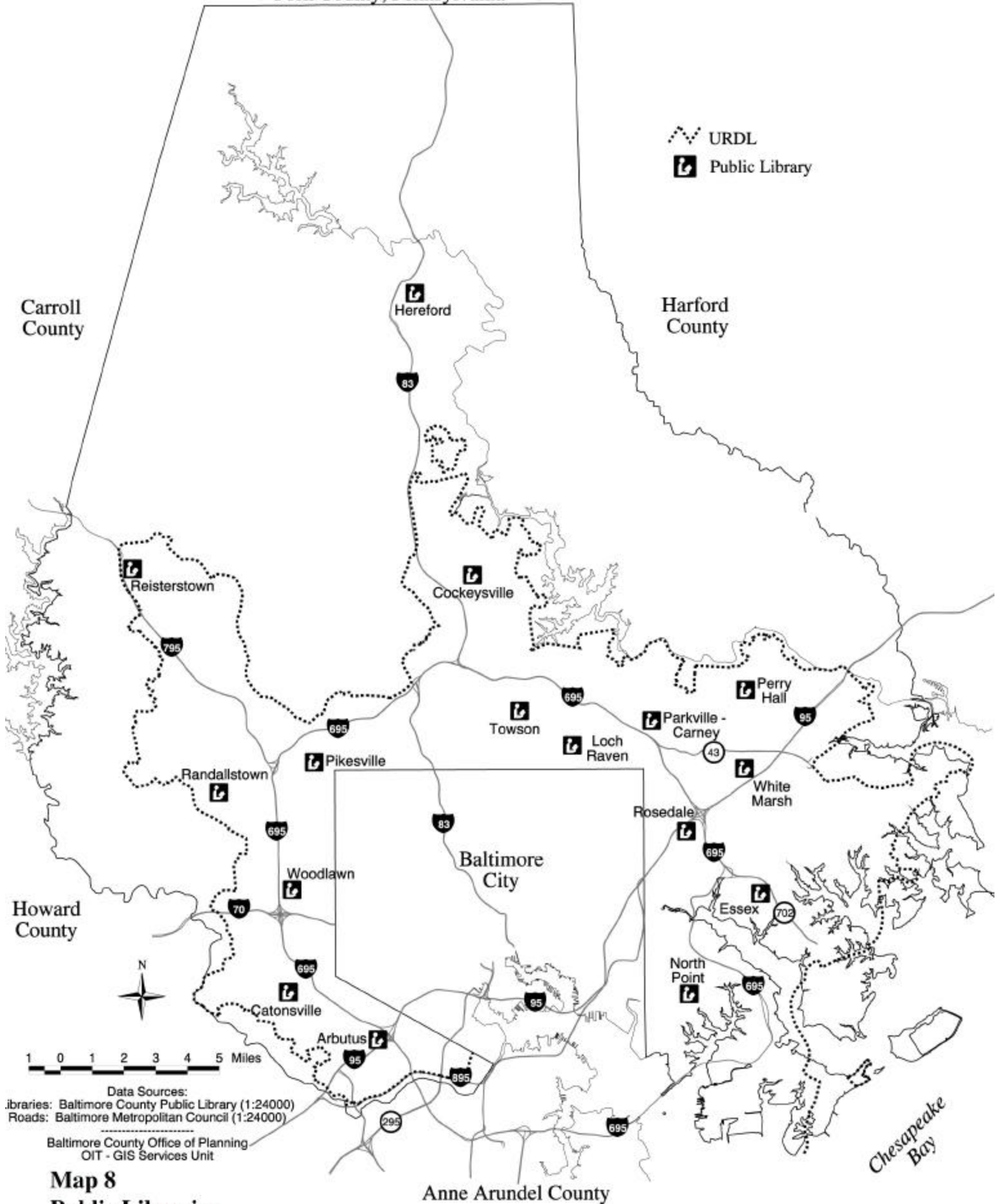
What a child experiences during the first three years of life plays a critical part in determining how the child will function in school and in later life. Proper care and intellectual stimulation of children before age three provides a good foundation for the future. Conversely, the failure to adequately nurture and stimulate young children can limit their potential to succeed. Preventable health risks such as low birth weight, fetal alcohol syndrome, lead poisoning, and child abuse or neglect can permanently limit the child's development. The Department of Health, DSS, and Baltimore County Public Schools attempt to identify the families of children at risk for various problems in order to offer appropriate services or to intervene when necessary. The Baltimore County Library System contributes significantly to ensuring school readiness through various programs and outreach efforts such as programs that help families find access to resources, with a special emphasis on reading resources for preschool children.

An estimated 23,000 children in Baltimore County from birth to age 18 do not have health insurance or are underinsured. According to a 1997 report by the Centers for Disease Control and Prevention, "children with no health insurance were six times more likely to go without medical services and four times as likely to have their care delayed. We know that children with untreated illness are less able to learn and more likely to miss numerous days from school." The county has established a pilot program to identify uninsured young children, determine their eligibility for medical assistance or other medical insurance, and sign them up. The program focuses on families with children in elementary school and their siblings younger than school age and has been implemented at targeted schools in eastern Baltimore County.

The children of teenage parents are at risk for a variety of health and developmental problems. The risk may be compounded by the stresses of poverty, because adolescents are often not financially prepared for the responsibility of child rearing. While Baltimore County's adolescent birth rate is well below the national average, the several hundred children born

What a child experiences during the first three years of life plays a critical part in determining how the child will function in school and in later life.

York County, Pennsylvania



Data Sources:
 Libraries: Baltimore County Public Library (1:24000)
 Roads: Baltimore Metropolitan Council (1:24000)

Baltimore County Office of Planning
 OIT - GIS Services Unit

to teenagers in the county each year are particularly vulnerable. Offering teenage parents support services and training in effective parenting skills can help mitigate the risk these children face.



Actions

1. Support efforts at the state and federal level to expand Head Start and other early childhood education programs.
2. Continue initiatives to discourage adolescent pregnancies and to improve adolescent parenting skills.
3. Continue and expand community-based programs that support adolescent parents and their preschool children, such as the Young Parents Support Center in Essex.
4. Develop and expand educational resources for parents concerning the developmental needs of infants, toddlers, and pre-schoolers, such as programs and materials provided by the county library system.
5. Strengthen and coordinate efforts to identify and assist families with children at risk.
6. Expand elementary school wellness centers to include children up to four years of age.
7. Identify uninsured children and seek to enroll them in Medicaid or other health insurance.

Issue: Educating Students with Disabilities in the Least Restrictive Environment

Educating students with disabilities in the least restrictive environment continues to be a major challenge mandated by federal and state laws and regulations. The Baltimore County Public Schools strive to allocate resources and staff to meet the instructional needs of students with disabilities and to provide an array of special education and related services in inclusive setting within neighborhood schools. Parents are recognized as important partners in planning each child's special education program.

Actions

1. Support and expand efforts to assist classroom teachers in resolving learning and behavioral difficulties experienced by their students.
2. Provide staffing to promote education of students with disabilities in neighborhood schools and when needed in public special education schools.
3. Strengthen and coordinate efforts to provide educational services and family support to the increasing number of students with disabilities involving behavior.

Baltimore County Public Schools strive to meet the instructional needs of students with disabilities in an inclusive setting within neighborhood schools.



4. Continue to expand accessibility in the public schools.
5. Continue to promote and support involvement of parents of students with disabilities in the schools.

Issue: Reducing Student Mobility

Student mobility refers to the school's student turnover rate for the school year (September through June). Mobility occurs when students transfer to another school because they have moved out of their school's zone. During the 1997-98 school year, 23 elementary schools, nine middle schools, and eight high schools in the Baltimore County system had mobility rates of 30% or greater.

Studies show that students who move frequently do not perform as well academically as students who do not move. Mobility disrupts the student's schooling and requires frequent adjustments to a new social environment. With school-based management, the timing of the curriculum can vary from school to school, so that transfer students may miss whole subject areas while having to repeat subjects already covered.

The negative effects of student mobility are reflected in lower scores on standardized tests. Some neighborhood advocacy groups have expressed concern that, because of mobility, schools with a large number of transient students tend to have lower overall test scores. The lower scores create a distorted perception of the quality of education in the school, adversely affecting the community's desirability to prospective homeowners.

The negative effects of student mobility are reflected in lower scores on standardized tests.

Processing the paperwork for student transfers is difficult and often delays the student's admission to a new school. Valuable class time is lost. School administrators frequently find it difficult to get students' records, particularly those transferring from other jurisdictions. The transfer is complicated by the fact that school grading methods, school records such as report cards, and the format of individual education plans have not been standardized, particularly among elementary schools. Interjurisdictional transfers are further complicated by the fact that different school systems start the school year on different days.

Several elementary and middle schools in the Essex-Middle River area have established a "Stay Put" program intended to encourage families not to move. The main focus is to educate parents about the educational benefits

to their children of not moving. Program staff also work with apartment complex managers, who frequently offer rent incentives which induce families to move, to educate them about the benefits of having a stable tenant population and to enlist their support in promoting the value of residential stability for school children.



Actions

1. Conduct a targeted public information campaign to educate parents about the importance of keeping their children in the same school for at least a year at a time.
2. Work with rental housing property managers to reduce family mobility during the school year.
3. Interview parents of transfer students to determine why they are moving. Develop a database to help shape effective policies in response to student mobility.
4. Examine the feasibility of providing shuttle buses or other transportation for high mobility schools to keep students from having to transfer during the school year.
5. Investigate ways to standardize the paperwork and expedite the process for school transfers, both within Baltimore County and among the jurisdictions in the region, such as using an automated system that could be accessed by different school systems.

Issue: Reducing Chronic Absenteeism from School

Chronic truants may be defined as those students who are absent twenty or more days in one school year. These students have generally experienced little academic success and have failed one or more grades. They also usually lack substantial support from parents, and in many cases their parents were not academically successful. Chronic truants often have many contacts with juvenile services for a variety of offenses. They have often developed an attitude of disengagement.

The Baltimore County Public Schools, the state Department of Juvenile Justice and the Baltimore County Police Department have identified three school “clusters” where chronic truancy among middle and high school students is a serious problem. It has been the experience of these schools that techniques generally effective at boosting attendance (daily phone calls, personal contact with parents, rewards, and incentives) may not work for chronic truants.

Chronic truants have generally experienced little academic success and lack substantial support from parents.



As an alternative, Project Attend was developed and tested in the three school clusters by the three agencies. The objectives are to improve attendance among chronically truant students and reduce their contacts with police. The program involves working with each student to identify the source of the truant behavior and prepare a plan of action. Community and service agency support is provided to the student and the family to help make the plan work. The program, which was made available to all secondary schools in 1997-98, has been successful in significantly reducing both absenteeism and lawbreaking behavior by students referred to the program.

Action

Continue Project Attend where chronic truancy needs to be addressed and develop the program with site based administrators.

Issue: Reducing Dropout Rates

In Maryland, 4.03% of high school students dropped out of school in the 1997-98 school year. Over 50 percent of the state's welfare clients did not finish high school. Nationally, over 70 percent of people who are incarcerated are school dropouts. Only 11 percent of school dropouts are able to find full time jobs paying more than poverty wages. These statistics point to a serious statewide and national problem that could affect the health of Baltimore County and the well-being of its residents. Factors that contribute to students' decisions to leave school include: poverty, lack of adult support, lack of relevance of school to the child's life, lack of alternative educational models, family and financial pressures, failure in early years of school, peer group influence, and inflexible policies in the school system.

Baltimore County is fortunate to have a declining school dropout rate and a diminishing proportion of adults who did not finish high school. The 1997-98 dropout rate was 2.19%. The county should be proud of this accomplishment, and at the same time keep up the momentum, striving to get all of the county's children successfully through high school.

Actions

1. Strengthen efforts to identify students who are at risk for dropping out of school.
2. Intervene in the early grades when a child exhibits difficulty learning; effectively identify and address each child's learning barriers.
3. Continue to provide alternative venues for out of school youth to continue learning and to achieve the equivalent of a high school diploma.

Baltimore County is fortunate to have a declining school dropout rate and a diminishing proportion of adults who did not finish high school.

Issue: Encouraging Parent and Community Involvement in Public Education



Parents play a crucial role in their children's success at school. Regular contact between parents and teachers keeps parents aware of the child's progress and involved in setting goals, so that they are better able to help, guide, and encourage the child at home. School system policy places responsibility on the local school for actively engaging parents in their children's education.

Some parents may not be able or are not motivated to give their children the educational support they need for a variety of reasons. They may lack functional skills in basic areas such as reading and math. They may not appreciate the value of education or the importance of their role in their child's schooling.

Reading and interpreting information, completing forms, and performing mathematical calculations are tasks that most Americans need to perform on a daily basis. Yet nearly a quarter of American adults cannot accomplish even the simplest of these tasks without difficulty. These types of tasks comprise functional literacy. Poor literacy skills can limit a person's ability to get and keep a job, manage a household, assist children with homework, and handle a variety of everyday challenges, such as reading a bus schedule.

In 1998-99 the Community College of Baltimore County (CCBC) and the public school system jointly offered the Adult Basic Education program. In 1999-2000 the CCBC will be responsible for the program. The Adult Basic Education program provides literacy education to various groups in different settings. Some of these programs are collaborations with businesses, other county agencies, or non-profit organizations. Adult basic education classes help students upgrade their skills so that they can eventually attend a general education degree (GED) class and attain a high school diploma.

Effective communication between the school administration and communities is needed to foster community support of the public school system. The Baltimore County Public Schools maintain two types of citizens advisory groups. There are five educational advisory councils that advise the Baltimore County Board of Education and serve specific geographic areas. In addition, there are seven advisory committees (Special Education, Technology Education, Adult Education, Gifted and Talented Education, Magnet Schools, Student Service

***Regular contact
between parents
and teachers keeps
parents aware of
the child's
progress and
involved in
setting goals.***



Learning Programs, and African American Education) that advise the superintendent.

Actions

1. Continue school-based outreach to parents and guardians encouraging them to come to the school to help plan and/or review the program of studies, grade transition, extracurricular plans, and progress of their children.
2. Continue to make parents feel welcome in their child's school by providing flexibility in scheduling conferences and by making the school building a hub of community activities and family services.
3. Provide school-based parenting programs. Involve the appropriate community agency personnel in providing training, counseling services and information to parents.
4. Continue to provide adult literacy programs, particularly to parents. Expand the school system's initiative that works with the whole family on literacy skills. Strive to attain a high level of literacy for every adult in Baltimore County.
5. Provide well-publicized forums for community input into the decision-making process on issues affecting schools.
6. To make communication between communities and the school administration more effective, review methods of appointing members to the educational advisory councils; clarify and communicate to citizens the responsibilities, authority, structure, and operating procedures of the educational advisory councils.

The skill level of the local work force is sometimes the critical factor in a company's decision to locate or remain in an area.

Issue: Providing Work Force Development

An educated work force is essential for the success of economic and community conservation goals. Gainfully employed individuals contribute significantly to the tax base and the maintenance of their homes and communities. The skill level of the local work force is sometimes the critical factor in a company's decision to locate or remain in an area. Baltimore County businesses report that the quality and availability of labor are among their top concerns. Work force education begins at the earliest stages and is based on a strong system of public education. Baltimore County provides numerous programs that address workforce education.

The CCBC offer the Adult Basic Education Program, which assists adults who have difficulty reading or writing in English or solving simple quantitative

problems. They also provide affordable classes in a wide variety of subjects for adult enrichment. The CCBC is a system of three public campuses, Catonsville Campus, Dundalk Campus, and Essex Campus, that anticipate and respond to the educational, training, and employment needs of Baltimore County and the region. The colleges offer a broad array of transfer and career programs and services, including general education, basic skills instruction, arts and science courses, career education, employment skills training, and enrichment courses.



The Baltimore County Office of Employment and Training (OET) provides a number of employment and training programs and services, including the Reemployment Assistance Center for dislocated workers, and Career Connections, a comprehensive school-to-career transition program. The center provides individualized counseling, job search and placement information, resume preparation, and workshops and seminars to address unemployment issues, and opportunities for career training.

The Baltimore County Manufacturing Training Consortium is a new initiative to recruit students for manufacturing careers and ensure that they are academically prepared for the positions available within the local manufacturing industry. The consortium is a cooperative partnership among the Community Colleges of Baltimore County, the Baltimore County Public School System, OET, the Department of Economic Development, the Regional Manufacturing Institute, and the local chambers of commerce.

Under Maryland's new Family Investment Program, which replaces the federal entitlement program Aid to Families with Dependent Children, local jurisdictions are responsible for helping clients on public assistance find jobs. The county Department of Social Services (DSS), which coordinates this effort in the county through the Baltimore County Jobs Program, provides job readiness training, structured job search workshops, and programs to serve clients with physical and mental disabilities. OET also administers occupational training programs for public assistance recipients.

The Baltimore County Library system continues to serve as the "people's university," providing materials for the ongoing development of knowledge and skills needed to compete in a changing work environment. The library has worked with OET to provide a large array of electronic resources on



Close coordination among Baltimore County's education and business communities will ensure the development of a top-notch work force.



Schools can play a special role by helping students develop into civic-minded adults who want to contribute to their communities.

employment and training opportunities available to the public over the Internet. In addition, many branches offer resume software and programs on how to conduct a job search.

Action

Continue to strengthen ties between business and educational institutions at all levels to bring about a coordinated system of basic and career education, training, and retraining for all parts of the work force. Encourage the joint development of specific internship and work study programs by businesses and schools.

Issue: Improving Civic Education Services

Citizen involvement is a critical component of maintaining strong communities. Fostering positive citizenship is a job for the whole community, including businesses, civic organizations, and government. Schools, libraries, and community colleges can provide not only informational resources to support civic involvement, such as computers and Internet access, but also physical spaces in the community where community meetings and other civic activities can occur. Schools can play a special role by helping students develop into civic-minded adults who want to make a contribution to their communities.

To be effective advocates, citizens need to be well informed about government services and functions, and they need a variety of community organizing skills. The Office of Planning, the Office of Community Conservation, and other government and nonprofit agencies can provide forums and resources to help build the organizational capacities of neighborhood associations.

Action

Facilitate citizen involvement through training in the zoning, land management, and development review processes, and in community organizing, grant writing, and leadership skills:

- Revise and expand the high school civics curriculum.
- Establish a clearinghouse for information on how to establish a community association.
- Create an information system for permits, development projects, and hearings.

- Conduct periodic seminars in conjunction with Continuing Education Programs.
- Ensure that information resources are accessible and easily understandable by the intended audience.
- Continue to expand the coordination of electronic services of libraries, schools, colleges, and other institutions in the region.



PUBLIC SAFETY

Strong communities are places where people feel safe from harm. Baltimore County's Police and Fire Departments respond to a variety of threats that put the lives, health, and possessions of citizens in jeopardy, including crime, accidents, fires, and natural emergencies (Maps 9 and 10).

The county's public safety strategy is based on prevention, so that human suffering, property damage, and the financial cost of injuries and lost work time can be effectively minimized. A prevention-oriented approach requires coordination among public and private agencies to enforce various safety standards, implement safety improvements, educate the public about safety hazards and crime prevention, and address the social and economic problems that contribute to criminal behavior.

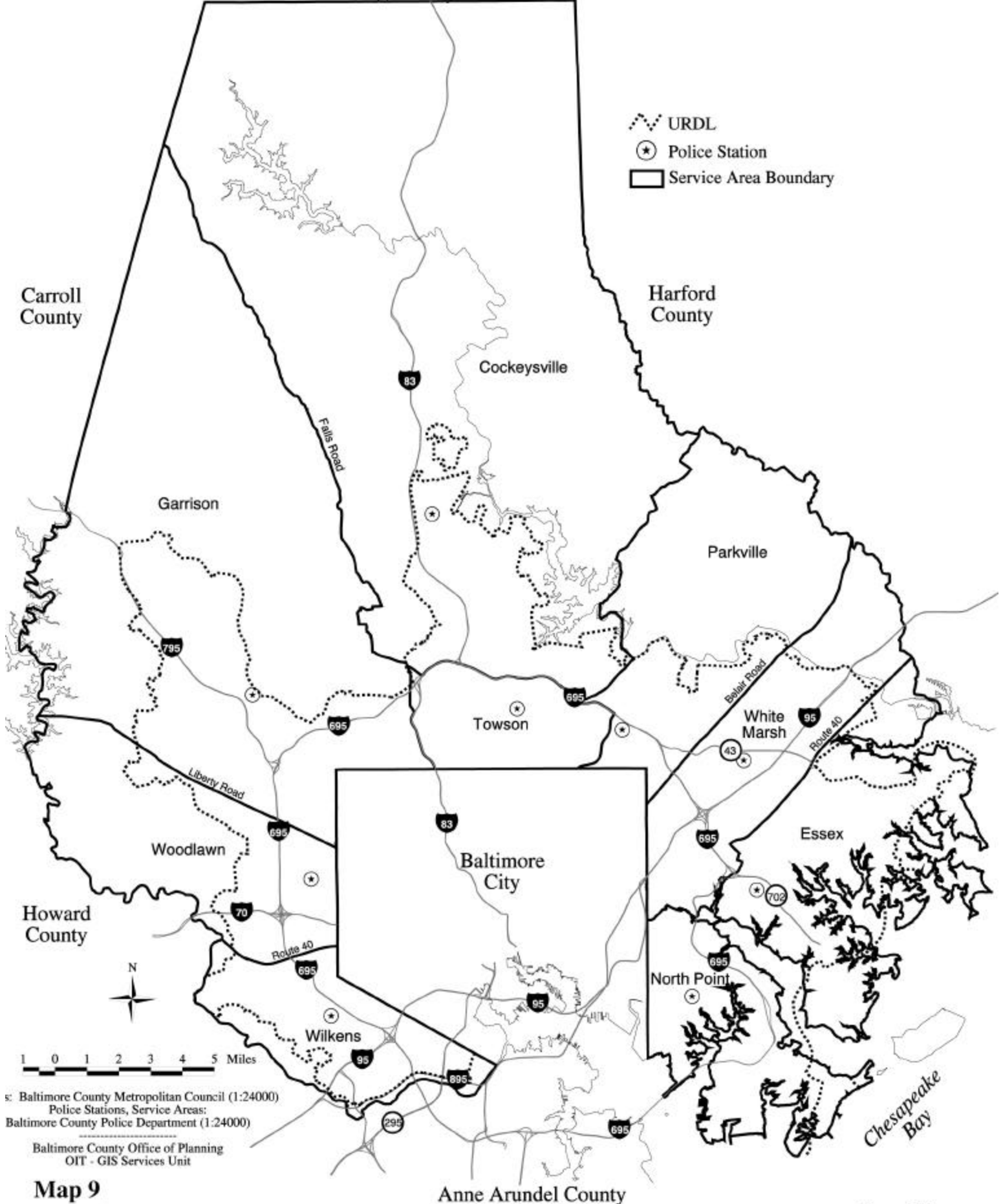
Even with the county's prevention strategy, public safety emergencies will continue to occur. The Baltimore County Police Department, Fire Department, and Volunteer Firemen's Association and its member volunteer fire, rescue, emergency medical and rehabilitation service companies provide an effective, coordinated response to these emergencies.

POLICIES

- Pursue a prevention-oriented public safety strategy that involves effective coordination among public and private agencies.
- Focus special attention on youth for crime prevention, conflict resolution, and alternative sanctions for non-violent criminal behavior.
- Enforce the law vigorously, cooperating with other regional jurisdictions and using new technologies to identify, apprehend and effectively prosecute criminals.
- Reduce the opportunity for crime by promoting safety-oriented environmental design in development projects.

The county will pursue a prevention-oriented public safety strategy that involves effective coordination among public and private agencies.

York County, Pennsylvania



s: Baltimore County Metropolitan Council (1:24000)
 Police Stations, Service Areas:
 Baltimore County Police Department (1:24000)
 Baltimore County Office of Planning
 OIT - GIS Services Unit

Map 9
Police Stations and Service Areas



- Standardize communication systems within the region.
- Continue vigorous enforcement of fire safety codes with particular attention to inspections of child care facilities.
- Continue the “Learn not to Burn” program to prevent fire related injuries to children.
- Provide Community Outreach programs to reduce accidental poisoning and head injuries for children.

Issue: Reducing Crime by Adolescents

In more than 33% of the arrests for serious crime, those arrested are juveniles. A study of juvenile arrests from 1992 through 1995 found that the peak age of juvenile offenders was 16. The four most common offenses for which young people were arrested in 1992 and 1993 were shoplifting, destruction of property, common assault, and motor vehicle theft. Marijuana possession became the fourth most common juvenile offense in 1994 and 1995, bumping motor vehicle theft to fifth place. A small number of young people are responsible for most of the juvenile crime in Baltimore County; among the juveniles arrested for crimes in 1995, 70% had prior arrest records.

A study by the State Office of Juvenile Justice and Delinquency Prevention (OJJDP) reported that many juvenile crime prevention programs have failed because they focused on punitive approaches to reducing child delinquency. Positive approaches emphasizing constructive opportunities for children were found to be much more successful. The OJJDP study also found that narrow approaches to prevention taken in isolation were less effective than comprehensive approaches involving the larger community. Prevention programs were most successful when they identified and reduced risk factors.

Among the recommendations of the OJJDP study, many of them aimed at the schools, are reductions in class size for kindergarten and first grade classes, and a “continuous progress” instruction strategy which allows each child to progress at his or her own pace. The school system has established and is studying the continuous progress model at three elementary schools.

Several collaborative programs designed to prevent crime and promote positive community relations among juveniles have been established among county agencies. Probably the most well known are: the popular Police Athletic League Recreation Center (PAL) program, which provides

County agencies have established several programs designed to prevent juvenile crime and promote positive community relations.

recreational activities and adult attention to disadvantaged young people; and the Drug Abuse Resistance Education (DARE) program, which involves a curriculum on drug abuse taught by police officers in county schools. Less well known is a collaboration between the police and the school system called Help Increase the Peace Program (HIPP). HIPP is a school-based program involving student retreats and other activities geared toward promoting conflict resolution, positive inter-group relations, and school violence prevention.



A proposed collaboration between the Police Department and the school system is the nationally recognized School Resource Officer (SRO) Program. School resource officers are specially trained police personnel who work as adjunct school staff members as well as law enforcement officials in a variety of capacities. They teach students about the lifelong effects of drug and alcohol abuse, assist school administrators in diagnosing law enforcement problems, and deter misbehavior by being visible throughout the school day and at after school activities, and build positive trusting relationships with students.

Another program called JOINS (Juvenile Offenders in Need of Supervision) targets first time minor, non-violent juvenile offenders, such as shoplifters. The program provides for restitution by young first-time offenders in lieu of criminal prosecution. Its purpose is to divert young offenders from the formal court system and prevent the recurrence of criminal behavior. The JOINS program currently focuses on two precincts, Wilkens and Woodlawn, and has been very effective.

Actions

1. Monitor and reinforce positive behaviors in school such as attendance, academic progress, and discipline.
2. Provide youth employment and vocational training programs with an intensive educational component.
3. Provide structured recreation and other activities, such as the PAL programs.
4. Provide school personnel with in-service training on classroom behavior management techniques (aggression management training).
5. Evaluate effectiveness of peer mediation; continue to provide conflict resolution and violence prevention curriculums (such as HIPP).
6. Provide mentoring opportunities for children that include behavior management techniques.

Actions for reducing crime by adolescents include structured recreation and other activities, such as the PAL programs.



7. Expand the successful JOINS program.
8. Continue and evaluate DARE.
9. Implement and evaluate the SRO program.

Issue: Reducing Drug and Alcohol Abuse

In 1998, there were 5,048 arrests in Baltimore County for which the person arrested was charged with possession of illegal drugs. The most common drug was marijuana/hashish, followed in order by cocaine/crack, heroin, and LSD. There were 3,603 client admissions to Baltimore County drug and alcohol abuse treatment programs in fiscal year 1997, a 9% increase from fiscal year 1996.

Drug and alcohol abuse contributes to crimes such as domestic violence that threaten the life and health of citizens, and nuisance problems that undermine the quality of life and stability of neighborhoods. Substance abuse also undermines workplace productivity and the stability of families. While drunk driving has decreased, in part through effective community education efforts, alcohol is still a factor in motor vehicle fatalities. Open-air drug markets pose a major threat to the neighborhoods where they take hold, creating a negative community image that can discourage reinvestment by homeowners and businesses.

Actions

1. Work with neighborhood associations to identify people or properties involved with drug dealing.
2. Aggressively and strategically pursue sanctions against drug dealers including criminal prosecution, forfeiture of property, and enforcement of drug nuisance abatement laws.
3. Target drug buyers for arrest and prosecution to undermine drug markets.
4. Continue and expand drug treatment programs implemented through the Baltimore County Health Department so that they are widely available. Develop a plan to guide the location and management of drug and alcohol treatment programs, methadone clinics, and other similar facilities in ways that are sensitive to neighborhood concerns.
5. Undertake a public information campaign to discourage substance abuse and encourage people to get treatment.
6. Continue to expand the Maryland Student Assistance Program's identification, data collection, intervention, and referral services for students and their families.

Drug and alcohol abuse contributes to crimes and nuisance problems that undermine the stability of families and neighborhoods.

7. Continue to provide small community based prevention programs including the Substance Abuse Prevention Community Grant Empowerment Program.



Issue: Reducing Maintenance of Order Calls

Maintenance of order calls to the police involve problems such as domestic disturbances, drunk and disorderly conduct, loud parties and other noise, and loitering. These types of incidents may result in serious physical harm to people or property and they can have a damaging effect on neighborhoods. Where they persist, some neighbors eventually move away. A single household can quickly disrupt a whole block, resulting in the loss of several families, the decline of property values, and the destabilization of a community.

Actions

1. Work with community groups and landlords to reinforce sanctions against nuisance behavior.
2. Expand and publicize the Baltimore County Mediation Program, which helps to address conflicts among neighbors.

Issue: Promoting Community-Based Policing and Community Involvement

Community-based policing can assist in reducing crime and improving quality of life, particularly when police work in partnership with human service agencies, residents, businesses, and active neighborhood associations. Foot patrol officers create a visible presence on the street, which can help discourage crime. When the same officers are present in a neighborhood on a regular basis they get to know residents and can quickly determine who is involved in criminal activity. They can more readily see criminal issues in the context of the specific neighborhood and family conditions, intervening before community or family dysfunction leads to criminal behavior. Their positive interactions with youth can help to counter negative influences.

***Community-based
policing can assist
in reducing crime
and improving
quality of life.***

Punishment alone will not solve all the criminal justice problems. Social science researchers are exploring the notion that social norms play an important part in peoples' commitment to the law. People obey laws not just because they fear punishment but because they believe that government has the right to tell them how to behave and because they believe the laws are enforced fairly.



Actions

1. Continue to develop individualized strategies addressing the specific law enforcement problems faced by different communities.
2. Continue cooperative efforts among the Police Department, the Office of Community Conservation and neighborhood associations to reduce crime and revitalize older neighborhoods, including such programs as Neighborhood Watch and Citizens on Patrol.
3. Explore law enforcement strategies that employ an understanding of social norms to foster law abiding behavior and support for the police.
4. Where needed, use foot patrols to establish a consistently recognizable police presence in the community.
5. Focus on crime prevention through community building activities such as community fairs, block parties, and Pride In Our Neighborhood campaigns.

Issue: Promoting Safety through Effective Environmental Design

The physical environment influences safety. Working together, planners and safety experts have identified environmental design principles that can be applied to create “defensible spaces.” For example, parking lots should be placed in view of windows to create opportunities for surveillance. While the people inside the building will not be constantly watching the parking lot, people in the lot will know that their behavior could be observed. This knowledge not only discourages criminal activity but also makes everyone feel safer.



This development incorporated CPTED principles by orienting residences toward the open space, allowing for natural surveillance.

Actions

1. Continue the collaboration between the planning office and the Police Department to educate the public about Crime Prevention Through Environmental Design (CPTED).
2. Prepare design guidelines based on CPTED principles for inclusion in the Comprehensive Manual of Development Policies (CMDP).
3. Consider CPTED principles in the design of county facilities, and in the review of all site plans for new development.

Issue: Fire Safety Inspection Programs

In the 1980’s, following a tragic fire in Baltimore County, legislation was adopted to require that Fire Safety Inspections be conducted as part of the licensing process for all home child care facilities. In conjunction with similar inspection programs for apartments, the county has successfully maintained a low fire death rate for many years.



The Fire Safety Inspection program also includes apartments and all types of business occupancies. At present, over 2,500 apartment complexes and in excess of 17,000 businesses are inspected by the Fire Department. The primary focus of the apartment inspection program is to reduce the loss of life. The conducting of inspections within businesses can reduce the possibility of fires that frequently result in the loss of jobs and property. Continued vigilant enforcement of fire prevention codes and regulations is necessary to prevent or minimize fire hazards to citizens and property.

Actions

1. Ensure that proper time intervals are maintained between Fire Safety Inspections for all applicable building uses and occupancies.
2. Monitor the building industry's technological advancements to ensure occupant and firefighter safety in the event of fire.
3. Continue to enforce and improve local codes, laws, and regulations designed to prevent or minimize fire hazards.

Issue: Prevention of Burn Injury to Children

The best method of treating a burn patient is by preventing the injury from occurring. The Fire Department provides the "Learn not to Burn" message to the young people of Baltimore County to help prevent burn injury and death in children. In 1998, 622 Fire Safety Education programs were held, reaching over 122,000 citizens.

Actions

1. Ensure that every child has received the "Learn not to Burn" program by grade four.
2. Reinforce the need for fire escape planning and practice by conducting fire drills at every school during National Fire Prevention Week.
3. Conduct fire safety activities and contests at the elementary school level to reinforce fire safety practices.

Issue: Prevention and Severity Reduction of Head Injuries in Children

Accidents are the leading cause of death in children. While improvements in emergency medical care have reduced deaths from accidents, head injuries continue to plague our younger citizens. Serious head injury, even if death is averted, can result in a significantly lower quality of life for accident victims. The Fire Department, in partnership with area hospitals, works to reduce head injuries by educating children and their parents about

Continued vigilant enforcement of fire prevention codes and regulations is necessary to prevent or minimize fire hazards to citizens and property.



the importance of using helmets when bike riding and playing sports, and the importance of using child safety restraints in motor vehicles.

Actions

1. Provide accident prevention programs to elementary school students to ensure voluntary compliance with helmet laws.
2. Work cooperatively with area hospitals to educate citizens about the importance of helmets and automobile child safety restraints in preventing accidental injuries.

PUBLIC HEALTH AND SOCIAL SERVICES

Healthy communities require individuals and families who function independently and interdependently to identify their common problems and to work together to solve them. Neighborhoods begin to show signs of distress when residents become isolated from each other or become hostile in their interactions. Differences in cultural norms and social values can threaten the social fabric of a community. Poverty diminishes the energy and resources that families need to address their problems.

A neighborhood's strength is also affected by the physical and mental health of its residents. Community residents who are in optimum health are better able to care for themselves and participate in community life. Likewise, the development of preventable diseases, unhealthy behaviors, illnesses that go undetected and untreated, and disabilities that are not minimized, not only cause human suffering but also create dependence, and limit what people can give to others.

***Baltimore County
has a strong,
comprehensive
system to address
the health and
social service needs
of its citizens.***

Baltimore County has a strong, comprehensive system to address many of the health and social service needs of its citizens. It includes partnerships among government, and for-profit and non-profit organizations. Within county government, health and social services to groups with special needs are primarily provided by the Department of Health, the Department of Social Services (DSS), and the Department of Aging.

POLICIES

- Continue to ensure that services are effective, efficient, and responsive.
- Continue to anticipate and address issues that could affect vulnerable segments of the population, particularly children and seniors.

ISSUES AND ACTIONS



Several issues are likely to have a big impact on public health and social services in Baltimore County during the next decade: the continuing rapid growth of the county's senior population; the gap between health costs and affordability for many county families; the nationwide emphasis on efficiency in the delivery of health and human services; and fundamental changes in the national approach to social welfare.

Issue: Expanding Services for Seniors

In 1998, there were an estimated 106,903 citizens over 65 years of age in Baltimore County, who represent 14.8% of the total population. The number of seniors is increasing and the proportion will continue to grow in the short term, accelerating at the beginning of the next decade as the baby boom generation begins to reach maturity. Migration of residents from Baltimore City to Baltimore County will also add more seniors to the county's population. In addition, the percentage of the senior population that is 85 years of age or older is increasing as changes in health care, nutrition, and services result in longer life spans.

This growth in the number of seniors will result in a greater need for services, placing more demands on the Department of Aging and other agencies that assist senior citizens (Map 11). Because of the growth in the number of very old seniors, these agencies will see more demand from frail seniors who are living independently (not in institutions). In addition, as the baby boomers become seniors, the county will see a new generation of senior citizens with different demands and expectations.

The development of a continuum of care that allows seniors to remain at least semi-independently in the community as long as possible rather than entering an institution has long been a goal of advocates for seniors. Not only is it typically better in terms of the individual elderly person's sense of well-being to remain in the community, but it costs less to provide services in the community than it does in an institution. In addition, seniors are increasingly looking for alternative housing options that meet their needs and enable them to continue living independently as long as possible. New multi-family housing designed for seniors can respond to this demand, but such intensive development can have a large impact on residential communities and community infrastructure.



The demand for services to senior citizens will increase as the elderly population grows.

York County, Pennsylvania

Carroll County

URDL
● Senior Center

Harford County

Mt. Carmel

83

Jacksonville

Cockeysville

Reisterstown

795

695

Bykota

Parkville

Seven Oaks

95

Liberty

695

Pikesville

83

Baltimore City

Overlea-Fullerton

695

Victory Villa

Rosedale

702

Essex

695

Ateaze

Fleming

Edgemere

Chesapeake Bay

Howard County



1 0 1 2 3 4 5 Miles

Data Sources:
Roads: Baltimore Metropolitan Council (1:24000)
Senior Centers: Baltimore County
Department of Aging (1:24000)
Baltimore County Office of Planning
OIT - GIS Technical Services

Lansdowne-
Baltimore
Highlands

95

895

293

695

Anne Arundel County

Map 11
Senior Centers

Actions

1. Prepare a comprehensive plan assessing the current and future needs of senior county residents for housing, transportation, adult day care, and other services.
2. Create policies and incentives to encourage the private market to develop affordable housing for seniors, including assisted housing.
3. Amend the zoning regulations to encourage the development of senior housing along commercial corridors.



TRANSPORTATION

INTRODUCTION

The goals of Baltimore County's transportation strategy are to provide and maintain the infrastructure that supports the diverse travel needs of county citizens and visitors, foster responsible land use decisions, and provide for the county's economic growth strategies. Land use and the transportation system must be coordinated to ensure that the system and land use are compatible and that the system can accommodate the potential travel demands placed upon it.

Baltimore City developed in the classic radial "star" pattern, which laid the framework for the development of Baltimore County. Radial arterial highways – such as Baltimore National Pike, Liberty Road, Reisterstown Road, York Road, Belair Road, and Pulaski Highway – provide radial access to the county. The Baltimore Beltway (I-695), the county's circumferential connector, is designed to carry large volumes of high-speed traffic. The arterial highways provide the "spokes" of the "beltway wheel" and allow for through trips into Baltimore City. Collector roads provide the link between the arterial network and local streets. Interstates I-83 and I-95 provide access to the north and south, while I-70 provides access to the west.

In addition to roadways, the transportation system also consists of transit services provided by the state, county, and the private sector. The state provides Mass Transit Administration (MTA) services consisting of fixed route bus service, express bus routes, paratransit service for people with disabilities, light rail, Maryland Rail Commuter (MARC), and the Baltimore



The Baltimore Beltway provides the circumferential connection of the county's radial roadway network.



Metro (subway-heavy rail) (Maps 12, 13, and 14). Dedicated freight rail lines also operate within the county. Baltimore County sponsors CountyRide, a paratransit service, which provides transportation for people with disabilities, seniors, and citizens living in the county's rural areas. A number of private sector firms also provide paratransit services in the county.

Baltimore County's 173 miles of shoreline provides water access for business and recreation use. The Port of Baltimore is an integral part of the economic development strategy of the state and the Baltimore region (Map 14). Although the majority of the port facilities are located in Baltimore City, the Bethlehem Steel complex, Dundalk Marine Terminal, and certain storage warehouses are located within the county. The county's transportation infrastructure is instrumental in moving goods shipped through the port.

Martin State Airport is a major facility with approximately 120,000 flight operations per year. Large corporations such as Black and Decker, McCormick & Co., and Lockheed Martin use the airport for corporate travel needs. The Baltimore County Marine Police, Baltimore City Police, Air National Guard, Medevac, television news channels 11, 13, and 45, and over 200 privately owned aircraft are based at the airport. Baltimore Air Park (White Marsh) and Essex Skypark (Back River Neck) are privately owned facilities serving small airplanes (Map 14).

Bicycle travel within the county is mostly recreational and facilities such as the Numbers Eight and Nine Trolley Trails and North Central Rail Trail are heavily used. Pedestrian travel occurs primarily within older communities that have extensive sidewalk systems and are in close proximity to businesses and schools. The Towson Urban Center is also pedestrian friendly due to its concentration of mixed uses.



One of the major challenges facing Baltimore County is accommodating the increased demands placed on its radial roadway network.

One of the major challenges facing Baltimore County's transportation system through the year 2010 will be accommodating the increased demands placed on its radial roadway network, which no longer matches predominant commuting patterns. Historically, commuter trips occurred between county suburbs and the Central Business District of Baltimore City, but the Baltimore region experienced a 17% increase in population and a 45% increase in employers between 1970 and 1995. Consequently, there has been a shift from suburb-to-city to suburb-to-suburb commuting patterns, and commuters have frequently had to adapt to circuitous and inefficient travel patterns.

Constructing an outer beltway to facilitate cross county movement is no longer being considered. It is cost prohibitive, in conflict with the county's rural strategy, and would create tremendous pressure to develop within the connected radial "spokes."



Ninety percent of all travel in the county is made in private automobiles. Residents, workers, and businesses rely upon the roadway network to provide vehicular access to a wide range of activities: shopping; day care; sporting events and recreational sites; employment; social functions; local and national markets; medical appointments; raw materials; and many other miscellaneous services and events. Two thousand nine hundred miles of roadway provide the infrastructure to serve the mobility needs of residents, but roadway capacity has not kept pace with demand. Drivers in the region spend an average of 31 hours per year in congested traffic, up from 13 hours in 1982. Traffic congestion negatively affects quality of life, and makes it more expensive to do business. In addition to the loss of time and money, congestion affects air quality. Vehicle emissions are a significant source of carbon monoxide emissions and the Baltimore region is a nonattainment area for carbon monoxide, and a severe nonattainment area for ozone. Additionally, the era of the family car has been replaced by the era of the personal car. In most two wage-earner families, each spouse commutes to a different location, relying on their own personal vehicle.

The county's dispersed suburban land use pattern has limited the ability to provide transit service to workplaces, shopping, day care, and other destinations. In addition, there is a perception among citizens that transit facilitates increased criminal activity. Recent police cooperation between Baltimore County and the MTA has enhanced public safety. Educating citizens about the benefits of transit and transportation options can assist in the success of these alternatives. Providing transportation alternatives will also benefit citizens whose ability to drive is limited, such as youths and seniors.

Since the adoption of the 1989-2000 master plan, significant federal and state legislation has been adopted that has altered the way transportation strategies and projects have been implemented. Adopted legislation includes: the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA); the Clean Air Act Amendments of 1990 (CAAA); the Maryland Economic Growth, Resource Protection, and Planning Act of 1992; the Smart Growth

The county's dispersed suburban land use pattern has limited the ability to provide transit service to workplaces, shopping, day care, and other destinations.



and Neighborhood Conservation legislation of 1997; and the Transportation Equity Act for the 21st Century (TEA21), adopted in 1998. The early federal legislation helped focus Maryland's effort to link transportation with land use. Baltimore County's commitment to participating in the regional transportation planning process meets federal requirements, and addresses state, regional, and county priorities.

The mandates identified in ISTEA have been reinforced by TEA21 and the recent state legislation, and coincide with the proposed policies of *Master Plan 2010*, including:

- Preserving and maintain the existing transportation system;
- Linking transportation strategies to land use planning;
- Giving equal consideration to non-highway projects;
- Undertaking air quality conformance analysis;
- Economic Development factors in the decision-making process;
- Making transportation strategies fiscally responsible; and
- Establishing a legitimate citizen participation process.

Master Plan 2010 recognizes the need to provide significant infrastructure investment to address the daily demands placed upon the county's roadways. This investment includes maintenance, upgrades, and congestion management strategies that have the potential to lessen demand on the system. Emphasis will be on maintenance of the existing system, and making it operate more efficiently, however, some new roads for areas, such as Owings Mills, Perry Hall-White Marsh, and the Middle River Development Area, will be required. Roadway improvements recommended in *Master Plan 2010* support growth management and land use policies by reinforcing the county's commitment to focus growth inside the URDL. The Intelligent Transportation System (ITS) initiatives for the Baltimore region will assist in maximizing efficiency of the roadway system. These initiatives, several of which are currently being implemented, will provide roadway users with routing and intermodal connection choices.

While the personal automobile will remain the primary mode of transportation into the 21st century, the need to provide realistic transportation choices is becoming imperative. In the past, building more roads and adding more lanes seemed to be the solution to congestion. This approach alone is no longer environmentally, economically, or politically feasible. Alleviating or

Transportation improvements will emphasize maintenance of the existing road system, and making it operate more efficiently.

preventing congestion is better accomplished through a combination of highway capacity improvements, management of existing services and facilities, and implementation of alternative strategies. These strategies could include encouraging telecommuting, improving transit and linkages to transit, constructing neo-traditional development and redevelopment projects, improving bicycle and pedestrian facilities and linkages, constructing additional park and ride lots, and improving the efficiency of the existing roadway network through the implementation of ITS technologies. Solutions to meeting the transportation needs of the future will likely involve a comprehensive approach using a combination of strategies.



POLICIES

- Continue existing efforts to coordinate land use and transportation planning, as has been done in the designated growth areas, so that the transportation system can accommodate potential travel demand.
- Invest in new transportation infrastructure to support the master plan economic development initiatives, like those proposed for the Middle River Employment Area.
- Continue efforts to develop a comprehensive transit system, with emphasis on improving suburb-to-suburb transit options.
- Continue to improve bicycle and pedestrian linkages within and between residential and commercial areas and transit.
- Continue to refine traffic management techniques that help to make the existing transportation system more efficient.
- Eliminate funding for road projects that support or encourage sprawl outside the URDL.
- Evaluate the County road design standards for both the urban and rural sectors.
- Develop meaningful rural road standards that maintain the rural characteristics of the non-urban part of the County.
- Develop rational road design standards for residential, commercial and industrial developments.
- Encourage time shifting by large employers to spread traffic over peak hours.

ISSUES AND ACTIONS

Issues and actions relating to the county's transportation system include topics such as coordinating land use and transportation planning, developing



The county will continue efforts to develop a comprehensive transit system, with emphasis on improving suburb-to-suburb transit options.



a comprehensive transit system, providing bicycle and pedestrian facilities, and managing traffic within communities. At the end of this section, a list of recommended transportation projects is provided. While implementing many of the recommended actions will be the responsibility of the Department of Public Works, most of them will need to be considered in light of community planning and community conservation activities.

Issue: Coordinating Land Use and Transportation Planning

The county should continue to establish and maintain land uses that support alternatives to commuting by automobile and limit suburban sprawl. This includes land use patterns, which support living near employment and transit, bicycle, and pedestrian access.

Actions

1. Plan for growth and redevelopment areas to contain a mix of commercial, residential, recreational, and institutional uses.
2. Promote a mix of land uses at transit hubs and employment centers that encourage transit and rideshare use.
3. Make transportation a component of all community and revitalization area plans and economic development strategies considering the role of transit, and other transportation alternatives.
4. Undertake parking reduction strategies for those developments with access to transit centers.
5. Plan for interconnecting streets and provide for multiple vehicular access points to communities to avoid concentrating traffic onto the collector system.
6. Strengthen the provisions of the development regulations regarding preservation of rights-of-way and clarify those provisions of the regulations regarding master plan conflict.
7. Change land use policy and design criteria to facilitate safer transit facilities; implement “Crime Prevention Through Environmental Design” techniques.
8. Coordinate transportation and land use to ensure the provision of adequate noise and visual buffers.
9. Recognize in all planning efforts the special transportation needs of people with disabilities, seniors, and youths.
10. Encourage private partnerships to increase public transit ridership and job access.
11. As part of future economic development programs for major employers, consider transportation initiatives with employer participation and



The county will promote land use patterns which support transit use.

sponsorship to encourage greater use of public transit and improve job access.



Issue: Updating Baltimore County's Functional Classification Map

Functional classification is a process of defining how individual roads fit into a system, and how the system fits into the entire transportation network. For example, the Federal Functional Classification Maps (FFCM) classify roads as interstates, principal and minor arterials, and major and minor collectors. These groups can be subclassified based on the number of trips served, the areas served, and/or their operational characteristics. Individual roads operate as one link in a hierarchical network.

Baltimore County's Functional Classification Map (BCFCM) has not been updated since 1976. In the interim, Baltimore County has been using the FFCM, which was last adopted in 1992. The purpose and objective of the FFCM is to administer the Federal Aid Highway Program. Baltimore County uses funding from this program to maintain its transportation network. It is in Baltimore County's interest to participate in updating the FFCM as necessary.

The county should adopt a separate map for land use planning purposes. This new map would use the FFCM as a base and would replace the BCFCM. The county can add subclassifications under defined federal functional classifications for local use only. This will allow the linkage of county land use and other policy decisions to the transportation system. The zoning regulations, the Comprehensive Manual of Development Policies (CMDP), and the landscape manual would refer to this new map, which would integrate land use with transportation.

Actions

1. Adopt and periodically update a BCFCM.
2. Evaluate potential uses for a BCFCM including:
 - criteria for locating certain land uses relative to specific road designations;
 - development of road cross-sections and other design standards based on functional classification; and
 - creating policies regarding the implementation of community traffic management strategies, parking initiatives, and the location of transit oriented developments.

Adoption of a county functional classification map will allow the linkage of county land use and other policy decisions to the transportation system.



Issue: Developing a Comprehensive Transit System

Baltimore County's transit system provides several local and regional transportation options, most of which are operated by the state. In addition to the facilities and programs listed below, there are a number of paratransit services, which are small transit services provided by institutions, nonprofit organizations and employers. Some paratransit services may receive state funding.

State-Operated Transit

- bus service
- light rail
- Metro
- MARC commuter rail
- ridesharing programs
- park-and-ride lots
- van services for the disabled
- future—high occupancy vehicle lanes being considered for I-695 and I-95

County-Operated Transit

- CountyRide van service for seniors and the mobility impaired.

A strong transit infrastructure enhances the quality of life for every county resident by strengthening access to employment opportunities, improving the health of the environment, contributing to the county's economic development efforts, and supporting efficient land use decisions (Smart Growth).

A strong transit infrastructure strengthens access to employment opportunities, improves the health of the environment, and supports Smart Growth.

In order to attract riders, transit service needs to provide a reasonable and convenient alternative to the personal automobile. The system must include the means for users to access the transit service from their home and destination. It is likely that a transit user will have to use more than one mode of transit to get to their destination. For example, the user may drive to a light rail stop, ride the rail downtown, catch a bus, then walk to a final destination. Intermodal connections are important when providing transit service—if the links are not continuous, it becomes inconvenient and impractical for people to use.

In addition, transit routes have been established in a radial fashion from the city into the county, with little cross-county connection. Today, more

commuters travel within the county between suburbs for work and other pursuits. The lack of cross-county transportation options promotes use of single occupant vehicles. Improvement of suburb-to-suburb transit opportunities should be investigated. This will involve greater use of intermodal connections.



