

Final Master Plan

May 12, 2008

The Baltimore County Center for Maryland Agriculture

at the Baltimore County Farm Park

1114 Shawan Road, Hunt Valley, MD 21030



The Final Master Plan represents the long-term visionary plan for implementing improvements to the 149-acre site purchased by Baltimore County in order to transform it into The Baltimore County Center for Maryland Agriculture. A summary of each of the facilities planned for the site (as numbered above) follows on the reverse side.

The Final Master Plan was arrived upon after much detailed analysis by the planning team, as well as many meetings to gather input from user groups, client groups and the community. The Final Master Plan Report includes detailed documentation of the process, program, precedents, existing site

analyses, traffic analysis, site and use plans, concept design guidelines, conceptual design for two buildings, sustainable design guidelines, and the cost estimate. Descriptions and graphics on land use, on-site vehicular circulation, parking areas, pedestrian trails, fencing, stormwater management, water, septic and geothermal heating and cooling, and construction phasing are in the Final Master Plan Report, which is on file with the Baltimore County Department of Environmental Protection and Resource Management (DEPRM). Questions and comments should be directed to DEPRM.

Prepared for Baltimore County

Prepared by Beyer Blinder Belle Architects & Planners LLP in association with Mahan Rykiel Associates, Inc.

Submitted to the Baltimore County Department of Environmental Protection and Resource Management on May 12, 2008

Final Master Plan

The Baltimore County Center for Maryland Agriculture

In the spirit of both agricultural preservation and future growth, The Baltimore County Center for Maryland Agriculture is organized for the benefit of the citizens of Baltimore County, the region and state to enhance the rural economy, to foster conservation of agricultural and natural resources through education and technical services, and to provide a unique open space experience.

A brief description of each of the facilities planned for the site follows:

1. **Core Facility** – The Core Facility is the central focus of the master plan. The new two-story, 14,100 SF building will house offices for agencies whose work supports the local agriculture industry: 1) USDA – Farm Service Agency - Baltimore County Service Center, 2) Baltimore County Soil Conservation District, 3) Natural Resources Conservation District, 4) Maryland Department of Agriculture, 5) Maryland Cooperative Extension Baltimore County Office, 6) various Baltimore County positions, including the BCCMA Director, and 7) Baltimore County Agricultural Resource Center, Inc. Executive Director. Also included is a Multi-Purpose Room, which will be shared by the agencies, recreation and education programs, agriculture-related interest groups, and the community. The Core Facility will be constructed as part of Phase I Initial Construction.



2. **Maryland Horse Breeders Association** – The new one-story, 10,000 SF Maryland Horse Breeders Association building is located on the bluff where the Mount Pleasant Farm Manor House once stood. It will house offices as well as a library and museum. The facility will be part of Phase I Initial Construction.



3. **Core Facility – Future Expansion** – A future 5,000 SF expansion on the east side of the Core Facility has been planned. This Future Expansion will house additional agriculture agencies.
4. **Equine Vet Clinic** – This new 11,600 SF equine facility will accommodate veterinarian offices, a surgical clinic, and overnight boarding. It is located adjacent to a paddock area available for Clinic use. It is also located close to other facilities that will support equine programs such as the Indoor Arena and Outdoor Show Ring.
5. **Demonstration Theater** – This new facility is a 50-seat theater designated for educational demonstrations, e.g., regarding livestock, horses, or farming equipment.
6. **Educational Classrooms Building / Comfort Station** – This 2,900 SF facility will include two classrooms and bathrooms accessible from both inside and outside. It is located in proximity to demonstration garden plots as well as a livestock paddock area so that items taught in the classroom can be immediately seen outside.
7. **Farm Museum** – This facility will be housed in a historic bank barn, relocated and reconstructed from a Baltimore County farm. The Museum will exhibit historic farm equipment and artifacts relating to farm life. It is located in an area designated for a Historic Farm Village.
8. **Corn Crib** – The corn crib on the site will be relocated to the Historic Farm Village area from its existing location and will be restored. It will serve as a functioning farm artifact and will link to the BCCMA educational programs and site interpretation.

9. **Greenhouses** – Two greenhouses will serve as laboratories to support BCCMA educational programs. They are located close to the Educational Classrooms Building and demonstration garden plots.
10. **Cottage / Garden Storage** – The 400 SF wood cottage on the bluff once supporting the now demolished Mount Pleasant Farm Manor House will be relocated to serve as a storage shed for the Master Gardeners, other agriculture-related organizations, and BCCMA educational programs.
11. **Indoor Arena** – This new 125'x250' covered, clear-span arena will host livestock, equine, and agriculture events. It will have interior temperature and humidity control and concrete flooring. It is in close proximity to the events lawn and Outdoor Show Ring.
12. **Horse Barn** – An existing concrete block and wood construction horse barn will be reused to provide boarding for up to 14 horses. It is located near the Outdoor Show Ring and a paddock area.
13. **Livestock Barn** – This facility is a new barn located near the Educational Classrooms. It is for housing livestock for educational purposes and has an adjacent paddock area for turn-out.
14. **Outdoor Show Ring** – This area is 100'x300' in size and is enclosed with wood post-and-rail fencing and has a sand surface. It will support special events, horse riding, and livestock demonstrations. It is located on the events lawn to enhance its visible, interactive features. It is within close walking distance to the Indoor Arena, Horse Barns, and Livestock Barns.
15. **Demonstration Vineyard Storage** – This new 5-bay, 1,000 SF wood-constructed storage shed will allow for storage of vehicles and equipment used to maintain the demonstration vineyard areas.
16. **Recreation / Education Pavilion** – This new structure is a 40'x60' open-air pavilion located near the events lawn and within walking distance of the Educational Classrooms. It will be used for many types of educational and recreational outdoor gatherings and events.
17. **Resident Farmer Housing** – The existing wood-framed Old House will be renovated and reused as a residence for the Resident Farmer who will provide management of the working farm components of the site. It is located with other site service-related structures.
18. **Intern Farmer Housing** – The existing wood-framed Caretaker's House will be renovated and reused as a residence for Intern Farmers participating in an intern farmer education program. The house is easily accessible to all working farm components of the site.
19. **Grounds Maintenance Building** – This new 5,000 SF building with multiple bays will accommodate site maintenance vehicles and a repair workshop. It is located with the Resident Farmer Housing and is out of view from most locations on site.
20. **DEPRM Central Crew** - This new wood-framed garage and workshop will accommodate the DEPRM Central Crew. The structure will have a small office, workshop, garage, and storage for service vehicles and equipment.
21. **DEPRM Community Reforestation Nursery Structure** – This facility will be in an existing 2,800 SF Stallion Barn to be renovated and reused for offices, garage and nursery storage. It is located strategically in the middle of a flatter landscape towards rear of site that will support the tree nursery functions of the Program.
22. **Spring House** – A new Spring House will mark the location of an existing natural spring. Interpretive signage will be posted to educate visitors about on-site irrigation and water systems.
23. **Concrete Cistern** – The existing concrete cistern will be reused as part of on-site irrigation and water systems education in conjunction with the new Spring House.
24. **Bank Barn** – This facility will be a new or relocated bank barn that will be used for boarding horses. It is located within a paddock area near the Outdoor Show Ring and Indoor Arena.
25. **Historic Farm Village Area** – A Historic Farm Village Area is located near the Core Facility and Educational Classrooms. A variety of historic farm structures (such as a blacksmith shop or saddlery) may be relocated to the site from other properties in Baltimore County.