Actions

1. Implement methods to make transit more usable and desirable for commuting.
2. Implement strategies to ensure the safety and well being of transit riders and the communities to which transit provides access.
3. Work with the Maryland Department of Transportation (MDOT) to develop appropriate transit services to meet the needs of the county's employers, communities, and the region.
4. Work with MTA and the State Highway Administration (SHA) to develop a system of safe, convenient park-and-ride lots to encourage use of rideshare and transit services.
5. Plan community circulation systems to effectively feed into arterial transit routes.
6. Plan for an interconnected system of streets and sidewalks to ensure easy access to transit.
7. Explore using a mix (public/private, buses/vans) of transportation providers to meet the county's transit needs.
8. Determine if taxi and private services can be utilized to generate economic and transportation benefits.
9. Work with MDOT to determine how to retrofit existing transportation facilities in community conservation areas to include or improve transit service.
10. Provide transit services to community conservation and revitalization areas to support these viable and attractive places to live, work, and shop. This effort should be undertaken with public safety as the key component.
11. Include a strong transit element in community plans and the CIP, and encourage MDOT to fund transit through its Consolidated Transportation Program (CTP).
12. Examine with MTA the feasibility of establishing mixed-use activities such as shopping, day care, small vendors and other services at park-and-ride lots, transit stations, and bus stops to encourage ridership. Also examine the provision of other amenities, such as bus shelters, benches, and public telephones.

The county will include a strong transit element in community plans and the CIP.



13. Participate in the MTA's Smart Growth Transit Program.
14. Encourage transit use, especially in the growth areas and the Towson Urban Area.
15. Encourage employees to live near their place of employment.

Issue: Ensuring the Provision and Review of Transit Facilities

The current zoning and development regulations require adequate provision of roads and their review by the county and the SHA (for state facilities); however, the same regulations require no such provision or review of transit facilities.

Actions

1. Amend the zoning and development regulations to require developers to provide facilities at transit stops where appropriate.
2. Allow the SHA and MTA to review development applications early in the development review process. Require developers to coordinate with the MTA in the early stages of a development project.
3. Examine with MTA appropriate amenities, such as bus shelters, benches and public telephones, that may be provided at park-and-ride lots and transit stops.
4. Require developers, through the established permit process, to incorporate transit-oriented site planning concepts in their projects.

Issue: Providing Bicycle Facilities

Bicycle facilities include off-road bike paths, on-road bike lanes, bicycle parking, and other facilities that make bicycling safer and more convenient such as bicycle safe storm drain grates. In 1977, Baltimore County adopted *A Bikeways Plan for Baltimore County* in response to the energy crisis of the mid-1970s. The plan designated a bicycle system, which relied primarily on shared use. The plan provided the first steps toward a comprehensive bicycle system, and should be expanded. Bicycle facilities that provide an adequate level of convenience, mobility, and safety for bicyclists at all levels of experience, and encourage bicycle trips for both recreational and utilitarian purposes, should be developed and maintained.

Actions

1. Develop a plan for a comprehensive bicycle network within the county that includes both on-road and off-road facilities, and provisions for parking.

The county will develop a plan for a comprehensive bicycle network that includes both on-road and off-road facilities.



2. Develop an outreach program to work with affected communities to resolve objections to bicycle trails, overcome misperceptions, and encourage usage.
3. Adopt consistent design standards to ensure safety and provide a pleasurable and convenient bicycle environment.
4. Construct only bicycle safe storm drain grates on all roadways.
5. Participate in local, state, federal, and private funding programs for the construction of bicycle facilities.
6. Consider concurrently constructing bicycle facilities whenever a state or county road is constructed or reconstructed. Maintenance operations, such as pavement overlays, may provide an opportunity to widen a roadway or shoulder for bicycle use.
7. Provide bicycle facilities in high-density developments, and at important origin and destination points, such as schools, shopping centers, rail stops, public facilities and major employment sites.
8. Assess the viability of bicycling as a commuting option.
9. Assist local organizations in developing bicycle facilities.

Issue: Providing Pedestrian Facilities

Pedestrian facilities include sidewalks and other types of pedestrian paths, and facilities that make walking safer and more convenient such as lighting, shelters, crosswalks, and crossing signals. Because of the heavy reliance on mobility by automobile, pedestrian needs are often overlooked. Pedestrian facilities can provide practical alternatives to the automobile by providing linkages from communities to local businesses and to local transit options. In addition to health benefits, walking provides citizens with an opportunity to spend more time in their community getting to know their neighbors. Establishing community ties in this manner enhances community conservation efforts.

Baltimore County and the state have been constructing new and redeveloped pedestrian facilities throughout the county. Many of these projects are part of road development/redevelopment projects, but are often simply improvements to existing systems. An extensive streetscape program was recently completed in the Towson Urban Center, which included paving, lighting, and landscape improvements. Recreational systems, such as the Patapsco Park trail and greenway projects are also underway. Pedestrian facilities that provide desirable levels of accessibility and safety for pedestrians, and encourage walking for both recreational and utilitarian purposes, should continue to be developed and maintained.

Because of the heavy reliance on mobility by automobile, pedestrian needs are often overlooked.



Increased traffic volumes and vehicular speeds have negatively impacted the livability of many residential communities.

Actions

1. Adopt a coordinated county policy for pedestrian facilities.
 - Require pedestrian facilities in all new development and redevelopment projects, in accordance with adopted design standards.
 - Include a pedestrian element in all community plans. Identify important origin and destination points, such as residential collector streets, schools, colleges, transit stops, shopping centers, libraries, post offices, and parks, and assess the need and feasibility of providing or improving sidewalks.
2. Coordinate with the Department of Public Works to adopt consistent design standards that ensure a safe, pleasurable, and convenient pedestrian environment. Incorporate those standards into the CMDP. Include standards for the following:
 - site design that encourages pedestrian use;
 - standards for walkway width, considering the amount of foot traffic and potential obstacles, such as utility poles;
 - facilities to improve safety such as crosswalks, pedestrian signals, raised medians, and lighting;
 - flexible design standards, which complement the existing or proposed design style of the area; and
 - design elements to encourage and support pedestrian activity such as special paving, landscaping, and street furniture (such as trash receptacles, bus shelters, benches, newspaper boxes, telephones).
3. Continue to complete missing links in the existing sidewalk network and create new connections in development and growth areas.
4. Install pedestrian crossing signage and strictly enforce pedestrian crossing laws.

Issue: Managing Traffic within Communities

As congestion along the highway network has grown in frequency, magnitude, and duration, resourceful motorists have found bypass routes through local residential streets. Aggressive driving and a diminished respect for other motorists, pedestrians, traffic control devices and general “rules of the road” have become more common. Increased traffic volumes and vehicular speeds have negatively impacted the livability of many residential communities. Mitigation measures should be taken to ensure that community streets remain safe and compatible with the respective community.

Actions



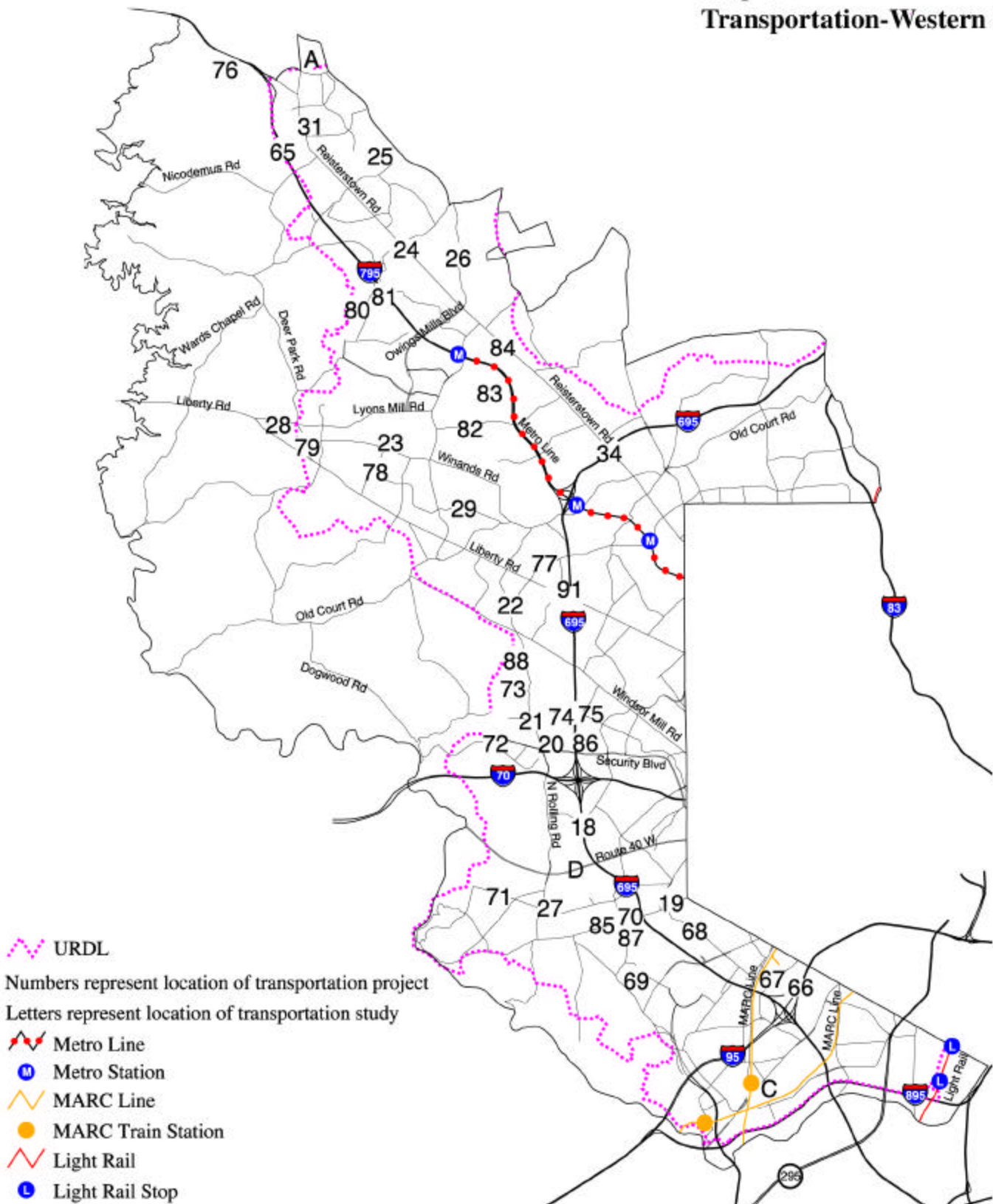
1. Ensure that the essential elements (links) of a highway network are in place to adequately serve travel demand.
2. Maintain and improve operational efficiency of the arterial and collector roadway at a level sufficient to diminish incentive for “short cutting.”
3. Working with affected communities, utilize appropriate traffic engineering strategies to manage traffic patterns in neighborhoods and to direct through traffic to remain on arterial and collector roadways.
4. Adopt traffic regulations sufficient to permit the safe operation of all roadways.
5. Encourage community participation in neighborhood based strategies to change behaviors of “local” drivers.
6. Address more serious and ongoing problems through aggressive enforcement and public information strategies including traffic calming techniques and the examination of new technologies with the potential for increased efficiency.

TRANSPORTATION PROJECTS AND STUDIES

The transportation projects and studies identified below are intended to improve the county’s transportation network under the established criteria for meeting future transportation needs. Projects identified in the master plan have preference for funding over projects not identified in the master plan. Additionally, Baltimore County intends to protect the necessary right-of-way for these transportation projects.

The transportation project list begins on page 96. The projects are divided into “projects in capital program” and “projects not in capital program” categories. The projects listed under “projects in capital program” are currently funded in Baltimore County’s Capital Improvement Program (CIP) or the Maryland Department of Transportation’s Consolidated Transportation Program (CTP). Projects listed under “projects not in capital program” are not currently funded in either capital program just mentioned. Transportation maps 12, 13, 14, and 15 show the general location for all transportation projects listed.

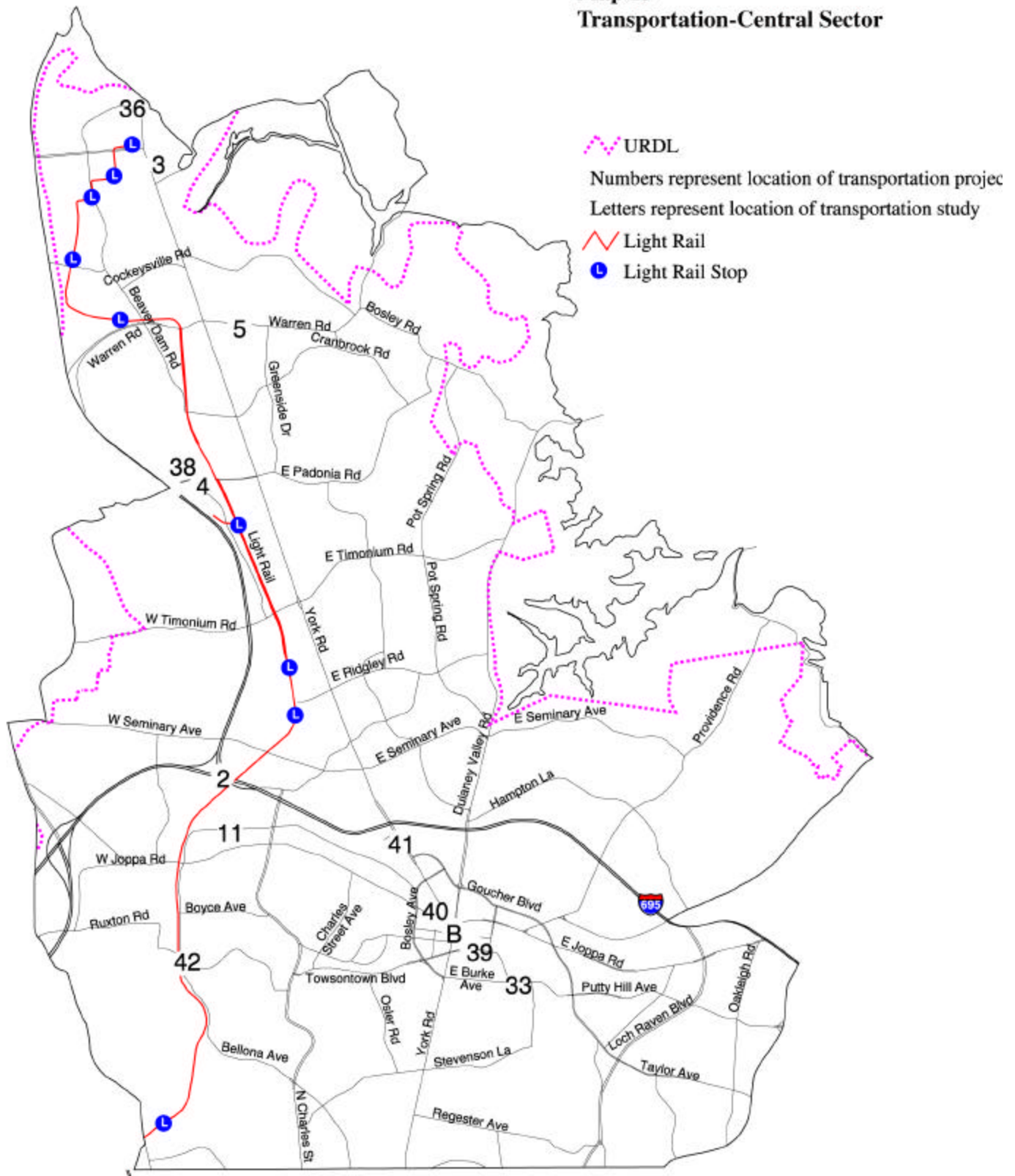
Map 12 Transportation-Western Sector



Data Sources:
 URDL: Baltimore County Office of Planning (1:24000)
 Transportation Projects: Bureau of Traffic Engineering
 Roads: Baltimore Metropolitan Council (1:24000)

Baltimore County Office of Planning
 OIT - GIS Services Unit

Map 13 Transportation-Central Sector

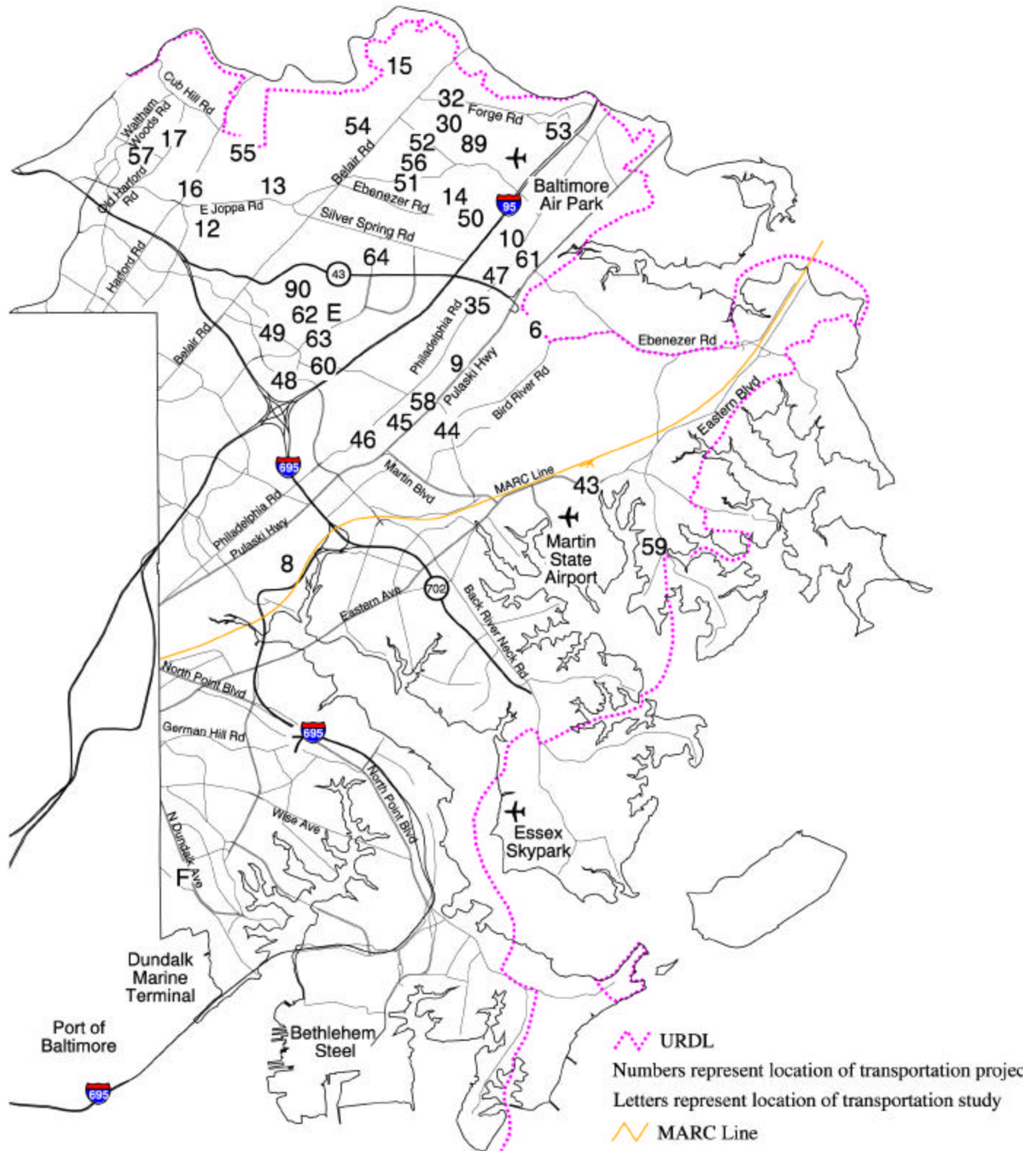


Data Sources:
 :DL: Baltimore County Office of Planning (1:24000)
 ansportation Projects: Bureau of Traffic Engineering
 Roads: Baltimore Metropolitan Council (1:24000)

Baltimore County Office of Planning
 OIT - GIS Services Unit



Map 14 **Transportation-Eastern Sector**

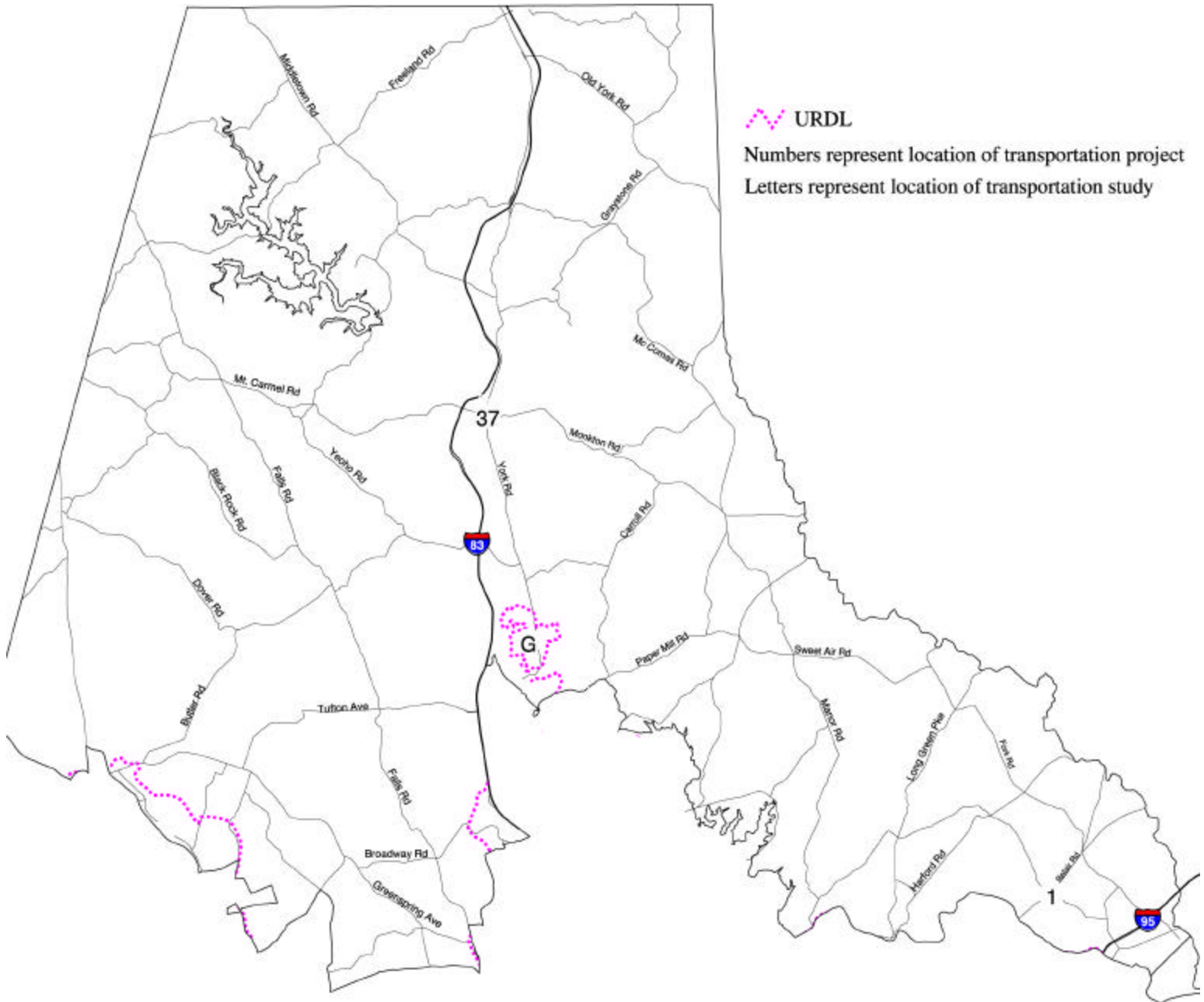


Data Sources:
URDL: Baltimore County Office of Planning (1:24000)
Transportation Projects: Bureau of Traffic Engineering
Roads: Baltimore Metropolitan Council (1:24000)

Baltimore County Office of Planning
OIT - GIS Services Unit



Map 15 Transportation-Northern Sector



Data Sources:
URDL: Baltimore County Office of Planning (1:24000)
Transportation Projects: Bureau of Traffic Engineering
Roads: Baltimore Metropolitan Council (1:24000)

Baltimore County Office of Planning
OIT - GIS Services Unit

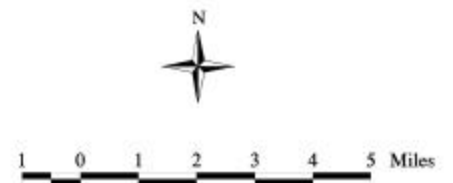




Table 14
PROJECTS IN CAPITAL PROGRAMS

Work Type

C = Construct
S = Study
U = Upgrade
W = Widen
R = Replace

PROJ. NO.	PROJECT NAME	LOCATION	WORK TYPE
1	Belair Road	White Marsh Boulevard to Harford County	W
2	Baltimore Beltway	Harrisburg Expressway to I-95	W
3	Paper Mill Road	Hunters Run Drive to York Road @ Shawan Road	C
4	Padonia Road	Deereco Road to York Road	U
5	Warren Road	York Road to Reservoir Property	U
6	White Marsh Boulevard	Pulaski Highway to Eastern Avenue	C
7	Trappe Road	North Point Road to North Point Boulevard	C
8	Kelso Drive	CSX to Pulaski Highway via Todds Lane	C/U
9	Campbell Boulevard	Philadelphia Road to White Marsh Boulevard ext.	C
10	Ebenezer Road	Realign at Cowenton Avenue	C
11	Bellona Avenue	Ruxton Crossing Road to Ridervale Road	U
12	Ridgely Avenue	Joppa Road to Orbitan Road	U
13	Walther Boulevard	Proctor Lane to Joppa Road	C
14	Honeygo Boulevard	Ebenezer Road to Belair Road	C
15	Gunview Road	North of Klausmier Road to Belair Road	C
16	Proctor Lane	Skylark Court to Harford Road	C
17	Old Harford Road	Matthews Drive to Cub Hill Road	W
18	Baltimore Beltway	I-95 to I-70	W
19	Symington Avenue	Frederick Avenue Northerly	U
20	Lord Baltimore Drive	Security Boulevard to Dogwood Road	C
21	Dogwood Road	Rolling Run Drive to Belmont Avenue	U
22	Rolling Road	Windsor Boulevard to Liberty Road	W
23	Owings Mills Boulevard	Lyons Mill Road to Liberty Road	C
24	Dolfield Boulevard	Northwest Expressway to Reisterstown Road	C
25	Cherry Hill Road	Extend to Owings Mills Boulevard	C
26	Owings Mills Boulevard	North of Crondall Lane to Bonita Avenue to Kendig Mill Road	W
27	Oakdale Avenue	Edmondson Avenue Northerly	U
28	Lyons Mill Road	Painters Mill Road to Liberty Road	W
29	Church Lane	McDonogh Road to Old Court Road	U
30	Cross Road	Forge Road to Chapel Road	W
31	Bond Avenue	New Avenue Easterly	U
32	Forge Road	Cross Road to Forge View Road	W
33	Hillen Road	Stevenson Lane to Fairmount Avenue	W
34	Baltimore Beltway	Interchange @ Reisterstown Road	U
35	Philadelphia Road	Campbell Boulevard to White Marsh Boulevard	U

Table 15
PROJECTS NOT IN CAPITAL PROGRAMS



Work Type

C = Construct
S = Study
U = Upgrade
W = Widen
R = Replace

PROJ. NO.	PROJECT NAME	LOCATION	WORK TYPE
36	York Road	Bridge over Western Run	R
37	Monkton Road	Relocation with Mt. Carmel Road	C
A	CSX Rail Commuter Study to Carroll County		S
38	Harrisburg Expressway	Interchange @ Padonia Road	U
39	Virginia Avenue	Pennsylvania Avenue to Joppa Road	U
40	Washington Avenue	Ware Avenue to Joppa Road	U
41	York Road	Bosley Avenue to Baltimore Beltway	U
42	Central Light Rail Line	Double Track	U
B	Towson Transit Access		S
43	Eastern Avenue	Martin Boulevard to White Marsh Boulevard	W
44	Transverse Road	Extend to Bird River Road	C
45	Yellow Brick Road	Extend to Middle River Road	C
46	Lennings Lane	Extend to Yellow Brick Road	C
47	Philadelphia Road	White Marsh Boulevard to Cowenton Avenue	U
48	Rossville Boulevard	Lillian Holt Drive to I-95	W
49	Ridge Road	Belair Road to Babikow Road	U
50	Cowenton Avenue	Joppa Road to Philadelphia Road	W
51	Joppa Road	Belair Road to Philadelphia Road	U
52	Chapel Road	Belair Road to Joppa Road	W
53	Forge Road	Forge View Road to Pulaski Highway	W/C
54	Klausmier Road	Gunview Road to Belair Road	U
55	Northwind Road	Harford Road to Walther Boulevard	W/C
56	Snyder Lane	Joppa Road to Chapel Road	W
57	Perring Road	Waltham Woods Road to Summit Road	C
58	Middle River Road	Philadelphia Road to CSX	U
59	Carrollwood Road	Extend to Clarks Point Road	C
60	Babikow Road	Ridge Road to King Avenue	U
61	Ebenezer Road	Philadelphia Road to Pulaski Highway	U
62	Bucks School House Road	Ridge Road to Perry Hall Boulevard	U
63	Perry Hall Boulevard	Rossville Boulevard to Honeygo Boulevard	W
64	Perry Hall Boulevard	Southfield Drive to Silver Spring Road	W
65	Northwest Expressway	Owings Mills Boulevard to Reisterstown Road	W
66	Vero Road	City Line to Washington Boulevard	C
67	Benson Avenue	City Line to Baltimore Beltway	U
68	Maiden Choice Lane	Wilkens Avenue to Frederick Road	U
69	Valley Road	Hilltop Road to Wilkens Avenue	W
70	Frederick Road	Rolling Road to Baltimore Beltway	U
71	Rockwell Avenue	Chalfonte Drive to Old Frederick Road	U
72	Security Boulevard	HCFA to Fairbrook Road	C



Table 15 Continued
PROJECTS NOT IN CAPITAL PROGRAMS

Work Type

C = Construct
S = Study
U = Upgrade
W = Widen
R = Replace

PROJ. NO.	PROJECT NAME	LOCATION	WORK TYPE
73	Fairbrook Road	Extend to Windsor Boulevard	C
74	Lord Baltimore Drive	South of Ambassador Road to Dogwood Road	C
75	Dogwood Road	Lord Baltimore Drive to Woodlawn Drive	U
76	Westminster Pike	Carroll County Line To Northwest Expressway	W
77	Milford Mill Road	Liberty Road To Washington Avenue	U
78	Allenswood Road	Southall Road To Collier Road	C
79	Deer Park Road	Liberty Road To Lyons Mill Road	W
80	Dolfield Boulevard	Northwest Expressway To Lyons Mill Road	C
81	Northwest Expressway	Interchange At Dolfield Boulevard	C
82	McDonogh Road	Painters Mill Road To Reisterstown Road	W
83	Red Run Boulevard	Extend To McDonogh Road	C
84	Reisterstown Road	Baltimore Beltway To Glyndon Drive	W
85	Orban Avenue	Extend to Egges Lane	C
86	Whitehead Road	Woodlawn Drive to Security Boulevard	U
87	Bloomingdale Avenue	Bloomsbury Avenue to Bishops Lane	U
88	Windsor Boulevard	Clays Lane to Fairbrook Road	C
C	Southwest Commuter Rail		S
D	Western Transit Study		S
89	Honeygo Collector	Forge Road to Chapel Road	C
E	White Marsh Transit Access		S
F	Dundalk Transit Access		S
90	White Marsh Road	Bucks School House Road to Perry Hall Easterly	U
G	Loveton Access Study		S
91	Baltimore Beltway	Interchange @ Liberty Road	U

PUBLIC INFRASTRUCTURE



INTRODUCTION

Public infrastructure is the term used to describe the basic facilities, equipment, services and installations needed for the growth and functioning of a community. Because public infrastructure is so important in determining the timing, location, and intensity of private development, it serves as a valuable tool for master plan implementation.

The principal responsibility for infrastructure in Baltimore County lies with the Department of Public Works. The department's mission is to plan, provide, maintain, and expand public infrastructure systems serving the residents of Baltimore County in the safest, most efficient, and cost effective manner possible. Because the county is aging, infrastructure needs have shifted from construction of new facilities to maintenance of existing facilities. Major areas of responsibility of the Department of Public Works include:

- developing, maintaining, and upgrading the transportation network;
- providing for adequate water supply and sewerage service;
- providing adequate storm drain systems; and
- managing solid waste.

POLICIES

- Continue to ensure the maintenance of existing facilities when determining budget priorities.
- Give priority to community conservation areas when implementing improvements.
- Provide public facilities in a timely manner to support development in the growth areas and employment centers.
- Computerize Department of Public Works processes to accomplish preventive maintenance more efficiently.
- Promote solid waste reduction, recycling, and resource recovery to minimize the need for landfilling, and to extend the useful life of the Eastern Sanitary Landfill Solid Waste Management Facility.



Because the county is aging, infrastructure needs have shifted from construction of new facilities to maintenance of existing facilities.

ISSUES AND ACTIONS

Issues and actions are discussed below by major infrastructure type.



WATER AND SEWER

Water Supply System

The Baltimore County water supply system is an extension of the metropolitan water system serving Baltimore City. There are three sources of water: the Gunpowder River, which supplies the Prettyboy and Loch Raven reservoirs; the North Branch of the Patapsco River, which supplies the Liberty Reservoir; and the Susquehanna River. Water drawn from the three reservoirs is treated at the Montebello and Ashburton filtration plants, and then distributed to county consumers (Map 16). Susquehanna River water is used only on an emergency basis.

Baltimore County has another viable source of water supply, the prolific aquifer that exists within the geologic formation known as the Cockeysville Marble. This source of high quality water has been recognized as a natural resource worth protecting. In 1975, Baltimore County identified this aquifer as an area of critical state concern. Should the county ever be in a situation that would require it to find its own source of water, the Cockeysville formation will be its primary source. It is imperative that we protect this natural resource through a variety of techniques, including limiting the use of septic systems, modifying land use regulations to prevent uses which may have adverse impact on the aquifer, and educating property owners who own land over the Cockeysville marble formation.

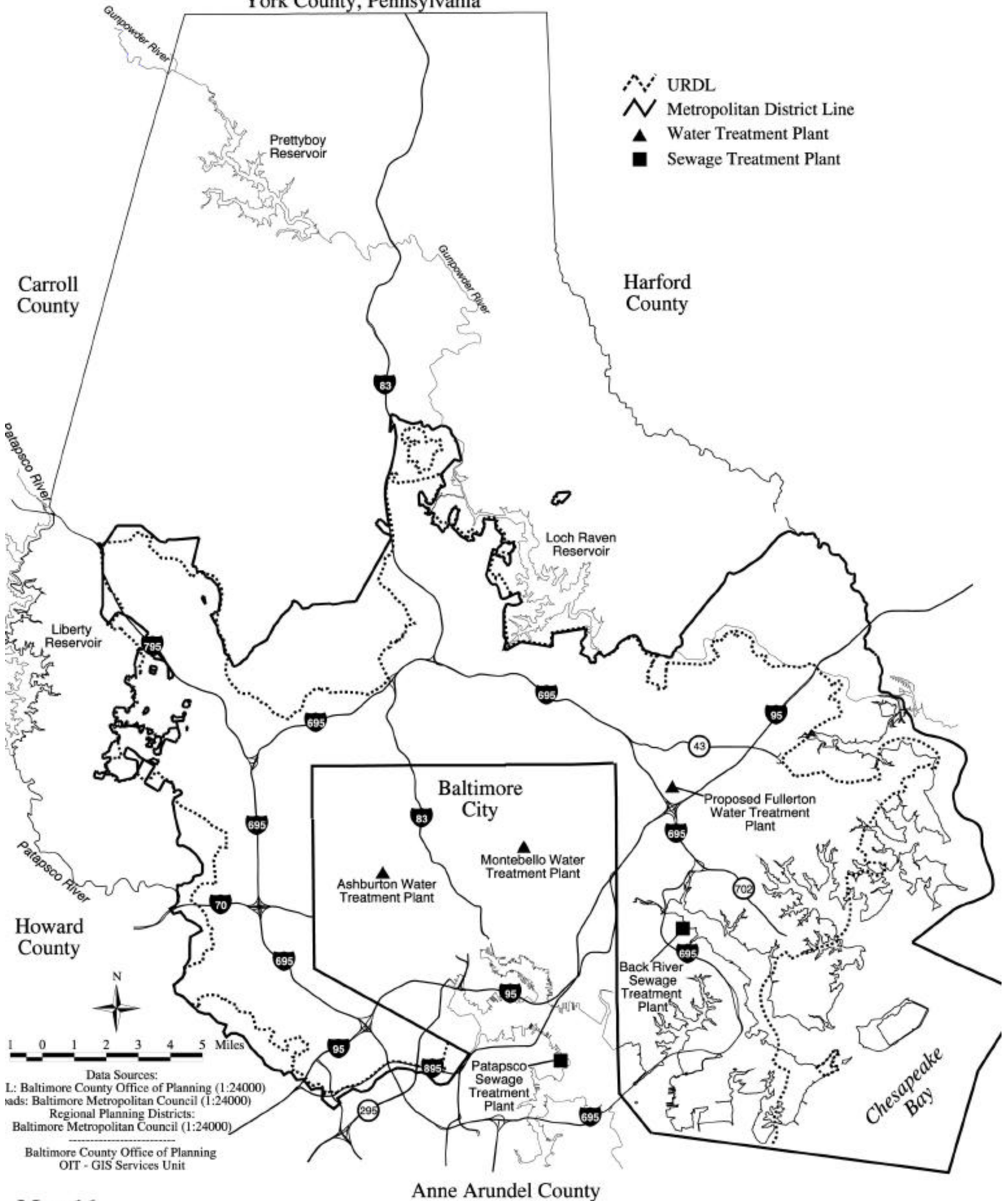
It is imperative that we protect the Cockeysville aquifer by limiting the use of septic systems, modifying land use regulations, and educating property owners.

There are 13 distinct zones of water service. They are linked together by a series of pumping stations, transmission mains, storage reservoirs, and elevated tanks. Baltimore County now uses about 99 million gallons a day from the Baltimore system. About 30% of the consumption is used by commerce and industry. Residential consumption accounts for the remaining 70%. The system also supplies water for fire protection.

Sewer System

Baltimore County constructs, operates and maintains all sewage collection and pumping facilities within the county. There are 22 sewersheds that are divided into 80 sub-sewersheds. Baltimore County operates 104 pumping stations and one very small treatment plant at Richlyn Manor. County-generated sewage is treated at two Baltimore City-owned and operated waste water treatment plants, at the Back River Treatment Plant near Essex and the Patapsco Treatment Plant at Wagners Point in South Baltimore.

York County, Pennsylvania



Map 16
Water Supply and Sewerage System



The Metropolitan District

The Metropolitan District of Baltimore County is both the geographic area within which public water and sewer services are provided, and the quasi-public corporation through which public utility services are financed and managed. It was established pursuant to the Metropolitan District Act (*Acts of the General Assembly of Maryland of 1924, Chapter 539, as Amended*), and operates according to the provisions of Title 35, Article IV of the *Baltimore County Code, 1988, as Amended*. The county does not have a legal mechanism to finance public water and sewer utilities outside the district.

Adjacent property owners outside the boundary of the Metropolitan District who wish to receive public water and sewer service may petition to be included in the district. The Baltimore County Council may, upon recommendation by the County Executive and subject to the approval of the mayor and city council of Baltimore, extend the Metropolitan District boundary to include the petitioner's locality. Under the terms of the Metropolitan District Act, Baltimore City and Baltimore County share the cost of constructing and maintaining the utility system with neither party gaining a profit from the other.

The county's water and sewer master plan, *Baltimore County Water Supply and Sewerage Plan 1990-2000*, designates areas of existing and future water and sewer service. It is reviewed every three years to ensure that the designated areas are consistent with the county's comprehensive land use plan.

The county's aging water and sewer infrastructure will require extensive and innovative rehabilitation efforts.

The county's focus has shifted from the installation of new systems to the maintenance and upgrading of existing systems. In future years, the county's aging water and sewer infrastructure will require extensive and innovative rehabilitation efforts both to provide a level of service that meets customer demand and to extend the service life of the systems.

Issue: Concurrently Updating the Water and Sewer Master Plan and the Baltimore County Master Plan

Because of the close relationship between the two plans, updating the plans concurrently will expedite the approval process and reduce unnecessary paperwork.

Actions

1. Enact legislation whereby adopting either the water and sewer master plan or the Baltimore County master plan will automatically update the complementary plan when referenced.
2. Coordinate the timing of the two plans.



Issue: Moving the Metropolitan District Line to Match the URDL

There are a few locations where the adopted urban rural demarcation line (URDL), the county's growth boundary, does not coincide with the Metropolitan District boundary. The two boundaries serve the same purpose, and the discrepancy leads to confusion. Additional confusion is caused by the fact that in the southwest area of the county the Patapsco Valley State Park is located inside the URDL line. This is a State-owned and State-operated area which does not logically belong in the urban-designated area of the county. Accordingly, the URDL line should be moved to the northern border of the Patapsco Valley State Park so that the park is identified as being outside the URDL and therefore in the rural area of the county. In addition, consideration should be given to changing the zoning of the park land from DR to RC.

Action

Consider the benefits of enacting legislation to move the Metropolitan District line to coincide with the URDL.

Issue: Improving Water and Sewer Service

In the coming years, the county will focus on maintenance and upgrading of the existing water and sewer infrastructure. Some system improvements are necessary to provide improved reliability of service. There are, however, several communities within the URDL that do not have public water and sewer service. Extending public utilities to these communities should be a high priority, especially where wells or septic systems are failing.

Actions

1. Continue upgrading the sewerage pump stations to increase capacity and improve reliability and energy efficiency. Effectively monitor the pump stations for malfunctions.
2. Rehabilitate and replace sewer pipelines and manholes as needed. Use high technology analytical tools to determine the optimal expenditure of resources.
3. Expand testing for sources of ground water inflow and infiltration that reduce the sewerage system's capacity during wet weather conditions.

Extending public utilities to communities within the URDL that do not have public water and sewer service should be a high priority, especially where wells or septic systems are failing.



Use test results to make repairs and thereby increase system efficiency and capacity.

4. Increase the frequency of sewer main cleaning to clear away roots, sludge and grease in order to maintain a fully functional conveyance system, reduce sewerage back-ups, and to provide a means of detecting early signs of structural failures.
5. Develop a major water purification and storage facility in Fullerton, which will complete the system of water treatment plants for the metropolitan system.
6. Expand the water main cleaning and lining program to prevent or correct “water line constrictions” (obstructions that reduce water volume and water pressure) in older pipes. Newer pipes are constructed with special linings that prevent constrictions from forming.
7. Continue to extend public utilities to all unserved communities within the URDL, giving highest priority to those areas that have failing wells or septic systems.
8. Ensure that sewer extensions to correct failing septic areas outside the URDL only address existing problems and do not stimulate growth and development.

SOLID WASTE

Baltimore County’s solid waste management responsibilities include:

- providing weekly recycling and refuse collections for 220,000 households, and biweekly yard waste recycling collections from April through December to 70% of these households;
- managing the county’s waste reduction, recycling and composting programs;
- mechanically sweeping streets, curbs, and gutters;
- operating the active Eastern Sanitary Landfill Solid Waste Management Facility, which includes a transfer station, yard waste composting and mulching operation, and a residential drop-off and recycling center, as well as properly maintaining county-owned closed sanitary landfills;
- overseeing operation of the two solid waste facilities operated by the Maryland Environmental Service: Western Acceptance Facility (WAF) in Halethorpe and Baltimore County Resource Recovery Facility (BCRRF) in Cockeysville, both of which are transfer stations and include residential drop-off centers. BCRRF also has a materials recovery facility for recyclable paper, bottles, and cans, as well as a paper baler;



The Eastern Sanitary Landfill Solid Waste Management Facility is one of three active solid waste facilities in the county.



- coordinating with the Northeast Maryland Waste Disposal Authority in overseeing the operation of the Southwest Resource Recovery Facility, a waste to energy facility located in Baltimore City and operated by BRESCO (Baltimore Refuse to Energy System Company);
- preparing and updating the county's recycling plan and solid waste management plan; and
- coordinating with other jurisdictions to formulate regional solid waste management and recycling plans.

Issue: Improving Refuse and Recycling Collection

The visual appearance and positive image of a community can be adversely affected by litter or refuse in streets and alleys, or by bulk trash left in yards and along roadways. Trash and refuse can also pose safety hazards and cause environmental damage. Effective partnerships with citizens can help to mitigate these conditions.

Actions

1. Work with community groups and volunteers to support communities with programs such as Community Clean Up and Adopt a Road.
2. Improve the street sweeping program by:
 - maintaining the "night sweeping" program to include parking lots and entrances of county-owned properties; and
 - establishing a permanent location for the sweeping crew that serves the eastern area of the county in order to reduce street sweeper travel distance and to have a dedicated facility for vehicle maintenance.
3. Conduct grasscycling campaigns and sponsor compost bin sales.
4. Conduct public education campaigns to promote recycling, including distributions of four year collection schedules.
5. Conduct appropriate public outreach activities that give residents, businesses, and schools a better understanding of solid waste management and encourage recycling and waste prevention to minimize what is being disposed of.
6. Participate in the coordination of regional solid waste and recycling initiatives, organizations and policies.
7. Continue striving to maximize the effectiveness and fiscal soundness of recycling programs.

***The county
will conduct
public education
campaigns to
promote recycling.***



Issue: Ensuring the Efficient Management of the Eastern Sanitary Landfill Solid Waste Management Facility

Eastern Sanitary Landfill, located north of Bird River, is the only active sanitary landfill in Baltimore County. The landfill is operated in compliance with state regulations to protect the public health and the natural environment. The Department of Public Works will continue to try to extend the useful life of the landfill by transporting solid waste out-of-state. When the landfill reaches final grade, it may be possible to use the closed areas for other purposes. County government will continue to be responsible for its maintenance.

Actions

1. Continue to transport waste from all three transfer operations to out of region commercial disposal facilities so long as it is economically feasible.
2. Develop a final use plan, in conjunction with neighboring communities, for those portions of the site that have reached final grade.

Issue: Closed Landfill Opportunities

Baltimore County has closed landfill sites, some of which are under the direction of the Department of Recreation and Parks (Southwest Area Park, Batavia) and the Revenue Authority (Longview Golf Course). Two sites, which are essentially open space at this time, are the Hernwood (295 acres) and Parkton (204 acres) sites, both of which are being monitored and in the process of being closed by the Department of Public Works. These sites will be available for future recreational use. The Texas Landfill is presently being used for parking, open-top transfer, and storage. It will be available for public works staging or the possible relocation and enlargement of the existing residents' acceptance facility and recycling drop off center located on Recycle Way.

Closed landfill sites will be available for future recreational use.

Action

Continue to place closed landfill sites into productive use.

STREETS AND BRIDGES

Issue: Improving the Street and Bridge Program

As part of the streets and bridges infrastructure program, the Department of Public Works design division has responsibility for 2,500 miles of roadway, 131 miles of alleys, 1,900 miles of curbs and gutters, 1,500 miles of sidewalks, 423 bridges, 35,000 streetlights, 87,000 traffic signs and 381 traffic signals.

Continuing shifts in traffic patterns, accompanied by population changes, and the deterioration of older infrastructure, necessitate a continual improvement program, which is also managed by the department through design and construction contracts. The objectives of the program are to improve the livability of communities by making streets pedestrian friendly, maintaining traffic flow at desired speeds, correcting safety problems, alleviating deficient transportation areas, providing adequate access to designated new growth areas, and upgrading deteriorating infrastructure.



Actions

1. Integrate the findings of traffic studies by the Department of Public Works into the planning and design of new facilities and the rehabilitation of existing facilities.
2. Develop a system to identify pavement safety deficiencies through accident analysis, skid monitoring, and geometric assessment (analysis of the street grade).
3. Establish a computerized maintenance management system to identify damaged or worn pavement in need of repair.
4. Continue to assess, prioritize, and reconstruct deteriorated alleys.
5. Establish a program for neighborhood traffic management, which may allow communities to petition for the installation of traffic calming devices.
6. Establish a preventive maintenance management procedure for bridges.
7. Consider the overall condition of a bridge rather than just the load carrying capacity in prioritizing bridge rehabilitation projects.
8. Continue to implement a computerized sign management system to monitor the condition of street signs, so signs that have been damaged or removed can be replaced.
9. Review and assess street lighting policies with the goals of reducing accidents and increasing a sense of security, taking into account the nature of the area.
10. Involve communities when lighting or street and bridge projects are proposed in their area.



The county will continue to assess and reconstruct deteriorated alleys.

STORM DRAINAGE

The Baltimore County storm drain system is composed of 3,765,000 linear feet of storm drains, 14,000 inlets and 900 storm water management ponds. This system reduces the flooding of homes and streets, prevents damage to private property and reduces the problem of tidal siltation.



Issue: Develop Programs to Ensure Adequate Storm Drainage

Baltimore County will develop programs to ensure that an adequate storm drainage system is in place and maintained for those areas deemed a county responsibility. Innovative programs that benefit communities and homeowners will be developed.

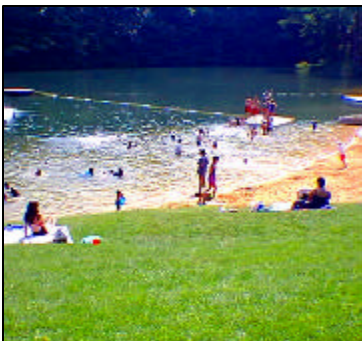
Actions

1. Develop a written set of criteria for determining when drainage problems are a county responsibility.
2. Develop a process to allow communities to petition for storm drain improvements.
3. Develop a program for floodproofing homes in lieu of undertaking capital projects for expensive storm drainage improvements.
4. Increase the frequency of cleaning storm drains and inlets to improve drainage system reliability during storms.

RECREATION AND PARKS

INTRODUCTION

This section of the master plan, along with other recreation and parks-related information included or referenced within this plan, shall function as Baltimore County's *1998 Land Preservation and Recreation Plan* (LPRP). The LPRP, required by Title 5, Subtitle 9 of the Natural Resources Article of the *Annotated Code of Maryland*, serves as a guide for meeting the recreation, park, and open space needs of the citizens of Baltimore County. In preparing the following information, the recommendations and mandates of several other documents were considered and incorporated. These documents include the *Baltimore County Master Plan 1989-2000*, the *1993 Maryland Land Preservation and Recreation Plan*, and the "Seven Visions" of the 1992 State Planning Act. This effort represents the county's vision and needs regarding open space, recreational facilities, and parks as they affect all aspects of life in Baltimore County.



Public recreation is an important component of a quality living experience.

Public recreation, be it in the form of participation in team sports or a group activity, enjoyment of a family picnic, or a walk alone along the shoreline, is an essential component of a quality living experience. Recreation helps to promote physical and mental well-being, and provides a valuable platform for social interaction and personal growth. The Department of Recreation

and Parks is charged with the mission of leading the way in providing recreational opportunity. To achieve this mission, the department must secure the parklands and open spaces that provide the setting for public recreation. Established communities are often lacking in recreation facilities, and creative methods to provide local facilities should be undertaken. Once the land is in place, it is often necessary to make improvements to provide the recreational amenities and support facilities required to meet citizens needs and preferences. Finally, the department must work cooperatively with the 44 citizen-run Recreation and Parks Councils who provide the volunteer time, effort, and fund-raising that make organized recreation programs possible.



The following policies, issues, and actions, while listed within the urban-related section of the plan, apply to the rural section as well. Because the county's policy regarding recreation and parks emphasizes the individual, its focus is logically upon the heavily populated urban areas of the county. These urban areas house the vast majority of existing parks and recreational facilities and are thus influenced by all of the issues identified. While the recreational needs of the citizens in the county's rural communities must be adequately addressed, the Department of Recreation and Parks will continue to invest the bulk of its resources into the more populated urban areas.

POLICIES

- Acquire a wide range of parklands and open spaces sufficient to meet the State of Maryland's prescribed parkland acreage goals.
- Develop an assortment of active and passive recreational facilities based on the recreational needs and preferences of county citizens.
- Work cooperatively with the volunteer Recreation and Parks Councils to provide a diversity of recreation programs and activities.
- Protect and preserve environmentally sensitive parklands and open space areas for the benefit of future generations.
- Provide integral open space within newly developed residential areas, especially through the mandatory dedication of Local Open Space in the development process.
- Work cooperatively with other county and state agencies and neighboring jurisdictions in mutually beneficial recreation and park-related efforts.
- Utilize and actively support valuable state and federal programs supporting recreation and parks.



The county will develop an assortment of active and passive recreational facilities based on the recreational needs and preferences of county citizens.



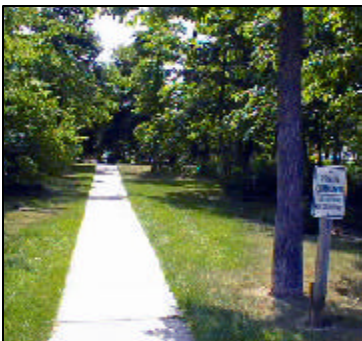
- Pursue alternative methods for providing and funding recreational opportunities and resources.

ISSUES AND ACTIONS

It is the responsibility of the Department of Recreation and Parks to provide parklands and recreational programs in Baltimore County. Partnerships with citizen groups and county and state agencies, such as the county Department of Education, the county Police Department, and the state Department of Natural Resources, have enhanced the ability to provide additional recreation services cost-effectively. Most of the issues and actions discussed below concern the expansion of recreational opportunity, which is a key factor in maintaining viable communities (Map 17).

Issue: Parkland Acreage Needs

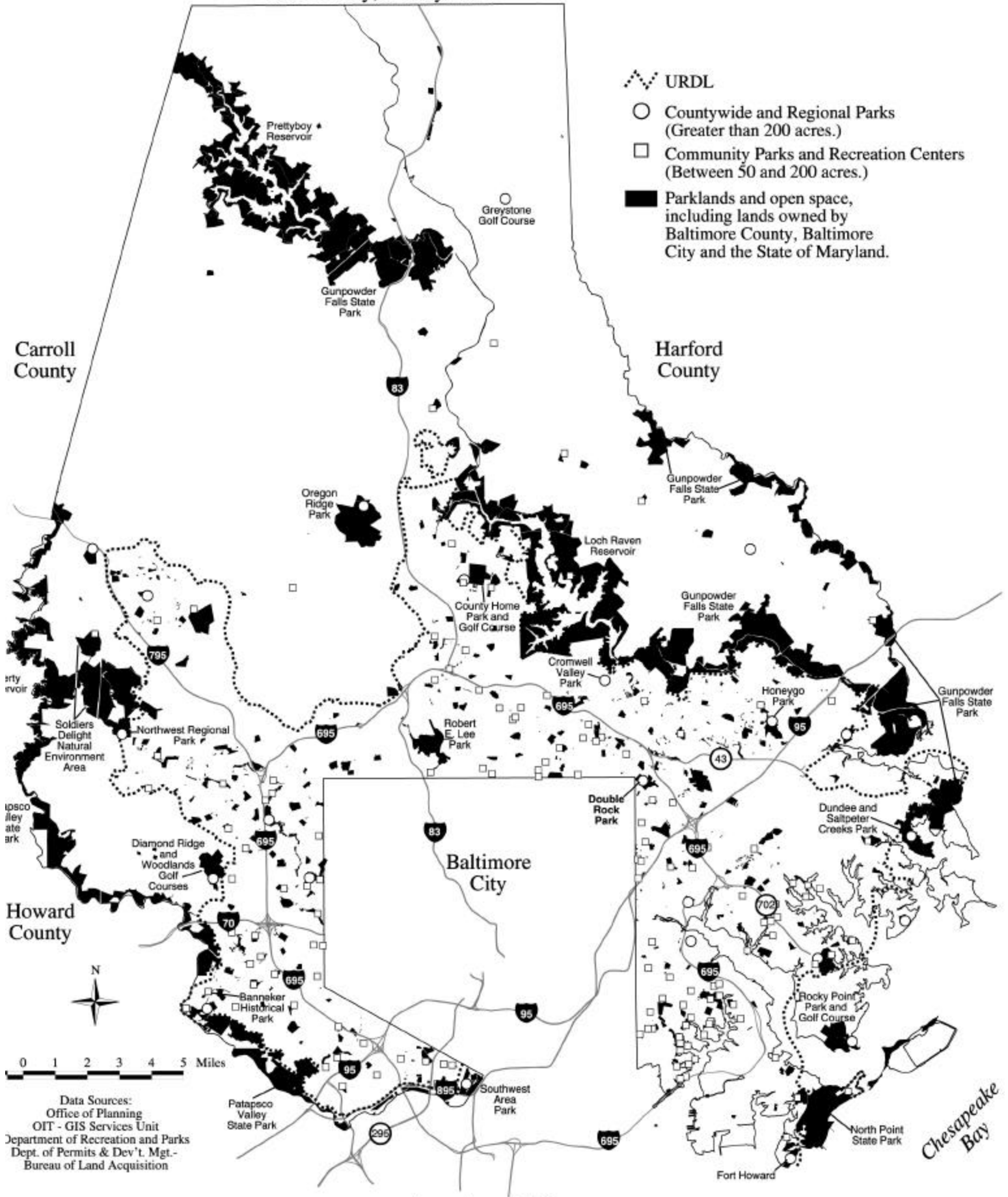
As Baltimore County's population continues to grow, so too will the need for parkland and open space. Methods for determining the sufficiency of parkland and open space have long been studied and debated. The State of Maryland has identified a goal for its localities, which Baltimore County endorses, of providing 30 acres of parkland and open space per 1,000 residents. Within this goal, all parks with recreational facilities, be they active or passive, are counted on an acre-for-acre basis (e.g., a 20-acre developed community park would count as 20 acres), while natural open spaces and undeveloped parklands count only one-third (e.g., a 30-acre open space with no recreational facilities would count as only 10 acres). Generally, only county-owned and/or operated parklands and open space may be counted towards the county's acreage goal.



Most of the county's open spaces, such as this trail in Mays Chapel, are provided as part of the land development process.

Most of the county's "open spaces" are provided as part of the land development process. Many of these are deeded to homeowners/condo owners associations or the land developer. While these cannot be counted towards the county's park and open space goal, they provide a significant open space and recreational benefit regardless of ownership. Private/homeowner association ownership of these lands (which are usually small in size) should continue to be encouraged by the county in order to provide the benefit of open space without incurring the burden of public maintenance. To effectively meet the parkland needs of the county's citizens, a variety of planning, management and maintenance techniques must be implemented. The optimization of existing resources is necessary to effectively serve the public.

York County, Pennsylvania



Data Sources:
Office of Planning
OIT - GIS Services Unit
Department of Recreation and Parks
Dept. of Permits & Dev't. Mgt.-
Bureau of Land Acquisition

Map 17

Park and Recreation Sites (does not include school-recreation centers)



Actions

1. Formulate a detailed document that focuses upon the need for additional parklands, to be titled the “*1999 Baltimore County Parkland and Recreational Facility Needs Assessment*.” Regularly update this document and use it as a guide for the parkland acquisition program.
2. Develop a dialogue with the State of Maryland and with other local jurisdictions to discuss the park acreage analysis methodology. Specifically address the issue of private/homeowner association-owned open space, and why these areas do not count towards meeting park and open space acreage goals.
3. Continue to revise management structure to effectively handle the new responsibilities associated with the acquisition of additional parkland.
4. Seek alternative methods for managing and maintaining new sites. Where appropriate, enter into revenue-generating agreements, such as lease of farming rights, for the period between when a property is acquired and when it is developed for active recreation.
5. Comprehensively inventory and map all parks, school-recreation centers, open spaces, and recreational facilities.
6. Explore all appropriate avenues for acquiring key parklands, including use of the county’s power of condemnation. Creative solutions are particularly important in established communities where open space must often be created by redeveloping built sites. The timely purchase of important prospective park sites must be facilitated to avoid acquisition cost increases that occur when properties are purchased or planned for development.

The county’s open space program will focus on securing open parcels of land suitable for active recreational use.

Issue: Updating the Local Open Space Regulations

The current *Local Open Space Manual* was written at a time when few environmental regulations existed; thus, its focus was on attaining and protecting environmentally sensitive areas such as stream buffers and wetlands. Now that environmental regulations and codes protect these sensitive areas, the county’s open space program should be refocused on securing open parcels of land suitable for active recreational use.

The county’s current local open space regulations are outdated and do not insure that quality active recreational open space is attained within the development process. A selective approach should be implemented to guard against building a vast network of small, scattered open space parcels that become a management and maintenance burden.

Actions

1. Revise the *Local Open Space Manual* to improve its effectiveness for obtaining a viable, high-quality local open space system that provides for the active recreation and open space needs of the county's citizens.
2. Revise the per-unit local open space requirement requiring mandatory open space dedication and re-evaluate the zones in an effort to have the development community assist in meeting state-mandated park and open space acreage goals, as well as meeting the recreational needs of the communities that are being developed.
3. Provide the county and Department of Recreation and Parks greater discretion in selecting open space land within prospective residential developments.



Issue: Evaluating Existing Local Open Space

The quality of existing local open space within the county varies, with many substandard parcels that are of little value to the public. These numerous and often isolated properties can be a significant drain on county resources, as their small size and interspersed nature make them difficult to maintain. The location of some open spaces also tends to attract a high level of encroachment from adjacent landowners. Open spaces that lie to the rear of residences are often “sectioned-off” as extensions of private back yards. Some of these open spaces, however, could be improved to provide for local recreational needs.

Actions

1. Investigate and evaluate the current use of existing local open spaces to determine potential for further recreational development, as well as to guard against encroachment from neighboring property owners.
2. Target funds derived from local open space waiver fees to provide recreational opportunity where needed, especially for neighborhood/community recreation. Encourage the matching of local open space funds by community groups to maximize the buying power for local recreation amenities.
3. Seek to attain agreements with local residents and groups whereby they will own, manage, maintain, and use open parcels for the recreational benefit of their community.



The county will target funds from local open space waiver fees to provide recreational opportunity where needed.

Issue: Greenways

The *Baltimore County Master Plan 1989-2000* identified “Stream Valley Greenways” as a parks and open space issue, introducing an “Open Space

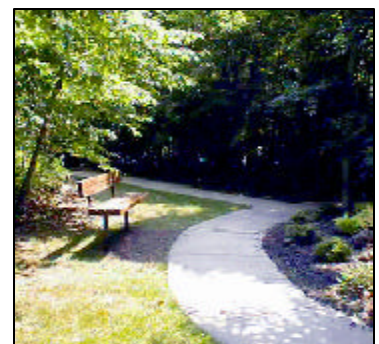
Network” map that identified a proposed stream valley park/greenway network. The county has since experienced varying degrees of success in implementing the greenway system. The Number Nine Trolley Line Trail (Catonsville) was developed adjacent to the Cooper Branch, and efforts to create greenway networks in the Owings Mills and Patapsco Valley areas have recently begun to be realized. The efforts of community organizations have resulted in the establishment of the Number Eight Trolley Line Trail, with additional efforts underway to recreationally develop the Catonsville “Short Line” right of way. While such trails and linear landforms are not currently included in the stream valley-based greenways system, they are valuable recreational resources that should be included in any expansion of the greenways concept. On the other hand, several trails that were proposed along designated greenways have met with local opposition, and a significant number of property owners and developers have been unwilling to grant public access easements along designated greenways. The county must continue to evaluate and refine the greenway program to ensure that these areas remain available for future generations.



The county and the Department of Recreation and Parks face many challenges relating to implementing a countywide greenway network. Plans must be developed that provide for the adequate management, maintenance, and policing of greenways that have been, or will be made, available for public use. Public concerns about greenways must also be addressed if this system is to become a reality.

Actions

1. Classify greenways as either “environmental” or “recreational” as indicated on the “Greenways” map (Map 18). Environmental greenways will remain predominantly natural and serve as open space and wildlife corridors, with little if any public access. Recreational greenways are intended for public use and may include improved trails and other recreational amenities.
2. Establish stronger greenways-related guidelines and requirements within the *Local Open Space Manual*. Develop separate criteria for the two different classes of greenways and use the *Local Open Space Manual* as a key document in creating a countywide greenway system. Where development occurs along an identified recreational greenway, seek to have appropriate recreational amenities such as trails constructed as part of the local open space requirement.



The county will investigate the feasibility of recreational greenways with public trails and other recreational amenities.



3. Acquire key parcels along greenways to serve as destination and access points, especially within recreational greenways.
4. Explore alternative methods for managing, maintaining, and policing greenways. Obtain the assistance of trail user groups, clubs, and other interested parties in handling these duties.
5. Expand the greenways concept to include other suitable linear corridors such as urban walking routes, bikeways, former rail and trolley lines/right of ways, scenic byways, and water and coastal routes. Develop criteria for identifying such corridors and incorporate these into a comprehensive greenway, trail and corridor map. Establish guidelines for attaining or creating such corridors, including the provision of bike lanes along key roadways that are being newly constructed or improved.

Issue: Community Recreation Facility Needs

The provision of community recreational facilities and programs is a primary mission of the county's Department of Recreation and Parks. From its inception, the department has been committed to providing traditional recreational facilities such as ball diamonds, athletic fields, and tennis and multi-purpose courts within each of its neighborhoods and communities. This focus on community-based recreation was a primary factor in the formulation of the school-recreation center concept. As the county's population has increased over the past forty years, it has become evident that school-recreation centers alone cannot meet all of the community recreational needs. While times have changed and the role of recreation and parks has diversified, the concept of community recreation remains vital. When evaluating the need for recreational facilities, a variety of factors must be considered, including such less apparent issues as the effects of facility overuse and the impact of certain recreational facilities on nearby home and property owners.

Actions

1. Formulate and regularly update the "1999 Baltimore County Parkland and Recreational Facility Needs Assessment" and use it as a guide for the recreational facility development program. Seek to acquire sites for facilities in areas where existing parklands, school-recreation centers, and open spaces cannot support further development to meet community recreation needs.
2. Revise the methodology for calculating recreational facility needs. Consider implementing a more qualitative analysis that studies programmed use of community facilities, as well as the effects of facility

The county's focus on community-based recreation was a primary factor in the formulation of the school-recreation center concept.



use. Continue to rely on the expertise and experience of the local staff and the Recreation and Parks Councils to help gauge community needs.

3. Address the problem of facility over-use, especially as it relates to providing ball diamonds and athletic fields. Initiate and maintain an in-house evaluation whereby applicable facilities are regularly inventoried and rated according to use.
4. Continue to exhibit creativity in the design and development of community and neighborhood parks. Encourage the participation of the community in the design process of such park facilities, and seek to minimize potential negative impacts of these facilities on nearby and adjacent property owners.

Issue: School-Recreation Centers

The concept of public schools serving a dual role, as both educational institution and recreation center, continues to be the cornerstone of the Baltimore County recreation and parks system. Within this concept, the Department of Recreation and Parks participates in the acquisition and development of school-recreation centers. Recreational facilities such as gymnasiums, activity rooms, and recreation offices are often built within the school, while outdoor facilities include ball diamonds, athletic fields, tennis and multi-purpose courts. In some instances, outdoor recreational facilities are developed prior to construction of the school building, providing a valuable recreational opportunity to the surrounding neighborhoods and communities. Whether provided in concert with a new school, or prior to the school construction, school-recreation centers form the backbone of community-based recreation within the county.

While the joint “school-recreation center” concept serves to efficiently use land for public purposes, coordination in usage, planning and disposition of existing resources and facilities are required in order for such efforts to be successful.

Actions

1. Continue to participate in the acquisition, development, and staffing of school-recreation centers, in order for these sites to function as community recreation centers.
2. Continue the “Joint Use Agreement” between the Board of Education and the Department of Recreation and Parks. These entities must continue to work cooperatively to resolve conflicts in use and scheduling at these sites, keeping in mind the interest and well being of the public.

Whether provided in concert with a new school or prior to school construction, school-recreation centers form the backbone of community-based recreation within the county.



3. Evaluate the status and plans for existing undeveloped school-recreation center sites to determine the feasibility of developing them into outdoor recreation facilities. The Department of Recreation and Parks and the Board of Education must coordinate plans for recreational development that are compatible with possible future school development.
4. Target services to selected sites in communities identified by the Department of Recreation and Parks as having significant recreational needs.
5. Transfer ownership of existing sites owned by the Board of Education to Baltimore County in those instances where the Board of Education no longer plans to construct schools. Use these sites, where needed, as park and recreation sites.

Issue: Aging Recreational Infrastructure

Over the past several years, a significant number of the county's park and recreation facilities and amenities have begun showing varying degrees of deterioration. The effects of aging not only apply to the numerous buildings that house or service recreational programs, but also appear in such recreational amenities as playground structures, ball diamond backstops and player benches, athletic court surfaces, boat ramps and piers, and field and court lighting standards. The rehabilitation and replacement of such facilities and amenities must be addressed to preserve recreational opportunity and to ensure public safety. Like many other parts of the county's infrastructure, a balance must be achieved in maintaining existing facilities, upgrading others, and acquiring additional sites. In seeking this balance, the county must account for facility usefulness, public safety, and cost.

Actions

1. Explore preventive maintenance practices in an effort to extend the life of existing facilities and reduce the cost of replacing aging infrastructure.
2. Expand the existing site inspection program to identify and address problem situations in a timely manner.
3. Continue to seek opportunities to convert obsolete or surplus public-owned facilities to recreational use where feasible.

Issue: Region-Serving Facilities

Large region-serving and "special" facilities are needed to provide a diversity of recreational opportunities for the citizens of the county. Such facilities

***The county
will rehabilitate
and replace
deteriorating
recreational
facilities and
amenities.***

often go beyond the scope of traditional community-based facilities, and are designed to support a larger sector of the population, or to provide a specialized activity. Where appropriate, these facilities should be operated on a fee-basis, with the collected funds used to sustain the facility or to support other recreational programs and facilities.



Actions

1. Continue to acquire lands capable of housing specialized regional facilities. Develop a variety of special regional facilities such as environmental, historical, and cultural interpretive centers; athletic complexes; indoor sports arenas; and ice skating rinks.
2. Strategically locate these special facilities to meet the recreational needs of citizens in all areas of the county. It may be necessary to explore available lands in the rural areas of the county, outside the URDL, in order to find parcels that are large enough to support such facilities.
3. Consider public-private agreements that would allow for the development and management of regional facilities at little or no cost to the county.
4. Where appropriate, allocate funding for professional county staffing of these facilities, while promoting the volunteerism that sustains the county's recreational programs.
5. Continue to implement master plans for regional parks, such as Dundee and Saltpeter Creeks Park, Benjamin Banneker Historical Park, and the former Associated Jewish Charities property.
6. Continue the development of a "working" or "model" farm at Cromwell Valley Park.

Issue: Enterprise Facilities

The Department of Recreation and Parks has, in recent years, designated a number of its sites as "enterprise facilities." Enterprise facilities operate on a fee structure, with a mandate to be self-sustaining. Currently, the Oregon Ridge Lodge and Beach, Miami Park Beach, Rocky Point Park Beach, and Loch Raven Fishing Center are operated within the Department of Recreation and Parks' Enterprise Fund. In addition to facility use charges, these sites generate funds through programs such as concerts and special events. The Department of Recreation and Parks' self-sustaining enterprise facilities provide valuable large-scale recreational opportunities at little cost to the taxpayers. The enterprise system should be expanded, with clear standards defined.



Self-sustaining enterprise facilities such as the Loch Raven fishing center provide valuable recreational opportunities at little cost to the taxpayers.



The county will continue to provide for specialized recreational needs such as therapeutic recreation, child care programs, and leisure opportunities for seniors.

Actions

1. Use public input to develop specific criteria for determining which sites and facilities will be included as enterprise facilities. Maintain a balance between fee-charging enterprises and free public facilities.
2. Subject to the development of selection criteria, investigate potential sites and facilities suitable for inclusion within the enterprise system.
3. Provide sufficient opportunity for the enterprise system to grow and expand. Enable the system to reinvest user fees in order to continue to meet the needs of the public.
4. Investigate other non-traditional, innovative facilities and programs to be developed or instituted at enterprise fund sites by private and non-profit organizations.
5. In those instances where private entities or vendors are involved in enterprise operations, ensure that the public is being properly served, and that parks and facilities are being appropriately used.
6. Resolve issues involving the investment of significant capital dollars into infrastructure for enterprise fund facilities.

Issue: Specialized Recreational Needs

The Department of Recreation and Parks' role in meeting the recreation and leisure needs of the county's citizens has vastly expanded over the years. In addition to providing traditional recreation programs for youth and adults, other "specialized recreational needs" such as therapeutic recreation, child care programs, and leisure opportunities for seniors are also provided. Many of these specialized needs are met through cooperative efforts and programs with other county agencies. The Department of Aging, for instance, provides the vast majority of the county's recreational programs for seniors, with additional programs being offered through the Department of Recreation and Parks. Further, the Department of Recreation and Parks teams up with the Police Department and other county agencies to provide and staff Police Athletic League Recreation Centers, which play a vital role in helping at-risk youth learn the values of sportsmanship, fairness, teamwork, and responsibility.

Individuals with Disabilities: Meeting the recreational needs of individuals with disabilities requires specialized services often governed by federal and state law. The county and the Department of Recreation and Parks are committed to making county parks, facilities, and programs as inclusive as possible to all residents.

Actions

1. Continue to renovate existing parks and recreation facilities and ensure that all new construction is in compliance with the Americans with Disabilities Act.
2. Continue to provide reasonable accommodations for individuals with disabilities to allow for full participation, including adapted equipment, program modifications and support services.
3. Continue to promote specialized therapeutic recreation programs designed for individuals with disabilities, as well as opportunities for inclusion within recreational programs in which both disabled and non-disabled individuals participate.



At-Risk Youth: The lessons learned through recreational and educational outlets can play an important role in building a youth's self-image, and in helping him or her avoid the pitfalls of alcohol and drug dependency and crime. The development of Police Athletic League (PAL) Recreation Centers in key communities within the county remains a high priority.

Actions

1. Continue cooperative efforts between the Police Department, the Department of Recreation and Parks, and other county agencies to promote the Police Athletic League (PAL) Recreation Center concept.
2. Maintain staffing for the PAL recreation centers through the Police Department, the Department of Recreation and Parks, the Office of Substance Abuse, and the Baltimore County Department of Library.
3. Provide a platform for adult and parental volunteerism and involvement, such as the involvement of the local Recreation and Parks Councils with the PAL recreation centers in their areas.
4. Increase outreach efforts to financially limited families and individuals by using registration fee waivers or discounts.
5. Continue to seek and use federal and community grants to supplement the county's efforts.



The development of PAL Recreation Centers remains a high priority.

Issue: Capital Funding Alternatives

The population and development growth within the county is challenging the ability of Baltimore County to provide sufficient parkland and recreational amenities. The Department of Recreation and Parks must pursue alternative funding sources that will assist in meeting the leisure needs of the county's residents. Such agreements and sponsorships have been a positive asset to the county over the past several years. Programs such as Patrons of the



Park, the Group Leadership Gifts and Grants Program, and the Community Assisted Enhancement of Facilities Program have allowed county residents to become actively involved in providing for their community's recreational needs. The resources obtained through these programs are not only an asset to the county, but a tangible source of civic pride.

Actions

1. Seek public/private and public/non-profit partnerships for the acquisition, development, and management of park and recreation sites and facilities. Some possible partnerships include the following:
 - private development of large-scale facilities in exchange for a management lease of the site to the private entity; and
 - "sponsorship" of projects, whereby a private entity donates funds or services for the development of an amenity.
2. Aggressively pursue financial grants available through the federal government and other sources. Optimize county resources through cooperative efforts between county agencies. Work closely with citizen groups and Recreation and Parks Councils to assist in obtaining and administering community grants for recreation projects.
3. Continue to promote and participate in programs that rely on the support and self-sufficiency of the county's neighborhoods and communities.

NATURAL ENVIRONMENT

INTRODUCTION



The county's land management approach is environmentally progressive in that it protects the county's remaining natural resources.

Baltimore County's more than 600 square miles contains significant areas of forests, fertile soils, streams, wetlands, and tidal rivers of the Chesapeake Bay. These environmental features provide habitats for terrestrial and aquatic wildlife and support many human uses and needs, including recreation and life-sustaining drinking water, food, and clean air.

The county's land management approach, which concentrates development into the urban area, is both efficient in that it maximizes public investment, and environmentally progressive in that it protects the county's remaining natural resources. While this approach is environmentally sensitive, specific management and other environmental issues exist. In the undeveloped rural area, the primary issues are the continued protection of the natural resources and conservation of use. In the largely developed urban area, the overriding environmental issues are protection of remaining natural

resources and restoration of lost or degraded ecosystem functions. Stream restoration, for example, not only helps maintain the water quality of the Chesapeake Bay and drinking water reservoirs, but also helps enhance aquatic habitat, reduce erosion, filter nutrients from runoff, and reduce county expenditures for the protection of infrastructure within stream systems such as sewer lines and bridge foundations. Retention of neighborhood environmental resources contributes to a higher quality of life within the county's urban areas. Natural resource features such as wooded areas, unique landforms, open spaces, and natural streams and rivers are vital ingredients of a well-balanced, livable community.



The Department of Environmental Protection and Resource Management (DEPRM) is primarily responsible for the management of Baltimore County's programs for the natural environment. DEPRM uses multiple approaches to accomplish its goals including land preservation, resource protection/regulation, restoration, facility maintenance, monitoring and research, and citizen education and participation. DEPRM's integrated resource management approach utilizes a watershed framework that addresses federal water quality mandates, and federal and state partnership initiatives for the restoration of the Chesapeake Bay and local priorities.

Sensitive Area Protection Compliance

Baltimore County is required under the Economic Growth, Resource Protection, and Planning Act of 1992 to incorporate a sensitive area protection element into its master plan. This element protects sensitive areas from the impacts of land development, including streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, and steep slopes. Although not presented separately, the county has addressed protection of these resources in the detailed management elements that follow. In particular, Baltimore County's stream protection regulations, which have been acclaimed as a model by the Local Government Advisory Committee of the Chesapeake Bay Program, provide effective protection for stream channels and their 100-year floodplains, wetlands, and adjacent erodible and steep slopes. This comprehensive view of the "stream system" affords protection through sediment control, stormwater management, and forest conservation regulations. It further ensures that adverse economic effects of development in unsuitable locations will be avoided and that beneficial ecological functions of stream corridors - for water quality, channel stability, and habitat - will be maintained.

Retention of neighborhood environmental resources contributes to a higher quality of life within the county's urban areas.



DEPRM has worked with the Maryland Department of Natural Resources to verify the presence of the limited number of threatened or endangered species and their habitats that exist in the county. Many of the habitats for these sensitive species are protected through public ownership of wildlands and other environmental management areas such as Soldiers Delight, and through the public drinking water reservoir reservations and large state-owned lands along the Patapsco River and Gunpowder Falls systems. Any threats to sensitive plant or animal species elsewhere from land development are addressed through regulatory protection of the stream systems and priority forest retention areas.

POLICIES

- Protect the remaining natural resources and promote conservation of biological diversity.
- Restore lost or degraded ecosystem functions, particularly those related to watersheds and reservoirs.
- Foster environmental stewardship among residents, and within the region.

ISSUES AND ACTIONS

Managing the county's natural environment encompasses a wide variety of resources—wetlands, streams, reservoirs, forests, mineral deposits, ground water, the Chesapeake Bay, and the air. Additional issues to be addressed involve various forms of pollution, including radon, global warming, and noise.

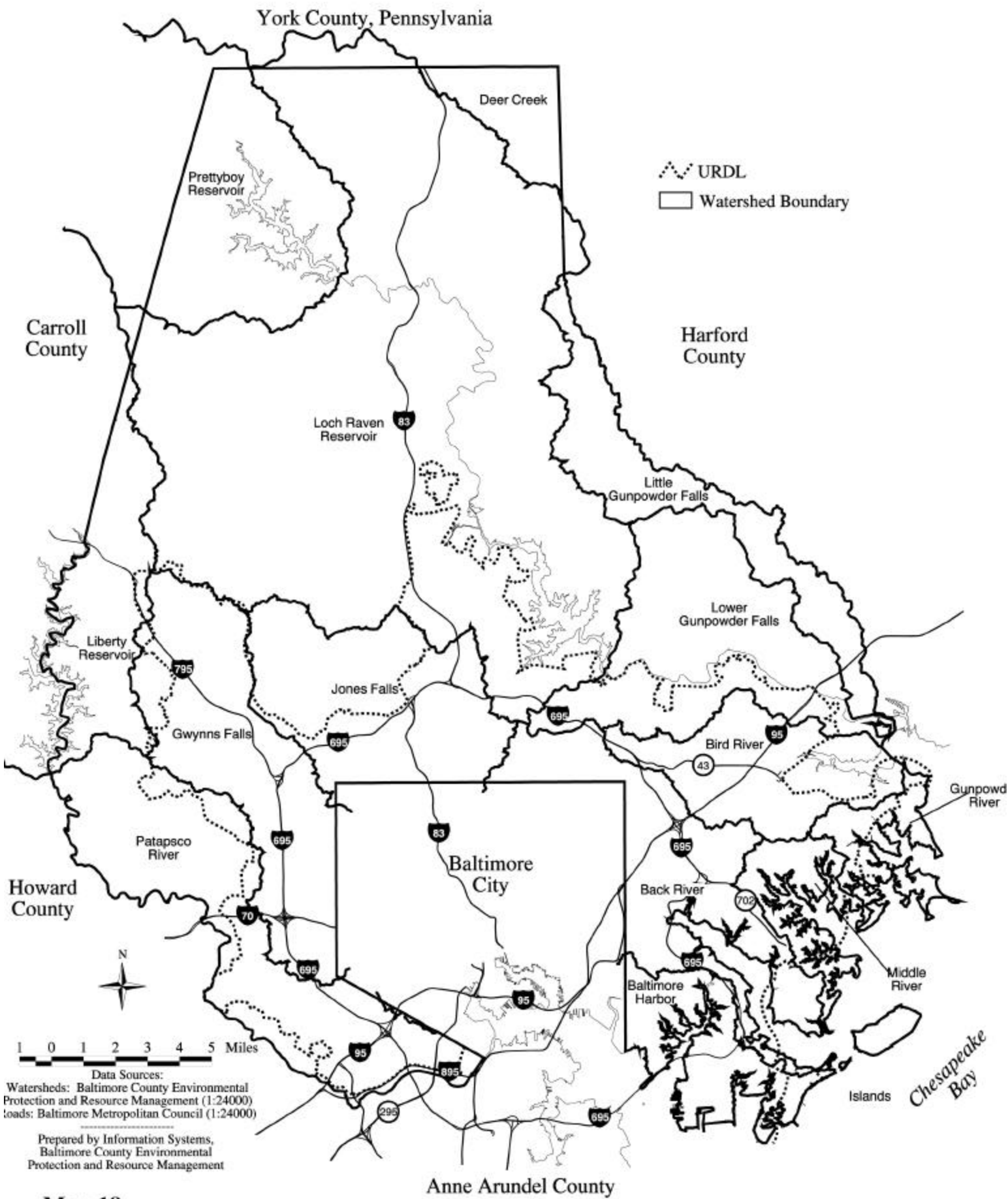
Issue: Managing Baltimore County's Watersheds

Baltimore County contains 14 major watersheds, which are identified on the basis of local stream systems and drinking water reservoirs. Seven are part of the Gunpowder River basin and six comprise the Patapsco River basin (Map 19). A watershed is an area of land from which water drains to a stream, lake, or other water body. Watersheds are a useful framework for resource management because individual resource elements such as streams and forests are linked through ecosystem processes that operate to maintain the stability of the system.

Land use activities within watersheds impact the water quality of the streams associated with the watershed, and the water bodies downstream. For example, the clearing of forests increases runoff of storm water to streams,



Watershed studies provide the framework for natural resource management.



Map 19
Watersheds



causing an increase in the sediments, nutrients, and toxins carried to the streams, and erosion of stream channels. Changes in sediment and nutrient levels can degrade the habitat quality of the stream for both plants and animals. Land preservation programs that place environmentally sensitive land in permanent easements assist in the protection of watersheds and their interrelated systems.

The county's watershed program consists of characterizing and prioritizing watersheds, preparing management plans, and evaluating resource systems and functions at varying scales from a countywide level to individual properties. Assessments of pollutant loads, stream stability, and forest community structure provide the framework for the preparation of implementation plans for capital projects, maintenance, education, and cooperative citizen actions.

Actions

1. Continue to protect streams, wetlands, floodplains, and woodlands from impacts of new development and redevelopment as required by development regulations.
2. Identify and protect the remaining high value natural resources in watersheds in order to preserve their beneficial functions for clean water, clean air, and habitat.
3. Continue projects to restore wetlands, reestablish forests, and stabilize stream channels in impacted watersheds.
4. Reduce pollution through a reduction in impervious surface area, improved management of urban runoff, and implementation of source-based controls.
5. Coordinate the management of inter-jurisdictional watersheds with surrounding jurisdictions.
6. Include environmental policies and goals in community plans for the preservation and enhancement of functional open spaces such as greenways and wildlife habitat; the reduction of water, air, and toxic pollution and solid wastes; and the promotion of neighborhood environmental stewardship.
7. Encourage and actively participate in partnerships among agencies, organizations, and communities to address environmental issues.

The county will continue projects to restore wetlands, reestablish forests, and stabilize stream channels.

Issue: Protecting the Reservoirs

Most citizens seldom stop to think about the importance of the drinking water reservoirs located in Baltimore County. The regional reservoir system,

including the Prettyboy, Liberty, and Loch Raven Reservoirs, provides a large and dependable drinking water supply for the 1.8 million people in the Baltimore metropolitan region.



Although Baltimore City owns and maintains the reservoirs and drinking water system, Baltimore County has a special responsibility for the protection of the water supply. Baltimore City manages 17,200 acres of land surrounding the reservoirs, but this land comprises only 6% of the total reservoir watershed. Careful management of the entire watershed area for the three reservoirs is important for maintaining the water quality of the reservoirs.

The continuing water quality monitoring program conducted by the City of Baltimore since 1985 indicates that the reservoirs continue to be impacted by nutrient over-enrichment. In particular, phosphorus from sewage treatment plants, agriculture, and urban development is contributing to the excessive growth of nuisance algae.

Actions

1. Continue to participate with other area jurisdictions in the cooperative regional Reservoir Watershed Management Program, including participation in the Reservoir Technical Group for coordination of program implementation under the adopted Action Strategies and preparation of progress reports.
2. Continue commitments to restrict development in the reservoir watersheds.
3. Continue to implement non-point pollution control, stream restoration projects, and sewerage improvements.
4. Continue to prioritize implementation of projects to establish riparian forest buffers along stream systems in the reservoir watersheds in cooperation with private organizations and other public agencies.
5. Continue to participate in the Comprehensive Gunpowder River Watershed Study and work to address watershed management issues arising from the study.
6. In cooperation with citizen organizations, continue to implement the ambient biological stream monitoring program in order to provide information about the impacts of land use activities on reservoir stream quality, and to assist in the evaluation and implementation of management programs.



The county will continue to participate with other area jurisdictions in the cooperative regional Reservoir Watershed Management Program.



Issue: Protecting and Restoring Streams and Non-Tidal Wetlands

Baltimore County contains more than 2,100 miles of non-tidal streams and rivers, including more than 1,000 miles of streams that drain to the three drinking water reservoirs. Overall, the county has many miles of good quality streams and rivers. Some, such as the Gunpowder Falls, are recognized as among the highest quality recreational fishery resources in the eastern United States. A stream system consists of a stream and its associated floodplain, wetlands, and springs. Wetland and riparian vegetation play an essential role in the natural functioning of a stream system, including maintaining base flow, controlling water temperature, controlling pollution, and providing habitat.

Stream quality involves both the flowing water in stream channels and the plant and animal habitat. Flowing water quality is affected by pollutants from urban runoff (non-point sources, particularly from impervious surfaces) and by pollutants discharged directly to streams (point sources). Non-point source types of pollution are varied and include nutrients, sediments, metals, pesticides, oil and grease, salts, and other particulate and dissolved matter. Point-source pollution, such as from wastewater treatment plants, industries, and other sources with a direct, piped discharge, are regulated by the state. Stream-side non-tidal wetlands are important to the maintenance of stream flow, to the removal of pollutants, and to the quality of riparian habitat.

In recent years, increased attention has been directed to the impact of storm water management on stream systems. Developed initially to protect downstream areas from flooding as a result of upstream runoff, storm water management can also erode stream channels when the stored runoff volume is discharged at a sustained level. Responses to this problem include: (1) planned revisions to the state's storm water management regulations to manage the discharge of more frequent storm events and provide better protection to stream channels; (2) re-incorporation of the natural flood function into stream restoration projects where access to floodplains for the river are possible and where no downstream areas are susceptible to flooding damage; and (3) "low impact development" approaches wherein development is designed so as to increase the travel time and infiltration of runoff and to reduce the amount of impervious surfaces.



Eroding stream channels have resulted from storm water management discharge.

Physical changes to stream systems can be worse than pollutant runoff, point source discharges, or storm water management impacts. Many county streams have been degraded by channelization, encroachment of development on floodplains, draining and filling of riparian wetlands, removal

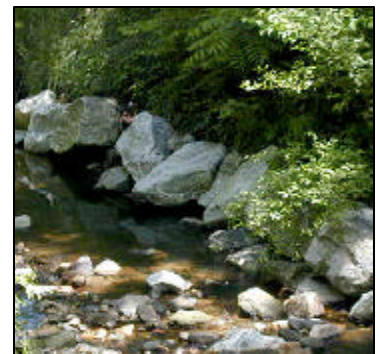
of riparian vegetation, and development or clearing of steep slopes and erodible soils adjacent to streams. Baltimore County has regulations to protect water quality, streams, wetlands, floodplains, forests, and steep or highly erodible slopes from land development impacts. In addition to these regulations, over the past ten years DEPRM staff have developed expertise in the restoration of destabilized stream channels. Reconstruction of channels employing the concepts of natural channel stability involves using natural materials such as boulders and vegetation in conjunction with reshaping of the stream channels. When properly constructed, these streams are a cost-effective and attractive means to restore physical stability, function, and habitat.



DEPRM initiated a stream biological monitoring program in fiscal year 1989 as part of its Citizens for Stream Restoration Campaign. The monitoring, conducted by citizen volunteers, measured the abundance and diversity of aquatic life as an indicator of stream quality. Summary data from the biological monitoring indicate that there is fairly widespread impairment of aquatic organisms, even if only moderate, for most of the county's streams (Map 20). Improvements to stream quality, in both water quality and habitat, will require a range of controls that best address specific types of pollution sources.

Actions

1. Continue to enforce the development regulations for the protection of water quality, streams, wetlands, and floodplains.
2. Continue to prepare watershed management plans and participate in studies to identify needs and opportunities for stream restoration, wetland creation or restoration, and storm water management.
3. Continue the design and construction of stream restoration projects, based on natural channel stability concepts.
4. Ensure inclusion of stream protection policies in all community plans. Continue to assist citizen efforts for stream clean-ups, stream surveys, watershed surveys, and other projects that improve streams.
5. Continue, in cooperation with citizen organizations, to implement and expand the stream biological monitoring program in order to measure the long-term trends in stream quality.
6. Encourage the use of "Low Impact Development" techniques for development site design in order to minimize impervious surfaces, reduce stormwater runoff and time of concentration of runoff, and increase the use of functional landscaping.
7. Identify opportunities for the creation of wetlands as mitigation for county capital projects and other land development impacts.



Reshaping and stabilizing stream channels using natural materials such as boulders and vegetation improves stream and habitat quality.



8. Continue environmental education programs for schools, businesses, and homeowners for the reduction of water pollution and toxic and solid wastes.
9. Continue to implement environmental maintenance programs such as storm drain inlet cleaning, and maintenance of stormwater management facilities.

Issue: Managing Forest Resources

Baltimore County contains approximately 132,500 acres of forest and tree cover extending over 34.6% of the county's land area. The county's largest public-owned forest blocks, totaling 30,800 acres, are primarily in the three drinking water reservoirs; the Gunpowder Falls and Patapsco State Parks; the Soldiers Delight Natural Environment Area; Robert E. Lee Park; and Oregon Ridge Park. Only about 13,000 acres of the county's forests in private ownership occur in large blocks, and most of these are adjacent to the large public-owned areas.

Maryland's forests regulate the hydrologic and nutrient cycles of watersheds through the process of transpiration of water vapor from leaves to the atmosphere and retention of nutrients in leaves, which fall to the forest floor to decompose and become the source of dissolved nutrients for future uptake by trees. The critical role of the forest canopy in moderating temperature, light, and humidity in this process is well established. Also, because trees are relatively long-lived, they provide stable environments for a wide range of plants and animals that exist in the different layers or strata of the forest.



Preservation of the county's forest resources promotes habitat and water quality.

The clearing of forests for agriculture, forest products and land development, in association with ownership patterns, land use controls, and harvesting regulations, has resulted in a pattern of widespread forest fragmentation. The resulting impacts on the structure of the forest ecosystem directly affect the continued ecological function of the forest as a system and the associated benefits provided for people and other creatures. From a habitat perspective, forest decline is more of an issue for species that require large forest blocks, such as some species of birds, than for species that can utilize backyard gardens and community parks. For those areas such as streams and non-tidal wetlands where biological diversity is greatest, intact forest ecosystems are essential to maintain native communities. Promoting habitat and water quality functions of riparian forested buffers, in particular, is a major theme of the cooperative multi-state Chesapeake Bay Program.

STREAM CONDITIONS

- Good
- Good/Fair
- ▲ Fair
- ◆ Fair/Poor
- ✦ Poor

Data Sources:
 Roads, Streams:
 Baltimore County Metropolitan Council (1:24000)
 DL: Baltimore County Office of Planning (1:24000)
 Stream Conditions: Baltimore County DEPRM

Produced By Information Services
 Baltimore County Environmental
 Protection and Resource Management

- Good
- Good/Fair
- ▲ Fair
- ◆ Fair/Poor
- ✱ Poor

Harford
County

Baltimore
City

Chesapeake Bay

Anne Arundel County

Data Sources:
Roads, Streams:
Baltimore County Metropolitan Council (1:24000)
DL: Baltimore County Office of Planning (1:24000)
Stream Conditions: Baltimore County DEPRM

Produced By Information Services
Baltimore County Environmental
Protection and Resource Management

Map 20

Stream Conditions 1990-1995



Forest cover is needed to meet the demand for harvesting as well as to sustain ecological functions.

Forests are also important for the production of lumber and other forest products. Regulations for forest harvesting, however, provide little protection of the ecological functions of forests beyond requirements for a minimal stream buffer and management measures to control erosion from the harvesting process. Additionally, while the regeneration of forests to pre-harvest conditions often requires many decades, forest harvesting is often repeated in much shorter cycles. Forest harvesting represents the greatest threat to the ecological functioning of the large private forest patches in the county, particularly in the rural areas. There is insufficient total forest cover in most watersheds to meet the demand for harvesting while sustaining ecological functions for stream and habitat stability.

Baltimore County's Forest Conservation Act of 1992 was passed pursuant to requirements of the Maryland Forest Conservation Act of 1991, the nation's first statewide forest protection measure. Through this law, developers are required to preserve or reestablish forests on development sites, or provide mitigation through off-site plantings or through the payment of fees to the county. Establishment of areas for mitigation of forest losses may be another alternative for meeting forest retention requirements.

DEPRM has recently conducted research for the Maryland Department of Natural Resources to develop and test a methodology to identify forest corridors for multiple ecological benefits (Map 21). While some species can survive in smaller patches, many forest dwellers require the larger interior forest habitats (greater than 200 acres) to exist. In addition to showing the dwindling large patch resource, the map identifies opportunities to connect and thereby enlarge fragmented areas.

DEPRM is preparing a countywide Forest Resource Management Plan that will describe core priority forest reserves and corridors for protection, and identify priority gaps for reforestation and the possible acquisition of conservation easements. Acquisition of easements over the years has already afforded considerable protection of existing forest, with 1,287 acres (44%) of Maryland Environmental Trust conservation easements purchased from FY 1992 to FY 1996 in forest cover. In addition, 565 acres (19%) of agricultural land preservation easements from FY 1991 to FY 1996 were in forest cover.

Actions

1. Continue to implement the local Forest Conservation Act as required



by the Maryland Forest Conservation Act of 1991, and evaluate its effectiveness.

2. Continue to conduct research on forest resource management issues and complete preparation of the Forest Resource Management Plan.
3. Increase the acreage of riparian forest buffers and the reforestation of other priority forest corridors and gaps.
4. Continue to provide support for the county Forest Conservancy District Board's programs for education of citizens about forest resource issues and for planning and implementation of reforestation projects.
5. Develop and ensure inclusion of reforestation policies in community plans and community conservation efforts.
6. Continue to promote the Tree-Mendous Maryland Program for community reforestation, including assisting communities with tree orders and delivery.

Issue: Protecting Plant and Animal Habitats (Biological Diversity)

Many of the issues related to protecting plant and animal habitats have been discussed as important components of stream and forest preservation. Traditionally, another important habitat issue is the protection of rare, threatened, or endangered plants and animals. DEPRM takes a broad view in habitat preservation, including not only the protection of rare or significant species, but also assuring long-term conservation of the habitats for upland, forest, riparian, wetland and aquatic plants and animals. This broader concept is called biological diversity.

Actions

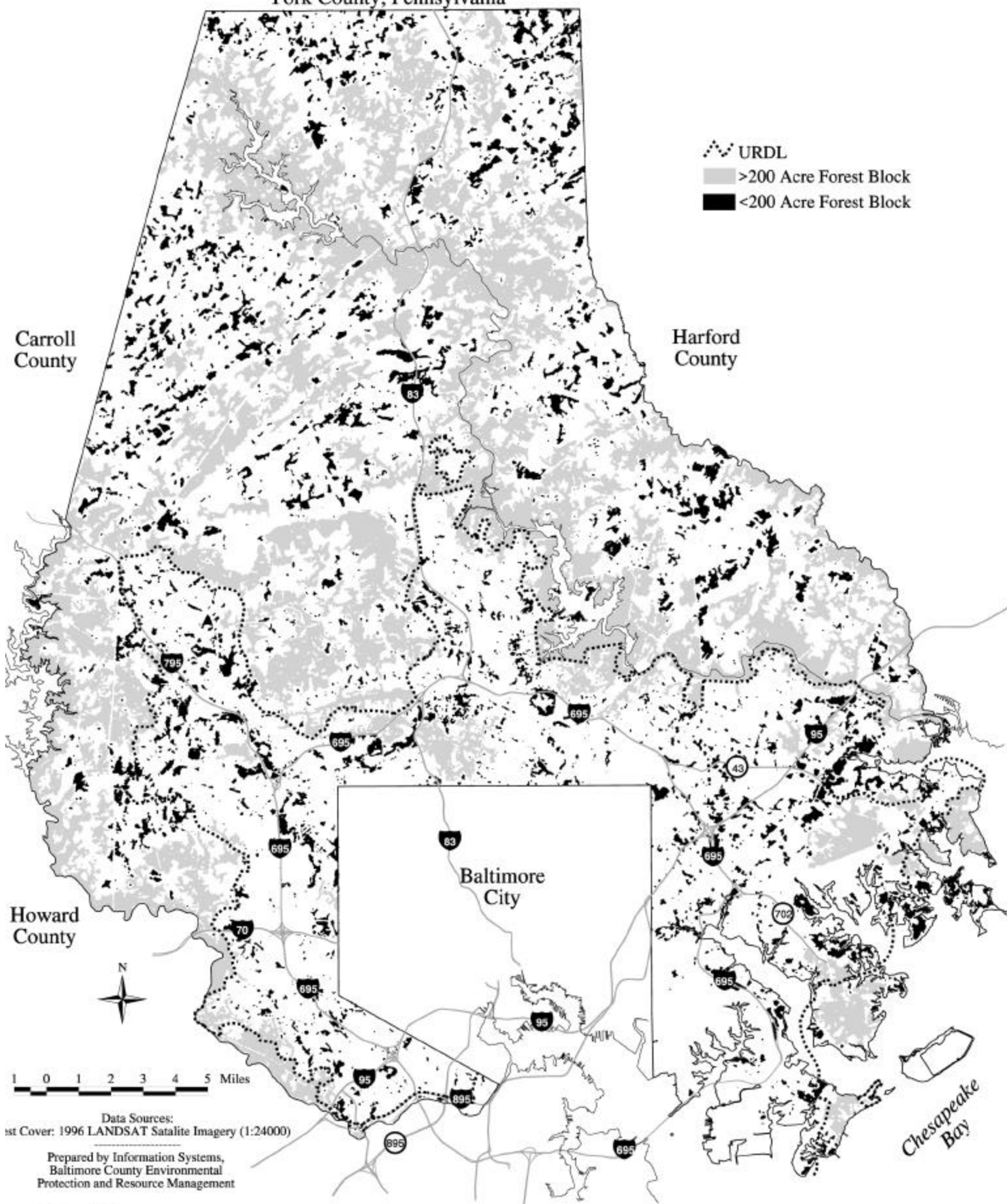
1. Continue to ensure that significant habitats are identified on development plans and continue to seek cooperation in protecting them through modification of site designs.
2. Seek to increase plant and animal habitat in conjunction with capital improvement projects for shore erosion control, stream restoration, wetland creation, and reforestation.
3. Work in cooperation with governmental and non-profit agencies to assess, protect, restore, and create habitats.

Habitat preservation includes long-term conservation of the habitats for upland, forest, riparian, wetland and aquatic plants and animals.

Issue: Protecting the Chesapeake Bay, Tidal Wetlands and Rivers

Baltimore County contains about 175 miles of Chesapeake Bay shoreline. The bay and its tidal tributaries (the Patapsco, Back, Middle, and Gunpowder Rivers) are a unique natural resource. The intertidal zone, where land and water meet, is essential for providing protection and food for waterfowl

York County, Pennsylvania



Map 21
Forest Cover

and aquatic life. Its health is fundamental to restoring the Chesapeake Bay, yet this area is threatened as a result of natural erosion and human activities.



There are numerous recreational and business opportunities related to the bay, such as boating, sailboarding, swimming, water skiing, fishing, crabbing, and bird-watching. Healthy swimming beaches and aquatic populations are essential to bay-related recreational and economic activities. Tidal waters which support a healthy submerged aquatic vegetation (SAV) community will most likely support the citizens' recreational and economic needs. The amount, type, and location of the SAV community is one indicator of the overall health of the tidal waters. These plants provide oxygen to the water and nesting sites for aquatic life.

Baltimore County continues to implement the Waterway Improvement Program, an initiative to enhance the resource quality of the shoreline communities. One component is a dredging program for the maintenance of existing boat channels in creeks and boat access "spurs" from these channels to individual waterfront properties. As part of the federal and state dredging permit requirements, Baltimore County surveys the SAVs in the channels to be dredged to assure that these resources are not impacted. The dredging permits also require that the county implement controls to help prevent future runoff of sediment and nutrients to the dredged channels.

DEPRM's Waterway Improvement Program also includes shore erosion control projects which have stabilized thousands of feet of steep, eroding shoreline with vegetated beaches and structural protection such as off-shore, gapped breakwaters where needed to control erosive wave energy. With the use of natural vegetation for stabilization, the county is introducing citizens to alternative shoreline protection approaches. These techniques are self-maintaining and therefore provide a much longer-term solution. Shore erosion control projects have been completed for many of the county's waterfront parks, and an updated project needs inventory has been completed to prioritize additional areas.

Most of the county's Chesapeake Bay shoreline is privately owned. Some of the county's oldest communities are located along the shore. Historical patterns of development have resulted in slicing the shoreline into multiple lots. This limits bay access to the individual lot owners and impacts each



Protection of the county's tidal wetlands and shorelines is essential for a variety of recreation and business activities.



stretch of shoreline with piers, bulkheads, and other manmade structures. The desire for access to the bay is continuing and has increased development pressures along the shoreline. Water-access communities and subdivisions are highly desired by homebuyers. Baltimore County encourages the use of group piers as an alternative to private piers. A single point of access to the water can serve multiple households, thereby minimizing disruption of the shoreline.

Land development proposals are reviewed for compliance with the Chesapeake Bay Critical Area Program. Baltimore County's program was enacted in 1988, following the passage of the Maryland Chesapeake Bay Critical Area Act in 1984 and the publishing of the regulations in 1986. This program encompasses all of the land within 1,000 feet of tidal waters and all of the southeastern peninsulas. Redevelopment of properties within these areas is limited in the amount of impervious surface on the site, the amount of trees and forest on the property, and the controls on storm water runoff. Tidal and nontidal wetlands are required to have naturally vegetated buffers, which filter the sediments and nutrients in runoff. A Buffer Management Program adopted by the county allows the continuation of maintenance activities and limited home improvements within the first 100 feet of shoreline, known as the critical area buffer. This has relieved homeowners of the burden of obtaining variances from the critical area criteria for many small additions.

The county will improve implementation of the Chesapeake Bay Critical Area Program while maintaining water quality and wildlife habitats.

Actions

1. Continue to implement the dredging component of the Waterway Improvement Program while protecting submerged aquatic vegetation.
2. Continue efforts to protect shorelines from erosion and improve the water quality and habitat value of tidal wetlands; use nonstructural measures, if appropriate, for shoreline stabilization, and enhance tidal wetlands by increasing the amount of native species.
3. Monitor and control upland sources of sediment and other water pollutants carried to waterways as storm water runoff.
4. Review permits for construction of shoreline structures and only allow structural measures where a nonstructural alternative does not exist.
5. Explore beneficial uses of dredge spoil disposal including shoreline stabilization projects and tidal marsh creation.
6. Improve implementation procedures of the Chesapeake Bay Critical Area Program while maintaining the high level of water quality and habitat standards.

Issue: Managing Mineral Resources

Throughout its history, locally abundant and varied mineral resources have played an important role in Baltimore County's economic development. The county's geologic formations have provided recoverable reserves of clays, sands, and gravels throughout many areas of eastern Baltimore County's Coastal Plain. Within the Piedmont physiographic province, the high-quality Cockeysville Marble was used for numerous building projects, innumerable row-house steps in Baltimore City, and renowned historic structures such as the Washington Monument in the District of Columbia. The Piedmont is also a source of other crystalline or hard rock reserves with great economic value, including iron ores, granites, gabbros, serpentines, and gneisses. While small mining operations were once prolific, competition from larger operations both inside and outside the county has reduced the number of active mining operations to a relative few.



The primary issue regarding the county's mineral resources centers on the fact that these resources are non-renewable and must be managed so as to remain accessible where economically recoverable in order to keep building construction costs competitive and to keep Baltimore County self-sufficient to the extent possible. In general, extraction of sand and gravel appears to be declining, as evidenced by the closure of operations in the White Marsh area. Conversely, extraction operations at large hard rock quarries, such as by Lafarge at Texas, appear stable. That operation, in particular, is generally believed to have viability for another fifty years.

Actions

1. Determine the current status of the mineral extraction industry in Baltimore County, the extent of land use conflicts with mining and reclamation, and evaluate the need for the county to intervene in these issues.
2. Encourage a continuing dialogue with the mineral resource industry to raise awareness of mineral resource-land use conflicts, and develop options for their resolution.
3. Identify and evaluate sites suitable for mineral extraction. Develop mechanisms to control pre-emptive development as well as allow the transfer of development density.
4. Assure that post-mining reclamation plans are compatible with surrounding land uses by compliance with the State Surface Mining Regulations.



The Redland Genstar quarry in Cockeysville is one of several large mineral extraction operations in the county.



Baltimore County is situated in a regional airshed that does not meet national air quality standards for ozone.

Issue: Attainment and Maintenance of the National Ambient Air-Quality Standards (NAAQS)

Baltimore County is located in a regional airshed shared with Baltimore City, and Carroll, Harford, Howard and Anne Arundel Counties. It is located in the center of the major north/south transportation route for the Eastern United States. The entire region has been designated as nonattainment for the NAAQS for ozone. Portions of this area also have been designated as nonattainment for carbon monoxide. Region-wide efforts will be required in order to attain these standards. In addition, control programs for sulfur dioxide, nitrogen oxides, lead, and inhalable particulates, for which the NAAQS are currently being achieved, must be maintained in order to prevent future violations of the standards. The regulatory authority for this activity is the Maryland Department of the Environment.

Actions

1. Implement the programs and regulations contained in the State Implementation Plan for ozone attainment. Ozone control activities will include control of new and existing point sources of ozone forming pollutants, as well as transportation control strategies and mobile source controls.
2. Implement carbon monoxide control activities to help achieve the national standards in the region and also to avoid the creation of localized carbon monoxide problem areas. Activities will include the monitoring of development activities, implementation of transportation controls, and control of point sources and mobile sources of carbon monoxide.
3. Maintain control strategies for the remaining air pollutants sulfur dioxide, nitrogen oxides, lead, and inhalable particulates, to prevent exceeding the standards in the future. Mobile source and transportation control considerations will also contribute to the control of these pollutants. New industries will be required to use the best available air pollution controls. In addition, minimization of inhalable particulates from land clearing, development and construction activity sites will be maintained.

Issue: Controlling Radon Pollution

Radon gas is a by-product of the naturally occurring radioactive decay of uranium- and radium-bearing rock formations and soils. When radon gets into residences and buildings, which have been sealed for energy conservation purposes, it can reach levels that represent a significant health threat. Long-term exposure to elevated levels of radon can lead to lung cancer. The Environmental Protection Agency has established what is

considered to be an unsafe level of radon in the home, above which some remedial action should be taken. It is extremely difficult to predict the presence of radon in individual homes or structures because indoor levels of radon are dependent upon individual characteristics and circumstances of each building. Thus, the only way to determine the potential radon threat in a particular home or building is to test the structure individually. Remedial actions are available to reduce the concentrations of radon gas in structures.



Actions

1. Distribute informational materials and make presentations to community and public interest groups to encourage property owners to test for radon, and provide information about remedial options as needed.
2. Identify and map on the Environmental Policy Plans geologic formations in the county with the potential to emit radon gas, and monitor available test results in order to identify potential radon problem areas.
3. Coordinate expanded testing in areas exhibiting a trend of high radon levels and develop a notification procedure for property owners in these areas.
4. Recommend inclusion of radon mitigation features in new construction in areas identified as potential radon problem areas.

Issue: Reducing Global Warming Trends

On a global scale, scientists are finding increasing evidence that the mean temperature of the earth is rising. This phenomenon is caused by the accumulation in the atmosphere of gases emanating from human industrial, agricultural, and deforestation activities. These gases, including carbon dioxide, methane, nitrous oxide, ozone and chlorofluorocarbons, allow the warming rays of the sun to reach the earth, but do not let the excess heat escape. The potential effects include shifts in weather patterns causing droughts in moist areas and heavy rains in deserts, a rise in sea level causing flooding of low lying coastal areas, increased intensity of tropical storms, and the destruction of crops and coastal wetlands. While this is a worldwide issue, the county, nonetheless, can take effective action on a local level.

While global warming is a worldwide issue, the county can take effective action on a local level.

Actions

1. Encourage the conservation of energy and the use of cleaner burning fuels in the residential, commercial, and industrial communities.
2. Reduce deforestation activities and continue forest replanting and restoration programs.



Issue: Controlling Noise Levels

Excessive noise is both a public health concern, and a nuisance problem. The state has established maximum allowable noise levels, and requires that excessive noise be mitigated. But enforcement of state noise regulations is complaint-driven and does not help to prevent the establishment of unlawful noise sources. Once a noisy industrial plant or highway is built, it is often difficult and costly, or impossible, to effectively reduce the noise. The county could prevent the need for costly noise mitigation by developing and enforcing site design standards and zoning requirements that avoid noise conflicts.

Action

Consider revising the zoning map to establish buffers or transitional zones in areas where the zoning would permit noise-generating land uses close to noise-sensitive land uses.

URBAN LAND MANAGEMENT

INTRODUCTION

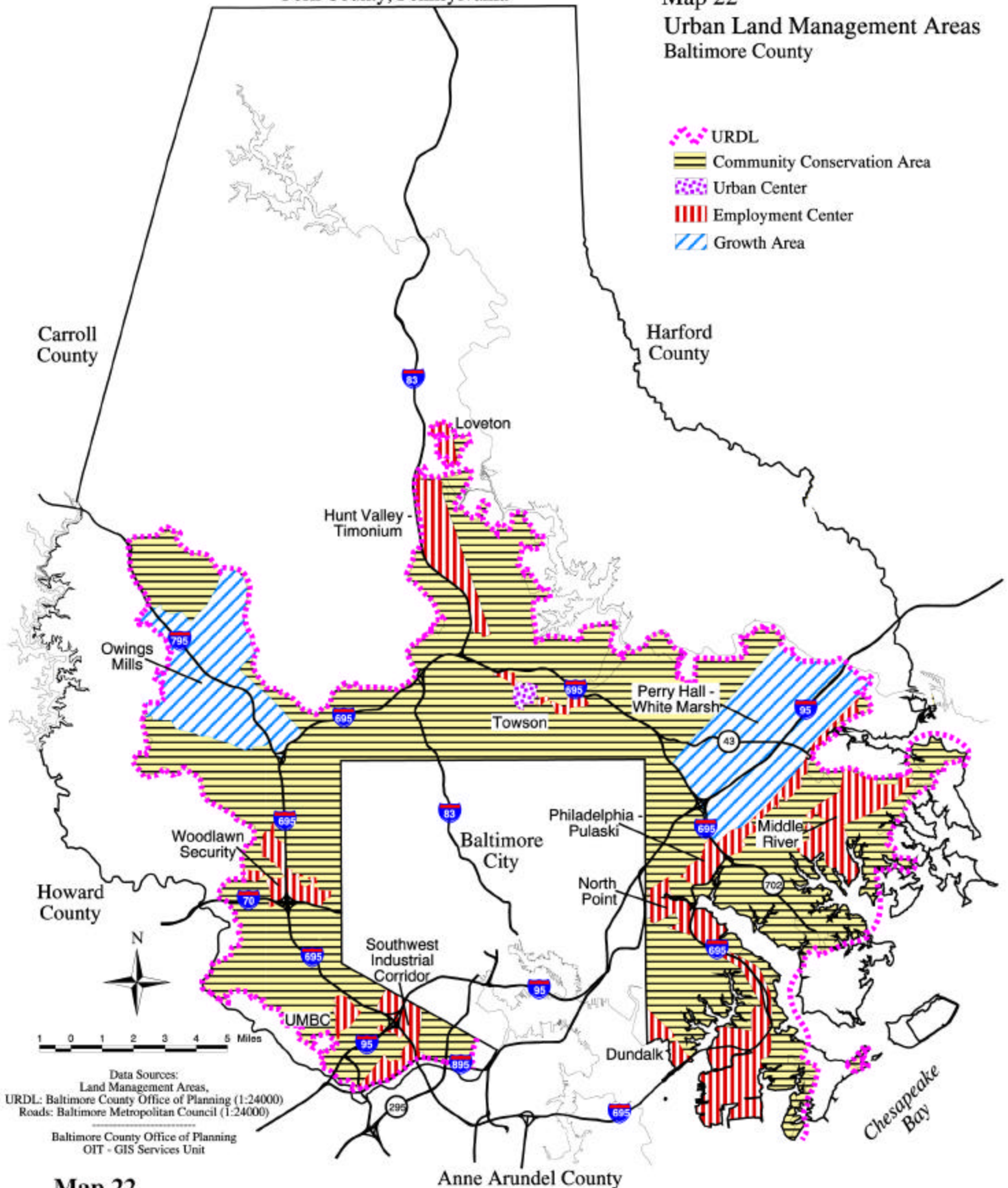
This section of the master plan focuses on specific land management areas and land use issues within the county's urban areas. Community Conservation Areas comprise the largest portion of the land management areas, consisting of the older residential communities and commercial areas of the county within the URDL. Other urban land management areas include employment centers, the two growth areas (Perry Hall-White Marsh and Owings Mills), and the Towson Urban Center (Map 22). All of the land management areas addressed in this section are subject to the provisions of Title 9, Article IV of the Baltimore County Code.



The county's urban land management areas include community conservation areas, an urban center, growth areas, and employment areas.

COMMUNITY CONSERVATION AREAS

Successful communities usually have a combination of well-designed neighborhoods, well-maintained housing, efficient public services and facilities, community-serving businesses, family-supporting employment opportunities, and citizens who are actively engaged in community life. Most of Baltimore County's older communities started with these elements and are maturing gracefully, but change and age can weaken the fabric of





communities, making them vulnerable. The purpose of the community conservation strategy is to ensure that the older communities retain their vitality, especially by initiating prompt remedial actions in those neighborhoods that are showing signs of stress.

POLICIES

- Target public capital resources to community conservation areas for the maintenance and upgrading of neighborhood streets, alleys, parks, schools, and other facilities.
- Facilitate the consolidation and redevelopment of abandoned and underused properties for uses that enhance community conservation areas.

RESIDENTIAL COMMUNITY CONSERVATION AREAS

INTRODUCTION

Residential community conservation areas comprise the largest land use within the URDL. Almost 75% of Baltimore County's population lives in community conservation areas. The population growth in these areas over the past several decades produced a proliferation of housing, beginning in the 1940s around the city line and expanding outward. Many desirable neighborhoods, developed close to shopping and work, retain their appeal and value today. However, in a few places, property values have not been sustained. The county needs to continue working to understand the social forces and physical attributes that make some residential neighborhoods flourish for generation after generation, and the processes needed to reinvigorate communities that are beginning to show signs of decline.



Most of the county's older neighborhoods have retained their appeal and value.

Housing that is well-designed and well-built tends to hold its value over time, enhancing perceptions of the community. However, as housing ages, systems need to be upgraded or replaced, and the housing must be modernized to appeal to contemporary homebuyers. Resources have to be invested in old houses in order for them to compete effectively with new housing in the home buying market.

Neighborhoods will frequently undergo several cycles of reinvestment. In a healthy reinvestment cycle, housing is maintained and reused by successive generations. As a neighborhood matures, new families replace the older residents. The new residents renovate and upgrade the housing, leading to continued neighborhood stability. When housing is not maintained, an unhealthy cycle starts as families bypass older communities to look for housing in newer suburban developments and in rural areas. When this happens, subsequent reinvestment in the older communities does not occur. Over time, the rate of home ownership tends to decrease, properties continue to decline, and vacancies increase. Eventually, such communities can become areas of concentrated poverty and blight.



Several interrelated factors can influence the extent to which reinvestment is likely to occur in a community. They include the quality and age of housing construction, the changing demands of the housing market, the proximity of employment and shopping, and the condition of the public infrastructure. Social conditions, particularly the quality of the schools and the perception of public safety, are critical factors affecting the desirability of a community as a place to live. The physical form and appearance of the neighborhood, which includes the street network, the location and use of open space, and features such as alleys, sidewalks and street trees, also affects its desirability.

The county has embarked on an aggressive program to renovate, repair and improve a variety of public facilities and infrastructure systems, including schools, recreation sites, roads, streetscapes, and alleys. These improvements are important components of a comprehensive approach to reinvigorating the county's older residential neighborhoods.

The mix of housing types and how adjoining land uses are interrelated may also affect a neighborhood's sustainability. Attitudes on how to design residential areas are changing. The pervasive suburban development pattern of sprawling, low density tract housing, which has accommodated population growth all across America since the 1950s, has promoted dependence on the automobile and fostered a sense of detachment and isolation. A return to traditional residential land use patterns with smaller lot sizes, convenient public open spaces, proximity to shopping, and pedestrian accessibility, is currently thought to provide a better physical framework for promoting healthy, cohesive neighborhoods with a strong community identity.

Traditional land use patterns with greater emphasis on pedestrian accessibility and proximity to shopping and open spaces can create more cohesive neighborhoods.



The type of housing provided within the neighborhood should vary according to the needs of the population. Housing should be organized in a land use pattern that takes best advantage of the existing transportation network, and promotes pedestrian accessibility. Models for providing an appropriate mix of housing types that will promote sustainable communities should be developed as they relate to reinvigorating existing communities, as well as for new residential construction, to ensure their sustainability in the future.

While the county's residential community conservation areas have been essentially built-out, there are frequently opportunities for infill development or redevelopment of older, declining properties. Usually, the remaining vacant parcels within a community are small and are dispersed throughout the neighborhood, but occasionally larger vacant parcels may exist and become available for infill development. In some instances, infill development has resulted from resubdividing existing properties whereby the rears of larger lots are accessed by "panhandle" driveways to accommodate new housing sites. Panhandle and other incompatible infill developments disrupt the residential pattern of the neighborhood. The added density can place additional burdens on the existing infrastructure, including roads and schools. The county is preparing a coordinated response to address the issues of housing densities, redevelopment, and infill parcels. Through community conservation and planning efforts, residential density is being evaluated. Infill parcels are being examined for their potential to provide quality open space and/or recreational opportunities.



Incompatible infill disrupts the pattern of the neighborhood.

The Baltimore County Office of Community Conservation was created to lead the county's community conservation effort. Part of the office's function is to coordinate among various agencies that provide critical community services, such as education, recreation, health, and infrastructure development. In 1996, the office published the *Consolidated Plan 1996-2000, Baltimore County, Maryland*, which responded to the US Department of Housing and Urban Development (HUD) requirement for a plan describing how resources will be used to address community development. Housing is one of eight "strategic issues" identified in the consolidated plan's five-year strategy. The consolidated plan provides for numerous programs and initiatives endorsed by *Master Plan 2010*.

In addition to the physical aspects of the county's residential communities, the county must also address social trends. Underlying all aspects of the

human environment are individuals' social values and behavior towards others. A decline in community involvement, concern for others in society, or civic pride can be threats to residential communities. Baltimore County is diverse and becoming more so as time goes by. Diversity includes things such as age, religion, race, and household income. Citizens should appreciate and celebrate this diversity as an asset. Measures are needed which will promote community stewardship, civic pride, and an appreciation for diversity, encouraging all members of the community to take responsibility for its future.



POLICIES

- Enhance and market the positive attributes of the older neighborhoods.
- Nurture community stability by actively promoting home ownership.
- Encourage property owners to update existing homes to increase their future marketability.
- Encourage attractive and well-maintained rental housing.
- Ensure that the permitted use and density of “infill” parcels enhances established communities.
- Preserve or create open space parcels in established communities, particularly those with higher densities.
- Ensure that community services address community needs and are accessible to residents.
- Encourage the development of housing for the elderly close to town and community centers.
- Encourage the accommodation of citizens with disabilities in new housing design.
- Foster civic pride, appreciation for diversity, and community involvement.

ISSUES AND ACTIONS

Sustaining the county's residential neighborhoods will require a comprehensive, multi-agency approach that considers all factors contributing to their stability. Key elements of neighborhood stability are well-maintained housing and attractive neighborhoods, serving the needs of the county's residents at all income levels and stages of life. Improving the appearance of residential areas will promote a sense of community ownership and pride. The county must work in partnership with local residents and community associations to create customized neighborhood conservation plans, which foster community stewardship.



Instilling a sense of community ownership and pride is a key element of neighborhood stability.



Issue: Density and Development

Basic to the development of residential neighborhoods is the concept of density. Through community planning efforts, the quality and mix of housing types should be analyzed to ensure that the housing stock, density, and the residential pattern will continue to support neighborhood viability. The presence of potential infill and redevelopment sites should be examined. In some instances, vacant parcels can provide visual open space, which is critical to the visual quality of the neighborhood and should be maintained. In other instances, infill development that is compatible with the character of the neighborhood may be appropriate. And, in still other instances, new development that will promote redevelopment or revitalization of the surrounding housing may be appropriate.

In the past, construction in established communities has not always been compatible with the existing housing. The county established its present zoning classifications in the 1950s. In many instances, the zoning designation, which was established for existing residential areas, reflects a density that is higher than the density at which these neighborhoods were originally built. When new housing is developed on vacant parcels within the neighborhood, it is usually at the higher density. Some infill developments create panhandle lots to construct additional housing within the interior of existing blocks. Besides the visual disruption of the residential pattern, the additional density can result in the overloading of the surrounding roads, on-street parking, schools, parks, and community services.

Where possible, infill and redevelopment sites should be used to provide needed open space and recreation opportunities.

Where possible, infill and redevelopment sites should be used to provide needed open space and recreation opportunities. Redevelopment of deteriorating, higher density apartments and townhouses in older neighborhoods to create lower density single family housing will attract homebuyers, stimulating the housing market in the community. Redevelopment can also be used to create better distribution of socio-economic groups to reduce or prevent concentrations of poverty. Where a need for new residential construction is identified, it should be compatible with the existing density of the neighborhood.

Actions

1. For each community plan, evaluate the type and condition of the existing housing.
2. Perform a detailed demographic analysis including projections to determine housing needs.



3. Develop a community consensus on the density and housing mix that would be appropriate to ensure community stability.
4. Identify land parcels that will accommodate the desired housing mix, and opportunities for public spaces like playgrounds or parks. This may involve utilization of vacant parcels, or redevelopment of built parcels.
5. Determine the appropriate future land use for vacant parcels, including parcels that could become available for infill development in the future. Any infill development that creates panhandle lots should be discouraged.
6. Evaluate the development potential and density of vacant parcels zoned DR-5.5, DR-10.5, DR-16, RAE, and OT to determine appropriate land use.
7. Revise zoning as appropriate, either through the four-year Comprehensive Zoning Map Process, or through a rezoning process completed as part of a community plan. Residential zoning of land should be comparable to the existing (“built-out”) density in the surrounding area or neighborhood.
8. To assist in the redevelopment of seriously deteriorated housing, consider the creation of mechanisms to acquire, consolidate and strategically redevelop parcels to promote neighborhood revitalization.
9. Create a public/private mechanism for purchasing and maintaining infill parcels as open space, where appropriate.
10. Investigate mechanisms such as overlay districts, performance standards, or lower density residential zones, which would ensure that neighborhoods remain at appropriate densities.
11. Investigate the feasibility of creating non-governmental land trusts for the acquisition and care of small parcels for the creation of open spaces.

Issue: Ensuring Sustainable Neighborhoods

Addressing the quality of residential neighborhoods will necessitate examining each locality in detail as part of a community plan. Applicable principles, which can be implemented to foster community cohesion for each community, should include:

- providing attractive, well-maintained housing, streets and landscaping;
- providing public spaces including playgrounds, parks and community centers;
- providing interconnected road networks that diffuse traffic through neighborhoods, rather than concentrating it on internal collector streets, and avoiding cul-de-sacs and panhandles; and

The county will evaluate the development potential and density of vacant parcels zoned to determine appropriate land use.



- ensuring pedestrian accessibility within the neighborhood and to shopping, transit stops, recreation, and schools.

New development in existing neighborhoods is frequently not compatible in scale or design. Inappropriately located, dissimilar housing designs can lead to disunity in the visual fabric, and break down the cohesiveness of the community. Conversely, in a neighborhood that is experiencing a decline in the maintenance of its housing stock, appropriately located, compatible housing designs that are physically more attractive can improve the perception of the community, and provide an impetus for renovating the existing housing.

Actions

1. Ensure safe pedestrian accessibility to shopping, recreation, and schools.
2. Continue the county's program for pavement resurfacing of roads and alleys.
3. Provide adequate lighting levels for streets, parking areas, and public walkways.
4. Ensure appropriate screening and buffering for parking areas, trash areas, and other unattractive storage or service uses.
5. Encourage periodic neighborhood cleanup campaigns to remove accumulated trash and debris from public areas, and allow residents to easily dispose of unwanted personal belongings.
6. Improve the attractiveness of the community and promote community identity by providing street trees, community planting areas, and neighborhood identification signs.

The county should facilitate the provision of independent living for its growing senior population.

Issue: Providing Housing for the Growing Senior Population and for the Disabled

As the county's population ages, the proportion of residents who are disabled or frail will increase. Older citizens and people with disabilities need good choices with respect to where and how they live. Some people with disabilities need special services that can be provided in their own homes or in group homes called assisted living facilities.

A majority of frail seniors and people with disabilities prefer to live independently, when it is feasible. The county should consider actions that help to facilitate independent living. Home sharing is a housing option that helps connect single homeowners with compatible individuals who want to share a home and

expenses. It can provide companionship, financial support, and help with chores, making it easier for some seniors and people with disabilities to remain in their homes.



Existing homes often need modifications to provide for independent living. The extent and cost of these modifications could be reduced if new dwellings were designed with disabled people in mind. “Adaptability” refers to the condition of a dwelling that would allow it to be easily modified as a residence for a person with disabilities.

“Visitability” refers to the condition of a private dwelling which enables a disabled person to enter, move about on the first floor, and use the restroom. Private homes as well as public facilities should be easy to visit so that a person with a disability can pursue an active social and community life rather than being confined at home.

Adaptability and visitability are flexible concepts. An adaptable or visitable dwelling can include features as simple and inexpensive as lowering light switches so that someone can easily reach them from a wheelchair.

Action

Assess the needs, benefits, and costs of adaptable and visitable housing.

Issue: Promoting Home Ownership

A mix of homeowner and rental housing is desirable because it provides options for people with different resources and needs. Nevertheless, home ownership helps stabilize communities because owner-residents have a special stake in the community’s future. Baltimore County is fortunate to have a home ownership rate higher than the national average, and the county is taking steps to help maintain and increase home ownership in the community conservation areas. The county has instituted two programs to provide assistance with settlement and closing costs to income-qualified first time homebuyers. This assistance is coupled with homeownership education and counseling services. The Settlement Expense Loan Program (SELP) serves homebuyers throughout the community conservation areas whose incomes are low to moderate (less than 80% of median). The Incentive Purchase Program (IPP), which received the Housing and Urban Development Best Practices award in 1998, serves middle income homebuyers (up to 110% of median) who purchase a home in one of three targeted communities. In addition, state and federal programs exist to provide

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future.***



homebuyers with mortgage guarantees and favorable mortgage terms.

These programs are largely aimed at helping first time homebuyers, those buyers who generally face the greatest barriers to homeownership. But newer housing in neighboring counties continues to attract Baltimore County's move-up middle income homebuyers. The county should determine ways to effectively promote its many attractive neighborhoods to all segments of the residential real estate market.

Actions

1. Determine whether there is an unmet need for programs like the IPP in additional communities. Consider developing new sources of settlement loan funds that are less restrictive than SELP, if needed.
2. Where appropriate, address housing and marketing strategies in community plans.
3. Work to develop a countywide, neighborhood promotion and marketing plan.
4. Continue to support and promote quality homeownership counseling and educational programs for first time homebuyers throughout the county.

Issue: Maintaining the Existing Housing Stock

The value of older housing diminishes when it is not well maintained. Moreover, poor property maintenance projects a negative community image. This image can demoralize existing residents, discourage community involvement, and dampen home sales.

Poor property maintenance projects a negative community image.

Recognizing the importance of this problem, Baltimore County has expanded and consolidated its code enforcement capabilities. Inspectors who previously enforced different property codes working out of different county agencies have been cross trained and are now located in a single agency. In addition, the county has established the Community Code Enforcement Program. Through this partnership, community associations can conduct their own exterior property inspections in cooperation with county code enforcement staff and issue notices to property owners requesting voluntary compliance. If conditions are not abated, county staff can follow up with an official inspection. Although code enforcement is handled mostly on a complaint basis, the county has conducted occasional comprehensive "sweeps" through designated areas. Sweeps can be used to target specific problems, such as junked cars, or to target areas with generally inadequate property maintenance.

Actions

1. Regularly and thoroughly enforce all property maintenance codes.
2. Encourage community associations to participate in the Community Code Enforcement Program.
3. Develop cost-effective methods for demolishing vacant buildings that are nuisances.
4. Educate property owners and renters about their responsibilities for compliance with property maintenance codes.



Issue: Updating the Existing Housing Stock

To hold its value, housing must not only be well maintained, but also periodically updated. Housing built prior to 1970 often does not contain features considered standard today such as central air conditioning, multiple baths, large closets, modern kitchens, and large specialty rooms. Approximately 60% of the county's housing stock is pre-1970 vintage. Homeowner housing that does not remain competitive may convert to rental housing or resell at lower prices, potentially inducing deterioration of the housing stock and the surrounding community. Because older housing constitutes such a large portion of the county's housing stock, creative, large-scale initiatives are needed to increase marketability and resale values.

Several programs exist to provide financing for the rehabilitation of single family homes. They include a county loan program, a more restrictive state program for the repair of emergency conditions, and a federal loan guarantee program for the rehabilitation of a home at the time of acquisition. These programs, which are administered through the Baltimore County Office of Community Conservation, serve only low to moderate-income homeowners and homebuyers. County loan rehabilitation programs received two awards from the State Department of Housing and Community Development in 1998.

Actions

1. Encourage the use of existing rehabilitation loan programs for homeowners in designated areas; identify gaps and facilitate the establishment of creative new renovation financing initiatives through local financial institutions.
2. Facilitate creative community-wide repair initiatives, such as volume buying for sidewalk, curb/gutter or driveway repairs, re-roofing, and large tree pruning.



Creative initiatives are needed to increase the marketability and resale values of the county's older housing.



3. Educate homeowners about the financial resources available for, and benefits of, quality home renovations.

Issue: Providing for Attractive and Well-Maintained Rental Housing

While homeownership helps to keep communities stable, a supply of quality rental housing throughout the county provides choices and flexibility for people in a variety of circumstances such as students and young working adults who are not ready to own a home; elderly people who are no longer able to take care of a home; families who cannot afford to own a home; or move-up buyers in transition between homes.

Rental housing comprises nearly one-third of Baltimore County's total housing stock. Over 80% of the rental units are located in the community conservation areas, and include scattered, single family houses as well as garden and mid-rise apartment buildings. The balance of the rental housing is primarily located in the growth areas and the Towson Urban Center, where the zoning allows for high-density elevator apartments.

Most of Baltimore County's rental housing is well maintained and well managed. County agencies have provided training courses for property managers on a number of topics, including livability code compliance and enforcement; Section 8 subsidy program policies, procedures, and responsibilities; tenant selection, including how to perform criminal background and credit checks; how to write and enforce leases; and lead paint testing. Nevertheless, there are a few troubled rental housing complexes that are characterized by combinations of obsolescence, physical deterioration, poor management, concentrated poverty, high rates of crime, and vacancy. The county has pursued the selective demolition of sections of troubled large-scale rental housing complexes having these characteristics in order to preserve surrounding communities, reduce density, and increase the amount of open space. The reduced density, along with targeted efforts to improve the delivery of public safety, health, social, and recreational services, is intended to make these communities more stable and livable.



A supply of quality rental housing throughout the county provides choices.

Actions

1. Continue training programs on best management practices for property managers of multi-family and scattered single family rental housing.
2. Establish a process for the registration of rental property owners to facilitate owner/management education and to enable the county to identify such owners for property code enforcement purposes.

3. Continue to reduce density in selected, troubled, large-scale rental complexes.
4. Evaluate the feasibility of setting up a revolving loan fund for cleanup and repair of substandard rental properties.
5. Identify code enforcement “problem properties” among apartment complexes and individual rental properties and concentrate resources on these properties.
6. Continue to conduct annual fire inspections in all multi-family buildings.
7. Consider establishing an annual or periodic interior and exterior code inspection in all apartment buildings.
8. Develop educational resources to inform tenants of their rights and responsibilities under the provisions of the livability code.



Issue: Reducing the Conversion of Owner-Occupied Homes to Rentals

In general, falling property values invite speculators to convert housing to rental units. Therefore, the best way to prevent large-scale rental conversion in homeowner neighborhoods is to keep the neighborhoods attractive for homeownership through a broad range of conservation efforts that help to maintain property values. Specific neighborhoods that may be at particular risk for conversion to rental status require targeted strategies to minimize rental conversions. Such neighborhoods may include those with a concentration of higher risk home mortgagees who may be more likely to default, particularly in a recessionary period, and those with a high proportion of elderly homeowners.

A house is most likely to be converted to rental status when a quick sale is desired, such as when the homeowner becomes sick or disabled and needs a different living environment; when the owner dies, to settle the estate; when a spouse dies or a couple divorces; or when the lender forecloses on the mortgage. In some of these circumstances, it is common to sell the house at auction. Ordinary homebuyers tend to avoid auctions because the process is intimidating and requires ready cash. Consequently, professional investors usually purchase houses sold at auctions. In addition, some investors seek out and approach potential sellers who may not want to list a house for sale with a real estate agent, or who may have become frustrated by a slow home sale market.

Falling property values invite speculators to convert housing to rental units.

Strategies to address this issue include helping to prevent mortgage foreclosure; encouraging home sellers to list their houses with real estate agents rather than selling to investors; and making the choice to remain in their homes more attractive to seniors and disabled homeowners.



Actions

1. Conduct educational workshops for home sellers, particularly targeting elderly residents through senior centers; emphasize the advantages of listing a house with a real estate broker, rather than selling directly to an investor.
2. Continue to provide pre-purchase home ownership counseling to help ensure that first time home buyers are prepared to undertake the financial responsibility of owning a home.
3. Create and promote counseling and referral services to intervene and help prevent mortgage foreclosure when homeowners are in default.

Issue: Fostering Citizen Involvement and Community Stewardship

Citizen involvement is essential to avoid the loss of civic pride and sense of responsibility that can damage communities. The county must promote the stewardship of each community by its residents to strengthen and reinforce its positive social and physical aspects. Community stewardship encompasses maintaining and improving the physical resources of the neighborhood, its housing, infrastructure, open space and overall design, as well as promoting social cohesiveness and responsibility.

To be effective community “stewards,” citizens need to be well informed about government services and functions, and they need a variety of community organizing and leadership skills. They also need flexibility in their work schedules to attend meetings and hearings. Civic organizations need convenient physical space for meetings and other activities, and they need money and other resources to carry out community development projects.



County-sponsored community conservation conferences serve as forums about strengthening communities.

County government has worked to address these needs. The county has co-sponsored six annual community conservation conferences with the Community Conservation Action Group (CCAG), an informal association of community associations and umbrella organizations from across the county. The conferences serve as forums for communicating technical information, supporting leadership development, and sharing ideas about strengthening communities.

Resources available for promoting community stewardship and community improvement projects are varied. The county government has established an annual competitive grant to community associations for physical improvements. The Harry and Jeannette Weinberg Foundation has provided matching funds. Some of the larger employers in the Baltimore region

have established policies that support and encourage civic involvement, such as flex time, time off, awards recognizing community achievement, and small grants for community improvement projects.



Actions

1. Promote community activities to build and strengthen relationships among neighbors, such as community picnics, market days, senior craft fairs, etc.
2. Sponsor local civic improvement activities, such as Community Conservation Grant projects, Pitch-in-for-Progress projects, Earth Day activities, stream clean-ups, community planting projects, or home improvement projects such as Christmas in April, that allow residents to participate physically in improving their communities, and building a personal stake in its future stability.
3. Encourage community associations to use their newsletters, community meetings, and other activities to promote community stewardship concepts as they pertain to strengthening their particular neighborhood.
4. Provide for flexibility in the design and use of public buildings so that every community has convenient gathering spaces that can be used for meetings, community services, and social activities.
5. Encourage employers to accommodate and support the civic activities of their employees.
6. Continue to hold the annual community conservation conference and to support the CCAG.

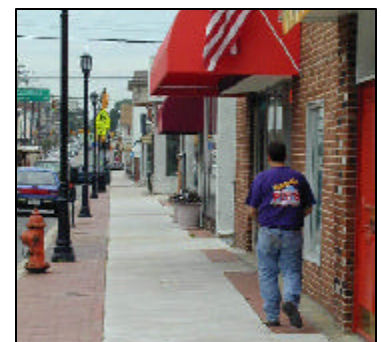
COMMERCIAL COMMUNITY CONSERVATION AREAS

INTRODUCTION

Baltimore County has two basic forms of commercial development throughout its community conservation areas: Commercial Revitalization Districts, which are the older traditional commercial areas, and commercial corridors, which include strip commercial development and shopping centers. Each form of commercial development presents unique challenges and opportunities.

COMMERCIAL REVITALIZATION DISTRICTS

Traditional commercial areas play an important role in Baltimore County's overall vitality and prosperity. The county's twelve traditional commercial areas are located within the Urban Rural Demarcation Line (URDL).



Streetscape improvements were recently made in the Catonsville Commercial Revitalization District.



Established during the late 1800s and early 1900s, they originally functioned as villages and centers of commerce at the terminus of transportation links with the City of Baltimore. During the suburban growth that occurred after World War II, the land around and between the commercial areas filled in with residential development.

For an extended period, the commercial areas generally served the retail needs of the surrounding communities. However, as suburban expansion has continued and the retail industry and consumer shopping habits have changed, the strength of the commercial areas has been challenged. In response, the Baltimore County Council designated the county's twelve traditional commercial areas as Commercial Revitalization Districts (CRDs) (Resolutions 114-97 and 83-98) (Map 23). The CRDs operate within a geographically defined area and are targeted with specific county-sponsored programs to enhance their development potential. A formal business and professional association represents each CRD's commercial interests. These associations are members of the Commercial Revitalization Action Group (CRAG), which serves as an advocate and catalyst for improvements within the CRDs, and works in partnership with local businesses, business associations, and government agencies to improve the districts.

Baltimore County's twelve CRDs are presented below grouped by village center, neighborhood center, community center, and corridor. These groupings include their structure, the type of market served, and the representative business and professional association.

Commercial Revitalization Districts are targeted with specific county-sponsored programs to enhance their development potential.

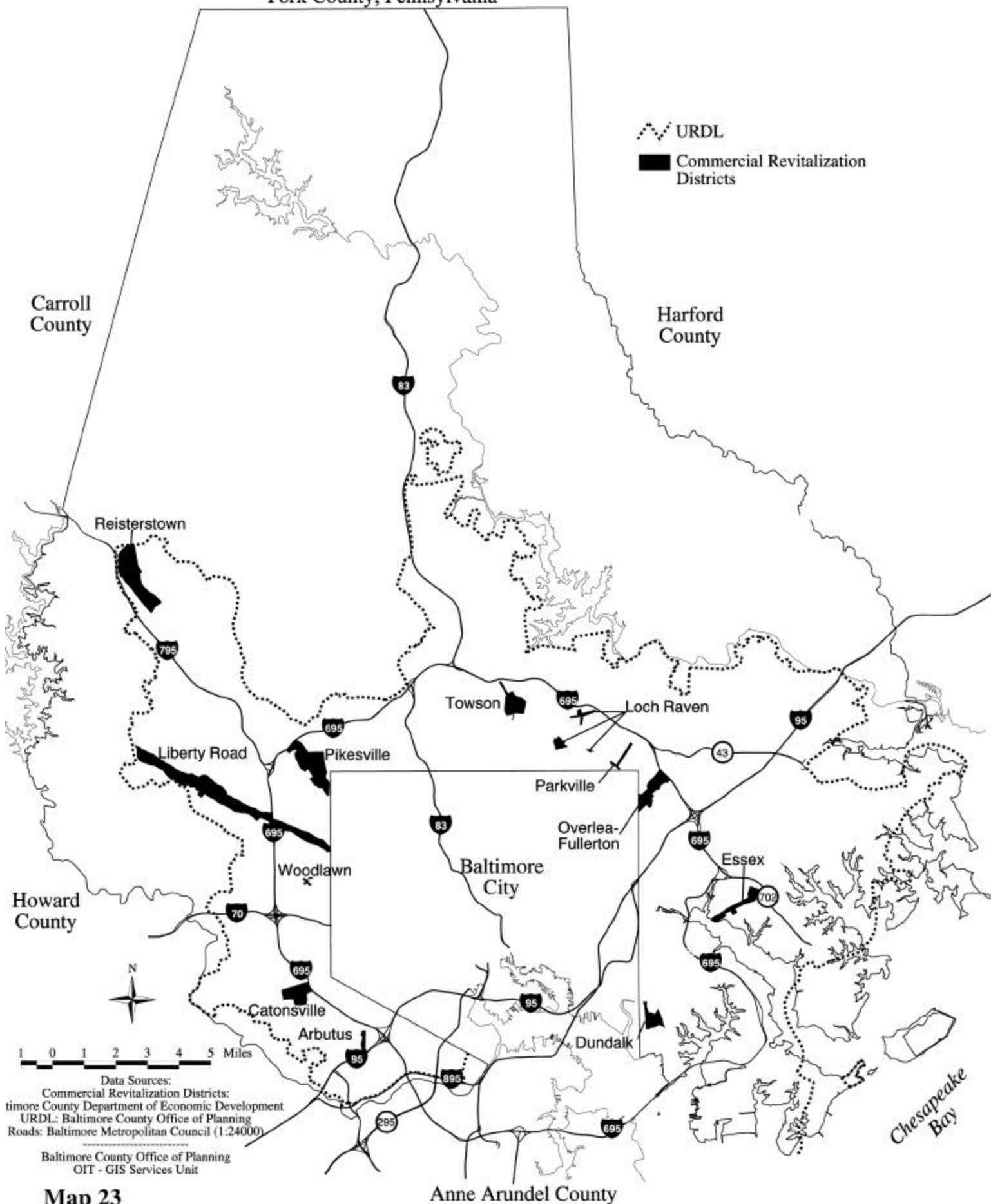
Village Center

- Small in size (10-50 businesses)
- Fairly compact
- Solely retail in function
- Services a small area, one-mile radius
 - Arbutus – Arbutus Business and Professional Association,
 - Woodlawn – Woodlawn Village Business and Professional Association

Neighborhood Center

- Moderate in size (50-150 businesses)
- Identifiable core with strip adjacent
- Several functions, including retail and professional
- Services a larger area, two-mile radius

York County, Pennsylvania



Map 23
Commercial Revitalization Districts



- Dundalk – Eastern Baltimore Area Chamber of Commerce
- Parkville – Parkville Business and Professional Association
- Overlea – Overlea-Fullerton Development Corporation
- Reisterstown – Reisterstown, Owings Mills, Glyndon Chamber of Commerce

Community Center

- Medium in size (150-200 businesses)
- Identified core with auto-oriented strip adjacent
- Multiple functions, retail, professional, office, commercial, and housing
- Services large area, three-mile radius
 - Pikesville – Pikesville Chamber of Commerce
 - Catonsville – Greater Catonsville Chamber of Commerce

Vehicular Oriented Corridor

- Varies in size (100-2,000 businesses)
- No core, elongated, with shopping centers
- Slightly more recent development than others
- Services local communities, commuters, and draws from the region
 - Liberty Road – Liberty Road Business Association
 - Loch Raven – Loch Raven Business Association
 - Essex – Essex Revitalization Community Development Corporation

Regional Commercial Center

- Large in size (more than 300 businesses)
- Identifiable core, pedestrian oriented
- Multiple functions, retail, professional, commercial, office, government, housing
- Services significant portion of region
 - Towson – Towson Business Association



The Dundalk commercial area is an example of a neighborhood center, and is also a distinguished historic structure.

POLICIES

- Assist existing businesses with current and future needs.
- Institute strategies to strengthen the overall well being of the CRDs.
- Promote regulatory mechanisms that improve the CRDs.
- Attract new investment and compatible development.
- Continue existing relationships, resources, and mechanisms to stimulate quality development, and investigate establishing others.

- Enhance the physical capacity of the CRDs through capital improvements, streetscape enhancements, and infrastructure upgrades.



ISSUES AND ACTIONS

While the Commercial Revitalization Districts are primarily occupied by relatively small, independent merchants, collectively they provide a substantial and functional resource. However, the maintenance of this resource is complex, necessitating a coordinated approach involving private and public interests.

Issue: Maintaining the Viability of Revitalization Districts

The county's CRDs have distinctive characteristics that can be promoted and made more attractive to customers, merchants, and developers. The CRDs and the affiliated neighborhoods each possess unique qualities – the types of stores, architectural features, existing infrastructure, convenience, proximity of dense populations, and history can serve as a marketing tool and yield economic advantage over newer, redundant, and underdeveloped locations. The CRDs were originally focused in either a village center configuration, with a pedestrian-oriented, human-scale shopping environment, or a corridor strip form, more associated with automobiles. CRDs should be sought-after places to shop, eat, and relax. Ideally, CRD redevelopment should provide a complementary mix of uses such as office, residential, services, entertainment, and cultural facilities.

Restaurants, cafés, and other eating establishments are important fixtures within the CRDs. These enterprises provide a needed service, help define the CRD in which they are located, attract patrons who often conduct other business in the area, extend the evening hours that the CRD is utilized, have high employment levels, and are often locally owned and operated. Food and beverage oriented establishments require a liquor license to serve alcohol. However, the limited availability of liquor licenses contributes to their excessive cost and inhibits the growth of this economic sector.

The distinctive character of each of the county's commercial revitalization districts should be promoted.

Actions

1. Prioritize CRDs based on market conditions, age of infrastructure, and need. Develop timeframes that enable the county, state, and private entities to allocate resources appropriately.
2. For each CRD, develop or update a plan based on the needs of the area. Program elements to be addressed may include:



- Streetscaping — lighting, landscaping, and street furniture with continuing maintenance.
 - Consolidation and removal of redundant or unnecessary publicly owned signs.
 - Market research to determine the potential for new uses. Encourage the provision of a full range of goods and services, with a concentrated, continuous area to support pedestrian-oriented shopping.
 - Identification of parcels that may be considered for consolidation while encouraging sensitivity to the existing economic, residential, and physical fabric of the CRD and its surrounding community.
 - Strategies for parking management, including locations for shared lots and methods to reduce parking on residential streets by non-residents.
 - Identification of buildings, sites, and areas that should be listed and promoted as historic landmarks or districts. Such identification should preserve historically significant sites but still allow for positive development.
3. Consider reducing the requirement for on-site parking within CRDs only where other options such as reciprocal parking agreements have been exhausted.
- Continue to provide self-supporting county-owned parking facilities.
 - Implement on-street parking management programs in residential neighborhoods to reduce parking by employees and customers, and establish clear guidelines for the use of residentially zoned land for business parking.
 - Develop mechanisms to encourage privately-owned, shared parking.
 - Promote the use of non-prime locations for merchant and employee parking as a method of reducing parking congestion in valued spaces.
 - Indent sidewalks to allow for additional on street parking in areas with exceptionally wide sidewalks.
4. Explore changes to state law to allow for a sufficient number of liquor licenses, for specific purposes and in designated areas within CRDs.



Streetscaping programs which include lighting, landscaping, and street furniture are among the ways to improve the quality of older commercial areas.

Issue: Promoting Business Retention, Expansion, and Attraction

The evolving definition of a successful CRD requires coordinated input from all interested parties, public and private. In any given area there are often a large number of property owners who each control small individual lots. The availability of space for the expansion of existing businesses and

the size requirements of a contemporary retail facility (over one acre) often inhibit redevelopment, putting older areas at a competitive disadvantage. To respond to development needs, it is often necessary to consolidate multiple parcels under separate ownership, which is usually time consuming, frequently leads to speculation by property owners, and may not be accomplished due to hold-outs. Additional issues that arise in CRDs include adjusting differing zoning designations and addressing physical elements such as demolition, environmental concerns, and upgrading utilities.



Actions

1. Utilize CRAG as a resource to maximize the effective application of resources that promote business and economic development within the CRDs, to:
 - promote the coordinated development of the CRDs;
 - assist individual CRDs in working with the county through the Commercial District Management Authority (CDMA) to protect and maintain the county's valuable streetscape investments; and
 - promote the county's Commercial Revitalization Program and affiliated technical and financial assistance resources.
2. Use county programs, such as the Commercial Revitalization Program, and legislation, such as zoning regulations, to address current and future issues within the CRDs. Promote the CRDs as attractive places in which to do business by:
 - Creating marketing packages for each CRD highlighting major available properties, amenities, demographics, and available county assistance;
 - Implementing a program to attract appropriate new investment to each CRD; and
 - Promoting the county's Small Business Loan Fund as a source of capital that is sensitive to the needs of small businesses and aspiring entrepreneurs in CRDs.
3. In cooperation with CRAG and its constituent members, support new development and the expansion of existing businesses by identifying parcels with consolidation potential, and review associated regulatory and impact concerns.
4. Investigate methods to address problem absentee landlords.
5. Encourage the maintenance and improvement of properties through the streetscape program, Commercial Revitalization Incentive Programs (Architect on Call, Business Improvement Loan Program, and the

***The county
will strengthen
its Commercial
Revitalization
Program,
promoting the
CRDs as
attractive places
in which to do
business.***



Commercial Revitalization Tax Credit), and the enforcement of zoning regulations, building code, and other regulatory mechanisms.

6. Develop mechanisms to ensure that development standards are consistently followed, such as through agreements, overlay districts, and special review processes.
7. Explore the use of historic designations, loans, grants, and other special incentives to encourage reinvestment in older neighborhoods.

COMMERCIAL CORRIDORS

Commercial corridors are long strips of commercial land uses adjoining the county's major arterial highways, extending from Baltimore City to the URDL. The county's commercial corridors serve two vital functions: 1) as highways that carry through traffic; and 2) as access for neighboring residential areas to a wide range of shopping, dining, and other personal service opportunities.

Commercial corridors include low-density strip commercial development, accessible almost exclusively by automobile, and shopping centers, typically anchored by a large grocery store. The commercial corridors are the "faces" of the adjacent communities. The commercial corridors' appearance and liveliness influences perceptions about the adjoining neighborhoods. Well-designed and well-maintained commercial areas bring vitality to communities. Declining commercial areas and vacant storefronts hurt the image of adjacent communities and lower the quality of life for residents. The aesthetic appearance of commercial areas is as critical an issue as their economic viability.

The commercial corridors' appearance and liveliness influence perceptions about the adjoining neighborhoods.

Shopping habits are changing in terms of where and how people shop. Many purchases formerly made at department stores or discount variety stores are now being made at deep discount warehouse stores. Local market analysts agree that the deep-discount market is not built-out in Baltimore County, especially in the central corridor; several more of these types of projects are expected. There will also continue to be development of shopping centers anchored by grocery stores.

Continuing growth in mail order, television, and Internet shopping sales shows that the market remains convenience driven. Consumers want to spend less time getting to and from shopping places. They want to be able to get in and out of a shopping center quickly and park conveniently. Major drug store chains are responding to this demand with freestanding stores and

drive-through services. New development and redevelopment along commercial corridors will be motivated to provide convenient parking and access. The older properties of the established commercial corridors are frequently constrained by their size and shape from providing convenient parking and access.



Baltimore County commercial areas also include large, regional shopping nodes such as malls, and smaller, discrete shopping areas that are frequently located within neighborhoods. Community shopping centers that are not anchored by a grocery store are particularly vulnerable to changes in retailing. These centers find it difficult to compete with the amenities and variety offered by larger regional shopping centers, the low prices of deep-discount warehouses, and the convenience of centers anchored by a supermarket. Successful community shopping centers that reposition their tenant mix to serve the surrounding community, and are redesigned to become a focal point of the community tend to be successful as measured by low vacancy rates, high rents, and high sales. Community shopping centers that do not pursue this strategy are more likely to fail, leading to a cycle of disinvestment, higher vacancy rates and abandonment.

POLICIES

- Reduce potential land use conflicts between commercial corridors and nearby residential areas.
- Implement strategies to address common traffic and parking issues in business areas.
- Promote safe pedestrian access to shopping areas from neighborhoods and between shopping areas.
- Provide or enhance a sense of identity and place by improving the appearance of commercial corridors.

ISSUES AND ACTIONS

To maintain the continued viability of the county's commercial corridors, efforts must continue to direct the most intensive commercial development to major nodes, and to make shopping along commercial corridors more inviting and convenient.

Issue: Improving Land Use Criteria

The use listings of the *Baltimore County Zoning Regulations* are complicated and special hearings are often required to determine whether



Redevelopment of shopping centers that tailor their tenant mix to serve the surrounding community tends to be successful.



a use is permitted. The result is that there is little certainty for both the property owner and the neighborhood as to how property will be developed and used.

Additionally, the zoning regulations permit very large retail and entertainment uses in the BM (business, major), BR (business, roadside), and BL (business, local) zones. These uses can have intensive traffic impacts on major roads, visual impacts on surrounding areas, and economic impacts on local commercial uses.

Actions

1. Provide a statement of intent, and regulations to implement the intent, for each zone:
 - The BM zone should be geared for large, regional retail and entertainment destinations.
 - The BR zone should be revised so that it is only appropriate for strip commercial use and contains appropriate use, area, and buffer requirements.
 - A zone suitable for the special constraints and needs of revitalization districts should be developed.
 - Reduce the Floor Area Ratios (FARs) in the BL, BM, and BR zones to be compatible with adjacent residential areas. High FARs should only be permitted within approved growth areas or the Towson Urban Center.
2. Promote redevelopment of existing large enclosed shopping malls for regional shopping destinations. Consider viable reuse of shopping centers that may no longer be needed due to market changes or consolidation. In both instances, consider mixed use opportunities.
3. Regional retail and entertainment shopping nodes along commercial corridors may be appropriate at locations that are within or adjacent to business zoned property, and at intersections served by major arterials with direct access to an interstate highway. Additional requirements for these regional nodes along commercial corridors should include:
 - a PUD-C for the development of regional retail when the site abuts a BM zone. The retail development should continue to be oriented to the commercial corridor and not provide access to roads which are not commercial corridors;
 - road improvements such as left turn lanes and service roads to minimize traffic impacts;



The county will continue to promote the redevelopment of enclosed shopping malls as regional shopping destinations, such as Towson Town Center.



- utilities to be placed underground where new development occurs; and
 - additional limitations as recommended by a community plan.
4. Prepare comprehensive recommendations regarding zoning reclassifications along each of the commercial corridors prior to the CZMP, or as part of an adopted community plan.
 5. Promote property between shopping areas for uses that will complement and increase the viability of the shopping areas, while conserving the adjacent communities.
 - Modify the zoning to encourage housing for the elderly, assisted living facilities, and nursing homes along commercial corridors.
 - Encourage employment-intensive uses and reclassify undeveloped properties along the commercial corridors to foster development for employment-intensive uses.
 - A number of non-residential uses are permitted by special exception in residential zones. These include funeral homes, veterinarians' offices, bed and breakfasts, tourist homes, music conservatories, and professional offices. These uses are more appropriately located along arterial roadways rather than local streets. Modify the zoning regulations to remove these uses from the residential zones, but permit these uses on parcels between shopping areas along commercial corridors.
 6. Create tools that enable commercial corridors to develop a distinctive character and mix of complementary uses.

Issue: Use of Manufacturing-Zoned Land for Retail Use

Pressure to use ML (manufacturing, light) zoned land for retail uses is increasing as the county's existing commercial corridors become more congested. ML-zoned sites are attractive because they are accessible, provide ample parking opportunities, and are less costly than sites with business zoning. Permitting ML-zoned land to be developed for retail uses means that fewer sites are available for corporate headquarters, manufacturing, and other employment-intensive uses. Allowing land along such roads as Beaver Dam Road, Owings Mills Boulevard, and Red Run Boulevard to be used for retail purposes would inhibit their ability to function as roads designed to carry through traffic. Using ML-zoned land for new retail development can also undermine the viability of existing retail centers and revitalization areas.

Pressure to use manufacturing-zoned land for retail uses is increasing as the county's existing commercial corridors become more congested.



Actions

1. Revise the manufacturing zones to limit auxiliary retail and personal service uses.
2. Delineate corridors for commercial and industrial use in the Baltimore County Functional Classification Map to establish and maintain appropriate zoning and land use.
3. Preserve the existing inventory of land with ML zoning during rezoning processes.

Issue: Traffic and Convenience

As noted earlier, development along commercial corridors exists as narrow bands of commercial zoning adjacent to residentially-zoned land. In many places, the depth of commercial properties along the corridor is inadequate to accommodate appropriate buffers between the commercial and residential areas, and rear loading access and parking are often constrained.

The commercial corridor transportation routes are mostly state highways. While the county regulates land use along the corridors, the state regulates access to the adjoining properties through the approval of curb cuts for driveway entrances. Multiple driveways for single parcels have frequently been approved, resulting in greater traffic congestion. Congestion makes shopping along commercial corridors less convenient and encourages consumers to bypass the corridor to shop elsewhere.



A lack of sidewalks in and leading to commercial areas makes pedestrian access difficult.

Pedestrian access from adjacent neighborhoods, between shopping areas, and from transit stops is poor. Sidewalks are often discontinuous. The county has been inconsistent in requiring property owners in commercial areas to provide sidewalks. The result is that walking between many shopping areas is unsafe or impossible.

The commercial revitalization districts typically have better pedestrian access than the commercial corridors because they were originally designed for pedestrians. Providing convenient vehicle access and parking, while maintaining the ambiance and character of the area, is the major challenge in these areas. The success of such shopping centers as “The Avenue” in White Marsh indicates that there is a market for the traditional pedestrian-oriented shopping areas provided in the county’s commercial revitalization districts.



Actions

1. As part of community plan efforts, create a “driveway curb cut” task force, including the county, state, property owners, community residents, and business owners. Shared access will promote convenient shopping by reducing traffic congestion. More on-site parking will be made available for commercial uses, which will reduce spillover onto residential streets.
 - Identify where new curb cuts should be avoided and where existing curb cuts could be consolidated.
 - Develop incentives to encourage shared use of driveways.
 - Modify zoning regulations that impede the shared use of driveways.
 - Reduce off-street parking requirements for uses that share parking.
 - Create a model agreement for private property owners regarding use of parking spaces, paving, maintenance costs and related issues.
2. Promote the consolidation of small parcels.
 - Sponsor market research to determine the feasibility of the redevelopment and consolidation of small parcels along commercial corridors.
 - Develop a financial model to allow individual parcel owners to consolidate their parcels, while retaining a proportionate share of future profits from a redeveloped, consolidated site.
 - Consider the creation of a private or quasi-public redevelopment mechanism with the power to acquire and redevelop property in accordance with the stated policy.
3. Reduce on-street parking by employees and customers in residential neighborhoods through on-street parking management programs.
4. Encourage transit-oriented design.
5. To promote pedestrian access from neighborhoods and between shopping areas, provide continuous sidewalks along the length of both sides of commercial corridors, as well as crosswalks; medians at signalized intersections for pedestrian safety; and pedestrian controls at traffic signals.

Curb cuts should be consolidated to reduce traffic congestion on commercial corridors.

Issue: Improving Design Quality and Creating Identity

Unplanned commercial corridors can create a sense of being “nowhere.” Their endless jumble of nondescript buildings, parking lots, signs, and overhead utility lines leads to street clutter, lack of identity, an unwelcoming atmosphere for shoppers, and disassociation with community.



Improving visual appearance, establishing identity through design elements, and eliminating clutter will help to ensure the continued viability of the county's commercial corridors. The county has adopted regulations promoting these objectives. However, regulations alone will not lead to dramatic improvement. The majority of commercial development qualifies for limited exemptions to the development regulations. While a project that receives a limited exemption is subject to the same standards as other projects, qualitative standards are difficult to achieve, because the project does not receive the same scrutiny or level of public review. The county's landscaping requirements have been in effect since the 1980s; however, they do not apply to existing development that predates the standards' enactment.

Action

Coordinate and develop programs to improve the appearance of commercial areas and provide a sense of identity and place, including:

- “Streetscaping” – improve lighting, landscaping, and street furniture.
- Explicitly permit decorative street banners to promote identification.
- Consolidate and remove redundant or unnecessary publicly-owned signs.
- Inspect landscaping and ensure that it is maintained.
- Develop public-private partnerships to ensure adequate maintenance and quality appearance of commercial areas.
- Ensure the provision of adequate buffers between commercial and residential areas.



The county's employment centers are existing concentrations of industrial and office development.

EMPLOYMENT CENTERS

INTRODUCTION

The county's employment centers are land management areas that designate existing concentrations of industrial and commercial development, apart from those in the two growth areas (Map 5). These areas include:

Southwest

UMBC Technology Center and UMBC Research Park

Woodlawn-Security

Southwest Industrial Corridor

Central

Hunt Valley/Timonium

Loveton Business Center

Towson/Loch Raven Employment Areas



Southeast

Philadelphia-Pulaski

White Marsh

North Point

Middle River

The employment centers are areas of diverse economic activity, including traditional heavy manufacturing companies, high technology research parks, corporate headquarters, offices, and warehouse/distribution centers. Employers in these areas provide the majority of job opportunities offering family-supporting wages for the county's residents, as well as important contributions to the county's tax revenues.

Most of the employment areas adjoin established residential communities. Because the continued desirability of these communities as places to live is a key factor in Baltimore County's ability to attract new residents and employers, it is imperative that the development and redevelopment of county employment centers contribute to the stability of surrounding communities.

The Department of Economic Development has developed area-specific economic development strategies for three major sections of the county: The *Eastern Baltimore County Revitalization Strategy*, adopted by the County Council in July 1996; the *Southwestern Baltimore County Revitalization Strategy*, adopted by the County Council in December 1997; and a master plan for the Hunt Valley/Timonium area, adopted by the County Council in October 1998. Developing these plans provided an opportunity for the Department of Economic Development to work with other county agencies, the private sector, and community organizations to address broader community issues that affect, and are affected by, business. These plans are incorporated as elements of *Master Plan 2010*.

It is imperative that the development and redevelopment of county employment centers contribute to the stability of surrounding communities.

POLICIES

- Direct land planning efforts to support appropriate development within employment centers, recognizing that a strong economic and industrial



base is needed to provide revenue, job opportunities, and sustainable communities.

- Work to ensure that the development and redevelopment of the county's employment centers contributes to the stability of surrounding communities.

ISSUES AND ACTIONS

Many of the issues affecting the employment centers are discussed in detail in the economic development, growth areas, and Towson Urban Area sections. In addition to the business development and retention measures, directing land development in employment centers will involve careful attention to zoning, including preserving industrially zoned land for future growth in employment; limiting auxiliary retail development within employment centers; maximizing the use of the transportation infrastructure to facilitate the movement of goods and employees; and protecting adjoining residential areas from negative impacts that may be generated by an employment area, such as noise or traffic congestion. Given these cross-cutting issues, the following specific actions are recommended for each employment center.

EMPLOYMENT CENTER ACTIONS

SOUTHWEST

Woodlawn-Security Employment Center

1. Use the PUD-C tool to allow selective, warehouse or outlet-type retail redevelopment on properties meeting specific criteria.
2. Support the new Security/Woodlawn Business Association's efforts to strengthen the area as a business location.
3. Target Windsor Corporate Park and Southwest Industrial Area as potential locations for manufacturing spin-offs from the UMBC Research Park and UMBC Technology Center.

Institutional Center

1. Support the successful development of the UMBC Research Park and UMBC Technology Center.
2. Support the diversification of Spring Grove Hospital into clinical and biomedical research and development that complements the core mission of the Hospital and reinforces the economic viability and local employment opportunities of the Center.
3. Continue the county's efforts to foster technology-based research and business in the Southwest.

The county will work to ensure that the development and redevelopment of the county's employment centers contribute to the stability of surrounding communities.

4. Through institutional master plans, regional organizations and marketing efforts, establish the identity of the Institutional Center as a center for economic development, education, culture, and human services.
5. Pursue targeted infrastructure improvements necessary to realize the Southwest area's potential.
6. Target Windsor Corporate Park as a potential location for manufacturing spin-offs from the UMBC Research Park and UMBC Technology Center.
7. Strengthen relationships between institutions and surrounding residential communities.



Southwest Industrial Corridor

1. Designate the Corridor as an Enterprise Zone.
2. Explore ways to use EPA Brownfields grant funds to return to active use commercial and industrial properties hampered by real or perceived contamination.
3. Work to overcome obstacles to reusing older buildings.
4. Encourage the redevelopment of key opportunity sites including G. Heileman Brewery, Eichelman Brothers and the Waste Management site.
5. Improve infrastructure in the vicinity of Pistoria Road/Knecht Avenue.

CENTRAL

Hunt Valley/Timonium

1. Implement Hunt Valley/Timonium Master Plan.
2. Apply new design guidelines contained in the county's Comprehensive Manual of Development Policies to help maintain status as a major corporate economic development area.



The county will continue to apply design guidelines to new development, such as those contained in the Hunt Valley/Timonium Master Plan.

SOUTHEAST

North Point Employment Center

1. Continue to explore viable development options for Sparrows Point Industrial Park.
2. Designate the North Point Corridor Enterprise Zone as an Employment Center.
3. Inventory North Point Boulevard Corridor.
4. Improve the physical appearance of North Point Boulevard (\$1 million in state and county funds have been secured to carry out a physical improvement project between Wise Avenue and I-695 in Sparrows Point).



Philadelphia-Pulaski Employment Center

1. Extend critical infrastructure.
2. Implement the Philadelphia Road Corridor overlay district.
3. Develop transportation services between employment centers and potential employees.
4. Promote the use of the PUD-C process.

White Marsh Employment Center

1. Update and reaffirm the industrial land use policies of the Perry Hall-White Marsh Plan.
2. Complete planned infrastructure improvements, including the extension of Campbell Boulevard from Philadelphia Road (MD 7) to Pulaski Highway (US 40).
3. Recommend the extension of White Marsh Boulevard (MD 43) to Eastern Avenue (MD 150).

Middle River Employment Center

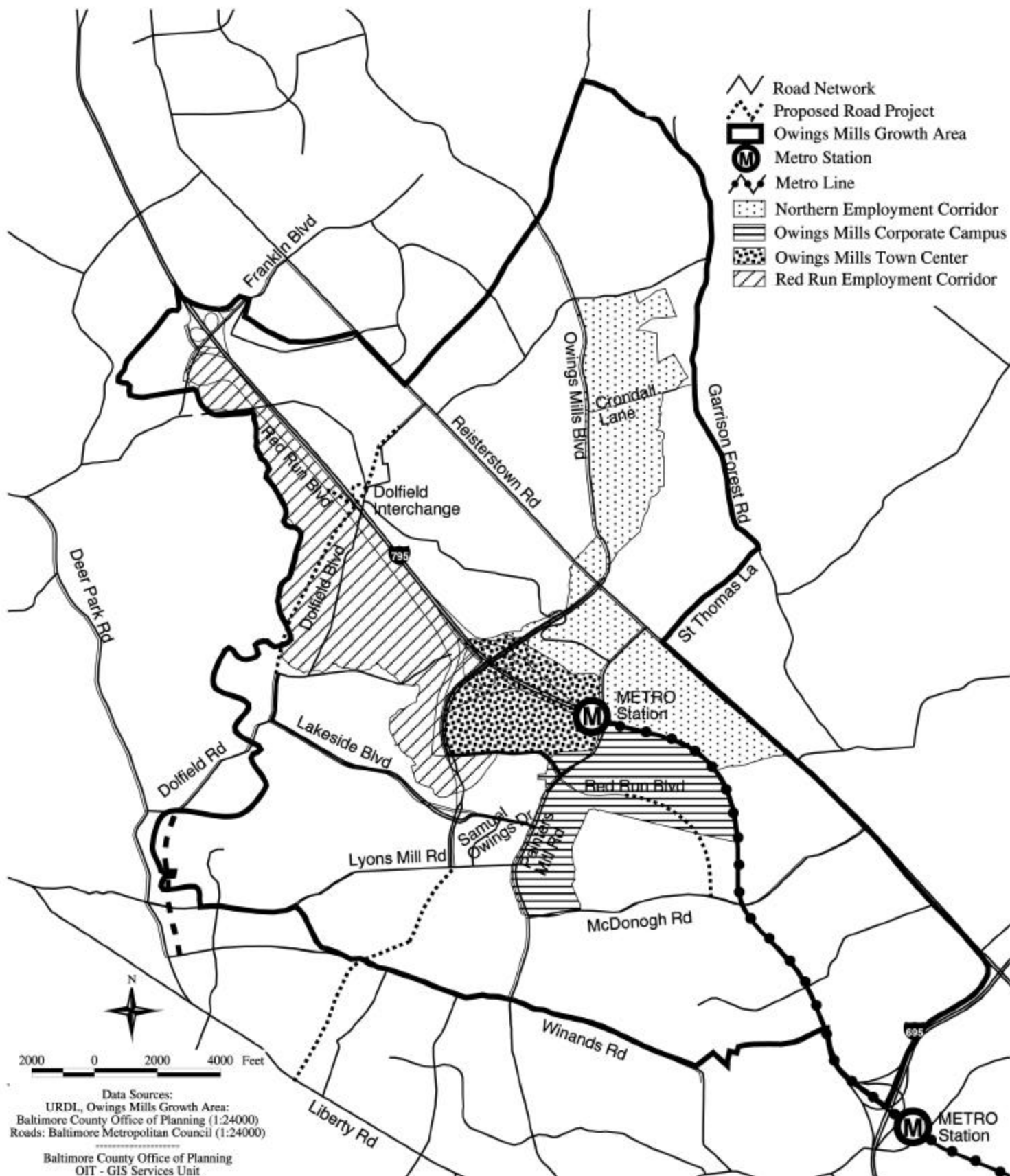
1. Extend White Marsh Boulevard (MD 43) to Eastern Avenue (MD 150).
2. Develop a mixed-use waterfront destination (see “Waterfront” section).

GROWTH AREAS

INTRODUCTION

Concentrating development in two growth areas was a direct response to low density suburban sprawl, which is inefficient and costly.

The growth areas, Owings Mills and Perry Hall-White Marsh, were conceived by the 1979 master plan as self-sustaining planned communities that would provide housing, employment, and a complete range of public and commercial services. Schools, parks, and a mix of housing types were to be clustered around a dense commercial core. Employment centers were designated within the growth areas and targeted for office and industrial development. Concentrating development in two growth areas was a direct response to low density suburban sprawl, which is inefficient and costly. Baltimore County and the state have invested large amounts of public money in the growth areas to make them premier locations for high quality, employment-intensive business and residential development. Private sector capital investment in the growth areas is, in turn, generating a significant share of the county’s economic and employment growth (Map 22).



Map 24
Owings Mills Growth Area



- Promote the growth areas as preferred locations for industrial and office development.
- Concentrate new non-auxiliary retail and service business in the established retail areas.
- Resist zoning changes and development that would reduce the limited inventory of land available for employment-intensive manufacturing and office uses.
- Provide public facilities and services in a timely manner to support planned growth.
- Create a diversified transportation system that includes effective transit and pedestrian connections.
- Maintain high-quality design, development, and landscaping.
- Foster a high-quality corporate image for the employment areas.
- Protect community conservation and sensitive environmental areas near the growth areas from the possible detrimental effects of increased urbanization.

OWINGS MILLS GROWTH AREA

The Owings Mills Growth Area is located in the northwestern part of Baltimore County (Map 24). It is approximately 13,000 acres in size. It was designated as a growth area because of its proximity to a planned regional transportation network. In 1984, the county adopted the *Plan for Owings Mills, Maryland*, and established zoning for the growth area during the comprehensive zoning map process.

Since the completion of Interstate 795 and the Metro rail system in 1986, the pace of development has been brisk.

The Owings Mills plan designated five separate land use areas within the growth area:

- Owings Mills Town Center, which includes Owings Mills Mall and the 37-acre Metro rail station
- Owings Mills Corporate Campus
- Northern Employment Corridor
- Red Run Employment Corridor
- Residential areas, including Owings Mills New Town

Since the completion of I-795 and the Metro rail system in 1986, the pace of development has been brisk. More than 5.6 million square feet of non-residential development consisting of retail, office, research and development, office-warehouse “flex,” and industrial space has been developed. Over 6,100 residential units have been constructed, consisting of a broad mix of

custom single family homes, townhomes, condominiums, and apartments. When the Owings Mills growth area is fully developed it will be home to a projected 44,000 residents and provide jobs for approximately 32,000 employees.



ISSUES AND ACTIONS

Issue: Promoting Economic Development

Economic development and the creation of new employment opportunities were critical components of the 1984 plan for Owings Mills. The business community that is developing is extremely diverse. Several companies have established new headquarters and regional operations centers in Owings Mills, taking advantage of the area's well educated, highly skilled work force. The Owings Mills Corporate Campus, which is almost fully developed, has attracted businesses seeking high quality office development in a campus-style environment.

The Red Run Employment Corridor will provide 700 acres for four million square feet of office, flex, and light industrial. This corridor has been designated as another premier corporate office area for high quality, campus-style, office/flex development. Like the corporate campus, it should project a positive corporate image in order to attract wealth-producing national and regional serving companies. To reinforce the plans for the Red Run Employment Corridor, the county has also designated it as a "PUD-C Growth Area Corporate Center." PUD-C (planned unit development commercial) is a zoning overlay designation that allows for mixed use development in accordance with specific requirements and guidelines, and with special approval based on a detailed plan. The corporate center designation calls for well-designed and landscaped pedestrian-oriented development. It also prohibits non-auxiliary commercial retail projects.

The Northern Employment Corridor consists of two areas, one south of Reisterstown Road, and the other east of Owings Mills Boulevard. The latter area is comprised, in part, of parcels determined to be surplus by the Rosewood State Center, a large medical institution. It has begun to develop with flex warehouses along Crondall Lane and should continue to develop as an employment-intensive area. The area south of Reisterstown Road consists of mixed zoning with both retail and industrial development. This area, too, should continue to emphasize employment-oriented development.



Several companies have established new headquarters and regional operations centers in Owings Mills, taking advantage of the area's well educated, highly skilled work force.



Actions

1. Ensure that the Red Run Employment Corridor is developed for corporate office and employment uses and that the Northern Employment Corridor is developed for flex/industrial use.
2. Maintain the PUD-C corporate center designation in the Red Run Employment Corridor and in a portion of the Northern Employment Corridor.
3. Continue to work with the Maryland Economic Development Corporation to develop a master plan for employment-intensive uses on surplus parcels at the Rosewood State Center.

Issue: Balancing Retail and Employment-Intensive Land Uses

The 1984 plan envisioned retail opportunities at the Owings Mills Mall, within the Owings Mills New Town PUD, and at the intersection of Lakeside Boulevard and Samuel Owings Drive. According to the plan, larger region-serving retail services would be provided along Reisterstown Road and Liberty Road. Nevertheless, there has been continuous pressure to convert employment designated areas into region-serving retail development, particularly in the Northern Employment Corridor. Because of the large parcels of utility-served land that will soon be available in the Red Run Employment Corridor, this area has become attractive to developers for regional retail development. Substantial retail development in these areas would not only deplete the supply of land for employment-intensive uses, but would also detract from the vitality of the nearby, established commercial corridors and planned commercial nodes.

There has been continuous pressure to convert employment designated area sites into region-serving retail development.

Actions

1. Discourage additional retail development, including personal storage warehouses, in the Northern Employment Corridor, and particularly along Owings Mills Boulevard.
2. Direct any new development of large scale, off-price, “big-box” retail uses to Reisterstown Road or Liberty Road.
3. Limit retail development in the Red Run Employment Corridor to auxiliary retail that is scaled to serve customers who are employed in the corridor.

Issue: Developing the Owings Mills Town Center

The town center, which is also the terminus of the Metro rail line, should be developed as an intense mix of retail, service, office, and residential uses. Making use of structured parking, the Metro site can provide opportunities

for high density retail and employment development, public facilities, housing, and transit oriented uses. A study has been undertaken to determine possible uses. It should consider economic feasibility, design plans, and a public use component such as a center for higher education, and/or a library. Bicycle and pedestrian access to the town center should be facilitated.



Actions

1. Complete the study for the Metro site.
2. Promote a concentration of high-quality mixed use development at the mall site.
3. Increase the vitality of the town center by encouraging more diverse non-retail uses such as full service restaurants, entertainment, or recreational uses.
4. Study and implement feasible mechanisms to make the Owings Mills Town Center accessible to bicyclists and pedestrians.

Issue: Achieving a Balanced Mix of Housing

The mix of housing types has not been as balanced between single family and multi-family units as originally envisioned. A combination of housing market forces has resulted in a predominance of townhouses, condominiums, and apartments.

Actions

1. Promote a mix of housing that emphasizes single family detached homes.
2. Evaluate the development potential and density of vacant parcels zoned DR10.5, DR16, RAE, and OT to determine appropriate land use and modify zoning as needed.

Issue: Providing Appropriate and Adequate Utilities

The capacity of the Patapsco Waste Water Treatment Plant must be monitored as Owings Mills develops to ensure that the plant will be able to support future growth. Limited areas in Owings Mills will continue to rely on private wells and septic systems. The URDL should be adjusted to reflect existing and planned water and sewer service areas, zoning, and land management area designations.

Actions

1. Monitor the capacity and efficiency of the treatment plant and address any anticipated or actual deficiencies.
2. Evaluate and complete minor adjustments to the URDL.



A combination of housing market forces has resulted in a predominance of townhouses, condominiums, and apartments in Owings Mills.



Issue: Providing a Functional and Attractive Transportation Network

The Owings Mills transportation network has essentially remained unchanged since the 1984 plan. The overall network, although currently adequate to serve the area, needs to be reevaluated in light of several unanticipated conditions. First, the overall number of employees per square foot of building has increased because of the national trend towards smaller offices, which is partly related to computerization. The larger number of employees has resulted in more automobile trips using the Owings Mills network. Second, the rate of residential growth has accelerated in recent years, exceeding projections. The actual density of the residential areas is less than zoning allows; however, the rate of growth is greater than anticipated. Finally, with the advent of environmental regulations, obtaining road alignments and expanded rights-of-way has been difficult (Map 25).

As the roadway network is expanded, design aesthetics should be consistently applied in both private and public projects to assure high visual quality. The privately developed Owings Mills New Town provides a good example of landscaped medians and tree-lined rights-of-way with good pedestrian access. Similar design features should be considered for the remainder of the Owings Mills roadway network.

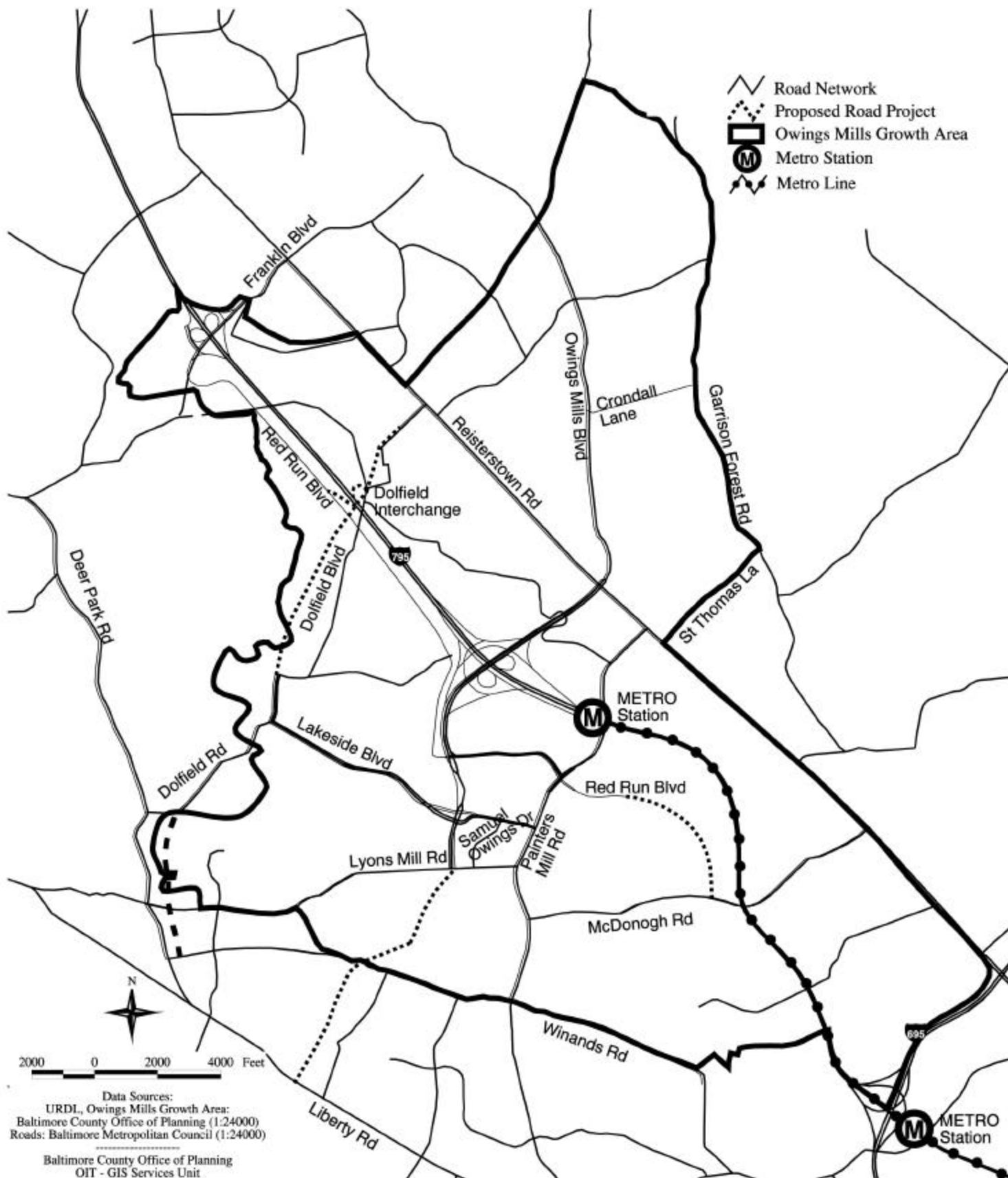
Because of its concentration of mixed uses, the Owings Mills Growth Area offers the potential for reducing local automobile dependence and thus traffic congestion. A comprehensive bicycle and pedestrian network would assist Smart Growth initiatives and enhance the quality of life.

Actions

1. Construct the Dolfield Boulevard and I-795 interchange.
2. Evaluate the feasibility of completing the unfinished portions of the road network impacted by environmental regulations.
3. Develop facilities for pedestrians and commuters where appropriate. Evaluate pedestrian and public transit linkages, including MTA shuttle service, between the Corporate Campus and the Metro station, and make needed improvements.
4. Upgrade McDonogh Road from Painters Mill Road to Reisterstown Road.
5. Determine whether Red Run Boulevard should be extended to McDonogh Road.



The privately developed Owings Mills New Town provides a good example of landscaped medians and tree-lined rights-of-way with good pedestrian access.



Map 25
Owings Mills Growth Area Transportation Network



6. Consider extending Dolfield Boulevard from I-795 to Reisterstown Road.
7. Construct the extension of Owings Mills Boulevard south to Winands Road and Liberty Road.
8. Study and implement feasible mechanisms to provide a comprehensive bicycle and pedestrian network within the Owings Mills Growth Area.

Issue: Providing Parks and Recreation Facilities

The provision of recreational facilities and open space is one of the key elements in the development of Owings Mills as a desirable, attractive, and healthy place to live and work. The existing *Owings Mills Open Space Plan* adopted by the Baltimore County Council in 1995, remains valid. It provides for an extensive stream valley park along Red Run accessed by a system of pedestrian paths and bikeways. A proposed native species arboretum replaces the originally proposed Red Run Lake as the centerpiece of the park.

Many of the active recreational needs of the citizens of the Owings Mills area will be met through recreation programs at local school recreation centers, including proposed sites. However, it is necessary to supplement these sites with a variety of parklands that can provide a wide range of recreational opportunity. Two recent acquisitions, the 240- acre Northwest Regional Park site and the 80-acre former Associated Jewish Charities property, will greatly assist in meeting the recreational needs of the area's residents.

Recreational facilities and open space are key elements in the development of Owings Mills as a desirable, attractive, and healthy place to live and work.

Actions

1. Plan and develop the Northwest Area Park with a mix of passive and active recreational amenities.
2. Develop the Red Run Stream Valley Park. Incorporate land dedicated by the Owings Mills New Town as well as the abandoned Old Dolfield Road right-of-way.
3. Obtain community input before approving and constructing neighborhood pathways. Open spaces that are not conducive to monitoring should be dedicated to homeowner associations or remain as natural areas.
4. Continue to involve the community in the park planning process.
5. Continue to use school properties to provide recreational opportunities for the surrounding community.

Issue: Meeting Educational Needs

Baltimore County has continuously acknowledged and supported the need for community-based schools in the Owings Mills and Reisterstown areas.

The county has demonstrated its commitment to area schools by:

- Expanding the programmed New Town Elementary to 750 seats;
- Adding 600 seats to Franklin High School and 400 seats to Franklin Middle School;
- Adding 200 seats to Deer Park Middle School and 100 seats to Deer Park Elementary School; and
- Including funds for a New Town Middle and High School in the 1998 Bond Referendum.



Action

Continue to monitor residential growth and plan for necessary school facilities.

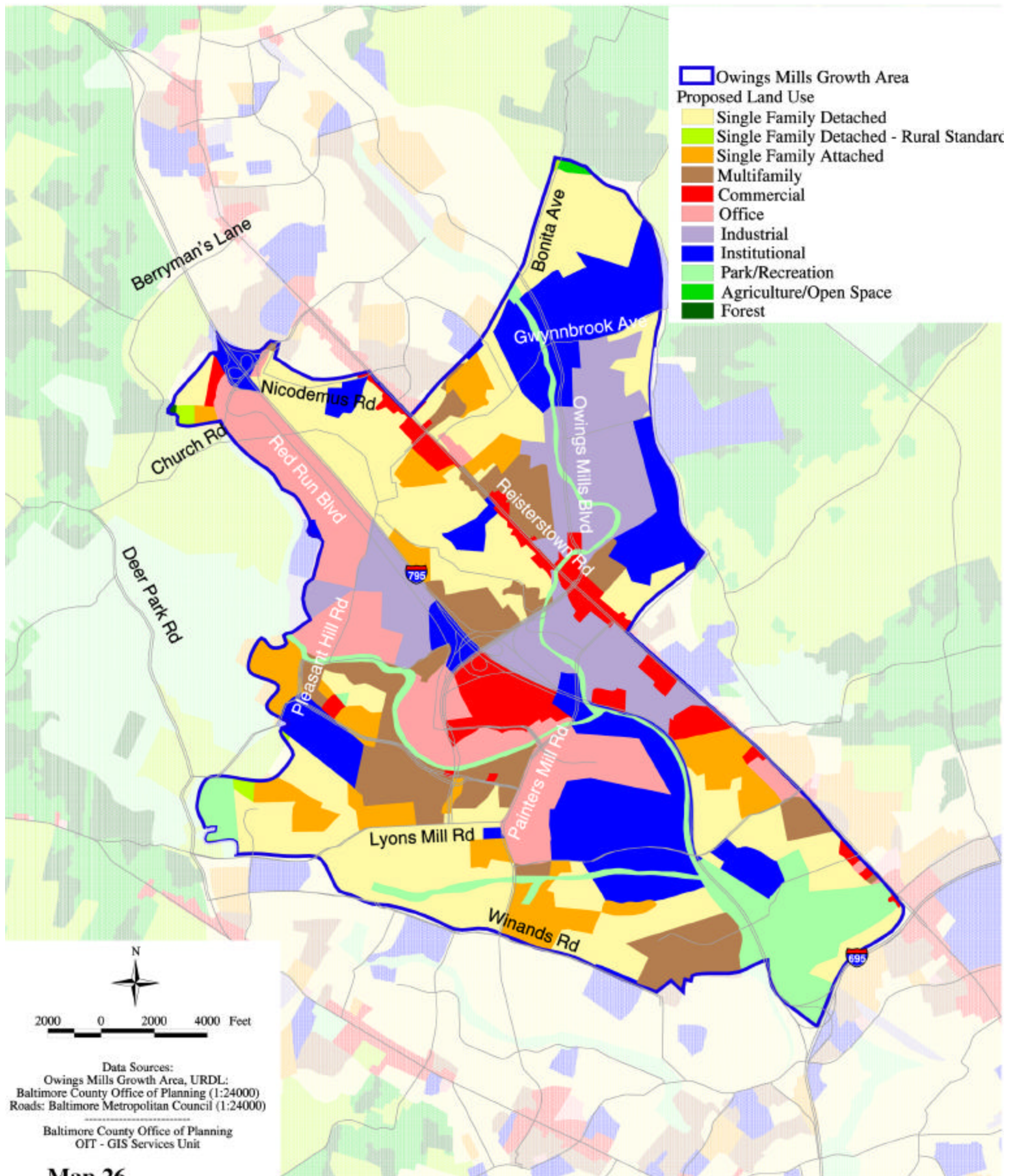
Issue: Ensuring Development Quality

Development has taken place in Owings Mills without the benefit of an overall design model. While the quality of non-residential design has been good, the quality of design in residential developments has been inconsistent. The design objectives for Owings Mills are to create an attractive, well-functioning physical environment; to project a positive image of the growth area; and to define a clear sense of place. Landscaping, signs, and exterior materials can serve as unifying elements to support the community identity of Owings Mills. Design elements such as planted medians, street trees, and wide sidewalks can contribute to the community's attractive visual appearance and livability.

Actions

1. Develop standards for new private and public development to provide high quality and uniformity.
2. Devise mechanisms to ensure that the standards are followed consistently, such as through covenants, an overlay district, or a special review process.
3. Provide for wide sidewalks and bikeways along the existing and proposed road network.
4. Review boundaries of the Owings Mills Growth Area and assess extending boundaries across roads in those instances where roads are used as boundaries.

The design objectives for Owings Mills include creating an attractive, well-functioning physical environment and defining a clear sense of place.



Map 26
Owings Mills Growth Area Proposed Land Use

PERRY HALL-WHITE MARSH GROWTH AREA



The Perry Hall-White Marsh Growth Area is located in northeast Baltimore County (Map 27). It is approximately 12,000 acres or 18.8 square miles in size. The County Council adopted the *Perry Hall-White Marsh Plan* in 1985. The plan established the area, including White Marsh Mall, which opened in 1981, as the town center. White Marsh Boulevard was planned to provide convenient access to I-95 and I-695. Perry Hall and Honeygo Boulevards were planned to become part of a system of radial highway connections to all the surrounding residential districts, enabling the town center to become the central focus of the growth area.

The plan identified three primary areas for business development. The White Marsh Business Community was targeted for mixed office and light industrial development. This area was to be marketed for prestigious, high profile corporate development. The Philadelphia Road Corridor was identified as a location for a wide variety of industrial as well as other types of development. The Fitch Avenue Industrial Area was to be consolidated as a predominantly industrial district because of its good access to I-695.

Subsequently, detailed local plans prepared and adopted by the Baltimore County Council amended the *Perry Hall-White Marsh Plan*. The *Philadelphia Road Corridor Study*, adopted in 1992, made detailed recommendations on future land use and thoroughfares. The *Eastern Baltimore County Revitalization Strategy*, adopted in 1996, identified the White Marsh Business Community and town center area as the northern anchor for economic development in the eastern part of the county. It also reaffirmed the policies of the *Perry Hall-White Marsh Plan* for industrial land use.

The *Honeygo Plan*, adopted in 1994, promotes the development of traditional neighborhoods. Honeygo is bounded by Belair Road, Gunpowder Falls, Philadelphia Road, Chapel Road and Honeygo Run, forming the northern edge of the growth area. Concurrent with the adoption of the Honeygo Plan, the County Council created the Honeygo Overlay Districts. All land within these districts are covered by an H or H1 designation, and are subject to special regulatory requirements and design standards.

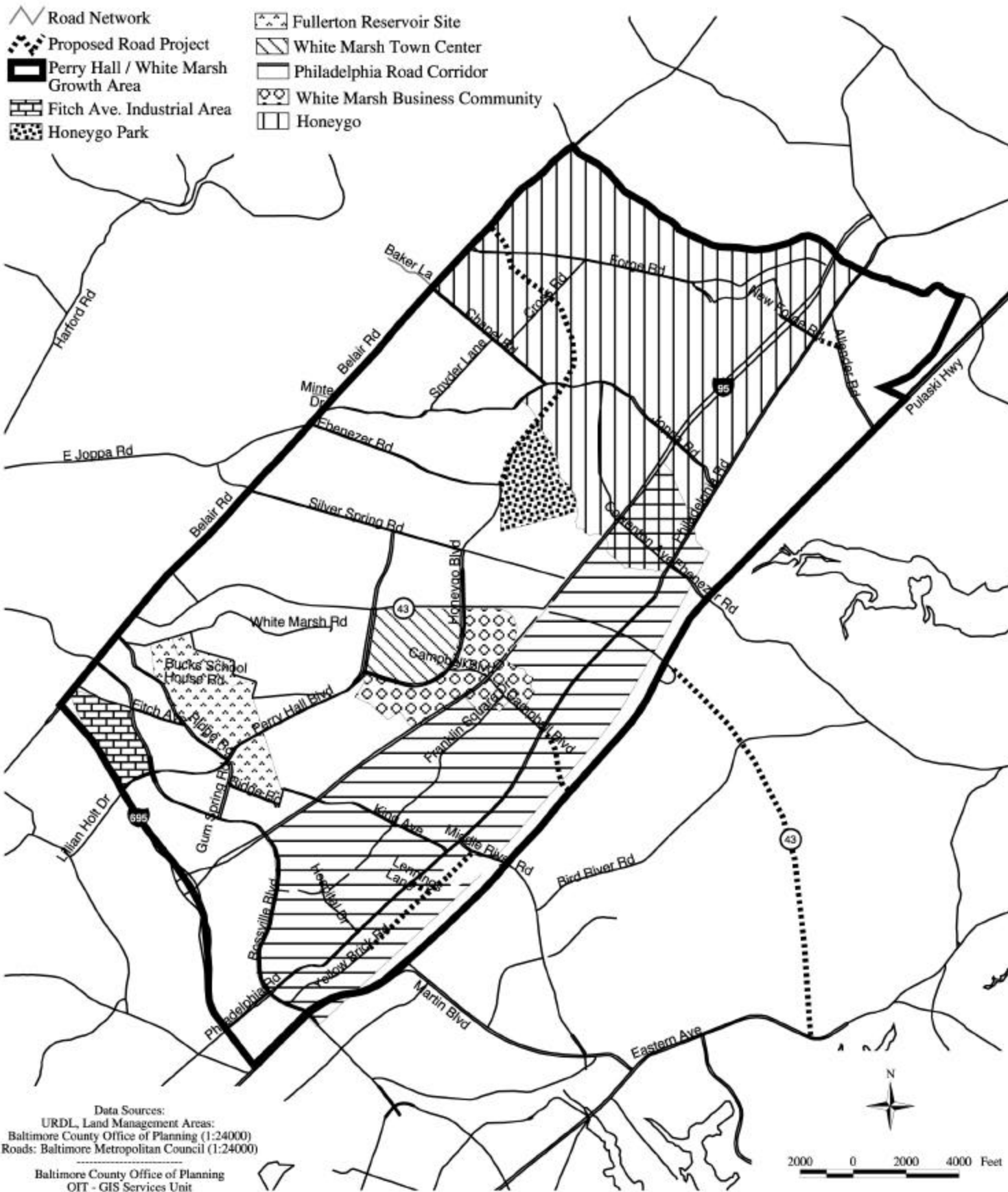
The Honeygo Overlay Districts are unique in many ways. For one, residential construction is linked to the provision of infrastructure improvements (roads,



The White Marsh Mall and surrounding development comprises the town center of Perry Hall-White Marsh.

Map 27

Perry Hall-White Marsh Growth Area



sewer, water) that must precede large scale residential development. Additionally, the overall design of Honeygo is based on the “new town” concept. Tree-lined streets with sidewalks are laid out in a grid system. They will connect individual developments with each other and with the commercial center, which is planned in the heart of Honeygo. Parklands interspersed throughout the area will furnish ample opportunities for both active and passive recreation.



Since the *Perry Hall-White Marsh Plan* was adopted, major roadway projects have been completed providing access and water and sewer service to much of the growth area. Approximately 2.9 million square feet of private, non-residential development took place in the growth area from 1990-1998, including: 417,000 square feet of office space; 362,000 square feet of research and development flex space; 600,000 square feet of warehouse-distribution space; and 490,000 square feet of industrial development. The provision of public facilities has included a new library, police station, and post office.

New residential development areas in Perry Hall-White Marsh include over 400 acres west of I-95. More than 2,800 out of 3,000 planned dwelling units have been built, including single family homes, townhomes, condominiums, and apartments. The east side of I-95 offers an additional 200 acres of future residential development, which will allow for an additional 1,500 units. Since 1990, White Marsh residential activity represents 18% of the total county market.

ISSUES AND ACTIONS

Issue: Promoting Economic Development

The industrial, service, and commercial core of the Perry Hall-White Marsh Growth Area is the fastest growing employment area in the county. A high quality corporate image has been established at the White Marsh Business Community, which is a 430-acre mix of office, research and development, warehouse-distribution, light manufacturing, and retail space.

The Philadelphia Road Corridor is zoned primarily for light manufacturing uses with heavier business zoning along Pulaski Highway. Large portions of the western side of Philadelphia Road are zoned for residential development. The completion of infrastructure, especially Yellow Brick Road and the extension of Campbell Boulevard, will spur new development.



The industrial, service, and commercial core of the Perry Hall-White Marsh Growth Area is the fastest-growing employment area in the county.



With good access to the interstate system, the Fitch Avenue Industrial Area provides opportunities for additional industrial development.

Actions

1. Encourage the most prestigious kinds of development to occur in the vicinity of the town center.
2. Encourage the development of industrial and office-research parks associated with a landscaped campus theme on parcels adjacent to White Marsh Boulevard and I-95. Ensure that White Marsh Boulevard continues to present an upscale quality image appropriate for the corporate businesses in the area.
3. Encourage a wide variety of industrial development in the corridor between Pulaski Highway and Philadelphia Road north of the beltway.
4. Provide amenities that attract national and regional corporate businesses.
5. Encourage particularly high quality development for all non-residentially zoned land between the town center and Pulaski Highway.
6. Retain industrial zoning in the Fitch Avenue Industrial Area.

Issue: Balancing Retail and Employment-Intensive Land Uses

Retail and service development has occurred on two large industrially zoned tracts in the growth area, in one case as the result of a zoning change, and in the other case as the result of a successful PUD-C application. These changes were justified by the quality of development, the need for high quality commercial amenities to attract national and regional serving corporate employers, and changes in retail shopping patterns giving rise to “big box” retailers. Nevertheless, the rezoning of industrially zoned land to accommodate retail development represents an increasingly common trend that threatens the supply of land available for employment-generating, non-retail businesses. The core area around the town center now has a substantial amount of land used or zoned for retail/service.



The Avenue at White Marsh was developed as a PUD-C on industrially-zoned land.

Action

Concentrate new retail development in established retail areas. Emphasize employment-oriented development in the remainder of the growth area’s non-residentially zoned property. PUD-C proposals should be consistent with this policy.

Issue: Developing the Town Center

The largest single concentration of commercial activity in the Perry Hall–

White Marsh Growth Area is White Marsh Mall, a 1.1 million square foot regional shopping center. The mall is the focus of the town center and is surrounded by restaurants, a community shopping center, and a major furniture store. It is further complemented by several discount stores less than one-half mile away. “The Avenue at White Marsh,” a new commercial and entertainment center that has recently been developed with attractive architecture, a pedestrian-oriented site design, and extensive landscaping, has created a vibrant atmosphere in the town center. Developments with these types of amenities should continue to be emphasized in the town center.



Actions

1. Encourage high quality office development and commercial businesses adjacent to the town center to maintain the growth area’s positive image.
2. Encourage pedestrian-oriented uses linked by public spaces.

Issue: Ensuring Livable Communities

The majority of the Perry Hall-White Marsh Growth Area is zoned for residential use and has provided significant opportunities for moderate cost home ownership. Since 1980, the population in the area has grown by approximately 21,000 people and the number of housing units has increased by nearly 200 percent. The undeveloped residentially zoned land is concentrated in the Honeygo area and the southwest section of the growth area. The Honeygo area has been designed and planned as a pedestrian-friendly community of connected neighborhoods, rather than a collection of isolated subdivisions. Local community associations are concerned about the density, type, and timing of future housing construction and the need to support and stabilize older neighborhoods. Although designated as a growth area, Perry Hall-White Marsh has long-established communities that should be actively conserved.

Local community associations are concerned about the density, type, and timing of future housing construction and the need to support and stabilize older neighborhoods.

Actions

1. Develop mechanisms to encourage a mix of housing types within the same development project where they are permitted by the zoning and development regulations.
2. Maintain and effectively enforce appropriate design and development standards for residential projects in order to maintain high quality environments.



3. Evaluate each new development proposal with respect to compatibility with adjacent land uses and the contribution of each new project in reinforcing existing or proposed open space, pathway, and circulation components.
4. Protect and upgrade existing residential areas through code enforcement and community conservation programs.
5. Evaluate the development potential and density of the existing DR 5.5 zoning located west of I-95 between Whitmarsh Run and I-695 and modify the zoning as needed to ensure compatibility with the neighborhood.
6. Orient new business development that occurs along Philadelphia Road at Campbell Boulevard toward Campbell Boulevard, thus limiting increased business traffic for the residential communities further south.
7. Consider limiting through truck traffic on Philadelphia Road south of Campbell Boulevard.

Issue: Providing a Functional and Attractive Transportation Network

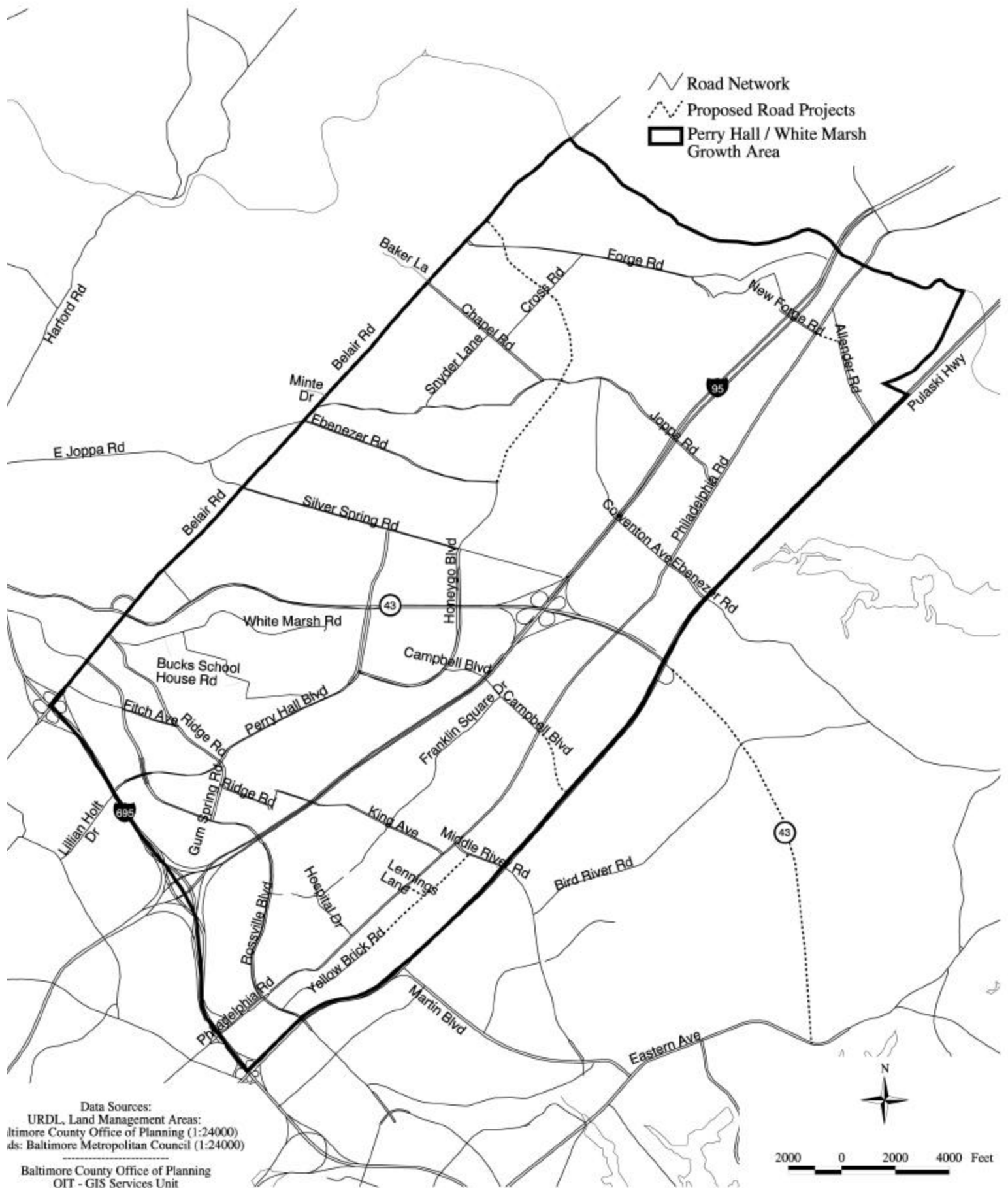
Several major roadway projects have been completed in the Perry Hall-White Marsh Growth Area over the last 10 years. Such projects include the construction of White Marsh Boulevard between I-95 and I-695, the extension of Perry Hall Boulevard from Rossville Boulevard to Honeygo Boulevard, the extension of Rossville Boulevard to Putty Hill Avenue, the construction of Campbell Boulevard between I-95 and Philadelphia Road, the extension of Franklin Square Drive to Campbell Boulevard, the widening and upgrading of Belair Road, and the construction of a new White Marsh Boulevard interchange at Philadelphia Road. The extension of Honeygo Boulevard to Belair Road and the extension of Campbell Boulevard to MD 43 are key projects needed to complete the growth area network (Map 28). Due to the concentration of employment and housing, transit opportunities need to be evaluated.



Major road projects have opened up new areas for development.

Actions

1. Place a high priority on pursuing the following transportation projects that have been given an “early need” designation. This designation suggests the project is perceived to be needed now or in the short range in response to present or imminent circumstances.
 - Realign Ebenezer Road at Cowenton Avenue.
 - Widen the Baltimore Beltway from I-83 to I-95.



Map 28

Perry Hall-White Marsh Growth Area Roadway Network



- Construct Honeygo Boulevard from Ebenezer Road to Belair Road.
 - Construct Campbell Boulevard from Philadelphia Road to Pulaski Highway.
 - Widen Philadelphia Road from Campbell Boulevard to Cowenton Avenue.
 - Upgrade White Marsh Road from Bucks School House Road easterly.
 - Widen Perry Hall Boulevard from Rossville Boulevard to Honeygo Boulevard.
2. Provide major roads in such a manner that residential areas will not be penetrated by through traffic on local residential streets.
 3. Study and implement feasible mechanisms to provide a comprehensive bicycle and pedestrian network.

Issue: Providing Parks and Recreation Facilities

Parks and recreation facilities in the Perry Hall-White Marsh Growth Area are not adequate to serve the existing residents. According to the Department of Recreation and Parks, the deficiency of such facilities in the growth area is greater than that of most other areas of the county. The area's need for additional park and recreation facilities will increase with continued population growth. Recent aggressive acquisition efforts have resulted in substantial progress towards meeting community recreational needs, but additional parklands are still needed.

The deficiency of park and recreation facilities in the growth area is greater than that of most other areas of the county.

Actions

1. Revise and implement the master plan for Honeygo Park.
2. Seek out sites within the Perry Hall-White Marsh Growth Area, which may be suitable for the development of indoor recreation facilities through private/public partnerships.
3. Acquire additional park sites in the Perry Hall-White Marsh area, including sites needed as a requirement of the *Honeygo Growth Area Plan*.
4. Seek to develop existing park and recreation sites such as the Nottingham Middle School Recreation Center site and a portion of the Fullerton reservoir property, as well as newly acquired sites such as the Honeygo Park addition and the Forge View Road properties.
5. Continue to use school properties to provide recreational opportunities for the surrounding community.

Issue: Meeting Educational Needs

A steady flow of county investment in new school facilities has been required to accommodate growth in the White Marsh area. Since the 1989 Master Plan was adopted, Joppa View Elementary School has been constructed, along with a major new addition. Major additions to Perry Hall Middle and Perry Hall High were completed.



Planning for additional growth, the county acquired and retains ownership of three sites that can be used to build schools, depending on projected enrollments. These are: Nottingham Middle School site (35.24 acres), Crossroads Elementary School site (11.07 acres) and the Ridge Road Elementary School site (19.68 acres). Additional school construction is planned to accommodate growth in the Honeygo Area, including an addition for Chapel Hill Elementary School.

Action

Closely monitor enrollment trends in the vicinity of the Crossroads Elementary School site and Chapel Hill Elementary school. Based on monitoring and evaluation:

Initiate planning for the construction of Crossroads Elementary School and Chapel Hill Elementary School.

Issue: Ensuring Development Quality

It is very important for the county to maintain and reinforce quality development standards, particularly in the growth areas. Regardless of how a site is developed, each project should be well designed, have attractive landscaping, and complement surrounding land uses. Image is a very important element in the marketing of the growth area. White Marsh Boulevard has become the area's main thoroughfare and as such, it should project an image of quality and vitality. Businesses that do not project this image, such as auto and truck oriented uses or uses with outdoor display or storage, should be located in less high-profile areas.

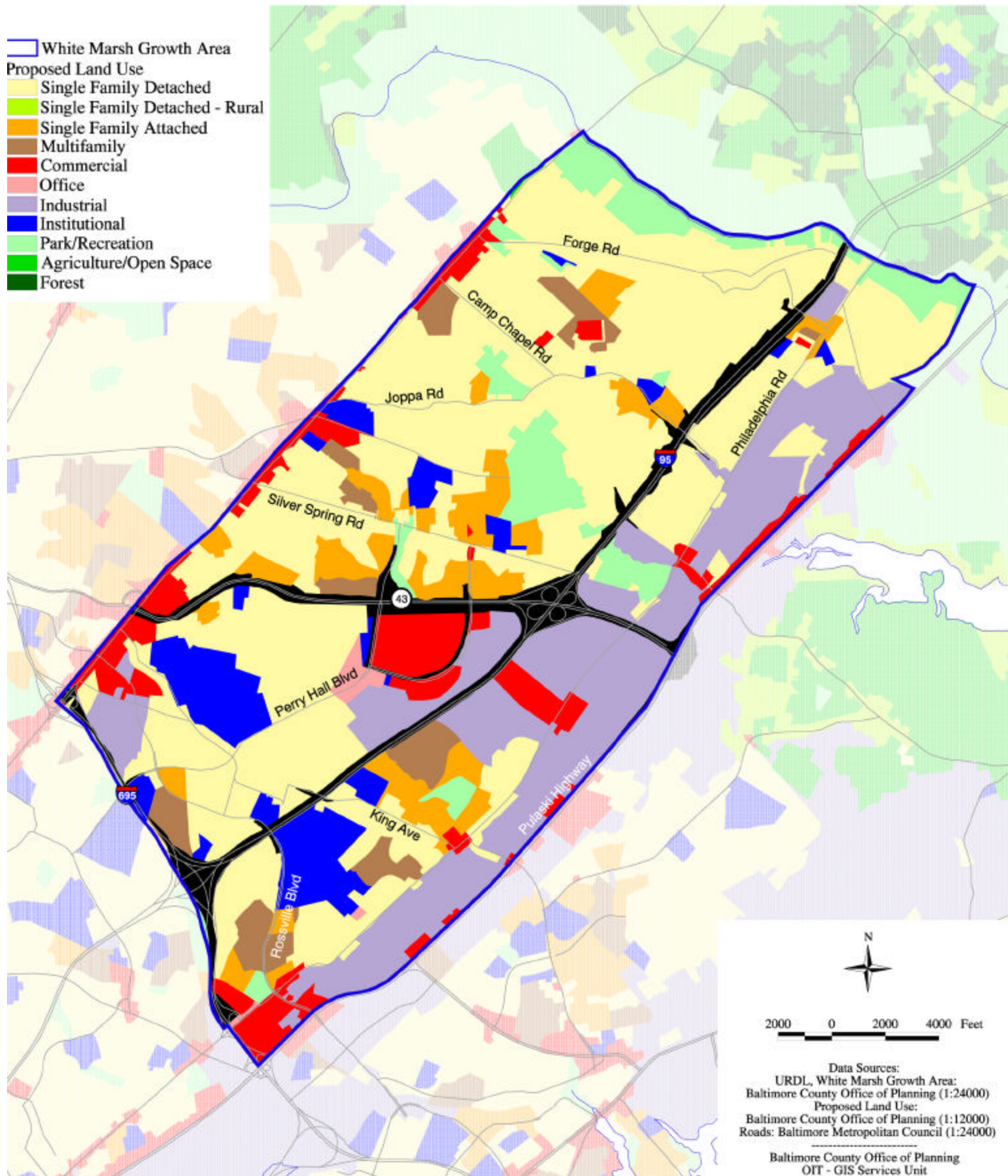
***It is
important for
the county to
maintain and
reinforce quality
development
standards.***

Action

Establish standards for employment, retail, and residential land uses, and create a mechanism for implementation. (Design and development standards have already been established for Honeygo.) Review boundaries of the Perry Hall-White Marsh Growth Area and assess extending boundaries across roads in those instances where roads are used as boundaries.

Map 29

Perry Hall-White Marsh Growth Area Proposed Land Use



TOWSON URBAN AREA



INTRODUCTION

Towson is the county's urban area (Map 30). The urban area designation recognizes Towson's unique position as:

- 1) the seat of county government;
- 2) the legal center (circuit and district courts);
- 3) an educational center (Towson University, Goucher College);
- 4) a medical center (Saint Joseph's Medical Center, Greater Baltimore Medical Center, Sheppard Pratt Health Systems);
- 5) a corporate center (Lafarge, Black & Decker);
- 6) a commercial center (Towson Town Center, Towson Commons); and
- 7) a community of close-knit neighborhoods that surround and are intertwined within the Towson Urban Area.

Located within the Towson Urban Area is the Towson Urban Center (Map 31). The urban center is envisioned to be a vibrant commercial center, supporting a variety of uses, with a strong commitment to green space and a focus on pedestrian amenities. It contains a concentrated mix of governmental, institutional, commercial, and residential uses. These uses are situated in an environment that encourages people to enjoy a wide range of shopping, dining, and entertainment possibilities.

The seat of Baltimore County Government is located in Towson. The government complex occupies several blocks in the urban center, with several other properties scattered throughout the area. Local businesses benefit greatly from having this large workforce, estimated at between 3,400 and 3,700 people, working in the urban center. The government center attracts professional and commercial business to the area.

Institutions in Towson provide a significant employment base for the region with the combined total of employees for the 14 major institutions estimated at 13,100. The presence of these major institutional uses has attracted ancillary uses related to the service sector, such as finance, real estate, and personal services. In addition to the direct financial benefits, there are intangible benefits that include the provision of excellent health care, well-educated graduates who often continue to live in the area, and visitors to the institutions who patronize local businesses.



Redevelopment within Towson's commercial center has been undertaken to increase the variety of uses, open space, and pedestrian amenities.

Map 30 Towson Urban Area



BALTIMORE CITY



1000 0 1000 2000 3000 4000 Feet

Data Sources:
 Leads: Baltimore Metropolitan Council (1:24000); TIGER File (1:100000)
 Study Area/Urban Center: Baltimore County Office of Planning

Baltimore County Office of Planning
 CIT - GIS Services Unit

Place Locations

- | | | |
|-----------------------|--------------------------------------|------------------------------|
| 1 - County Government | 6 - Saint Joseph's Medical Center | 11 - Lafarge |
| 2 - Circuit Court | 7 - Greater Baltimore Medical Center | 12 - VIPS |
| 3 - District Court | 8 - Sheppard Pratt Health Systems | 13 - Towson Town Center Mall |
| 4 - Goucher College | 9 - Whiting Turner | |
| 5 - Towson University | 10 - Black & Decker | |

Regional and national companies are attracted to Towson and a range of commercial and service companies cater to consumers and businesses.



Towson contains a major regional retail mall and a main street offering a variety of retail shops and services.

The Towson Urban Center contains and is surrounded by residential communities. Housing choices in the Towson Urban Area include apartments, townhomes, condominiums, and single family detached homes, all located within a mile of the urban center. The health of these communities is directly tied to the vitality of the urban center and vice-versa. The Towson Partnership, a non-profit forum for the diverse voices that shape Towson, has instituted a process of community self-evaluation with an emphasis on setting community standards enforced cooperatively by property owners, community associations, and the county.

POLICY

- Implement land use, transportation, community conservation, and urban design recommendations in accordance with the *Towson Community Plan* and the Towson Urban Center Land Use Map (Map 31).

ISSUES AND ACTIONS

In addition to implementing the *Towson Community Plan*, some aspects of the plan need to be reevaluated and/or expanded, particularly concerning land use, the provision of open space, the continued viability of residential neighborhoods, and the economic vitality of the area's businesses.

Issue: Ensuring Appropriate Land Use

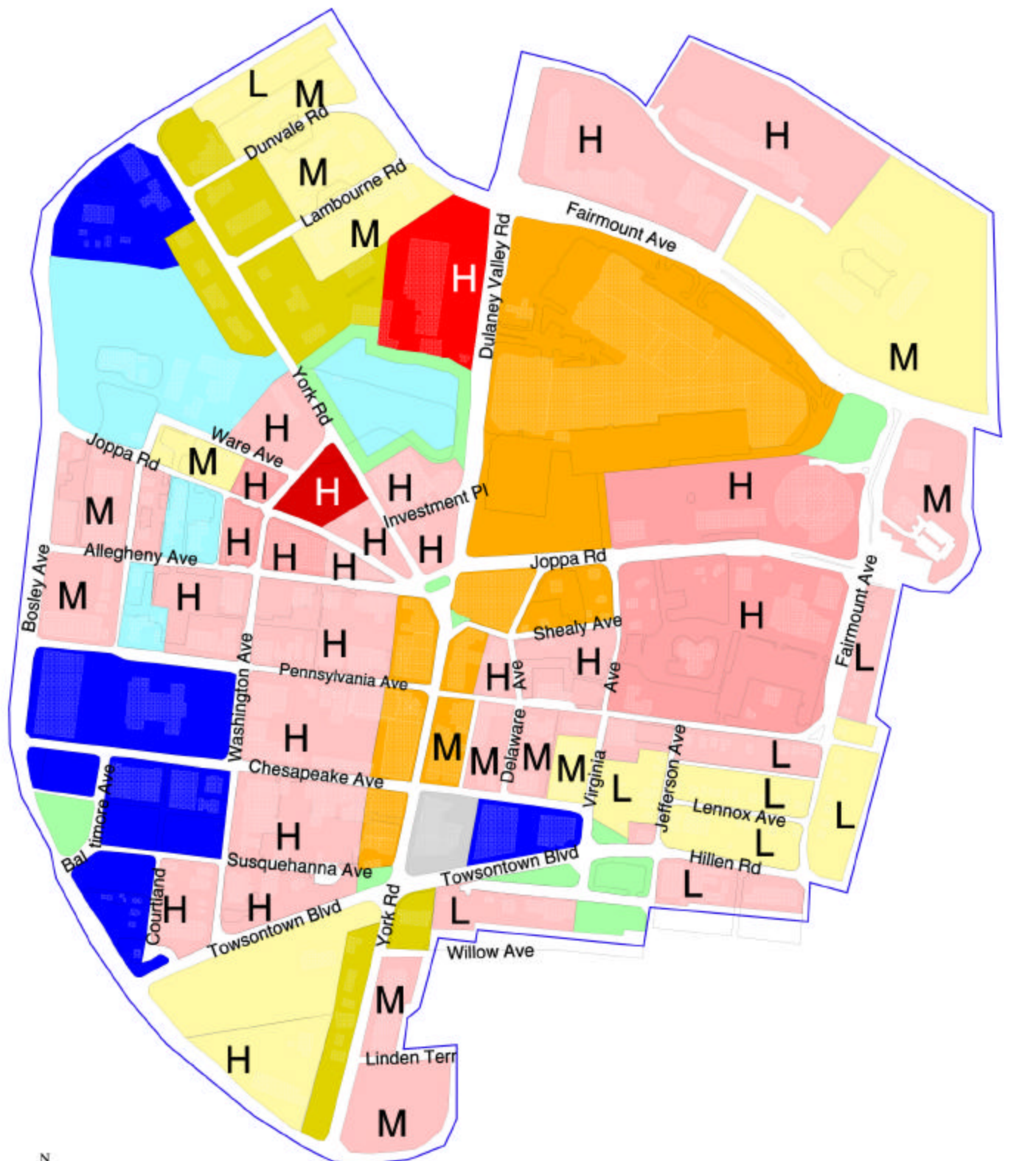
Land use within the urban center was evaluated by The Towson Partnership, and a land use map designating appropriate types of land use and intensities of development was created (Map 31). Maintaining the character of the surrounding residential communities is of paramount importance, and assuring that these communities are not adversely affected by growth within the urban center is essential. Open space within the Towson Urban Area is scarce, and opportunities to provide additional recreational areas need to be explored. While many of the institutional uses now provide open space, future development of these areas is possible because the majority of the land is privately owned.



Maintaining the character of the surrounding residential communities is of paramount importance.

Map 31

Towson Urban Center Land Use



H - High Intensity
7 stories and above residential or office

M - Medium Intensity
3 - 6 story residential with elevator or
3 - 6 story office with small floor plates
(less than 20,000 S.F.)

L - Low Intensity
single family detached townhouse, 2 - 3 story
walk-up condominium, garden apartments, or
small detached offices in RO and ROA zones

- Residential
- Office and/or Service
- Office and/or Residential
- Office and/or General Retail
- Office and/or Retail and/or Residential
- General Retail
- Cultural
- Government
- Institutional
- Retail Service
- Open Space

Data Source:
Daft, McCune, Walker on Behalf
of The Towson Partnership, Inc.
Baltimore County Office of Planning
OIT GIS Services Unit



Institutions that comprise a significant land base in the urban area include Towson University, Saint Joseph's Medical Center, Greater Baltimore Medical Center, and Sheppard Pratt Health Systems. In addition, Goucher College, the Country Club of Maryland, the YMCA, and Loyola High School provide significant open space important to the entire community. The county will need to foster a working relationship with the Towson Partnership to evaluate and respond to land use changes on these major properties.

The county should also explore methods of providing safe pedestrian and bicycle linkages between these major institutions. In particular, the large student population at Towson University would benefit greatly from safe pedestrian and bicycle access along Osler Drive.

Actions

1. The County Council may consider the following factors when evaluating requests for rezoning:
 - Ensure that zoning changes in the Towson Urban Center follow the *Towson Community Plan* and the Towson Urban Center Land Use Map (Map 31).
 - Discourage commercial land uses from expanding into existing residential communities abutting the urban center by not supporting the rezoning of land from residential to commercial use.
 - Maintain existing zoning density in the residential neighborhoods surrounding the urban center.
2. Review the BM-CT (business, major-commercial, town center core) zoning district for its compatibility with the land use designations identified in the Towson Urban Center Land Use Map (Map 31).
3. Review redevelopment standards of older strip retail commercial areas to provide redevelopment incentives and create buffers between commercial development and residential areas.
4. Develop criteria for infill development within residential neighborhoods to achieve compatibility with existing development.
5. Evaluate local open space criteria for new development to ensure that open space is accessible, safe, and useable.
6. Work with The Towson Partnership to evaluate the area encompassing the Greater Baltimore Medical Center, Towson University, Saint Joseph's Medical Center, and Sheppard Pratt Health Systems. This area contains land that may be suitable for economic development opportunities as well as expansion of existing uses, enabling growth to be limited to the east side of Charles Street.

The county will discourage commercial land uses from expanding into existing residential communities abutting the urban center.



7. Evaluate methods of improving pedestrian and bicycle access between the institutions that share access on Osler Drive. Explore financing alternatives with these institutions and, in particular, with Towson University, whose students would be the prime beneficiaries of any improvements to Osler Drive.
8. Commercial development and rezoning requests along Charles Street between Stevenson Lane and the Beltway, including the Woodbrook area, should be limited to the existing commercially developed properties unless supported through a duly adopted community planning project.
9. Study ways to use available active open space most effectively, including the efficient and equitable rotation of playing fields and community open spaces. Identify small neighborhood sites suitable for acquisition by a community as passive open space.
10. Commercial development and rezoning requests along York Road between the Baltimore City/Baltimore County line and Burke Avenue should be limited to the existing commercially developed properties unless supported through a duly adopted community planning project.

Issue: Implementing Community Conservation Strategies

Residential communities surround the Towson Urban Center. The health and viability of these communities is tied directly to the health of the urban center, and vice-versa. The Towson Partnership has instituted a process of community self-evaluation with an emphasis on setting community standards to be enforced cooperatively by property owners, community associations, and the county.



The county will explore the use of historic designations, loans and grants, and other special incentives to encourage reinvestment in older neighborhoods.

Actions

1. Continue infrastructure repairs, including alleys, sidewalks, curb and gutters, storm drains, and roads.
2. Continue to develop and improve code enforcement strategies.
3. Continue to work with property owners and community associations to upgrade substandard properties.
4. Develop educational programs for landlords and renters to assist in the management of properties and reduce conflicts between renters and homeowners.
5. Explore the use of historic designations, loans and grants, and other special incentives to encourage reinvestment in older neighborhoods.

Issue: Ensuring an Adequate Transportation Network



The Towson Urban Area is served by an extensive road network including York Road, Charles Street, I-695, Dulaney Valley Road, Joppa Road, Fairmount Avenue, Goucher Boulevard, Hillen Road, Burke Avenue, Bosley Avenue, and Towsontown Boulevard. The commuter traffic into and out of Towson continues to be an issue for the urban center as well as the residential neighborhoods. In light of the projected growth of many of the area institutions, serious study and thoughtful solutions will be required to move traffic effectively. Parking within the Towson Urban Center has been an ongoing concern. The apparent perception that parking is inadequate needs to be addressed.

Actions

1. Complete a transportation analysis to determine capacities available given the existing road network.
2. Assess whether the network of one way streets is a barrier to development east of York Road.
3. Analyze commuting patterns to develop and implement traffic management policies that ameliorate the quantity and speed of traffic in residential neighborhoods.
4. Evaluate the parking strategy for the Towson Urban Center.

Issue: Promoting Economic Development and Establishing an Urban Design Identity

The Towson Urban Area has the county's largest concentration of diverse uses: office and retail businesses, government facilities, nonprofit institutions, and restaurants. Major corporate uses include: the headquarters for Lafarge, Black & Decker, Whiting-Turner, AT&T Capital Corporation, and VIPS Incorporated. Towson University, Goucher College, Greater Baltimore Medical Center, St. Joseph's Medical Center, and Sheppard-Pratt Health Systems are major institutional uses. The 960,000 square-foot Towson Town Center mall offers an upscale shopping experience anchored by two major department stores. Towson contains 5,778,500 square feet of office space (occupancy rate 93.5% in 1998) and 1,228,400 square feet of flex/industrial space (occupancy rate 71.5% in 1998).

The Towson urban area has the county's largest concentration of diverse uses: office and retail businesses, government facilities, nonprofit institutions, and restaurants.

Among the issues that need to be addressed in order to ensure Towson's economic vitality are maintaining quality employers, appropriate redevelopment of marginal or vacant properties, and ensuring an adequate marketing strategy.



Over the past 150 years, Towson has developed from a small crossroads, to a rural village, and finally into an urban area. The ultimate build-out and visual image of Towson should support the concepts provided in the *Towson Community Plan* and the Towson Urban Center Land Use Map (Map 31).

Actions

1. Establish a mechanism to assemble and market underutilized, fragmented properties for economic redevelopment.
2. Develop a mechanism for obtaining additional liquor licenses for the urban center to promote positive economic development; consider establishing an inventory bank of available licenses.
3. Create a marketing package for Towson highlighting major available properties, both land and buildings, and the amenities offered by the urban center.
4. Maximize Towson's potential to attract major corporations.
5. Expand the Towson Commercial Revitalization District to include the York Road corridor and the concentration of office uses on West Road.
6. Create and adopt a design plan for the Towson Urban Center.

WATERFRONT

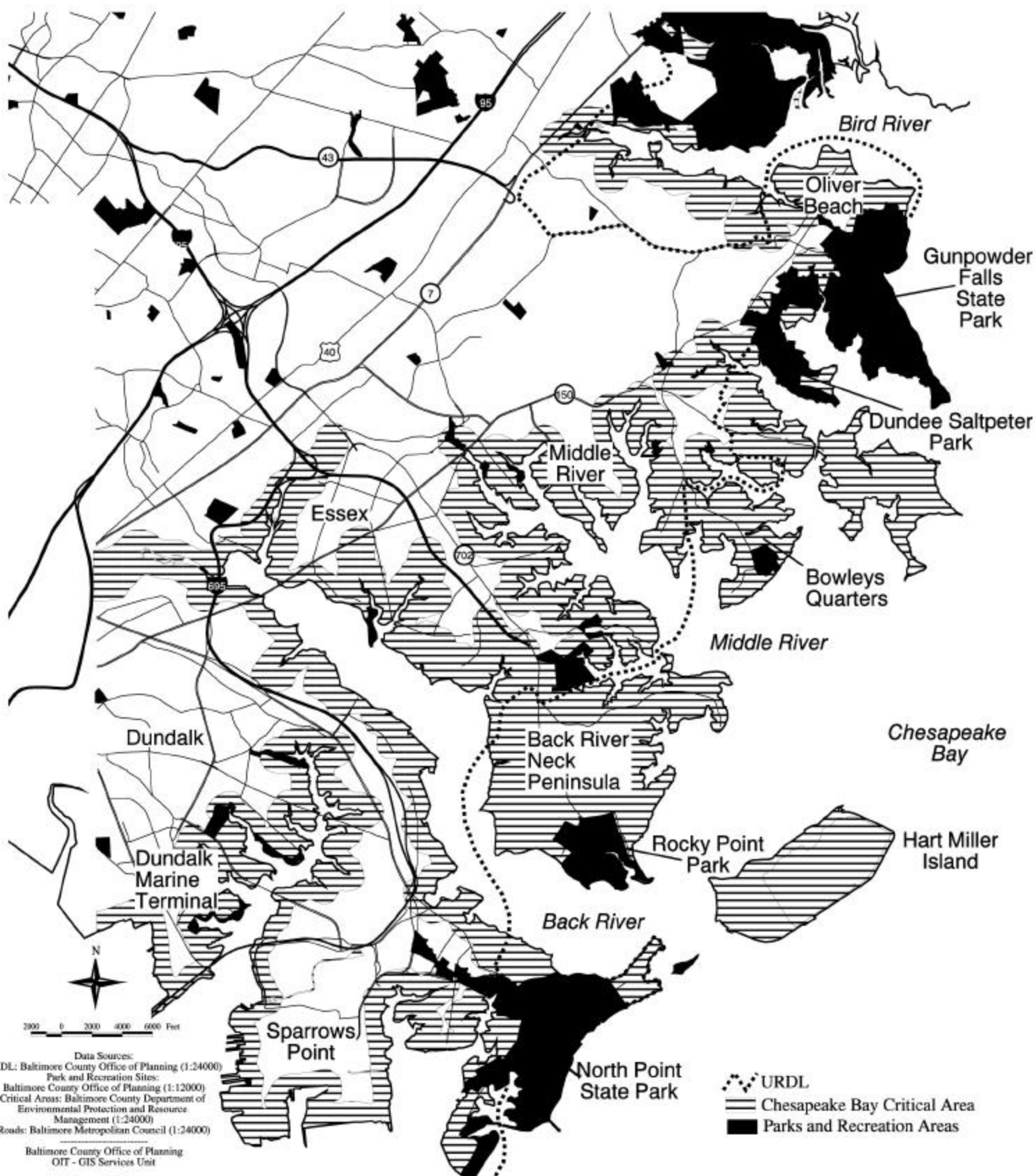
INTRODUCTION

The waterfront is one of Baltimore County's extraordinary natural resources. Along large segments of the county's 173-mile shoreline are urban areas consisting of densely developed residential areas of bungalows and townhouses, and industrial areas of manufacturing plants and port facilities, including truck yards, boat yards and marinas. In addition to these urban developments, the waterfront also has many miles of protected shoreline, bordered by public parkland, pristine woodlands with ample wildlife, low-density residential communities and pockets of agriculture. The URDL meanders along the shore, delineating the urban development from the rural (Map 32). As a general rule, the areas that are at the lower ends of the peninsulas are more rural in character while the upper ends are more heavily developed. The Bethlehem Steel mill at the lower end of the Sparrows Point peninsula is a clear exception.



The waterfront is one of Baltimore County's extraordinary natural resources.

Maintaining water quality is a high priority for waterfront residents, businesses and visitors. Baltimore County has established a strong, comprehensive water quality program. It includes initiatives to convert and



**Map 32
Waterfront**



retrofit stormwater management systems, dredge streams, restore waterways, stabilize the shoreline, and develop and implement comprehensive watershed plans. In addition, the Chesapeake Bay Critical Areas law helps to protect water quality and sensitive waterfront areas by regulating development within 1000 feet of tidal water. The county, as part of the State of Maryland's commitment to save the Chesapeake Bay from further environmental degradation, enforces this legislation.

Sensitive undeveloped areas are also protected through resource conservation zoning, through additional environmental regulations, and by maintaining the URDL. Zoning densities have been reduced in some waterfront residential neighborhoods to ensure that infill development is compatible with the existing waterfront character. Efforts to preserve valuable natural resources along the waterfront include Baltimore County's successful application for state Smart Growth funds to establish a waterfront "rural legacy" area. The funds, granted in 1998, will be used to purchase land or easements for preservation.

The *Eastern Baltimore County Revitalization Strategy* (adopted as a master plan amendment in 1996) defines a vision for the waterfront areas that includes conserving and enhancing the existing waterfront communities while attracting some new upscale housing development; creating economic opportunities, including tourism; and enhancing public access to the water. This vision requires a balancing of the use of the waterfront as a natural amenity, a recreational resource, a source of economic opportunity, and a place where people live. Programs have been initiated by the Department of Economic Development to enhance the economic development and redevelopment of this area in conjunction with DEPRM's initiatives to monitor dredging and meet Chesapeake Bay Critical Area objectives.



Residential development on undersized infill lots is a concern because of the added density and potential effect on water quality.

Many of the permanent homes along the water were originally built as summer cottages on 50-foot wide lots. The addition of new housing on larger sites improves the diversity of the housing stock and helps to revitalize the waterfront communities. The addition of new housing could be accomplished through the consolidation and redevelopment of lots in existing neighborhoods or, where feasible, through the development of larger lot subdivisions. Although sites available for new development are limited, the Chesapeake Bay Critical Areas regulations include a mechanism called "growth allocation" that allows for density increases on a limited amount of

Chesapeake Bay Critical Areas land. To implement growth allocation, Baltimore County has established a committee consisting of representatives from various county departments to evaluate petitions for site design excellence and environmental sensitivity.



As an important tourism resource, Baltimore County's waterfront presents exciting opportunities for recreation, leisure activities, and economic development. Strategies for stimulating waterfront tourism include upgrading the appearance and image of the waterfront; enhancing and promoting public parks and other waterfront destinations; encouraging the development of interesting new recreational and commercial waterfront destinations; establishing links among waterfront destinations; and enhancing land and water access to the waterfront.

POLICIES

- Continue to implement a comprehensive water quality program, including citizen education.
- Limit growth and control density along the waterfront.
- Maintain land use and development standards essential for the protection of the Chesapeake Bay's biological integrity.
- Make creative use of opportunities for recreation, tourism, and rural legacy.
- Ensure that any surplus sewerage capacity that may exist is not used to support unplanned growth.
- Enhance the image of the waterfront.
- Preserve the unique rural character of the waterfront residential communities, and improve the quality of new development and redevelopment.
- Make the waterways accessible to citizens for leisure activities.
- Facilitate the redevelopment of underused industrial properties to support the Port of Baltimore.

As an important tourism resource, Baltimore County's waterfront presents exciting opportunities for recreation, leisure activities, and economic development.

ISSUES AND ACTIONS

Issue: Improving Water Quality

Improving water quality is the key to the current and future enjoyment of the waterfront.



Actions

1. Steer redevelopment efforts along the waterfront into buffer management areas designated in the county's *Chesapeake Bay Critical Area Buffer Management Plan* in order to maximize water quality protection.
2. Broaden the shoreline stabilization program to include smaller, privately owned properties.
3. Develop an aggressive public education campaign to inform and promote behaviors that will improve water quality.
4. Establish and maintain cooperative relationships with other jurisdictions to protect shared watersheds.
5. Evaluate and monitor private septic systems; make loans or grants to encourage replacement as needed.

Issue: Extending Public Sewer

Sewer extensions planned for the lower peninsulas to relieve public health problems can also be expected to indirectly improve the water quality of adjacent water bodies and the Chesapeake Bay. However, they may have the unintended consequence of stimulating growth.

Action

Public sewer extensions should focus on serving lots with existing dwellings or businesses where extensions are needed to relieve a health hazard, and neighboring vested lots that otherwise satisfy county development and building criteria, as well as new development approved through the Chesapeake Bay Critical Area growth allocation process.

Issue: Protecting Natural Resource Areas

Waterfront growth pressures will continue to threaten sensitive natural features in the lower peninsula areas.

Actions

1. Maintain the URDL; ensure that rural portions of the peninsulas remain rural in character and density.
2. Designate the agricultural areas along Bird River as agricultural preservation areas in order to increase opportunities for protection of vegetable farms through easements.
3. Implement the rural legacy plan for the waterfront.



The county will maintain the URDL to ensure that rural portions of the peninsulas remain rural in character and density.

Issue: Improving the Image of the Waterfront Area

The image of the Baltimore County waterfront should be improved in order to encourage tourism, economic investment and high quality redevelopment of housing and businesses.



Actions

1. Selectively assess potential development densities and their impacts, making appropriate adjustments to the zoning map.
2. Create tools and incentives for lot consolidation and redevelopment.
3. Enforce property codes aggressively.
4. Review all growth allocation proposals for consistency with the *Eastern Baltimore County Revitalization Strategy*. Continue to use the growth allocation process to encourage well-designed development projects.
5. Identify and enhance gateways to the waterfront; upgrade the appearance of sites with high visibility.
6. Consider establishing special design standards for development in waterfront areas.
7. Take advantage of opportunities to upgrade marinas and other waterfront uses in designated buffer management areas.

Issue: Enhancing Waterfront Parks

Waterfront parks attract visitors to the area, stimulate interest in water-related activities, contribute to enjoyment and quality of life, and generate spillover economic benefits for the waterfront communities.

The county has recently undertaken a number of new waterfront park projects. The Dundee and Saltpeter Creeks Park is currently under construction and will feature an environmental center with related interpretative facilities such as trails and overlooks. The county is continuing to discuss with the State Department of Natural Resources the possible provision of other recreational activities in the Dundee-Saltpeter area. A large parcel of land has been recently purchased in Chase to serve as the Eastern Regional Park. Open space opportunities are being explored in Chesapeake Village and Tidewater Village. The county is also continuing its development of Southwest Area Park, which will provide boating facilities. The county should continue to provide high-quality waterfront public parks and related programs that accommodate a variety of recreational and leisure activities. The waterways should be made more accessible, and the use of waterfront parks encouraged.



The environmental center at Dundee and Saltpeter Creeks Park is one of the new waterfront facilities recently constructed by the county.



Actions

1. Maintain and upgrade the county's existing waterfront parks.
2. Evaluate park sites for water accessibility, including boat ramps and day piers.
3. Continue to develop the nature center and related facilities at Dundee-Salt peter Park.
4. Continue implementing the "Enterprise Parks Program" to provide expanded and diversified recreational opportunities for a nominal fee.
5. Expand efforts to promote the use of waterfront parks.
6. Pursue collaborative efforts between community businesses and the county in program development and marketing.

Issue: Providing Public Boat Ramps

In some areas, there may be a shortage of public boat ramps, as well as barriers to their use, such as difficult access or inadequate parking. Working with the community, the county should determine whether there is a need for additional boat ramps and, if so, identify appropriate locations for them. Sites should: 1) offer good land access, avoiding narrow residential streets; 2) provide sufficient parking; 3) allow for adequate buffers from residential lots; and 4) have minimal impact on environmentally sensitive areas.

Actions

1. Assess the need for additional ramps and identify appropriate locations; consider non-traditional locations including waterfront public schools and waterfront sites in industrial areas.
2. Consider keeping some facilities with ramps open longer hours or design gates through which patrons can leave but not enter after certain hours.
3. Identify, and remedy to the extent possible, the barriers limiting the use of existing public boat ramps.
4. Work with neighborhoods affected by existing community ramps to resolve issues such as ramp ownership, maintenance, and security.

Issue: Improving Access to the Waterfront

Seasonal vehicle traffic related to waterfront activities creates congestion, which discourages visitors to the waterfront and can create nuisances to communities. Visitors should be able to reach waterfront public and commercial destinations easily by automobile.

The county will assess the need for additional boat ramps in appropriate locations.

Actions

1. Extend MD Route 43 (White Marsh Boulevard) to Eastern Avenue in order to help relieve traffic backups on the peninsulas.
2. Continue to support the state's plan to improve "Haul Road" to North Point State Park for visitor access.
3. Study problem intersections; mitigate with appropriate traffic management techniques.
4. Implement a waterfront directional sign program to help visitors find the best route to waterfront destinations.



Issue: Providing Special Destinations

Special destinations attract visitors who contribute to the local economy. The county should promote and facilitate the development of waterfront destinations that offer commercial and recreational amenities. Travel is a part of the tourism experience that can be enjoyable. Opportunities should be available to travel from one destination to another. Multiple destinations combined with interesting modes of travel can enhance an area's appeal to visitors. Linking destinations thematically can further increase the attraction.

Actions

1. Study the development of a commercial waterfront destination located on surplus property owned by Lockheed-Martin at Dark Head Creek.
2. Investigate possible locations for smaller destinations; assist owners/developers with practical strategies to develop these sites.
3. Study the creation of a water shuttle system to transport visitors to historic sites, and provide links to inland historic sites, such as the Todd House on the North Point Peninsula.
4. Develop day use piers at waterfront parks to allow the parks to be reached by boaters; consider using breakwaters or other devices to make day use piers useable where water is rough.
5. Develop tours to link area destinations with a common theme, such as a military history tour of Fort Howard, Fort Carroll, Fort Armistead, Fort McHenry, and Federal Hill.



The historic Fort Howard military site is one of many potential destinations that could enhance the waterfront's appeal to visitors.

Issue: Promoting Tourism

Wider use and enjoyment of Baltimore County's waterfront can lead to increased investment in the area which, in turn, will help to stimulate the area's economy. The county should market and promote the waterfront to encourage tourism.



Actions

1. Develop strategies and materials to promote waterfront parks, facilities, activities, and special events.
2. Pursue collaborative, private/public efforts to market the economic development potential of the area.

Issue: Improving the Port

The Port of Baltimore, to function effectively, requires tracts of land near the water that can be used to store cargo, transfer cargo to other conveyances, or otherwise support the shipping industry. Underused or abandoned tracts of industrial land exist within close proximity to the waterfront. Some of these tracts could be redeveloped for port-related purposes.

Actions

1. Promote and coordinate the redevelopment of industrial land in the waterfront area for port-related uses.
2. Participate in multi-jurisdictional efforts to create uniform zoning regulations within the port area.
3. Ensure that such industrial redevelopment does not create negative impacts with respect to water quality, recreation, or the quality of life of waterfront residents.
4. Continue to participate in the Port Land Use Development Advisory Council to help compile a multi-jurisdictional maritime master plan and to promote regional development of the port resource.

Part of our historic heritage continues to be at risk because of continuing qualitative erosion caused by neglect, abandonment, or the intrusion of poor design and incompatible uses.

HISTORIC RESOURCES

INTRODUCTION

Historic structures and their settings provide continuity with the past, establish a tangible sense of place, and enhance the aesthetic environment of the county. The preservation of historic resources was an issue raised in the 1979 and 1989 master plans and is equally relevant today. Baltimore County has preserved and still retains significant historic resources. Preserving significant districts, structures, and potential archeological sites is a county goal, because the economic and social value of the built environment relies significantly on the aesthetic contributions of historic resources. Nevertheless, part of our local heritage continues to be at risk because of continuing qualitative erosion caused by neglect, abandonment, or the intrusion of poor design and incompatible uses.

Master Plan 2010 proposes to improve upon existing efforts that safeguard the county's heritage. The county has embarked on an effort to catalogue and evaluate significant structures and sites, and to evaluate the adequacy of the local regulation governing historic resources, and these efforts should be continued. Currently, the basic types of protective historic designation are individual or district listing on the National Register of Historic Places, entry on the Baltimore County Landmarks List, or the enactment of a Baltimore County Historic District (Map 33).



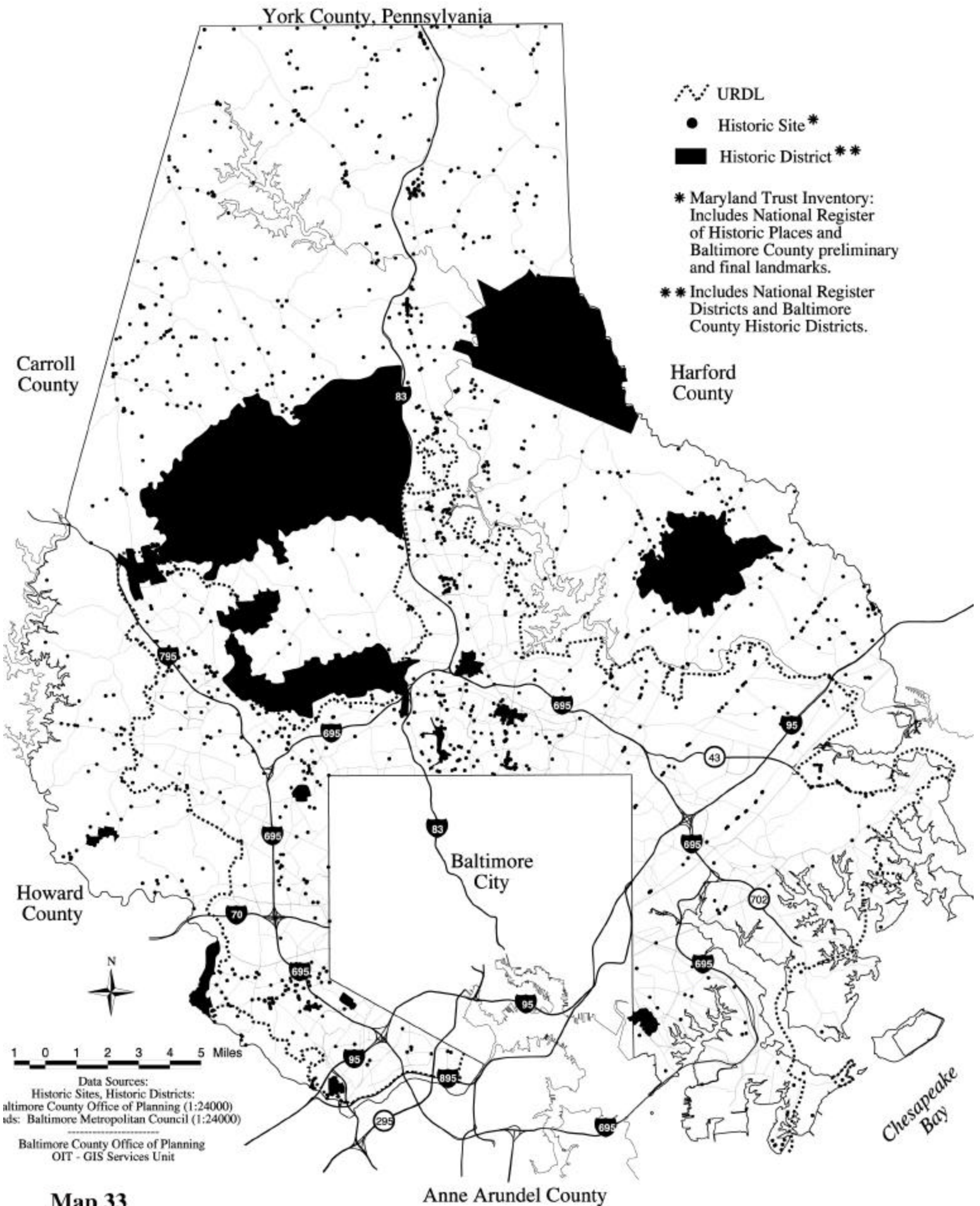
Through the 1966 Historic Preservation Act, the United States Congress created the National Register of Historic Places (NRHP). This was in response to a boom in urban renewal and highway construction that had resulted in the demolition of thousands of older buildings without any consideration of their value to the culture and heritage of the nation. The NRHP is a list of districts and individual properties protected through stringent reviews in the planning phases of federally funded projects. The listing also confers eligibility for federal tax incentives. Federal limitations do not apply to developers who do not use federal funds or incentives.

Historic properties significant to Baltimore County may also be protected by the use of the Baltimore County Districts or Landmarks Listings. The County Council, upon recommendation of the Baltimore County Landmarks Preservation Commission, enacts these county designations. Established as a part of the county government in 1976, the Commission must review and grant approval regarding exterior changes to, or the demolition of, properties on the Baltimore County Preliminary or Final Landmarks Lists. It makes advisory comments on properties that are on the National Register and Maryland Historical Trust inventory. The preliminary list is an interim stage before the final enactment by the County Council; there are 169 structures currently on the final list.

In a Baltimore County Historic District, any exterior modification or addition, as well as any excavation, building, or demolition permit is subject to approval by the Commission. Significantly, the Commission's authority within a County Historic District also includes the site surrounding and adjoining the individual structures, which may be important in maintaining the sense of historic character. Nine local historic districts have been established. Under the county code, the agreement of the owners of 75% of the property within a proposed district's boundary is required to form a local historic district.



Many historic buildings have been protected by placement on the Baltimore County Landmarks List.



Map 33
Historic Districts and Sites

Historic preservation can provide a number of opportunities to enhance economic development and strengthen the local tax base, as well as to foster community identity and stability. The county should promote tax incentives that are available to the owners and developers of historic properties. Revised development regulations to foster cooperation between developers and preservationists are essential to improve the predictability of outcomes and streamline the development process.



POLICY

- Improve programs and procedures to preserve and maintain historic districts, structures, and their immediate surroundings.

ISSUES AND ACTIONS

To improve existing efforts that preserve county historic resources, issues that must be addressed include completing the inventory of historic sites; improving regulations to increase the effectiveness of existing protection programs; providing education about the economic benefits and social and cultural importance of our physical heritage; and facilitating the use of county, state, and federal tax credit programs.

Issue: Completing a Comprehensive Inventory of Historic Sites

Historical significance can arise from many factors and usually includes several in combination, including architectural quality; association with historic events or persons; uniqueness; or great age. “Context” is the term used to identify these geographic and/or functional relationships; it establishes the setting by which the degree of importance can be evaluated.

A full understanding of a property’s importance for the community’s present and future can only be achieved by knowing its place in the context of a complete inventory of all the remaining historic features in Baltimore County. A few parts of the county have already been systematically surveyed. The work performed during the past several decades on behalf of the Maryland Historical Trust (MHT) is a valuable beginning and must be completed throughout the county. A countywide inventory of historic properties will have value for guiding county agencies and communities in making informed, defensible decisions, should motivate current owners toward stewardship, and would alert prospective buyers to the consequences of owning a part of the community’s heritage.



The historic importance of this home is heightened by its context within the Lutherville community.



Action

Complete a geographically and thematically comprehensive inventory of historic structures and potential historic districts.

As part of the comprehensive inventory:

- Compile criteria, using the state's Comprehensive Historic Preservation Plan, federal standards, and related sources, for defining historic contexts and evaluating the significance of individual structures, sites, and districts;
- Consider the need for re-evaluation and/or further documentation of the nearly 2,900 Baltimore County entries currently on the MHT Inventory, including the possibility of defining different degrees of significance; and
- Develop additional surveys for other portions of the county to assess more fully their historic value for economic development plans.

County, state, and federal regulations seek to achieve the common goal of ensuring that historic resources are considered when changes to a property are contemplated. In some cases, those resources are required to receive special protective measures and approvals. The inventory, analysis, and development processes that lie within county government's control need to be clarified and integrated as well as updated to incorporate published standards to guide objective decision-making.

Actions

1. Publish a user-friendly brochure that clearly differentiates the various historic designations and explains the non-regulatory and regulatory implications of each including economic incentives such as tax credits. Either in this document or in a companion brochure, explain the sequence of steps and sources of information for complying with the regulatory aspects of each historic designation.
2. The Landmarks Preservation Commission and the Planning Board should formally adopt the procedures and standards they use for reviewing historic properties.
3. Review, improve, and clarify the county's basic historic preservation legislation. The review should be coordinated closely with the comprehensive inventory, especially the concepts of degrees of significance and the regulatory effects of the different types of historic designations. It should also seek to integrate procedures for timely, non-duplicative actions by the Landmarks Preservation Commission,

The county will review, improve, and clarify the county's basic historic preservation legislation.

the planning board, and other elements of the county's development-approval system. The legislation's relationship to state and federal requirements should also be considered.



4. Consider the creation of a historic planned unit development (PUD-H) process that would allow historic buildings in residential areas to be preserved through adaptive reuse.
5. Incorporate historic site locational data into the county Geographic Information System (GIS).
6. Consider reducing the threshold for property owner agreement on establishing a county historic district to the more customary 51% used by other municipalities.
7. Consider establishing more flexible permit standards for historic structures to increase their economic development potential through adaptive reuse.
8. Clarify the use of current historic preservation law regarding the renovation of historic structures and their compatibility with the neighborhood.

Issue: Providing Effective Non-Regulatory Programs

The greatest gains in historic preservation efforts are made when communities and homeowners themselves cultivate a culture of respect for the past and concern for posterity, which leads to voluntary preservation of historic resources. The county can nurture this co-operative culture by providing information and non-regulatory incentives.

Actions

1. Educate the public about the economic and social benefits of conserving and re-using historic properties, including details on available financing and technical assistance programs.
2. Evaluate the potential advantages of the following for community conservation, commercial revitalization, and rural protection areas:
 - property tax credits for the rehabilitation of historic residences and historic properties;
 - a system for transferring development rights from historic properties in commercial use to other commercial properties including planned unit developments; and
 - other innovative incentives.
3. Support Landmarks Preservation Commission efforts to provide assistance to individuals, businesses, and communities on the



The greatest gains in historic preservation efforts are made through voluntary preservation by neighborhoods or individuals.



conservation of historic resources, including creative use of funding from the Maryland Historical Trust and state and federal governments.

Issue: Historic Preservation in Commercial Areas

In commercial areas, development pressure is often severe. Because of the value of the land and the potential profit from developing a retail or office site, preserving a historic structure may not initially appear to be economically advantageous. However, there are commercial areas where historic structures provide irreplaceable character by creating a unique village atmosphere worthy of protection. Small business districts have been revitalized nationally by “main street” projects that rely heavily on historic preservation. The county should develop methods to enhance historic commercial areas.

Actions

1. Develop a program of design standards and related financial incentives for historic properties in designated commercial areas, which would apply to old and new development.
2. Consider a “transfer of development rights” program, which would separate the development potential from the historic site, thereby providing financial compensation to the owners of historic properties while still allowing development elsewhere.

HISTORICALLY AFRICAN-AMERICAN COMMUNITIES

INTRODUCTION

Baltimore County contains more than 40 historically African-American communities, located within both the urban and the rural areas. Most of these independent communities are more than 100 years old, with several more than 200 years old, and at least one that is more than 300 years old. Many were established and named by freed slaves. Generations of the same families have lived in these communities, supporting institutions such as churches, schools, and fraternal halls (Map 34).

Many of these African-American communities are in need of improved public services and amenities, such as paved roads, curbs, gutters and sidewalks. Some lack safe drinking water, modern sanitary facilities or



Some of the historically African-American communities need improved public services and amenities, such as paved roads, curbs, gutters and sidewalks.



Map 34
Historically African-American Communities



proper storm water management facilities. In many cases, the housing stock is in need of rehabilitation.

The 1979 master plan noted the existence of some of these communities and their problems. The *Baltimore County Master Plan 1989-2000* began to address the concerns of the historic African-American communities. Baltimore County has been enlisting the services and resources of government agencies in the preservation of these communities. Similarly, state and federal government agencies, as well as the private sector, have also been an integral part of preservation efforts. These efforts have included, but not been limited to the extension of public water and sewer service, road upgrades and improvements, stormwater management controls, restoration of historic buildings, and myriad community initiatives.

The development of *Baltimore County Master Plan 1989-2000* resulted in improving lines of communication between the county and these communities. This communication link brought emerging problems to the county's attention as early as possible, assisting the county and communities alike in their joint preservation efforts. *Master Plan 2010* builds upon these improvements, recognizing that Baltimore County's diversity is greatly enriched by its historically African-American communities.

POLICY

- As a top priority, continue to assist historically African-American communities in obtaining and improving basic services and infrastructure, with particular attention to upgrading residential conditions.

ISSUES AND ACTIONS

Issue: Providing Adequate Water and Sewer Service

In several historically African-American communities within the URDL, the quality of water service needs improvement, or water and sewer service needs to be provided.

Action

1. Continue cooperative work between the Department of Public Works and the communities to extend and improve water and sewer service where possible and when consistent with the Baltimore County Water and Sewer Plan.

As a top priority, the county will continue to assist historically African-American communities in obtaining and improving basic services and infrastructure.

Issue: Improving Well and Septic Systems

Many historically African-American communities contain wells and septic systems that are inadequate.

**Actions**

1. Support efforts to identify residences or institutions in rural areas that do not have adequate wells or septic systems.
2. Initiate public awareness campaigns to underscore the importance of well testing and well and septic system maintenance.
3. Support the establishment of a clearinghouse for information regarding well and septic standards and engineering to assist residents.

Issue: Stabilizing Historic African-American Communities

Destabilizing influences such as incompatible development, speculative home purchases and increasing assessments are a major concern among historically African-American communities.

Actions

1. Encourage community residents to monitor and participate in the review of development activity within and nearby their respective communities.
2. Continue to communicate with communities to apprise them of zoning and development information.
3. Support the formation of a clearinghouse of known public and private resources to assist in home purchases and home purchase prospects.
4. Inform communities about vacancies on boards, commissions and advisory panels.
5. Encourage dialogue between developers and communities.

Issue: Maintaining Existing Homes

Many homes in historically African-American communities are in disrepair.

Actions

1. Work with communities to develop community plans.
2. Facilitate housing seminars conducted within communities.
3. Facilitate a peer counseling system to encourage residents to participate in housing rehabilitation programs.
4. Encourage private sector involvement in housing rehabilitation and sales in communities.
5. Examine methods for planning and developing senior housing within communities.



The county will facilitate housing rehabilitation in historically African-American communities.

Part 5: The Rural County



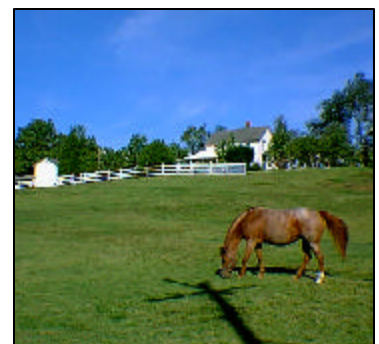
INTRODUCTION

Master Plan 2010 reinforces the goal of earlier master plans to protect agricultural and sensitive environmental areas of the rural county from development encroachment.

The urban-rural demarcation line (URDL) was established to provide a boundary between urban and rural areas. Land use and zoning reinforce this concept. Rural areas are defined as areas located outside the URDL that do not have public water or sewer service. The reliance on well and septic systems drastically limits options for development, and zoning and land use reflect the associated environmental constraints.

Rural areas receive only those levels of service necessary to protect the rural land management uses and to address basic public health, safety and welfare requirements of rural residents. Infrastructure is planned not to accommodate population expansion, but simply to address existing population levels and needs. In a rural area, it is expected that roads will be narrower and traffic slower, and that homes will be located further from schools. Medical facilities, stores, and other services and amenities will be located within urban areas, and to some extent, rural commercial centers. It is not cost-effective for the county to provide increased levels of service where population density does not justify them. Providing these services would also threaten the protection and preservation of important natural resources.

There are more than 66,000 residents living in the rural portion of the county. Residential development has proceeded at a fairly steady rate in recent years with an average of 443 residential occupancy permits issued annually since 1990. Land management areas that have been established for the rural portion of the county include agricultural preservation areas, resource preservation areas, rural residential areas and rural commercial centers. Each designated area has its own unique value, and will be discussed further in the section “Land Use in Rural Areas.”



Master Plan 2010 reinforces the goal to protect the agricultural and sensitive environmental areas of the rural county.



ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development within the rural areas relates primarily to the agricultural industry and the commercial activities accessory to or associated with maintaining a viable agricultural industry. Other economic development interests include the commercial businesses in the rural area, particularly within the designated rural commercial centers and villages, recreation, and tourism. These economic activities are discussed in the Rural Land Management Section.

Approximately 100,000 acres or more than 25% of the land in the county is classified as agriculture use. The county's agricultural economy is diverse and contributes in excess of \$400 million annually to the county's economy. Large scale grain farming, equine operations, dairies, beef cattle and other livestock, vegetables, horticulture and specialty farms utilize approximately 78,000 acres (Table 1). The remaining lands are in commercial forests, hobby farms, and natural lands.

Table 1.
Major Agricultural Operations and
Extent of Land Cover (MDA, 1998)

Product/Activity	Acreage
Corn, grain	23,900
Wheat, oats, barley	9,500
Soybeans	16,600
Hay and silage	11,300
Vegetables	4,017
Fruits, nuts, berries	n/a
Nursery, greenhouse	n/a
Pasture	6,600



Agriculture contributes over \$400 million annually to the county's economy.

POLICY

- Recognize, foster, and promote agriculture as an economical, vital, commercial, and industrial activity that requires permanently protected productive land to function effectively.

ISSUES AND ACTIONS

Issue: Retention of Agricultural Land

First and foremost, in order to maintain agriculture in the county, productive farmland must be retained in large contiguous blocks to maintain a “critical mass” which is required by most commercial agricultural operations. To accomplish this goal, the county must maintain and strengthen multiple mechanisms that preserve farmland and foster agriculture. These include maintaining the Urban Rural Demarcation Line, increasing the permanent protection of productive lands through purchase of development rights and donation of development rights programs, and refining agricultural zoning and development controls to protect agricultural lands and to foster economic activities. Of these programs the permanent preservation of farmland is paramount. Agriculture cannot exist without a productive land base, and farmers and banks will not invest capital into agricultural operations without the certainty afforded by agricultural preservation. Landowners are also less likely to commit to long term leases with farmers or invest in important soil conservation practices. Alternatively, once the land is placed under permanent easement, a certainty exists that positively influences capital investment in agricultural operations. Other jurisdictions have used permanent easements as an attractive feature in marketing agricultural lands to agricultural capital ventures.

Tax provisions need reinforcement to continue to provide property tax incentives that maintain land in agriculture. The grain industry, which operates most efficiently on a large scale and is the largest agriculture industry on the basis of acreage (Table 1), depends on the availability of leaseable land to survive. In fact, the ratio of land leased to land owned is 3:1, with an estimated 3 acres leased to every 1 acre owned by a grain farmer. It is therefore important that owners of large amounts of productive land continue to receive tax incentives for leasing their lands to grain farmers and other legitimate farm operations.

Actions

1. Seek cooperative efforts with the University of Maryland to analyze existing agricultural industries and economic trends and continue to support agencies that supply information and services to the agricultural operators to assist in creating mechanisms that ensure the future of agriculture in the county.
2. Continue to monitor the relationship between large-scale producers and landowners who lease land.



Productive farmland must be retained in large contiguous blocks to maintain a “critical mass.”



3. Investigate incentives to retain land in agricultural production.
4. Maintain and strengthen the existing agricultural land use protections through adoption of maps in this master plan that identify agricultural preservation areas where agricultural uses are given preference.
5. Evaluate implications for the agricultural industry when making decisions that affect land use in the agricultural preservation areas.
6. Strengthen the agricultural zoning and development regulations to prevent the subdivision of productive land into parcels too small to farm.
7. Target at least 80,000 acres for permanent preservation through land preservation programs.
8. Continue to fund and increase the funding as feasible for agricultural preservation programs that permanently protect productive lands.
9. Improve the existing easement programs to expedite easement purchases that ensure the protection of the best productive lands.

Issue: Maintaining and Encouraging Diverse Agricultural Operations, Promoting New Agricultural Operations, and Marketing Agricultural Products

The county's agriculture industry is diverse and maintaining that diversity is critical to retaining the industry. Diversity enables the industry as a whole to better weather adverse economic conditions much like investing in a mutual fund helps spread risk and minimize losses.

The horse industry is the largest economic agricultural industry with estimated annual gross revenues of \$350 million. Nationally, the thoroughbred horse industry is very strong, with sales and breeding fees up. These strong increases are typically linked to the quality of the track facilities, promotion, and wagering handles (purses). Maryland's thoroughbred industry is at a crossroads. The county should support state efforts to improve racing facilities, promotion, and the overall health of the thoroughbred industry.



The horse industry is the largest single economic component of the agricultural industry in Baltimore County.

Although grain farming has been very profitable because Maryland is a corn deficit state (more grain is utilized here than grown here), there may come a time when grain farming is less profitable and it becomes necessary for farmers to shift to other products. Agriculture may have to adapt by taking greater advantage of its proximity to the urban and suburban areas. In addition to commercial marketing of foodstuffs locally, farms may also need more ancillary commercial activities to allow for the sale of farm grown goods directly to citizens. Examples of these activities include fall harvest festivals, farm days, and restaurants associated with wineries.

Another example is the pilot program “Community Supported Agriculture (CSA)” being run by the Department of Recreation and Parks at Cromwell Valley Park. In a CSA, a farmer directly contracts with citizens who may contribute labor and purchase “shares” of what the farmer grows.



More emphasis must be put on the marketing of agricultural products. Farm operations will need to obtain advice and support from the Maryland Department of Agriculture, the University of Maryland Extension Service, and the county Department of Economic Development.

Actions

1. Permit ancillary activities to the farming operation that allow farmers to sell products grown on the farm directly to customers, and promote certain farms as a destination stop for tourists and visitors.
2. Ensure that county regulations provide flexibility in agricultural operations and enable them to adapt to changing economic conditions.
3. Work with the Maryland Department of Agriculture, the University of Maryland Extension Service, and the county Department of Economic Development to assist farm businesses in marketing to new local, national, and international consumers to increase their economic contribution to the county's economy.
4. Support Farm Bureau educational activities such as “Agriculture in the Classroom” agricultural programs at Hereford Middle and High Schools, and a new mobile agricultural classroom.
5. Support the Farm Bureau program that identifies agricultural products produced in the county, which assists in the marketing of locally produced goods.
6. Promote measures that increase agricultural production.
7. Establish a program to assist young farmers in accessing capital to purchase farmland.

Emphasis must be put on the marketing of agricultural products.

Issue: Implementing Best Management Practices

Although agricultural use of the land is clearly better for the environment than paving it for development, farmers must be good environmental stewards. Maintaining land in agriculture and natural uses is consistent with county goals and the more recent state “Smart Growth” initiatives.

Farmers must implement best management practices on all the lands they farm, whether owned or leased. They must continue to implement measures to reduce soil erosion and adopt more aggressive measures to protect the



water quality of the county's streams and groundwater. Well-managed agricultural and natural lands provide significant quality of life benefits for the citizens of Baltimore County. The county is one of the few major metropolitan counties where rural lands can be found in close proximity to the urban and suburban cores.

Action

Assist the agricultural industry in implementing soil conservation, water quality, and nutrient management plans that protect the soil and water resources of the county.

Issue: Awareness of Agriculture as a Commercial and Industrial Land Use

Regardless of the type of agricultural operation, development and agriculture do not mix well. When housing is introduced into agricultural areas, land is taken out of production and the farmer is required to find other land to offset the loss. The introduction of housing creates more vehicular traffic on the road, which interferes with farming equipment, such as tractors or large combines. Residents may complain about dust, noise, odors, and machinery operated late at night or early in the morning. They are also suspicious of chemical use and this leads to conflicts, particularly with the grain industry, which uses chemicals in association with reduced tillage conservation practices.

Regardless of the type of agricultural operation, residential development and agriculture do not mix well.

The best strategy to address nuisance issues is to prevent the development of subdivisions in prime agricultural areas. Right to farm laws and related regulations and policies are essential to preventing agricultural operations from being driven out of business by new residents who have moved to the county's rural areas to enjoy the open space. Baltimore County is a leader in the state with regard to its agricultural zoning. Since 1990, the county has referred agricultural zoning violation complaints to the Baltimore County Agricultural Land Preservation Board for review prior to zoning enforcement action. Ultimately, the presence of houses adjacent to fields may lead farmers to change their type of operation, and thus incur higher costs. The farmer may have to plant hay instead of grain, carry higher insurance premiums, and lease land further away. For some farm operators this may reduce profitability to the extent that they must leave the industry.

Automobile drivers, bicyclists, and joggers must also be made aware of the need to be cautious and courteous on rural roads they share with oversized

farm machinery. Farmers often have to move large, expensive machinery from farm to farm using local rural roads. In many cases their machinery actually crosses over the middle of narrow rural roads into the path of oncoming traffic. While established rural residents are aware of the machinery and the need for caution, newer rural residents are often oblivious to the equipment. Methods should be instituted to minimize conflicts among these rural road users.



Actions

1. Expand provisions to inform all potential rural homeowners of agriculture operations that may affect them.
2. Develop standards that effectively buffer residential and commercial development from agricultural uses. Buffers should be provided on the site being developed. In those cases where agricultural operations are expanding, buffers should be provided on the agricultural property.
3. Develop methods to ameliorate conflicts between farm equipment and automobile drivers, bicyclists, and joggers.

COMMUNITY SERVICES AND INFRASTRUCTURE

INTRODUCTION

Within the rural county, the dispersed nature of the population makes it cost-prohibitive to provide the same level of community services and infrastructure as in the urban area. Among some residents who have moved into the rural area from urban areas, there is sometimes the expectation that the county should be providing the same level of service. The county will continue to provide basic education and public safety services in rural areas, but these and other infrastructure services will be scaled appropriately. Some social and cultural services will only be provided in urban areas.

The county will continue to provide basic education and public safety services in rural areas, but these and other infrastructure elements will be scaled appropriately.

POLICIES

- Provide basic educational and public safety services; governmental services will not be provided at an urban or suburban scale.
- Continue to support rural volunteer fire companies and to provide adequate water supplies in central locations for fire suppression.



- Maintain the rural character of the existing road network.
- Provide region-serving recreational facilities and acquire greenways for active and passive recreational uses that are compatible with rural character.

FIRE PROTECTION

ISSUES AND ACTIONS

Issue: Strengthening Volunteer Fire Service

Rural volunteer fire stations are confronted with challenges that are usually not experienced in urban areas. The new, more affluent urban-oriented population moving into the rural areas brings high expectations for service, yet frequently these residents are unable to contribute time to assist in providing the service.

Actions

1. Continue to support volunteer fire companies through financial contributions, training, and technical assistance.
2. Assist volunteer fire companies with outreach and fundraising.

Issue: Providing Water for Fire Suppression

In the rural areas of Baltimore County, communities depend on “static” water sources for fire fighting activities. The ability to quickly establish and maintain effective fire streams for fire suppression has always been problematic in areas without fire hydrants. This difficulty is reflected in the differing fire insurance rates charged in these areas. Several in-ground water storage tanks have been located within rural communities, and specialized trucks that transport water have been purchased. In addition, several planning committees comprised of citizens and Fire Department personnel periodically update maps showing the location of useable water sources. Requiring new residential communities to provide either fire sprinkler systems or an approved water source would afford citizens a greater level of protection from property loss in the event of fire.

Actions

1. Work cooperatively with residents of established communities to locate or improve fire fighting water sources.
2. Ensure that new residential communities comply with appropriate requirements for rural fire protection.

The new, more affluent urban-oriented population moving into the rural areas brings high expectations for service, yet frequently these residents do not contribute time to assist in providing the service.

3. Pursue new technology to transport and use water more efficiently in rural fire fighting efforts.
4. Encourage the agricultural community to work with the Fire Department to locate and improve water sources on farmland.
5. Continue to work with developers and builders to place large capacity (30,000 gallon) tanks strategically in rural areas. These tanks or alternatives are required by the *Baltimore County Fire Code*.



TRANSPORTATION

ISSUES AND ACTIONS

The transportation system within the rural county largely consists of a road network that was developed at a time when all of Baltimore County was rural. In keeping with the rural tradition, these roads are usually narrow two lane roads without shoulders. They have not been engineered to improve sight distance or capacity, but rather hug the natural terrain. The rural quality of the road network reinforces and contributes to the rural character of the landscape. Newer rural residential development has resulted in the creation of subdivision roads, which are frequently wider than the rural road they feed into. In addition, commuters living in neighboring jurisdictions overburden roads that were never designed for such intensive use.

Issue: Managing Traffic Increases

The county's rural areas are subject to increased traffic due to development beyond the county's jurisdiction and its location between urban areas. Increasing the capacity of the existing local road network would result in erosion of rural character and could increase development pressure. Alternate solutions to this situation should be investigated.

Actions

1. Create traffic and road standards for rural residential areas. Include road widths, site distance, speed, and lighting. Consider solutions such as roundabouts, and turn-offs for farm equipment, rather than creating wider roads. Consider appropriate standards for pedestrian and bicycle access in association with rural road design.
2. Evaluate roads that serve as major traffic conduits to areas outside of the county's jurisdiction to determine what impact this traffic has on



The traditional road network reinforces and contributes to the rural character of the landscape.



the rural area. Work with the state, surrounding communities, and the adjacent jurisdiction to develop appropriate solutions.

Issue: Providing Appropriate Pedestrian Facilities

The greatest need for pedestrian facilities is in the urban area, accessible to the majority of the county's population. In the rural area, pedestrian facilities should be provided on a limited basis within rural commercial centers and rural village developments.

Actions

1. Incorporate rural pedestrian standards into the *Baltimore County Comprehensive Manual of Development Policies*.
2. Ensure that new commercial and village center developments provide appropriate pedestrian facilities.
3. Evaluate providing or improving pedestrian facilities at existing rural commercial centers.

RECREATION AND PARKS

ISSUES AND ACTIONS

The rural areas provide vital recreational opportunities and resources for county residents. Many of the county's major park systems are located within the rural county. State parks and facilities, such as Soldiers Delight, Patapsco Valley State Park, North Central Railroad Trail, Gunpowder Falls, and North Point provide vast tracts of land, primarily consisting of natural areas of truly unique value. County recreation and park facilities (other than those associated with school sites) include Oregon Ridge, Northwest Regional Park, Rocky Point, and Dundee Saltpeter. These parks provide a wide range of recreational opportunities for county residents. In addition, through the Metropolitan District, the reservoirs that include Liberty, Prettyboy, and Loch Raven and the forested buffers around them, which are owned by Baltimore City, provide both land and water recreational use that is governed by city regulations designed to protect drinking water quality.



The county's rural parks provide varied recreational opportunities and resources for county residents.

Issue: Providing Region-Serving Recreation

Actions

1. Acquire land within resource preservation areas for the development of compatible recreational facilities.

2. Strategically site compatible region-serving and special parks in order to meet the recreational needs of citizens in all areas of the county.
3. Continue to work with the state to expand and make better use of state parks.
4. Develop rural legacy proposals that incorporate in-fee or easement acquisitions that provide appropriate recreational benefit especially adjacent to reservoirs and the Chesapeake Bay.
5. Support and protect the cold water fisheries of Baltimore County.
6. Coordinate bicycle facilities with the state and county scenic route network.



Issue: Planning for Greenways

Greenways include 1) passive natural greenways that serve primarily as wildlife corridors and open spaces, and 2) active greenways that may include hiking, bicycling, or other recreational uses.

Actions

1. Create maps that provide distinctions between those greenways that serve as natural environmental corridors, and those greenways that may serve for active recreational use.
2. Identify potential trails, such as old railroad beds and suitable stream valleys, and acquire in fee or obtain easements for recreational use.

Issue: Developing Bicycle Facilities

Bicycle facilities in the rural areas should primarily provide recreational opportunities, although there may be opportunities to provide utilitarian options.

Actions

1. Examine rural areas for the suitability of providing county or multi-jurisdictional bicycle facilities along greenways, abandoned rail rights-of-way, or widened road lanes/shoulders. Work with bicycle clubs and other groups to identify major bicycle routes and make improvements to increase the safety and enjoyment of riding.
2. Coordinate bicycle facilities with the state and county scenic route network.
3. Adopt consistent rural design standards to ensure safety and provide a pleasurable and convenient bicycle environment.

The county will develop bicycle facilities in the rural area coordinated with the state and county scenic route network.



NATURAL ENVIRONMENT

INTRODUCTION

The county's land management approach, which concentrates development and infrastructure in the urban area of the county, strives to protect the county's natural resources by limiting development in the remaining rural area. The county's commitment to ensuring environmental quality, protection, and management of natural resources is, however, generally the same in rural and urban areas. The emphasis in the rural area is on conservation of natural resources, in contrast to the urban area's emphasis on restoration.

POLICY

- Protect, conserve and restore all essential natural resources, with particular attention to groundwater.

ISSUES AND ACTIONS

The county's rural natural environment encompasses a wide variety of resources, including wetlands, streams, reservoirs, forests, mineral deposits, groundwater, and the Chesapeake Bay. Managing these resources involves the same issues that are discussed in the Urban County-Natural Environment section of this plan. One additional issue that is primarily a rural one is groundwater protection because the population living outside the URDL relies on well water and septic systems.

Groundwater protection is an important rural issue because the population living outside the URDL relies on well water and septic systems.

Issue: Managing Groundwater

In Baltimore County, favorable geological conditions and plentiful precipitation combine to provide a valuable supply of quality groundwater that is used for agricultural, residential, commercial, and industrial uses. About 10% of the county's population relies on groundwater as the primary source of drinking water. Approximately 30,000 wells are used to withdraw water for this use. In addition, there are currently 16 community well supplies in the county that each serve 25 or more users. The agricultural community also relies heavily on groundwater for domestic, livestock, and irrigation purposes. Industrial and commercial uses depend on groundwater to a more limited extent.

Demand for groundwater by well users occurs mainly in the northern half of the county in areas beyond the service area of the metropolitan water supply system. In order to protect the public health, it is essential to protect

groundwater resources from contamination by petroleum products, septic systems, fertilizers, pesticides, road salts, and industrial wastes. Under state regulations, the county is responsible for review of all well permits for residential, commercial and institutional construction. Standards exist to assure that all proposed drinking water wells provide a sufficient quantity of water and are below thresholds for bacterial and nitrate contamination. Proposed on-site sewage disposal systems are regulated to assure that wastes will be adequately remediated in the soil and that they are located at appropriate distances from wells.



The current standards for drinking water wells and on-site sewage disposal systems are considered to be effective in protecting public health and ground water resources. Failing septic systems occur primarily in areas that were developed prior to the establishment of these standards. In such cases, the county conducts sanitary surveys; if community health threats are documented in areas that are accessible to the metropolitan district, extension of public water and/or sewerage is provided on a long-term financing basis. In areas that cannot access the water and sewer service area, problems with private water and sewage disposal in small communities are hard to correct. Many rural areas, including the rural commercial centers of Hereford and Jacksonville, have limitations such as marginal soil conditions, small property sizes, area requirements for stormwater management, and zoning issues that impede improvements of sanitary facilities. In order to address these issues comprehensively, a mechanism such as a rural sanitary district can be established. Other groundwater contamination problems involve specific point sources of contamination, such as petroleum spills from gas stations. Federal regulations have resulted in a program whereby all service stations have replaced older tanks with new tanks that have enhanced protection and containment.

Over the past four years, the county has participated with the Maryland and U.S. Geological Surveys in the first comprehensive study of Piedmont groundwater quality in Baltimore County. Overall, ground water in rural Baltimore County was found to be of excellent quality for human consumption. No pesticides were detected above maximum contaminant levels, and 98% of all pesticides detected were at trace levels. Chloride levels in drinking water wells were found to be elevated above background levels in many wells, but were below the secondary maximum contaminant level. Road salt appears to be the primary source of elevated chloride in

The current standards for drinking water wells and on-site sewage disposal systems are effective in protecting public health and ground water resources.



wells, as evidenced by higher chloride levels in wells located closer to paved roads. Most of the trace elements with known adverse health effects (arsenic, antimony, cadmium, and cyanide) were not detected. Also, no adverse impacts to water quality were observed from waste discharges from residential septic systems.

Actions

1. Evaluate the need to revise county guidelines for approval of on-site sewage disposal systems.
2. Evaluate the concept of a rural sanitary district, with appropriate legal authority, financing, and design standards, to provide a mechanism for addressing rural water supply and sewage disposal problems.
3. Continue review of development proposals to assure the proper siting of drinking water wells and the location of on-site sewage disposal systems in accordance with the *Code of Maryland Regulations*.
4. Continue implementation of the 1993 *Ground Water Management and Protection Strategy*.
5. Continue to work with agricultural sector to implement practices that protect ground water sources.
6. Continue to educate homeowners concerning the proper use of residential fertilizers and pesticides.

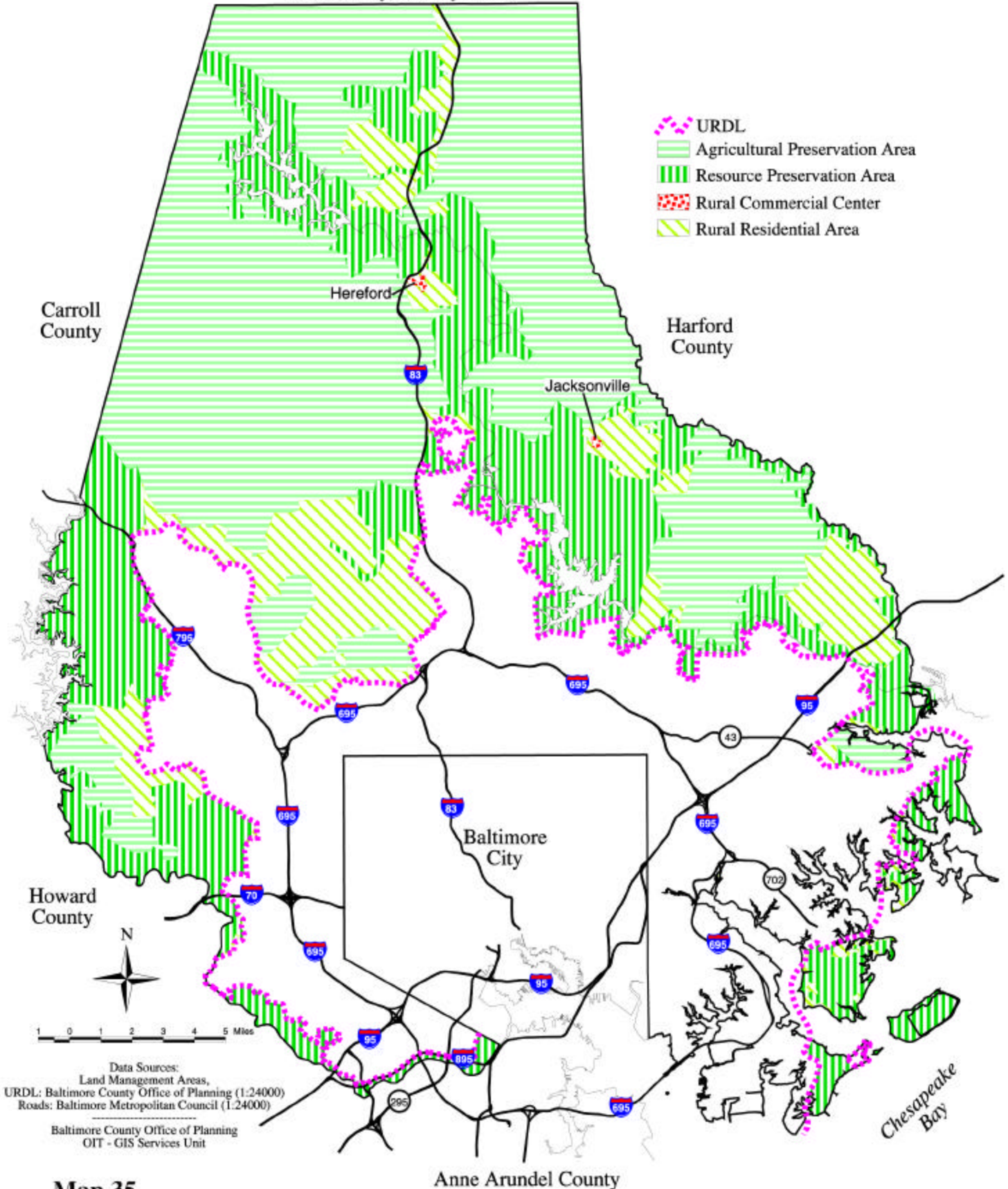
The rural portion of the county provides the economic benefits of agriculture and the unique quality-of-life benefits of cultural, historic, waterfront, and natural environment areas.

RURAL LAND MANAGEMENT

INTRODUCTION

The rural portion of the county provides the economic benefits of agriculture and the unique quality-of-life benefits of cultural, historic, waterfront, and natural environment areas. Unless carefully controlled, demand for new development in the rural areas will overburden Baltimore County's ability to provide services and facilities, harm the agricultural industry, and significantly deplete environmental and aesthetic resources. Baltimore County's land management areas have been structured to balance supply and demand for all sectors of the economy and residents. In the rural county, the land management areas are: agricultural preservation areas, resource preservation areas, rural residential areas, and rural commercial centers. Each of these areas will be discussed in this section (Map 35).

York County, Pennsylvania



Map 35
Rural Land Management Areas



Rural Land Management Areas use zoning as the primary tool to direct and control development. Over the duration of the master plan, parcels of land in rural areas may be subject to rezoning requests. All rezonings should be consistent with land use concepts contained in the master plan. Additional tools for directing development, discussed in the following sections, include:

Agricultural Preservation District: By voluntary agreement with the state and county, the owner of eligible productive farm or forest land can establish binding restrictions for a minimum of five years (open-ended term) to prevent, absolutely, the subdivision or development of the land for nonfarm purposes. A district agreement is a prerequisite to an easement through the Maryland Agricultural Land Preservation Program.

Land Preservation Easement: By voluntary agreement with the state, county, or private land trust, the owner of eligible productive farm, forest, historic, or natural areas can establish a permanent easement to prevent the subdivision or development of the land except as provided for by the easement agreement. Existing easement programs include the Maryland Agricultural Land Preservation Program, the Baltimore County Agricultural Land Preservation Program, the Rural Legacy Program, and various land trusts such as the Maryland Environmental Trust.

Land Trusts: Qualified conservation organizations are eligible to accept easements on land for the protection of farm, forest, historic, or natural features. A land trust must be qualified under ¶170(H)(3) of the Internal Revenue Code for a landowner to be eligible for a tax deduction. In order to apply to the Rural Legacy Program as a sponsor, a land trust must also have a cooperative agreement with the Maryland Environmental Trust.

Purchase of Development Rights (PDR): The voluntary sale of the rights to develop a property by the landowner to a governmental agency or land trust. The sale price may be determined by an appraisal, formula, or mutually agreed upon method. The land is then restricted from development and subject to the easement conditions that typically include, at a minimum, requirements for best management practices that will protect soil, water, and natural resources.

Transfer of Development Rights (TDR): The possible creation of TDRs has been discussed for some time in Baltimore County as having potential for preserving rural areas. It is a process in which the unused density permitted to be developed on a piece of land is transferred to a different parcel. The development of a TDR program involves a detailed investigation of all possible alternatives and includes participation by affected properties. The designation of “user receiving area” in either the urban or rural portion of the county is the most difficult problem to resolve.



Rural Legacy Program: The state Smart Growth legislation established the Rural Legacy Program for fiscal years 1998 through 2002. The mission of the Rural Legacy Program is to protect and preserve areas rich in agricultural, forestry, natural and cultural resources. The state has structured the program to encourage local land trusts and local governments to prepare rural legacy plans that seek to protect significant and threatened resources. Through an annual competitive selection process, a limited number of plans are selected for funding.

AGRICULTURAL PRESERVATION AREAS

Agricultural preservation areas were created to protect the county’s agricultural industry, as well as its natural resources, and areas of scenic and historical significance. Designated areas include:

- Caves
- Greenspring
- Upperco/Worthington/Sparks
- Patapsco/Granite
- Parkton
- Freeland/Maryland Line
- Monkton/Whitehall
- Long Green
- Bird River

The 1997 U.S. Census of Agriculture recorded 75,795 acres of farmland in the county, which represents a 9% decrease from the 1992 figure of 83,232 acres. Protecting rural resources has involved numerous efforts by the county and citizen groups. The most significant milestones are listed below.

- *Plan for the Valleys* written in 1963 by Wallace-McHarg Associates for citizens of Greenspring and Worthington valleys concerned about the impact of development in the 1950s.
- Donation in 1974 of first easement to Maryland Environmental Trust.



Agricultural preservation areas protect the county’s agricultural industry, as well as its natural, historic and scenic resources.



- Adoption in 1975 of resource conservation zones that included an agricultural zone.
- Adoption of the 1979 master plan that described the importance of protecting natural resources including agriculture, watersheds and the rural landscape.
- Use of the URDL as a planning line for the water and sewer master plan, and the creation of rural zoning classifications.
- Significant reduction of permitted density in the agricultural zone in 1980.
- Adoption and funding by the Maryland Agricultural Land Preservation Foundation of a PDR program, which provides an equitable tool for landowners permanently to protect rural lands.
- Adoption of the 1989-2000 master plan that reinforced the earlier planning and regulatory goals to protect agricultural land and rural landscapes.
- Adoption in 1989 of a development regulation to protect prime and productive soils.
- Adoption in 1994 of a local PDR program to supplement the state program.
- 1996 downzoning of 9,000 acres from RC 4 to RC 2.

Protecting agricultural lands must have two strategic elements: 1) development controls; and 2) permanent easement programs.

POLICY

- Permanently preserve lands for agriculture and avoid conflicts with incompatible uses.

ISSUES AND ACTIONS

A successful effort to protect agricultural lands must have two strategic elements: 1) the county must have development controls to assure that agricultural resources are not developed; and 2) there must be effective permanent easement programs that meet the needs of landowners by assuring equity and preserving sufficient acreage to maintain a viable agricultural operation.

Issue: Revising Development Controls to Support Agriculture

Major subdivisions, defined as being greater than three lots, continue to occur in prime agricultural areas, threatening the viability of preserved

agricultural operations and the ability to preserve adjacent lands. The development of large institutional uses is beginning to change the landscape from one of rural character to suburban character.



Actions

1. Refine the boundaries of the agricultural preservation areas to include both adjacent farmland that should remain in agricultural use and natural buffers to reduce potential conflicts.
2. Consider designating the vegetable production areas on the eastern side of the county as agricultural preservation areas.
3. Reevaluate the zoning and development regulations applicable to these areas to determine the appropriate location and suitability of permitted uses, and to minimize the impact of even limited development on agricultural resources and farming operations.
 - Limit zoning uses to agriculture or agriculture support; other non-agriculture uses (institutions, golf courses) should be considered as special exception uses (subject to additional conditions) or as PUDs, with specific locational and functional criteria that first and foremost preserve prime and productive soils. Incorporate locational and functional criteria for house sites and lot size.
 - Include prime and productive/productivity soil standards and a maximum lot size.
 - Density should not exceed one dwelling per 50 acres. Explore ways to compensate landowners for additional density (if the underlying zoning generates higher density) through various easement or TDR programs.
 - Develop a PUD-RP (Planned Unit Development-Rural Protection) process that will allow large institutional, educational, religious, and recreational uses only through a planned unit development process. Designate areas suitable for the PUD, and create locational criteria and development standards.
4. In general, zoning changes made in the agricultural preservation area should protect the county's agricultural industry so that the area maintains its importance as an industrial base for the farming industry.
5. Consider the addition to Section 307 of the Baltimore County Zoning Regulations (special exceptions) of criteria requiring the evaluation of proposed development impacts on agricultural uses located on prime and productive soils.

The county will reevaluate the zoning and development regulations to minimize the impact of development on agriculture.



Issue: Preserving Agricultural Land through Preservation Programs

While zoning can be used to accomplish the objectives of rural area preservation, rezoning can occur every four years, and is therefore not permanent. Ultimately, the only way in which continued agricultural use can be guaranteed is through the use of mechanisms that guarantee, regardless of zoning, that specific lands will only function as agriculture-related uses. Permanent easements provide fair compensation to landowners. Additionally, agricultural lands in private easement stay on the tax roll. Map 36 depicts Baltimore County's rural preservation program areas.

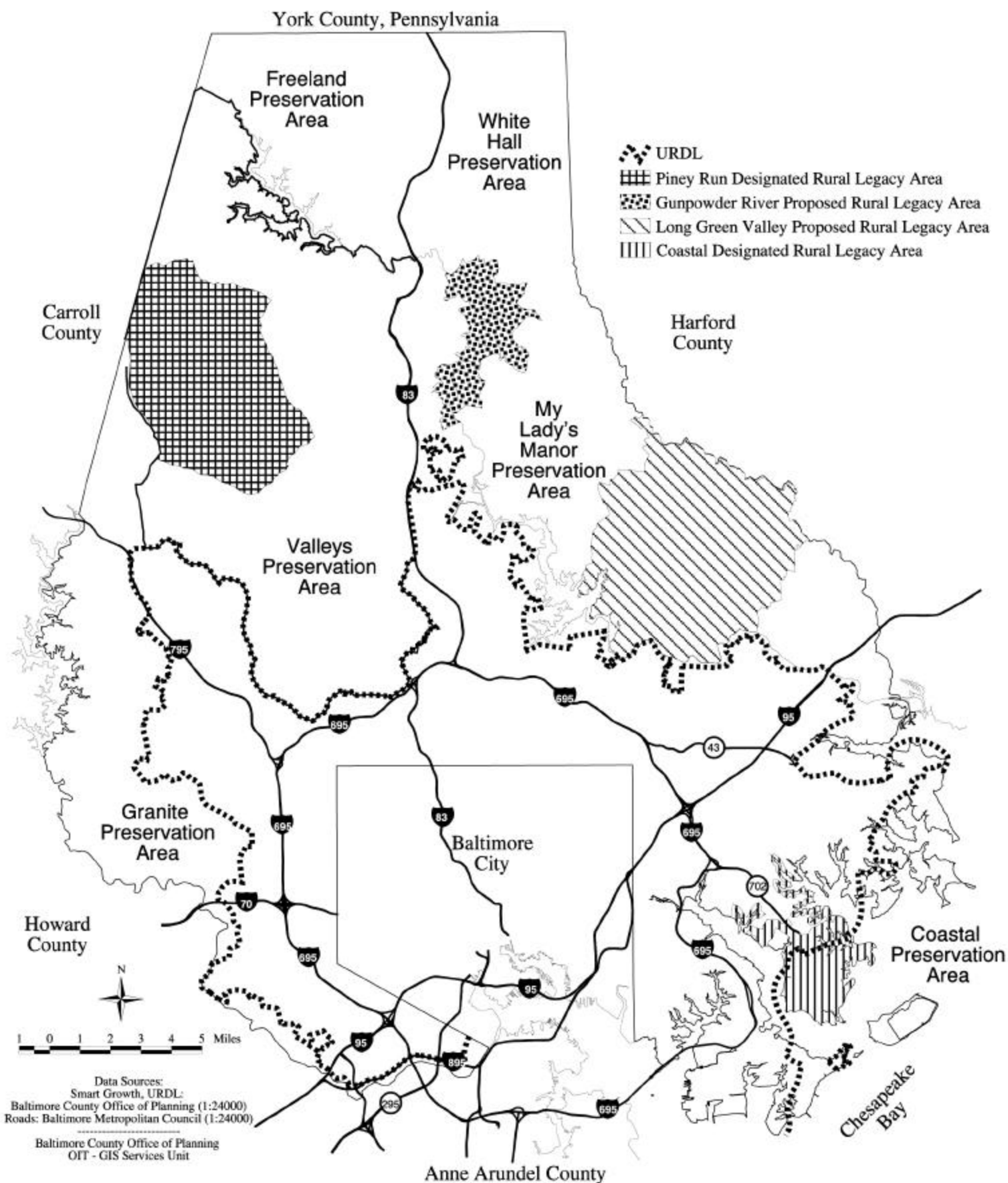
The purchase of easements, however, has not kept up with the demand of landowners willing to sell easements. This has in part been due to the economic declines the county experienced in the early 1990s but more significantly to its continued dependence on the PDRs through the Maryland Agricultural Land Preservation Foundation. The easement programs are only just keeping pace with land development.

As of January 19, 1999, 27,438 acres of farmland and rural landscape have been placed in permanent easement (Table 1). The county and state have purchased easements on approximately 500 acres per year out of the 2,000 acres that apply. Fortunately, an additional 500 acres per year has been preserved through the actions of the private sector. Landowners who make conservation donations of development rights do so through the Maryland Environmental Trust or a local land trust.

***the only way
in which
agricultural use
can be guaranteed
is through the use
of permanent
mechanisms such
as preservation
easements.***

Table 1.
Accomplishments of Easement Programs through January 19, 1999

PRESERVATION PROGRAM	DISTRICT		EASEMENTS	
	number	acres	number	acres
Maryland Agricultural Land Preservation Foundation	298	27,438	118	13,000
Baltimore County Agricultural Program	N/A	N/A	6	905
Maryland Environmental Trust	N/A	N/A	151	9,728
TOTALS	298	27,438	275	23,633



Map 36
Land Preservation Program



As indicated in Table 1, donated easements to the Maryland Environmental Trust play a key role in the permanent easement activity of the county. Baltimore County leads all other counties in the state in the number of privately donated easements. These easements represent the equivalent of millions of dollars donated to the county's easement program each year. Lands under donated easements contain more forests and streams than lands under purchased easements, but they still have, on average, 40% pasture and cropland. Private sector donors also play a role in recruiting other landowners to participate in easement programs. Five local land trusts encourage landowners to place their land in permanent preservation programs. They also hold easements in cooperation with the Maryland Environmental Trust, or outright.

Since 1982, there have been approximately 1,000 acres of agricultural land per year protected through permanent easements, and approximately 1,000 acres per year converted to nonagricultural use. If working farms continue to disappear at the current rate, there eventually will be insufficient agricultural resources available to continue to support the agricultural industry, and the rural landscape will be dramatically altered.

Actions

1. Delineate all areas to be targeted for long term preservation.
2. Actively pursue and promote easement and other programs designed to preserve agriculture.
3. Preserve 80,000 acres of agricultural land through permanent easements, either purchased or donated, and TDR programs.
4. Develop new revenue sources to support the increased funds required for farmland preservation.
5. Implement creative financing programs to increase the rate of easement purchase.
6. Provide technical support and seek input from local land trusts on preservation issues.
7. Investigate the use of a TDR program.
8. Implement rural legacy area plans.
 - Work with local land trusts to establish rural legacy boundaries, and with citizens to determine the potential level of commitment by landowners.
 - Develop partnerships with local land trusts to integrate into proposals all aspects of the county's resource protection elements such as forest buffer, Chesapeake Bay shoreline, forest habitat, endangered

If working farms continue to disappear at the current rate, there eventually will be insufficient resources available to support the agricultural industry.

species, and the aspects of the county's planning, growth management and zoning elements that reduce sprawl.

- Provide a financial partnership with the state for rural legacy area plans.
- Investigate using a TDR program that enables the county to hold development rights purchased through the Rural Legacy Program until such time as they can be sold.
- Adopt legislation that will allow the county to use an installment payment program to purchase easements, in the same manner as authorized in the county's Agricultural Land Preservation Program. By paying in installments, more county money will be available to purchase additional easements, and obtain matching state and rural legacy funds.



RESOURCE PRESERVATION AREAS

These areas are intended to preserve and protect the historic, cultural, recreational and environmental resources, while providing for a limited amount of residential development. Designated resource preservation areas include:

- Patapsco/Granite
- Gunpowder
- Chesapeake Bay
- Soldiers Delight
- Pretty Boy Reservoir
- Liberty Reservoir
- Loch Raven Reservoir

POLICY

- Preserve the county's valuable cultural, historic, recreational, and environmental resources by limiting residential development and acquiring available land for public benefit.

ISSUES AND ACTIONS

Issue: Preserving Land Designated for Resource Preservation

Resource preservation areas have historic, cultural, recreational, and environmental value to the region in general and Baltimore County in particular. These natural, environmentally-sensitive open spaces balance the intensely developed urban portion of the county. Large portions of these areas are publicly owned, such as Soldiers Delight Natural Environment Area, Gunpowder Falls State Park, Patapsco Valley State Park, North Point



Land designated as resource preservation areas contain natural, environmentally sensitive open spaces.



State Park and the Prettyboy, Liberty and Loch Raven Reservoirs. As properties within or adjacent to the boundaries of resource preservation areas become available for sale, their acquisition as easements by entities such as the MET should be given priority by the county and state.

The majority of the land area within resource preservation areas (outside of critical areas) is zoned RC 4, which permits a residential density of one dwelling unit per five acres. For example, the owner of a 100-acre undeveloped parcel zoned RC 4 currently has the right to develop 20 single family residences at the current permitted density of one dwelling unit per five acres. The county should reduce the permitted density to be more in keeping with the intent of this preservation zone. If the permitted density is reduced to one dwelling unit per 50 acres, the owner could develop only two residences. However, if an accompanying TDR program is adopted, the owner could receive equity for the remaining 18 dwelling units, with nine of them transferred to a designated area, and the other nine purchased by a land trust.

Actions

1. Pursue programs for permanent resource protection.
2. Revise the zoning regulations to rename watershed protection areas as resource preservation areas. This definition will encompass cultural, historical, recreational, and environmental resources.
3. Use the following guidelines in evaluating rezoning requests. In general, resource preservation areas are intended to support a limited amount of residential development while still protecting the county's ground and surface water quality, forest resources, and significant plant and wildlife habitats. Zoning conversions that would increase the development potential of land within this management area are inappropriate.
 - Outside of the Chesapeake Bay Critical Areas, the current combination of RC 2 and RC 4 is the best zoning mechanism for achieving the management goals of this classification. Zoning changes that would permit additional residential density or increased commercial development should not be granted. It is especially important to avoid setting precedents that could lead to future upzoning by producing a change in the area's rural character.
 - The RC 20 and RC 50 zones in the Chesapeake Bay Critical Area provide the best protection for these environmentally sensitive areas.



Resource preservation areas are intended to support only a limited amount of residential development.

Changes in zoning that would adversely affect the natural resources of the bay would be subject to possible disapproval by the Chesapeake Bay Critical Area Commission and should not be granted. All zoning in the Chesapeake Bay Critical Area should foster stewardship of the bay by providing the most appropriate land use, should ensure that impacts of development activity are minimized, and should preserve quality of life in surrounding communities.



- Requests for zoning changes that increase development densities in the Loch Raven, Prettyboy, and Liberty drainage areas should not be granted, in accordance with the county's commitments in 1984 and 1990 to the cooperative, regional Reservoir Watershed Management Agreement. Additionally, any zoning changes should be consistent with any applicable watershed study.
4. Complete detailed studies to determine the existing and potential residential densities in resource preservation areas.
 5. Limit residential densities to one dwelling unit per 25-50 acres. As part of the reduction of residential density, consider the use of TDRs to permit half of the allowable net density of a site in a resource preservation area to be utilized in a rural residential area, rural commercial center, or other designated area, with the remaining density purchased through a PDR program.
 6. Develop a PUD-RP process that will allow large institutional, educational, religious, and recreational uses only through a planned unit development process. Create locational criteria and development standards.
 7. Establish resource preservation area watershed priorities in order to upgrade environmental systems that have become degraded.
 8. Delineate and coordinate the public use of resource preservation areas for added recreational benefits.
 9. Develop and assist private organizations that enhance the public nature of, and care for, resource preservation areas.

***The county
will consider
using TDR'S to
limit residential
densities in resource
preservation areas.***

RURAL RESIDENTIAL AREAS

The rural residential areas are a mix of single family residential development and woodlands, farm fields, stream valleys and areas of significant historic and cultural value. They have accommodated the bulk of new residential



development in the rural areas. Included in the rural residential land management areas are:

- Freeland
- Patapsco/Granite
- Kingsville
- Chestnut Ridge
- Hereford
- Jacksonville

POLICIES

- Limit new residential growth.
- Protect and maintain the area's rural character.

ISSUES AND ACTIONS

Issue: Limiting Suburban Development in Rural Areas

The 1979 growth management program designated rural residential areas as suitable for development. The 1989 master plan recognized some of the issues created by this choice. The majority of the land within these areas is zoned RC 5. The intensity of this development is a suburban residential development pattern with densities equal to one dwelling unit per 1-1/2 acres. Because this rural-suburban residential development is dependent upon well and septic services, the development pattern takes on a haphazard appearance and consumes large quantities of land. This type of development is in great demand, but it comes at a tremendous cost to the county in terms of traffic, increased infrastructure demands, and the disruption of the area's rural character. These demands on county resources directly compete with the needs of the established, urban areas of the county.



Rural residential development is in great demand, but it comes at a tremendous cost to the county.

Actions

1. Conduct thorough and detailed land use studies to determine: 1) buildable areas, 2) agricultural areas, 3) environmentally sensitive areas, and 4) appropriate areas for future rural village type development (see below).
2. Deny rezoning requests for additional office, business or industrial zoning in rural residential areas, unless recommended in an approved plan.
3. While maintaining some residential development density, consider developing a mechanism to allow building within these areas only if development rights are obtained through a TDR from an agricultural preservation area or a resource preservation area. Natural constraints that reduce buildout would not be affected.

4. Develop and adopt county standards appropriate for rural residential areas that include roads, open space, architecture, site layout, lighting, bicycles, and pedestrians.
5. Consider adapting cluster principles to maintain adjacent forests and open space, which help retain rural character.
6. Develop a PUD-RP process that will allow large institutional, educational, religious, and recreational uses only through a planned development process. Create locational criteria and development standards.
7. Provide effective buffers between development projects as required to maintain rural character.



Issue: Investigating a Rural Village Concept

The rural village concept should be investigated as a way to accommodate rural residential development in Baltimore County in a manner that is less intrusive to the rural character than current rural residential development patterns. This concept should be thoroughly studied to ensure that overall density is not increased. The present RC 5 and RC 4 cluster residential development zones were improvements over the pre-1976 (one house per acre) rural zoning; however, even this type of development is not in keeping with the rural character. In fact, most RC 4 and RC 5 development has met with increased opposition.

The rural village concept is a method of accommodating in rural areas residential and commercial development that is strictly limited in area, and compatible with the rural character. It concentrates small pockets of development, with a consistent rural scale and appearance, in specific locations so that larger agricultural or environmentally sensitive areas can be preserved. A mix of housing types and lot sizes is provided. Buffers, preserved in an easement program, surround the villages to prevent conflict with adjacent agricultural uses. The rural village concept should have specific design standards for all elements ranging from site selection and layout to building appearance.

The rural village concept concentrates rural development in small pockets, preserving larger agricultural and environmentally sensitive areas.

Two essential elements of the regulating mechanisms that need to be developed for a rural village concept are: 1) a properly drafted code, which spells out rules and procedures to produce desired results; and 2) illustrated examples to enable the reader to “see” the code as it comes to life on the landscape. The design principles must be adapted to the realities of modern



life, primarily the importance of the automobile, but in a way that does not cede total control to the automobile. Locational factors such as proximity to existing schools and roads should be considered. The economic and environmental feasibility of providing water and sewage service on site also must be addressed for any village development.

Actions

1. Investigate the feasibility of a rural village concept based on the following:
 - Map potential locations for rural villages within rural residential areas and rural commercial centers to minimize impact on agriculture and resource preservation areas.
 - Locate villages within proximity of adequate roads.
 - Create appropriate design standards.
 - Provide buffers between rural villages and agricultural uses.
 - Rural villages should not be located close to one another.
 - Set limits on the amount of density, and determine the appropriate mix of land uses for each rural village.
2. Determine the economic and environmental feasibility of providing water and sewage systems required for a rural village.
3. Investigate using the rural village as a receiving area for a TDR program, transferring density from an agricultural or resource preservation area.
4. Apply the program on a limited basis as a test case and evaluate its merits for rural preservation.
5. Allow rural village development as a PUD; however, this would be an optional, not mandated, approach.



Hereford is one of the two designated rural commercial centers.

RURAL COMMERCIAL CENTERS

Only two designated rural commercial centers will continue to provide local services and facilities for the surrounding rural area. They are:

- Hereford
- Jacksonville

POLICY

- The nature, size, and scale of rural commercial centers should remain geographically small, rural in character, and be regulated through a master plan process.

ISSUES AND ACTIONS



Issue: Managing Growth in Rural Commercial Centers

The two rural commercial centers contain a certain mass of retail and office service uses that should not be spread or repeated throughout the rural areas. These areas will continue to be the only locations within the rural area where such services will be concentrated. The size, scale, and quality of development have been a continuing issue in these centers. In addition, the ultimate buildout limits of these areas needs to be considered. These areas may also be suitable as places to transfer development rights removed from agricultural preservation or resource preservation areas.

Actions

1. Manage growth and development through the adoption of specific rural commercial center master plans that are regularly updated. The master planning process should determine the ultimate boundaries and buildout of these areas.
2. Undertake detailed studies to determine the appropriateness and capacity of these areas to receive TDRs, both commercial and residential. Any expansion of these areas should conform to a rural village concept.
3. Develop overlay districts or specific zoning classifications with design performance criteria that would be unique to each of the centers so issues such as use, size, scale and design are addressed. These centers have unique characteristics that should be enhanced by new development.
4. Adopt development performance guidelines and standards to ensure design quality, appropriate scale of uses, natural resource protection, appropriate buffers adjacent to agricultural uses, adequate open space close to homes, and pedestrian accessibility.
5. Provide infrastructure support such as stormwater management.
6. Develop a PUD-RP process that will allow large institutional, educational, religious, and recreational uses only through a planned development process. Create locational criteria and development standards.
7. Provide adequate buffers and transitions between commercial projects and differing adjacent land uses to maintain rural character.

Management of the growth and development in the rural commercial centers will be based on specific master plans.



HISTORIC RESOURCES

INTRODUCTION

Rural areas present special challenges for conserving historic resources. In urban locations, adequate protection for historic structures can usually be achieved by being attentive to the quality of design on the few acres of the structure's own site or perhaps on immediately adjoining property. Contiguous areas with a high concentration of significant structures (such as Lutherville, Glyndon, and Sudbrook Park) can be treated as a designated historic district, but even these have typically covered less than 300 acres.

In rural areas, structures usually derive their historic significance from their relation to the area's primary economic activity, agriculture, or to its ancillary elements such as mills, churches, or villages. There will typically be a cluster of functionally and visually related structures (dwelling, barn, springhouse, and other outbuildings) set in a bucolic landscape of fields, streams and woodlands. Thus, while the historic "setting" may be only a few acres for an individual structure in an urban area, or several hundred for an urban or suburban district, a rural historic district can encompass thousands of contiguous acres. Already in Baltimore County there are six separate National Register Historic Districts ranging from 1,500 acres (Caves Valley) to nearly 10,000 acres (Western Run-Belfast).

POLICY

- Conserve visually-integrated rural historic landscapes so that viewers can appreciate the enticing qualities of continuing rural uses, or of a bygone agricultural era, while still allowing reasonable use of privately-owned land.



Some of the county's rural historic districts encompass thousands of acres.

Issue: Coordinating Historic Preservation Activities with the County's Rural Strategy

It is more than coincidence that the county's historic rural areas, including Worthington Valley, My Lady's Manor, Green Spring Valley, and Long Green Valley, continue to be among its most desired places to dwell. The visual appeal of their relatively undisturbed agricultural appearance is uniquely satisfying, but that visual character is also especially fragile. New construction can be visible for miles; even a single inappropriately designed or sited new dwelling can dramatically alter the perceived sense of rural

character. To the extent that other elements of this master plan's rural strategy succeed in preserving land for agriculture and other rural uses, these landscapes can also be protected, through proper coordination.



Actions

1. Complete the comprehensive countywide inventory of historic resources, giving particular attention to documenting historic resources that not only meet cultural-history qualifications but also retain sufficient visual integrity to qualify as potential historic districts.
2. Protect off-site "viewsheds" in designated historic areas, including revisions to the development process.
3. Coordinate scenic route designation and design standards with rural historic landscape protection.
4. Integrate rural landscape protection with the designation and implementation of heritage areas and rural legacy areas.

SCENIC RESOURCES

INTRODUCTION

The county's scenic resources consist of scenic corridors, scenic views, and gateways. Most of the county's scenic corridors and views are located in rural areas. Gateways can occur within either urban or rural areas, and in fact, frequently occur at the boundary between urban and rural areas (Map 37).

POLICY

- Preserve and enhance the county's significant scenic resources as designated on the scenic resources map, including scenic corridors, scenic views and gateways, as an essential component contributing to the county's quality of life.

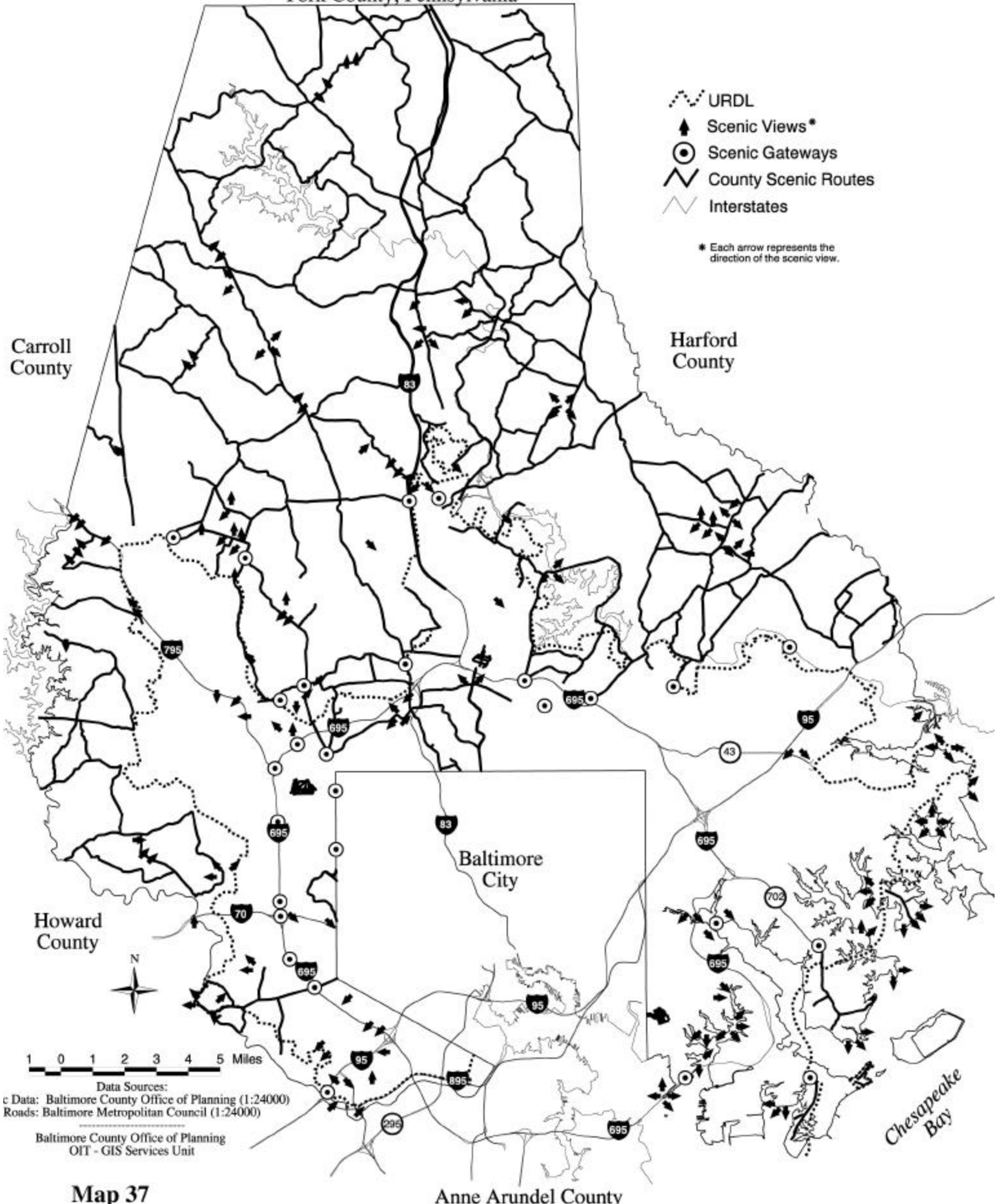
Issue: Preserving Scenic Corridors and Views

The *Baltimore County Master Plan 1989-2000* depicted scenic routes and views on the development policy maps, taking the first steps toward recognizing and identifying the distinctive visual elements that make Baltimore County so desirable to residents and attractive to visitors. The scenic views depicted do not represent a comprehensive county inventory,



The majority of the county's scenic resources are located in the rural area.

York County, Pennsylvania



Map 37
Scenic Resources

but rather a beginning that must be built upon. Following the adoption of the 1989 master plan, the county produced a series of scenic route maps for each councilmanic district that combined the significant visual and historical elements into self-guided scenic tours. In 1991, the county adopted a set of development guidelines to begin the process of protecting the county's scenic resources. These advisory guidelines have helped to raise the level of awareness and have recommended development alternatives that are sensitive to scenic issues, but they cannot assure complete protection of the county's visual resources.



The Maryland State Highway Administration is currently undertaking a statewide evaluation of its designated scenic routes. The National Byways Program, created through the "Intermodal Surface Transportation Efficiency Act" (ISTEA) provided the impetus, and some of the funding, for this endeavor. This program is continued in the Transportation Equity Act for the 21st century (TEA 21), 1998. The National Byways program can be used at the local level to assist in a variety of scenic preservation activities, including conducting scenic corridor management studies, which are required for nomination to National Byway status. Once a road is designated a National Byway, grants for preservation, enhancement, and interpretive activities can be sought.

Actions

1. Prepare corridor plans that specify management techniques for scenic resources.
 - Coordinate scenic resource identification and management practices with the Maryland State Scenic Byways Program and the National Road Program.
 - Establish criteria for inclusion and define levels of preservation or enhancement activities. Areas where significant public dollars for easements have already been spent should be identified and analyzed for scenic value.
 - Involve community organizations in the identification of scenic resources and planning for their preservation. Local public support for preservation activities is required for participating in federal programs.
2. Evaluate proposed improvements to state and county roads, bridges, and other infrastructure for their impact on scenic resources. Where public safety allows, the narrow and/or winding character of the road is part of the scenic experience and should be preserved.

The county will prepare corridor plans that specify management techniques for scenic resources.



3. Promote the county's scenic resources and encourage county residents to value them.
 - Frequently, scenic resources are intrinsically linked to historic and cultural resources. Promote activities that preserve these historic and cultural resources to aid in protecting scenic quality.
 - In conjunction with the county's tourism initiatives, revise the scenic route maps and include self-guided tours of significant scenic resources.
 - Consider a coordinated and nationally recognized and approved sign system of markers and plaques to identify and provide interpretation of scenic and historic resources.

Issue: Development in Gateway Areas

A gateway refers to the location where the area surrounding a transportation corridor clearly changes. Gateways are important elements of the county's visual fabric, contributing to the sense of the transition between urban and rural development and to community identity. Examples of urban/rural gateways include the entry to the Cromwell Valley from Towson north of the Beltway, and crossing the ridge northbound on I-83 past Shawan Road. Other existing gateways include crossing the Back River Bridge into Essex, and exiting from the Beltway into Towson.

The specific design treatment of development in these visually sensitive gateway area localities will vary greatly. The basic objective should be to emphasize the transitional character of the gateway, by strengthening the sense of arrival and/or unifying the distinctive character of each side. In some locations, it may be desirable to create gateways as a community conservation measure that promotes the identity of a particular community.



This entry into Towson from the beltway is an example of a gateway.

Actions

1. Identify additional gateways and formulate appropriate design guidelines as part of local community plans and streetscape projects. Provide general guidelines in the *Comprehensive Manual of Development Policies*.
2. For designated gateways, examine the design aspects of proposed development as part of the development review process.

Part 6: Implementing the Master Plan



INTRODUCTION

County government, alone, cannot address every action called for in the master plan. Only through teamwork, in partnership with citizens, community associations, businesses, institutions, state and federal government agencies and surrounding jurisdictions, will success be achieved. Partnerships bring people together in working relationships that can reach solutions cooperatively, and can break down any barriers of mistrust and prejudice. Communication and teamwork are essential to implementing the master plan. Not all of the actions in *Master Plan 2010* can be undertaken at once; priorities must be selected based upon on-going assessments of cost-effectiveness, feasibility, need, and performance.

The county will use four major tools to achieve the actions provided in the master plan:

- community planning
- regulations
- advisory guidelines
- funding

Elected officials, county agencies, and the public can use these tools when participating in advisory groups, boards and commissions, or volunteerism. Achieving master plan actions will usually involve a combination of tools and participants. This section will describe each of the major tools and recommend actions and guidelines for their effective use in implementing the master plan.

Communication and teamwork are essential to implementing the master plan.

COMMUNITY PLANNING

The master plan provides the framework for developing community plans which contain detailed recommendations to improve specific areas of the county. Community plans are based on information collected about a specific community and are prepared in consultation with residents, landowners, local business representatives, and county staff (Map 38).

Given the size and complexity of the county, planning at the community level is effective in meeting the needs of the local population, in addition to achieving countywide goals. The county currently focuses many of its efforts at the community level, and citizens are demanding more services of this type. *Master Plan 2010* promotes the expansion of the county's existing community planning program to meet this demand.



As of May 1999, a total of 26 community and local action plans have been adopted as amendments to the master plan. There are six plans in progress, and eight more are proposed. When all are completed, the majority of the county's urban residential areas will be part of a community plan. Ideally every community within the county should eventually be part of a community plan. (Brief descriptions of the adopted community plans are included in Appendix B.)

Community planning has traditionally been limited to the development of physical land use plans. The 1995 creation of the Office of Community Conservation marked a new direction in organizing operations and services around communities. This type of orientation requires interdepartmental teamwork and fosters the creative development of solutions to address community issues. The Police Department has redirected many of its efforts through the community policing program. The Department of Economic Development is also producing area-specific economic revitalization plans to improve job and business opportunities. Like the master plan, community planning will evolve to become more comprehensive in scope, addressing social and economic issues that are intertwined with land use issues.

Actions

1. Provide coordinated, multi-agency support and technical assistance for developing community plans.
2. Ensure that community plans are consistent with overall county goals as expressed in the master plan and other countywide policy documents. Unite community plans with the county's goals for public safety, education, economic development, community conservation, recreation and parks, environmental protection, transportation, land use and related topics.
3. Include the following data and analysis in community plans, where appropriate:



Community plans prepared cooperatively by neighborhood representatives, business groups, and county staff focus on specific issues.



- historical development pattern
 - population characteristics
 - vehicular travel forecasts to evaluate land use impacts on the transportation system, incorporating functional transportation classifications that link land use decisions to existing and planned infrastructure, and plans and information concerning transit, bicycle, and pedestrian needs
 - infrastructure needs, priority and cost estimates
 - housing surveys and analysis of housing conditions
 - inventory of potential redevelopment opportunities
 - evaluation of housing marketability as part of the regional market
 - identification of opportunities for additional open space, natural areas, and public squares
 - recommended land uses for undeveloped areas and infill sites
4. Use community plans to recommend land use controls modifications, such as by adopting overlay-districts or design guidelines, to achieve specific goals within each community.
 5. Use efficient and effective community planning management techniques including:
 - Adjacent commercial and industrial uses within community plans, recognizing their close relationship to the residents as both their customers and neighbors. Involve business owners and representatives in the process.
 - Use the Geographic Information System to gather, analyze, and display information.
 - Foster teamwork in developing plans and encourage local architects, attorneys and other experts to provide technical assistance. Ensure the involvement of all interested members of the community.
 - Provide regular community training and education programs with emphasis on plan development.

Community plans may recommend specific land use controls, such as design guidelines, to achieve the community's goals.

MASTER PLAN COMMUNITIES

As of May 1999, a total of 26 community and local area plans have been adopted as amendments to the 1989 Master Plan; these shall remain in effect as part of *Master Plan 2010*.

ADOPTED PLANS

COUNTY COUNCIL

ADOPTION



<i>Bowleys Quarters Community Action Plan</i>	11/02/92
<i>The Catonsville Plan</i>	10/07/91
<i>Eastern Baltimore County Revitalization Strategy</i>	07/01/96
<i>Essex CBD Revitalization Strategy</i>	12/16/91
<i>A Community Conservation Plan for Essex/Middle River</i>	07/01/96
<i>Hanover Pike Corridor Study</i>	04/19/93
<i>Hereford Community Plan</i>	05/06/91
<i>The Honeygo Plan</i>	07/05/94
<i>Hunt Valley/Timonium Master Plan</i>	10/19/98
<i>Kingsville Area Community Plan</i>	07/01/96
<i>Liberty Road Revitalization Area</i>	10/07/91
<i>Loch Raven Village Community Conservation Plan</i>	04/06/92
<i>Lower Back River Neck Community Action Plan</i>	10/18/93
<i>A Community Conservation Plan for Lutherville</i>	02/20/96
<i>Owings Mills Park and Open Space Concept Plan</i>	05/15/95
<i>Patapsco/Granite Area Community Plan</i>	12/21/98
<i>Patapsco Park and Open Space Concept Plan</i>	04/20/92
<i>Philadelphia Road Corridor Study</i>	01/21/92
<i>Pikesville Revitalization Plan</i>	10/07/91
<i>Ralston Community Plan</i>	10/05/98
<i>Southeast Towson Community Plan</i>	10/19/98
<i>Southwest Baltimore County Revitalization Strategy</i>	12/15/97
<i>Sudbrook Park Community Plan</i>	04/05/99
<i>Towson Community Plan</i>	02/03/92
<i>Windlass Run/Bird River Road Area Community Plan</i>	01/04/99
<i>Woodlawn/Liberty Community Plan</i>	05/17/93

PLANS IN PROGRESS

Greater Arbutus Community Plan	Jacksonville Community Plan
Greater Dundalk Community Conservation Plan	Lansdowne-Baltimore Highlands Plan
Greater Hillendale Community Plan	Lochearn Community Plan
Greater Jacksonville Land Use Plan	Parkville Community Plan
Greenspring/East Pikesville Community Plan	

PROPOSED PLANS

Chase	Randallstown
Edgemere	Reisterstown/Glyndon Plan
Overlea	West Timonium Heights Community



REGULATIONS

Land use and development regulations and standards are adopted by the Baltimore County Council. Certain county agencies and departments are authorized by the Council to administer or enforce these regulations and standards. The primary land use regulations and standards adopted by the Council are:

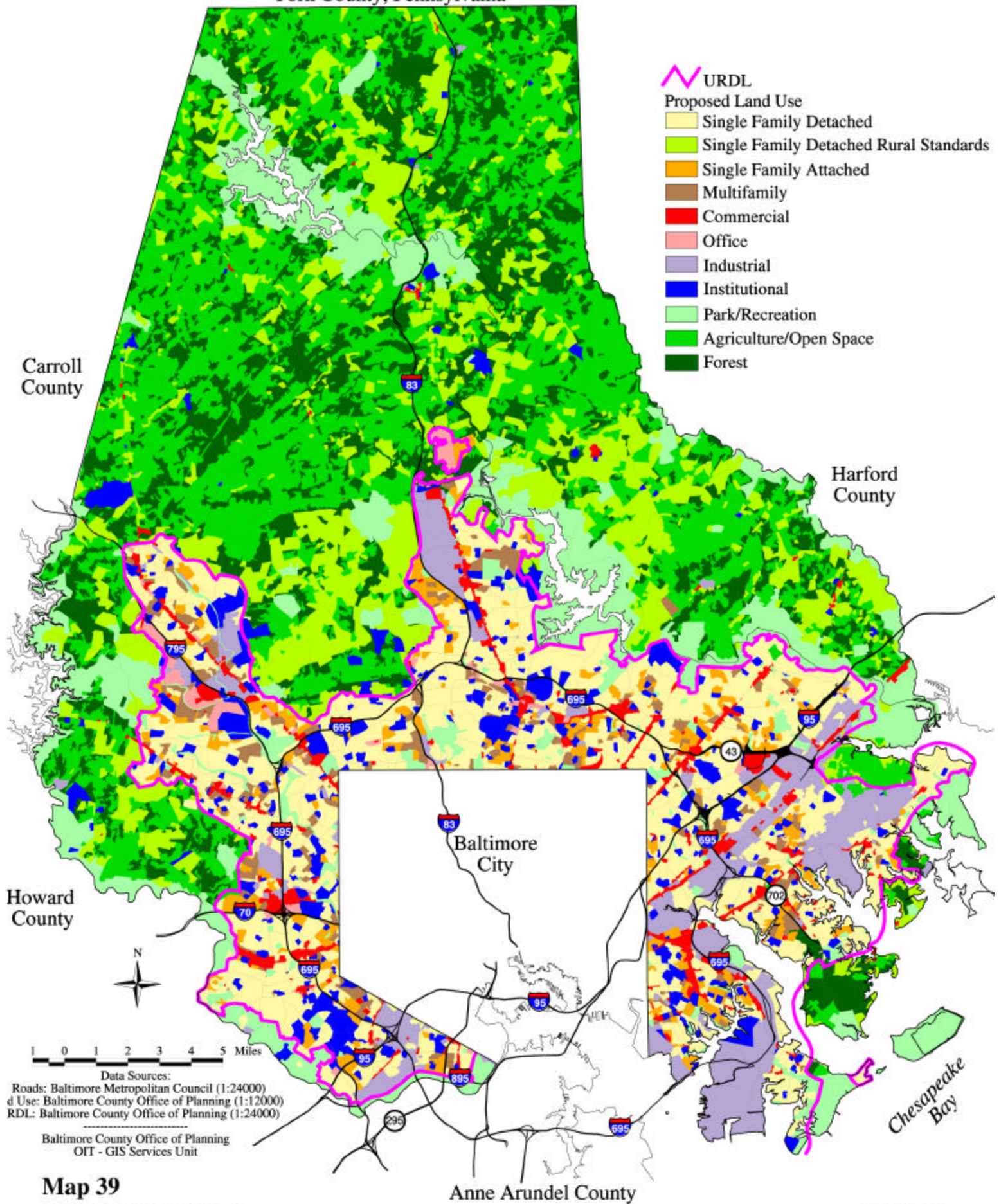
- The *Baltimore County Zoning Regulations* specify what land uses can be developed on a piece of property based on the property's designated zoning classification, as depicted on the "Baltimore County Zoning Map." The zoning regulations also contain area and setback requirements and other regulations related to site design.
- *The Development Regulations* elaborate the procedures required to subdivide and develop land, including requirements for the preparation and review of site plans, and provisions for public infrastructure to serve the new development. They also contain general design standards and the authority to create other regulations and standards, such as the *Local Open Space Manual*, the *Landscape Manual*, *Public Works Design Standards*, and *Environmental Standards and Requirements*. The Department of Permits and Development Management is the principal agency responsible for administering site plan review.

The authority for an agency to promulgate regulations is limited by the procedural safeguards established by the County Council to ensure that all such regulations are lawfully adopted and are within the scope of the statutory grant which authorizes their adoption.

The major land use control in Baltimore County is zoning.

The major land use control in Baltimore County is zoning. Many of the land use policies of the master plan will be implemented through the application of zoning. Map 39, "Proposed Land Use," provides general recommendations for future land use in the county based on these policies. The map is conceptual and general; it is intended to reflect land use patterns rather than identify the land use of individual properties or parcels. The proposed map is designed to provide general rezoning recommendations for consideration in the Comprehensive Zoning Map Process, the Cycle Zoning Process, and the Out-of-Cycle Zoning Process, as well as in the review of water and sewer master plan petitions and development projects. The proposed land use map will provide the general direction for county land use decisions. The map may be amended periodically as needed.

York County, Pennsylvania



Map 39
Proposed Land Use



The Capital Improvements Program identifies expenditures for capital projects such as water and sewer lines, roads, park facilities, and schools.

ADVISORY GUIDELINES

In addition to adopted regulations, agencies also work with advisory guidelines, which assist in achieving the objectives provided in law. The most extensive guide to land use development is the *Comprehensive Manual of Development Policies (CMDP)*. This advisory document is created under the *Baltimore County Zoning Regulations* with the purpose of providing “a comprehensive manual of the planning board’s land-use and development policies and zoning resolutions.” The CMDP contains site and architectural design guidelines intended to help achieve high quality development in Baltimore County. It addresses broad areas including residential development, commercial development, PUDs, compatibility, scenic views, Design Review Panel, and microwave path protection.

The CMDP guidelines hold great potential for improving the appearance and functional quality of new development in Baltimore County. However, as the predominant development pattern changes from new development to redevelopment, the county will need development controls that have greater flexibility for integrating new projects into existing built environments. Greater reliance on development guidelines, with a review process that includes all segments of the community, may be a solution for providing flexibility while assuring good design quality.

Action

The County Council may wish to consider methods to improve the effectiveness of the CMDP as a tool to assure flexibility, high-quality development, and broad-based community participation in design review.

FUNDING MECHANISMS

The county’s annual budget contains two major funding systems for providing public services and facilities. The General Operating Budget identifies expenses for public services such as education and public safety, which are funded primarily with county property tax and income tax revenue. The Capital Improvements Program (CIP) identifies expenditures for capital projects, which includes the construction and maintenance of the county’s physical facilities such as water and sewer lines, roads, storm drains, bridges, refuse disposal, government buildings, park facilities, and schools. The CIP is funded primarily with county bond revenue. (A detailed explanation of the budgeting process and funding sources is provided in Appendix A.)

The CIP can help implement master plan and community plan recommendations for infrastructure by specifying the amount and priority of capital expenditures. Where and when resources are committed are significant factors in the county's growth. While the growth areas should continue to have high priority for new infrastructure to facilitate private sector investment, there must simultaneously be a continued emphasis on the repair and replacement of the county's older infrastructure, to help conserve the county's older communities. Conversely, the CIP can also serve as a tool for implementing the rural strategy of *Master Plan 2010* by limiting new infrastructure construction in the rural areas to help control growth and maintain the rural character.



County tax and bond funding sources are limited. These revenues can be augmented by other types of funds, such as grants, or through privatization and volunteerism. The County Executive and County Council should consider creative ways for using outside resources to help pay for the facilities, programs and services that citizens need and desire.



Appendix A:

Capital Improvements Programming

DEFINITIONS

The term **capital project** refers to any physical public betterment or improvement and the acquisition of property that is of a permanent nature and for public use.

The term **capital budget** or budget year refers to Baltimore County's plan to receive and expend funds for capital projects during the first fiscal year of the capital program.

The term **capital program** refers to Baltimore County's plan to receive and expend funds for capital projects during a six-year period that includes the current budget year and the five fiscal years thereafter.

LEGAL BASIS

Article VII of the *Baltimore County Charter* establishes procedures for budget and fiscal preparations. Section 705 relates specifically to the formulation of the capital budget and capital program. The charter provides for a budgetary process that includes the director of budget and finance, the planning board and the director of planning, the administrative officer, the County Executive and the County Council as the governing bodies or offices that review potential capital projects. The County Council has the authority to "decrease or delete any item in the budget."

CAPITAL IMPROVEMENT PROGRAM PROCESS

Capital Budget and Capital Program

At the direction of the county's administrative officer, each office, department, institution, board, commission or other agency of county government annually submits a list of proposed capital projects for the next six years to the director of budget and finance. After a preliminary review, the budget is forwarded to the Office of Planning.



The planning board reviews the capital budget and capital program during the months of January through March. All requesting agencies present their capital project requests to the planning board. During even calendar years, the planning board reviews capital project requests and makes recommendations for the amount and allocation of the bond referendum by programming funds for the appropriate two fiscal years, the budget year, and the rest of the capital program. During odd calendar years, the planning board reviews requests for changes to the budget and program due to emergencies or other compelling reasons. Nothing precludes the planning board from making major changes to the budget and the program in the odd calendar years. However, the most recently passed referendum provides fiscal parameters and the previous capital improvement program provides a guideline for capital project scheduling.

The planning board establishes an ad hoc committee on the capital budget and program. That committee presents its recommendations to the planning board for final vote. Board meetings include opportunity for public comment.

After consideration by the planning board, the director of planning submits a list of recommended projects and cost estimates for the six-year period to the director of budget and finance, who then reviews these recommendations with the county administrative officer. These recommendations along with the current expense budget are forwarded to the County Executive.

On or before April 16 (75 days prior to the end of the fiscal year), the County Executive submits the operating budget (current expense budget) and the capital budget and program to the County Council. The County Executive also submits a budget message to the County Council. The current expense budget submittal includes revenue estimates; debt service requirements; surplus and/or deficit amounts from the current fiscal year; expense estimates; a statement of bonded and other indebtedness; contingency reserves not to exceed 3% of the general fund; and a comparative statement of expenses and revenues for the previous fiscal year, the current fiscal year and the ensuing fiscal year. The capital budget and program submittal must include: a listing of capital projects to be undertaken during the next six fiscal years; a means for financing the capital projects; and receipts anticipated for the next fiscal year. The budget message must include a summary of the proposed current expense budget,



and the capital program in fiscal terms and in terms of work to be done; an outline of financial policies and important features of the current expense budget; a listing and rationale of major changes in financial policies, expenditures, appropriations and revenues as compared with the current fiscal year; and changes in the capital program as compared with the planning board's recommendations.

The County Council reviews the budget and holds a public hearing (between seven and 20 days after receiving it from the County Executive). The County Council has the authority to decrease or delete any item in the budget, but cannot increase any expenditure amount or add new projects for current or capital purposes. Also, the County Council cannot change revenue estimates except to correct mathematical errors or alter the form of the budget. On or before June 1st (on or before the first day of the last month of the fiscal year currently ending), the County Council adopts the current expense budget and the capital budget for the next fiscal year. The adoption of the budget is known as the Annual Budget and Appropriation Ordinance of Baltimore County. The fiscal year begins on July 1st and ends on June 30th.

Biennial Bond Referendum

Section 705, item (a) of Article VII of the *Baltimore County Charter* establishes procedures for the submission of data for referendum. Referendum questions related to the issuance of bonds are placed on the ballot in Baltimore County every general election year.

At the direction of the county's administrative officer, the director of planning submits the planning board's recommendations of borrowing for capital projects, to be undertaken for the next ensuing two fiscal years, to the director of budget and finance who then reviews the planning board's recommendations with the county administrative officer. After the review, and with consideration given to conformance with the existing capital program, the borrowing plan is submitted to the County Executive. The County Executive reviews the plan, adjusting the recommendations if necessary, and forwards it to the County Council. The County Council has the authority to approve, decrease or delete any item in the budget, but cannot increase project amounts or add projects to the plan. The County Council approves the bond ordinances, which specify the purpose and classes



of projects (e.g. schools, streets, parks, etc.), and then the borrowing questions are placed on the ballot in the November general election for voter approval. In Baltimore County, there is a general election every even numbered year.

FINANCIAL AND DEBT MANAGEMENT POLICIES & GUIDELINES

Baltimore County conducts an annual evaluation of debt capacity and control analysis, in order to preserve and enhance its general obligation debt ratings, which are currently “triple A” at all three major bond rating agencies. This evaluation serves as the basis upon which Baltimore County can structure its future debt issuances, within resources available, in order to assess the effect of such issuances on its credit standing and policy goals. In order to develop a framework for ensuring that the issuance of debt will not impair Baltimore County’s effort to maintain its current high credit ratings, the following formal debt management policies were established and related guidelines identified.

Policies

In 1993, Baltimore County established a formalized fund balance policy by instituting a Revenue Stabilization Reserve Account. The Revenue Stabilization Reserve Account is funded each year from unexpended and unencumbered appropriations from revenues in excess of budget estimates. The target fund level is 3% of the general fund budget.

Baltimore County has established certain debt and financial management targets. These include a debt-per-capita level of \$1,000 and an unreserved general fund balance to general fund revenues (which includes the Revenue Stabilization Reserve Account balance) of 5%.

Guidelines

- Baltimore County does not intend to issue tax or revenue anticipation notes to fund governmental operations.
- Baltimore County does not intend to have any fixed rate bond anticipation notes outstanding for a period of longer than two years.
- Baltimore County will update its debt affordability study each year in conjunction with its capital budget process.
- Baltimore County will budget contributions to Pay-As-You-Go (current expense) financing in each fiscal year.



- Baltimore County will ensure that the ratio of unreserved General Fund balance (including Revenue Stabilization Reserve Account balance) to General Fund revenues does not fall to the floor level (3%) for two consecutive years.
- Baltimore County will ensure that the rapidity of debt repayment on new net tax-supported debt does not fall below 25% retired in five years and 50% retired in 10 years. (As of June 30, 1998, Baltimore County had an above-average rapidity of repayment, at 40.2% in five years and 65.1% in ten years.)

SOURCES OF FUNDS

County Funds

General Funds

These funds come from the annual General Fund current expense budget.

Reallocated General Funds

These are General Funds reallocated from one project to another.

Metropolitan Operating Funds

In 1924, by an Act of the Maryland General Assembly, the metropolitan district was established to supply water and to provide sewerage and drainage systems to the residents of Baltimore County. These funds are generated from various charges assessed against customers of the metropolitan district.

Reallocated Operating Funds

These are Metropolitan Operating Funds reallocated from one project to another because of schedule changes, changes in priorities, or projects coming in under budget.

General Obligation Bonds

Bonds are borrowed funds. “General obligation” means that the redemption of bonds and payment of interest is guaranteed by the full faith, credit, and unlimited taxing power of the county. Before these bonds may be issued, they must be approved at a referendum held in each election year, approved by the County Council as a funding source in the budget year, and further approved at the time of actual issuance by a bond ordinance. Bonds are the primary source of capital financing.



Metropolitan Bonds

Metropolitan District Bonds are the same as General Obligation Bonds except that they are not required to be approved at referendum. Repayment of principal and interest comes from metropolitan district funds.

Federal/State/Other

Community Development Block Grant

Federal legislation enacted in 1974 combines six previous grant programs (urban renewal, model cities, neighborhood facilities, open space, historical preservation, and water and sewer) into a single block grant. The block grant can be used at the discretion of local government for broad community development programs, with priorities and funding levels established by local governments.

Program Open Space

These funds are to support recreation opportunities and come from the State of Maryland through the collection of the State Transfer Tax on real property.

State Waterway Improvement Fund

Funds provided by the Department of Natural Resources for improvements related to stormwater management and waterways.

State Aid - Other

State funds to assist Baltimore County in the financing of various capital projects.

Developer's Responsibility

Developer's contributions that are applied to projects providing facilities in approved subdivisions. The developer's contributions represent the developer's portion of the cost of the project.

Petitioner's Responsibility

Contributions made by the petitioner who requests a project be done by Baltimore County.

County Agricultural Preservation Tax

The county's share of the state agricultural transfer tax that is assessed on an agriculturally used property when the use is changed to non-agricultural.



Local Open Space Waiver Fees

Fees paid by developers to Baltimore County during the development process when the amount of required open space is less than 1/2 an acre and not adjacent to existing parkland.

Other

There are various other funding sources which may become available from time to time. When amounts are material, identifiable, and predictable, they will be cited as sources of funding in the capital budget.



Appendix B:

Summaries of Community Plans Still in Effect

BOWLEYS QUARTERS COMMUNITY ACTION PLAN (11/02/92)

The plan area includes the entire Bowleys Quarters peninsula with Eastern Avenue as the northwestern boundary and Carroll Island Road as the northern line of demarcation. The plan studies the changing demographic, land use, zoning and traffic patterns of the area and provides recommendations that would allow limited growth while preserving the peninsula's rural waterfront atmosphere. Several of the issues examined and recommendations provided pertain to the fact that much of the study area is located along the waterfront, and thus is within the Chesapeake Bay Critical Area protecting the environmentally sensitive critical area.

THE CATONSVILLE PLAN (10/07/91)

The plan area is the Catonsville "village" the community's commercial core located on Frederick Road bounded by I-695 on the east and Beaumont Avenue on the west. The purpose of the plan is to guide future actions in the village. The plan involves a market analysis of the core area, traffic/parking analysis, and a design and architecture component. The plan recommendations include land use, zoning, traffic/parking, design, architecture, and streetscape actions.

EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY (07/01/96)

The focus of the plan is the area extending from the city-county line eastward to Ebenezer Road and bounded by Philadelphia Road and the White Marsh Business Community to the north and the Chesapeake Bay to the south. The plan is organized around three key areas of concern: economic development, community conservation, and waterfront enhancement. The plan identifies numerous specific actions for stabilizing and strengthening communities in the study area.



ESSEX CBD REVITALIZATION STRATEGY (12/16/91)

The plan area is the Central Business District as defined by the 400 and 500 blocks of Eastern Avenue, extending from Mace Avenue and Riverside Avenue on the west to Woodward Avenue on the east, plus selected adjacent properties, which extend south to Maryland Avenue. Also covered is an extended study area consisting of the Eastern Avenue frontages west of Mace and Riverside avenues to the Back River Bridge. The plan proposes a business incubator that would provide physical facilities and technical and business development assistance to small start-up firms at below market rates. The plan also proposes physical improvement and business development programs.

A COMMUNITY CONSERVATION PLAN FOR ESSEX-MIDDLE RIVER (07/01/96)

The plan area is bounded by Back River and Stemmers Run on the west, Philadelphia Road (MD7) on the north, Middle River Road, Bird River Road, Wampler Road, and Bengies Road on the east, Muddy Gut, Pottery Farm Road, Sue Creek to Middle River on the south. The plan is directed toward the stabilization and enhancement of this community. Recommended actions deal with issues including infrastructure improvements, education, housing, public safety, transportation, recreation, economic and employment opportunities, health and social services, and leadership development.

HANOVER PIKE CORRIDOR STUDY (04/19/93)

The plan area extends from Reisterstown to Carroll County along the Hanover Pike (Route 30) and includes four existing rural villages: Woodensburg, Boring, Fowblesburg and Arcadia. The plan addresses significant growth related issues associated with Route 30, a primary state road that links Carroll County and Baltimore County. Actions recommended are to retain the rural character along the corridor, to address the rapid increase in traffic on Hanover Pike, and to control and improve the quality of development design.

HEREFORD COMMUNITY PLAN (05/06/91)

The plan includes an area of 76± acres, which is most of Hereford's commercial core located at the crossroads of York Road and Mount Carmel

Road. The purpose of the plan is to maintain the area's rural town character while allowing for limited growth opportunities in the rural center to meet the basic needs of the community. The plan contains recommendations on land use, the environment, roads and traffic, site design and architecture, planting and lighting, and development guidelines.



THE HONEYGO PLAN (07/05/94)

The plan area consists of the northern part of the Perry Hall-Whitemarsh growth area. It is bounded by Belair Road to the west, Gunpowder Falls to the north, Philadelphia Road to the east, and Chapel Road and the Honeygo Run to the south. The plan serves as the theoretical construct for the Honeygo Overlay District. Its basic premise is that development should coincide with infrastructure improvements. For this reason authorizations for building permits cannot be issued until certain capital improvements are in place. Properties within the Honeygo Overlay District are designated by an H or H1 designation and are subject to special regulations and design standards.

HUNT VALLEY/TIMONIUM MASTER PLAN (10/19/98)

The plan area is the Hunt Valley/Timonium Employment Center, a major employment and retail center, in the central area of Baltimore County. The focus area of the plan extends along the York Road/I-83 corridor from Ridgely Road to north of Shawan Road. The purpose of the plan is to protect and enhance this vital employment and retail area without producing adverse impacts on neighboring residential communities. Actions recommended involve economic development, transportation, environmental resources, open space, zoning, land use, and design guidelines that encourage development and redevelopment consistent with the plan's goals and objectives.

GREATER KINGSVILLE AREA COMMUNITY PLAN (07/01/96)

The plan includes the village communities of Kingsville, Fork, Upper Falls, and part of the Bradshaw community. The plan area is bounded by the Little Gunpowder River on the north, I-95 on the east, Gunpowder Falls on the south, and by Bottom Road, Williams Road, Haystack Branch, Harford Road and Long Green Creek on the west. The goals of the plan are directed toward maintaining the rural character of the area, enhancing the commercial



centers to serve the rural residential and commercial community, and ensuring that future development is integrated into the rural concept of the community. Recommendations are made regarding environmental considerations, recreational needs, traffic circulation, education, agriculture, historic preservation, and development design.

LIBERTY ROAD REVITALIZATION AREA (10/07/91)

The plan area extends nine miles from the Baltimore City line to Deer Park Road. The purpose of the plan is to revitalize the Liberty Road commercial corridor by making it more attractive to both potential businesses and customers. Actions recommended in the plan include encouraging desirable uses, encouraging land assembly to make land more marketable, and implementing a streetscape program to enhance private and public areas which front on Liberty Road. The plan also recommends minimizing the visual clutter created by multiple signs and curb cuts.

LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN (04/06/92)

The plan area includes the neighborhoods of Loch Raven Village, the Loch Raven Village Apartments, and Knettishall. The purpose of this community plan is to preserve and strengthen these neighborhoods by addressing the issues of public facilities, housing, environment, transportation, community infrastructure, commercial corridor improvements, and zoning/land use. Significant emphasis is given to the historic background of the community and its partnership with local government to implement the actions identified in the plan.

LOWER BACK RIVER NECK COMMUNITY ACTION PLAN (10/18/93)

The plan area includes the entire Lower Back River Neck peninsula up to the shoreline of the Norman Creek in the north and the Muddy Gut in the northwest. Much of the study area consists of mature forestland and non-tidal wetlands. Because of the environmentally sensitive nature of the Lower Back River Neck peninsula, the plan's primary focus concerns environmental issues and most of the actions recommended have environmental protection as their goal. Other issues examined pertain to waterfront uses, such as marinas and concerns linked to waterfront areas, such as dredging.

***A COMMUNITY CONSERVATION PLAN FOR LUTHERVILLE
(02/20/96)***

The plan area is bounded by Ridgely Road, I-83, I-695, Seminary Ave. and Bellona Avenue. It contains several distinct neighborhoods, the Lutherville historic district, Country Club Park, School Lane, Burton Avenue and the neighborhood south of Seminary Avenue. The purpose of the plan is to protect and enhance Lutherville's historic character and key recreational and environmental resources, to protect the community from encroachment due to expansion of non-residential uses, and to minimize through traffic. Plan recommendations include design guidelines for infill development sites, the upgrade of recreational facilities, neighborhood traffic management, and improved pedestrian access within the community.

***OWINGS MILLS PARK AND OPEN SPACE CONCEPT PLAN
(05/15/95)***

The plan boundaries are Horsehead Branch and Locust Run on the south, the Liberty Reservoir on the west, Berrymans Lane, Church Road on the north and I-795 on the east. The plan presents a comprehensive approach to providing recreational and open space opportunities for the Owings Mills Growth Area. In addition to proposing active recreational opportunities, the plan integrates the stream valley park system with the Soldiers Delight Natural Environmental Area and proposes greenway linkages to the Patapsco Park and Open Space Plan area, the Patapsco State Park, Woodlawn, Glyndon, and Greenspring Valley. The centerpiece of this plan is a proposed Red Run Arboretum, a native species ecological garden.

PATAPSCO/GRANITE AREA COMMUNITY PLAN (12/21/98)

The plan area of 18.7 square miles contains the old rural quarry community of Granite, a National Register Historic District, and newer rural residential development, as well as rolling farm fields and forested stream valleys in the Patapsco River watershed. The purpose of the plan is to preserve the area's rural character and agricultural uses while supporting moderate, well-planned rural growth. Actions recommended are rural preservation strategies such as developing a historic preservation master plan, a community based land trust, and greenway plans. Also recommended are rural design guidelines and zoning changes to convert the RC 3 (Deferred Planning) zone to a permanent, conservancy/open space zone.



PATAPSCO PARK AND OPEN SPACE CONCEPT PLAN (04/20/92)

The plan's boundary is formed by I-695 on the east, I-70 and the Patapsco River on the south, Wright's Mill Road and Dogwood Road on the west, and Old Court Road and Windsor Mill Road on the north. The *1989-2000 Master Plan* contained the *Patapsco Plan*, which modified the 1979 proposal to make this area the third growth area for Baltimore County. While the projected growth for this area was significantly reduced, considerable development potential was still envisioned for the Rolling Road and Windsor Mill Road corridors. The intent of the park and open space concept plan was to provide sufficient recreational opportunities to serve this area's growth and provide linkages and greenway connections to adjacent open space amenities. The plan's recommendations include an extensive stream valley greenway system involving Ben's Run, Brice's Run, and Dogwood Run, with open space linkages to the Patapsco State Park, Owings Mills, and Woodlawn. The plan also recommends a regional sports complex, equestrian trails, camping facilities, golf course expansion, and scenic route designations.

PHILADELPHIA ROAD CORRIDOR STUDY (01/21/92)

The focus of the study is the segment of Philadelphia Road extending from Rossville to Cowenton and the area of land that is functionally related to this road segment. Specific boundaries of the study area are I-95 on the west, Rossville Boulevard on the south, the CSX Railroad on the east, and an unnamed tributary of Bird River to the north of Cowenton Avenue and Ebenezer Road. The study presents land use, zoning, and transportation recommendations for the area. An implementation program is also included.

PIKESVILLE, MARYLAND REVITALIZATION PLAN (10/07/91)

The plan area is bounded on the south by the Baltimore City line I-695 on the north, Park Heights Avenue on the east, and the CSX Railroad on the west. The purpose of the plan is to evaluate the future potential of Pikesville's commercial corridor and take positive steps toward improving its competitive position, given the market potential of newer regional and strip shopping centers. Actions recommended by the plan include promoting and advertising the revitalization district as a unified shopping area, promoting a "Restaurant Row" concept to bring night life back to Pikesville, and encouraging façade improvements and streetscaping to produce a more attractive, visually unified and pedestrian oriented shopping district.

RALSTON COMMUNITY PLAN (10/05/98)



The plan area includes part of the older Pikesville community located on the south side of Reisterstown Road east of Sudbrook Lane. The purpose of the plan is to enhance and stabilize the community and buffer the residential community from DeRisio Lane, a new commercial service road, parallel to Reisterstown Road and extending from Church Lane to Sherwood Avenue. Actions recommended include establishing a landscaped buffer along DeRisio Lane, mitigating traffic congestion and noise, and preventing potential commercial encroachment. Additional recommendations include improving code enforcement, infrastructure, public safety, increasing home ownership, and identifying potential open space sites.

SOUTHEAST TOWSON COMMUNITY PLAN (10/19/98)

The plan area includes the communities of Aigburth Manor, Burkleigh Square, and Towson Manor Village located to the southeast of the Towson Urban Center and in proximity to Towson University. The purpose of this plan is to strengthen these neighborhoods and to improve the residential community's working relationship with landlords, tenants, the business community, and the university. Actions recommended are increased home ownership, improved code enforcement, community and property maintenance, neighborhood traffic management, and improved parking enforcement.

SOUTHWEST BALTIMORE COUNTY REVITALIZATION STRATEGY (12/15/97)

The plan area is bounded by the Baltimore City line on the east, Dogwood Road, the Beltway, and Windsor Mill Road on the north, the URDL, Johnnycake Road, the Patapsco River, and the Howard County line on the west, and the Anne Arundel county line on the south. The purpose of the plan is to identify a series of strategies or actions to strengthen the local economy, capitalize on the concentration of institutional uses in the area, and stabilize and enhance the neighborhoods. The plan recommends the following actions that foster economic development goals: attract, expand, and retain businesses, implement new workforce education and assistance programs, support commercial revitalization, and support the continued development of the UMBC Technology Center and Research Park. The plan recommends these actions for the institutional center: market and promote the economic, educational, cultural, and human services aspects of the southwest institutions, pursue infrastructure improvements, and



strengthen relationships with the surrounding communities. Community conservation actions include establishing community based housing programs, marketing the neighborhoods, promoting community policing, promoting special programs for youth and families, renovating aging school buildings, and improving infrastructure.

SUDBROOK PARK COMMUNITY PLAN (04/05/99)

The plan area matches the boundaries of the community and includes the National Register and Baltimore County Historic Districts of Sudbrook Park. The purposes of this community plan are: 1) to gain wider recognition of the area as a unique community known for its Olmsted design and its sense of community; and 2) to restore Olmsted's vision for the community with regard to open space and roads; and 3) to preserve and enhance the community's historic character and protect it from commercial encroachment. Actions recommended are priority funding for roads and infrastructure, schools, and open space. Specific recommendations include preserving and/or restoring Sudbrook's landscaped planting islands at key intersections and the entranceway bridge. Finally, it recommends consideration of traffic calming strategies to lessen the negative impact of vehicular traffic on the quality of life in the community.

TOWSON COMMUNITY PLAN (02/03/92)

The plan area includes the communities located within the boundaries of the City/County line, the Beltway and Seminary Avenue, Charles Street, and Loch Raven Boulevard. The purpose of the plan is to comprehensively guide future development of the area and achieve an effective balance that ensures a positive quality of life for the community. Plan recommendations address land use and zoning, urban design, vehicular and pedestrian circulation, active and passive open space, and community conservation efforts. The plan calls for the establishment of a Design Review Advisory Board to interpret the design principles and development guidelines set forth in the plan as they relate to proposed development, creation of a special Town Center (CT) land use overlay district, establishment of an open space plan, and the development of urban design guidelines that address building mass, scale, and streetscape.

***WINDLASS RUN/BIRD RIVER ROAD AREA COMMUNITY PLAN
(01/04/99)***

The plan area, totalling 6.3 square miles, is located in eastern Baltimore County. The plan area is bounded by Pulaski Highway on the west, Ebenezer Road on the north, the Amtrak Railroad on the east, and Middle River Road, Bird River Road, Wampler Road, Pineview Place, and Bengies Road on the south. The plan examines changing demographics, land uses, and social patterns and provides recommendations for orderly development while preserving the quality of life of residents. The plan supports controlled growth within the URDL, and zoning classifications that support agricultural production and the rural character outside the URDL.

WOODLAWN/LIBERTY COMMUNITY PLAN (05/17/93)

The plan area is comprised of communities on both sides of Liberty Road between the Baltimore City line and the Beltway (I-695). These communities include Lochearn, Campfield, Villa Nova, Milford, Woodmoor, Haywood Heights, Gwynn Oak, Essex Road, Colonial Park, and Woodlawn. The purpose of the Woodlawn/Liberty Plan is to address issues that impact both the physical and social environment. Actions recommended in the plan include establishing a Capital Improvement Program subcommittee to assure maintenance of the community's aging infrastructure, and encouraging homeownership. The plan also recommends opposing zoning requests that increase density or change the character of existing neighborhoods.